



Town of Hilton Head Island PLANNING COMMISSION MEETING Wednesday, May 15, 2024, 2:00 PM Minutes

1. Call to Order

Acting Chairman O'Neil called the meeting to order at 2:00 PM.

2. Pledge to the Flag

3. Adoption of the Agenda

A motion to Adopt the Agenda as presented was made by Mr. Campbell and seconded by Mr. Henz. The motion passed unanimously.

4. Approval of the Minutes

a. Regular Meeting Minutes of April 17, 2024

A motion to approve the Regular Meeting Minutes of April 17, 2024, as presented was made by Mr. Henz and seconded by Mr. Lobaugh. The motion passed unanimously.

5. Appearance by Citizens

There were no appearances by citizens, and no comments were left on the Town's Open Portal regarding the Agenda.

6. Unfinished Business

7. New Business

a. Annual Traffic Monitoring and Evaluation Report - Section 16-2-103.J.10 of the Land Management Ordinance provides that this report will be prepared and submitted annually by the LMO Official to the Planning Commission - Jim Iwanicki, Transportation Engineer

Jim Iwanicki, Transportation Program Manager, presented the Annual Traffic Report to the Commission beginning with peak hour counts and deficiencies. Mr. Iwanicki displayed the turning movement counts, 24-hour count locations, 24-hour bi-directional count, bike/pedestrian demand at signalized intersections, and general daily traffic flow information. Mr. Iwanicki received various questions from the Commission regarding concerns about the Squire Pope intersection in which he addressed, as well as shared some insight regarding the intended use of an Adaptive Traffic Signal system on the Island.

A motion to forward the Annual Traffic Report presentation to Town Council as presented was made by Mr. Lobaugh and seconded by Mr. Campbell. The motion passed unanimously.

8. Commission Business

9. Chairman's Report

10. Staff Reports

- a. DPR-000467-2024 - Development Plan Review for 430 William Hilton Parkway (Building F) Sea Turtle Marketplace - Brian Eber, Development Services Manager

Trey Lowe, Senior Planner, and David McCallister, Project Manager of Wood & Partners, presented a commercial Development Plan Review to the Commission regarding 430 William Hilton Parkway, also known as Sea Turtle Marketplace. The plan proposes an addition to existing Building F, Suite 305. The plan would utilize five parking spaces in front of the building as well as proposed tree removals to be mitigated with two new palms. Building heights will not change, and the parking will fit the Land Management Ordinance parking requirements.

Mr. Lowe, as well as Mr. McCallister, addressed several questions from the Commission regarding minor aspects of the project.

11. Adjournment

The meeting was declared adjourned at 2:37 PM.

APPROVED: June 20, 2024

The recording of this Meeting can be found on the Town's website at www.hiltonheadislandsc.gov