



Board of Zoning Appeals

Tuesday, August 01, 2023 at 6:00 PM

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

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. NOTICE REGARDING PUBLIC COMMENTS*

Every member of the public who is recognized to speak shall address the Chairman and in speaking, avoid disrespect to the Board, Staff or other members of the Meeting. State your name and address when speaking for the record. COMMENTS ARE LIMITED TO THREE (3) MINUTES.

V. ADOPTION OF THE AGENDA

VI. ADOPTION OF MINUTES

A. June 7, 2022 Minutes

B. June 28, 2022 Minutes

VII. ELECTION OF OFFICERS

VIII. PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA*

IX. OLD BUSINESS

X. NEW BUSINESS

A. **1203 May River Road (Variance):** The Applicant, Daniel Keefer, on behalf of the property owner, Ed Goeas/ERB Enterprises, LLC, requests a variance from UDO Section 5.3.7.B.2.b to encroach 35' into the 50' Highway Corridor Overlay District buffer. The property is identified by tax map number R610 039 000 0114 0000 and is located at 1203 May River Road in the Neighborhood Core Zoning District.

XI. DISCUSSION

XII. ADJOURNMENT

“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.

**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. Public comment is limited to 3 minutes per speaker.*

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

Board of Zoning Appeals

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

June 07, 2022

I. CALL TO ORDER

Chairman Halpern called the meeting to order at 6:00pm.

II. ROLL CALL

PRESENT

Board Member Daniel Grove
Board Member Larry Garrison
Board Member Steve Wallace
Board Member Stephen Halpern

ABSENT

Board Member Gerry Workman

III. NOTICE REGARDING ADJOURNMENT

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V. ADOPTION OF THE AGENDA

Board Member Garrison made a motion to adopt the agenda as written.

Seconded by Board Member Grove.

Voting Yea: Board Member Grove, Board Member Garrison, Board Member Wallace, Board Member Halpern

VI. ADOPTION OF MINUTES

A. December 7, 2021 Minutes

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

Seconded by Board Member Grove.

Voting Yea: Board Member Grove, Board Member Wallace, Board Member Halpern

Board Member Garrison was absent from the December meeting and did not vote.

B. April 5, 2022 Minutes

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

Seconded by Board Member Grove.

Voting Yea: Board Member Grove, Board Member Garrison, Board Member Wallace, Board Member Halpern

VII. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA***VIII. OLD BUSINESS****IX. NEW BUSINESS**

- A. Zone-05-22-016699** - The Applicant, Thomas Hiatt Architect, on behalf of Steve and Hillary Meyer, is requesting a Variance from the Town of Bluffton Unified Development Ordinance Section 5.15.5.C to encroach 2.5 feet into the ordinance required 5-foot side yard setback for a carriage house. The property is identified by Beaufort County Tax Map Number R610 039 000 1190 0000 and is located at 18 Tabby Shell Road in the Neighborhood General Historic District. (Staff - Jordan Holloway)

Kurt Hall was present on behalf of the applicant. There was discussion as to why the applicant needed the two and a half feet. The applicant explained that the Old Town District requires nine-foot-wide garage doors and residents cannot use double door style garages. Without the encroachment, the structure would not be able to have two garage doors. The carriage house design is already narrowed. Staff informed the Board that the neighborhood association approved the encroachment into the side-yard setback.

Board Member Wallace made a motion to approve the request as submitted. Seconded by Board Member Garrison.

There was a discussion about a prior request on encroachment from a different applicant. Board members discussed the differences in cases. The current request does not affect neighbors, and is only a two and a half foot encroachment and not the entire lot line. The current request has significant impact on the building whereas the previous case was more a preference request.

Voting Yea: Board Member Grove, Board Member Garrison, Board Member Wallace, Board Member Halpern

The motion was unanimously approved.

X. DISCUSSION

The next meeting date was discussed since it was previously changed from it's normal date. Staff informed the Board that it is on June 28 and there is an item on the agenda.

XI. ADJOURNMENT

Board Member Grove made a motion to adjourn the meeting.

Seconded by Board Member Garrison.

Voting Yea: Board Member Grove, Board Member Garrison, Board Member Wallace, Board Member Halpern

The meeting was adjourned at 6:16pm.

DRAFT

Board of Zoning Appeals

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

June 28, 2022

I. CALL TO ORDER

Chairman Halpern called the meeting to order at 6:00pm.

