



Town of Hilton Head Island PLANNING COMMISSION MEETING Wednesday, April 16, 2025, 2:00 PM Minutes

1. Call to Order

Chairman Siebold called the meeting to order at 2:00 pm. Present were Chairman Siebold, Vice-Chairman Campbell, Ellen Whaley, Tom Henz, Joseph DuBois, Chuck Lobaugh 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. Vice-Chairman Campbell seconded. The motion passed unanimously.

4. Approval of the Minutes

A motion was made by Commissioner Henz to approve the Regular Meeting Minutes of March 19, 2025. Commissioner DuBois seconded. The Minutes of March 19, 2025 were unanimously approved.

- a. Regular Meeting Minutes of March 19, 2025

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 Traffic Impact Analysis Plan requirements and Traffic Analysis Standards to include: 16-2-103, 16-5-106 and Appendix D. - Missy Luick, Director of Planning

Chairman Siebold introduced the item and declared the Public Hearing open. Missy Luick, Planning Director, presented an Ordinance to Amend Chapter 16 of the Municipal Code, the Land Management Ordinance, to Amend the Traffic Impact Analysis Plan Requirements and Traffic Analysis Standards as presented in the packet. Following the opportunity for public comment and Commission discussion, the Public Hearing was closed.

A motion was made by Commissioner Lobaugh that the Planning Commission forward to Town Council a recommendation of approval of the text amendments as presented. Commissioner Henz seconded the motion. The motion passed unanimously.

- b. STDV-000243-2025 – Public Hearing request from Rich Stone of Stone by Stone Design, on behalf of Susana Legare, property owner, for a new street name request off Outlaw Road. The affected parcel is R511 003 000 0138 0000. - Joheida Fister, Deputy Fire Chief

Chairman Siebold introduced the item and declared the Public Hearing open. Joheida Fister, Deputy Fire Chief, and Kathleen Litchfield, 911 Communications Manager, presented a proposal for a new street off of Outlaw Road to be named Red Fox Manor. Following the opportunity for public comment and Commission discussion, the Public Hearing was closed.

A motion was made by Commissioner Lobaugh to approve the naming of this street as presented. Vice-Chairman Campbell seconded. The motion passed unanimously.

- c. Annual Traffic Monitoring and Evaluation Report - Section 16-2-103.J.10 of the LMO provides that this report will be prepared and submitted annually by the LMO Official to the Planning Commission - Jeff Netzinger, Engineering and Projects Director

Darrin Shoemaker, Consulting Engineer, presented the annual Traffic Monitoring and Evaluation Report. After Mr. Shoemaker answered various questions from Commissioners, a motion was made by Commissioner Henz that the Planning Commission forward to Town Council a recommendation of approval of the report as presented. Commissioner Lobaugh seconded the motion. The motion passed unanimously.

- d. 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: 16-5-102 and 16-10-102 - Missy Luick, Director of Planning

Missy Luick, Planning Director, presented a request that Planning Commission postpone the hearing and consideration of the proposed text amendment to the May 21, 2025 meeting. A motion was made by Commissioner Lobaugh to postpone the hearing and consideration until the May meeting. Vice-Chairman Campbell seconded the motion. The motion passed unanimously.

7. Public Comment - Non Agenda Items

Several public comments were received, which included questions regarding the Traffic Monitoring and Evaluation Report and concerns about the safety of pathways on South Forest Beach Road.

8. Commission Business

9. Chairman's Report

10. Staff Reports

11. Adjournment

Chairman Siebold adjourned the meeting at 3:16 pm.

APPROVED - May 21, 2025

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