



## Beaufort County Zoning Board of Appeals Meeting

**County Administrator**  
ERIC GREENWAY

**Chairman**  
KEVIN MACK

**Vice Chairman**  
JANE FREDRICK

**Board Members**  
EVAN BROMLEY  
JOHN CHEMSAK  
LYNNE HOOS  
WILLIAM C. MITCHELL III  
DENNIS NEILSEN

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

**Administration Building**  
Beaufort County Government  
Robert Smalls Complex  
100 Ribaut Road

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# Zoning Board of Appeals Agenda

Thursday, June 23, 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 – May 26, 2022

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### ACTION ITEMS

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6. Mr. & Mrs Gratton are requesting a Variance to construct a carport three (3) feet from the side property line. Property is at located 200 Old Plantation Drive W, Ladys Island. The property is zoned T2-Rural Neighborhood (T2RN). **Continued from Last Month's Meeting**
7. Public Comment (Comments Limited to Three (3) Minutes)
8. Mr. David Rowe is requesting a Variance to construct a garage 30-feet from the rear property line. Property is located at 9 Cramer Avenue, Bluffton. The property is zoned T2-Rural (T2R). **Continued from Last Month's Meeting.**
9. Public Comment (Comments Limited to Three (3) Minutes)
10. Mr. Wayne Willenberg is requesting a Special Use Permit for a Short-Term Rental Unit. Property is located at 10 Quiet Cove Way, Ladys Island. The property is zoned T2-Rural (T2R). **Continued from Last Month's Meeting.**
11. Public Comment (Comments Limited to Three (3) Minutes)
12. Mr. & Mrs. James Ware and Ms. Amanda Dubose are requesting an Administrative Appeal from the Determination of the Planning Director that states the Commercial Ferry Operation at 35 Fording Island Road Ext. does not violate the Community Development Code.

13. No Public Comment.
14. Mr. Jerry Woodcock is requesting a Special Use Permit for a Short-Term Rental Unit. Property is located at 5 Pine Island Road, Bluffton. The property is zoned T3-Edge (T3E).
15. Public Comment (Comments Limited to Three (3) Minutes)
16. Mr. John Fingar is requesting a Special Use Permit for a Short-Term Rental Unit. Property is located at 6012 Morning Mist Drive, Beaufort. The property is zoned T3-Hamlet Neighborhood (T3HN).
17. Public Comment (Comments Limited to Three (3) Minutes)
18. Mrs. Hanaan O’Rear is requesting a Special Use Permit for a Short-Term Rental Unit. Property is located at 88 Lost Island Road, Ladys Island. The property is zoned T2-Residential Neighborhood (T2RN).
19. Public Comment (Comments Limited to Three (3) Minutes)
20. Ms. Cheryl Powell is requesting a Special Use Permit for a Short-Term Rental Unit. Property is located at 7 Gay Drive, Ladys Island. The property is zoned T3-Neighborhood (T3N).
21. Public Comment (Comments Limited to Three (3) Minutes)

**DISCUSSION ITEMS**

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22. OLD BUSINESS
23. NEW BUSINESS
24. ADJOURNMENT