II. ROLL CALL

PRESENT

Board Member Daniel Grove

Board Member Gerry Workman

Board Member Larry Garrison

Board Member Steve Wallace

Board Member Stephen Halpern

III. NOTICE REGARDING ADJOURNMENT

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V. ADOPTION OF THE AGENDA

Board Member Garrison made a motion to adopt the agenda as written.

Seconded by Board Member Grove.

Voting Yea: Board Member Grove, Board Member Workman, Board Member Garrison, Board Member Wallace, Board Member Halpern

All were in favor and the motion passed.

VI. ADOPTION OF MINUTES

A. June 7, 2022 Minutes

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

Seconded by Board Member Wallace.

Voting Yea: Board Member Grove, Board Member Garrison, Board Member Wallace, Board Member Halpern

All were in favor and the motion passed.

Board Member Workman did not vote since he did not attend the June 7 meeting.

VII. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA***VIII. OLD BUSINESS****IX. NEW BUSINESS**

- A. Administrator Appeal:** A request by Walter Nester of Burr & Furman, LLP, on behalf of the property owner Charlie and Brown, LLC, for an Administrative Appeal of the Unified Development Ordinance Administrator's determination that the proposed use of a Car Village facility for an automotive enthusiasts club where storage areas will be sold to club members is interpreted to be a 'Mini-Warehouse or Self-service Storage Facility' which is not permitted in the zoning district. The property is comprised of 5.00 acres, and is identified as Beaufort County Tax Map Number R610 021 000 0808 0000. The property is zoned Village at Verdier Planned Unit Development (ZONE-05-22-16797). (Staff - Dan Frazier)

Staff presented. Applicant was in attendance. The applicant, Mr. Nester, spoke about the allowed use of the social club. There was discussion about the units only being available to club members, having an HOA type system to regulate the area, and what will consist of the clubhouse and its area. The applicant referenced golf and yacht membership and slips to the proposed car membership and units. The Board asked about unsold units. The applicant stated that they can only be rented out to other club members. There was discussion about what the clubhouse would be used for and the size of the lot. The applicant stated that currently the drawings are about 40 units and a 10,000 sq. ft. clubhouse on a 5 acre lot. The Board questioned how large the units would be since the drawings show multiple cars in one unit. Those drawings were done for illustration purposes only and to show that it wouldn't look like garage storage units. There was a discussion as to how to have the rules and regulations enforced to what was kept in the unit. Mr. Nester stated that it would be a violation of the master deed and the HOA and members would have the right under South Carolina law to enforce and prohibit that type of use.

The Board asked if there were any of these clubs located in South Carolina. Mr. Biebel, owner of the property, stated there are some in the Darlington area and they are common around racetracks and affluent wealth. The façade will look like Old Town Bluffton with each unit looking different. Each unit will be able to order a loft that goes above the unit. The doors to the units will be either barn or farm doors. The Board asked if someone would be able to live in one of these units. Mr. Biebel stated no, that would be a restriction of the master deed. There was discussion on how many units a person may buy and if they could combine them into one large unit. The answer was no the separating wall couldn't be knocked down as it would violate buildings codes. The Board asked for the cost of the club membership and the cost of a unit. The applicant stated that the membership fee is to be determined based on the amenities offered but an initial fee would be about \$5,000 - \$10,000 and then a yearly fee after that. The cost of a unit would be around \$240 a square foot, about \$400,000 a unit.

Town Attorney LaBruce discussed commercial condominium ownership structure. Each is independently owned and the shell is a common element. The master deeds for those structures are required and recorded. This structure is fairly common in the Beaufort County, Bluffton area. Mr. Nester stated another form of condominium is a marina. The slips are the

units and the gangways are common elements. The Board asked Staff if this type of UDO question has been brought up before. Staff answered it has not.

The Board asked Staff if the request were to be granted, are there still steps the applicant would need to take to build the structure. Staff stated that this property is subject to the highway corridor overlay. There is a standard set of rules. They have not submitted a development plan yet.

There was discussion about the UDO definitions, what the applicant is asking for and what the UDO administrator was reviewing in regard to the two principal uses. The applicant contended that a) it's not mini warehouse or self storage and b) even if it was, it's not an independent use. Mr. Nester stated that the social club cannot survive without the units and the garage condominiums cannot survive alone. It is an accessory use. The condominiums support the club and the clubhouse overall use.

