



The Town of Hilton Head Island
Pre-Application Meeting
Monday, December 11, 2023 at 9:00 a.m.
Benjamin M Racusin Council Chambers

AGENDA

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

Staff Meeting Facilitator: Brian Eber, Development Services Manager

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-002073-2023 – Proposed Rezoning Map Amendment of 870 William Hilton Parkway

Glenn Maddux of Middle Street Partners, LLC. is proposing to amend the Official Zoning Map by changing the zoning designation of a developed 5.21-acre parcel located at 870 William Hilton Parkway. The Property is zoned Light Commercial and is part of the Long Cove Club Master Plan. The property is assigned the following Beaufort County tax map parcel identification number: R550 011 000 138B 0000. The request is to rezone the property from LC (Light Commercial District) to PD-1 (Planned Development Mixed-Use). The effect of this rezoning will be to allow residential multifamily use on the parcel with an allowable density for 136 residential apartments.

Project Manager: Michael Connolly

Start time: 9:00 am

2. PAPP-002070-2023 – Proposed Subdivision near 170 Dillon Road

Enterprise Associates LLC proposes the subdivision of parcel R510 005 000 0227 0000 which is adjacent to 170 Dillon Road. The subject property is approximately 3 acres in the Mitchelville neighborhood near the intersection of Beach City Road and Dillon Road, is unaddressed and zoned RM-4.

Project Manager: Trey Lowe

Start time: 9:30 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.