



Town of Hilton Head Island

Planning Commission Meeting

Wednesday, July 16, 2025, 2:00 PM

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

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. **Commission Business**
 - a. Recognition of Outgoing Commissioner John Campbell
 - b. Welcome to New Members
 - c. Upcoming Nomination and Recommendation to Town Council of Two (2) Planning Commission Members to Fill Vacancies on the Gullah Geechee Land & Cultural Preservation Task Force
5. **Approval of the Minutes**
 - a. Regular Meeting Minutes of June 18, 2025
6. **Unfinished Business**
7. **New Business**
 - a. Request for Planning Commission Initiation of an Amendment to Title 16 of the Municipal Code, the Land Management Ordinance, to Amend Sections 16-3-105.H, 16-4-102.A.6, 16-4-105, 16-4-102.B.1 to allow residential Workforce Housing within the Medical (MED) District. - Shawn Leininger, Assistant Town Manager
8. **Public Comment - Non Agenda Items**
9. **Chairman's Report**
10. **Staff Reports**

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."



Town of Hilton Head Island PLANNING COMMISSION MEETING Wednesday, June 18, 2025, 2:00 PM Minutes

1. Call to Order

Chairman Siebold called the meeting to order at 2:00 pm. Present were Chairman Siebold, Ellen Whaley, Tom Henz, Joseph DuBois, and Chuck Lobaugh.

2. Pledge to the Flag

3. Adoption of the Agenda

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

4. Approval of the Minutes

- a. Regular Meeting Minutes of May 21, 2025.

A motion was made by Commissioner Lobaugh to approve the Regular Meeting Minutes of May 21, 2025. Commissioner Whaley seconded. The Minutes of May 21, 2025 were unanimously approved.

5. Unfinished Business

6. New Business

- a. Gullah-Geechee Land & Cultural Preservation Task Force Update - Lavon Stevens, Chairman

Lavon Stevens provided the Planning Commission with the annual update from the Gullah-Geechee Land & Cultural Preservation Task Force, highlighting significant progress made on 23 of the 37 recommendations outlined in the Town's Cultural Preservation Project Report. Key accomplishments included the launch of the Gullah History and Cultural Awareness Program, implementation of expedited permitting and land use flexibility, and continued efforts to address heirs' property challenges and critical home repairs. Mr. Stevens emphasized the Task Force's ongoing role in cultural preservation, public policy, and community advocacy, as well as the importance of collaborative implementation through the newly established Gullah-Geechee Historic Neighborhoods Community Development Corporation.

- b. **STDV-000362-2025** – Consideration of a Public Hearing for Nadine Chaplin, owner of 55 Sugar Horse Lane, proposing to name a new street name off Sugar Horse Lane. The affected parcels are R510 004 006K 0000 and R510 004 006F 0000. - Joheida Fister, Deputy Fire Chief

Chairman Siebold introduced the item and declared the Public Hearing open. Joheida Fister, Deputy Fire Chief, presented a proposal for a new access easement off of Horse Sugar Lane to be named Lezette Place. 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.

- c. **STDV-000308-2025** – Consideration of a Public Hearing for Herbert Ford, owner of 19 Marshland Road, proposing to name a new street name off Marshland Road. The affected parcel is R510 008 000 0460 0000. - Joheida Fister, Deputy Fire Chief

Chairman Siebold introduced the item and declared the Public Hearing open. Joheida Fister, Deputy Fire Chief, presented a proposal for a new access easement off of Marshland Road to be named Rosanna Lane. Following the opportunity for public comment and Commission discussion, the Public Hearing was closed. A motion was made by Commissioner Whaley to approve the naming of this street as presented. Commissioner DuBois seconded. The motion passed unanimously.

7. Public Comment - Non Agenda Items

8. Commission Business

- a. Nomination & Election of New Officers for July 1, 2025 - June 30, 2026.

Chairman Siebold asked for nominations for Chairman. Commissioner Whaley nominated Tom Henz for Chairman. Commissioner DuBois seconded. By a unanimous vote, Tom Henz was elected as Chairman.

Commissioner Siebold asked for nominations for Vice-Chair. Commissioner DuBois nominated Ellen Whaley for Vice-Chair. By a unanimous vote, Ellen Whaley was elected as Vice-Chairman.

- b. Recognition of outgoing Commissioner John Campbell.

This item will be moved to the agenda of the July 16, 2015 meeting of Planning Commission.

9. Chairman's Report

10. Staff Reports

11. Adjournment

Chairman Siebold adjourned the meeting at 2:45 pm.

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



TOWN OF HILTON HEAD ISLAND

Planning Commission

TO: Planning Commission
FROM: Shawn Leininger, Assistant Town Manager
CC: Marc Orlando, Town Manager
DATE: Wednesday, July 16, 2025
SUBJECT: Consideration of a request from Abode Development, in partnership with Novant Health and the Coastal Community Development Corporation (CCDC), for Planning Commission initiation of an amendment to Title 16 of the Municipal Code, the Land Management Ordinance, to amend Sections 16-3-105.H, 16-4-102.A.6, 16-4-105, 16-4-102.B.1 to allow residential Workforce Housing within the Medical (MED) District.