Board Member Garrison moved to reverse the decision of the Town of Bluffton UDO Administrator's interpretation as presented and based on the Findings of Facts subject to the following two conditions on the use of the property 1) there be no public use of the storage facility aspects of the proposed project and 2) the covenants be recorded as a part of the master deed that prohibit the condominium units or the property from being used for the storage of any items or personal property other than classic, historic, or collector automobiles and automobilia.

Board Member Wallace seconded.

There was discussion about how close the residential homes would be to this property. If the plan moves forward, the applicant would still have to follow the master plan of the area.

Board Member Garrison moved to amend the previous motion to include a third condition that the Town of Bluffton review and approve the proposed covenants before final development plan approval.

Board Member Wallace seconded.

Voting Yea on the amendment: Board Member Grove, Board Member Halpern, Board Member Garrison, Board Member Wallace, Board Member Workman

The vote to amend the motion was unanimous and passed 5-0.

Voting Yea to reverse the decision but impose conditions: Board Member Grove, Board Member Garrison, Board Member Wallace, Board Member Workman.

Voting Nay: Board Member Halpern

The vote passed 4-1.

X. DISCUSSION**XI. ADJOURNMENT**

Board Member Garrison made a motion to adjourn the meeting.

Seconded by Board Member Wallace.

Voting Yea: Board Member Grove, Board Member Workman, Board Member Garrison, Board Member Wallace, Board Member Halpern

All were in favor and the motion passed.

The meeting was adjourned at 7:14 pm.

DRAFT



BOARD OF ZONING APPEALS

STAFF REPORT DEPARTMENT OF GROWTH MANAGEMENT

MEETING DATE:	August 1, 2023
PROJECT:	1203 May River Road – Variance Request
PROJECT MANAGER:	Jordan Holloway, Senior Planner

APPLICATION REQUEST: The Applicant, Daniel Keefer, on behalf of Ed Goetas/ERB Enterprises, LLC, is requesting a variance for the following application (Attachment 1):

ZONE-07-23-018221 - The Applicant is requesting a variance from UDO Section 5.3.7.B.2.b to encroach 35' into the 50' Highway Corridor Overlay District buffer.

The property is identified by tax map number R610 039 000 0114 0000 and is located at 1203 May River Road in the Neighborhood Core Zoning District. The BZA hearing was advertised in The Island Packet on July 16, 2023 (Attachment 2), the property was posted, and adjacent property owners were notified via certified mail.

INTRODUCTION: The subject property consists of a .673-acre parcel located at 1203 May River Road. The parcel is currently vacant/undeveloped. The Applicant is proposing to construct two commercial buildings, associated parking, and other improvements to support the site. Each building will have a commercial use on the first floor and office on the second floor. The Applicant has submitted a preliminary development plan encompassing 1203 May River Road, 1207 and 1215 May River Road, along with 19 Jason Street (Attachment 3). As the property is located within the Highway Corridor Overlay District and just outside the Historic District (1203 May River Road only), it requires a 50-foot landscape buffer at the front property line along with other regulations relating to architectural standards, site lighting, and additional landscaping standards.

BACKGROUND: Section 5.3.7.B.2.b of the Unified Development Ordinance, requires lots located along South Carolina Highway 46, outside of the Old Town Bluffton Historic District, to have a 50-foot landscaped buffer established from the road right-of-way. The buffer is intended to be left undisturbed; however, it does allow for utilities to pass through or cross, drainage swales, certain structural elements (fences or privacy walls) and other activities (driveway accesses, foot and bike paths, signage and pedestrian amenities). The buffer does not allow for parking or building placement (UDO Section 5.3.7.B.3.a-i). The requested variance is to allow the landscape buffer to be reduced from 50-feet to a 15-foot landscaped buffer along the road right-of-way to allow for the placement of the building and provide a location to accommodate the required parking.

It's important to note that 1195 May River Road (the property to the west of 1203 May River Road), which is currently under construction, requested a variance to encroach 36' into the 50' Highway Corridor Overlay District Buffer (ZONE-01-17-010509). The Board of Zoning Appeals approved the variance request for 1195 May River Road on March 7, 2017.

BOARD OF ZONING APPEALS ACTIONS: As granted by the powers and duties set forth in Section 2.2.6.D.2 of the Unified Development Ordinance, the Board of Zoning Appeals has the authority to take the following actions with respect to this application:

1. Approve the application as submitted by the Applicant;
2. Approve the application with conditions; or
3. Deny the application as submitted by the Applicant.

