



Town of Hilton Head Island BOARD OF ZONING APPEALS MEETING Monday, May 19, 2025, 2:30 PM Minutes

1. Call to Order

Chairman Fingerhut called the meeting to order at 2:40 p.m., after the applicant arrived late. Members present: Chairman Fingerhut, Vice Chair Bayless, Robert Johnson, Michael Sackheim and Amy Fee.

2. Welcome and Introduction to Board Procedures

Chairman Fingerhut welcomed all in attendance and introduced the Board's procedures for conducting the meeting.

3. Adoption of the Agenda

Vice Chair Bayless moved to approve the Agenda as presented. Mr. Sackheim seconded. The Agenda as presented was unanimously approved.

4. Approval of the Minutes

a. Regular Meeting Minutes of April 28, 2025

Mr. Sackheim moved to approve the Minutes of April 28, 2025. Vice Chair Bayless seconded. The Minutes as presented were unanimously approved.

5. Unfinished Business

6. New Business

a. Pubic 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.

Request for Appeal from Willard Winans of Enterprise Associates, LLC. The appellant is appealing staff's determination dated February 27, 2025 regarding 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 RM4 (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.

Chair Fingerhut outlined the procedures for the appeal hearing process. Chair Fingerhut invited the appellant to proceed with his presentation. Willard Ross Winans represented his father, who is recovering from surgery. Mr. Winans presented his case as described in the Board's agenda package.

The Board made comments and inquires regarding: the website's compliance with advertising standards, particularly whether it misrepresents the nature of the services offered, that the website clearly states it offers vacation rentals, many noise complaints, concerns that they cross market this site through another website, Event Planner which they indicate they do event space for weddings, the primary purpose for the use of this property is as an Airbnb, although it would seem that the majority of your bookings involve events, concern about how many people attend the events.

Chair Fingerhut asked Missy Luick, Director of Planning to present on behalf of staff. Ms. Luick presented staff's findings as described in the Board's agenda package and answered several questions from the Board.

Chairman Fingerhut asked for rebuttals from the appellant and staff. Following the rebuttals, the Board made closing remarks on the appeal and Chairman Fingerhut asked for a motion.

Vice Chair Bayless moved disapprove the application based on the Findings of Fact contained in the Staff Report.

1. The Official did not make an error in determining whether a requirement of this Ordinance was met.
2. The Official made the decision based on a requirement contained in this Ordinance or other appropriate Town ordinances, regulations or State Law.
3. The Official did not make an error in applying q requirement of this Ordinance.

Ms. Fee seconded. By way of roll call, the Motion passed with a vote of 5-0.

7. Public Comment - Non Agenda Items

8. Staff Reports

9. Adjournment

Ms. Fee moved to adjourn the meeting at 3:58 pm. Mr. Sackheim seconded.

APPROVED: July 28, 2025

The recording of this Meeting can be found on the Town's website at www.hiltonheadislandsc.gov

