

**TOWN OF HILTON HEAD ISLAND**  
**Board of Zoning Appeals**  
**Minutes of the Monday, June 22, 2009 Meeting**  
**2:30pm – Benjamin M. Racusin Council Chambers**      **APPROVED**

Board Members Present:      Chairman Jim Collett, Vice Chairman Charles Raley, Alan Brenner,  
David D’Amico, Roger DeCaigny, Rita Jones, and Bob Sharp

Board Members Absent:      None

Council Members Present:      Bill Ferguson, John Safay and George Williams

Town Staff Present:      Anne Cyran, Planner  
Jayme Lopko, Senior Planner & Board Coordinator  
Kathleen Carlin, Administrative Assistant

**I      CALL TO ORDER**

**II      ROLL CALL**

**III      APPROVAL OF THE AGENDA**

Vice Chairman Raley made a **motion** to **approve** the agenda as presented. Ms. Jones **seconded** the motion and the motion **passed** with a vote of 6-0-0.

**IV      APPROVAL OF THE MINUTES**

Vice Chairman Raley made a **motion** to **approve** the minutes of the May 19, 2009 meeting as presented. Mr. DeCaigny **seconded** the motion and the motion **passed** with a vote of 6-0-0.

**V      PRESENTATION OF CRYSTAL AWARDS TO OUTGOING BOARD MEMBERS**

Mr. Charles Cousins presented the Town’s Crystal Award to outgoing board members, Chairman Jim Collett, Vice Chairman Charles Raley and Ms. Rita Jones. Mr. Cousins thanked Mr. Collett, Mr. Raley and Ms. Jones for their many contributions and valuable service to the Board of Zoning Appeals, to the Town staff, and to the citizens of Hilton Head Island. Vice Chairman Raley and Ms. Jones have completed six years of service and Chairman Collett has completed seven years of service.

**VI      UNFINISHED BUSINESS**

**SER090001:** Angela Adams, on behalf of Walis Parra, is requesting a Special Exception for a pool hall, which is classified as Indoor Entertainment, in the Commercial Center (CC) district. The property is located at 2 Southwood Park Drive (Suite C), further identified as Parcel R510 008 000 223A.

Chairman Collett presented statements regarding the history of this Application for Special Exception. Chairman Collett also discussed the unique challenges faced by the Board in deliberating this issue. This is the third consecutive meeting that the Board has discussed this application and a final determination will be reached today. The Board has consulted with

their attorney several times regarding this application and has been informed that the Board is charged solely with the duty of viewing the proposed application as an indoor recreational facility only. Any reference to alcohol is beyond the jurisdiction of the Board of Zoning Appeals. Vice Chairman Raley presented brief comments regarding the licensing procedure for serving beer, wine and alcohol (which are governed by State law).

Chairman Collett reported that the staff has no new information to present today regarding this application. Chairman Collett requested statements from the applicant and the applicant declined. Chairman Collett then requested public statements and the following comments were received: Mrs. Dot Law, citizen, presented statements in opposition to approval of the application based on concerns that the business will cause problems to the neighboring community.

At the completion of the discussion, Vice Chairman Raley made a **motion to approve** (Special Exception Application, SER090001) based on the staff's recommendations but without all but one of their conditions. The attached condition is that the rear door to the building is to be reserved as an emergency exit only and that no loitering be permitted behind the building. Mr. Sharp **seconded** the motion and the motion **passed** with a vote of 3-2-1.

## **VII STAFF REPORT**

1. Mrs. Jayme Lopko presented the Administrative Waivers report.
2. Mrs. Jayme Lopko presented changes to the Rules of Procedure.

Following the staff's presentation on the proposed revisions to the Rules of Procedure (Board Procedures) and discussion by the Board, Chairman Collett requested that a motion for approval be made.

Vice Chairman Raley made a **motion to approve** the staff's revisions to the Board Procedures as presented. Mr. DeCaigny **seconded** the motion and the motion **passed** with a vote of 6-0-0.

The staff presented a farewell reception for the outgoing Board members following today's meeting.

## **VIII ADJOURNMENT**

The meeting was adjourned at 2:45pm.

Submitted By:

Approved By:

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Kathleen A. Carlin  
Administrative Assistant

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James Collett  
Chairman