REVIEW CRITERIA & ANALYSIS: In assessing an application for a Variance, the Board of Zoning Appeals is required to consider the criteria set forth in Section 3.7.3 of the UDO. The seven criteria are provided below followed by a Staff Finding for each criterion.

As expressed in Section 3.7.3.B.1., a variance may be granted as applicable, and the application must comply with the following:

Unnecessary Hardship. A Variance from a dimensional or design standard may be granted by the Board of Zoning Appeals in an individual case of unnecessary hardship upon a finding that all the following standards are met:

1. Section 3.7.3.B.1.a. There are extraordinary and exceptional conditions pertaining to the particular piece of property;

Finding. 1203 May River Road has a depth of 150' feet. When the 50' required buffer is applied along with the required parking lot, rear setbacks, and sidewalks, there is only 20' of building space that is not suitable for commercial development consistent with the May River Road Corridor.

2. Section 3.7.3.B.1.b These conditions do not generally apply to other property in the vicinity, particularly those in the same zoning district;

Finding. The 50' buffer requirement starts at 1203 May River Road because it is directly adjacent to the Historic District. The other two properties that are part of the Applicant's preliminary development plan are part of the Neighborhood General -HD Zoning District Historic District, which has a front build-to zone of between 10 and 35 feet, depending on building type. While the property to the west is in the Highway Corridor, it received a variance to allow a 14' buffer/setback.

3. Section 3.7.3.B.1.c Because of these conditions, the application of the Ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property in a manner consistent with others in the zoning district;

Finding. The property, which has a frontage of approximately 175 feet, is a Small Commercial Lot Type. Small Commercial Lots have a minimum 20-foot rear building setbacks and a minimum 10-foot front setback. With the lot depth of 150 feet, and the required 50-foot HCOD undisturbed buffer along the front, the developable area is substantially less than other Small Commercial Lots within the same zoning district. Due to the smaller depth than most lots in the HCOD, and it directly adjacent to the Neighborhood Core-HD zoning district, the application of the Ordinance to this particular piece of property would unreasonably restrict the commercial usage of the property in a manner that is not consistent with others in the zoning district.

4. Section 3.7.3.B.1.d The need for the Variance is not the result of the Applicant's own actions;

Finding. The lot in question (1203 May River Road) was created prior to the establishment of the Highway Corridor Overlay District. Due to the lot depth, the buildable area with the overlay buffer is substantially restricted compared to other lots in the same zoning district within the Highway Corridor Overlay District. Further, as this lot is directly adjacent and across the street from the historic district, buildings are meant to be pushed closer to the street to create a walkable environment and corridor.

5. Section 3.7.3.B.1.e The authorization of a Variance does not substantially conflict with the Comprehensive Plan and the purposes of this Ordinance;

Finding. The approval of the requested variance would not substantially conflict with the Comprehensive plan or the purposes of the ordinance.

6. Section 3.7.3.B.1.f The authorization of a Variance will not result in a substantial detriment to adjacent property or the public good, and the character of the District will not be harmed by the granting of the Variance;

Finding. The approval of the requested variance would not result in substantial detriment to adjacent property owners or the public good. The property to the west received a variance to allow for the building to be pushed closer to the street, and the adjacent properties to the east are within the Neighborhood General- HD zoning District, which requires the buildings be placed closer to the street. The design of the structures will be reviewed by the Planning Commission through the Certificate of Appropriateness-HCOD process to ensure compliance with the character of the district.

7. Section 3.7.3.B.1.g The reason for the Variance is more than simply for convenience or to allow the property to be utilized more profitably.

Finding. The reason for the variance is to allow the property to be utilized in a similar fashion as the other properties within the May River Road corridor in the vicinity of the Historic District.

CONCLUSION: Applying the seven variance criteria, the Board of Zoning Appeals must determine if the literal interpretation and enforcement of the UDO and provisions of the Ordinance would result in unnecessary hardship to the property owner(s). Findings of fact and using the criteria will be required.

ATTACHMENTS:

1. Application and Narrative
2. Public Advertisement
3. Preliminary Development Plan



**TOWN OF BLUFFTON
BOARD OF ZONING APPEALS APPLICATION**

Growth Management Cus

Attachment 1

Section X. Item #A.

