



Town of Hilton Head Island
**Construction Board of Adjustments &
Appeals Meeting**
August 22, 2023, at 5:00 pm
MEETING MINUTES

Present from the Committee: Chairman Jay Owen, Vice Chairman Neil Gordon, Will Okey, Joe Nix, Marc Ellis, Michael Lynes, Douglas Pine, Frank Guidobono

Absent from the Committee: Robert Zinn, Ling Graves, Jay Owen, Randy May

Present from Town Staff: Chris Yates, Shari Mendrick, Aaron Black, Bob Bromage, Howard DeLuca, Al Wilson, Yazmin Winston Black

Other's Present: Curtis Coltrane, Esquire

1. Call to Order

Mr. Nix called the meeting to order at 5:00 p.m.

2. FOIA Compliance

Public notification of this meeting has been published, posted, and mailed in compliance with the Freedom of Information Act and the Town of Hilton Head Island requirements.

3. Swearing in Ceremony of Reappointed Board Members

Chris Yates reappointed Board Members Will Okey, Douglas Pine, and Michael Lynes.

4. Election of Officers:

Mr. Gordon nominated Joe Nix for the position of Chairman. Mr. Okey seconded. Mr. Nix was elected with a vote of 7-0-0. Mr. Guidobono arrived after the vote.

Mr. Ellis nominated Mr. Gordon for the position of Vice Chairman. Mr. Okey seconded. Mr. Gordon was elected with a vote of 7-0-0. Mr. Guidobono arrived after the vote.

Mr. Ellis nominated Karen Knox for the position of Secretary. Mr. Gordon seconded. Mrs. Knox was elected with a vote of 7-0-0. Mr. Guidobono arrived after the vote.

5. Roll Call - See as noted above.

6. Approval of Agenda

Mr. Pine moved to approve. Mr. Gordon seconded. By show of hands, the motion passed by a vote of 7-0-0. Mr. Guidobono arrived after the vote.

7. Approval of Minutes – Meeting of September 27, 2022

Mr. Pine moved to approve. Mr. Gordon seconded. By show of hands, the motion passed by a vote of 8-0-0.

8. Appearance by Citizens on Items Unrelated to Today's Agenda

None

9. Unfinished Business

None

10. New Business

a. Show Cause: Unsafe Deck - 63 Night Heron Lane

Chris Yates provided staff’s presentation as indicated in the packet. Town Staff recommended the following:

The Construction Board of Adjustments and Appeals (CBAA) concur with the Building Official’s determination that the deck attached to the home located at 63 Night Heron Lane, Hilton Head Island, SC is unsafe and that the structure be demolished or otherwise made safe.

The Board had several questions for Mr. Yates regarding the footings, the deck, and posts.

Mr. Zbigniew Drzazgowski, Owner stated he has been in the home improvement business for over 34 years. Mr. Drzazgowski stated he came to the Town and spoke of what he wanted to do and was told he needed a Permit. He followed all the building requirements, and everything was approved. Mr. Drzazgowski proceeded to speak in defense of the remedies and steps that he had undertaken regarding the Stop Work Order issued.

After discussion, Mr. Lynes moved that the Construction Board of Adjustments & Appeals recommends that the deck located at 63 Night Heron Lane, Hilton Head Island, SC is unsafe and that the structure should be made safe or be removed within 90 days of the Construction Board of Adjustments & Appeals signed Notice of Action. Mr. Ellis seconded. By a show of hands, the Motion passed with a vote of 8-0-0.

b. Approval of Proposed 2024 Meeting Schedule

Chair Nix moved to approve. Mr. Gordon seconded. The 2024 Meeting Schedule was approved with a vote of 8-0-0.

11. Staff Report – None

12. Adjournment

With no further business before the Board, the meeting was adjourned at 6:07 p.m.

Submitted by: Karen D. Knox
Board Secretary

Approved: October 30, 2023