

TOWN OF HILTON HEAD ISLAND
Disaster Recovery Commission Work Session
Wednesday, March 4, 2009

Members Present: Meredith Harlacher, Ward Kirby, Thad Gregory, Ray Faust, Thomas Barnwell, Russell Hildebrand, Donna Lowman

Members Absent: N/A

Comp Plan Committee Members Present: Tom Crews, Loretta Warden, Terence Ennis, Therese Leary

Planning Commission Members Present: Al Vadnais, David White, Jack Docherty, David White, Tom Lennox

Council Members Present: No council members present.

Town Staff Present: Charles Cousins, Paul Rasch, Trudie Johnson, Jayme Lopko, Jill Foster, Michelle Harrigan, Shawn Colin, Randy Nicholson

Media Present:

Public Present:

I. CALL TO ORDER

Chairman Kirby called the meeting to order at 11:07 am.

II. FREEDOM OF INFORMATION ACT COMPLIANCE

Public notification of this meeting has been published, posted and mailed in compliance with the Freedom of Information Act and the Town of Hilton Head Island requirements.

III. APPROVAL OF MINUTES

N/A

IV. APPEARANCE BY CITIZENS

N/A

V. UNFINISHED BUSINESS

N/A

VI. NEW BUSINESS

- 1. Discussion of Disaster Recovery Function #1 as it pertains to the Town of Hilton Head Island's Comprehensive Plan.** Chairman Kirby began by thanking the Planning Commission and Comprehensive Plan Sub-Committee members for meeting to discuss this issue. Chairman Kirby stated that the Recovery Function (RF) #1 is taken from the Disaster Recovery Task Force meetings in 2002/2003 and is concerned with recovery strategies that are in line with the Town's Comprehensive Plan.

Shawn Colin directed the group's attention to Chairman Kirby's memo of January 3rd containing the RF#1 information, and in particular, paragraph 5. The components listed there play into various plans that are in place or in the process of being updated in

connection with the Comprehensive Plan. For some of these components, in the event of a disaster, there would be the opportunity to improve upon the conditions that currently exist. However, the question arises as to whether flexibility for the sake of quick recovery is consistent with the Comp Plan and the Town's vision for future development. The Comp Plan Committee has recently conducted a thorough process of interviews, surveys, and meetings to get feedback regarding the Town's direction for the future. Tom Crews stated that redevelopment is a key component for the updated Comp Plan and a critical concern for the recovery process so there is a great importance on consistency with a view to the Town's vision.

Chairman Kirby stated that the basic charge of the DRC was to look at the Town's preparedness efforts from all angles – Fire and Rescue, Building and Codes, Planning, etc. Two of the items that have been worked on and recommendations submitted are the debris removal issue and rebuilding of the Community. The focus has been to develop strategies to expedite the permitting and rebuilding processes for residential and businesses as a means of getting the Town back "online" as soon as possible. Chairman Kirby stated that there has been a shift to an economic viewpoint to be more flexible in allowing non-conforming structures to be repaired and remain as such, provided they are not in violation of the 50% damage rule.

It was pointed out that the economic development of the Island is a critical concern for the Comp Plan as well. For the past 25 years, the Island has been in a constant development pattern and as the Town has matured through that process, attention is being given to what should be encouraged for the redevelopment scheme and thinking in concert with economic reality. The vision of the Comp Plan is to be a template that will work with a Disaster Recovery Plan and the changing of the LMO as necessary to achieve a mutual goal. It was agreed that there is some conflict currently between the Comp Plan and the recovery strategies to rebuild as quickly as possible. This is primarily in the commercial side of redevelopment. A discussion ensued regarding the differences between residential redevelopment and commercial redevelopment; a policy position to incorporate redevelopment in the near future as well as the distant future; the impact of having a visitor-based economic engine; prioritization of the rebuilding effort; and other concerns that impact planning for development, redevelopment and recovery.

In compliance with the State, there will be a Plan in place by the end of the year. It is the desire of the Comp Plan Committee that this be a living document. The challenge will be to take a good plan that works during normal non-disaster times and implement it during times of disaster to accommodate a rapid recovery. It was suggested that this point should be brought up at the Planning Commission's joint meeting with Town Council in early April. The DRC members were encouraged to attend that meeting as well as the rest of the neighborhood meetings that are scheduled. Those dates are on the Town's website.

The Public Education program was discussed briefly. Paul Rasch told the group that the education piece for the public would be going to print in within a few days and he would have an update at the April DRC quarterly meeting. Paul thanked the Community Development staff for their input and team approach on this project.

Chairman Kirby thanked the Planning Commission member and the Comp Plan Committee members for their input during this discussion. All agreed that questions, concerns and/or

updates should be passed between the Commissions to keep each other abreast of the progress in developing their plans.

VII. ANNOUNCEMENTS

The next Disaster Recovery Commission meeting will be the Quarterly meeting scheduled for Thursday, April 9, 2009 at 9:00 a.m. in the Council Chambers at Town Hall.

VIII. ADJOURNMENT

Chairman Kirby thanked all those in attendance and adjourned the meeting at 12:05 a.m.

Respectfully submitted by:

Judith D. Boroski