



## Town of Hilton Head Island

### Planning Commission Meeting

Wednesday, June 17, 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 April 15, 2026.
5. **Unfinished Business**
6. **New Business**
  - a. **STDV-000321-2026**- Public hearing request from Valeria Plasse, owner of 201 Wild Horse Rd., for a Street Name Application to name an existing access easement off Wild Horse Rd. The affected parcel is identified on Beaufort County Tax Maps as R510 007 000 016A 0000.
  - b. **STDV-000376-2026** - Public hearing request from Chauncey Napoleon Barnwell, owner of Beaufort County Tax Map Parcel R510 007 00D 0007 0000, for a Street Name Application to name the existing access easement serving the property. The affected parcels are identified on Beaufort County Tax Maps as R510 007 00D 0007 0000, R510 007 00D 0003 0000, R510 007 00D 0004 0000, R510 007 00D 0002 0000, R510 007 00D 0002 0000, R510 007 00D 0001 0000, R510 007 000 026B 0000.
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.

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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."



# Town of Hilton Head Island PLANNING COMMISSION MEETING Wednesday, April 15, 2026, 2:00 PM Minutes

## 1. Call to Order

The meeting was called to order at 2:00 pm.

In attendance: Chair Tom Henz, Vice Chair Ellen Whaley, and Commissioners Chuck Lobaugh, Margaret Hewitt, Bruce Siebold, Bill Redman, Ed Cordes, and Joe DuBois.

## 2. Pledge to the Flag

## 3. Adoption of the Agenda

Commissioner Lobaugh made a motion to adopt the agenda. Vice Chair Whaley seconded. The motion passed unanimously, 8-0.

## 4. Approval of the Minutes

### a. Regular Meeting Minutes of March 18, 2026.

Commissioner Siebold made a motion to adopt the regular meeting minutes of March, 18, 2026 as corrected. Commissioner Redman seconded. The motion passed unanimously, 8-0.

## 5. Unfinished Business

There was no unfinished business.

## 6. New Business

- a. **DPR-000927-2025:** Public Hearing request from Charles Hager V, P.E. of LJA Engineering, to develop the vacant site at 95 Augusta Ln, also identified as Beaufort County Tax Map Parcel Number R510 007 000 0244 0000. The parcel is in the PR District and is in the Corridor Overlay Zoning District. The applicant proposes to construct a new building for the Sandalwood Food Pantry.

Chair Henz introduced the item and declared the public hearing open. Brian Eber, Principal Planner, presented the plan for the development of the vacant site at 95 Augusta Lane. The development proposes construction of a new building for the Sandalwood Food Pantry. The building will introduce no traffic concerns and will adhere to setback and buffer requirements. With no comments from committee members or the public, the public hearing was closed. The commission unanimously recommended

approval of the project.

**b. Capital Improvement Program Fiscal Year 2027 Priority Projects**

Don D'Adam, Public Projects Director, presented the proposed Capital Improvement Program Fiscal Year 2027 Priority Projects. These projects are part of a larger five year rolling plan of improvements. The plan is categorized into eight sections that the Planning Commission will review and recommend to Town Council.

Beach renourishment is nearing completion, with sand fencing to follow. Construction will soon begin on improvements to Islanders Beach Park. The Jonesville Road and Lagoon Road pathway projects are currently in the planning and design phase. Several roadway projects are underway or forthcoming, including work at the Northpoint USPS site, Sea Pines Circle, Gumtree Road, Squire Pope Road, Spanish Wells Road, and a number of dirt road locations. These projects will be discussed more comprehensively at the Town Council Workshop on April 28.

Priority park improvement projects include Barker Field, Patterson Family Park, and Taylor Family Park. Facilities and equipment priorities have been identified at Mitchelville Freedom Park and the Gullah Geechee Cultural Heritage Center. Stormwater improvements include maintenance for non-PUD areas and PUD neighborhood reimbursements. Additionally, the Jarvis Creek Pump Station will receive replacement pumps, and the Central Island Pump Station is scheduled for a full overhaul.

Mr. D'Adam responded to questions from the Commissioners, focusing on the criteria used to designate a project as a priority and the process by which a project may be elevated or added to the list. The Commissioners agreed that additional information would be needed before they could confidently approve the plan. Vice Chair Whaley moved to forward the plan to Town Council, with the addition of concerns regarding the Spanish Wells Road and Highway 278 intersection and other corridor projects discussed during the meeting. Commissioner Hewitt seconded. Motion passed unanimously — 8–0.

