



Town of Hilton Head Island

Planning Commission Meeting

Wednesday, August 20, 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. **Chairman's Report**
 - a. New Member Welcome - Mayor Alan Perry
5. **Approval of the Minutes**
 - a. Regular Meeting Minutes of July 16, 2025
6. **Unfinished Business**
7. **New Business**
 - a. **STDV-000661-2025** – Consideration of a Public Hearing for a street name request from Brendan Barr of One Street Residential proposing to name four new streets off Northpointe Circle. The affected parcels are identified on Beaufort County Tax Maps as Parcels R510 007 000 0121 0000, R510 007 000 0219 0000, R510 007 000 0228 0000, R510 007 000 0230 0000, R510 007 000 0231 0000, R510 007 000 0232 0000, R510 007 000 0233 0000, R510 007 000 0234 0000, R510 007 000 0235 0000, R510 007 000 0236 0000, R510 007 000 0237 0000, R510 007 000 0238 0000, R510 007 000 0239 0000, R510 007 000 0240 0000, R510 007 000 0241 0000, R510 007 000 0242 0000, R510 007 000 0243 0000, and R510 007 000 0265 0000. - Joheida Fister, Deputy Fire Chief
 - b. Public Hearing for Consideration of an Ordinance of the Town of Hilton Head Island to Amend 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, and 16-4-102.B.1 to allow residential Workforce Housing within the Medical (MED)

Zoning District. - Shawn Leininger, Assistant Town Manager

- c. Public Hearing for Consideration of an Ordinance of the Town of Hilton Head Island to Amend the Official Zoning Map with Respect to the Real Property located at Bethea Drive to Amend the Palmetto Headlands/H.H. Hospital Master Plan within the Planned Development Overlay District (PD-2) for Beaufort County Tax Map Parcels R510 008 000 337A 0000, R510 008 000 0337 0000 and R510 008 000 0452 0000 to change the allocated uses from Commercial Use to Commercial or Residential Use and to Provide for Severability and an Effective Date. - Shawn Leininger, Assistant Town Manager
- d. **PPR-000119-2025** - Public Hearing Request from Scott Harris, with the Town of Hilton Head Island, for the Public Project Review for a new park facility on the Town-owned parcel located at 252 Wild Horse Road. The affected parcel is Beaufort County Tax Map Parcel R510 003 000 0027 0000. - Brian Eber, Principal Planner

8. Public Comment - Non Agenda Items

9. Commission Business

- a. Nomination and Recommendation to Town Council of Two (2) Planning Commission Members to Fill Vacancies on the Gullah Geechee Land & Cultural Preservation Task Force
- b. Appointment of Board Secretary for July 1, 2025 - June 30, 2026 Term

10. Staff Reports

- a. **DPR-000412-2025** – Jennifer Palmer of Seamon Whiteside & Associates, on behalf of The Town of Hilton Head Island, is proposing a Workforce Housing Development Project at 10 Northpointe Circle. This new development consists of multifamily units and townhome cottages, totaling 157 units and supporting infrastructure. The subject property is zoned Moderate to High Density Residential District (RM-12) and is located within the Corridor Overlay. The affected parcels are identified on Beaufort County Tax Map 7 as Parcels R510 007 000 0121 0000, R510 007 000 0219 0000, R510 007 000 0230 0000, R510 007 000 0232 0000, R510 007 000 0233 0000, R510 007 000 0234 0000, R510 007 000 0235 0000, R510 007 000 0236 0000, R510 007 000 0237 0000, R510 007 000 0238 0000, R510 007 000 0239 0000, R510 007 000 0240 0000, R510 007 000 0241 0000, R510 007 000 0242 0000, R510 007 000 0243 0000, and R510 007 000 0265 0000. - Michael Connolly, Senior Planner

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."