

TOWN OF BLUFFTON PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Town of Bluffton Board of Zoning Appeals (BZA) will hold a Public Hearing at 6:00pm, on Tuesday, December 2, 2025, at the Theodore D. Washington Municipal Building, 20 Bridge Street, Bluffton, SC, for the purpose of soliciting input on the below items:

ZONE-11-25-020003 – 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-11-25-020004 - 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.

Documents related to the above are available for public inspection and copying in the Town of Bluffton Department of Growth Management, located at 20 Bridge Street, during business hours. Persons with comments or questions should contact the Town of Bluffton Planning and Community Development Department at (843) 706-4500. Persons requiring special services to attend the meeting should call for assistance.

Public Comments may be submitted electronically via the Town's website at (<https://bit.ly/3wg7A08>). Comments will be accepted up to 2 hours prior to the scheduled meeting start time. The meeting will be open to the public.

IPL0290213

Nov 16 2025