**7. Public Comment - Non Agenda Items**

There were no public comments.

**8. Commission Business**

There was no commission business.

**9. Chairman's Report**

Chair Henz asked that all members of the commission stay involved in the Land Management Taskforce meetings by attending or watching the recordings because the items discussed will be coming before the Planning Commission for approval.

## **10. Staff Reports**

There were no staff reports.

## **11. Adjournment**

The meeting was adjourned at 2:41 pm.

**The full recording and a transcript of this meeting can be found on the Town's website at [www.hiltonheadislandsc.gov](http://www.hiltonheadislandsc.gov)**



**TOWN OF HILTON HEAD ISLAND  
COMMUNITY DEVELOPMENT DEPARTMENT**

One Town Center Court

Hilton Head Island, SC 29928

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**STAFF REPORT  
NEW STREET NAME**

Case #	New Street Name	Public Hearing Date
STDV-000321-2026	Cimarron Manor	June 17, 2026

Parcel Data or Location:	Applicant/Agent
R510 007 000 016A 0000	APPLICANT – Rich Stone 386 Spanish Wells Rd, Unit B4 Hilton Head Island, SC 29926

**Application Summary**

STDV-000321-2026 – Public Hearing request from Rich Stone, applicant, for a new street name request off Wild Horse Road. The affected parcel is R510 007 000 016A 0000.

**Staff Recommendation**

Staff recommends the Planning Commission approve the Cimarron Manor street name application based on the criteria outlined in Land Management Ordinance Section 16-2-103.O.4 and enclosed herein.

**Background**

Rich Stone, applicant, proposes to name a proposed access easement located off Wild Horse Road. Cimarron Manor will provide direct access to 3 homes on the parcel. Due to the zoning in this area (RM-4 – Low to Moderate Density), the dwelling unit density allows for 4 dwelling units per acre. This access easement could potentially serve as access for one additional dwelling unit on the parcel.

See Attachment A, Site Plan.

*As set forth in LMO Section 16-2-103.O.3.d, Decision-Making Body Review and Decision, the Commission shall hold a public hearing and make a final decision on the*

*application based on the standards in LMO Section 16-2-103.O.4, Street/Vehicular Access Easement Review Standards.*

**Summary of Facts and Conclusion of Law**

*Criterion A: No new street or vehicular access easement, or proposed modification of the name of an existing street or vehicular access easement, shall duplicate, be phonetically similar to, or in any way be likely to be confused with an existing street or vehicular access easement, despite of the use of prefixes or suffixes. (LMO Section 16-2-103.O.4.a).*

**Findings of Fact:**

1. Town staff, Town Fire & Rescue Dispatch, and Beaufort County Dispatch have determined Cimarron Manor is not duplicated within the Town or Beaufort County.
2. Town staff, Town Fire & Rescue Dispatch, and Beaufort County Dispatch have determined Cimarron Manor is not phonetically similar to an existing street or vehicular access easement.
3. Town staff, Town Fire & Rescue Dispatch, and Beaufort County Dispatch have determined Cimarron Manor will not likely be confused with an existing street or vehicular access easement.

**Conclusion of Law:**

1. The proposed street name Cimarron Manor meets the requirements of this criterion.

**Summary of Facts and Conclusion of Law**

*Criterion B: Name(s) shall be simple, logical, easy to read and pronounce, and are clear and brief. Use of frivolous or complicated words or unconventional spellings in names shall not be approved. (LMO Section 16-2-103.O.4.b).*

**Findings of Fact:**

1. Town staff, Fire & Rescue Dispatch, and Beaufort County Dispatch determined Cimarron Manor is simple, logical, easy to read and pronounce.
2. Town staff, Fire & Rescue Dispatch, and Beaufort County Dispatch determined Cimarron Manor is clear and brief.
3. Town staff, Fire & Rescue Dispatch, and Beaufort County Dispatch determined Cimarron Manor does not include frivolous or complicated words or unconventional spelling.

