



Town of Hilton Head Island PLANNING COMMISSION MEETING Wednesday, September 18, 2024, 2:00 PM Minutes

1. Call to Order

Chair Siebold called the meeting to order at 2 p.m. Commissioners Campbell, Cordes, Henz, Mealer, Whaley, Lobaugh, Vice Chair O'Neil and Chair Siebold were present. Commissioner DuBois was not in attendance and was excused.

2. Pledge to the Flag

3. Adoption of the Agenda

Commissioner Whaley moved to adopt the Agenda as presented. Commissioner Campbell seconded. The motion passed unanimously.

4. Approval of the Minutes

a. Regular Meeting Minutes of June 20, 2024

Commissioner Henz requested an amendment to the minutes. Commissioner Henz moved to approve the minutes of June 20, 2024, with the condition the minutes be amended. Commissioner O'Neil seconded. The minutes were unanimously approved.

5. Unfinished Business

None.

6. New Business

a. Public Hearing

PPR-001137-2024: Application for Public Project Review from Trey Griffin, with Wood & Partners, Inc., on behalf of the Town of Hilton Head Island, for a project adjacent to Coligny Circle to improve existing drainage facilities and add connectivity and other improvements to create a small pocket park. The affected property is located at 109 Pope Avenue.

Trey Lowe, Interim Development Services Manager, presented the plans for the Coligny Circle Pocket Park. He explained the changes to the current location, which is currently vacant land with a drainage basin. The proposed development will be a passive-use pocket park providing enhanced pathway connections on a heavily traveled pathway corridor, and will provide new accessible and inclusive civic space that allows for pedestrian connectivity from the multi-use path to the adjacent retail center, Coligny Plaza. The plan includes widening the pathways from 8 feet to 12 feet wide and native

plants will be added to the drainage basin for filtration and visual appeal. Trey Griffin, from Wood and Partners, answered questions from the Commission.

The Commission discussed the walkway expansion, interconnected walkways, additional parking, potential changes to the current Coligny Plaza parking spaces, tree planting and removals, drainage basin reshaping, and park signage. Commissioner Henz made a Motion to approve. Commissioner Mealer seconded. The Motion passed unanimously.

7. Public Comment - Non Agenda Items

None.

8. Commission Business

None.

9. Chairman's Report

None.

10. Staff Reports

a. Land Management Ordinance and Districts Project Updates

Shea Farrar, Principal Planner, presented updates on the Land Management Ordinance (LMO) and Districts project. She provided a summary of the first workshop, which focused on priority amendments to the LMO, and noted that a partial review of those amendments had taken place. A follow-up meeting will be scheduled for Town Council to continue the review.

The meeting regarding the Districts is scheduled for Tuesday, September 24th, at 1:00 PM in the Council Chambers. During the discussion, Commissioner Whaley asked for clarification on the hotel conversion zoning project mentioned in the previous LMO workshop. Ms. Farrar confirmed that this topic will be addressed further at the next meeting.

11. Adjournment

The meeting was adjourned at 2:22 p.m.

APPROVED: November 20, 2024

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