



## Town of Hilton Head Island

### Pre-Application Meeting

Thursday, June 18, 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-000526-2026 – 91 N. Sea Pines Drive Marriott Monarch**

Pre-Application request, David McAlister of Wood and Partners, on behalf of Marriott, for property identified on Beaufort Tax Map and Parcel R550 017 00A 1281 0000, also identified as 91 N. Sea Pines Drive. The parcel is located within the PD-1 zoning district and the OCRM Corridor Overlay. Marriott Monarch is seeking to improve their parking lot efficiency by gaining a few parking spaces. The resort regularly has issues with insufficient parking for guests, and much of the existing parking lot is inefficient. The proposed improvements will add ± 17 spaces, while bringing modified areas into LMO conformity.

Project Manager: Kendal Wagner  
Time: 1:30

b. **PAPP-000565-2026 – Spanish Wells Subdivision**

Pre-Application request, Ellie Bitton, on behalf of Palmetto RTC, LLC for property identified on Beaufort Tax Map and Parcel R510 007 000 1119 0000. The approximately 2.65 acres vacant parcel is located adjacent to the marshes of Old House Creek. The development is to create ten (10) residential marsh-front lots that will allow each lot access to meaningful marsh views.

Project Manager: Brian Eber  
Time: 2:15

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.