



Town of Hilton Head Island

Pre-Application Meeting

Thursday, May 15, 2025, 1:30 PM

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

1. Call to Order

2. Unfinished Business

3. New Business

a. PAPP-000392-2025 - 8 Augusta Lane Sandalwood Food Pantry

Charles Hager of LJA Engineering, on behalf of Sandalwood Food Pantry, is proposing a new Food Pantry facility. The proposed Sandalwood Food Pantry project consists of the construction of two structures and associated parking. The Food Pantry building will be a 3,200 SF Mercantile building. It will be slab on grade with wood framed walls and wood roof truss with a standing seamed roof. The Pavilion will be a utility structure and it will be constructed with wood posts, wood scissor trusses, and standing seamed roof on purlins. The subject property is located at 8 Augusta Ln, is zoned Parks and Recreation (PR) District, is in the Corridor Overlay, and is known as Parcel 244 on Beaufort County Tax Map 7.

Project Manager: Brian Eber
Start time: 1:30 pm

b. PAPP-000414-2025-95 Matthews Drive Food Lion

Pete Dykema, AIA of RFS Architects, on behalf of Food Lion LLC, is proposing to repurpose the existing two-story concrete block building with a new storefront facade for a Food Lion lease space. The proposal would be to demolish the existing vestibule structure, wood-framed canopy, and columns along the front wall of the property and would replace it with a central A-frame entrance element, flanking shed roofs that step down in elevation on both sides of the entrance, and an exterior shed roof canopy above rectangular columns that run along the entirety of the storefront. The existing 20-foot screen wall to the north of the building would be replaced with a 12-foot wall/fence screen. The subject property is located at 95 Matthews Drive, is

zoned Community Commercial (CC) District, is in the Corridor Overlay, and is known as Parcel 192 on Beaufort County Tax Map 8.

Project Manager: Melissa Paul-Leto
Start time: 2:00 pm

c. PAPP-000380-2025 - 159 Beach City Road/ Fort Howell Improvements

Brad Hix of Wood + Partners, on behalf of Hilton Head Island Land Trust, is proposing to redevelop Fort Howell. The proposed improvements include pathway and educational signage; fencing; entry plaza; railings; steps with handrails; an outdoor classroom; an observation area; post and rope barriers; and plantings. The subject property is located at 159 Beach City Road, is zoned Planned Development Mixed-Use (PD-1) District, is in the Corridor Overlay, and is known as Parcel 300 on Beaufort County Tax Map 4.

Project Manager: Michael Connolly
Start time: 2:30 pm

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.