**Conclusion of Law:**

1. The proposed street name Cimarron Manor meets the requirements of this criterion.

**Summary of Facts and Conclusions of Law**

*Criterion C: It is desirable to use names that have some association with Hilton Head Island and specifically with the immediate location of the street or place, such as reference to local history or physiographic features. (LMO Section 16-2-103.O.4.c).*

**Finding of Fact:**

1. The proposed street name Cimarron Manor was chosen because Cimarron refers to a type of wild horse that is native to the Americas. The name was chosen for its thematic connection to the primary roadway, Wild Horse Road.

**Conclusion of Law:**

1. The proposed street name Cimarron Manor meets the requirements of this criterion.

**Summary of Facts and Conclusion of Law**

*Criterion D: Use of a common theme is recommended for names of streets that are associated with one another, such as those within a residential development. (LMO Section 16-2-103.O.4.d).*

**Findings of Fact:**

1. The proposed Cimarron Manor is not associated with other streets within a residential development.

**Conclusion of Law:**

1. This criterion does not apply to this application.

**Summary of Facts and Conclusion of Law**

*Criterion E: Streets or vehicular access easements that continue through an intersection should generally bear the same name, except where the street crosses a major arterial or where existing address points on a street require that the street given a different name. (LMO Section 16-2-103.O.4.e).*

**Finding of Fact:**

1. The proposed Cimarron Manor does not continue through an intersection.

**Conclusion of Law:**

1. This criterion does not apply to this application.

**Summary of Facts and Conclusion of Law**

*Criterion F: A street or vehicular access easement making an approximate right-angle turn where there is no possibility of extending the street or vehicular access easement in either direction shall be considered to be continuous and continue the same name. Where there is a choice of direction or a possibility of extending either section in the future, such configuration shall be considered to be an intersection and the street/easement segments extending from the intersection shall bear different names. (LMO Section 16-2-103.O.4.f).*

**Findings of Fact:**

1. The proposed Cimarron Manor would not make a right-angle turn.

**Conclusion of Law:**

1. This criterion does not apply to this application.

**Summary of Facts and Conclusion of Law**

*Criterion G. New or modified street names should generally use Drive, Lane, Place, Road, Street, or Way as suffixes. The following street designations should only be used if the street design meets one of the following descriptions. This list is not intended to limit the use of other appropriate suffixes.*

1. *Alley – A street providing vehicular access to the rear of lots or buildings, usually as a secondary means of access to a property.*
2. *Avenue – A street that is continuous.*
3. *Boulevard – A street with a landscaped median dividing the roadway.*
4. *Circle – A street with a complete loop on the end or a side street that intersects another street at two adjacent intersections.*
5. *Court – A street terminating in a cul-de-sac, not longer than 1,000 feet in length.*
6. *Extension – A section of street forming an additional length.*
7. *Parkway – A street designated as a collector or arterial road, with a landscaped median reflecting the parkway character implied in the name.*

*(LMO Section 16-2-103.O.4.g).*

**Finding of Fact:**

The proposed roadway is an access easement.

**Conclusion of Law:**

1. This criterion does not apply to this application.

**Summary of Facts and Conclusion of Law**

*Criterion H. The suffixes Manor, Trace, and Common shall typically be used to name vehicular access easements. (LMO Section 16-2-103.O.4.h).*

**Finding of Fact:**

1. The proposed name is Cimarron Manor.

**Conclusion of Law:**

1. The proposed street name Cimarron Manor meets the requirements of this criterion.

**Summary of Facts and Conclusions of Law**

*Criterion I. Where natural barriers, intervening land uses, or developments that break an existing street into two separate streets that are not likely to be reconnected in the future, the streets shall be named in a manner that considers the potential economic impact of the number of address points and type of addresses impacted. (LMO Section 16-2-103.O.4.i).*

**Finding of Fact:**

1. The subject street is not broken into two separate streets.

**Conclusion of Law:**

1. This criterion does not apply to this application.

**PREPARED BY:**

KML

Kathleen Litchfield  
*911 Communications Manager*

May 23, 2026

DATE

**REVIEWED BY:**

TL

June 5, 2026

DATE

**REVIEWED BY:**

DATE

**ATTACHMENTS:**

- A) Site Plan
- B) Applicant's Narrative

A) Site Plan



## B) Applicant's Narrative

RE: Street name narrative for 201 Wild Horse Road Lot Subdivide  
(Parcel 16A Wild Horse Road)

We are proposing to sub-divide a single lot into four individual lots requiring a new street name.

