



Town of Hilton Head Island

BOARD OF ZONING APPEALS MEETING

Monday, December 22, 2025, 2:30 PM

Minutes

1. Call to Order

Chairman Fingerhut called the meeting to order at 2:30 pm. In attendance were: Chairman Fingerhut, Vice-Chair Bayless, Michael Sackheim, Amy Fee, Jeffery Greene and Peter Kristian.

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

Mr. Kristian moved to approve the agenda as presented. Vice-Chair Bayless seconded. The motion passed unanimously.

4. Approval of the Minutes

- a. Regular Meeting Minutes of November 24, 2025.

Ms. Fee moved to approve the minutes of November 24, 2025. Mr. Sackheim seconded. Chairman Fingerhut abstained as he was not at the meeting. The motion passed unanimously.

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.

Michael Connolly presented the staff report, as included in the meeting packet, regarding a variance 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. Mr. Connolly advised that staff recommends the Board of Zoning Appeals find the request to

be inconsistent with the Town's "Our Plan" Comprehensive Plan and does not serve to carry out the purposes of the LMO, based on the Findings of Facts and Conclusions of Law as determined by the LMO Official. Staff, therefore, recommends that the Board of Zoning Appeals deny the application.

The Board made comments and inquiries regarding: the use specific conditions of the property and how many homes could potentially be built on the property.

Following staff's presentation and questions from the Board, Chairman Fingerhut asked the applicant to make a presentation. Chester Williams, Esquire, Attorney for the applicants made his presentation.

The Board asked several questions of Mr. Williams.

Chairman Fingerhut asked for public comment. Ms. Nadine Chaplin spoke in opposition to the variance request.

Following discussion by the Board, Chairman Fingerhut asked for a motion. Vice-Chair Bayless moved to deny the application based on the Findings of Fact and Conclusions of Law as included in the staff report. Mr. Greene seconded. The motion was approved by a vote of 6-0.

7. Public Comment - Non Agenda Items

8. Staff Reports

9. Adjournment

The meeting adjourned at 3:20 p.m.

APPROVED: 4-27-26