



Town of Hilton Head Island PLANNING COMMISSION MEETING Thursday, June 20, 2024, 2:00 PM Minutes

1. Call to Order

Chairman Siebold called the meeting to order at 2:00 p.m. Present were: Chairman Siebold, Rick D'Arienzo, John Campbell, Albert Mealer, Ellen Whaley, Chuck Lobaugh and Tom Henz. Absent were Vice-Chairman Mark O'Neil and Joseph DuBois.

2. Pledge to the Flag

3. Adoption of the Agenda

Commissioner Henz moved to Approve the Agenda as presented. Commissioner Mealer seconded. The Agenda as presented was approved unanimously.

4. Approval of the Minutes

a. Regular Meeting Minutes of May 15, 2024

Commissioner Campbell moved to approve the Minutes of May 15, 2024. Commissioner Lobaugh seconded. The Minutes of May 15, 2024 were unanimously approved.

5. Appearance by Citizens

No citizens spoke at the meeting and there were no comments left on the Open Town Hall Portal.

6. Unfinished Business

None

7. New Business

a. STDV-000525-2024: Consideration of a Public Hearing for Valeria Plasse, owner of 13 Marshland Road, proposing to name a driveway off Marshland Road. The affected parcel is R510 008 000 013G 0000 - *Joheida Fister, Deputy Fire Chief*

Chairman Siebold introduced the item and declared the Public Hearing open. Joheida Fister, Deputy Fire Marshall introduced Kathleen Litchfield, 911 Communications Manager who would be making today's presentation. Valeria Plasse, of 13 Marshland Road, proposes to name a driveway located off Marshland Road. American Lady Way will provide direct access to the two homes on the parcel and will serve a maximum of two homes. Staff recommends the Planning Commission approve the American Lady Way street name application based on the criteria outlined in Land Management Ordinance

Section 16-2-103.0.4. No comments were made by the public. Chairman Siebold closed the Public Hearing. A motion to approve the driveway name was made by Commissioner Henz and seconded by Commissioner Lobaugh. The motion passed unanimously.

b. Nomination and Election of Officers for July 1, 2024 - June 30, 2025.

Chairman Siebold asked for nominations for Chairman. Commissioner Whaley nominated Bruce Siebold for Chairman. Commissioner Lobaugh seconded. By a unanimous vote, Bruce Siebold was re-elected as Chairman.

Commissioner Siebold asked for nominations for Vice-Chairman. Commissioner Henz nominated Mark O'Neil for Vice-Chairman. Commissioner Campbell seconded. By a unanimous vote, Mark O'Neil was re-elected as Vice-Chairman.

Chairman Siebold mentioned that Town Council met earlier this week and they announced appointments to Commissions and Committees for the Town. A gentleman named Ed Cordes will be joining the Planning Commission in July as a new Member. Commissioner Whaley, Commissioner Henz, Commissioner Lobaugh and myself, Bruce Siebold as Chair will be returning for a second term.

8. Commission Business

None

9. Chairman's Report

Chairman Siebold asked Commissioner D'Arienzo to join him at the podium. Chairman Siebold presented Commissioner D'Arienzo with a Certificate of Appreciation and mentioned that this was Commissioner D'Arienzo's last meeting. He has finished up his three year term with distinction and has been a valuable member of the Commissioner. Chair Siebold thanked Commissioner D'Arienzo for his service to the Community and the Planning Commission.

10. Staff Reports

a. DPR-000045-2024: Major Development Plan at 232 South Sea Pines Drive for South Beach Marina - *Brian Eber, Development Services Manager*

Trey Lowe, Senior Planner mentioned that Town staff continuously looks for ways to improve its processes. One change implemented by staff for the Development Review Program is to require all Development Plan Review applications for new commercial development and Major Subdivision applications be shared with the Planning Commission.

There is a new Development Plan Review application ready to be shared with the Planning Commission - DPR-000045-2024 - 232 South Sea Pines Drive (South Beach Marina.) The proposed renovation project is an upgrade to South Beach Marina, grounded in the appeal that has brought families to the southern tip of Hilton Head Island for over three decades and will compliment and expand the coastal aesthetic and provide additional space adjacent to the water's edge. Comprising approximately one acre of the

roughly six acre South Beach Marina, the project area will reduce the overall building impervious footprint and reorganize uses. The existing mix of lodging, restaurant and retail (South Beach Inn and Vacation Rentals, Wreck of the Salty Dog, Jake's Cargo, A Shore Thing) found in the +/-12,500 sf to multiple buildings will transition to restaurant and retail uses exclusively within two buildings totaling +/-10,000 sf.

Mr. Lowe addressed several questions from the Commission regarding the project.

11. Adjournment

The meeting was adjourned at 2:19 p.m.

APPROVED: September 18, 2024

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