



## Beaufort County Zoning Board of Appeals Meeting

**Interim County Administrator**  
JOHN ROBINSON

**Chairman**  
KEVIN MACK

**Vice Chairman**  
JANE FREDERICK

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

**Staff Support**  
ROBERT MERCHANT  
HILLARY AUSTIN

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

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# Zoning Board of Appeals Agenda

**Thursday, March 27, 2025, 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 SPARKLIGHT  
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 – January 30, 2025

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### ACTION ITEMS

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6. Joseph Underwood is requesting a Special Use Permit for Lodging, Short-Term Rental. The property is located at 183 Sea Pines Drive, St. Helena Island. The property is zoned T2-Rural (T2R).  
**(Rescheduled from Last Month)**
7. Public Comment. (Limited to three (3) Minutes).
8. Michael Vasselle is requesting a Special Use Permit for Lodging, Short-Term Rental. The property is located at 4003 John Street, Beaufort. The property is zoned C3-Neighborhood Mixed Use (C3-NMU).  
**(Rescheduled from Last Month)**
9. Public Comment. (Limited to three (3) Minutes).
10. Douglas Martin is requesting a Special Use Permit for Lodging, Short-Term Rental. The property is located at 105 Harbor Breeze Drive, St. Helena Island. The property is zoned T2-Rural (T2R). **(Rescheduled from Last Month)**
11. Public Comment. (Limited to three (3) Minutes).
12. Case:2024-CP-070-01982, Lisa Prutsman vs. Beaufort County, Special Use Permit for Lodging, Short-Term Rental was remanded back to the ZBOA. The property is located at 129 Sea Pines Drive, St. Helena Island. The property is zoned T2-Rural (T2R)
13. Public Comment. (Limited to three (3) Minutes).

14. Executive Session to meet with Board's Attorney regarding Item 12.
15. Matthew Roberts & Nathan Purvis are requesting a Special Use Permit for Lodging, Short-Term Rental. The property is located at 16 Daufuskie Bluff Lane, Daufuskie Island. The property is zoned D5-Village Center (D5VC).
16. Public Comment. (Limited to three (3) Minutes).
17. Anthony Goodwater is requesting a Special Use Permit for Lodging, Short-Term Rental. The property is located at 2906 Second Street, Beaufort. The property is zoned C3-Neighborhood Mixed Use (C3NMU).
18. Public Comment. (Limited to three (3) Minutes).
19. Michael Kronimis is requesting a Special Use Permit for Lodging: Inn (up to 24 Rooms). The property is located at 15 Heyward Point Road, Bluffton. The property is zoned T2-Rural (T2R).
20. Public Comment. (Limited to three (3) Minutes).
21. Cinda Roudebush is requesting a Variance from Article 5, Division 5.11.50.B Beach Dune System. The property is located at 726 Sea Dragon Lane, Fripp Island. The property is zoned Fripp Island Planned Unit Development. (PUD).
22. Public Comment. (Limited to three (3) Minutes).
23. OLD BUSINESS
24. NEW BUSINESS
25. ADJOURNMENT