I. CALL TO ORDER

O’Donnell called the meeting to order at 6:01 p.m.

II. ROLL CALL

III. NOTICE REGARDING ADJOURNMENT

The Board of Zoning Appeals will not hear new items after 9:30 P.M. unless authorized by a majority vote of the Board Members present. Items which have not been heard before 9:30 P.M. may be continued to the next regular meeting or a special meeting date as determined by the Board Members.

IV. NOTICE REGARDING PUBLIC COMMENTS

Every member of the public who is recognized to speak shall address the Chairman and in speaking, avoid disrespect to the Board and any personalities. State your name and address when speaking for the record. COMMENTS ARE LIMITED TO THREE (3) MINUTES.

V. ADOPTION OF AGENDA

Halpern made a motion to adopt the March 7, 2017, Board of Zoning Appeals Agenda. Brusco seconded the motion. All were in favor and the motion passed.

VI. ADOPTION OF MINUTES – November 1, 2016

Halpern made a motion to adopt the revised November 1, 2016, meeting minutes. Frazier seconded the motion. All were in favor and the motion passed.

VII. PUBLIC COMMENTS

There was no Public Comment.

VIII. OLD BUSINESS

There was no Old Business.

IX. NEW BUSINESS
1. PUBLIC HEARING - FOR ACTION

A. 1195 May River Road (Variance Request): A variance request by Trever Wells from Section 5.3.7.B.2.b of the Unified Development Ordinance, to allow development encroachment into the required 50-foot vegetative buffer along SC HWY 46 (May River Road). The applicant is also requesting a variance from Table 5.8.3.B of the Unified Development Ordinance to increase the maximum 120-feet lot width of a medium mixed-use lot type to 125-feet. The property is identified by tax map number R610 039 000 107B 0000 and is located at 1195 May River Road. The property is zoned Neighborhood Core and therefore, will be reviewed by the Board of Zoning Appeals based on the requirements set forth in the Unified Development Ordinance. (Permit Number: ZONE-1-17-10509)

Presenting Staff – Kevin Icard – Staff presenting the report provided to the Board and incorporated as part of these minutes.

Trever Wells Property owner & Ansley Hester Manuel, Applicant presented to the Board requesting the approval. The applicant reiterated their responses to the criteria in UDO Section 3.7.3.B (a-g).

PUBLIC COMMENTS: Public Comments were received from Mr. Eugene Marks and Ms. Carolyn C. Smith.

There was an extensive discussion regarding the current parameters set forth in the Town of Bluffton Unified Development Ordinance, the Street Scape Project currently in progress along May River Road, preservation of the live oak trees located on the subject property, the public project proposed between the Town of Bluffton and BJWSA connecting sewage to Jason Street and surrounding area and location of proposed construction of the structure. Public comments were received from Mr. Marks and Ms. Smith.

Variance A: O’Donnell made the motion to approve the variance as submitted with the following condition:

1. To seek maximum preservation for the existing trees at the front of the property site and the design of the building to be as such that the chance of survivability is probable.

The motion failed due to not receiving a second.

Second Motion: Steele made a motion to approve Variance (A) as submitted with the reduction of the landscape buffer to be reduced from 50’ to 14’ landscaped buffer, or such as additional amount at the judgement of staff, if any, to maximize the survival of the large trees at the front of the property.
O’Donnell seconded the motion. An approval was granted by majority vote of 3 to 2, with Mr. Halpern and Mr. Brusco being the two disdaining votes, in favor and the motion was passed.

**Variance B:** Steele made the motion to approve Variance (B) to allow the reclassification of the lot type of Medium Mixed-Use Lot.

O’Donnell seconded the motion. A vote was taken and the variance was not granted by majority vote of 2 to 3, with Mr. Halpern, Mr. Brusco and Ms. Frazier being the three disdaining votes, in favor and Variance (B) was denied.

**X. DISCUSSION**

There was further discussion regarding a clerical issue in the scheduling of meetings.

**XI. ADJOURNMENT**

Frazier made a motion to adjourn. Brusco seconded the motion. All were in favor and the March 8, 2017, Board of Zoning Appeals meeting adjourned at 7:51 p.m.