



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, May 6, 2025 at the Theodore D. Washington Municipal Building, 20 Bridge Street, Bluffton, SC for the following:

ZONE-03-25-019660 – 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 is 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-04-25-019696 – The Applicant, John Hoff, on behalf of the 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) to require a 50-foot wetland buffer to impact 0.11 acres of non-jurisdictional wetlands within the proposed single-family detached residential development. The property is identified by tax map numbers R610 039 000 0745 0000, R610 039 000 1588 0000, R610 039 000 0179 0000, and R610 039 000 0202 000 in the Residential General (RG).

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.

IPL0228801

Apr 20 2025

Post Date: 04/20 12:00 AM

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