



The Town of Hilton Head Island
Pre-Application Meeting
Monday, May 1, 2023 at 9:00 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, 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.

1. **PAPP-000918-2023 – 14 & 16 Bradley Circle**

The applicant is proposing a zero lot-line subdivision that will include two duplexes, one at 14 Bradley Beach Circle and one at 16 Bradley Beach Circle. Each duplex will include a main home and guest home. The subject property is located at 14 & 16 Bradley Circle, is zoned RD (Resort Development), and is known as Parcel R510 008 000 0498 0000 and Parcel R510 008 000 0503 0000.

Project Manager: Trey Lowe

Start time: 9:00 am

2. **PAPP-000922-2023 – 50 Wilborn Road**

The applicant is proposing a renovation of the existing fieldhouse and the construction of a new fieldhouse building near the existing concession stands. The subject property is located at 50 Wilborn Road, is zoned MS (Main Street District), and is known as Parcel R510 007 000 0030 0000.

Project Manager: Trey Lowe

Start time: 9:30 am

3. **PAPP-000866-2023 – 148 Beach City**

The applicant is proposing an 8,800 square foot vehicular warehousing and storage building to be added to the 1.36 acre parcel that currently has an existing 4,823 square foot commercial building. The subject property is located at 148 Beach City Road, is zoned LC (Light Commercial), and is known as Parcel R510 004 000 0343 0000.

Project Manager: Trey Lowe

Start time: 10:00 am

4. **PAPP-000855-2023 – 232 S Sea Pines Drive**

The applicant is proposing to renovate and upgrade the current South Beach Marina complex. The existing mix of lodging, restaurant, and retail found in the +/-12,500 SF of buildings will transition to restaurant and retail uses exclusively within +/- 10,000 SF of total building footprint. The subject property is located at 232 South Sea Pines Drive Unit 101, is zoned PD-1 (Planned Development Mixed-Use), and is known as Parcel R550 017 000 1212 0000.

Project Manager: Trey Lowe
Start time: 10:00 am

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.