



Town of Hilton Head Island  
**Planning Commission Special Meeting**

September 20, 2023, at 2:00 p.m.

## **MEETING MINUTES**

**Present from the Commission:** Bruce Siebold, Chairman; Mark O'Neil, Vice-Chairman; Rick D'Arienzo; Tom Henz; Albert Mealer, Ellen Whaley; Joseph DuBois

**Absent from the Commission:** Chuck Lobaugh

**Present from Town Staff:** Shawn Colin, Assistant Town Manager; Missy Luick, *Director of Planning*; Joheida Fister, *Deputy Chief/Fire Marshall*; Brian Eber, Development Services Manager; Shea Farrar, *Principal Planner*; Ashley Goodrich, *Principal Planner*; Trey Lowe Senior Planner; Karen Knox, *Board Secretary*

**Present from Town Council:** Steve Alfred; Patsy Brison; Tamara Becker

**Other's Present:** Josh Tiller, J.K. Tiller Assoc.

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### **1. Call to Order**

Chairman Siebold called the meeting to order at 2:00 p.m.

### **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 Town of Hilton Head Island requirements.

### **4. Roll Call**

As noted above.

### **5. Approval of Agenda**

Chairman Siebold asked for a Motion to approve the Agenda. Commissioner Henz moved to approve. Commissioner Whaley seconded. By a show of hands, the Motion passed with a vote of 8-0.

### **6. Approval of Minutes**

#### **a. June 21, 2023 Regular Meeting**

Commissioner Henz moved to approve the Minutes of June 21, 2023. Commissioner D'Arienzo seconded. The Minutes of June 21, 2023 were unanimously approved.

#### **b. July 27, 2023 Special Meeting**

Commissioner Mealer moved to approve the Minutes of July 27, 2023. Commissioner Whaley seconded. The Minutes of July 27, 2023 were unanimously approved.

## **7. Appearance by Citizens**

No citizens spoke regarding items not on the Agenda and no comments were received on the Open Town Hall Portal.

## **8. Unfinished Business**

### **a. Islanders Mixed-Use Text Amendment**

Commissioner Henz and Commissioner Campbell recused themselves and left the dais.

Missy Luick provided staff's presentation as included in the packet and stated the Planning Commission will review the deviations made to the Text Amendment proposal that followed the initial review and Public Hearing held on December 21, 2023. Following her presentation, Ms. Luick answered questions from the Commission.

Commissioner Whaley moved the Planning Commission support the deviations made to the Text Amendment and recommend they be forwarded to Town Council. Commissioner Mealer seconded.

Chairman Siebold asked for public comment. Many citizens spoke in favor of the Planning Commission approving the deviations and forwarding them to Town Council

After discussion, the Motion passed with a vote of 6-0. Commissioners Henz and Campbell did not vote as they had recused themselves due to a conflict.

## **9. New Business**

### **a. STDV-00718-2023 – Leg O'Mutton**

Hilton Head Island Fire Rescue, on behalf SCRI 4 LLC, owner of R510 008 000 123A 0000, proposes to name two new streets located at 107 Leg O'Mutton Rd. Cotter Pin Place and Halyard Drive, which will provide direct access to the subdivision.

Ms. Fister provided staff's presentation and recommended approval.

Chairman Siebold asked for a Motion on the item. Commissioner Whaley moved to approve. Commissioner D'Arienzo seconded. The Motion passed with a vote of 8-0.

### **b. STDV-0011427-2023 – 7 Marshland**

Hilton Head Island Fire Rescue, on behalf Viola Green et al., owner of R510 008 000 013D 0000 proposes to name the driveway located at 7 Marshland Road Native Common, which will provide direct access to a new home.

Ms. Fister provided staff's presentation and recommended approval.

Chairman Siebold asked for a motion on the item. Commissioner O'Neil moved to approve. Commissioner Whaley seconded. The Motion passed with a vote of 8-0.

**c. STDV-001459-2023 - Barnwell**

Hilton Head Island Fire Rescue, on behalf Thomas C Barnwell Jr., owner of R510 007 000 0379 0000 proposes to name a new street located off Katie Miller Dr. as Midwife Court, which will provide direct access to a proposed subdivision.

Ms. Fister provided staff's presentation and recommended approval.

Chairman Siebold asked for a motion on the item. Commissioner O'Neil moved to approve. Commissioner Mealer seconded. The Motion passed with a vote of 8-0.

**10. Commission Business**

None

**11. Chairman's Report**

None

**12. Staff Reports**

None

**13. Adjournment**

Chairman Siebold adjourned the meeting at 3:01 p.m.

**Submitted by:** Karen D. Knox  
Board Secretary

**Approved:** October 18, 2023