



**Town of Hilton Head Island
Public Planning Committee Meeting
Thursday, January 24, 2019 – 3:00 p.m.
Benjamin M. Racusin Council Chambers
AGENDA**

As a Courtesy to Others Please Turn Off All Cell Phones and Pagers during the Meeting.

- 1. Call to Order**
- 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**
- 4. Approval of Minutes**
 - a. Regular Meeting October 25, 2018
 - b. Special Meeting November 2, 2018
 - c. Special Meeting November 13, 2018
 - d. Special Meeting November 29, 2018
- 5. Unfinished Business**
- 6. New Business**
 - a. Update on Community Development Department 2019 Staff Priorities – presented by Shawn Colin, Director of Community Development
 - b. Update on sea turtle ordinance amendments – presented by Jennifer Ray, Planning and Special Projects Manager
 - c. Update on shuttle service – presented by Anne Cyran, Senior Planner
- 7. Committee Business**
 - a. Review and Adoption of 2019 Meeting Schedule
- 8. Appearance by Citizens**
- 9. Adjournment**

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

TOWN OF HILTON HEAD ISLAND
Public Planning Committee
Minutes of the October 25, 2018 – 3:00 p.m. Regular Meeting
Conference Room 3

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

Committee Members Absent: None

Town Staff Present: Shawn Colin, Deputy Director of Community Development; Charles Cousins, Director of Community Development; Nicole Dixon, Development Review Administrator; Brian Hulbert, Staff Attorney; Teri Lewis, LMO Official; Scott Liggett, Director of Public Projects and Facilities/Chief Engineer; Shari Mendrick, Planner; Jennifer Ray, Planning & Special Projects Manager; Emily Sparks, Project Lead; Teresa Haley, Senior Administrative Assistant

1. Call to Order

Chairman Ames called the meeting to order at 3:00 p.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 Minutes – September 20, 2018 Special Meeting and September 27, 2018 Meeting

The Public Planning Committee approved the minutes of the September 20, 2018 Special Meeting and September 27, 2018 Meeting by general consent.

5. Unfinished Business

a. Vision Phase 2 and Comprehensive Plan

Ms. Ray presented the summary and the background as described in the Committee's packet. Staff recommends the Public Planning Committee forward to Town Council a recommendation to provide staff authorization (1) to identify, attract, recruit, and leverage talent and resources to support Phase 2 of the Vision/Comprehensive Plan by utilizing an open application process to solicit members for the Our Future Development Team and Community Vision Work Groups and (2) allocated \$150,000 of the Town Council initiative budget to this project.

The Committee made inquiries and comments regarding: the breakdown of the requested allocation of funds; the application and the selection processes; communication challenges; and interactive technology. The Committee thanked the Staff, the Planning Commission, and the Comprehensive Plan Committee for their efforts.

Chairman Ames asked for public comments. Frank Babel presented statements in support of repurposing commercial spaces.

Ms. Likins moved to forward to Town Council a recommendation to provide staff authorization (1) to identify, attract, recruit, and leverage talent and resources to support Phase 2 of the Vision/Comprehensive Plan by utilizing an open application process to solicit members for the Our Future Development Team and Community Vision Work Groups and (2) allocated \$150,000 of the Town Council initiative budget to this project. Mr. Harkins seconded. The motion passed with a vote of 3-0-0.

b. Response to Qualified Allocation Plan

Chairman Ames indicated this response will go to the South Carolina State Housing Finance and Development Authority because of several reasons including: to recognize the higher construction costs and land costs on barrier islands; the community suffers from tighter markets and greater demand for affordable workforce housing; the unique circumstance of communities like ours with a consolidated school campus; and to encourage mixed-use developments.

Chairman Ames asked for comments on this item and none were received. Chairman Ames then asked for a motion to send the response to the South Carolina State Housing Finance and Development Authority tomorrow, October 26, 2018. Staff clarified Mr. Riley will poll the rest of Town Council to receive a majority vote to send the response.

Ms. Likins moved to approve. Mr. Harkins seconded. The motion passed with a vote of 3-0-0.

6. New Business

a. Flood Ordinance Amendments

Ms. Mendrick presented the amendments as described in the Committee's packet. Staff recommends that the Public Planning Committee forward the proposed amendments to Town Council with a recommendation of approval to adopt proposed Ordinance 2018-13. The effect of this action will be to revise language and defined terms to be consistent with the National Flood Insurance Program (NFIP) regulations 44 CFR Parts 59 and 60, the State of South Carolina Model Flood Damage Prevention Ordinance and the International Building Code.

