



Town of Hilton Head Island BOARD OF ZONING APPEALS MEETING Monday, November 24, 2025, 2:30 PM Minutes

1. Call to Order

Vice-Chair Bayless called the meeting to order at 2:30 p.m. In attendance were Ms. Bayless, Mr. Kristian, Mr. Sackheim, Ms. Fee, Mr. Johnson and Mr. Greene. Chairman Fingerhut was excused.

2. Welcome and Introduction to Board Procedures

Vice-Chair Bayless welcomed all in attendance and introduced the Board's procedures for conducting the meeting.

3. Adoption of the Agenda

Mr. Sackheim moved to approve the agenda as presented. Ms. Fee seconded. The motion passed unanimously.

4. Approval of the Minutes

a. Regular Meeting Minutes of September 29, 2025

Mr. Kristian moved to approve the minutes of September 29, 2025. Mr. Greene seconded. The motion passed unanimously.

5. Unfinished Business

6. New Business

a. Public Hearing

APL-000861-2025 - 1014 WHP, LLC is appealing the LMO Official's written interpretation dated August 12, 2025, regarding whether the proposed facility providing clinically related, outpatient emergency care treatment, outpatient urgent care treatment, and imaging services at 1016 William Hilton Parkway is a permitted use within the LC (Light Commercial) District. The subject property is zoned LC, lies within the Corridor Overlay District, and is also identified as Parcel R552 015 000 0153 0000.

Request for Appeal from 1014 WHP, LLC. The appellant is appealing the LMO Official's written interpretation dated August 12, 2025, regarding whether the proposed facility providing clinically related, outpatient emergency care treatment, outpatient urgent care treatment, and imaging services at 1016 William Hilton Parkway is a permitted use within the LC (Light Commercial) District.

Vice-Chair Bayless indicated that Ms. Fee was leaving the dais due to a conflict and

would not be commenting or voting on the Appeal.

Vice-Chair Bayless outlined the procedures for the appeal hearing process. Vice-Chair Bayless invited the appellant to proceed with their presentation. Ed Kubec, Esquire with the law firm of Novit & Scarminach introduced himself and advised he is here today with Dave Lomasney, owner of the property located at 1014 William Hilton Parkway. Mr. Kubec presented his case as described in the Board's agenda package.

The Board made comments, concerns and inquiries regarding: whether ambulances would be bringing patients to the facility; their definition of a medical clinic; whether there are other urgent care facilities in the Hilton Head area that offer the services this facility will be offering.

Vice-Chair Bayless asked Shawn Leininger, Assistant Town Manager to present on behalf of staff. Mr. Leininger presented staff's findings as described in the Board's agenda package and answered questions from the Board.

Vice-Chair Bayless asked the Property Owner or representative to come forward with their presentation. Mr. Russell Baxley, President and CEO of Beaufort Memorial Hospital spoke regarding a letter from E. Brandon Gaskins, Attorney at Law representing Beaufort Memorial Hospital. Mr. Baxley cleared up some misconceptions about the facility and indicated the facility is very unique as it is a 24-7 emergency department as well as an Urgent Care Clinic. They want patients to be able to arrive at a location and not only receive high quality care and accessible care, but the care that is at the right cost for the patient. This facility has the opportunity to allow patients to seek urgent care services, receive urgent care billings, but also seek 24-7 emergency room services and seek emergency room billing. Mr. Baxley answered questions from the Board.

Vice-Chair Bayless asked for rebuttals from the appellant and staff. Mr. David Lomasney, owner of the property located at 1014 William Hilton Parkway spoke before the Board regarding concerns about ambulances coming back and forth and disrupting restaurants and other businesses. Following the rebuttals, the Board made closing remarks on the appeal and Vice-Chair Bayless asked for a motion.

Mr. Kristian asked Vice-Chair Bayless to review the options that the Board has in addressing this issue. Vice-Chair Bayless stated the Board of Zoning Appeals may affirm the decision or interpretation in whole or in part, or may modify the decision or interpretation in whole or in part, may reverse the decision or interpretation in whole or in part as described in LMO Section 16-2-103.T.4.d. and include Findings of Fact and Conclusions of Law in the motion.

Mr. Kristian moved that the Board of Zoning Appeals uphold the staff decision based on the Findings of Fact and Conclusions of Law contained in the Staff Report. Mr. Greene seconded, as follows:

- The Official did not make an error in determining whether a requirement of this

Ordinance was met.

- The Official made the decision based on a requirement contained in this Ordinance or other appropriate Town ordinances, regulations, or State Law.
- The Official did not make an error in applying a requirement of this Ordinance.

The motion passed unanimously with a vote of 5-0. Ms. Fee abstained due to a conflict.

b. Adoption of Proposed 2026 Meeting Dates.

Ms. Fee returned to the dais. Ms. Fee moved to approve the proposed 2026 meeting dates. Mr. Kristian seconded. The motion passed unanimously.

7. Public Comment - Non Agenda Items

8. Staff Reports

9. Adjournment

The meeting was adjourned at 4:05 p.m.

APPROVED: 12-22-25