



Town of Hilton Head Island PLANNING COMMISSION MEETING Wednesday, September 17, 2025, 2:00 PM Minutes

1. Call to Order

Chairman Henz called the meeting to order at 2 pm.

2. Pledge to the Flag

3. Adoption of the Agenda

Vice Chair Whaley made a motion to adopt the agenda as presented. Commissioner Cordes seconded. Motion carried 9-0.

4. Approval of the Minutes

a. Regular Meeting Minutes of August 20, 2025

Chairman Henz requested staff update presenters. Commissioner Lobaugh moved to approve the amended meeting minutes from August 20, 2025. Commissioner Hewitt seconded the motion. The motion passed unanimously, 9-0.

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

Chairman Henz introduced the item for consideration. Shea Farrar, Principal Planner, presented the proposed ordinance to amend Chapter 16 of the Municipal Code (the Land Management Ordinance) regarding the Traffic Impact Analysis Plan Requirements and Traffic Analysis Standards. The item was returned to the Planning Commission for approval due to a change made by Town Council.

After questions from the Commissioners, Vice Chair Whaley made a motion to recommend approval to Town Council and that special consideration be given to the cumulative effects of development on the island's roadways. Commissioner Lobaugh seconded, and the motion passed unanimously.

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

Chairman Henz introduced the item and declared the Public Hearing open. Shea Farrar, Principal Planner, introduced the request for the Public Project Review for a new park facility on Town-owned property located at 23 Marshland Road, identified as Beaufort County Tax Map Parcel R510 008 000 008D 0000. Scott Harris, Senior Project Manager, responded to questions from the Commission. The Public Hearing was then closed. With no further discussion, Commissioner Hewitt made a motion to approve. Commissioner Siebold seconded. The motion passed unanimously.

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

Michael Connolly, Senior Planner, presented the proposed development of an Aldi grocery store at Sea Turtle Marketplace.

- 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

Mr. Connolly presented the proposed redevelopment of a new grocery store, which will be located at 70 Pope Ave.

- 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

Brian Eber, Principal Planner, presented the proposed redevelopment of the existing building at 2 Tanglewood Drive into a three-story hotel with an underground parking garage. The project is under review by the Town. The agenda had listed the use as multifamily; however, the applicants revised the use to hotel after publication. The Commissioners were informed, and the updated information was submitted for the record.

11. Adjournment

This meeting adjourned at 2:57pm.

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