RECOMMENDATION:

Planning Commission consider a request from Abode Development, in partnership with Novant Health and the Coastal Community Development Corporation (CCDC), for Planning Commission initiation of an amendment to Title 16 of the Municipal Code, the Land Management Ordinance, to amend Sections 16-3-105.H, 16-4-102.A.6, 16-4-105, 16-4-102.B.1 to allow residential Workforce Housing within the Medical (MED) District..

Town Staff recommends that the Planning Commission review the proposed request and determine, by majority vote, if the Planning Commission supports initiating such amendments.

BACKGROUND:

Town Staff was contacted by representatives of Abode Development, Novant Health, and the CCDC regarding interest in developing workforce housing on land adjacent to the hospital several months ago. Such housing would support frontline healthcare staff, first responders, and other essential service workers. The site being contemplated is comprised of three properties owned by Hilton Head Medical Center LLC that totals approximately 12.6 acres along and adjacent to Bethea Drive. These properties are currently zoned Medical District (MED District) that is also part of a Planned Development Overlay District (PD-2).

Currently, the MED District (Section 16-3-102.H.2) allows for the conversion of commercial square footage to workforce housing (i.e., commercial conversion). Although

there is approximately 24,000 square feet of existing vacant office space (former outpatient rehabilitation services) on the subject properties, the buildings are in poor condition and are not conducive to a residential conversion. The construction of new workforce housing is not permitted. As a result, Abode Development and their partners are requesting the Town consider amending the MED District to allow new construction of workforce housing units.

This Section 16-2-103.B.2.a. of the LMO states that, “An application to amend the text of this Ordinance may be filed by the Planning Commission or the Town Manager, and any application shall comply with the requirements of Section 16-2-103.B-3.”

For clarity on the review standards that the Planning Commission will be required to consider should this amendment be initiated, in determining whether to recommend that Town Council adopt or deny the proposed text amendment, the Planning Commission may weigh the relevance of and consider whether and the extent to which the proposed Text Amendment:

- a. Is in accordance with the Comprehensive Plan;
- b. Is required by changed conditions;
- c. Addresses a demonstrated community need;
- d. Is consistent with the purpose and intent of the zoning districts in this Ordinance, or would improve compatibility among uses and ensure efficient development within the Town;
- e. Would result in a logical and orderly development pattern; and
- f. Would not result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

NEXT STEPS:

In the event the Planning Commission initiates this request, Town Staff will draft the appropriate LMO amendments to expand the provisions allowing Workforce Housing in the MED District. Such amendments would be presented to the Planning Commission for consideration and recommendation to Town Council, likely at the August 20, 2025, meeting. Separately and concurrently, Abode will submit the Zoning Map Amendment application that is needed to modify the current PD-2 Overlay zoning approved for the subject properties.

ATTACHMENTS:

1. Abode Request
2. Location Map of Subject Properties and PD-2 Overlay
3. Base Zoning Map of Subject Properties



Date: June 18, 2025

Shawn Leininger

Assistant Town Manager of Operations
Town of Hilton Head Island
1 Town Center Court
Hilton Head Island, SC 29928

Subject: Revised Request for Planning Commission Review – Workforce Housing Text Amendment

Dear Shawn,

On behalf of the team of Novant Health, Abode Development, and Coastal Community Development Corporation (CCDC), we thank you for the time and support as we continue to collaborate on the entitlement and development process for the proposed workforce housing community adjacent to Hilton Head Hospital.

Following a productive meeting earlier this week, and in accordance with the guidance provided by you and your team, we respectfully submit this formal request to begin the internal review process with the Planning Commission for the purpose of presenting a Text Amendment. This amendment would seek to modify the current provisions of the **Medical (MED) District zoning** to allow for a purpose-built, multifamily workforce housing development that directly supports Hilton Head Island’s critical service and medical workforce.

We believe this project aligns with the Town’s comprehensive plan and recent updates to the Land Management Ordinance, particularly Section 16-4-105, which outlines standards and goals for Workforce Housing initiatives. The proposed development would prioritize rental housing for frontline healthcare staff, first responders, and other essential service workers who are increasingly priced out of the local housing market.

