

# Board of Zoning Appeals Meeting

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

May 06, 2025

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## I. CALL TO ORDER

Chairman Larry 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. PUBLIC COMMENT

Norma Cooley, 15 Wharf St, Bluffton - Ms. Cooley expressed a concern with encroaching on her property regarding the project being proposed for 1 Garfield's Way.

Norma Moore, 15 Red Cedar S, Bluffton - Ms. Moore voiced her concern over protecting the wetlands.

Barrett Collins, 12 Red Cedar St, Bluffton - Ms. Collins stated her concerns with the Tri Pointe Homes development and how the wetland would be affected. She also shared pictures (available upon request) as to how the area floods with the current infrastructure.

## IV. OLD BUSINESS

## V. EXECUTIVE SESSION

- A. Legal Matters Relating to the Receipt of Legal Advice Covered by the Attorney-Client Privilege (Pursuant to SC Freedom of Information Act 30-4-70[a] [2])

Board Member Workman made the motion to enter executive session for Legal Matters Relating to the Receipt of Legal Advice Covered by the Attorney-Client Privilege.

Seconded by Board Member Aldana.

The Board returned to the dais. No action was taken in executive session.

## VI. NEW BUSINESS

- A. **1 Garfields Way (Variance):** The Applicant, Ansley H. Manuel, on behalf of the property owner, Samuel Kopotic, requests a variance from UDO Section 5.15.5.C to encroach 5 feet into the 25-foot rear setback. The property consists of 0.16 acres identified by tax map number R610 039 00A 0406 0000 in the Neighborhood General – Historic District (NG-HD) Zoning District within Old Town Bluffton. (ZONE-03-25-019660) (Staff - Dan Frazier)

Staff presented. The applicant was present. The Board asked for clarification that the project would not require encroaching onto adjacent properties. Richardson LaBruce, attorney to the Board, stated that this application did not show indication of encroaching onto any other property. There was discussion as to whether the proposed house could be reconfigured to adhere to the setbacks. The board members clarified with the applicant that they were aware of the setbacks prior to purchasing the property.

Vice Chairman Dolnik made a motion to approve the variance.

Seconded by Board Member Aldana.

Voting Yea: Vice Chairman Dolnik, Board Member Aldana

Voting Nay: Chairman Garrison, Board Member Emerick, Board Member Workman

The motion was denied 3-2.

- B. Tri Pointe Homes - Able Street (Variance):** The Applicant, John Hoff with Tri Pointe Homes, on behalf of property owner New South Living, LLC, requests a variance from the recently approved pending ordinance doctrine amending Section 5.10.7 of the Unified Development Ordinance (UDO) requiring a 50-foot wetland buffer to impact 0.256 acres of jurisdictional wetlands and 0.109 acres of non-jurisdictional wetlands within the proposed single-family detached residential development. (ZONE-04-25-019696) (Staff - Dan Frazier)

Staff presented. The applicant was present. The board members had questions regarding the utilities intent to serve, and the applicant clarified they had the will serve letters from the utility companies. The Board asked for clarification on the timeline for Town Council to adopt the ordinances.

Chairman Garrison made a motion to postpone consideration of the application until the subsequent BZA meeting after Town Council has had the second and final reading of the Proposed Ordinance to Amend the Town of Bluffton Code of Ordinances, Chapter 23 – Unified Development Ordinance, Article 5 – Design Standards, Sec. 5.4 (Wetlands) and Sec. 5.10 (Stormwater); and Article 9 – Definitions and Interpretation, Sec. 9 (Defined Terms).

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 Workman 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 7:03 pm.