



Town of Hilton Head Island

Board of Zoning Appeals Meeting

Monday, July 28, 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 May 19, 2025
5. **Unfinished Business**
6. **New Business**
 - a. Nomination and Election of Officers - July 1, 2025 - June 30, 2026 Term
 - b. **Motion to Dismiss**

Cameron Hackett, holder of the three building permits, has submitted a Motion to Dismiss APL-000429-2025, pursuant to Article XI, Section 2 of the BZA Rules of Procedure. The Motion seeks dismissal of the Appeal prior to a Hearing on the merits, based on standing.
 - c. **Public Hearing**

APL-000429-2025 - Matthew Lewis is appealing an action to enforce the provisions of this Ordinance of the Official's approval of building permits for 35, 37, and 39 Oleander Street. The subject properties are located on Oleander Street, are zoned RSF-6 and are in the Holiday Homes Neighborhood Character Overlay District, and are known as Parcels 832, 833, 1106 on Beaufort County Tax Map 9.
 - d. **Public Hearing**

*****WITHDRAWN BY APPLICANT*** - VAR-000625-2025** - Request from James Atkins of Court Atkins Group, on behalf of Tanglewood Capital LLC, owner of 2 Tanglewood Drive, also identified as Beaufort County Tax Map Parcel R553 018 000 0330 0000, for a variance from LMO Section 16-5-102.C

and D, Adjacent Street Setback Requirements and Adjacent Use Setback Requirements, to allow a three-story interval occupancy building to encroach into the adjacent use setback angles, and to allow a 24-inch infinity pool spillway to encroach into the adjacent street setback.

7. Public Comment - Non Agenda Items

8. Staff Reports

- a. Update on LMO Priority Amendments

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."