The Committee made inquiries and comments regarding: potential hardships incurred by certain citizens; additional funding will be made available to citizens that qualify; increased cost of compliance; requirements of utility buildings; and the amount of fill allowed on properties and the impacts to drainage.

Chairman Ames asked for public comments. Chet Williams talked about potential material adverse effects related to these changes and the substantial improvement rule. Eleanor Lightsey inquired about maximum fill requirements on residential property.

Ms. Likins moved that the Public Planning Committee forward the proposed amendments to Town Council with a recommendation of approval to adopt proposed Ordinance 2018-13. Mr. Harkins seconded. The motion passed with a vote of 3-0-0.

b. Pope Avenue Lane Widths

The Committee made inquiries and comments regarding: changing how people drive on Pope Avenue through design and speed limits; Pope Avenue is a State-owned road; balancing State-wide needs versus the Island needs; having discussions with SCDOT on needs specific to the Island; in order to change Pope Avenue minimum pavement width, State approval is required and Town Code needs to be amended by ordinance; amending the Code would create impacts Island-wide; and performing a comprehensive review of road classifications Island-wide, with specific focus on Pope Avenue.

Chairman Ames asked for public comments and none were received.

Ms. Likins moved that the Public Planning Committee recommends Town Council ask the Town Manager to study the classification and other criteria in the LMO for roadway requirements specific to Pope Avenue with a focus on pedestrian safety and traffic flow. Mr. Harkins seconded. The motion passed with a vote of 3-0-0.

7. Committee Business – None

8. Appearance by Citizens

Cal Chamberlain presented a video regarding personal transportation solutions. Frank Babel presented statements regarding implementing designated bicycle lanes and adopting principles for a bike-friendly community.

9. Adjournment

The meeting was adjourned at 4:15 p.m.

Submitted by: Teresa Haley, Senior Administrative Assistant

Approved:

David Ames, Chairman

TOWN OF HILTON HEAD ISLAND
Public Planning Committee
Minutes of the November 2, 2018 – 10:00 a.m. Special Meeting
Benjamin M. Racusin Council Chambers

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

Committee Members Absent: None

Town Council Present: Mayor Bennett, Tom Lennox, John McCann

Town Staff Present: Shawn Colin, Deputy Director of Community Development; Charles Cousins, Director of Community Development; Chris Darnell, Urban Designer; Josh Gruber, Assistant Town Manager; Brian Hulbert, Staff Attorney; Teri Lewis, LMO Official; Scott Liggett, Director of Public Projects and Facilities/Chief Engineer; Jennifer Ray, Planning & Special Projects Manager; Krista Wiedmeyer, Executive Assistant/Town Clerk; 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 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 Minutes – None

5. Unfinished Business – None

6. New Business

a. Planters Row Golf Course

Mr. Cousins presented the background of this request. Staff recommends the Public Planning Committee forward to Town Council a recommendation supporting the requested extension of the Heritage Golf Group's lease for the Town's Planters Row Golf Course property.

The Committee made inquiries and comments to Staff and Richard Shoemaker, Heritage Golf Group (HGG) Vice President of Operations, regarding: the request for a one-year extension of the current lease with two additional one-year extension options; current lease requires both parties to approve extension, but can be negotiated if request is granted; pricing and discounts for residents; the Town is embarking on Vision Phase 2 and this lease may or may not be in line with said Vision; HGG's contributions to the Town on an annual basis; HGG is willing to sit with the appropriate parties to see if they could meld with the direction of the Town once determined and possibly go into a private-public partnership;

recreation includes various activities; HGG conceptual discussions of 40-50 acre site with high level usage of US 278 as proposed; invested capital; the purpose of the additional time frame will allow HGG to continue the review of the Par 3 opportunity; the additional one-year options allow for flexibility if needed by both parties; the request would reduce the acreage required by up to 50%; and various costs including maintenance and stormwater were discussed.

The Committee commented on the opportunities the subject property could accommodate, such as a passive park, a bird sanctuary, and six holes of golf. The Committee shared concerns about committing 50% of the land to a private company and prior to the results of Vision Phase 2. The Committee noted that HGG has been a good partner throughout the lease.

