



Town of Hilton Head Island
Board of Zoning Appeals Meeting

May 22, 2023, at 2:30 p.m.

Benjamin M. Racusin Council Chambers

MEETING MINUTES

Present from the Board: Chair David Fingerhut, Peter Kristian, Robert Johnson, Charles Walczak; Michael Sackheim, Steve DeSimone

Present from Town Council: David Ames; Tamara Becker

Present from Town Staff: Josh Gruber, *Deputy Town Manager*; Shawn Colin, *Assistant Town Manager-Community Development*; Brian Eber, *Development Services Manager*; Ashley Goodrich, *Principal Planner*; Trey Lowe, *Principal Planner*; Michael Connolly, *Senior Planner*; Shari Mendrick, *Flood Plain Administrator*; Karen Knox, *Board Secretary*; Brian Glover, *Administrative Assistant*

Other's Present: Curtis Coltrane, Esquire

1. Call to Order

Chair Ponder called the meeting to order at 2:30 p.m.

2. FOIA Compliance

Public notification of this meeting has been published, posted, and distributed in compliance with the South Carolina Freedom of Information Act and the requirements of the Town of Hilton Head Island.

3. Roll Call

As noted above.

4. Swearing in Ceremony of new Board Members Michael Sackheim and Steve DeSimone

Presentation of Crystal Award to Charles Walczak.

Josh Gruber swore in new members, Michael Sackheim and Steve DeSimone and presented Mr. Walczak with the Town's Crystal Award.

5. Welcome and Introduction to Board Procedures

Chair Fingerhut welcomed all in attendance and explained the Board's procedures for conducting the meeting.

6. Approval of Agenda

Chair Fingerhut asked for a motion to approve the Agenda. Peter Kristian moved to approve the Agenda. Charles Walczak seconded. By a show of hands, the Agenda was approved by a vote of 6-0.

7. Approval of Minutes

a. November 28, 2022 Meeting

Chair Fingerhut asked for a motion to approve the Minutes of November 28, 2022. Peter Kristian moved to approve. Robert Johnson seconded. By a show of hands, the Minutes

of November 28, 2022, were approved by a vote of 5-0. Mr. Sackheim and Mr. DeSimone were not Members of the Board at that time.

8. Appearance by Citizens

No citizens spoke at the meeting. There were several comments received on the Town's Open Town Hall Portal. The comments were sent to all Board Members and made part of the Official Record.

9. Unfinished Business

None

10. New Business

a. Public Hearing

VAR-000944-2023 – Request from Johnathan Roberts of Roberts Civil Engineering, on behalf of Beach House Resort Owner LLC, for a Variance from LMO Section 16-3-106.L, Coastal Protection Area District to allow an Event Pavilion to encroach within the Critical Storm Protection and Dune Accretion Area. The property is known as the Beach House of Hilton Head Island and is located at 1 S. Forest Beach, with a parcel number of R553 018 000 003A 0000 -*Presented by Michael Connolly*

After reviewing the board packet, the board decided to move the agenda item to a later date when the application would be included in the packet. This item was moved to a special meeting of the Board of Zoning Appeals on June 8th, 2023.

11. Board Business

Peter Kristian made a public apology for the inconvenience caused to the applicant.

12. Staff Reports

a. Status of Appeals to Circuit Court - None

b. Status of LMO Amendments

Ashley Goodrich and Shawn Colin provided a presentation on the LMO amendments' progress and purpose.

c. Continuing Education

Brian Eber provided an overview of the training requirements for the board.

13. Adjournment

Being no further business, the meeting was adjourned at 3:27 p.m.

Submitted by: Brian Glover, Administrative Assistant

Approved: June 24, 2024