



Town of Hilton Head Island
Planning Commission Special Meeting
Wednesday, August 19, 2020 – 9:00 a.m.
AGENDA

This meeting is being conducted virtually in accordance with Town Council Emergency Ordinance 2020-13 and can be viewed live on the Town's Public Meeting Facebook Page at <https://www.facebook.com/townofhiltonheadislandmeetings/>. Following the meeting, the video record will be made available on the Town's website at <https://www.hiltonheadislandsc.gov/>.

1. **Call to Order**
2. **FOIA Compliance** – Public notification of this meeting has been published, posted, and distributed in compliance with the South Carolina Freedom of Information Act and the requirements of the Town of Hilton Head Island.
3. **Recognition of Outgoing Planning Commissioner Caroline McVitty**
4. **Swearing in Ceremony for New Commissioner Stephen Alfred** – *Performed by Stephen Ryan, Staff Attorney*
5. **Roll Call**
6. **Approval of Agenda**
7. **Approval of Minutes**
 - a. Special Meeting of July 15, 2020
8. **Citizen Comments**
9. **Unfinished Business**
10. **New Business**
 - a. **Public Hearing**
Workforce Housing LMO Amendments – The Town of Hilton Head Island is proposing to amend Chapters 2, 3, 4, 5, and 10 of the Land Management Ordinance (LMO) to add and revise the following sections:

Section 16-2-103.G.2.b: add conversion of any structure to Mixed-Use that includes Workforce Housing as a Minor Development Plan approval; Section 16-3-104 paragraphs E, F, and G: add Workforce Housing as a Permitted Subject to Use-Specific Conditions use in the RM-4, RM-8, and RM-12 zoning districts and add a footnote regarding density related to workforce housing; Section 16-3-105 paragraphs B, G, J, and L: change Mixed-Use from a Permitted use to a Permitted Subject to Use-Specific Conditions use in the CR, MF, NC, and RD zoning districts and add a footnote for development converting nonresidential square footage to residential use; Section 16-3-105.C: add Mixed-Use, Multifamily, and Workforce Housing as Permitted Subject to Use-

Specific Conditions uses and establish a maximum density for residential uses in the CC zoning district, add a footnote regarding density related to workforce housing, add a footnote for development converting nonresidential square footage to residential use, and add a footnote related to parking requirements for Mixed-Use development; Section 16-3-105 paragraphs D, F, I, M, and O: change Mixed-Use from a Permitted use to a Permitted Subject to Use-Specific Conditions use and add Workforce Housing as a Permitted Subject to Use-Specific Conditions use in the LC, MS, MV, SPC, and WMU zoning districts, add a footnote regarding density related to workforce housing, add a footnote for development converting nonresidential square footage to residential use, and add a footnote related to parking requirements for Mixed-Use development; Section 16-3-105.H: add Mixed-Use, Multifamily, and Workforce Housing as Permitted Subject to Use-Specific Conditions uses and establish a maximum density for residential uses in the MED zoning district, add a footnote regarding density related to workforce housing, add a footnote for development converting nonresidential square footage to residential use, and add a footnote related to parking requirements for Mixed-Use development; Section 16-3-105.K: add Mixed-Use and Workforce Housing as Permitted Subject to Use-Specific Conditions uses in the PD-1 zoning district, add a footnote regarding density related to workforce housing, and add a footnote for development converting nonresidential square footage to residential use; Section 16-3-105.N: add Mixed-Use and Workforce Housing as Permitted Subject to Use-Specific Conditions uses in the S zoning district, add a footnote regarding density related to workforce housing, add a footnote for development converting nonresidential square footage to residential use, and add a footnote related to parking requirements for Mixed-Use development; Table 16-4-102.A.6: change or add Multifamily, Mixed-Use, and Workforce Housing as Permitted Subject to Use-Specific Conditions uses in certain zoning districts; Section 16-4-102.B.1.a: add use-specific conditions for Mixed-Use development; Section 16-4-102.B.1.b: add a use-specific condition for Multifamily development in the CC zoning district; New Section 16-4-102.B.1.d: create use-specific conditions for Workforce Housing development; New Section 16-4-105: create Workforce Housing Program including provisions for density, unit standards, income and employment regulations, occupancy and eligibility requirements, sale and resale prices, and rental rates; Table 16-5-107.D.1: add parking requirements for Workforce Housing and a footnote regarding parking requirements for Mixed-Use and Multifamily development containing Workforce Housing; New Section 16-10-102.B.1: add commercial conversion to the rules of measurement including minimum unit sizes; Section 16-10-103.A: add Workforce Housing to the description and use type, and create a definition under residential uses; Table 16-10-104: add abbreviations for Area Median Income (AMI), Certificate of Eligibility (COE), U.S. Department of Housing and Urban Development (HUD), and Workforce Housing (WFH); and Section 16-10-105: add definitions for Area Median Income, Density Bonus, Household, and Household Income. *Presented by Jayme Lopko*

11. Staff Reports

a. Update on CIP – *Presented by Scott Liggett*

b. Update on Our Plan – Staff will present the second of two information sessions on Our Plan. The second session will provide a closer look at the Core Values, Parks and Recreation, and Our Priority Investment (CIP) chapters. Staff will also provide an update on its adoption and timeline. *Presented by Taylor Ladd*

12. Commission Business

a. Committee Assignments

13. Adjournment

Public comments concerning agenda items can be submitted electronically via the Town's Virtual Town Hall public comment portal at <https://hiltonheadislandsc.gov/opentownhall/>. The portal will close at **Noon** the day prior to the scheduled meeting. Citizens may also call (843) 341-4684 to sign up for public comment participation during the meeting by phone. The public comment period will close at **Noon** the day prior to the scheduled meeting. All comments will be provided to the Commission for review and made part of the official record.

Please note that a quorum of Town Council may result if four (4) or more of their members attend this meeting.