Chairman Ames asked for public comments.

Frank Soule on behalf of the Island Recreation Association expressed agreement with the Committee for passive purposes, and added the Association would like to see the land used for active recreation such as pickleball courts, sandpit volleyball courts, farmers market, community garden, smaller concerts, and to include golf. The Association has been involved with the Town's Parks & Recreation Commission to review the related Master Plan.

Merry Harlacher on behalf of the Concours d'Elegance & Motoring Festival presented statements regarding their high level of interest to hold their events on this property as it serves as a contiguous event space. He noted each event is typically planned 15-18 months in advance.

Mary Hall on behalf of the Island Recreation Association agreed with Mr. Soule's comments and expressed support for a community-wide review of recreational needs.

Jack Daly presented statements regarding support to continue the Visioning and Parks & Recreation Commission efforts.

Charles Perry recommended the Town develop a long range plan for the property in conjunction with the Island Recreation Association rather than with a private, for profit organization.

Lance Pyle expressed support for the HGG proposal and asked that Port Royal be included in the discussions pertaining to the property.

Heather Rath indicated she will provide the results of the Greater Island Council's community needs study at a future meeting.

The Committee made additional comments regarding: the Vision of the Island is undecided at this time and it would not be ideal for HGG to embark on something that is not in the Town's Vision; if this is the direction of the Town, then it should be opened to an RFP to

provide the opportunity for other organizations to apply; the Town should take over the property, maintenance, etc. and over the next couple of years figure out the long term plan; if the Town extended the lease by one year, the Town is not making a commitment to HGG conceptual plan or the concept of golf; if extended, the lease would essentially guarantee a one year lease; HGG confirmed a willingness to explore how their concepts would or would not work with the Town's concepts; the Town does not have a lot of capital, but HGG does and this may be an opportunity where the public and private sectors could come together; the potential to coordinate efforts of the Comprehensive Plan rewrite, Vision Phase 2, and update the land use plan for the Island; the potential to make the existing six fairways into a passive park; ATAC funds could be directed toward the park for the benefit of all citizens; commit to making the property available to all citizens then decide the role HGG or other organizations could play; and if the lease is not extended to HGG, the requirements of the Concours d'Elegance & Motoring Festival shall be met.

Ms. Likins moved that the Public Planning Committee recommend to Town Council to not extend the lease with the Heritage Golf Group at this time, but to pull back and take a look at how the Town can begin to use this property for the public and move forward with the Visioning and Master Planning, but make sure that all commitments associated with the Concours d'Elegance & Motoring Festival are met. Mr. Ames seconded. The motion passed with a vote of 2-1-0. Mr. Harkins opposed.

b. Cordillo Tennis Courts

Mr. Cousins introduced the item. Staff recommends the Public Planning Committee forward to Town Council a recommendation related to this request.

Dr. Sharma and Ms. Van der Meer presented statements regarding the request and answered questions presented by the Committee.

The Committee made inquiries and comments regarding the proposed programming, physical set up, and various responsibilities.

Chairman Ames asked for public comments.

Frank Soule indicated the Island Recreation Association will proceed with the Town's direction for the size of the building. He asked for clarification on how this effort ties into the Island Rec as a whole and maximizing use of facilities.

James Ackerman expressed his concerns for safety, maintenance, and quality of life of the Cordillo Courts residents.

Bruce Bartow expressed his concerns for low income housing and impacts on property values.

George Paletta expressed his support of this request.

Tamara Becker presented questions and comments related to the proposed building and the subject area.

The Committee made additional comments regarding: providing affordable workforce housing; providing amenities and other things to enhance the quality of life for employees and service workers in the community; POA priorities; Town priorities; and this program has enough benefit and potential for the community to support it, similar to the success of The First Tee. The Committee expressed support for this property to be overseen by the Island Recreation Association and for it to serve all of the community.

Mr. Harkins moved that the Public Planning Committee forward to Town Council the program as articulated by Dr. Sharma and supported by Ms. Van der Meer, recognizing that the operational integrity and management of this would be under the auspices of the Island Recreation Association. Ms. Likins seconded. The motion passed with a vote of 3-0-0.

7. Committee Business – None

8. Appearance by Citizens – None

9. Adjournment

The meeting was adjourned at 11:37 a.m.

