



Town of Hilton Head Island

Pre-Application Meeting

Thursday, July 24, 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-000668-2025 – 16 Palmetto Bay Road**

JPMorgan Chase Bank, N.A. has submitted a Pre-Application meeting request for a commercial development on 0.94 acres. The proposal consists of a new Chase Bank with a drive-up ATM with associated pavement, parking, and utilities. The parcel is zoned within the SPC (Sea Pines Circle) District, is in the Corridor Overlay, and is known as parcel number 78 on the Beaufort County Tax Map 15.

Project Manager: Melissa Paul-Leto

Time: 1:30 pm

b. **PAPP-000641-2025 - 52 Muddy Creek Rd**

The Forino Company, on behalf of the Williams family, has submitted a Pre-Application meeting request for a multifamily development on 2.8 acres. The proposal consists of the applicant, the Forino Company, assisting their client, the Williams family, in determining the highest and best re-use of the parcel. The parcel is zoned within the RM-4 District and is known as parcel number 35 on the Beaufort County Tax Map 10.

Project Manager: Brian Eber

Time: 2:15 pm

c. **PAPP-000675-2025 – Squire Pope Parcel Subdivision**

Trey Griffin of Wood+Partners, Inc., is proposing a subdivision and future consolidation of multiple parcels totaling approximately 6.69 acres for a proposed residential development. The proposal consists of a mix of duplex, triplex, and quadplex units with supporting infrastructure and amenities. The subject property is located at 168 Squire Pope Road, is zoned RM-4 (Residential Moderate Density) District, is within the Corridor Overlay, and is known as parcels 3 and 3C on the Beaufort County Tax Map 7.

Project Manager: Michael Connolly

Time: 3:00 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 Trey Lowe at (843) 341-4690 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.