(843)706-4522

www.townofbluffton.sc.gov

applicationfeedback@townofbluffton.com

Applicant		Property Owner	
Name: DANIEL KEEFER		Name: ED GOEAS / ERB ENTERPRISES LLC	
Phone: 843-757-7411		Phone: 703-684-6688	
Mailing Address: 5469 MISTLETOE LOOP BLUFFTON, SC 29910		Mailing Address: 201 N. UNION STREET, STE 410 ALEXANDRIA, VA 22314	
E-mail: DAN@WJKLTD.COM		E-mail: EGOEAS@TARRANCE.COM	
Town Business License # (if applicable):			
Project Information			
Project Name: MAGNOLIA SQUARE	<input checked="" type="checkbox"/> Variance	<input type="checkbox"/> Special Exception	
Project Location: 1203 MAY RIVER ROAD	<input type="checkbox"/> Administrative Appeal		
Zoning District: NEIGHBORHOOD CORE	Acreage:		
Tax Map Number(s):			
Project Description: PROPERTY OWNER PROPOSES 2 COMMERCIAL RETAIL BUILDINGS AND ASSOCIATED PARKING, LANDSCAPE AND STORMWATER MANAGEMENT			
Request: VARIANCE FROM 50' LANDSCAPE BUFFER (UDO 5.3.7.B.2.B)			
Minimum Requirements for Submittal			
<input checked="" type="checkbox"/> 1. Two (2) paper copies and digital files of applicable plans and/or documents depicting the subject property.			
<input checked="" type="checkbox"/> 2. Recorded deed and plat showing proof of property ownership.			
<input checked="" type="checkbox"/> 3. Project Narrative describing reason for application and compliance with the criteria in Article 3 of the UDO.			
<input checked="" type="checkbox"/> 4. An Application Review Fee as determined by the Town of Bluffton Master Fee Schedule. Checks made payable to the Town of Bluffton.			
Note: A Pre-Application Meeting is required prior to Application submittal.			
Disclaimer: The Town of Bluffton assumes no legal or financial liability to the applicant or any third party whatsoever by approving the plans associated with this permit.			
I hereby acknowledge by my signature below that the foregoing application is complete and accurate and that I am the owner of the subject property. As applicable, I authorize the subject property to be posted and inspected.			
Property Owner Signature: <i>Ed Goetas</i>		Date: <i>6/29/2023</i>	
Applicant Signature: <i>Daniel P. Keefer</i>		Date: 6/29/2023	
For Office Use			
Application Number:		Date Received:	
Received By:		Date Approved:	



BOARD OF ZONING APPEALS NARRATIVE

1203 May River Road
Bluffton, SC 29910

DATE: June 27, 2023

The applicant ERB Enterprises, LLC requests a zoning variance for 1203 May River Road / Tax ID# R610 039 000 0114 0000, from Section 5.3.7.B.2b of the Unified Development Ordinance, to allow encroachment into the 50-foot vegetative buffer along SC HWY 46 (May River Road). The proposed lot is a small commercial lot which allows a 10' front setback. Due to site constraints, the applicant proposes a reduction of the buffer from 50' to 15'.

- *A 15' buffer is consistent with the neighboring property to the west (1195 May River Road). 1195 May River Road has an approved buffer reduction from 50' to 14'.*
- *The 15' setback / buffer is consistent with the adjacent properties to the South (Stock Farm) and to the east within the Historic District.*
- *The scale and location of the proposed buildings are consistent with the existing and intended character of the Neighborhood Core zoning district and the Old Town Bluffton Historic District.*

The following is the supporting documentation from Article 3 of the UDO.

1. Section 3.7.3.A. The application must comply with applicable requirements in the Applications Manual.

Applicant Response:

The application has been submitted to Town Staff, per requirements of the Applications Manual.

2. Section 3.7.3.B.1. Unnecessary Hardship. A Variance from a dimensional or design standard may be granted by the Board of Zoning Appeals in an individual case of unnecessary hardship upon a finding that all of the following standards are met.

A. Section 3.7.3.B.1.a. There are extraordinary and exceptional conditions pertaining to the particular piece of property

Applicant Response:

The lot is $\pm 150'$ in depth. When the 50' required buffer is applied along with the required parking lot, walkways from the building, and the rear parking setback, there is $\pm 20'$ of buildable space that is not suitable for commercial development consistent with the May River Road Corridor.

B. Section 3.7.3.B.1.b. These conditions do not generally apply to other property in the vicinity, particularly those in the same zoning district.

Applicant Response:

Variance A – The 50' buffer requirement starts with the applicant's property; the properties to the East fall within the Town of Bluffton Historic District, which allows a 10' front setback. The property to the West received a variance to allow a 14' buffer/setback. The properties to the South (Stock Farm) have setbacks that encourage building on the street and minimal setbacks consistent with the proposed 15'.