Submitted by: Teresa Haley, Senior Administrative Assistant

Approved:

David Ames, Chairman

TOWN OF HILTON HEAD ISLAND
Public Planning Committee
Minutes of the November 13, 2018 – 3:00 p.m. Special Meeting
Benjamin M. Racusin Council Chambers

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

Committee Members Absent: None

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

Town Staff Present: Jeff Buckalew, Town Engineer; 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; Scott Liggett, Director of Public Projects & Facilities/Chief Engineer; Jennifer Ray, Planning & Special Projects Manager; Steve Riley, Town Manager; Darrin Shoemaker, Traffic & Transportation Engineer; Krista Wiedmeyer, Executive Assistant/Town Clerk; Teresa Haley, Senior Administrative Assistant

1. Call to Order

Chairman Ames called the meeting to order at 3:00 p.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. Unfinished Business – None

5. New Business – None

6. Committee Business

- a. US 278 Corridor Improvements Projects presented by the South Carolina Department of Transportation (SCDOT). *(For the entire presentation, please visit the Town's website: www.hiltonheadislandsc.gov)*

Chairman Ames presented opening statements and asked Craig Winn with the SCDOT to begin. Mr. Winn introduced himself and his team, and began his presentation on the US 278 Corridor Improvements, Project Schedule and Public Involvement Opportunities.

Mr. Winn presented an in-depth description of the general project development process for planning and building highways. The process generally includes the steps as follows:

Project Planning: identify purpose and need for the project

Collect Data: conduct surveys and environmental studies

Develop: conceptual road improvement alternatives

Public Meeting: public input on conceptual alternatives

Analyze Alternatives: and select preferred alternative that balances transportation benefits while minimizing impacts

Public Hearing: seek input on Preferred Alternative and Proposed Right of Way Impacts as required for projects being developed under an Environmental Assessment or Environmental Impact Statement

Refine Alternative: address public concerns and minimize impact

Finalize Methods: to mitigate community and environmental impacts

Finalize Environmental: document and secure NEPA approval from FHWA

If Design Build Project Delivery is selected: award project to contractor

Final Design, ROW, and Environmental Permitting

Right of Way (ROW): preliminary contact with landowner and occupants by ROW agent for properties requiring new ROW acquisition

Real Estate Appraisal: of properties requiring new rights of way

Relocation Benefits Package to Displacees: ROW Agent makes a written offer and provides

Relocation Assistance

Negotiations and Settlement

Project Construction

The Technical Studies of the process include: Aerial Mapping and Field Surveys, Environmental Document and NEPA Compliance, Traffic Studies and Modeling, and Social and Economic (Community Impact Assessment, CIA). The Anticipated NEPA Schedule was shared.

The Public Involvement commenced on September 27, 2018 with the initial Public Information meeting to introduce the project. The Public Involvement Plan will be ongoing throughout the project. The initial site visit and community interviews to meet with local organizations, officials and informal leaders, LATS, City/County Planners are happening now. Monthly updates will be provided through the SCDOT designated website (www.scdot278corridor.com) and traditional media sources throughout the project. Information on social media pages and quarterly newsletter sign up is available on the website. Virtual public meetings, stakeholder meetings, community meetings, small business outreach will begin winter 2018 and continue throughout the project. Additional tools, such as educational videos, bus wraps or similar, and renderings will be provided as needed. Key Public Meetings include a 2nd Public Information Meeting in fall 2019 and a Public Hearing in fall 2020.

The initial list of identified stakeholders include:

Local Governments: Town of Hilton Head Island, Town of Bluffton, Beaufort County, Lowcountry Council of Governments, LATS

Communities: Stoney Community, Windmill Harbor, Moss Creek, Mariner's Cove Club, Hog Island, Daufuskie Island

Community Groups: HHI Bicycle Advisory Committee, Gullah Community, Greater Island Council, Etc.

Businesses on the Corridor: HHI-Bluffton Chamber of Commerce, Beaufort Regional Chamber of Commerce, Individual Businesses

Agencies: US Fish & Wildlife/Pinckney Island, US Coast Guard

Mr. Winn concluded his presentation and encouraged the public to visit the project website to find answers to questions about the project, provide comments about the project, sign up to receive project information, and/or contact him about the project.

