



Town of Hilton Head Island

Planning Commission Meeting

Wednesday, March 19, 2025, 2:00 PM

**1 Town Center Court, Hilton Head Island, SC
Benjamin M. Racusin Council Chambers**

The meeting can be viewed on the [Town's YouTube Channel](#), the [Beaufort County Channel](#), and Spectrum Channel 1304.

- 1. Call to Order**
- 2. Pledge to the Flag**
- 3. Adoption of the Agenda**
- 4. Approval of the Minutes**
 - a. Regular Meeting Minutes of February 19, 2025
 - b. Special Meeting Minutes of March 3, 2025
- 5. Unfinished Business**
 - a. Consideration of an Ordinance to Amend Title 16 of the Municipal Code of the Town of Hilton Head Island, the Land Management Ordinance, to amend the current design regulations and requirements for open space and pathways in Major Subdivisions to include LMO Sections: 16-3-104, 16-3-105, 16-4-104, 16-5-103, 16-5-104, 16-5-107, 16-5-115, 16-6-102, 16-10-102, 16-10-105, and Appendices A & D - Missy Luick, Director of Planning
- 6. New Business**
 - a. **STDV-001544-2024** – Public Hearing for an application from Leander Cannick, owner of 11 Yucca Drive, to name a new street off Yucca Drive. The affected parcel is R510 005 000 006C 0000.
 - b. Public Hearing for Consideration of an Ordinance to Amend Title 16 of the Municipal Code of the Town of Hilton Head Island, the Land Management Ordinance, to amend the Residential Base Zoning District Standards for the RM-12, Moderate to High Density Residential District and the Workforce Housing Program, to include the following LMO Sections: 16-3-104 and 16-4-

105. - Missy Luick, Director of Planning

- c. Consideration of an Ordinance to Amend the Official Zoning Map with Respect to the 16 Parcels Located on Northpoint Circle to Rezone the Parcels from the Parks and Recreation (PR) District to the Moderate to High Density Residential (RM-12) District; and Providing for Severability and an Effective Date - First Reading - Missy Luick, Director of Planning
- d. Public Hearing for Consideration of an Ordinance to Amend Title 16 of the Municipal Code of the Town of Hilton Head Island, the Land Management Ordinance, to amend Chapter 16-5, Development and Design Standards, to add new Construction Management Standards as: 16-5-117. - Missy Luick, Director of Planning
- e. Consideration of the Capital Improvement Program Fiscal Year 2026 Priority Projects and recommendation to Town Council. - Jeff Netzing, Engineering and Projects Director
- f. **PPR-000119-2025** - Public Hearing request from the Town of Hilton Head Island for Public Project Review for a new restroom facility at Old Schoolhouse Park. The affected parcels are Beaufort County Tax Map Parcel number R511 007 000 0247 0000 and R511 007 000 0070 0000, located at 150 and 152 William Hilton Parkway. - Melissa Paul-Leto, Principal Planner

7. Public Comment - Non Agenda Items

8. Commission Business

9. Chairman's Report

- a. Recognition of outgoing Commissioner Albert Mealer

10. Staff Reports

- a. **DPR-001470-2024** – Request from Judd Carstens, of Whitmer, Jones, Keefer, Ltd., for Development Plan Review for the property located at 862 William Hilton Parkway for modifications to the existing building and site.

11. Adjournment

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.

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA"), the Town of Hilton Head Island will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. Auditory accommodations are available. Any person requiring further accommodation should contact the Town of Hilton Head Island ADA Coordinator as soon as possible but no later than 48 hours before the scheduled event.

Municipal Association of South Carolina (MASC) Civility Pledge:

“I pledge to build a stronger and more prosperous community by advocating for civil engagement, respecting others and their viewpoints, and finding solutions for the betterment of my city or town.”