C. Section 3.7.3.B.1.c. Because of these conditions, the application of the Ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property in a manner consistent with others in the zoning district.

Applicant Response:

With the 50' buffer the maximum building depth is limited to $\pm 20'$. Based on this minimal development area, any type of commercial development is restricted.

D. Section 3.7.3.B.1.d. The need for the Variance is not the result of the Applicant's own actions.

Applicant Response:

The current zoning was in place when the applicant purchased the property and is not a result of the applicant's actions.

E. Section 3.7.3.B.1.e. The authorization of a Variance does not substantially conflict with the Comprehensive Plan and the purposes of this Ordinance.

Applicant Response:

Per the Town of Bluffton: 'The Neighborhood Core zoning district is purposed to have moderate–intensity, mixed-use development and the Future Land Use Map envisions this area for Mixed-Use which describes future uses in the following manner: A variety of complementing and integrated uses such as, but not limited to: residential, offices, light/unobtrusive/small scale manufacturing and assembly, retail, public use/facilities, or entertainment in a compact urban form.'

The requested variance does not create a substantial departure from the goals and purposes of the Zoning District or Comprehensive Plan because the proposed density and uses are like what is described above.

F. Section 3.7.3.B.1.f. The authorization of a Variance will not result in a substantial detriment to adjacent property or the public good, and the character of the District will not be harmed by the granting of the Variance.

Applicant Response:

The proposed plan will be consistent with the Stock Farm neighborhood to the South, directly adjacent property to the West, and proposed plan for the Historic District to the East.

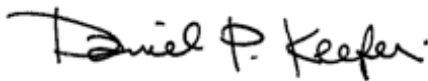
G. Section 3.7.3.B.1.g. The reason for the Variance is more than simply for convenience or to allow the property to be utilized more profitably.

Applicant Response:

The property will be limited in development by only allowing a 20' building depth.

Please feel free to contact our office if you need additional information or have questions.

Sincerely,



Dan Keefer
843-757-7411
Dan@wjklt.com

Drivers grasping for 5 playoff spots at New Hampshire

BY HOLLY CAIN
NASCAR NewsWire, Special to
Field Level Media

While drivers may not openly admit to any uptick in NASCAR Cup Series competitive intensity, with only seven races remaining to set the 16-driver 2023 playoff field, each upcoming summer race at this point represents a crucial marker in the season.

With his season-best – and single-season career-high – fourth victory last week, Hendrick Motorsports' William Byron leads the NASCAR Cup Series championship standings and will make his 200th career series start Sunday with a decidedly less pressure-filled trip to the Northeast for the Crayon 301 at New Hampshire Motor Speedway (2:30 p.m. ET on USA Network, PRN and SiriusXM NASCAR Radio).

That breathing room is also palpable for 11 other race winners. But the pressure is definitely there for the other drivers still trying to guarantee one of the five remaining secured positions during this Playoff push.

Kevin Harvick, a four-time New Hampshire race winner, is currently tops in the points standings among those who have not won a race in 2023. He holds a healthy 126-point edge over the postseason cutoff. The driver of the Stewart-Haas Racing No. 4 Ford and 2014 NASCAR Cup Series champion has been especially strong at the 1.058-mile oval – hoisting the live lobster that

winners receive at the track more than any other active driver. His four-victory total is tied for most all-time with Jeff Burton, and Harvick would love nothing more than to top the all-time wins chart in this, his final season of competition.

"It's definitely a race-track that we're looking forward to going to and I can't wait to finally, hopefully, get to Victory Lane," said Harvick, who has had an impressive nine top-five finishes in the last 12 New Hampshire races.

"My guys are doing a great job of putting fast cars on the racetrack," he continued. "And Loudon is one of those places that checks a lot of boxes for us to go up there and have a good weekend."

On the other end of the Playoff cutline, Trackhouse Racing's Daniel Suarez and Front Row Motorsports' Michael McDowell are 15th and 16th in the standings, tied in points – a slight three-points to the good.

23XI Racing's Bubba Wallace trails them by three points. Kaulig Racing veteran A.J. Allmendinger is 13 points back. Joe Gibbs Racing rookie Ty Gibbs is only 26 points back trying to earn a Playoff position in his first full-time NASCAR Cup Series season and join his three JGR teammates: Martin Truex Jr., Denny Hamlin and defending New Hampshire winner Christopher Bell, who already have secured their Playoff run with a win. Gibbs won the 2019 ARCA Menards Series West race at "The Magic Mile," as New Hampshire is known.

