



Town of Hilton Head Island
Board of Zoning Appeals Meeting
Monday, January 24, 2022 – 2:30 p.m.
AGENDA

This meeting will be conducted virtually and can be viewed on the [Town of Hilton Head Island Public Meetings Facebook Page](#). A Facebook account is not required to access the meeting livestream.

1. Call to Order

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

4. Welcome and Introduction to Board Procedures

5. Approval of Agenda

6. Approval of Minutes

a. September 27, 2021 Meeting

b. November 22, 2021 Meeting

7. Appearance by Citizens

Citizens who wish to address the Board concerning items on the agenda may do so by contacting the Board Secretary at 843-341-4691 no later than 1:30 p.m. the day of the meeting. Citizens may also submit written comments via the [Town's Open Town Hall Portal](#). The portal will close at 1:30 p.m. the day of the meeting. Comments submitted through the portal will be provided to the Board and made part of the official record.

8. Unfinished Business – None

9. New Business

a. Public Hearing

VAR-002417-2021 – Request from Chester C. Williams, ESQ on behalf of Beachwalk Hilton Head, LLC for a variance from LMO Section 16-4-102.B.5.b., Use Specific Conditions, to allow an Outdoor Commercial Recreation Use Other Than a Water Park to not have the required direct vehicular access to a minor arterial street. The address subject to this request is 40 Waterside Drive with a parcel number of R552 018 000 202D 0000. *Presented by Nicole Dixon*

b. Public Hearing

SER-002416-2021 – Request from Chester C. Williams, ESQ on behalf of Beachwalk Hilton Head, LLC for a special exception to allow an Outdoor Commercial Recreation

Use Other Than a Water Park, specifically a miniature golf course, on property zoned Resort Development (RD). The address subject to this request is 40 Waterside Drive with a parcel number of R552 018 000 202D 0000. *Presented by Nicole Dixon*

c. Public Hearing

VAR-002732-2021 – Request from Nathan Sturre of Cranston Engineering Group, P.C, on behalf of Beaufort County for a variance from LMO Section 16-5-107.D.10, Use of Parking Spaces as Electric Vehicle (EV) Charging Station, for relief of the Electric Vehicle charging station requirement which is required for all multifamily and nonresidential development. The property is known as Fords Shell Ring and is located at 273 Squire Pope Road and has a parcel number of R511 003 000 0222 0000. **POSTPONED**

d. Public Hearing

VAR-002850-2021 – Request from Travis Pence with The Wilson Group on behalf of Beaufort County and the Hilton Head Island Airport for a variance from LMO Section 16-3-105.E. Maximum Building Height in the Light Industrial zoning district to allow proposed renovations to the Airport terminal building to exceed the maximum height of 35 feet. The subject property is located at 120 Beach City Road and the parcel number of the property associated with this variance request is R510 008 000 0085 0000. *Presented by Nicole Dixon*

e. Public Hearing

VAR-002853-2021 – 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**

10. Board Business

11. Staff Reports

- a. Status of Appeals to Circuit Court
- b. Waiver Report

12. Adjournment

Please note that a quorum of Town Council may result if four (4) or more of their members attend this meeting.