

Board of Zoning Appeals Meeting

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

June 02, 2026

I. CALL TO ORDER

Vice Chairman Dolnik called the meeting to order at 6pm.

II. ROLL CALL

PRESENT

Vice Chairman Tim Dolnik
Board Member Amy Aldana
Board Member Donald Emerick
Board Member Gerry Workman

ABSENT

Chairman Larry Garrison

III. ADOPTION OF MINUTES

A. December 2, 2025 Minutes

Board Member Workman made a motion to adopt the minutes as written.

Seconded by Board Member Aldana.

Voting Yea: Vice Chairman Dolnik, Board Member Aldana, Board Member Emerick, Board Member Workman

All were in favor and the motion passed.

IV. PUBLIC COMMENT

V. OLD BUSINESS

VI. NEW BUSINESS

- A. Seagrass Station Convenience Store Building Orientation (Variance):** The Applicant, Bluffton Shiv Shiva, LLC, requests a variance from the Highway Corridor Overlay District (HCOD) requirements of the Town of Bluffton Unified Development Ordinance (UDO) to allow the proposed convenience store building to be oriented perpendicular rather than parallel to SC Highway 170. The property is within the Village at Verdier Planned Unit Development (PUD) and consists of approximately 1.5 acres identified by tax map number R610 021 000 0652 0000 located at the intersection of HWY 170 and Seagrass Station Road within the Village at Verdier Master Plan. (ZONE-04-26-020224) (Staff - Dan Frazier)

Staff presented. The applicant was present. The Board discussed the ARB's determination regarding the building's orientation on the site. Richardson LaBruce, attorney to the Board, explained that the ARB's decision forms the basis of the claimed hardship in this case and reminded members that all criteria must be satisfied in order to grant a variance. Board members also inquired about the project's current stage in the development process and requested additional clarification regarding the orientation of other structures on the site.

Board Member Workman made a motion to approve the variance as presented.

Seconded by Board Member Aldana.

Voting Yea: Vice Chairman Dolnik, Board Member Aldana, Board Member Workman

Voting Nay: Board Member Emerick

The motion passed, 3-1.

VII. DISCUSSION

VIII. ADJOURNMENT

Vice Chairman Dolnik made a motion to adjourn.

Seconded by Board Member Workman.

Voting Yea: Vice Chairman Dolnik, Board Member Aldana, Board Member Emerick, Board Member Workman

All were in favor and the motion passed. The meeting adjourned at 6:37pm.