



## Town of Hilton Head Island

### Planning Commission Meeting

Wednesday, May 21, 2025, 2:00 PM

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

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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 April 16, 2025
5. **Unfinished Business**
6. **New Business**
  - a. **STDV-000376-2025** – Consideration of a Public Hearing for Matt Amelung, owner of 325 Squire Pope Road, proposing to name a new street name off Squire Pope Road. The affected parcel is R511 003 000 0146 0000. - Joheida Fister, Deputy Fire Chief
  - 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 current regulations for Tree Protection to include sections: 16-5-115, 16-6-104 and Appendix C. - Missy Luick, Director of Planning
  - c. 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 regulations for Sign Standards to include sections: 16-5-114 and 16-10-105. - 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 the Setback Standards and Rules of Measurement related to Residential and Nonresidential Structures to include the following

sections: 16-3-106, 16-5-102 and 16-10-102. - Missy Luick, Director of Planning

**7. Public Comment - Non Agenda Items**

**8. Commission Business**

**9. Chairman's Report**

**10. Staff Reports**

- a. John Peake, on behalf of South Island Public Service District, is proposing a Reverse Osmosis Water Treatment Plant. The project will consist of a Reverse Osmosis Water Treatment Plant that will include the structures and infrastructure required to pump and refine water, driveway(s), parking, stormwater ponds and piping. The site is located at 131 Dunnagans Alley, also known as Parcel 360 on Beaufort County Tax Map 15. - Trey Lowe, Development Services Program Manager

**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."