



The Town of Hilton Head Island  
**Pre-Application Meeting**  
Monday, October 17, 2022 at 10:30 a.m.  
**Benjamin M. Racusin Council Chambers**

## AGENDA

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

**Staff Meeting Facilitator: Nicole Dixon, Development Review Program 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-002435-2022 – White Oaks Subdivision Redevelopment**

Judd Carstens with Witmer Jones Keefer Ltd, is proposing to combine the lots that were part of the White Oaks mobile home subdivision off Spanish Wells Road, in order to redevelop the site into a 40 home multi-family rental development. The subject property is located at 3 Olive Shell Court, is zoned RM-8 (Moderate Density Residential) and is currently comprised of multiple parcels.

**Project Manager: Nicole Dixon**  
**Start time: 10:30 am**

**3. PAPP-002474-2022 – Broad Creek Development**

Robert Ussery with Ussery/Rule Architects, PC is proposing to combine the two undeveloped properties to construct a two building multi-family development consisting of 79 dwelling units. The buildings are proposed to be up to five stories tall (4 stories over parking). The subject property is located at 60 Helmsman Way, is zoned WMU (Waterfront Mixed-Use District) and is known as Parcels 648 and 649 on Beaufort County Tax Map 10.

**Project Manager: Michael Connolly**  
**Start time: 11:15 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 Nicole Dixon at (843) 341-4686 prior to the scheduled meeting.

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