

THE TOWN OF HILTON HEAD ISLAND
BOARD OF ZONING APPEALS
Regular Meeting

Roger DeCaigny, Chairman
David D'Amico, Vice Chairman
Alan Brenner
Michael Lawrence
Stephen Murphy
Jack Qualey
Robert Sharp



AGENDA
Monday, August 24, 2009
2:30pm - Benjamin M. Racusin Council Chambers

I CALL TO ORDER

II ROLL CALL

III 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.

IV WIRELESS TELEPHONE USAGE

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

V WELCOME AND INTRODUCTION TO BOARD PROCEDURES

VI APPROVAL OF AGENDA

VII APPROVAL OF MINUTES – July 27, 2009

VIII UNFINISHED BUSINESS

PUBLIC HEARING

VAR090005: Nathan Jones and Thomas Viljac are requesting a variance from Land Management Ordinance Sections 16-5-704, Adjacent Use Setback, 16-5-806, Adjacent Use Buffers, and 16-6-204, Wetland Buffer, to allow a new deck to remain in the Adjacent Use Setback and in the Wetland and Adjacent Use Buffers. The property is located at 18 Simmons Road, further identified as Parcel R510 011 000 007F 0000.

Presented by: Anne Cyran

IX NEW BUSINESS

PUBLIC HEARING

VAR090006: Request for a variance from LMO Section 16-4-704, Forest Beach Neighborhood Character Overlay District Regulations. Ken Rabon, on behalf of Vincent & Madelyn Callahan, is requesting a variance from the Forest Beach Neighborhood Character Overlay District adjacent use setback and buffer requirements to install a dining room expansion within the adjacent use setback and buffer. The property is located at 109 Oceanwood Trace, further identified as Parcel 520 on Beaufort County Tax Map # 15A.

Presented by: Nicole Dixon

PUBLIC HEARING

SER090002: Michael McCoy is requesting a Special Exception to operate a liquor store in the Commercial Center (CC) district. The property is located at 26 Palmetto Bay Road (Unit 4), further identified as Parcel 51A on Beaufort County Tax Map 14.

Presented by: Anne Cyran

X BOARD BUSINESS
Rules of Procedure Discussion

XI STAFF REPORT
Waiver Report

XII ADJOURNMENT