



Beaufort County Zoning Board of Appeals Meeting

County Administrator
MICHEAL MOORE

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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

Contact
Post Office Drawer 1228
Beaufort, South Carolina 29901-1228
(843) 255-2170
www.beaufortcountysc.gov

Zoning Board of Appeals Agenda

Thursday, June 26, 2025, at 5:00 PM

Beaufort County, Disabilities & Special Needs Conference Room, 100 Clear Water Way, (off Castle Rock Road), Room 003, Beaufort.

ALL OF OUR MEETINGS ARE AVAILABLE FOR VIEWING ONLINE AT WWW.BEAUFORTCOUNTYSC.GOV AND CAN BE VIEWED ON SPARKLIGHT CHANNELS 9 AND 417, 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 – April 24, 2025

ACTION ITEMS

6. Melissa Uhlmann is requesting a Special Use Permit for Lodging, Short-Term Rental. The property is located at 81 Sea Pines Drive, St. Helena Island. The property is zoned T2-Rural (T2R).
7. Public Comment. (Limited to three (3) Minutes).
8. Robert & Toni Allridge are requesting a Variance to construct a Retaining Wall within the River Buffer. The property is located at 49 Peninsula Drive, Bluffton. The property is zoned Moss Creek Planned Unit Development (PUD).
9. Public Comment. (Limited to three (3) Minutes).
10. Richard & Jennifer Matvija are requesting a Special Use Permit for Lodging, Short-Term Rental. The property is located at 116 Frances Jones Blvd., Daufuskie Island. The property is zoned D2-Rural (D2R).
11. Public Comment. (Limited to three (3) Minutes).
12. Michael & Andrea Dawson are requesting a Special Use Permit for Lodging, Short-Term Rental. The property is located at 111 Porches Hill Road, Dale. The property is zoned Dale Community Preservation (DCP).
13. Public Comment. (Limited to three (3) Minutes).
14. OLD BUSINESS/NEW BUSINESS
15. ADJOURNMENT