



Construction Board of Adjustments and Appeals Meeting

Tuesday, September 22, 2026 at 4:00 PM

Theodore D. Washington Municipal Building, May River Conference Room, 20 Bridge Street,
Bluffton, SC

AGENDA

I. CALL TO ORDER

II. ROLL CALL

III. NOTICE REGARDING ADJOURNMENT

The Construction Board of Adjustments and 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. ELECTION OF OFFICERS

1. Election of Chairman of Construction Board of Adjustments and Appeals
2. Election of Vice-Chairman of Construction Board of Adjustments and Appeals

V. ADOPTION OF MINUTES

- [1.](#) October 25, 2022 Minutes

VI. PUBLIC COMMENT

VII. OLD BUSINESS

VIII. NEW BUSINESS

- [1.](#) Adoption of 2026 Construction Board of Adjustments and Appeals Meeting Dates: (Staff - Kevin Icard)
- [2.](#) Adoption of 2027 Construction Board of Adjustments and Appeals Meeting Dates: (Staff - Kevin Icard)

IX. DISCUSSION

X. ADJOURNMENT

NEXT MEETING DATE: Tuesday, October 27, 2026

“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.

Construction Board of Adjustments and Appeals

Theodore D. Washington Municipal Building, 20 Bridge Street, Henry “Emmett” McCracken Jr.
Council Chambers
October 25, 2022

I. CALL TO ORDER

Chairman Yocco called the meeting to order at 6:01pm.

II. ROLL CALL

PRESENT
Adam Love
Bill Hughes
Joseph Nix
Ryan Yocco
Scott Middleton

ABSENT
David Donnell
Mike Vaccaro
Robert Marino
Tom Bullard

III. NOTICE REGARDING ADJOURNMENT

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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 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 AGENDA

Board Member Hughes made a motion to adopt the agenda.
Seconded by Board Member Middleton.
Voting Yea: Board Member Love, Board Member Hughes, Vice-Chairman Nix, Chairman Yocco,
Board Member Middleton

VI. ELECTION OF OFFICERS

1. Election of Chairman of Construction Board of Adjustments and Appeals
Joseph Nix was nominated for Chair by Bill Hughes.

Seconded by Board Member Love.

Voting Yea: Board Member Love, Board Member Hughes, Vice Chairman Nix, Chairman Yocco, Board Member Middleton

2. Election of Vice-Chairman of Construction Board of Adjustments and Appeals

Adam Love was nominated as Vice Chairman by Ryan Yocco.

Seconded by Board Member Middleton.

Voting Yea: Board Member Love, Board Member Hughes, Chairman Nix, Board Member Yocco, Board Member Middleton

VII. ADOPTION OF MINUTES

1. March 10, 2020 Minutes

Chairman Nix made a motion to adopt the minutes.

Seconded by Board Member Hughes.

Voting Yea: Vice Chairman Love, Board Member Hughes, Chairman Nix, Board Member Yocco, Board Member Middleton

VIII. PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA

IX. OLD BUSINESS

X. NEW BUSINESS

1. **Adoption of 2023 Construction Board of Adjustments and Appeals Meeting Dates:** (Staff - Richard Spruce)

Board Member Hughes made a motion to adopt the 2023 meeting dates.

Seconded by Chairman Nix.

Voting Yea: Vice Chairman Love, Board Member Hughes, Chairman Nix, Board Member Yocco, Board Member Middleton

XI. DISCUSSION

XII. ADJOURNMENT

Board Member Middleton made a motion to adjourn the meeting.

Seconded by Vice Chairman Love.

Voting Yea: Vice Chairman Love, Board Member Hughes, Chairman Nix, Board Member Yocco, Board Member Middleton

The meeting was adjourned at 6:07pm.

NEXT SCHEDULED MEETING DATE: Tuesday, November 22, 2022



TOWN OF BLUFFTON

2026 CONSTRUCTION BOARD OF ADJUSTMENTS AND APPEALS

Meeting and Application Submission Schedule

MEETING DATES	APPLICATION SUBMISSION DEADLINES
January 27, 2026	January 13, 2026
February 24, 2026	February 10, 2026
March 24, 2026	March 10, 2026
April 28, 2026	April 14, 2026
May 26, 2026	May 12, 2026
June 23, 2026	June 9, 2026
July 28, 2026	July 14, 2026
August 25, 2026	August 11, 2026
September 22, 2026	September 8, 2026
October 27, 2026	October 13, 2026
**November 17, 2026	November 3, 2026
**December 15, 2026	December 1, 2026
January 26, 2027	January 12, 2027

REGULAR MEETINGS ARE HELD THE 4th TUESDAY OF EACH MONTH AT 6:00 P.M.
****November 24, 2026 meeting will be held one week earlier due to the holiday. ****
****December 22, 2026 meeting will be held one week earlier due to the holiday. ****

Please Note:

1. Application submission requirement include a complete application, filing fee, and any related documents supporting your request.
2. The proper forms and filing fee (as indicated on the Master Fee Schedule) must accompany all submittals. Incomplete submittals will NOT be accepted.
3. Meetings will be held on scheduled meeting dates unless otherwise advertised with FOIA compliance.
4. Applications must be submitted two (2) weeks prior to the meeting date in order to be placed on the agenda.



TOWN OF BLUFFTON

2027 CONSTRUCTION BOARD OF ADJUSTMENTS AND APPEALS

Meeting and Application Submission Schedule

MEETING DATES	APPLICATION SUBMISSION DEADLINES
January 26, 2027	January 12, 2027
February 23, 2027	February 9, 2027
March 23, 2027	March 9, 2027
April 27, 2027	April 13, 2027
May 25, 2027	May 11, 2027
June 22, 2027	June 8, 2027
July 27, 2027	July 13, 2027
August 24, 2027	August 10, 2027
September 28, 2027	September 14, 2027
October 26, 2027	October 12, 2027
**November 16, 2027	November 2, 2027
**December 21, 2027	November 30, 2027
January 25, 2028	January 11, 2028

REGULAR MEETINGS ARE HELD THE 4th TUESDAY OF EACH MONTH AT 6:00 P.M.
****November 23, 2027 meeting will be held one week earlier due to the holiday. ****
****December 28, 2027 meeting will be held one week earlier due to the holidays. ****

Please Note:

1. Application submission requirement include a complete application, filing fee, and any related documents supporting your request.
2. The proper forms and filing fee (as indicated on the Master Fee Schedule) must accompany all submittals. Incomplete submittals will NOT be accepted.
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