



Town of Hilton Head Island
Planning Commission Meeting

June 21, 2023, at 2:00 p.m.

MEETING MINUTES

Present from the Commission: Bruce Siebold, Chairman, Rick D'Arienzo; Tom Henz; Albert Mealer, Chuck Lobaugh; Ellen Whaley

Absent from Commission: Mark O'Neil

Present from Town Staff: Brian Eber, *Development Services Manager*; Michael Connolly, *Senior Planner*; Trey Lowe, *Senior Planner*; Shea Farrar, *Senior Planner*; Karen Knox, *Board Secretary*; Brian Glover, *Administrative Assistant*

Present from Town Council: Tamara Becker

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 D'Arienzo seconded. By a show of hands, the Motion passed with a vote of 6-0-0.

6. Approval of Minutes

a. Regular Meeting of May 17, 2023

Chairman Siebold asked for a Motion to approve the Minutes from the May 17, 2023 meeting. Commissioner Lobaugh moved to approve. Commissioner Campbell seconded. The Motion passed with a vote of 6-0-0.

7. Appearance by Citizens

No citizens spoke at the meeting, and no comments were received on the Open Town Hall Portal.

8. Unfinished Business

None

9. New Business

None

10. Commission Business

11. Chairman's Report

12. Staff Reports

a. SUB-000716-2023 – 107 Leg O'Mutton Cottages

The Commission asked for public comment on the topic. No citizens spoke on the topic.

Brian Eber provided the staff's presentation. After his presentation, he took questions from the Commission. The Commission asked about the size and zoning of the property, the parking, the road design, space between the houses, density, flood zone of the area, building design, estimated size, estimated structures, and estimated value. Additionally, the Commission expressed concerns about the parking and suggested some solutions for overflow parking.

b. DPR-000742-2023 – Beach House South Forest Beach

The Commission asked for public comment on the topic. No citizens spoke on the topic. Brian Eber provided the staff's presentation. The Commission asked about the timeline, the cabana space, the pool remodel, and the new event structure.

c. DPR-007784-2023 - Holiday Inn Express Tanglewood Drive

The Commission asked for public comment on the topic. No citizens spoke on the topic. Brian Eber provided the staff's presentation. The Commission asked about the pavement changes and lobby structure being proposed.

d. DPR-000909-2023 – 1036 William Hilton Pkwy. Ozark Bank Building

The Commission asked for public comment on the topic. No citizens spoke on the topic. Brian Eber provided the staff's presentation. The Commission asked about the nonconformity process, Design Review Board approval, parking, relationship to Sea Pines, and mixed-use.

13. Adjournment

Chairman Siebold adjourned the meeting at 2:57 p.m.

Submitted by: Brian Glover

Administrative Assistant

Approved: September 20, 2023