



**Town of Hilton Head Island
Board of Zoning Appeals
Monday, November 28, 2016 – 2:30 p.m.
Hilton Head Island Library – Large Meeting Room
AGENDA**

1. **Call to Order**
2. **Pledge of Allegiance to the Flag**
3. **Roll Call**
4. **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.
5. **Welcome and Introduction to Board Procedures**
6. **Approval of Agenda**
7. **Approval of Minutes** – September 19, 2016 and September 26, 2016 meetings
8. **New Business**
Public Hearing
VAR-1756-2016: Don Baker, on behalf of Amir Bitton, is requesting a variance from Land Management Ordinance Section 16-5-103, Buffer Standards, to allow a new stairway and landing to encroach into an adjacent use buffer. The subject parcel is located at 7 Cobblestone Court. It is Parcel 85 on Beaufort County Tax Map 11.

Public Hearing
VAR-1810-2016: Eric Walsnovich of Wood and Partners Inc, on behalf of the Palmetto Hall Plantation Property Owners Association, is requesting a variance from LMO Sections 16-5-113, Fence and Wall Standards, 16-5-102, Allowable Setback Encroachments and 16-5-103.D, Adjacent Street Buffers, to install a fence in the adjacent street setback that is taller than the allowed 4 foot maximum height and within the adjacent street buffer. The properties are located along Beach City Road and Fish Haul Road in proximity to the airport, and are identified as Parcel# 278 on Beaufort County Tax Map# 5 and Parcels# 304, 300 and 328 on Beaufort County Tax Map# 4.

Hearing
APL-001673-2016: Request for Appeal from Chester C. Williams on behalf of Beachwalk Hotel & Condominiums Association, Inc. and Beachwalk Hilton Head, LLC. The appellant is appealing staff's determination, dated August 23, 2016, that the proposed development of the Spinnaker Welcome Center at 30 Waterside Drive is permitted as proposed with Development Plan Review Application DPR-001056-2016.

Hearing
Motion to Reconsider APL 1006-2016: ArborNature LLC and Adam Congrove are requesting that the Board of Zoning Appeals reconsider their decision to uphold the decision of the Official related to APL 1006-2016.
9. **Board Business**
10. **Staff Reports** – Waiver Report
11. **Adjournment**

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