



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

1. Call to Order

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

2. Pledge to the Flag

3. Adoption of the Agenda

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

4. Approval of the Minutes

a. Regular Meeting Minutes of November 20, 2024

Commissioner Lobaugh moved to approve the Meeting minutes of November 20, 2024. Commissioner Campbell seconded. The Meeting minutes of November 20, 2024 were unanimously approved.

5. Unfinished Business

6. New Business

- a. SUB-001136-2024 - Public Hearing on an Application for a Deviation from a previously approved Major Subdivision, from Brandon Walton, for a project to reconfigure and subdivide lots addressed as 11 Sea Front Lane and 13 Sea Front Lane, also identified as Parcel Number 60 and Parcel Number 59, respectively, on Beaufort County Tax Map 12.

Brandon Walton, the applicant, approached the dais to formally request a postponement of his application to the January 15, 2025 meeting. Commissioner Cordes moved to approve the request, which was seconded by Commissioner Henz. The motion passed unanimously.

- b. SUB-001354-2024 - Public Hearing on an Application for a Deviation from a previously approved Major Subdivision, from Judd Carstens, with Witmer, Jones, Keefer, Ltd., for a project to subdivide 19 Ibis Street, also identified as Parcel Number 111 on Beaufort County Tax Map 15A.

After discussion and input from staff, Commissioner Lobaugh moved to postpone this item to the January 15, 2025, meeting, which was seconded by Commissioner Henz. The motion passed unanimously.

7. Public Comment - Non Agenda Items

8. Commission Business

a. Approval of Proposed 2025 Meeting Dates

Commissioner Lobaugh moved to approve the proposed 2025 meeting dates as presented. Commissioner Campbell seconded. The 2025 meeting dates were unanimously approved.

9. Chairman's Report

10. Staff Reports

a. Land Management Ordinance and Districts Project Updates

Shea Farrar, Principal Planner, provided an update to the Commission on the Districts Project. She confirmed that a tentative schedule for public meetings is set between January and February. The Planning Commission will collaborate with staff to facilitate these meetings in each district. The specific dates and times will be shared with the Commission to ensure they can reserve time on their calendars. Additionally, coordination will take place regarding the Commission's participation and that of other Boards as we engage with the public to gather input on the district planning progress.

Progress on the LMO project is also ongoing. The Priority Amendments are scheduled for introduction and initial review by the Commission in January, with a Public Hearing slated for February. The comprehensive overhaul of the full code is continuing, with recommendations from the Districts Project being integrated into the process for necessary changes.

11. Adjournment

With no further business, the meeting was adjourned at 2:35 p.m.

APPROVED: January 15, 2025

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