



Town of Hilton Head Island PLANNING COMMISSION SPECIAL MEETING Monday, March 3, 2025, 4:00 PM Minutes

1. Call to Order

Chairman Siebold called the meeting to order at 4:00 p.m. Present were: Chairman Siebold, Vice-Chairman Campbell, Commissioners Whaley, Lobaugh, DuBois, Henz and Cordes.

2. Pledge to the Flag

3. Adoption of the Agenda

A motion to adopt the agenda as presented was made by Commissioner Henz and seconded by Vice-Chairman Campbell. The motion passed unanimously.

4. Approval of the Minutes

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 Chapter 16-4, Use Standards, to add a new Adaptive Re-Use Hotel/Motel Conversion Program to the following section: 16-4-106.

Chairman Siebold introduced the item and declared the Public Hearing open.

Missy Luick, Planning Director, presented a proposal of the remanded text amendment. Ms. Luick highlighted the differences between the applicant's original proposal and the current presentation. Staff is recommending denial based on concerns and questions related to the original amendment including Property Management & Oversight, Public Notification & Transparency, Capacity & Living Conditions, Parking & Infrastructure, Workforce Housing Definition & Policy Alignment, Scope of Zoning Changes, Unit Size & Communal Amenities, Longevity & Future Use of Workforce Housing, Livability Considerations, Lack of Clarity on Transient Workers, and Rushed Timeline & Decision-Making. The applicant presented the specific changes to the Hotel/Motel Conversion Text Amendment since he last presented to Planning Commission. Following Public Comment and Commission discussion, the Public Hearing was closed.

A motion was made by Commissioner Whaley to recommend denial to Town Council. Commissioner DuBois seconded the motion. The motion carried with a vote of 5 to 2. Vice Chairman Campbell and Commissioner Henz opposed.

- 6. New Business**
- 7. Public Comment - Non Agenda Items**
- 8. Commission Business**
- 9. Chairman's Report**
- 10. Staff Reports**
- 11. Adjournment**

The meeting adjourned at 5:23 pm.

APPROVED - March 19, 2025

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