



Town of Hilton Head Island PLANNING COMMISSION MEETING Wednesday, November 19, 2025, 2:00 PM Minutes

1. Call to Order

Chairman Henz called the meeting to order at 2:00 p.m.

In attendance: Chairman Henz, Vice Chair Whaley and Commissioners Lobaugh, Hewitt, Siebold, Turnbull, Redman, Dubois and Cordes.

2. Pledge to the Flag

3. Adoption of the Agenda

The agenda was adopted by unanimous vote, 9-0.

4. Approval of the Minutes

- a. Regular Meeting Minutes of September 17, 2025.

Commissioner Lobaugh made a motion to approve the minutes of September 17, 2025. The motion was seconded by Commissioner Siebold. The motion passed unanimously, 9-0.

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

Chairman Henz introduced the item and declared the public hearing open. Michelle Mealer, Community Planning Manager, introduced for consideration an amendment to Title 16 of the Municipal Code, the Land Management Ordinance, to allow for residential Workforce Housing within the Medical Zoning District. The Commission received comments from the public regarding the application. The public hearing was then closed. Commissioner Lobaugh made a motion to approve the text amendment. Commissioner Siebold seconded. The motion passed unanimously, 9-0.

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

Chairman Henz introduced the item and declared the public hearing open. Michael Connolly, Senior Planner, introduced for consideration an amendment to the zoning map to change the allocated uses from Commercial Use to Commercial or Residential Use. The applicants gave presentations and answered questions from the Commission. The Commission received comments from the public regarding the application. The public hearing was closed. Commissioner Lobaugh made a motion to approve with the condition that all stormwater generated on-site shall be retained and managed within the project limits; no discharge shall be directed toward Hilton Head Plantation; and any existing drainage issues along the common property line with Hilton Head Plantation will be resolved to the satisfaction of the Town and property owners. Commissioner Siebold seconded. The motion passed, 7-2. Commissioners Turnbull and Cordes opposed.

- 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

Chairman Henz introduced the item and declared the public hearing open. Shea Farrar, Principal Planner, presented an application for Public Project Review for the development of a new pickleball facility at 30 Arrow Road. The Commission received comments from the public regarding the application. Neil Eike, Senior Project Manager, answered questions from the Commission. Vice Chair Whaley made a motion to table the discussion until the Commission's questions can be answered in full and the community of Palmetto Bay Villas has been properly notified. Commissioner Redman seconded. The motion passed unanimously, 9-0.

7. Public Comment - Non Agenda Items

8. Commission Business

- a. Adoption of Proposed 2026 Meeting Dates.

Vice Chair Whaley made a motion to adopt the proposed meeting dates for 2026. Commissioner Hewitt seconded. The motion passed unanimously, 9-0.

9. Chairman's Report

10. Staff Reports

Lisa Swayne was introduced as Board Secretary. Zac Gordon was introduced as Planning Director for the Town.

11. Adjournment

The meeting was adjourned at 3:41 p.m.

Approved.

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