



## Town of Hilton Head Island

### Planning Commission Meeting Wednesday, September 17, 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 August 20, 2025
5. **Unfinished Business**
  - a. Consideration of an Ordinance of the Town of Hilton Head Island to Amend Chapter 16 of the Municipal Code, the Land Management Ordinance, to Amend the Traffic Impact Analysis Plan Requirements and Traffic Analysis Standards in Land Management Ordinance Sections 16-2-103, 16-5-106 and Appendix D, and Providing for Severability and an Effective Date - Shea Farrar, Pricipal Planner
6. **New Business**
  - a. **PPR-000829-2025-** 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 23 Marshland Road. The affected parcel is Beaufort County Tax Map Parcel R510 008 000 008D 0000. - Shea Farrar, Pricipal Planner
7. **Public Comment - Non Agenda Items**
8. **Commission Business**
9. **Chairman's Report**
10. **Staff Reports**

- a. **DPR-001043-2024** – Axis Engineering Consultants is proposing the development of an Aldi grocery store at Sea Turtle Marketplace. The subject property is located at 80 Mathews Drive and is identified as Beaufort County Tax Map Parcel R511 008 000 0156 0000. - Michael Connolly, Senior Planner
- b. **DPR-000104-2025** - Casey Warfield of Kimley-Horn and Associates is proposing the redevelopment of 70 Pope Ave for a grocery store. The subject properties are identified as Beaufort County Tax Map Parcels R553 018 000 0268 0000 and R553 018 000 0269 0000. - Michael Connolly, Senior Planner
- c. **DPR-000518-2025** - James Atkins, of Court Atkins Group, is proposing the redevelopment of 2 Tanglewood Drive for multifamily use. The subject property is identified as Beaufort County Tax Map Parcel R553 018 000 0330 0000. - Brian Eber, Principal 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."