

Board of Zoning Appeals

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

December 05, 2023

I. CALL TO ORDER

Chairman Grove called the meeting to order at 6pm.

II. ROLL CALL

PRESENT

Chairman Daniel Grove

Vice Chairman Larry Garrison

Board Member Tim Dolnik

Board Member Paul Reinhard

Board Member Gerry Workman

III. ADOPTION OF THE AGENDA

Vice Chairman Garrison made a motion to adopt the agenda as written.

Seconded by Board Member Reinhard.

Voting Yea: Chairman Grove, Vice Chairman Garrison, Board Member Dolnik, Board Member Reinhard, Board Member Workman

All were in favor and the motion passed.

IV. ADOPTION OF MINUTES

A. August 1, 2023 Minutes

Vice Chairman Garrison made a motion to adopt the minutes as written.

Seconded by Board Member Workman.

Voting Yea: Chairman Grove, Vice Chairman Garrison, Board Member Dolnik, Board Member Reinhard, Board Member Workman

All were in favor and the motion passed.

V. PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA*

VI. OLD BUSINESS

VII. NEW BUSINESS

A. **2 Marianna Way (Variance)**: The Applicant, Houssam Aboukhater, on behalf of Herkus, LLC, is requesting a variance from Unified Development Ordinance (UDO) Section 5.13.3.D to allow a 7 square foot directional sign. The property is identified by tax map number R610 039 000 0497 0000 and is located at 2 Marianna Way in the Neighborhood General – HD Zoning District. (ZONE-11-23-018643) (Staff - Jordan Holloway)

Staff presented. The applicant was in attendance. There was discussion about how the size of the sign was determined and designating the location of the sign. The applicant discussed the reason for the request.

Vice Chairman Garrison made a motion to grant the variance request with the conditions that the sign must meet the sign standards of the Historic District in the Town of Bluffton and be installed in submitted proposed location.

Seconded by Board Member Dolnik.

Voting Yea: Chairman Grove, Vice Chairman Garrison, Board Member Dolnik, Board Member Reinhard, Board Member Workman

All were in favor and the variance request was approved.

- B. 15 Meriwether Ct (Variance):** The Applicant, BFL Builders, is requesting a variance from Unified Development Ordinance (UDO) Section 5.15.5.C to encroach 5' into the 10' side setback. The property is identified by tax map number R610 039 00A 0388 0000 and is located at 15 Meriwether Court in the Neighborhood General – HD Zoning District. (ZONE-11-23-018631) (Staff - Jordan Holloway)

Staff presented. The applicant was in attendance. There was discussion about the tree location on the parcel, allowed building types for the parcel and drainage and stormwater runoff.

Public Comment

Ann Cook, 37 Thomas Heyward St. - Ms. Cook stated her concerns about the parcel's location to Verdier Cove and any related runoff that would affect the water quality of the May River.

Vice Chairman Garrison made a motion to approve the variance.

Seconded by Board Member Dolnik.

Voting Yea: Chairman Grove, Vice Chairman Garrison, Board Member Dolnik, Board Member Workman

Voting Nay: Board Member Reinhard

The votes were 4-1 and the motion passed.

- C. Adoption of 2024 Meeting Dates:** (Staff - Jordan Holloway)

Vice Chairman Garrison made a motion to adopt the 2024 meeting dates as presented.

Seconded by Chairman Grove.

Voting Yea: Chairman Grove, Vice Chairman Garrison, Board Member Dolnik, Board Member Reinhard, Board Member Workman

All were in favor and the motion passed.

VIII. DISCUSSION

IX. ADJOURNMENT

Vice Chairman Garrison made a motion to adjourn.

Seconded by Chairman Grove.

Voting Yea: Chairman Grove, Vice Chairman Garrison, Board Member Dolnik, Board Member Reinhard, Board Member Workman

All were in favor and the motion passed.

The meeting was adjourned at 6:37 pm.

DRAFT