



Town of Hilton Head Island PLANNING COMMISSION MEETING Wednesday, January 21, 2026, 2:00 PM Minutes

1. Call to Order

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

In attendance: Chair Henz, Vice-Chair Whaley, Commissioners Lobaugh, Hewitt, Turnbull, Redman, DuBois and Cordes.

2. Pledge to the Flag

3. Adoption of the Agenda

Commissioner Hewitt made a motion to adopt the agenda. Commissioner Redman seconded. The motion was passed unanimously. 9-0.

4. Approval of the Minutes

a. Regular Meeting Minutes of December 17, 2025.

Commissioner Hewitt made a motion to adopt the minutes of December 17, 2025. Commissioner DuBois seconded the motion. The motion passed unanimously, 9-0.

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.

Shea Farrar, Principal Planner, and Trey Lowe, Development Services Manger, presented the request for the 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. Chair Henz invited public comment regarding the item. Several citizens spoke to support the amendment and shared a printed presentation with the Board. Staff answered questions from the Board. Trey Lowe clarified next steps and a functional timeline for adoption of new amendments. Vice Chair Whaley made a motion to proceed with the initiation as presented. Commissioner Lobaugh seconded. The motion passed unanimously, 8-0.

7. Public Comment - Non Agenda Items

8. Commission Business

9. Chairman's Report

Chairman Henz shared that he had been appointed to represent the Commission on the Land Management Ordinance Task Force and asked that any questions or comments go to him.

Michelle Mealer, Community Planning Manager, introduced the new Town website and how to navigate to access the Land Management Ordinance Task Force meetings, materials, resources and presentations.

Shea Farrar provided an update on the District Planning Project.

10. Staff Reports

11. Adjournment

The meeting was adjourned at 2:51 p.m.

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