



Town of Hilton Head Island PLANNING COMMISSION MEETING Wednesday, February 19, 2025, 2:00 PM Minutes

1. Call to Order

Chairman Siebold called the meeting to order at 2:13 pm. Present were Chairman Siebold, Ellen Whaley, Tom Henz, Joseph DuBois, and Ed Cordes.

2. Pledge to the Flag

3. Adoption of the Agenda

A motion to adopt the agenda as presented was made by Commissioner Henz. Commissioner Whaley seconded. The motion passed unanimously.

4. Approval of the Minutes

a. Regular Meeting Minutes of January 15, 2025

Commissioner Cordes moved to approve the Minutes of January 15, 2025. Commissioner DuBois seconded. The Minutes of January 15, 2025 were unanimously approved.

5. Unfinished Business

6. New Business

- a. 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 current design regulations and requirements for open space and pathways in Major Subdivisions to include sections: 16-3-104, 16-4-104, 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

Chairman Siebold introduced the item and declared the Public Hearing open. Missy Luick, Director of Planning, presented the ordinance which focused on improving common open space regulations and enhancing pedestrian and cyclist connectivity in new subdivisions. Following public comment and Commission discussion, the Public Hearing was closed.

Commissioner DuBois made a motion to recommend approval to Town Council as presented. The motion failed by a vote of 4 to 1.

Commissioner Henz made a motion to postpone further discussion and action on the

topic until the 3/19 Planning Commission Meeting, allowing Staff to clarify the amendment by: defining open space to include recreational areas but exclude single-family lots or natural water bodies, specifying shared ownership, defining criteria for common open space and sidewalks to reduce staff discretion, and applying the provisions to Minor Subdivisions. Commissioner DuBois seconded the motion, which passed unanimously.

- 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 procedures for Major Development Plan Reviews and Major Subdivision Plan Reviews to include the following sections: 16-2-101, 16-2-102, and 16-2-103 - Missy Luick, Director of Planning

Chairman Siebold introduced the item and declared the Public Hearing open. Missy Luick, Director of Planning, presented the ordinance which requires all major subdivisions and major development plans to be reviewed by the Planning Commission for recommendations and to allow the public to comment and increase permit process transparency. Following public comment and Commission discussion, the Public Hearing was closed.

Commissioner Henz made a motion to recommend approval to Town Council for the proposed amendment with the following changes: 1) asterisks added to the mandatory reviews for major and minor subdivisions and major and minor development plans and 2) changing the language from "Advisory Body" to "Planning Commission". Commissioner Cordes seconded. The motion passed unanimously.

7. Public Comment - Non Agenda Items

8. Commission Business

9. Chairman's Report

10. Staff Reports

11. Adjournment

Chairman Siebold adjourned the meeting at 3:20 pm.

APPROVED - March 19, 2025

The recording of this Meeting can be found on the Town's website at www.hiltonheadislandsc.gov