



Town of Hilton Head Island

Planning Commission Meeting

Thursday, July 23, 2026, 2:00 PM

**1 Town Center Court, Hilton Head Island, SC
Benjamin M. Racusin Council Chambers**

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**
- 5. Unfinished Business**
- 6. New Business**
 - a. ZA-000925-2025 - Public Hearing request for a Master Plan Amendment by the Town of Hilton Head Island, owner, for a Rezoning Application to amend the Port Royal and Surrounds Master Plan as part of the Planned Development Mixed Use Zoning District (PD-1) for a 4.667 acre portion of the property identified on Beaufort County Tax Maps as Parcel R510 009 000 1199 0000, located on Union Cemetery Road, and shown on the plat entitled a Subdivision Plat of Lot 1 #50 Dillon Road prepared for St. James Baptist Church to add to the existing open space use designation religious uses meaning: churches, mosques, synagogues, and temples, and the accessory use of a fellowship hall, and related religious activities, including, without limitation, the operation of the St. James soup kitchen, and the hosting of community events in the Cherry Hill School, and public and government uses, as generally defined in the Land Management Ordinance, with an assigned nonresidential density of 14,000 square feet allowing for the relocation of St. James Baptist Church to this property. These proposed use additions are aligned with covenants, conditions, and restrictions that are being placed on the property as part of the relocation.
- 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."