



The Town of Hilton Head Island  
Pre-Application Meeting  
Monday, February 6, 2023 at 10:30 a.m.

Conference Room 3

**AGENDA - REVISED**

---

*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-000146-2023 – 17 Executive Park Road**

Brandon Greenplate with Island Head Rentals is proposing to redevelop the property with four multi-family residential units. The subject property is located at 17 Executive Park Road, is zoned LC (Light Commercial) and is known as Parcel 331 on Beaufort County Tax Map 15.

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

3. **PAPP-000170-2023 – Thomas Cohen Pavilion**

Melvin Fields is proposing to construct a pavilion for his food truck on an existing concrete slab on the property. The subject property is located at 80 Thomas Cohen Drive, is zoned RM-4 (Low to Moderate Density Residential) and is known as Parcel 448 on Beaufort County Tax Map 7.

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

4. **PAPP-000193-2023 – French Bakery**

Sarah Kepple with Pearce Scott Architects is proposing a 2-story deck addition to the existing restaurant in Shelter Cove. The subject property is located at 28 Shelter Cove Lane, is zoned PD-1 (Planned Development Mixed Use) and is known as Parcel 26B on Beaufort County Tax Map 12.

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

**BREAK FOR LUNCH**

5. **PAPP-000196-2023 – Office Way Mixed-Use Development**

Josh Tiller with J.K. Tiller Associates, Inc is proposing to redevelop the site into a mixed-use development consisting of multi-family residential and retail space. 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 355, 354, 357, 164A on Beaufort County Tax Map 15.

**Project Manager: Nicole Dixon**

**Start time: 1:00 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.**