Among drivers with a

previous New Hampshire victory – Harvick, Brad Keselowski (a two-time winner in both the NASCAR Cup Series and Xfinity Series) and 2021 winner Aric Almirola are still racing for their first victories of this season.

Like Harvick, the RFK Racing driver Keselowski has a solid lead (plus-100 points) inside the Playoff standings, but the Stewart-Haas Racing driver Almirola is 90 points back and ranked 27th heading into Sunday's race. He will need a win to race for the championship.

Also in an unusually precarious situation is 2020 series champion Chase Elliott, who is ranked 23rd in the standings (60 points behind the cutoff mark) after missing seven races – six because of injury and the other to serve a suspension. His Hendrick Motorsports teammate and perennial Playoff competitor Alex Bowman is similarly in unfamiliar ground coming into New Hampshire, ranked 22nd (44 points back) having missed three races with injury. Neither have won at New Hampshire before.

Stewart-Haas Racing driver Ryan Preece is another who has had this New Hampshire weekend circled on his calendar. The Connecticut native goes into the race ranked 25th – 81 points out of Playoff contention – and is hoping to score a dramatic, season-defining win for his hometown crowd. Five drivers have scored their first career win at New Hampshire, including another Connecticut na-



MARVIN GENTRY USA TODAY NETWORK

NASCAR Cup Series driver William Byron has won four races this season.

tive, reigning series champion Joey Logano.

"I always say it's my favorite race weekend of the year," Preece said. "I grew up going to the track with my father and grandfather. I had a lot of success here in the modifieds, and it's just a place I'm comfortable at. Driving in and out of the track each day still brings back a lot of memories. It's a racer's track, there's really no place like it. Someone like me, I've had to fight to get where I am, and I don't take any of it for granted and this is a place that helped me achieve my goals."

Defending race winner Bell must be considered a favorite to earn back-to-back race trophies to join four of the sport's greats (Jimmie Johnson, Kurt Busch, Matt Kenseth and Harvick) to accomplish the feat at New Hampshire. Bell and Kyle Busch are the only two drivers to have won in every NASCAR national series at the track. Bell has a NASCAR Craftsman Truck Series win in 2017 and joins Busch as the only drivers to win three consecutive NASCAR Xfinity Series races for a grand total of five New Hampshire victories.

Busch, a three-time 2023 race winner in the No. 8

Richard Childress Racing Chevrolet, has three NASCAR Cup Series victories at New Hampshire, a record six NASCAR Xfinity Series wins, and three Truck Series wins – a consecutive streak from 2009-11.

Of note, Ryan Newman – a three-race winner who

holds the pole position record (seven) at New Hampshire – will be making his second start of the season, driving for Rick Ware Racing this weekend. He will team with Xfinity Series championship contender Cole Custer this weekend.

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Legals

TOWN OF BLUFFTON PUBLIC NOTICE
NOTICE IS HEREBY GIVEN that the Town of Bluffton Board of Zoning Appeals (BZA) will hold a Hearing on August 1, 2023, at 6:00PM for the following:

ZONE-07-23-018221 – The Applicant, Daniel Keefer, on behalf of the property owner, Ed Goetas/ERB Enterprises, LLC, requests a variance from UDO Section 5.3.7.B.2.b to encroach 35' into the 50' Highway Corridor Overlay District buffer. The property is identified by tax map number R610 039 000 0114 0000 and is located at 1203 May River Road in the Neighborhood Core Zoning District.

*Public Comments may be submitted electronically via the Town's website at (<https://bit.ly/TOBPublicComment>). Comments will be accepted up to 2 hours prior to the scheduled meeting start time. All comments will be read aloud for the record and will be provided to the Board of Zoning Appeals.

Documents related to the above are available for public inspection, persons with comments or questions should contact the Town of Bluffton Planning and Community Development Department at (843) 706-4500.
IPL0131281
Jul 16 2023

Public Notice
Mary Peebles has applied for a permit from SC DHEC to build a private dock at 8 Sheffield Ave. Beaufort, SC 29907. Comments regarding this application must be received the department by July 28, 2023 At 104 Parker Drive, Beaufort, SC 29906.
IPL0131402
Jul 16 2023

