



## Town of Hilton Head Island

### Pre-Application Meeting

Thursday, March 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-000267-2026 – Fish Haul**

Pre-Application request, Nathan Sturre of Sturre Engineering, on behalf of Robert Chaneyfield, for the properties identified on Beaufort County Tax Map as Parcels R510 004 000 0292 0000. The parcel is located within the RM-4 zoning district and the proposed project is to subdivide the 2.5 acre tract into ten (10) single family lots. A large portion of the size will remain common open space to satisfy 16% open space requirements.

**Project Manager: Brian Eber**

**Time: 1:30 pm**

b. **PAPP-000274-2026 – 2 Mossy Oaks**

Pre-Application request, Edward Everett, on behalf of Crosswinds POA for the property identified on Beaufort County Tax Map as Parcels R510 012 000 0253 0000. The parcel is located within the PD-1 zoning district in Indigo Run, and the proposed project is to construct a storage shed near the pool area.

**Project Manager: Melissa Paul-Leto**

**Time: 2:00 pm**

c. **PAPP-000272-2026 – Publix Renovation – North End**

Pre-Application request, Asa Harris & Henry Sullivan, on behalf of Publix Super Markets, Inc. for the property identified on Beaufort County Tax Map as Parcel R510 008 000 0359 0000. The parcel is located at 45 Pembroke Drive and is within the Community Commercial zoning district and the Corridor Overlay. The proposed project includes the redevelopment of an existing

Publix and the renovation of the remainder of the existing shopping center in the Festival Centre.

**Project Manager: Melissa Paul-Leto**  
**Time: 2:30 pm**

**d. PAPP-000283-2026 – Coastal Staging and Storing**

Pre-Application request, Gerrard and Jillian Ball, on behalf of Coastal Staging, for the property identified on Beaufort County Tax Map as Parcel R511 008 000 0086 0000. The parcel is located at 127 Mathews Drive within the LC (Light Commercial) zoning district and Corridor Overlay District. The proposed project is to rehabilitate the existing vacant building into a showroom and warehouse facility for a home staging business. Proposed improvements include interior renovations, expansion of the rear building footprint, increased eave height to accommodate warehouse storage, and site improvements including landscaped frontage and designated parking.

**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 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.