



## Town of Hilton Head Island

### Planning Commission Meeting

Wednesday, March 18, 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 January 21, 2026.
5. **Unfinished Business**
  - a. **LMO Text Amendment:** Public Hearing for consideration of an Ordinance to Amend Title 16 of the Municipal Code of the Town of Hilton Head Island, the Land Management Ordinance, to amend the Overlay Zoning District Standards for the Holiday Homes Neighborhood Character Overlay District (HH-NC-O), to include the following section: 16-3-106.J.
6. **New Business**
  - a. **PPR-000069-2026:** Public Hearing request from Stephen Barnes, Senior Project Manager, Town of Hilton Head Island, on behalf of the Town of Hilton Head Island, for an Application for Public Project Review for the property identified on Beaufort County Tax Map as Parcel R510 007 000 0228 0000, also identified as the United States Postal Service site, located at 213 William Hilton Parkway. The parcel is located within the Light Commercial and Corridor Overlay Zoning Districts.
  - b. **DPR-000073-2026:** Public hearing request from Matthew Johnson of Bohler Engineering, to redevelop the existing Truist Bank located at 2 Lafayette Place, also identified as Beaufort County Tax Map Parcel Number R510 008 000 0409 0000. The parcel is in the Main Street Zoning District and is in the Corridor Overlay Zoning District. The applicant proposes retrofitting the building for a new tenant and improving the parking lot to meet ADA

requirements.

- 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."