The Committee made comments and inquiries regarding: examples of previous projects in other communities where this type of plan was successful; examples and currently ongoing projects are the Carolina Crossroads in the Columbia area and the 526 Corridor in the Charleston area; the extent of the Town's and the community's input during the planning process; balancing the community needs and the road needs; consideration of mass transit is not part of this project; the SCDOT cannot pay for aesthetics beyond their standards; impacts to the community and the environment will be explored; public transit plans as discussed in the recent LATS meeting will be taken into consideration; travel studies based on growth on and off island, tourism, trending ways in transportations, etc.; traffic signalization and demand have impacts; public involvement is continuous; the importance of the Town and the SCDOT communicating to the community, providing access to information and the ability to express opinions; SCDOT will discuss the stakeholder list with the Town and interested individuals or organizations can contact Mr. Winn; public involvement in this project is much more robust and similar to a \$500 million project; communicating not only "what" we are doing, but "why" we are doing this project; possible renderings would be created from public input deemed as viable alternatives and shared around the time of the public hearing targeted for fall 2020, so the public could weigh in and land upon a preferred alternative; study how the information is shared in the next public meeting; community expectations of the design process to be in keeping with Hilton Head Island aesthetics and architecture; SCDOT approach and consideration of new technologies and designing in anticipation of them, and self-driving cars; various aspects of the Ravenel Bridge in Charleston; and the importance of adapting the project to also meet the needs of the future.

The Committee thanked Mr. Winn and his team and look forward to working with them on this project to arrive at a design and concept that meets the needs of the community.

7. Appearance by Citizens

Town Councilman Marc Grant presented statements regarding the Town's commitment to continuous community involvement, process transparency, and accountability; and the Town Council approval of the US 278 Gateway Corridor Committee to represent the diversity of the community needs with the intent to partner with SCDOT on this project.

Steven Baer indicated the wording of the referendum and the corridor study stops at the Squire Pope Road intersection. He asked to what extent the Town will deal with solutions that require the study to continue at least to the Cross Island Parkway to avoid blockage and congestion coming into the Island.

Morris Campbell commended the Town their leadership on this project for the community, specifically the Stoney community, and on aesthetics and safety.

Larry Landry presented statements regarding the SCDOT process as a passive approach meeting minimum requirements and indicated they should embrace the newly approved US 278 Gateway Corridor Committee, along with transparency, accountability and citizen involvement.

Hannah Horne expressed the cooperation of the Chamber of Commerce and offered their resources to assist in this process.

Alex Brown expressed his concerns about the Native Island community and the community as a whole having a say in this project. He emphasized the uniqueness of the community, and the importance of communication and partnerships to be established early in the process.

Mary Amonitti expressed her confidence in the Town and the residents to have an impact on the project and for the SCDOT to listen to them. She expressed the Island residents should be considered first and communications is important.

Frank Babel requested bicycle and pedestrian facilities instead of just bike lanes. He emphasized the County should be involved in the design process.

County Councilman Stu Rodman presented comments regarding studying a build-out horizon rather than a 20-year horizon; coordinate this project with the Jenkins Island project; and resolve the bottleneck issues at the Squire Pope Road intersection as soon as possible prior to this project.

Risa Prince expressed the desire to see the SCDOT's definition of and criteria for successful public involvement. She asked to view quantified data of the SCDOT projects previously mentioned and national projects deemed successful for comparison.

Patsy Brison presented statements regarding calling upon the intellectual capital on the Island, particularly architects and designers to work as subcommittees of the US 278 Gateway Corridor Committee. She also asked about the SCDOT's standards or metrics for design, approach to complete streets principles, and the details of the rendering stages so that the Committee meetings can correspond with such dates to obtain community input.

Mr. Winn presented statements in response to public comments. He indicated that concerns and input given today will be considered as the process moves forward. The process is in the preliminary stages. He clarified that input will go into developing viable alternatives. Renderings of viable alternatives will be used as needed throughout the project. The community is top concern and the DOT will take input into their development and process. This public involvement process involves more than a standard project.

The Committee made additional comments and inquiries regarding how far out regionally the DOT goes to determine traffic models; encouraging the DOT to dissuade doubt in the community from the beginning; partnerships are important; waiting several years may not be optimal; and signal evaluation to improve traffic at problem intersections like Moss Creek and Squire Pope Road.

Larry Landry made an additional comments regarding certain American standards related to traffic service level that was adopted in the Town's LMO.