Project Highlights

- **Location:** Parcels 337, 337A & 452 Bethea Drive (adjacent to Hilton Head Hospital)
- **Zoning:** MED District (12.6 acres total)
- **Program:**
 - 126 multifamily units across three stories
 - **Unit Mix: 64 one-bedroom, 48 two-bedroom, 14 three-bedroom units**
 - Community clubhouse with pool and wellness amenities
 - Outdoor recreation areas, pocket parks, and pedestrian connectivity
 - 30% of all units within the development to serve below the 80% AMI range. The remaining 70% of units to serve between 80%-150% AMI
 - Long-term affordability with deed restrictions in accordance with Sec. 16-4-105

Our team is committed to working in close coordination with Town staff throughout this process. We respectfully request that this proposal be placed into the formal Planning Commission review pipeline, beginning with the necessary internal review and pre-application steps.

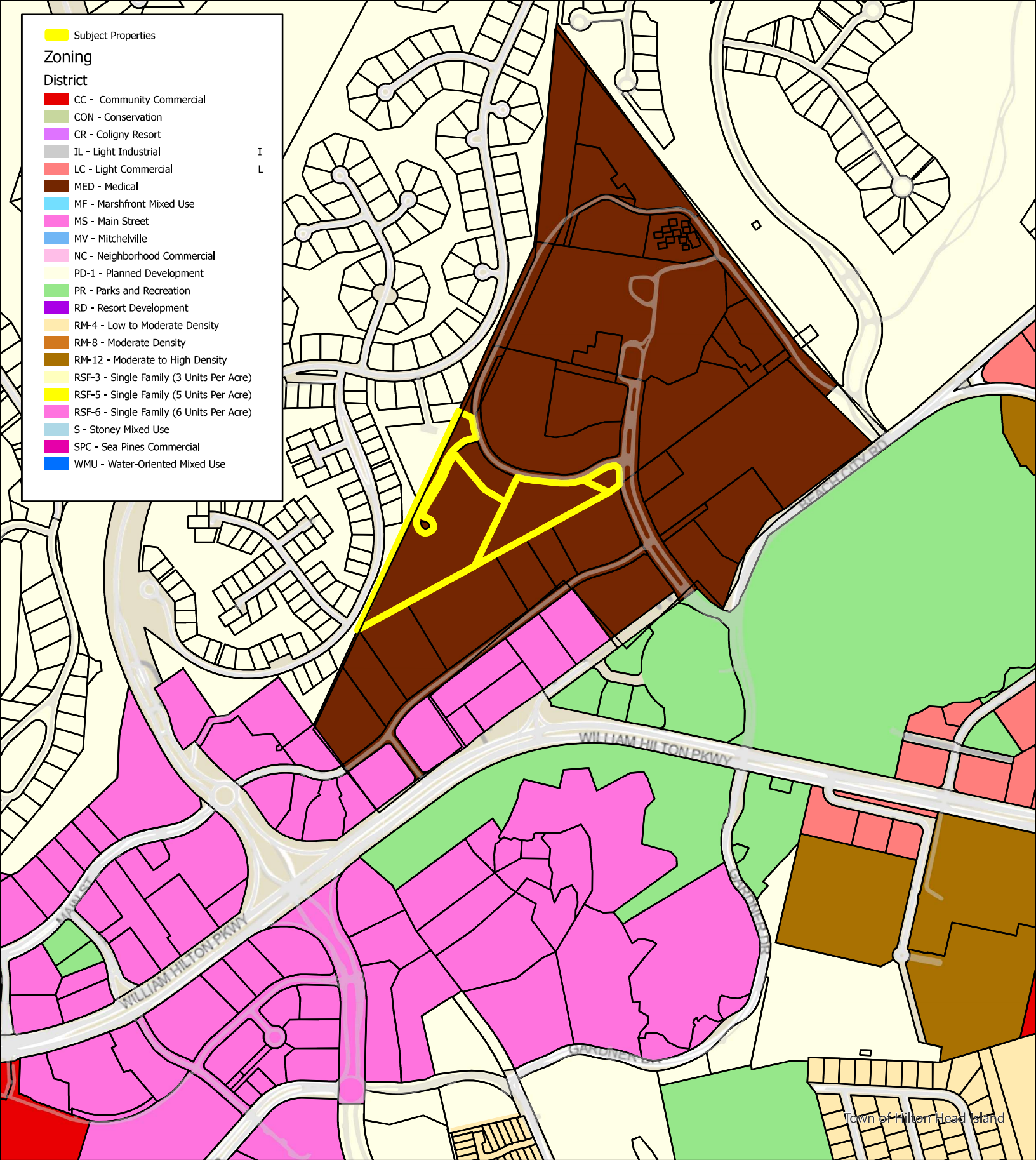


Please let us know the appropriate next steps and timeline to initiate that process. We are prepared to submit any additional documentation, supporting materials, or formal application components needed to facilitate review.

Thank you again for your partnership and support in helping us bring forward a meaningful, community-based solution to Hilton Head's workforce housing challenges.

Keith Kostrzewski
Managing Partner, Abode Development
keith@AbodeLC.com

CC: Brian Quinn
Managing Partner, Abode Development
brian@AbodeLC.com



Base Zoning Map

Subject Properties

July, 2025

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