Town of Hilton Head Island

Planning Commission Meeting

Wednesday, September 16, 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**
   a. Regular Meeting Minutes of August 19, 2026
5. **Unfinished Business**
6. **New Business**
   a. **STDV-000547-2026**: Public Hearing for consideration of a Street Name Request from Benji Elliott to name two streets located off Spanish Wells Road. The affected properties are identified on Beaufort County Tax Maps as Parcels R510 007 000 090A 0000 and R510 007 000 0276 0000. – Kathleen Litchfield, 911 Communications Manager

   b. **DPR-000326-2025**: Public Hearing Request from LJA Engineering INC. to construct a new church building for the St. James Baptist Church, and relocate the historic Cherry Hill School building. The project will take place on land also identified as Beaufort County Tax Map Parcel Number R510 009 000 1199 0000. The parcel is in the PD-1 Zoning District and located within the Town's Corridor Overlay District (COR) and Airport Overlay District. – Bayleigh Howard, Planner

   c. **ZA-000706-2026**: Public Hearing for consideration of a request from North Island Land Bank, LLC to amend the Official Zoning Map with respect to the real property identified on Beaufort County Tax Map as Parcel R511 007 000 0044 0000 to change the base zoning district from the Low to Moderate Density Residential (RM-4) Zoning District to the Stoney (S) Zoning District. – Kyle Brotherton, Principal Planner

d. Consideration of an Ordinance of the Town of Hilton Head Island Adopting Amendments to Title 16 of the Municipal Code, Land Management Ordinance (LMO), Related to the Following Regulations: Natural Resource Protection - Wetland Protection; Natural Resource Protection - Tree Protection; Jonesville Road - Residential Single - Family District -4 (RSF-4); Bradley Circle - Residential Single - Family District -8 (RSF-8); and Subdivision and Residential Development Standards. – Trey Lowe, Interim Planning Director

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.”