Proposed street names:

1. Cimarron Manor  
Cimarron is a term referring to feral, wild horses.
2. Mesteno Common  
Mesteno is the original Spanish word for wild and feral horses.
3. Brumby Trace  
Brumby is a free-roaming feral horse in Australia.
4. Bangtail Common  
Bantail is a term used by cowboys referring to wild Mustangs.



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COMMUNITY DEVELOPMENT DEPARTMENT**

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**STAFF REPORT  
NEW STREET NAME**

Case #	New Street Name	Public Hearing Date
STDV-000376-2026	Nellie Drive	June 17, 2026

Parcel Data or Location:	Applicant/Agent
R510 007 00D 0007 0000	APPLICANT – Chauncey Napoleon Barnwell 5805 State Bridge Rd, Suite G349 Johns Creek, GA 30097
R510 007 00D 0001 0000	
R510 007 00D 0002 0000	
R510 007 00D 0003 0000	
R510 007 00D 0006 0000	
R510 007 00D 0009 0000	

**Application Summary**

STDV-000376-2026 – Public Hearing request from Chauncey Napoleon Barnwell, property owner and applicant, for a new street name request off Gum Tree Road. The affected parcels are listed above.

**Staff Recommendation**

Staff recommends the Planning Commission approve the Nellie Drive street name application based on the criteria outlined in Land Management Ordinance Section 16-2-103.O.4 and enclosed herein.

**Background**

Chauncey Napoleon Barnwell, applicant proposes to name an access easement located off Gum Tree Road. Nellie Drive will provide access to Mr. Barnwell’s parcel. Due to the zoning in this area (RM-8 – Moderate Density), the dwelling unit density allows for 8 dwelling units per acre. This access easement could potentially serve as access for future development on the parcels named above.

See Attachment A, Site Plan.

***As set forth in LMO Section 16-2-103.O.3.d, Decision-Making Body Review and Decision, the Commission shall hold a public hearing and make a final decision on the application based on the standards in LMO Section 16-2-103.O.4, Street/Vehicular Access Easement Review Standards.***

**Summary of Facts and Conclusion of Law**

*Criterion A: No new street or vehicular access easement, or proposed modification of the name of an existing street or vehicular access easement, shall duplicate, be phonetically similar to, or in any way be likely to be confused with an existing street or vehicular access easement, despite of the use of prefixes or suffixes. (LMO Section 16-2-103.O.4.a).*

**Findings of Fact:**

1. Town staff, Town Fire & Rescue Dispatch, and Beaufort County Dispatch have determined Nellie Drive is not duplicated within the Town or Beaufort County.
2. Town staff, Town Fire & Rescue Dispatch, and Beaufort County Dispatch have determined Nellie Drive is not phonetically similar to an existing street or vehicular access easement.
3. Town staff, Town Fire & Rescue Dispatch, and Beaufort County Dispatch have determined Nellie Drive will not likely be confused with an existing street or vehicular access easement.

**Conclusion of Law:**

1. The proposed street name Nellie Drive meets the requirements of this criterion.

**Summary of Facts and Conclusion of Law**

*Criterion B: Name(s) shall be simple, logical, easy to read and pronounce, and are clear and brief. Use of frivolous or complicated words or unconventional spellings in names shall not be approved. (LMO Section 16-2-103.O.4.b).*

**Findings of Fact:**

1. Town staff, Fire & Rescue Dispatch, and Beaufort County Dispatch determined Nellie Drive is simple, logical, easy to read and pronounce.
2. Town staff, Fire & Rescue Dispatch, and Beaufort County Dispatch determined Nellie Drive is clear and brief.
3. Town staff, Fire & Rescue Dispatch, and Beaufort County Dispatch determined Nellie Drive does not include frivolous or complicated words or unconventional spelling.

**Conclusion of Law:**

1. The proposed street name Nellie Drive meets the requirements of this criterion.

**Summary of Facts and Conclusions of Law**

*Criterion C: It is desirable to use names that have some association with Hilton Head Island and specifically with the immediate location of the street or place, such as reference to local history or physiographic features. (LMO Section 16-2-103.O.4.c).*

**Finding of Fact:**

1. The proposed street name Nellie Drive was chosen in honor of Nellie Johnson White, an ancestor of the applicant who was born and raised on Hilton Head Island and described as a devoted community leader. The name was agreed upon by all the owners of the parcels listed above.

