TOWN OF BLUFFTON BOARD OF ZONING APPEALS  
Large Meeting Room, Bluffton Town Hall  
Tuesday, May 2, 2017, Minutes

Present: Sam Brusco, Vice-Chair; Carletha Frazier; Jackson Steele; Stephen Halpern

Absent: Julie O'Donnell, Chair

Staff: Kevin Icard, Planning & Community Development Manager; Will Howard, Senior Planner; Marcia Hunter, Growth Management Coordinator

I. CALL TO ORDER

Brusco called the meeting to order at 5:59 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

Frazier made a motion to adopt the May 2, 2017, Board of Zoning Appeals Agenda. Steele seconded the motion. All were in favor and the motion passed.

VI. ADOPTION OF MINUTES – March 7, 2017

Halpern made a motion to adopt the March 7, 2017, meeting minutes. Frazier seconded the motion. All were in favor and the motion passed.

VII. PUBLIC COMMENTS

There were no public comments unrelated to action items.

VIII. OLD BUSINESS

There was no Old Business.

IX. NEW BUSINESS
1. PUBLIC HEARING - FOR ACTION

A. 162 Bluffton Road (Variance Request): A request for a variance from Section 5.3.7.B.2.b of the Unified Development Ordinance by Carol Aita, to allow development to encroach into the required fifty-foot vegetative buffer along SC Highway 46 (Bluffton Road). The property is identified by tax map number R601 039 000 029 0000 and is located at 162 Bluffton 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. (ZONE 4-17-10774)

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

James Atkins - Buyer’s Architect, Tim Dolnick - Buyer’s Agent and Jeff and Carol Aita - 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 Kyle Raynor residing at 9 Taylor Court, Bluffton, SC and Kathy Raynor residing at 2 Drayson Circle, Bluffton, SC.

There was an extensive discussion regarding the 15 foot rear buffer and the impact to the neighboring subdivision. The residents expressed concern of clear cutting the property and the replacement of the landscape buffer. Additional public comments were received from Mr. James Atkins – Buyer’s Archirect and Tim Dolnick – Buyer’s Agent for Jeff and Carol Aita.

Steele made the motion to approve the variance as submitted as following conditions:

Reduction of the required 50-foot buffer to 10-feet, with a requirement that the 10-foot building setback also be landscaped to provide an effective 20-foot landscaped buffer and building setback. Additionally, the 15-foot rear buffer shall be landscaped to provide sufficient screening of the new development for the residential properties to the rear located on Taylor Court.

Halpern seconded the motion. An approval was granted by unanimous vote and the motion was passed.

X. DISCUSSION

There was no further discussion.

XI. ADJOURNMENT

Frazier made a motion to adjourn. Halpern seconded the motion. All were in favor and the May 2, 2017, Board of Zoning Appeals meeting adjourned at 6:37 p.m.