

Board of Zoning Appeals Meeting

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

July 07, 2026

I. CALL TO ORDER

Staff called the meeting to order at 6pm.

II. ROLL CALL

PRESENT

Board Member Amy Aldana
Board Member Donald Emerick
Board Member Gerry Workman
Board Member Josh Tiller

ABSENT

Vice Chairman Tim Dolnik

III. ELECTION OF OFFICERS

A. Election of Board of Zoning Appeals Chair

Board Member Emerick nominated Tim Dolnik as Chair.

Seconded by Board Member Aldana.

Voting Yea: Board Member Aldana, Board Member Emerick, Board Member Workman, Board Member Tiller

All were in favor and the motion passed.

B. Election of Board of Zoning Appeals Vice-Chair

Board Member Aldana nominated Don Emerick as Vice Chair.

Voting Yea: Board Member Aldana, Board Member Emerick, Board Member Workman, Board Member Tiller

All were in favor and the motion passed.

IV. ADOPTION OF MINUTES

A. June 2, 2026 Minutes

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

Seconded by Board Member Aldana.

Voting Yea: Board Member Aldana, Vice Chair Emerick, Board Member Workman

Voting Abstaining: Board Member Tiller

The motion passed 3-0, with 1 abstention.

V. PUBLIC COMMENT

VI. OLD BUSINESS

VII. NEW BUSINESS

- A. Pinellas Park Building C Parking (Variance):** The Applicant, Jennifer Tosky of Pinellas Park LLC, requests a variance from the Buckwalter Planned Unit Development (PUD) Development Agreement, Development Standards Ordinance 90/3 as modified, Section 5.2.1.1. to allow a reduction in the required minimum off-street parking for proposed restaurant use. The property is identified by tax map number R610 022 000 1143 0000 located within the Buckwalter PUD. (ZONE-06-26-020315) (Staff - Angie Castrillon)

Staff presented. The applicant was present. There was discussion regarding the parking in the development as a whole. The board members had questions about how the parking requirements were determined by the Buckwalter Planned Unit Development (PUD). Richardson LaBruce, attorney to the Board, provided an overview of the variance process, including the criteria required to establish a hardship. Further discussion addressed the options available to the applicant for obtaining approval of additional parking. The applicant also provided information on the uses of other buildings within the development and how those uses may impact parking demand for the subject building.

Board Member Tiller made a motion to approve the variance with the following condition:

1. The applicant shall submit a development plan amendment to incorporate eight (8) additional parking spaces.

Seconded by Board Member Aldana.

Voting Yea: Board Member Aldana, Board Member Tiller

Voting Nay: Vice Chair Emerick, Board Member Workman

This motion failed due to a lack of majority vote. Discussion continued.

Richardson LaBruce explained the Board's options in this instance, noting that the item could be further discussed or tabled until a meeting at which the full Board is present.

Board Member Workman made a motion to table the item.

Seconded by Vice Chair Emerick.

Voting Yea: Board Member Workman

Voting Nay: Board Member Aldana, Vice Chair Emerick, Board Member Tiller

The motion failed 1-3. Discussion continued.

There was discussion regarding the applicable UDO requirements if the property were not located within a PUD. The Board reviewed the seven review criteria to determine whether each criterion had been satisfied.

Board Member Aldana made a motion to approve the application as submitted.

Seconded by Board Member Tiller.

Voting Yea: Board Member Aldana, Board Member Workman, Board Member Tiller

Voting Nay: Vice Chair Emerick

The motion passed 3-1.

VIII. DISCUSSION

IX. ADJOURNMENT

Board Member Workman made a motion to adjourn.

Seconded by Board Member Aldana.

Voting Yea: Board Member Aldana, Vice Chair Emerick, Board Member Workman, Board Member Tiller

All were in favor and the motion passed. The meeting adjourned at 7:38pm.

APPROVED