



Town of Hilton Head Island
Board of Zoning Appeals Meeting
April 25, 2022, at 2:30 p.m. Virtual Meeting
MEETING MINUTES

Present from the Board: Chair Patsy Brison, Charles Walczak, David Fingerhut, Peter Kristian, Robert Johnson

Absent from the Board: Vice Chair Anna Ponder (excused), Lisa Laudermilch (excused)

Present from Town Council: Glenn Stanford

Present from Town Staff: Chris Yates, Development Services Manager; Nicole Dixon, Development Review Program Manager; Missy Luick, Principal Planner; Teresa Haley, Community Development Coordinator

Others Present: Curtis Coltrane, Town Attorney

1. Call to Order

Chair Brison called the meeting to order at 2:30 p.m.

2. 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.

3. Roll Call – See as noted above.

4. Welcome and Introduction to Board Procedures

Chair Brison welcomed all in attendance and noted she would not be introducing the Board's procedures for conducting the meeting, as the item listed on the agenda has been postponed.

5. Approval of Agenda

Chair Brison asked for a motion to approve the agenda as presented. Mr. Kristian moved to approve. Mr. Walczak seconded. By way of roll call, the motion passed with a vote 5-0-0.

6. Approval of Minutes

a. March 28, 2022, Meeting

Chair Brison asked for a motion to approve the minutes of the March 28, 2022, meeting. Mr. Fingerhut moved to approve. Mr. Kristian seconded. By way of roll call, the motion passed with a vote of 5-0-0.

7. Appearance by Citizens

Public comments concerning agenda items were to be submitted electronically via the Open Town Hall HHI portal. There were no comments submitted. Citizens were provided the option to sign up for public comment participation during the meeting by phone. There were no requests.

8. Unfinished Business – None

9. New Business

a. Public Hearing

VAR-000620-2022 – Request from John Nicholas Crago for a variance from LMO Section 16-4-102.B.7.c, Use-Specific Conditions for Principal Uses, for proposed screened outside storage of bicycles in the Light Commercial (LC) District where outside storage of bicycles is not allowed. The property is located at 13 Executive Park Road and has a parcel number of R552 015 000 0087 0000. **POSTPONED**

Chair Brison noted the above referenced variance has been postponed until the regularly scheduled May meeting pursuant to the authority of the Chair, as found in Article XI, Section 3 of the Rules of Procedure.

10. Board Business

a. Adoption of Amendments to the Rules of Procedure

Missy Luick noted there were no changes from the previous month. Mr. Kristian moved to approve. Mr. Johnson seconded. By way of roll call, the motion passed by a vote of 5-0-0.

11. Staff Reports

a. Status of Appeals to Circuit Court

Curtis Coltrane reported there has been an agreement reached with the Town of Hilton Head Island, the six Sandcastles by the Sea property owners that originally filed the lawsuit, as well as all Sandcastles by the Sea property owners along the common boundary with the Town property. He explained the Town is conveying a small strip of land to the owners which will move the buffer far enough away from the homes to encompass the improvements that were improperly made. He stated the owners are paying the appraised value for the property, plus a pro-rated cost for the expenses incurred by the Town.

Curtis Coltrane reported there has not been a ruling on the Bradley Circle Vacation Partners appeal.

b. Status of LMO Amendments

Nicole Dixon stated there was no report at this time. She noted the amendments are still being drafted by the on-call code writing team and when they are received, she will update the Board.

c. Waiver Report

Chair Brison noted the report was included in the agenda packet and invited Board members to ask questions. There were none.

12. Adjournment

With no other business before the Board, Mr. Kristian moved for adjournment. Mr. Fingerhut seconded. By way of roll call, the motion passed with a vote of 5-0-0. The meeting was adjourned at 2:48 p.m.

Submitted by: Vicki Pfannenschmidt, Secretary

Approved: June 27, 2022