

TOWN OF HILTON HEAD ISLAND
Public Planning Committee
Minutes of the September 20, 2018 – 10:00 a.m. Special Meeting
Benjamin M. Racusin Council Chambers

Committee Members Present: Chairman David Ames, Kim Likins

Committee Members Absent: Bill Harkins

Town Council Present: Mayor David Bennett, Marc Grant, John McCann

Town Staff Present: Marcy Benson, Senior Grants Administrator; Shawn Colin, Deputy Director of Community Development; Charles Cousins, Director of Community Development; Anne Cyran, Senior Planner; Carolyn Grant, Communications Director; Josh Gruber, Assistant Town Manager; Brian Hulbert, Staff Attorney; Teri Lewis, LMO Official; Jayme Lopko, Senior Planner; Jennifer Ray, Planning & Special Projects Manager; Steve Riley, Town Manager; Teresa Haley, Senior Administrative Assistant

1. Call to Order

Chairman Ames called the meeting to order at 10:00 a.m.

2. Freedom of Information Act Compliance

Public notification of this meeting has been published, posted, and distributed 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. Affordable Workforce Housing

Introduction of Consultant:

Chairman Ames welcomed all in attendance and presented opening remarks regarding affordable workforce housing. Ms. Ray introduced Lisa Sturtevant, PhD, President and Founder, and Ryan Price, Senior Associate, of Lisa Sturtevant & Associates, LLC (LSA).

Presentation by Lisa Sturtevant and Team:

Dr. Sturtevant introduced herself and the project team. Dr. Sturtevant and Ryan Price will be partnering with the Clemson University Department of City Planning & Real Estate Development (CPRED). The CPRED team members are scheduled to visit at a future meeting. Dr. Sturtevant described the project team and their qualifications. Ryan Price introduced himself and presented statements regarding his role in the project.

Dr. Sturtevant covered the project team's work experience, the project work plan and associated tasks and timeframes, unique challenges in Hilton Head Island, and building on work already underway in Hilton Head Island.

General Discussion and Questions:

The discussion and questions from Town Council members to Dr. Sturtevant and Mr. Price pertained to: the schedule and the deliverables; repurposing vacant commercial space and providing examples from other communities; addressing challenges such as zoning, gentrification, language barriers, and heirs' property; the County housing assessment; State level tax credits associated with low income housing and the associated qualifications and timing; seasonal housing needs; impacts of housing versus density; undeveloped tracks of land; Transfer of Development Rights; and down-zoning and correlated values.

Public Comments:

The public comments received related to: the separation of the PUDs and low incoming housing; adequate wages; government roles; Census Bureau information and research; sustainability; the number of commercial versus residential permits; economic incentive for property owners to develop affordable workforce housing; the RUDAT and the Response to RUDAT; Habitat for Humanity successes; homeownership has proven success; average home prices versus the average income; transportation on and off the Island is key; natives don't have enough infrastructure to build; reviewing and understanding the relative studies associated with this effort; examples of existing affordable housing on the Island; the Chamber and the Sea Pines Resort offered their resources to the Consultant; workforce wants to live on the Island but cannot afford it; multi-family housing concerns; available land and land costs; construction costs are too high, provide incentives to develop affordable housing; and communication and public engagement.

Chairman Ames pointed out Lavon Stevens, Chairman of the Gullah-Geechee Land & Cultural Preservation Task Force, and Alex Brown, Chairman of the Planning Commission, indicating they both have insight to help resolve affordable workforce housing issues.

Closing Remarks:

Chairman Ames thanked Dr. Sturtevant, Mr. Price, and Town staff for their participation and efforts.

5. Adjournment

The meeting was adjourned at 11:30 a.m.

Submitted by: Teresa Haley, Senior Administrative Assistant

Approved: October 25, 2018

David Ames, Chairman