



# Town of Hilton Head Island PLANNING COMMISSION MEETING Wednesday, July 16, 2025, 2:00 PM Minutes

## 1. Call to Order

Chairman Henz called the meeting to order at 1:59 pm.

## 2. Pledge to the Flag

## 3. Adoption of the Agenda

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

## 4. Commission Business

### a. Recognition of Outgoing Commissioner John Campbell

Outgoing Chair Bruce Siebold recognized outgoing Commissioner John Campbell for his dedicated service and presented a certificate of appreciation. Mr. Campbell served two terms, including time as Vice-Chair, and was commended for his thorough preparation, insightful questions, and valuable contributions, particularly his knowledge of native islander issues.

### b. Welcome to New Members

Chairman Henz welcomed new Planning Commissioners Margaret Hewitt, Jeff Turnbull, and Bill Redman to the Commission. Ellen Whaley was recognized as the newly elected Vice Chair. Commissioner Bruce Siebold was also thanked for his years of dedicated leadership as Chair and acknowledged for continuing his service on the Commission.

### 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

The Commission was informed that at its next meeting, it will nominate two members to fill vacancies on the Gullah Geechee Land & Cultural Preservation Task Force. This task force, the Planning Commission's only subcommittee, plays a vital role in advancing the town's strategic goal of preserving, protecting, and celebrating Gullah Geechee culture. The two previous representatives, Commissioners Campbell and Henz, are stepping down from the task force.

## 5. Approval of the Minutes

### a. Regular Meeting Minutes of June 18, 2025

Commissioner Siebold made a motion to approve the meeting minutes of June 18, 2025. Commissioner Hewitt seconded. Motion carried 9-0.

## **6. Unfinished Business**

## **7. New Business**

- a. 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. - Shawn Leininger, Assistant Town Manager

Assistant Town Manager Shawn Leininger presented a request from Abode Development, in partnership with Novant Health and the Coastal Community Development Corporation (CCDC), for the Planning Commission to initiate a text amendment to the Land Management Ordinance. The proposed amendment would allow new construction of residential workforce housing within the Medical (MED) Zoning District, expanding beyond the current allowance for residential uses only through conversion of existing non-residential buildings. The amendment would apply to the Medical District overall but be limited in implementation by a concurrent PD-2 overlay amendment to restrict the location of residential use.

Mr. Leininger explained the amendment would support development of 126 workforce housing units on approximately 5.4 upland acres located behind Hilton Head Hospital. The proposed housing would meet established workforce housing requirements, with 30% of units affordable to those earning up to 80% of AMI, and the remainder staggered up to 150% AMI.

The Commission discussed the amendment's consistency with the Comprehensive Plan, potential impacts on future medical needs, the environment, and the scope of precedent it might set. Members also inquired about drainage concerns, the condition of existing buildings, and coordination with Hilton Head Plantation. The applicant confirmed that the existing buildings were not viable for conversion and noted continued engagement with neighboring stakeholders.

Following discussion, Commissioner Lobaugh made a motion to approve the request for staff to initiate the amendment and prepare draft language for future review. Commissioner DuBois seconded the motion. Motion carried 9-0.

## **8. Public Comment - Non Agenda Items**

## **9. Chairman's Report**

**10. Staff Reports**

**11. Adjournment**

Chairman Henz adjourned the meeting at 2:37 pm.

APPROVED AUGUST 20, 2025

**The full recording and a transcript of this meeting can be found on the Town's website at [www.hiltonheadislandsc.gov](http://www.hiltonheadislandsc.gov)**