

**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, January 7, 2025 at the Theodore D. Washington Municipal Building, 20 Bridge Street, Bluffton, SC for the following:

ZONE-12-24-019470 - The Applicant, Jason Broene of Court Atkins Architects, Inc., on behalf of the property owner Trevor Wells, is requesting a variance from Unified Development Ordinance (UDO) Section 5.3.7.B.2.b to allow a 35-foot encroachment into the 50-foot Highway Corridor Overlay District vegetative buffer along SC HWY 46 (May River Road). The property is zoned Neighborhood Core (NC) and consists of approximately 0.36 acres identified by tax map number R610 039 000 097A 0000 within Old Town Bluffton.

ZONE-12-24-019474 - The Applicant, Melvin Fields of Fields and Company, LLC, on behalf of the property owners Menachem M. Hertz and Sheina N. Groner, is requesting a variance from the Beaufort County Development Standards Ordinance 90/3 Section 4.3.3. (A) to allow an approximately 4-foot encroachment in the 35-foot setback requirement from Hampton Parkway. The property is zoned Buckwalter PUD and consists of approximately 5.37 acres identified by tax map number R610 029 000 2482 0000 within the Parcel 10A, 10B, and 10D Master Plan.

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 Growth Management Department at (843) 706-4500.

Persons requiring special services to attend the meeting should call to make arrangements.

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.

IPL0208567

Dec 22 2024

**PUBLIC NOTICE**

SCOPING FOR AN ENVIRONMENTAL ASSESSMENT

U.S. DEPARTMENT OF VETERANS AFFAIRS

DECISION-MAKING PROCESS TO SELECT A PARCEL WHERE A PRIVATE ENTITY WOULD CONSTRUCT AND OPERATE AN OUTPATIENT CLINIC FOR VA TO LEASE IN BEAUFORT, SOUTH CAROLINA

The U.S. Department of Veterans Affairs (VA) is proposing to construct and operate an outpatient clinic (OPC) in Beaufort, SC (the Proposed Action). The purpose of the Proposed Action is to provide enhanced and expanded primary care, mental health services, and add a comprehensive array of specialty care outpatient services to serve Veterans in Beaufort and the surrounding communities in a modern, state-of-the-art-facility. The OPC will be constructed by a