



Town of Hilton Head Island  
**Board of Zoning Appeals Meeting**  
**Monday, September 26, 2022 – 2:30 p.m.**  
**AGENDA**

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The Board of Zoning Appeals meeting will be held in-person at Town Hall in the Benjamin M. Racusin Council Chambers.

**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. Swearing In Ceremony of Reappointed Board Member Robert Johnson** – *Performed by Josh Gruber, Deputy Town Manager*

**5. Welcome and Introduction to Board Procedures**

**6. Approval of Agenda**

**7. Approval of Minutes**

a. July 25, 2022 Meeting

**8. Appearance by Citizens**

Citizens may submit written comments via the [Town's Open Town Hall Portal](#). The portal will close at 4:30 p.m. on Friday, September 23, 2022. Comments submitted through the portal will be provided to the Board of Zoning Appeals and made part of the official record.

**9. Unfinished Business – None**

**10. New Business**

**a. Public Hearing**

**VAR-001890-2022** – Request from Kathleen Duncan of J.K. Tiller Associates, Inc., on behalf of Louise Miller Cohen, for a variance from LMO Section 16-5-102.D, Adjacent Use Setbacks to allow two outbuildings and a manufactured office building to encroach within the setbacks. The property is known as the Gullah Museum of Hilton Head Island and is located at 12 Georgianna Drive, with a parcel number of R510 003 000 0048 0000. *Presented by Michael Connolly.*

**b. Public Hearing**

**VAR-002173-2022** – Request from Jay Nelson of May River Custom Homes, on behalf of Dawn and Craig Lamb, for a variance from LMO Section 16-5-102.C, Adjacent Street Setbacks to allow a proposed porch and stairs to encroach within the setback. The property is located at 9 Mossy Oaks Lane, with a parcel number of R510 012 000 0487 0000. *Presented by Michael Connolly.*

**11. Board Business**

a. Review and Adoption of 2023 Meeting Schedule

## **12. Staff Reports**

- a. Status of Appeals to Circuit Court
- b. Status of LMO Amendments

## **13. Adjournment**

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