



## Town of Hilton Head Island

### Planning Commission Meeting Wednesday, November 19, 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 September 17, 2025.
5. **Unfinished Business**
  - a. 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, Deputy Town Manager
6. **New Business**
  - a. ZA-001007-2025: 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. - Michael Connolly, Senior Planner
  - b. PPR-001035-2025: Public Hearing Request from Neal Eike, with the Town of Hilton Head Island, for an Application for Public Project Review for the property identified on Beaufort County Tax Maps as Parcel R550 014 000 0763 0000, also identified as 30 Arrow Road, for the development of a new pickleball

facility on a Town-owned parcel. - Shea Farrar, Principal Planner

**7. Public Comment - Non Agenda Items**

**8. Commission Business**

- a. Adoption of Proposed 2026 Meeting Dates.

**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."