



Town of Hilton Head Island

Board of Zoning Appeals Meeting

Monday, June 22, 2026, 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 April 27, 2026
- 5. Unfinished Business**
 - a. **Public Hearing**

VAR-000251-2026 - Request from Daniel Kirchberg, owner of 14 Pelican Street, also identified as Beaufort County Tax Map Parcel R550 015 00A 0467 0000, for a variance from LMO Section 16-6-104.F.2.a, General Requirements, to remove a specimen tree that is located on a single-family lot.
- 6. New Business**
 - a. **Public Hearing**

VAR-000528-2026 - Request from Judd Carstens, on behalf of MACH XVII, LLC, owners of 1010 William Hilton Parkway, also identified on Beaufort County Tax Map as parcel number R552 015 000 289A 0000, for a variance from LMO Section 16-4-102.B.5.b., Use Specific Conditions, to allow an Outdoor Commercial Recreation Use Other Than a Water Park to not have the required direct vehicular access to a minor arterial street.
- 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."