**Conclusion of Law:**

1. The proposed street name Nellie Drive meets the requirements of this criterion.

**Summary of Facts and Conclusion of Law**

*Criterion D: Use of a common theme is recommended for names of streets that are associated with one another, such as those within a residential development. (LMO Section 16-2-103.O.4.d).*

**Findings of Fact:**

1. The proposed Nellie Drive is not associated with other streets within a residential development.

**Conclusion of Law:**

1. This criterion does not apply to this application.

**Summary of Facts and Conclusion of Law**

*Criterion E: Streets or vehicular access easements that continue through an intersection should generally bear the same name, except where the street crosses a major arterial or where existing address points on a street require that the street given a different name. (LMO Section 16-2-103.O.4.e).*

**Finding of Fact:**

1. The proposed Nellie Drive does not continue through an intersection.

**Conclusion of Law:**

1. This criterion does not apply to this application.

**Summary of Facts and Conclusion of Law**

*Criterion F: A street or vehicular access easement making an approximate right-angle turn where there is no possibility of extending the street or vehicular access easement in either direction shall be considered to be continuous and continue the same name. Where there is a choice of direction or a possibility of extending either section in the future, such configuration shall be considered to be an intersection and the street/easement segments extending from the intersection shall bear different names. (LMO Section 16-2-103.O.4.f).*

**Findings of Fact:**

1. The proposed Nellie Drive does make right-angle turns; however, there is no current possibility of extending the easement in the opposite direction at the site of the right-angle turns.

**Conclusion of Law:**

1. This criterion does not apply to this application.

**Summary of Facts and Conclusion of Law**

*Criterion G. New or modified street names should generally use Drive, Lane, Place, Road, Street, or Way as suffixes. The following street designations should only be used if the street design meets one of the following descriptions. This list is not intended to limit the use of other appropriate suffixes.*

1. *Alley – A street providing vehicular access to the rear of lots or buildings, usually as a secondary means of access to a property.*
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4. *Circle – A street with a complete loop on the end or a side street that intersects another street at two adjacent intersections.*
5. *Court – A street terminating in a cul-de-sac, not longer than 1,000 feet in length.*
6. *Extension – A section of street forming an additional length.*
7. *Parkway – A street designated as a collector or arterial road, with a landscaped median reflecting the parkway character implied in the name.*

*(LMO Section 16-2-103.O.4.g).*

**Finding of Fact:**

The proposed roadway is an access easement.

**Conclusion of Law:**

1. This criterion does not apply to this application.

**Summary of Facts and Conclusion of Law**

*Criterion H. The suffixes Manor, Trace, and Common shall typically be used to name vehicular access easements. (LMO Section 16-2-103.O.4.h).*

**Finding of Fact:**

1. The proposed name is Nellie Drive. While the suffix “Drive” is not typically used for an access easement, the LMO does not prohibit the use of this suffix.

**Conclusion of Law:**

1. The proposed street name Nellie Drive meets the requirements of this criterion.

**Summary of Facts and Conclusions of Law**

*Criterion I. Where natural barriers, intervening land uses, or developments that break an existing street into two separate streets that are not likely to be reconnected in the future,*

*the streets shall be named in a manner that considers the potential economic impact of the number of address points and type of addresses impacted. (LMO Section 16-2-103.O.4.i).*

