



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.

APPROVED: June 17, 2026

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