



## Town of Hilton Head Island

### Planning Commission Meeting

Wednesday, January 21, 2026, 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 December 17, 2025.
5. **Unfinished Business**
6. **New Business**
  - a. Request for Planning Commission Initiation of an Amendment to Title 16 of the Municipal Code, the Land Management Ordinance, to amend section 16-3-106 Holiday Homes Neighborhood Character Overlay District (HH-NC-O) to Modify and Add Regulations Pertaining to Setback, Buffers, Impervious Coverage, Floor Area Ration, and Parking.
7. **Public Comment - Non Agenda Items**
8. **Commission Business**
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."