



Town of Hilton Head Island
Board of Zoning Appeals Meeting
Monday, April 22, 2013 at 2:30p.m
Benjamin M. Racusin Council Chambers
AGENDA

1. Call to Order

2. Roll Call

3. Freedom of Information Act Compliance

Public notification of the Board of Zoning Appeals meeting has been published, posted and mailed in compliance with the Freedom of Information Act and the requirements of the Town of Hilton Head Island Land Management Ordinance.

4. Wireless Telephone Usage

Please turn off all wireless telephones so as not to interrupt the meeting.

5. Welcome and Introduction to Board Procedures

6. Approval of Agenda

7. Approval of Minutes – March 25, 2013 Meeting

8. Unfinished Business

Public Hearing

VAR130003: Request for variance from LMO Sections 16-5-202, General Requirements, 16-5-1201, Off-Street Parking Required, 16-5-704, Minimum Required Setback Area, 16-5-806, Required Buffers and 16-5-508, Street Intersections. Bret Pruehs with McNair Law Firm, on behalf of CJT Real Property, LLC, is requesting a variance from these sections to change the use designation of the existing multi-family residential development from a horizontal property regime to a single family attached major subdivision. The property is located at 2 Tidal Bluff Road, and is further identified as Parcel 17 on Beaufort County Tax Map 5. *Presented by: Nicole Dixon*

9. New Business

Public Hearing

VAR130004: Charlie Wire, on behalf of the Hilton Head Public Service District, is requesting a variance from Land Management Ordinance Section 16-5-704, Minimum Required Setback Area, Section 16-5-806, Required Buffers, Section 16-5-1207, Parking Area Design, and Section 16-5-706, Setbacks for Fences, to allow a new pump station to encroach into the adjacent street setback and buffer, the adjacent use setback and buffer, to eliminate a parking median for access to the pump station and to install a 6 foot tall fence in the adjacent street setback. The property is Barker Field Extension, located at 160 Mitchelville Road and is further identified as parcel 6B on Beaufort County Tax Map 5. *Presented by: Anne Cyran*

Public Hearing

VAR130005: Roger Freedman is requesting a variance from Land Management Ordinance Section 16-5-704, Minimum Required Setback Area, and Section 16-5-806, Required Buffers, to allow an aerial ropes course to be located in an adjacent use setback and buffer. The property is called Zip Line Hilton Head, located at 33 Broad Creek Marina Way and is further identified as parcel 379 on Beaufort County Tax Map 11. *Presented by: Nicole Dixon*

Please note that the public hearing for this application is postponed until further notice.

10. Board Business

11. Staff Report

a) Waiver Report – *Presented by: Nicole Dixon*

12. Adjournment

Please note that a quorum of Town Council may result if four or more Town Council members attend this meeting.