



**Town of Hilton Head Island**  
**Board of Zoning Appeals Meeting**  
**Monday, March 28, 2011**  
**2:30 p.m. Council Chambers**  
**AGENDA**

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**As a Courtesy to Others Please Turn Off All Cell Phones and Pagers during the Meeting.**

- 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 – Special Meeting February 21, 2011**
- 8. Unfinished Business**  
**APL100010:** Request for Appeal from Chester C. Williams on behalf of Ephesian Ventures, LLC. The Community Development Department issued a letter stating that an appeal application filed by the appellant should not be heard by the Planning Commission since the subject of the appeal was an administrative determination. The appellant contends that the Community Development Department erred in its decision and is requesting that Town staff be directed to accept the previously submitted appeal to the Planning Commission.  
  
**APL100007:** Request for Appeal from Chester C. Williams on behalf of Ephesian Ventures, LLC. The Community Development Department issued a letter stating revocation proceedings will not be pursued for a notice of action, approving a tabby walkway and brick areas at Edgewater on Broad Creek. The appellant contends that the Community Development Department erred in its decision and is requesting that Town staff be directed to institute proceedings to revoke the notice of action.

**9. New Business**

**Public Hearing**

**VAR100005:** Request for variances from LMO Sections 16-4-1605, Maximum Impervious Coverage and Minimum Open Space, 16-5-704.A, Adjacent Use Setbacks, 16-5-806.A, Adjacent Use Buffers, 16-5-806.B Adjacent Street Buffers, 16-5-1201, Off-Street Parking Required, 16-5-1206, Parking Area Design and 16-5-1208, Schedule of Required Off-Street Parking. Stephen Couto is requesting variances from these requirements in order to allow several existing non-permitted and non-conforming site features and structures to remain on site. The property is located at 79 Arrow Road and is further identified as Parcel 841 on Beaufort County Tax Map 14.

**SER110002:** Request for Special Exception for an Other Retail Service use in the Office/Institutional Low Density (OL) Zoning District. Mark R. Sertl of S & C 278 Associates, Inc. is proposing to operate a cellular phone service business in an existing building at the subject location. The property is located at 3 Regency Parkway, and is further identified as Parcel 155A on Beaufort County Tax Map 11.

**10. Board Business**

**11. Staff Report**

Waiver Report - *Presented by: Nicole Dixon*

**12. Adjournment**