



Town of Hilton Head Island

Board of Zoning Appeals Meeting

Monday, May 19, 2025, 2:30 PM

**1 Town Center Court, Hilton Head Island, SC
Benjamin M. Racusin Council Chambers**

- 1. Call to Order**
- 2. Welcome and Introduction to Board Procedures**
- 3. Adoption of the Agenda**
- 4. Approval of the Minutes**
 - a. Regular Meeting Minutes of April 28, 2025
- 5. Unfinished Business**
- 6. New Business**
 - a. **Public Hearing**

APL-000245-2025 - Willard Winans of Enterprise Associates LLC, is appealing staff's determination, dated February 27, 2025, that the "Event/Wedding" portion of the business on the property constitutes "Outdoor Commercial Recreation other than a Water Park" and "Indoor Commercial Recreation," which are not permitted in the RM-4 (Low to Moderate Density Residential) zoning district. The subject property is located at 170 Dillon Road, is zoned RM-4 and is in the Corridor Overlay, and is known as Parcel 13A on Beaufort County Tax Map 5.
- 7. Public Comment - Non Agenda Items**
- 8. Staff Reports**
- 9. Adjournment**

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.

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA"), the Town of Hilton Head Island will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. Auditory accommodations are available. Any person requiring further accommodation should contact the Town of Hilton Head Island ADA Coordinator as soon as possible but no later than 48 hours before the scheduled event.

Municipal Association of South Carolina (MASC) Civility Pledge:

"I pledge to build a stronger and more prosperous community by advocating for civil engagement, respecting others and their viewpoints, and finding solutions for the betterment of my city or town."