



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, August 25, 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 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 – July 28, 2022

ACTION ITEMS

6. Mr. & Mrs. James Ware and Ms. Amanda Dubose are requesting a Reconsideration pertaining to the Administrative Appeal decision by the ZBOA at the last meeting.
7. No Public Comment.
8. Mr. & Mrs. James Rock are requesting a Reconsideration pertaining to the ZBOA's decision for the Special Use Permit request at the last meeting.
9. If granted Public Comment (Comments Limited to Three (3) Minutes)
10. 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 from Last Meeting)
11. No Public Comment.
12. Mr. Neil Turner is requesting an Administrative Appeal to the Decision of the Zoning Administrator to revoke a Zoning Permit at the Turner's Marine 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 from Last Meeting)**
13. No Public Comment.

14. Mr. Mike Vaccaro is requesting a Variance from the River Buffer for a Pool. The property is located at 3 Halandy Lane, Daufuskie Island. The property is zoned Haig Point Planned Unit Development (PUD).
(Continued from Last Meeting)
15. Public Comment (Comments Limited to Three (3) Minutes)
16. Mrs. Cheri Lasher (Low Country Hope House) is requesting an Administrative Appeal to the Interpretation that the use of the property is listed in the Community Development Code as an Institution Care Facility (Half Way House). The property is located at 3014 Cypress Street, Beaufort. The property is zoned T3-Hamlet Neighborhood (T3HN).
17. No Public Comment.
18. Mrs. Nadine O’Quinn is requesting a Special Use Permit for a Lodging, Short-Term Rental Unit. Property is located At 1892 Sea Island Parkway, St. Helena Island. The property is zoned T2-Rural (T2R).
19. Public Comment (Comments Limited to Three (3) Minutes)
20. Praying Mantis LLC is requesting a Variance from the Dock Length Requirement of the Community Development Code for a Small Tidal Creek. The property is located at 1928 Sea Island Parkway, St. Helena Island. The property is zoned T2-Rural (T2R) with the Commercial Fishing Village Overlay District.
21. Public Comment (Comments Limited to Three (3) Minutes)
22. Mr. & Mrs. John Moore are requesting a Special Use Permit for a Lodging, Short-Term Rental Unit. Property is located at 16 Hilda Avenue, Ladys Island. The property is zoned T3-Hamlet Neighborhood (T3HN).
23. Public Comment (Comments Limited to Three (3) Minutes)
24. Mr. & Mrs. James Peterson are requesting a Variance from the Accessory Use Requirement of the Community Development Code for placement of an Accessory Structure. The property is located at 180 Meridian Road, Ladys Island. The property is zoned Ladys Island Community Preservation (LICP).
25. Public Comment (Comments Limited to Three (3) Minutes)
26. Mr. Anthony Heyward is requesting a Special Use Permit for a Lodging, Short-Term Rental Unit. Property is located at 54 Alston Road, Ladys Island. The property is zoned T2-Rural Neighborhood (T2-RN).
27. Public Comment (Comments Limited to Three (3) Minutes)
28. Mr. & Mrs. Golbel are requesting a Variance from the River Buffer/Setback. The property is located at 9 Stoney Park, Bluffton. The property is zoned Colleton River Plantation Planned Unit Development (PUD).
29. Public Comment (Comments Limited to Three (3) Minutes)

DISCUSSION ITEMS

30. OLD BUSINESS
31. NEW BUSINESS
32. ADJOURNMENT