



Town of Hilton Head Island

Pre-Application Meeting

Thursday, February 26, 2026, 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-000155-2026 – Squire Pope Road Development**

Pre-Application request, Trey Griffin of Wood + Partners, on behalf of J & C Ventures LLC, for the properties identified on Beaufort County Tax Map as Parcels R511 007 000 003C 0000 and R511 007 003 0000, also identified as 144 Squire Pope Road. The parcels are located within the RM-4 (Low to Moderate Density Residential) and Corridor Overlay districts. The proposed project includes the development of up to 40 single-family attached townhome units with associated private streets and community amenities. The applicant is requesting reductions to certain building setbacks and buffer standards.

Project Manager: Michael Connolly
Time: 1:30 pm

b. **PAPP-000151-2026 – 2 Grasslawn Ave Westin Hotel**

Pre-Application request, Bryan Harder of LS3P Associates, on behalf of Peregrine Hospitality, for the properties identified on Beaufort County Tax Map as Parcels R510 009 000 0892 0000, also identified as 2 Grasslawn Ave. The parcel is located within the PD-1 zoning district and the Corridor Overlay district. The proposed project includes the renovation of the existing courtyard with amenity modernization. The majority of the work will be horizontal, however, some vertical work will include a new staircase and pool side cottage for towels and sundries.

Project Manager: Brian Eber
Time: 2:15 pm

c. **PAPP-000154-2026 – 8 Southwood Park Dr. Sandalwood Terrace**

Pre-Application request, Connelly Development LLC, on behalf of Beaufort

County Housing Authority, for the properties identified on Beaufort County Tax Map as Parcels R510 008 000 0224 0000, also identified as 8 Southwood Park Dr. The parcel is located within the RM-12 zoning district and the Corridor Overlay district. The existing site has twelve (12) residential buildings with a total of 79 residential units. The proposed project is to redevelop the parcel with five (5) garden-style buildings 3 stories tall for 118 residential units. The development will also include an office/community building for the residents. The development will be built to meet the Energy Star Certification and Home Innovation Research Lab's National Green Building Standard—Bronze Level or higher.

Project Manager: Brian Eber
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 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.