



Town of Hilton Head Island

Pre-Application Meeting

Monday, December 23, 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-001598-2024 – River Club Recreation Area Improvements

John Reuther of River Club Landowners Association is proposing to redevelop the River Club Recreation Area. The proposed project includes removing a portion of the existing asphalt and adding a game area, portico, community garden, and dog play area. The subject property is located at 6 River Club Drive, is zoned PD-1 (Planned Development Mixed-Use District), part of the Indigo Run, and is known as Parcel 0001 on Beaufort County Tax Map 11.

Project Manager: Michael Connolly

Start time: 9:00 am

b. PAPP-001634-2024 – 20 Hunter Road – Club Pups Hilton Head Dog Runs

Christopher Manley is proposing to change the use of the land to Animal Services and to add a fenced-in dog exercise area along the rear of the building. The subject property is located at 20 Hunter Road, is zoned IL (Light Industrial), and in the Airport Overlay, it is also known as Parcel 0301 on Beaufort County Tax Map 8.

Project Manager: Michael Connolly

Start time: 9:45 am

c. PAPP-001636-2024 - Driftwood Development 58 Single-family Rental Homes

David Craig of Material Capital Partners is proposing the development of 58

units of long-term, single-family rental homes. The subject property does not have an address. The parcel number is R510 011 000 0401 0000. It is zoned RM-4 (Low to Moderate Density Residential District) and is within the Corridor Overlay District.

Project Manager: Michael Connolly

Start time: 10:30 a.m.

d. PAPP – 001627-2024 – 1 Greenwood Dr Version Wireless

On behalf of Verizon Wireless, Kimley-Horn respectfully submits preliminary construction plan for the installation of one new wireless monopole. The pole will be owned, installed, and maintained by Verizon Wireless. Along with small cell equipment, associated electrical components and mounting hardware. The plans and details in the attached drawing set represent a one of the five small cell network to be constructed in the public right-of-way pursuant to authority granted by the Town of Hilton Head Island and SCDOT (if applicable).

Project Manager Brian Eber

Start time 11:15 a.m.

e. PAPP – 001640-2024 – 4 Haig Point Crossings Pickleball

The Town of Hilton Head Island is proposing the redevelopment of town-owned parcels that comprise Crossings Park. The proposed public pickleball facility, which will be built as part of Phase 1, to the South of Arrow Road will consist of (24) best-in-class courts and associated concession building. Additional pedestrian connections from the Public Pathways at Palmetto Bay Road and Helmsman Way will be provided south of Arrow Road. The property is zoned PR Parks and Recreation and is located within the Corridor Overlay District - OCRM High Tide Line and ROW Arterial.

Project Manager Brian Eber

Start time 1:00 pm

f. PAPP-001597-2024 - 272 Mitchelville Road

Judd Carstens, on behalf of Witmer Jones Keefer, LTD., is proposing to construct a single multi-family residential structure with 28 dwelling units of varying sizes at 272 Mitchelville Road, also known as parcel R510 004 000 0307 0000. The parcel is zoned Mitchelville (MV) District and is in the Corridor Overlay.

Project Manager: Melissa Paul-Leto

Start time 1:45 p.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 Loweat (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.