



Town of Hilton Head Island
Public Planning Committee
January 16, 2020 at 9:00 a.m. Special Meeting
Benjamin M. Racusin Council Chambers

MEETING MINUTES

Present from the Committee: Chairman David Ames, Tamara Becker, Tom Lennox, Glenn Stanford

Absent from the Committee: Bill Harkins

Others Present from Town Council: None

Present from Town Staff: Shawn Colin, Director of Community Development; Nicole Dixon, Development Review Administrator; Teri Lewis, Deputy Director of Community Development; Jayme Lopko, Senior Planner; Jennifer Ray, Deputy Director of Community Development; Teresa Haley, Senior Administrative Assistant

1. Call to Order

Chairman Ames called the meeting to order at 9:00 a.m.

2. Freedom of Information Act Compliance – Public notification of this meeting has been published, posted, and distributed in compliance with the South Carolina Freedom of Information Act and the Town of Hilton Head Island requirements.

3. Workforce Housing – Discussion on Workforce Housing Program Elements

Chairman Ames presented opening statements regarding the item and then invited Staff to make a presentation. Mr. Colin presented the information described in the Committee's agenda package and asked the Committee for input.

The Committee discussion focused on developing incentives and programs which promote Commercial Conversion and a sliding scale density bonus program in the Tier 1 priority areas of: Palmetto Bay/Arrow Road/Pope Avenue, Squire Pope/Gumtree Road, and Opportunity Zone/Main Street. The Committee's comments and inquiries included: determine the number of acres available for potential development in the priority areas; Tier 2 would include additional properties located in appropriate base zoning districts and proximate to an arterial street, public transportation, and employment centers; concentrate on Tier 1 and postpone discussion on Tier 2; the Town cannot mandate workforce housing in any location such as the gated communities; the gated communities are not excluded from approaching the Town wanting to participate in workforce housing; whether to include the Light Industrial zoning district; bonus density in the priority areas up to 100%; maximum number of density units allowed; the number of people that workforce housing is designed to benefit; survey information on the number of people that want to live in workforce housing units on the Island; concern for committing properties to a 99-year affordable rental requirement and units stay empty; workforce housing demand locally has been established through assessment needs studies by the County and Town consultants; concern for allowing all additional density in only 30% of the Island; concern about allowing the option to convert commercial properties to market rate units and getting deeper into not solving workforce development issues; consider allowing commercial conversion Island-wide or only in the priority areas; concern for single family property owners living next to a multifamily development given additional bonus density; support for commercial conversion and a sliding scale density bonus program; eligibility and responsibility requirements for workforce housing; how many individuals are permitted to live in one workforce

housing unit; HUD determines the maximum rental rate allowed; other LMO standards and regulations apply; research has shown that requiring more than 50% of bonus density to be workforce units does not work for the private sector; workforce housing on the Island should be a reflection of community values; managing community expectations.

Chairman Ames asked for public comments and received the following: consider allowing workforce housing inside the gated communities; concerns for overbuilding, high density, inadequate parking, additional traffic impacts; consider requiring timeshare developments to provide workforce housing units; provisions captured by staff are consistent with those that have been applied to stimulate workforce housing units in other communities; consider a no cost incentive to expedite permitting and processing; consider a cost incentive of impact fees to be offset up to a certain percentage; concern for bonus density of additional market rate units with commercial conversion; consider requiring all bonus density units be workforce housing.

The Committee thanked Staff for their work. Staff will take the comments provided today and return to the Committee's January 23rd meeting with more details.

4. Adjournment

The meeting was adjourned at 10:35 a.m.

Submitted by: Teresa Haley, Secretary

Approved: February 27, 2020