



Town of Hilton Head Island PLANNING COMMISSION MEETING Wednesday, August 20, 2025, 2:00 PM Minutes

1. Call to Order

2. Pledge to the Flag

3. Adoption of the Agenda

Commissioner Lobaugh made a motion to adopt the agenda as presented. Commissioner Siebold seconded. Motion carried 9-0.

4. Chairman's Report

a. New Member Welcome - Mayor Alan Perry

Mayor Alan Perry welcomed new members to the Planning Commission.

5. Approval of the Minutes

a. Regular Meeting Minutes of July 16, 2025

Vice Chair Whaley made a motion to approve the meeting minutes of July 16, 2025. Commissioner Siebold seconded. Motion carried 9-0.

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

Chairman Henz introduced the item and declared the Public Hearing open. Kathleen Litchfield, 911 Communications Manager, presented a proposal for 4 new streets off Northpoint Circle named Northpoint, Fairfiled Station, Dunebrook Court, and Fencliff Trail. 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 the streets as presented. Commissioner Redman seconded. The motion passed unanimously.

- 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

Chairman Henz introduced the item and declared the Public Hearing open. Ben Brown, Director of Strategic Initiatives, presented an Ordinance to Amend Chapter 16 of the Municipal Code, the Land Management Ordinance, to allow for residential Workforce Housing within the Medical Zoning District. There was an opportunity for public comment and Commission discussion. The Public Hearing was left open. Staff indicated that additional information was needed for the associated rezoning, so the action should be postponed to stay on the same track as the rezoning.

A motion was made by Vice Chair Whaley to postpone the decision until the September 17, 2025 Planning Commission meeting. Chairman Cordes seconded the motion. The motion passed unanimously.

- 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

Chairman Henz introduced the item and declared the Public Hearing open. Ben Brown, Director of Strategic Initiatives, presented the rezoning request, to amend the Palmetto Headlands/Hilton Head Hospital Master Plan within the Planned Development Overlay District (PD-2) to change the allocated uses from Commercial Use to Commercial or Residential Use.

The applicant then presented to the Committee. Brian Quinn and Keith Kostrzewski, of Abode spoke regarding the project. Abode is the developer for the project with Novant Health and the Coastal Community Development Corporation as partners in support. Joel Taylor of Novant Health discussed his company's involvement with the project to provide workforce housing to hospital employees. Dave Wetmore, Vice Chair of the Coastal Community Development Corporation, spoke about their involvement in the project as the property manager. Staff indicated that additional information related to the Palmetto Headlands and the Planned Development Overlay (PD-2) was needed so the action should be postponed.

There was an opportunity for public comment and Commission discussion. The Public Hearing was left open.

A motion was made by Vice Chair Whaley to postpone the decision on the applicant until the September 17, 2025 meeting. Commissioner Sielbold seconded the motion. The motion passed unanimously.

- 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

Chairman Henz introduced the item and declared the Public Hearing open. Brian Eber, Principal Planner, presented a new park facility on Town-owned property at 252 Wild Horse Road for Public Project Review. Following an opportunity for public comment and Commission discussion, the Public Hearing was closed.

A motion was made by Commissioner Lobaugh to approve the Public Project Review Application as presented. Commissioner Siebold seconded. The motion passed unanimously.

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

Commissioner Siebold nominated Commissioners Lobaugh and Hewitt for appointment to the Gullah Geechee Land & Cultural Preservation Task Force. The nominations will be forwarded to Town Council for approval. All were in favor.

- b. Appointment of Board Secretary for July 1, 2025 - June 30, 2026 Term

This item will be taken up at a later date.

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

Chairman Henz introduced the item. Ben Brown, Senior Advisor to the Town Manager, presented a Development Plan Review as submitted by Seamon Whiteside & Associates proposing a 157-unit Workforce Housing Project at 10 Northpoint Circle. Following an opportunity for public comment the Commission concluded discussion on the project and thanked Mr. Brown for his work to date on this project. The Public Hearing was closed.

11. Adjournment

Chairman Henz adjourned the meeting at 4:10pm

The full recording and a transcript of this meeting can be found on the Town's website at www.hiltonheadislandsc.gov