



Board of Zoning Appeals Meeting

Tuesday, January 07, 2025 at 6:00 PM

Theodore D. Washington Municipal Building, Henry "Emmett" McCracken Jr. Council Chambers,
20 Bridge Street, Bluffton, SC

AGENDA

I. CALL TO ORDER

II. ROLL CALL

III. NOTICE REGARDING ADJOURNMENT

The Board of Zoning Appeals will not hear new items after 9:30 p.m. unless authorized by a majority vote of the Board Members present. Items which have not been heard before 9:30 p.m. may be continued to the next regular meeting or a special meeting date as determined by the Board Members.

IV. ADOPTION OF MINUTES

A. December 5, 2023 Minutes

V. ELECTION OF OFFICERS

VI. PUBLIC COMMENT

VII. OLD BUSINESS

VIII. NEW BUSINESS

- A. **1181 May River Road (Variance):** The Applicant, Jason Broene of Court Atkins Architects, Inc., on behalf of the property owner Trevor Wells, is requesting a variance from Unified Development Ordinance (UDO) Section 5.3.7.B.2.b to allow a 35-foot encroachment into the 50-foot Highway Corridor Overlay District vegetative buffer along SC HWY 46 (May River Road). The property is zoned Neighborhood Core - Historic District (NC-HD) and consists of approximately 0.36 acres identified by tax map number R610 039 000 097A 0000 within Old Town Bluffton. (ZONE-12-24-019470) (Staff – Dan Frazier)
- B. **375 Hampton Parkway (Variance):** The Applicant, Melvin Fields of Fields and Company, LLC, on behalf of the property owners Menachem M. Hertz and Sheina N. Groner, is requesting a variance from the Beaufort County Development Standards Ordinance 90/3 Section 4.3.3. (A) to allow an approximately 4-foot encroachment in the 35-foot setback requirement from Hampton Parkway. The property is zoned Buckwalter PUD and consists of approximately 5.37 acres identified by tax map number R610 029 000 2482 0000 within the Parcel 10A, 10B, and 10D Master Plan. (ZONE-12-24-019474) (Staff – Dan Frazier)

C. **Adoption of 2025 Meeting Dates:** (Staff - Dan Frazier)

IX. DISCUSSION

X. ADJOURNMENT

NEXT MEETING DATE: Tuesday, February 4, 2025

“FOIA Compliance – Public notification of this meeting has been published and posted in compliance with the Freedom of Information Act and the Town of Bluffton policies.”

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA"), the Town of Bluffton will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. The Town of Bluffton Council Chambers are ADA compatible. Auditory accommodations are available. Any person requiring further accommodation should contact the Town of Bluffton ADA Coordinator at 843.706.4500 or adacoordinator@townofbluffton.com as soon as possible but no later than 48 hours before the scheduled event.

Executive Session – The public body may vote to go into executive session for any item identified for action on the agenda.

**Please note that each member of the public may speak at one public comment session and a form must be filled out and given to the Town Clerk. To submit a public comment online, please click here:*

<https://www.townofbluffton.sc.gov/FormCenter/Town-15/Public-Comment-60>

Public comment is limited to 3 minutes per speaker.