

TOWN OF HILTON HEAD ISLAND
Board of Zoning Appeals
Minutes of the April 25, 2016 2:30pm Meeting
Benjamin M. Racusin Council Chambers

Board Members Present: Chairman Glenn Stanford, Steve Wilson, David Fingerhut, Lisa Laudermilch, Jerry Cutrer

Board Members Absent: Jeffrey North (excused), John White (excused)

Council Members Present: None

Town Staff Present: Nicole Dixon, Senior Planner & Board Coordinator
Anne Cyran, Senior Planner
Heather Colin, Development Review Administrator
Brian Hulbert, Staff Attorney
Jill Foster, Deputy Director of Community Development
Teresa Haley, Secretary

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

Mr. Fingerhut made a motion to **approve** the agenda as submitted. Ms. Laudermilch **seconded** the motion. The motion **passed** with a vote of 5-0-0.

7. Approval of the Minutes

Mr. Cutrer made a motion to **approve** the minutes of the March 28, 2016 meeting as submitted. Mr. Wilson **seconded** the motion. The motion **passed** with a vote of 5-0-0.

8. New Business

PUBLIC HEARING

VAR-587-2016: Richard Schwartz, on behalf of Village Park Homes, is requesting a variance from LMO Section 16-5-103, Adjacent Use Buffers, to build a pool within the 20 foot adjacent

use buffer. The property is located at 27 Sandcastle Court and is identified as Parcel # 1116 on Beaufort County Tax Map# 9. **This item has been postponed until the May 23rd meeting.**

PUBLIC HEARING

VAR-0350-2016: Dan Campbell, on behalf of Resort Investment Corp., is requesting a variance from Land Management Ordinance (LMO) Sections 16-5-102, Setback Standards, and 16-5-103, Buffer Standards, to allow an existing, non-permitted dumpster enclosure to encroach into an adjacent use setback and buffer area. The subject parcel is Hilton Head Resort Phase II, 663 William Hilton Parkway, Beaufort County Parcel # 25 on Tax Map# 12.

Ms. Cyran presented an in-depth review of the project as set forth in the staff report. Ms. Cyran clarified concerns and answered questions by the Board. Staff recommends the Board of Zoning Appeals **approve** the application based on the Findings of Fact and Conclusions of Law contained in the staff report.

Chairman Stanford requested the applicant make a presentation. The applicant expressed appreciation toward Ms. Cyran's presentation. The applicant explained the purpose of relocating the dumpster enclosure and answered questions by the Board.

Chairman Stanford opened the meeting for public comment. One member of the public spoke in favor of the variance request. Ms. Cyran received one letter in opposition of the variance request.

Chairman Stanford requested comments from the Board. The Board discussed alternative locations on the property for the dumpster enclosure and inquired as to the utilization of the dumpster.

Mr. Fingerhut made a motion to **approve** the application based on the Findings of Fact and Conclusions of Law contained in the staff report. Mr. Cutrer **seconded** the motion. The motion **passed** with a vote of 5-0-0.

9. Board Business – None

10. Staff Reports

Waiver Report – Ms. Dixon indicated the Waiver Report was included in the packet.

11. Adjournment

The meeting was adjourned at 3:00p.m.

Submitted By:

Approved By: May 23, 2016

Teresa Haley, Secretary

Glenn Stanford, Chairman