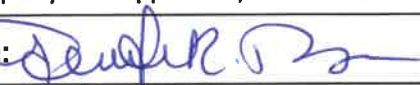
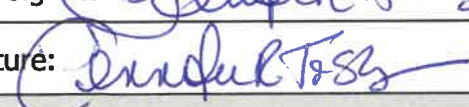


**TOWN OF BLUFFTON
VARIANCE APPLICATION**

Growth Management Customer Service Center
20 Bridge Street
Bluffton, SC 29910
(843)706-4500
www.townofbluffton.sc.gov
applicationfeedback@townofbluffton.com

Applicant		Property Owner	
Name: Jennifer Tosky		Name: Pinellas Park, LLC	
Phone: 843-368-1782		Phone: 843-368-1782	
Mailing Address: PO Box 1590, Bluffton, SC 29910		Mailing Address: PO Box 1590, Bluffton, SC 29910	
E-mail: jen@kennethscottbuilders.com		E-mail: jen@kennethscottbuilders.com	
Town Business License # (if applicable):			
Project Information			
Project Name: Pinellas Park Bldg C		Project Location: 8249 Pinellas Dr, Bluffton, SC 29910	
Zoning District: Buckwalter PUD		Acreage: .49	
Tax Map Number(s): R610 022 000 1143 0000			
Project Description: 3600sf building situation on .49 acres and is part of the Pinellas Park development located on Pinellas Drive.			
Request: Applicant requests a variance in the total number of required parking spaces.			
Minimum Requirements for Submittal			
☒ 1. Mandatory Application Check-In Meeting scheduled.			
☒ 2. Digital files of applicable plans and/or documents depicting the subject property.			
☒ 3. Recorded deed and plat showing proof of property ownership.			
☒ 4. Project Narrative describing reason for application and compliance with the criteria in Article 3 of the UDO.			
☒ 5. 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 application.			
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: 		Date: 06/1/2026	
Applicant Signature: 		Date: 06/01/2026	
For Office Use			
Application Number:		Date Received:	
Received By:		Date Approved:	



TOWN OF BLUFFTON

VARIANCE APPEAL APPLICATION PROCESS NARRATIVE

The following Process Narrative is intended to provide Applicants with an understanding of the respective application process, procedures and Unified Development Ordinance (UDO) requirements for obtaining application approval in the Town of Bluffton. While intended to explain the process, it is not intended to repeal, eliminate or otherwise limit any requirements, regulations or provisions of the Town of Bluffton's Unified Development Ordinance. The Town of Bluffton's Mission and Vision Statements help navigate staff to ensure that the goals outlined by Town Council are being met. As each project is being reviewed, Town staff will use the Mission Statement, Vision Statement, The Covenant for Bluffton and the current Strategic Plan to guide their review. Compliance with these procedures will minimize delays and assure expeditious application review.

Step 1. Pre-Application Meeting	Applicant & Staff
Prior to the filing of a Variance Application, the Applicant is required to consult with the UDO Administrator or designee at a Pre-Application Meeting for comments and advice on the appropriate application process and the required procedures, specifications, and applicable standards required by the UDO.	
Step 2. Application Check-In Meeting	Applicant & Staff
Upon receiving input from Staff at the Pre-Application Meeting, the Applicant shall submit the Variance Application and required submittal materials during a mandatory Application Check-In Meeting where the UDO Administrator or designee will review the submission for completeness. Call 843-706-4500 to schedule.	
Step 3. Review by UDO Administrator or designee	Staff
If the UDO Administrator or designee determines that the Variance Application is complete, the application is placed on the next available Board of Zoning Appeals (BZA) Meeting agenda.	
Step 4. Board of Zoning Appeals Meeting	Applicant, Staff & Board of Zoning Appeals
The Board of Zoning Appeals (BZA) shall review the application for compliance with the criteria and provisions in the UDO. The BZA may approve, approve with conditions, or deny the application.	
Step 5. Issuance of Decision Letter	Staff
The UDO Administrator or designee shall issue the decision letter reflecting the ruling by the Board of Zoning Appeals.	

