



Board of Zoning Appeals Meeting

Tuesday, May 06, 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

V. PUBLIC COMMENT

VI. OLD BUSINESS

VII. EXECUTIVE SESSION

- A. Legal Matters Relating to the Receipt of Legal Advice Covered by the Attorney-Client Privilege (Pursuant to SC Freedom of Information Act 30-4-70[a] [2])

VIII. NEW BUSINESS

- A. **1 Garfields Way (Variance):** The Applicant, Ansley H. Manuel, on behalf of the property owner, Samuel Kopotic, requests a variance from UDO Section 5.15.5.C to encroach 5 feet into the 25-foot rear setback. The property consists of 0.16 acres identified by tax map number R610 039 00A 0406 0000 in the Neighborhood General – Historic District (NG-HD) Zoning District within Old Town Bluffton. (ZONE-03-25-019660) (Staff - Dan Frazier)
- B. **Tri Pointe Homes - Able Street (Variance):** The Applicant, John Hoff with Tri Pointe Homes, on behalf of property owner New South Living, LLC, requests a variance from the recently approved pending ordinance doctrine amending Section 5.10.7 of the Unified Development Ordinance (UDO) requiring a 50-foot wetland buffer to impact 0.256 acres of jurisdictional wetlands and 0.109 acres of non-jurisdictional wetlands within the proposed single-family detached residential development. (ZONE-04-25-019696) (Staff - Dan Frazier)

IX. DISCUSSION

X. ADJOURNMENT**NEXT MEETING DATE: Tuesday, June 3, 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.