

TOWN OF BLUFFTON BOARD OF ZONING APPEALS

Electronic Meeting

Tuesday, October 6, 2020, Minutes

Present: Stephan Halpern; Gerald Workman; Lawrence Garrison; Daniel Grove;
Steve Wallace;

Staff: Darby McLain, Growth Management Coordinator; Alan Seifert, Senior
Planner;

I. CALL TO ORDER

Chairman Halpern called the meeting to order at 6:00 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 Commission Members present. Items which have not been heard before 9:30 P.M. may be continued to the next regular meeting or an additional 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 Commission, Town Staff, and other members of the meeting. State your name and address when speaking for the record. **UNLESS OTHERWISE AMENDED BY THE Board of Zoning Appeals, COMMENTS ARE LIMITED TO THREE (3) MINUTES.**

V. ELECTION OF OFFICERS

1. Chair

Board member Garrison made a motion to keep the current Chairman on, Stephen Halpern. Board member Grove seconded the motion. All were in favor and the motion passed.

2. Vice-Chair

Chairman Halpern made a motion to appoint Daniel Grove as Vice Chairman. Board member Garrison seconded the motion. All were in favor and the motion passed.

VI. ADOPTION OF THE AGENDA

Vice Chairman Grove made a motion to adopt the October 6, 2020 Board of Zoning Appeals Agenda. Board Member Workman seconded the motion, all were in favor and the motion passed.

VII. ADOPTION OF MINUTES – June 16, 2020

Board Member Workman made a motion to approve the adoption of the June 16, 2020 minutes, Vice Chairman Grove seconded the motion. All were in favor and the motion passed. Board Member Wallace abstained due to absence from the last meeting.

VIII. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA

No Public Comments

IX. OLD BUSINESS

No Old Business

X. NEW BUSINESS

FOR ACTION

- A. River Buffer Variance Request (114 Pritchard St.):** A request by Andrew Fishkind on behalf of P. Ellen Malphrus, owner, for a forty-two (42) foot variance to the required one hundred (100) foot river buffer from the South Carolina Office of Ocean and Coastal Management (OCRM) Critical Line to allow a river buffer of fifty-eight (58) feet, as required by Unified Development Ordinance Sec. 5.5.2, to allow an addition to an existing residence. The property is identified by Beaufort County Tax Map Number R610 039 00A 0054 0000 and is located at 114 Pritchard Street. The property is zoned Neighborhood Conservation-Historic District (HD) (ZONE-09-20-014539). (Staff-Alan Seifert)

Staff member Alan Seifert presented noting that applying the 100-foot river buffer would prevent the applicant from completing an addition to the existing home to accommodate the size of their family. The need for a variance to reduce to 100-foot river buffer is a result of the requirements at the time of construction and not the result of the applicant's actions. The applicant purchased this property in 1994 before the adoption of the river buffer requirement, which was first adopted in 2000. The applicant also provided signatures of adjacent neighbors in support of the application.

Chairman Halpern asked why staff did not give a recommendation on this project. Staff member Seifert said it was unnecessary and that is not out of the ordinary for The Town to not provide a recommendation on a variance.

Board member Garrison made a motion to approve the application as presented. Board member Workman seconded the motion. All were in favor and the motion passed.

XI. ADJOURNMENT

Board Member Garrison made a motion to adjourn The October 6, 2020 Board of Zoning Appeals meeting, Board Member Grove second the motion and the meeting adjourned at 6:30 p.m.

APPROVED