Pinellas Park LLC Building C

ZBOA Project Variance Narrative

June 3, 2026

Dear Board Members:

Thank you for taking the time hear this appeal for a parking variance at 8249 Pinellas Drive, Bluffton, SC 29910. The following is the history, status and request for a parking variance as discussed with the Town.

Project/Site History:

In 2024, Pinellas Park LLC sought and obtained a Land Development Permit for a 1.49 acre parcel located on Pinellas Drive described as parcel C2-F. The initial permit request included the construction of 3 buildings to include a full-service restaurant & rooftop bar which was a permitted use under the current zoning. The restaurant was a conceptual idea that did not materialize for various reasons. The LD permit application was amended to exclude the request for a full-service restaurant & bar and an LD permit was issued for 3 buildings designated for office/retail and associated parking.

In 2025, the parcel was subdivided into two separate lots: C2-F1, consisting of 0.49 acres, and C2-F2, consisting of 1.045 acres. The parcels share the common areas and parking as originally designed. In February 2025, Parcel C2-F2 was conveyed to a new owner for office/retail and warehouse use. Pinellas Park, LLC remains the owner of the 0.49-acre parcel.

Current Status:

As of today, both parcels have been developed per the original development site plans and approved LD permit. All underground utilities/BJWSA requirements have been met and the parking lot is complete. 2 of the 3 approved buildings have been constructed.

Request for Variance:

In February of 2026, Pinellas Park, LLC was approached by a client who wished to purchase the remaining parcel and shell building identified as Pinellas Building C. The proposed use is a counter service pizza eatery and adjacent New York style counter deli. Under the current Buckwalter PUD, these businesses would be considered full-service restaurants and subject to the parking requirements of 12 spaces per 1000sf of building. Due the nature of the proposed use not being a traditional restaurant, Pinellas Park, LLC is

requesting a variance to the Buckwalter PUD parking requirements under Section 3.7.3 of the Town of Bluffton UDO as follows:

1. The current Buckwalter PUD parking requirement creates a current hardship for the existing and potential businesses located on Parcel C2-F.
 - a) As compared to the neighboring parcels on Pinellas Drive, the size and shape of parcel C2-F is unique and does not allow for traditional parking lot design due to irregular boundaries, depth, setbacks, easements and other property anomalies such as no rear access for vehicular traffic. The parcel is very limited in the size and type of businesses that can be located on the site. Please see attached plat.
 - b) Generally, the conditions would not apply to similar types of uses located elsewhere within the Town of Bluffton. As approved, designed and constructed, the site currently meets or exceeds the number of parking spaces for the proposed use as required under the Town of Bluffton UDO.
 - c) The Buckwalter PUD parking requirement of 12 spaces per 1000 sf applies to restaurants as a general and all-inclusive category. Because of the non-specific definition of “restaurants” in the Buckwalter PD, applying the same standard to the proposed use vs. a full-scale restaurant and bar unreasonably restricts the utilization of the parcel for the proposed use.
 - d) The need for the variance is to allow a use that would otherwise be approved in the Town of Bluffton and the variance is not a result of the Applicant’s actions.
 - e) Authorizing a variance for the reasons stated does not conflict with the Comprehensive Plan as it meets or exceeds the Town of Bluffton UDO.
 - f) Granting the variance will not result in detriment to the surrounding property owners, create a detriment to the public, harm or alter the character of the Pinellas Drive area.
 - g) The variance is requested to accommodate a viable and needed business within the existing approved building. The applicant’s profitability does not increase if the variance is allowed as the approved density for the building is not increasing.

For further consideration in allowing the variance, Pinellas Park has sought and received approval from the Pinellas Drive POA to install 8 additional spaces along Pinellas Drive (private road) ROW located on the parcel for the exclusive use of Parcel C2-F1 & C2-F2. This would increase the total number of available on-site spaces to 7 per 1000sf.

Sincerely,

Jen Tosky

Pinellas Park, LLC