**Finding of Fact:**

1. The subject street is not broken into two separate streets.

**Conclusion of Law:**

1. This criterion does not apply to this application.

**PREPARED BY:**

KML

Kathleen Litchfield  
*911 Communications Manager*

May 23, 2026

DATE

**REVIEWED BY:**

TL

June 5, 2026

DATE

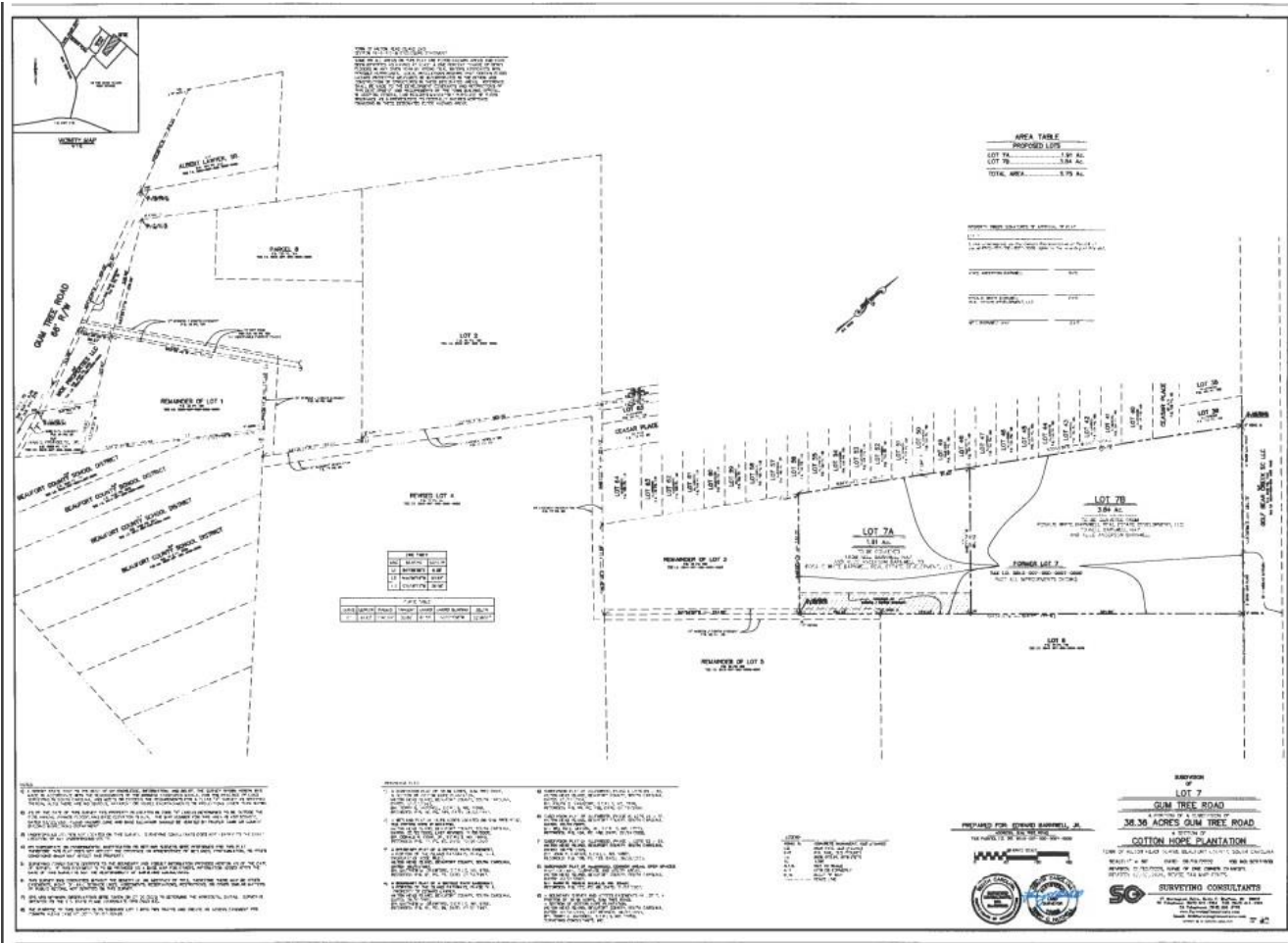
**REVIEWED BY:**

DATE

**ATTACHMENTS:**

- A) Site Plan
- B) Applicant's Narrative

A) Site Plan



## B) Applicant's Narrative

The proposed street names listed are the first names of six (6) of the greatest women to ever reside on Hilton Head Island. Louise Wright, Janie Wright Johnson, Nellie Johnson White, Rosalie White Barnwell, Carrie Barnwell and Janice Barnwell were all instrumental and devoted community leaders on the Island.

The accomplishments of these great women are interwoven into the very fabric that makes Hilton Head valuable, authentic and world renowned. Hilton Head Island has become one of the premier and most desirable destinations for persons of all walks of life because of the exceptional contributions of these great women who all knew the island before the bridge was conceptualized and built in 1956. The island wouldn't be where it is without these six women.