Mayor Bennett asked about the structural and soil studies which are anticipated to be completed in early to mid-spring 2019. The conclusions from those studies would look into full replacement or just repairs to the bridge in early spring to summer 2019.

Chester Williams commented that the Town did not adopt those certain traffic standards as indicated by Mr. Landry.

8. Adjournment

The meeting was adjourned at 4:20 p.m.

Submitted by: Teresa Haley, Senior Administrative Assistant

Approved:

David Ames, Chairman

TOWN OF HILTON HEAD ISLAND
Public Planning Committee
Minutes of the November 29, 2018 – 3:00 p.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, Tom Lennox, John McCann

Town Staff Present: Marcy Benson, Senior Grants Administrator; Shawn Colin, Deputy Director of Community Development; Carolyn Grant, Communications Director; Josh Gruber, Assistant Town Manager; Teri Lewis, LMO Official; Jennifer Ray, Planning & Special Projects Manager; Steve Riley, Town Manager; Emily Sparks, Project Lead

1. Call to Order

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

Chairman Ames welcomed all in attendance and introduced Lisa Sturtevant, PhD, President and Founder of Lisa Sturtevant & Associates, LLC (LSA).

Presentation by Lisa Sturtevant and Team:

Dr. Sturtevant introduced herself and Team members, Ryan Price, Senior Associate of LSA, and Elora Raymond, PhD, Clemson University Department of City Planning & Real Estate Development. Dr. Sturtevant reviewed the project schedule and noted being ahead of schedule. Dr. Sturtevant and Team presented key findings from the Housing Needs Assessment, and Communication and Public Outreach completed so far.

General Discussion and Questions:

The general discussion and questions from Town Council members to Dr. Sturtevant and Team pertained to: the private sector alone cannot provide homes at the assessed monetary levels; the public sector can be involved in various ways; the focus groups consistently expressed support to resolve the affordable housing issue; the returns that a developer could achieve are not commensurate with possible risks; how to incentivize the private sector; “hollowing out” is a powerful challenge; affordable housing is a component of quality of life and a sustainable community; housing needs to fit into the broader context of the physical plan for the community; large beach house rentals which have various impacts are allowed, but on the other hand developers are not allowed to provide something similar for affordable housing;

transportation is an important component to solving the affordable housing issue; the importance of creating a sense of community; provide education and address misperceptions of affordable housing; having a range of households is important in communities; and there's a challenge to find the right area to build with enough land and near necessary amenities and transportation.

Public Comments:

The public comments received related to: how much of the population is part of the workforce; talk to residents specifically behind the gated communities about what they want, as they make up a majority of the population and the land on the Island; consider inclusionary zoning and put units near employers; identify and provide tools to handle affordable housing; what portion of the population fits into certain income ranges; filling the gap in rental prices will be difficult; obtaining support from residents for increased density will be challenging; establish dedicated workforce communities; how to improve quality of life for workforce employees and their children; the barriers to building workforce housing on the Island; move beyond misperceptions of affordable housing; need year-round stable workforce for a sustainable community; the use of Town owned property; support for tiny homes; take care of the people who take care of you; examine what other islands with a tourist driven economy have done; employers in other communities provide housing for their employees; the community has many components that need to fit together – housing, healthcare, transportation, parks and recreation; and pay the workforce a wage that is comparable to living on the Island.

Closing Remarks:

Chairman Ames thanked Dr. Sturtevant, Dr. Raymond, and Mr. Price for their presentation.

5. Adjournment

The meeting was adjourned at 4:26 p.m.

Submitted by: Teresa Haley, Senior Administrative Assistant

Approved:

David Ames, Chairman

Town of Hilton Head Island PUBLIC PLANNING COMMITTEE 2019 Meeting Schedule

Meetings are generally held on the **fourth** Thursday of each month at 3:00 p.m. in Benjamin M. Racusin Council Chambers, unless otherwise noted below. Meetings are subject to change with notice.

MEETING DATE	SUBMISSION DEADLINE
January 24	January 10
February 28	February 14
March 28	March 14
April 25	April 11
May 23	May 9
June 27	June 13
July 25	July 11
August 22	August 8
September 26	September 12
October 24 Conference Room Three	October 10
November 21 *	November 7
December 19 *	December 5

* The meetings in November and December have been moved up one week due to the holidays.

The meeting Submission Deadline is two weeks before the meeting date.