

**TOWN OF HILTON HEAD ISLAND**  
**Public Planning Committee**  
**Minutes of the August 24, 2017 – 3:00p.m. Meeting**  
**Benjamin M. Racusin Council Chambers**

Committee Members Present: Chairman David Ames, Kim Likins, Bill Harkins

Committee Members Absent: None

Town Council Present: John McCann

Town Staff Present: Marcy Benson, Senior Grants Administrator; Shawn Colin, Deputy Director of Community Development; Charles Cousins, Director of Community Development; Teri Lewis, LMO Official; Jennifer Ray, Planning & Special Projects Manager; Teresa Haley, Senior Administrative Assistant

Participants Present: Jody Levitt, Pat Wirth, Betsy Doughty, Nancy Sulek, Blaine Lotz, George Paletta

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**1. Call to Order**

Chairman Ames called the meeting to order at 3:00p.m.

**2. 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.

**3. Approval of Agenda**

The Public Planning Committee approved the agenda by general consent.

**4. Approval of the Minutes – Meetings of June 22, 2017 and July 27, 2017**

The minutes of the June 22, 2017 and July 27, 2017 meetings were not addressed at this time.

**5. Unfinished Business**

None

**6. New Business**

- a. Discussion of the Housing component of the Workforce Availability Town Council priority item

Chairman Ames welcomed all those in attendance and presented statements on the purpose of today's meeting. Today's meeting will address one of Town Council's 2017 Key Priorities – Workforce Availability, which includes workforce housing and transportation.

Chairman Ames asked the Participants, as a representative of non-profits, to describe their organization as it relates to workforce housing on Hilton Head Island. The Participants introduced themselves, provided their experience in non-profit organizations, and described their relevant needs and challenges.

The Committee and the Participants discussed and considered the following: the need for affordable housing, transportation, and employees; options for moving forward and areas of focus; the role of both private and public sectors; employers and developers coming together on these issues; employers pay into employee benefits, raise wages for employees to afford housing and standard expenses; repurpose old commercial space for affordable housing; redevelop unused space for affordable housing; change the LMO to allow more density; explore different types of housing facilities (e.g. dormitory, duplex); adequate management and maintenance needs for any type of facility; implement a housing co-op; utilize volunteers to build structures; land availability; building/structure availability; create economic incentives; provide incentives for local developers; learn from what other communities have done successfully and unsuccessfully; leadership role of the Town and the community at large; ideas for convening leaders; perception of “pride in ownership” and strive to “break the cycle”; the terms “affordable housing” versus “workforce housing”; and education in the community.

The Committee and the Participants had in depth discussion on the importance of educating the community on affordable housing and transportation issues, and the current and future impacts on individuals in the community, and the community as a whole.

There was further discussion on the following: whether the Town has the ability to delay new development that is without plans for maintenance and sustainability; and applying the “Habitat Model” to our community. Federal subsidy programs were discussed. The Town does not meet the State criteria to receive Federal funding. Legislation would be required in order for the Town to qualify.

Following the discussion, Chairman Ames opened the meeting for public comment (see 8. Appearance by Citizens). Following public comment, Chairman Ames presented closing remarks regarding the main discussion points, issues, and items for follow up. The next step will involve collating comments from today and the last meeting, work on an action plan, and return to the community with the public standpoint on what to do next. The Committee thanked the Participants and the public for their time and support on this key priority.

No action was taken.

## **7. Committee Business**

None

## **8. Appearance by Citizens**

David Cook presented statements regarding pre-engineered housing options and its building process, suggestions for density and square footage, finding donated land for the project, applying deed restrictions for use and non-use of land, needing community involvement, owning and renting units, prohibiting subleases, the Town and private sector working together, own to work with private sector, up fitting commercial property, and developing commercial areas as multi-use.

Jean Beck presented statements regarding the County needs assessment for affordable housing, reaching out to persons who need affordable housing and understanding their housing desires, changing the term of “workforce” to “community”, educating the community on affordable housing, and community realtors are examining these issues.

Clayton Rollison presented statements regarding recent and upcoming SCRLA meetings, private sector wages, temporary versus seasonal housing, and types of housing.

Eric Esquivel presented statements regarding community accountability, transportation needs, concern for the future, working regionally, changing the LMO to accommodate affordable housing, understanding the housing desires of the persons who need affordable housing, housing oversight, Deferred Action for Childhood Arrivals (DACA), and issues for discussion in the visioning process.

Jocelyn Staigar presented statements regarding support for workforce housing and education for the community, minimal Town owned land is buildable, and rezoning challenges for developers.

## **9. Adjournment**

The meeting was adjourned at 4:53p.m.

Submitted by: Teresa Haley, Senior Administrative Assistant

Approved: October 2, 2017

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David Ames, Chairman