Real Estate

Commercial



46 Old Wild Horse Rd #1 & #13
Hilton Head Island
2 Commercial Spaces in Great Location - Can be Sold Separately or Together
2 COMMERCIAL UNITS FOR SALE! In addition to this unit, a warehouse unit is also available to the rear of the building. Units can be sold individually or together for a discount. Unit #1 is also listed for sale. Have a showroom/retail location out front and distribution/manufacturing facility in the rear. 46 Old Wild Horse Rd #13 is a 1,500 sq ft flex/industrial space with loading door located in rear or commercial complex. The flex space is bursting with opportunity and features a mezzanine level with platform and 2 separate office or storage spaces. This would be a phenomenal opportunity for a business owner who needs manufacturing/distribution space, as well as small office space for a growing business. #13 is lease for \$1,200/mo through Sept 2024.
843-617-4431 \$312,000 / \$342,000 / \$646,000 for Both



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DANIELLE PARHIZKARAN USA TODAY NETWORK

Christian Pulisic acknowledges fans after the United States' match against Wales during the 2022 FIFA World Cup on Nov. 21, 2022, in Al Rayyan, Qatar. Pulisic has finalized a four-year contract with AC Milan, which acquired him from Chelsea for a transfer fee of about \$22 million.

American star Pulisic gets a fresh start with AC Milan

BY STEVEN GOFF
Washington Post

Two years removed from reaching the heights of European soccer with an English club, U.S. national team star Christian Pulisic is taking his stalled career to Italy.

On Thursday, the 24-year-old forward finalized a four-year contract with AC Milan, which acquired him from Chelsea for a transfer fee of about \$22 million.

It's a far cry from the U.S.-record \$73 million he commanded in 2019, when Chelsea lured him from Germany's Borussia Dortmund.

However, it does provide a fresh start after he

fell out of favor with the London-based Blues and allows him to set a new course as he and the U.S. national team look ahead to the 2026 World Cup, which will be staged in the United States, Mexico and Canada.

"I haven't gotten the opportunities that I've wanted in recent years [at Chelsea] and haven't reached the level that I want to be at," Pulisic said in a conference call with reporters. "This is a great opportunity for me to do that. There's positions that are open to me to be filled, and I want to go in and stake my claim and hopefully be a main part in this team."

Pulisic's Chelsea tenure began brilliantly with a

career-high 11 goals across all competitions in 2019-20 and, a year later, an instrumental role in the team winning the UEFA Champions League, UEFA Super Cup and FIFA Club World Cup.

The past two seasons, amid several coaching changes, he grew frustrated with dwindling playing time. In 2022-23, with 12th-place Chelsea suffering its worst Premier League campaign in 29 years, Pulisic started just eight of the 38 matches, entered as a sub 16 times and scored once. He also played a bit part in the Champions League.

"I know it's the right time in my career" to change clubs, he said. "I had some great memories

at Chelsea, ones I would take with me for the rest of my life. But now I'm really excited to create new ones."

AC Milan is one of the biggest names in Italian soccer, having won the most recent of its 19 Serie A titles in 2021-22. It's also a seven-time European champion; this past season, it reached the Champions League semifinals.

"It just all became very clear in the recent weeks this was the spot for me," Pulisic said. "I'm going to have a great opportunity to play and hopefully make an impact. It was really a no-brainer."

Before agreeing to the move, Pulisic said he spoke with former Chelsea teammates Olivier Giroud and Fikayo Tomori, who joined AC Milan two years ago. Ruben Loftus-Cheek is also jumping to Milan from Chelsea this summer.

Employment

Employment

FRONT DESK & RESERVATIONS POSITION

Vacation Time of Hilton Head has an immediate opening for a full-time front desk & reservations position. We are looking for someone who has great customer service skills and can multi-task in a busy office. Ideally, we are looking for someone that lives locally in Hilton Head or in the Bluffton area.

Experience is preferred but willing to train the right person. We offer excellent wages, paid vacation, paid sick days as well as excellent health benefits.

Please email resumes to Stephanie@vthhi.com.

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SITE DEVELOPMENT PLANS
FOR
MAGNOLIA SQUARE
AT MAY RIVER ROAD
BLUFFTON, SOUTH CAROLINA

DATE: JUN 29, 2023
PROJECT NO.: 21-230-01
DRAWN BY: JM
CHECKED BY: DK

**B.O.Z.A. SUBMITTAL
PLAN, NOT FOR
CONSTRUCTION**

REVISIONS:

NO.	DESCRIPTION

DRAWING TITLE
**1203 MAY RIVER ROAD -
B.O.Z.A. SITE PLAN**

EXHIBIT
B.2