



Town of Hilton Head Island

Board of Zoning Appeals Meeting

Monday, December 22, 2025, 2:30 PM

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

The meeting can be viewed on the [Town's YouTube Channel](#), the [Beaufort County Channel](#), and Spectrum Channel 1304.

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 November 24, 2025.
5. **Unfinished Business**
6. **New Business**
 - a. **Public Hearing**
VAR-00111702025 - Request from Chester Williams, Esquire, and Roy Prescott, on behalf of Steven and Lisa Weston, owners of 125 and 140 Shark Key Way, also identified as Beaufort County Tax Map Parcel R510 005 000 001B 0000, for a variance from LMO Section 16-4-102.B.5.b, locational restrictions, to allow Outdoor Commercial Uses other than a Water Park without direct vehicular access to a minor arterial in accordance with 16-5-105.B.
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."