



Town of Hilton Head Island PLANNING COMMISSION MEETING Wednesday, May 21, 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

Chairman Siebold proposed the following change to the agenda: to move Item 7, Public Comment, to follow Item 10, Staff Report.

A motion was made by Commissioner Whaley to approve the agenda with the proposed change. Commissioner Lobaugh seconded. The motion passed unanimously.

4. Approval of the Minutes

a. Regular Meeting Minutes of April 16, 2025

A motion was made by Commissioner Lobaugh to approve the Regular Meeting Minutes of April 16, 2025. Commissioner DuBois seconded. The Minutes of April 16, 2025 were unanimously approved.

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

Chairman Siebold introduced the item and declared the Public Hearing open. Kathleen Litchfield, 911 Communications Manager, presented a proposal for a new access easement off of Squire Pope Road to be named Redfish Point. 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. Commissioner DuBois seconded. The motion 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 current regulations for Tree Protection to include sections: 16-5-115, 16-6-104 and Appendix C. - 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 current regulations for Tree Protection with the intention of strengthening tree protection for both specimen and significant trees during development and promoting the use of native vegetation. Following the opportunity for public comment and Commission discussion, the Public Hearing was closed.

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

- 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

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 current regulations for Sign Regulations to ensure compliance with federal case law by adopting changes to make the sign code content-neutral. Following the opportunity for public comment and Commission discussion, the Public Hearing was closed.

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

- 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

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 Setback Standards and Rules of Measurement that measure height and setback encroachments in order to reduce the overall mass and scale of development for both residential and non-residential development. Current regulations require that building heights be measured relative to flood zone elevations, which can make the effective height of a building different from the actual height. This can increase the allowable height of the building, depending on the

location. The changes that are proposed would adjust how height is measured to change it to pre-construction grade so that it is a more accurate representation of building scale relative to surrounding landscape. Current regulations also allow encroachments into some allowable setbacks. The proposed amendment would provide more separation between buildings by reducing the allowable encroachments. During the time for public comment, a resident inquired about the minimum lot size regulations, indicating a need for compliance with development standards to maintain the Island's appearance. Following the opportunity for Commission discussion, the Public Hearing was closed.

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

7. Public Comment - Non Agenda Items

This moved to follow Item 10, Staff Report.

8. Commission Business

9. Chairman's Report

Chairman Siebold stated that the last agenda item on the June 18, 2025 meeting of Planning Commission will be election of officers for the new coming year. He will be stepping down as Chairman but will be remaining on Planning Commission. Vice-Chair Campbell will be retiring after two terms.

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

Trey Lowe, Development Services Program Manager, presented a major development plan, DPR-0010292024, located at 131 Dunnigan's Alley. It is a development project that proposes a reverse osmosis water treatment plant. Mr. Lowe discussed the site plan, which included structures, infrastructure required to pump and refine water, driveways, parking and stormwater facilities for the site. Given the opportunity for public comment, five property owners expressed their concerns, which included excessive noise, vibrations, health risks, lighting spillover, and the inadequacy of previous sound studies, urging the implementation of comprehensive sound and light mitigation measures - especially sound barriers - prior to construction. Following Mr. Lowe's presentation, he answered several questions from the Commission.

11. Adjournment

Chairman Siebold adjourned the meeting at 3:24 pm.

APPROVED - June 18, 2025.

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