



Town of Hilton Head Island

Pre-Application Meeting

Monday, December 9, 2024, 9:00 AM

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

1. **Call to Order**

2. **Unfinished Business**

3. **New Business**

a. **PAPP-001547-2024 – Avocet Road**

Judd Carstens of Witmer Jones Keefer is proposing a potential single-family in-fill project to construct four single-family dwelling units on one parcel. The subject property is not addressed; it is located in the RD (Resort Development) District. The parcel is known as PIN number R552 018 000 0245 0000 on the Beaufort County Tax Map.

Project Manager: Michael Connolly
Start Time: 9:00 am

b. **PAPP - 001566-2024 - 18 Simmons Road**

Broad Creek Marina Holdings, LLC is proposing to construct a new waterfront restaurant and outdoor seating with stunning views along approximately 220 feet of waterfront to Broad Creek. A boardwalk is also proposed along Broad Creek to tie in the new restaurant, Up the Creek Tavern and Fish Camp, allowing pedestrian connectivity between all restaurants.

Project Manager: Brian Eber
Start Time: 9:30 a.m.

c. **PAPP - 001582-2024 - Chaplin Park Improvements**

The Town of Hilton Head Island is proposing the redevelopment of Town-owned parcels that comprise Chaplin Community Park. The proposed improvements will expand on the recreational offerings of the park, serving as an Island-wide and regional destination for multi-use field activities and a neighborhood park serving the adjacent communities. The proposed Phase 1

development of the park will provide enhanced and additional recreational opportunities for the community. The existing multi-use fields will be refurbished, elevating the level of play and expanding the time the fields can be utilized. The existing areas of parking will be expanded to support the parking demands of Burkes Beach and the use of the multi-use fields. To support the expanded use of the multi-use fields, additional open-air pavilions will be provided to allow for larger groups to gather. Existing facilities, including the parking lot and comfort facilities will be refurbished to provide a harmonious aesthetic with the proposed improvements.

Project Manager: Brian Eber
Start Time: 10:00 a.m.

d. PAPP-001581 - Taylor Family Park

The Town of Hilton Head Island is proposing the development of Taylor Family Park, located along Wild Horse Road in Hilton Head Island, South Carolina. The proposed park will feature safe pedestrian connectivity with crosswalks, vehicular access for both park users and emergency vehicles, and well-lit internal pathways with interpretive signage. It will also include passive open lawn spaces, an adult activity zone with outdoor fitness stations, a playground and a large, covered pavilion equipped with restrooms, tables, grills, and seating areas. Smaller shade structures will be scattered throughout the landscape, which will integrate existing natural features like specimen trees and wetlands.

Project Manager: Michael Connolly
Start Time: 10:30 a.m.

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 Trey Lowe at (843) 341-4690 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.