



Town of Hilton Head Island  
**Planning Commission Meeting**  
**Wednesday, December 21, 2022, 2:00 p.m.**  
**AGENDA**

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The Planning Commission Meeting will be held in person at Town Hall in the Benjamin M. Racusin Council Chambers. The meeting can be broadcast and can be viewed at: [Beaufort County Channel](#), the [Town of Hilton Head Island Public Meetings Facebook Page](#) 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. Roll Call**

**5. Approval of Agenda**

**6. Approval of Minutes**

a. Meeting of November 16, 2022

**7. 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.

**8. Unfinished Business – None**

**9. New Business**

a. **LMO Amendments** - Request from Josh Tiller of J. K. Tiller Associates, Inc. for a text amendment to LMO Sections 16-3-105.M, Sea Pines Circle District, 16-4-102.A, Principal Uses, 16-4-102.B, Use-Specific Conditions and 16-10-103.A, Use Classifications, Use Types, and Definitions, to allow for a new use to be established called Islander Mixed-Use within the Sea Pines Circle District, establish a definition for the use, establish use-specific conditions and exceptions to development form standards.

b. **LMO Amendments** - The Town of Hilton Head Island is proposing to amend Chapters 2, 3, 4, 5, 6, 10 and Appendix D of the Land Management Ordinance (LMO) to revise the following sections:

Sections 16-3-103.C, 16-3-104.B, 16-3-104.C, 16-3-104.D, 16-3-104.E, 16-3-104.F, 16-3-104.G, 16-3-105.C, 16-3-105.D, 16-3-105.E, 16-3-105.F, 16-3-105.G, 16-3-

105.H, 16-3-105.J, 16-3-105.M, 16-3-105.N, 16-5-102.C, 16-5-102.D, 16-5-103.E, 16-5-103.F, 16-5-105.J, 16-5-107.D, 16-5-109.D, 16-5-115.C, 16-6-102.D, 16-6-104.G and 16-10-102.C: remove staff granted waivers and amend some standards; Section 16-2-103.S: allow variances from all sections of the LMO other than use, density or height; Section 16-4-102.B: allow outdoor screened bike storage in the Light Commercial and Community Commercial zoning districts and provide more specificity related to screening; Section 16-10-103.I: provide clarification in the Manufacturing use classification as it relates to the size of a brewery; Section 16-5-106.C: replace using June traffic counts with July traffic counts for Traffic Impact Analysis Plan Standards; Section 16-2-103.P: change when/how plantings are required on single family lots in buffers as part of a subdivision Certificate of Compliance; Section 16-10-105: amend the dwelling unit definition to make it more clear what constitutes a separate dwelling unit; Sections 16-5-114.H and 16-10-105: amend the definition of changeable copy to allow signs to be changed electronically with limitations on frequency and timing; Sections 16-3-106.H, 16-3-106.I, 16-3-106.J, 16-5-102.C, 16-5-102.D and 16-10-102: amend the measurement for height calculation; Appendix D:D-5: add that owners' consent is required for minor subdivisions as it is currently listed as being exempt; and Sections 16-2-102.E and 16-2-103.F: require a public hearing and provide standards for deviations from previously platted subdivisions.

- c. **STDV-002403-2022** - Octavio Roman Gonzalez, owner of R510 003 000 0169 0000, proposes to name a new driveway located at 27 Orage Lane. There are no other affected parcels.
- d. **STDV-002585-2022** - Hank Hofford with Bennett Hofford Construction Company proposes to name a new street that will be located off Jonesville Road on Beaufort County Tax Map Parcels R510 007 000 1120 0000 and R510 007 000 1121 0000.

## **10. Commission Business**

- a. Election of new Vice Chair

## **11. Chairman's Report**

## **12. Committee Reports**

## **13. Staff Reports**

- a. DPR-000117-2022 – 15 Wimbledon Court – Site Plan Review

## **14. Adjournment**

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