



The Town of Hilton Head Island
Pre-Application Meeting
Monday, March 6, 2023 at 10:30 a.m.
Conference Room 4, Town Hall

AGENDA

As a courtesy to others please turn off / silence mobile devices during the meeting.

Staff Meeting Facilitator: Brian Eber, Interim Development Services Manager

1. **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.

2. **PAPP-000368-2023 – Office Way Self-Service Storage**

Josh Tiller with J.K. Tiller Associates, Inc is proposing to redevelop the site with a self-service storage facility. The subject property is located at 6, 8, 10 and 12 Office Way, is zoned SPC (Sea Pines Circle District) and is known as Parcels 354, 355, 357 and 164A on Beaufort County Tax Map 15.

Project Manager: Trey Lowe
Start time: 10:30 am

3. **PAPP-000369-2023 – Dune House Lane**

Alexis Cook with Palmetto Dunes POA is proposing to re-align and re-pave Dunes Lane which includes delineating parking, adding hardscape areas, and providing a better pedestrian experience, with a formal shuttle pick-up and drop-off. The subject property is located at 14 Dune House Lane, is zoned PD-1 (Planned Development Mixed-Use District) within Palmetto Dunes and is known as Parcel 334 on Beaufort County Tax Map 12.

Project Manager: Michael Connolly
Start time: 11:00 am

4. **PAPP-000375-2023 – Long Cove Pump House**

Andrew Seaver with Long Cove Club is proposing to relocate their irrigation pump house facility from the Broad Creek Wastewater Treatment Facility to an area adjacent to Lagoon 24. The subject property is zoned PD-1 (Planned Development Mixed-Use District) within Long Cove Club and is known as Parcel 356A on Beaufort County Tax Map 11.

Project Manager: Michael Connolly
Start time: 11:30 am

BREAK FOR LUNCH

5. PAPP-000409-2023 – Port Royal Maintenance Building

Scott Kunkle with Port Royal Plantation is proposing to construct a maintenance facility. The subject property is located at 81 Union Cemetery Road, is zoned PD-1 (Planned Development Mixed-Use District) and is known as Parcel 1203 on Beaufort County Tax Map 9.

Project Manager: Michael Connolly
Start time: 1:00 pm

6. PAPP-000427-2023 – Sea Turtle Marketplace Addition

Jason Broene with Court Atkins Group is proposing a 1,125 sq. ft. building addition to building F for office/business use. The subject property is located at 430 William Hilton Parkway, is zoned CC (Community Commercial) and is known as Parcel 676 on Beaufort County Tax Map 8.

Project Manager: Trey Lowe
Start time: 1:30 pm

NOTE: The applicant or representative of the proposed project must be present at this meeting in order to receive comments from Town Staff and outside agencies. If you cannot be present please notify Brian Eber at (843) 341-4682 prior to the scheduled meeting.

A quorum of Town Council may result if four (4) or more members are in attendance of this meeting.