



## Town of Hilton Head Island

### Pre-Application Meeting

Thursday, May 7, 2026, 1:30 PM

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

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1. **Call to Order**
2. **Unfinished Business**
3. **New Business**
  - a. **PAPP-000419-2026 – 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: Melissa Paul-Leto  
Time: 1:30 pm
  - b. **PAPP-000154-2026- 7 Lighthouse Lane**

Pre-Application request, Alliance Consulting Engineers, Inc, on behalf of Harbor Town Resort, for the properties identified on Beaufort County Tax Map as Parcels R550 017 000 1199 0000 and R550 017 000 1098 0000, also identified as 7 Lighthouse Lane. The parcel is located within the PD-1 zoning district and the Corridor Overlay district. The Harbour Town Residences will include redevelopment of the existing site containing the Inn at Harbour Town. The Inn will remain and will become a focal point of the redeveloped site. Demolition will include all existing parking, access points, tennis courts, pool, etc. The planned improvements will include the addition of several structures to include the Residences, new restaurant space, improved amenities such as pools, tennis and pickleball, and an enhanced check-in experience.

Project Manager: Brian Eber  
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.