



Town of Hilton Head Island

Planning Commission Meeting

Wednesday, April 17, 2024, 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 March 20, 2024
 - b. Special Meeting Minutes of April 3, 2024
- 5. Appearance by Citizens**
- 6. Unfinished Business**
- 7. New Business**
 - a. Land Management Ordinance: Consideration of a Public Hearing to Amend Title 16 of the Municipal Code of the Town of Hilton Head Island, the Land Management Ordinance, to amend Floor Area Ratio Requirements from .55 to .45 within the Forest Beach Neighborhood Character Overlay District - Aaron Rucker, Community Planning Manager
 - b. PPR-000479-2024: Consideration of a Public Hearing for a Public Project Review Application from the Town of Hilton Head Island to construct a 1,600 square foot classroom and training space - Alexis Cook, Principal Planner of Design
 - c. PPR-000478-2024: Consideration of a Public Hearing for a Public Project Review Application from the Town of Hilton Head Island to construct a 300 linear foot pathway that will connect an existing pathway system on Cordillo

Parkway to Pope Avenue - Trey Lowe, Senior Planner

- d. PPR-0000541-2024: Consideration of a Public Hearing for a Public Project Review Application from the Town of Hilton Head Island to construct an open-air structure and improvements for accessibility at Folly Field Beach Park - Alexis Cook, Principal Planner of Design
- e. STDV-000513-2024: Consideration of a Public Hearing for Nathan Sturre, of Sturre Engineering, proposing to name an access easement located off Thomas Cohen Drive. The affected parcels are R510 007 000 0818 0000, R510 007 000 0080 0000, R510 007 000 0472 0000, and R510 007 000 0459 0000 - Joheida Fister, Deputy Fire Chief
- f. STVD-000441-2024: Consideration of a Public Hearing for Thomasina Cohen-Fields, owner of 59 and 61 Thomas Cohen Drive, proposing to name an access easement located at 59 Thomas Cohen Drive. The affected parcels are R510 007 000 0455 0000 and R510 007 000 0757 0000 - Joheida Fister, Deputy Fire Chief
- g. STDV-000496-2024: Consideration of a Public Hearing for Imani Johnson, owner of R510 007 000 0519 0000, proposing to name an access easement located off Cobia Court. The affected parcels are R510 007 000 0444 0000, R510 007 000 0303 0000 and R510 007 000 0519 0000 - Joheida Fister, Deputy Fire Chief

8. Commission Business

9. Chairman's Report

10. Staff Reports

- a. DPR-000055-2024 - Major Development Plan at 27 New Orleans Road for a proposed Alljoy Donut and Bicycle Storage Facility - Brian Eber, Development Services Manager

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."