

TOWN OF HILTON HEAD ISLAND
Board of Zoning Appeals
Minutes of the December 14, 2015 2:30pm Meeting
Benjamin M. Racusin Council Chambers

Board Members Present: Chairman Glenn Stanford, Vice Chairman Jeffrey North, David Fingerhut, Steve Wilson, Lisa Laudermilch

Board Members Absent: Jerry Cutrer, John White

Council Members Present: None

Town Staff Present: Nicole Dixon, Senior Planner & Board Coordinator
Teri Lewis, LMO Official
Jill Foster, Deputy Director of Community Development
Brian Hulbert, Staff Attorney
Rocky Browder, Environmental Planner
Eileen Wilson, Senior Administrative Assistant

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

Chairman Stanford welcomed the public and introduced the Board's procedures for conducting the business meeting.

6. Approval of Agenda

The agenda was approved as presented.

7. Approval of the Minutes

The minutes of the November 16, 2015 meeting were approved as presented.

8. Board Business

None

9. New Business

Public Hearing

A. APL-001971-2015: Request for Appeal from Randy Downing. The appellant is appealing the Town's decision to deny a tree removal request at 100 Shipyard Drive, Unit 805 in Tennis Master. Chairman Stanford introduced the application and requested that the applicant make their

presentation. The appellant, Randy Downing was not present at today's Board of Zoning Appeals meeting.

Ms. Nicole Dixon made the presentation on behalf of staff. Ms. Dixon stated that a tree removal request was submitted to the Town on August 12, 2015 to remove a Laurel Oak tree at the back of the unit to allow sun light in and extend the life of the exterior of the unit. According to the narrative submitted by the applicant, when it rains they have an issue with mold and mildew on the house, the patio and the roof.

After a site visit, Rocky Browder denied the request to remove the tree because it is a large, healthy tree and its removal would result in the loss of a significant amount of tree canopy that would not be rectified by mitigation plantings for decades. Mr. Browder suggested other alternatives such as trimming and pruning the tree to open up the canopy and allow more air flow and sun light to reach the home. The applicant has not tried any of these alternatives.

The staff recommended that the Board of Zoning Appeals uphold the staff determination to deny the tree removal request.

The Board discussed the application for appeal and asked questions of Rocky Browder regarding the tree. The Board agreed with the staff's determination regarding upholding the denial of the tree removal request based on the Findings of Fact and Conclusions of Law contained in the staff's report. Following final comments, Chairman Stanford requested that a motion to deny be made.

Mr. North made a **motion to deny** application for appeal, APL-001971-2015. This motion is based on the Findings of Fact and Conclusions of Law contained in the staff's report. Ms. Laudermilch **seconded** the motion and the motion **passed** with a vote of 5-0-0.

Chairman Stanford thanked Kathleen Carlin for her great service and the board appreciates her many years of service. It will be difficult to fill that position.

10. Staff Reports

None

11. Adjournment

The meeting was adjourned at 2:45p.m.

Submitted By:

Eileen Wilson
Sr. Administrative Assistant

Approved By:

1/25/2016
Glenn Stanford, Chairman