



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

1. Call to Order

Chairman Siebold called the Meeting to order at 2:00 p.m. Chairman Siebold, Commissioners Whaley, Lobaugh, Mealer, Campbell, Henz, DuBois and Cordes were present. Vice-Chairman O'Neil was excused.

2. Pledge to the Flag

3. Adoption of the Agenda

Commissioner Henz moved to adopt the Agenda as presented. Commissioner Campbell seconded. The Agenda as presented was unanimously approved.

4. Approval of the Minutes

a. Regular Meeting Minutes of September 18, 2024

Commissioner Mealer moved to approve the minutes of September 18, 2024. Commissioner DuBois seconded. The meeting minutes of September 18, 2024 were unanimously approved.

5. Unfinished Business

6. New Business

7. Public Comment - Non Agenda Items

8. Commission Business

9. Chairman's Report

10. Staff Reports

- a. DPR-002093-2023 - Presentation on an application for a Major Development Plan Review, from Cassie Aiello, with Cranston Engineering, for a project to build a car storage facility located at 148 Beach City Road, also identified as Parcel Number 343 on Beaufort County Tax Map 4.**

Trey Lowe, Development Services Program Manager 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. Mr. Lowe, presented the Application for a Major Development Plan Review as included in the Agenda Packet. After his presentation, Mr. Lowe answered questions from the Commission.

b. Land Management Ordinance and Districts Project Updates

Shea Farrar, Principal Planner, presented the LMO and Districts Projects updates to the Commission. Districts: Town Council reviewed at their Workshop on September 24th the theme, character, vision, aspirations and focus areas. The engagement for the Community will begin over the course of January and February, 2025. We are in the process of getting those meetings scheduled. We will work with the Commission to be a part of that process. Regarding the LMO, the Priority Amendments will come to you for introduction in December. The Public Hearing has been scheduled for January. This will also include a public engagement that we are in the process of outlining. Work continues on the full overhaul in the background. Behind the scenes, staff continues to work with Code Studio to advance that project which will follow the Districts recommendations in 2025. Ms. Farrar answered questions from the Commission.

11. Adjournment

The meeting was adjourned at 2:34 p.m.

APPROVED: December 18, 2024

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