



## 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 NIELSEN

**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, July 28, 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 & June 23, 2022

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### ACTION ITEMS

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6. 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.**
7. Public Comment (Comments Limited to Three (3) Minutes)
8. 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. **Continued from Last Month's Meeting.**
9. No Public Comment.
10. 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). **Continued from Last Month's Meeting.**
11. Public Comment (Comments Limited to Three (3) Minutes)
12. Mr. Mike Vaccaro is requesting a Variance from the River Buffer for a Pool. Property is located at 3 Halandy Lane, Daufuskie Island. The Property is zoned Haig Point Planned Unit Development (PUD).
13. Public Comment (Comments Limited to Three (3) Minutes)

13. Mr. Steve Mannon is requesting a Special Use Permit for a Short-Term Rental Unit. Property is located at 113 Sea Pines Drive, St. Helena Island. The property is zoned T2-Rural (T2R).
14. Public Comment (Comments Limited to Three (3) Minutes)
15. Mr. Ryan Hester is requesting a Special Use Permit for a Lodging, Short-Term Rental Unit. Property is located at 27 Mattis Drive, St. Helena Island. The property is zoned T2-Rural (T2R).
16. Public Comment (Comments Limited to Three (3) Minutes)
17. Mr. & Mrs. Greg Giardina are requesting a Special Use Permit for a Lodging, Short-Term Rental Unit. Property is located at 48 Saltwind Drive, St. Helena Island. The property is zoned T2-Rural (T2R).
18. Public Comment (Comments Limited to Three (3) Minutes)
19. Mr. Bruce Beasley is requesting a Special Use Permit for a Lodging, Short-Term Rental Unit. Property is located at 1044 Sea Island Parkway, St. Helena Island. The property is zoned T2-Rural Neighborhood (T2RN).
20. Public Comment (Comments Limited to Three (3) Minutes)
21. Mrs. Sally Rock is requesting a Special Use Permit for a Lodging, Short-Term Rental Unit. Property is located at 26 Pineland Avenue, St. Helena Island. The property is zoned T2-Rural (T2R).
22. Public Comment (Comments Limited to Three (3) Minutes)
23. Ms. Heather Baldwin is requesting a Special Use Permit for a Lodging, Short-Term Rental Unit. Property is located at 80 Sea Pines Drive, St. Helena Island. The property is zoned T2-Rural (T2R). **(Removed per Applicant's Request).**
24. Public Comment (Comments Limited to Three (3) Minutes)
25. Mr. & Mrs. Howard are requesting an Administrative Appeal to the Determination of the Zoning Administrator to not grant a Dock Permit for a dock that is over 300-feet and located on a Small Tidal Creek. The property is located at 199 Fripp Point Road, St. Helena Island. **(Deferred per Applicant's Request)**
26. No Public Comment
27. Ms. Cheryl Powell is requesting a Special Use Permit for a Short-Term Rental Unit. Property is located at 3008 Cypress Street, Beaufort. The property is zoned T3-Hamlet Neighborhood (T3-HN). **(Removed per Applicant's Request)**
28. Public Comment (Comments Limited to Three (3) Minutes)
29. Mr. Neil Turner is requesting an Administrative Appeal to the Decision to revoke a Zoning Permit at the Turner's Marina property for Security Gates. The property is located at 43 Jenkins Road, Hilton Head Island. The property is zoned C3-Neighborhood Mixed Use (C3-NMU). **(Deferred per Applicant's Request)**
30. No Public Comment

31. Mr. Jonathan Best is requesting a Variance from Division 4.1.270.A Vehicle Services – Auto Painting/Body Shop 250-feet from any existing residential development, school, or day care. The property is located at 1498 Fording Island Road, Bluffton. The property is zoned C5-Regional Center Mixed Use (C5-RCMU).
32. Public Comment (Comments Limited to Three (3) Minutes)

**DISCUSSION ITEMS**

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33. OLD BUSINESS
34. NEW BUSINESS
35. ADJOURNMENT