



## Beaufort County Zoning Board of Appeals Meeting

**County Administrator**  
ERIC GREENWAY

**Chairman**  
KEVIN MACK

**Vice Chairman**  
CHESTER WILLIAMS

**Board Members**  
JOHN CHEMSAK  
JANE FREDERICK  
LYNNE HOOS  
WILLIAM C. MITCHELL III

**Staff Support**  
ROBERT MERCHANT  
HILLARY AUSTIN  
LISA ANDERSON

**Administration Building**  
Beaufort County Government  
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# Zoning Board of Appeals Agenda

Thursday, January 27, 2022 at 5:00 PM

Beaufort County, Administration Building, County Council Chambers  
100 Ribaut Road, Beaufort

**ALL OF OUR MEETINGS ARE AVAILABLE FOR VIEWING ONLINE AT [WWW.BEAUFORTCOUNTYSC.GOV](http://WWW.BEAUFORTCOUNTYSC.GOV) AND CAN BE VIEWED ON HARGRAY CHANNELS 9 AND 113, COMCAST CHANNEL 2, AND SPECTRUM CHANNEL 1304.**

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. FOIA – PUBLIC NOTIFICATION OF THIS MEETING HAS BEEN PUBLISHED, POSTED, AND DISTRIBUTED IN COMPLIANCE WITH THE SOUTH CAROLINA FREEDOM OF INFORMATION ACT
4. ADOPTION OF AGENDA
5. APPROVAL OF MINUTES – December 16, 2021

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### ACTION ITEMS

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6. Mr. Graham Trask is requesting a Special Use Permit to construct a Drive-thru Restaurant in the T4 Neighborhood Center Zoning District. Drive-thru Restaurants are allowed in the zoning district as a Special Use. Property is located at 131 Sea Island Parkway and is zoned T4 Neighborhood Center (T4NC). **(CONTINUED FROM DECEMBER'S MEETING)**
7. Public Comment (Comments Limited to Three (3) Minutes)
8. Mr. Shane Olsen is requesting a Special Use Permit to operate a Short Term Rental Use in the T3 Edge Zoning District. Short Term Rentals are allowed in the zoning district as a Special Use. Property is located at 977 Edith Lane and is zoned T3 Edge (T3E).
9. Public Comment (Comments Limited to Three (3) Minutes)
10. Mr. & Mrs. Craig Henry are requesting a Special Use Permit to operate a Short Term Rental Use in the T2 Rural Zoning District. Short Term Rentals are allowed in the zoning district as a Special Use. Property is located at 64 Steady Getting It Lane and is zoned T2 Rural (T2R).
11. Public Comment (Comments Limited to Three (3) Minutes)
12. Mr. & Mrs. Samuel McNulty are requested a Variance to construct a house less than 50-feet from the OCRM Critical Line. Property is located at 22 Lighthouse Court, and is zoned Planned Unit Development (PUD).

13. Public Comment (Comments Limited to Three (3) Minutes)

**DISCUSSION ITEMS**

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14. OLD BUSINESS

15. NEW BUSINESS

16. ADJOURNMENT