



Town of Hilton Head Island

Pre-Application Meeting

Monday, March 17, 2025, 9:00 AM

**1 Town Center Court, Hilton Head Island, SC
Conference Room #4**

1. Call to Order

2. Unfinished Business

3. New Business

a. PAPP-000197-2025 – 7 Greenwood Drive

Josh Tiller of J.K. Tiller Associates, Inc. is proposing to redevelop 7 Greenwood Drive by demolishing Deano's Wood Fire Grill, service area, outdoor patio, and parking spaces. The applicant proposes four uncovered pickleball courts, two covered pickleball courts, a covered stage, an uncovered outdoor seating, play area, a counter service kitchen area, 10 parking spaces, and a dumpster. The subject property is located at 7 Greenwood Drive, is zoned SPC (Sea Pines Circle District), is in the Corridor Overlay, and is known as Parcel 3 on Beaufort County Tax Map 15.

Project Manager: Michael Connolly

Start time: 9:00 am

b. PAPP-000207-2025 – 20 Ceasar Place

David Karlyk of Carolina Engineering is proposing to develop 20 Ceasar Place by constructing eight duplexes, totaling 16 dwelling units on the site. The subject property is located at 20 Ceasar Place and is zoned RM-8 (Moderate Density Residential District) in the Corridor Overlay and is known as Parcel 200A on Beaufort County's Tax Map 7.

Project Manager: Michael Connolly

Start time: 10:00 am

c. PAPP-000200-2025 - 840 William Hilton Parkway

Parker Design Group is proposing to renovate the Atrium Building at 840 William Hilton Parkway. The building interior will be reorganized with the same occupancy while staying within the existing footprint to create a new headquarters for the SERG Group, food commissary, and event venue space.

The subject property is located at 840 William Hilton Parkway, is zoned Light Commercial (LC) District, is in the Corridor Overlay and is known as Parcel 123A on Beaufort County's Tax Map 11.

Project Manager: Brian Eber

Start time: 11:00 am

4. Adjournment

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.

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.