



NOTICE OF PUBLIC HEARING

The Board of Zoning Appeals for the Town of Atlantic Beach, South Carolina will hold a Public Hearing on September 28, 2023 at 5:00 pm at the Atlantic Beach Community Center, located at 1010 32nd Avenue South. The purpose of the meeting will be to hear the following proposed variance requests to the Land Management Ordinance (LMO):

VARIANCE CASE 1-2023: Palmetto Architecture, LLC, on behalf of Owen and Angela Metts, request variances from the Land Management Ordinance for PIN 39201010078, located at 407 30th Avenue South, Atlantic Beach, SC 29582. Variance requested to reduce the minimum lot area necessary per multi-family unit and to increase the maximum impervious surface coverage area allowed within the MS1 District as defined within Section 5.3.420 and to reduce the parking requirements defined in Section 5.3.630.

VARIANCE CASE 2-2023: Leon Bailey, Jr, on behalf of himself and Bernita Bailey, request variances from the Land Management Ordinance for PIN 392014007, located at 3201 and 3203 South Ocean Blvd, Atlantic Beach, SC 29582. Variances requested from Proposed Lot 2-A to reduce the front and side setbacks and to eliminate the impervious surface maximum, maximum building coverage, and minimum open space requirements in the R2 Zoning District defined in Section 5.3.420 and to eliminate the accessory structure location requirements defined in Section 5.3.620A. Variance request to eliminate all Shore Protection requirements of Article VIII for PIN 392014007 for both proposed Lot 2-A and 2-B.

For more information, contact the Town of Atlantic Beach at 843-663-2284 or visit the Town's website at: <https://www.townofatlanticbeachsc.com/>