



Town of Hilton Head Island

Pre-Application Meeting

Thursday, September 10, 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-000835-2026 - 272 Mitchelville Road Minor Subdivision

Pre-Application request, Steven Stowers of Architecture 101, on behalf of the property owner Moshe Dekel, MD, for property identified on Beaufort County Tax Map as Parcel R510 004 000 0307 0000, also identified as 272 Mitchelville Road. The parcel is located within the MV District and the OCRM High Tide Corridor Overlay District. The property owner is seeking to subdivide the existing parcel into five residential lots.

Project Manager: Kyle Brotherton
Start Time: 1:30 pm

b. PAPP-000821-2026 - 15 Harbourside Lane - King Neptune Way Bike Path Addition

Pre-Application request from Allan Kingel for Shelter Cove Harbour, for property along King Neptune Drive. The proposal is located within the PD-1 District and falls within the Corridor Overlay District. The applicant is proposing a bike path addition along the exit side of King Neptune Way that would connect to the existing sidewalk along the front of Harbourside 2 in Shelter Cove.

Project Manager: Bayleigh Howard
Start Time: 2:00 pm

c. PAPP-000833-2026 - 1 Brams Point Road

Pre-Application request, Bryan McIlwee of Infrastructure Consulting and Engineering, on behalf of the Spanish Wells POA, for property identified on Beaufort Tax Map as Parcel R510 010 000 046G 0000, the Spanish Wells main entrance right-of-way. The parcel is located within the PD-1 District and

the Corridor Overlay District (OCRM High Tide Line and Arterial right-of-way.)
The Spanish Wells POA is seeking to modify the entrance.

Project Manager: Kyle Brotherton
Start 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 your Project Manager, Bayleigh Howard @ (843) 341-4682 or Kyle Brotherton @ (854) 292-0805 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.