



Town of Hilton Head Island
Planning Commission Special Meeting
Thursday, July 27, 2023, 10:00 a.m.
AGENDA

The Planning Commission Meeting will be held in person at Town Hall in the Benjamin M. Racusin Council Chambers. The meeting will be broadcast and can be viewed at: [Beaufort County Channel](#), the [Town's YouTube Channel](#), and Spectrum Channel 1304.

1. Call to Order

2. Pledge of Allegiance

3. FOIA Compliance – Public notification of this meeting has been published, posted, and distributed in compliance with the South Carolina Freedom of Information Act and the requirements of the Town of Hilton Head Island.

4. Swearing in Ceremony of New Commissioner: Joseph DuBois and Reappointed Commissioner Albert Mealer – performed by Shawn Colin, Assistant Town Manager

5. Roll Call

6. Approval of Agenda

7. Approval of Minutes - None

8. Appearance by Citizens

Citizens may submit written comments via the [Town's Open Town Hall Portal](#). The portal will close at 4:30 p.m. the day prior to the scheduled meeting. Comments submitted through the portal will be provided to the Commission and made part of the official record.

9. Unfinished Business - None

10. New Business

a. Nomination and Election of Officers for July 1, 2023 – June 30, 2024

b. Public Hearing

LMO Amendments – The Town of Hilton Head Island is proposing to amend Chapters 2, 3, 5, and 10 of the Land Management Ordinance (LMO) to revise the following sections:

16-2-102.G.3, 16-3-104.B.2, 16-3-104.C.2, 16-3-104.D.2, 16-3-104.E.2, 16-3-104.F.2, 16-3-104.G.2, 16-3-105.D.2, 16-3-105.G.2, 16-3-105.I.2, 16-3-105.J.2, 16-3-105.L.2, 16-3-105.N.2, 16-3-105.O.2: Allowable Principle Uses and Required Parking; 16-3-104.B.3, 16-3-104.C.3, 16-3-104.D.3, 16-3-104.E.3, 16-3-104.F.3, 16-3-104.G.3, 16-3-105.D.3, 16-3-105.G.3, 16-3-105.I.3, 16-3-105.J.3, 16-3-105.L.3, 16-3-105.N.3, 16-3-105.O.3: Development Form Standards – Floor Area Ratio; 16-3-106.H, 16-3-106.I, 16-3-106.J: District Regulations – Parking; 16-10-102 – Definitions; 16-10-104 – Table of Abbreviations and 16-5-107.D: Minimum Number of Parking Spaces – Use

Category/Use Type Single-Family, to amend single-family dwelling parking requirements and to establish single-family dwelling floor area ratio requirements.

The Town of Hilton Head Island proposes to add a new subsection 118 to Chapter 5 of the Land Management Ordinance (LMO) as Section 16-5-118 to establish regulations for single-family dwelling floor area ratio requirements.

11. Commission Business

12. Chairman's Report

13. Staff Reports

14. Adjournment

Please note that a quorum of Town Council may result if four (4) or more of their members attend this meeting.