

Board of Zoning Appeals Meeting

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

December 02, 2025

I. CALL TO ORDER

Chairman Garrison called the meeting to order at 6pm.

II. ROLL CALL

PRESENT

Chairman Larry Garrison

Vice Chairman Tim Dolnik

Board Member Amy Aldana

Board Member Donald Emerick

Board Member Gerry Workman

III. ADOPTION OF MINUTES

A. January 7, 2025 Minutes

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

Seconded by Board Member Emerick.

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

All were in favor and the motion passed.

B. May 6, 2025 Minutes

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

Seconded by Board Member Workman.

Voting Yea: Chairman Garrison, 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. 113 Bridge Street Wall (Variance):** The Applicant, Brian Rose of Rose Landscape, LLC, on behalf of property owner, Louise B Johnson Revocable Trust, requests a variance from Unified Development Ordinance (UDO) Section 5.15.6.K.2.a to allow the construction of a 6 foot tall pierced brick wall from the front facade of the main structure to the top of the bank along the property line adjacent to the Oyster Factory Park. The property consists of 1.492 acres identified by tax map number R610 039 00A 0192 0000 in the River Front Edge Historic District (RV-HD) Zoning District within Old Town Bluffton. (ZONE-11-25-020003) (Staff - Angie Castrillon)

Staff presented. The applicant was present. There was discussion regarding the length of fence down the lot and which portion of the fence needed the variance.

Vice Chairman Dolnik made a motion to approve the variance as presented.

Seconded by Board Member Aldana.

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

All were in favor and the variance request was approved.

- B. 3 and 7 Hampton Parkway Building Height (Variance):** The Applicant, Thomas Michaels, Jr., of SM7 Design, LLC, on behalf of property owner, FR Office, LLC, requests a variance from Buckwalter PUD Development Agreement, Development Standards Ordinance 90/3, Section 4.10.3 (B) of one foot seven inches (1' 7") for the building heights of 3 and 7 Hampton Lake Drive. The property consists of 5.226 acres identified by tax map number R610 029 000 0784 0000 in the Buckwalter Planned Unit Development (PUD) within Hampton Lake Master Plan south of Bluffton Parkway east of Hampton Lake Drive. (ZONE-11-25-020004) (Staff - Dan Frazier)

Staff presented. The applicant was present. The board members questioned if the building height proposed was in compliance with fire regulations. There was discussion regarding the ramifications if the variance request was denied.

Vice Chairman Dolnik made a motion to approve the variance as presented.

Seconded by Board Member Aldana.

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

All were in favor and the variance request was approved.

- C. Adoption of 2026 Meeting Dates:** (Staff - Dan Frazier)

Board Member Emerick made a motion to adopt the 2026 meeting dates as presented.

Seconded by Vice Chairman Dolnik.

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

All were in favor and the motion passed.

VII. DISCUSSION

VIII. ADJOURNMENT

Board Member Aldana made a motion to adjourn.

Seconded by Vice Chairman Dolnik.

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

All were in favor and the motion passed. The meeting adjourned at 6:23pm.