



## Beaufort County Zoning Board of Appeals Meeting

**County Administrator**  
MICHEAL MOORE

**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  
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# Zoning Board of Appeals Agenda

**Thursday, July 24, 2025, at 5:00 PM**

Beaufort County, Arthur Horne Building, 104 Ribaut Road, 2<sup>nd</sup> Floor  
Court Room, 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 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 – June 26, 2025

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### ACTION ITEMS

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6. 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). **(Deferred from Last Meeting)**
7. Public Comment. (Limited to three (3) Minutes).
8. Phillips Land Management Company, LLC is requesting a Variance to  
construct a Pool in the 50-foot River Buffer. The property is located at  
34 Myrtle Island Lane, Bluffton. The property is zoned T2-Rural  
Neighborhood (T2RN).
9. Public Comment. (Limited to three (3) Minutes).
10. Kevin Mack is requesting a Special Use Permit for Lodging, Short-  
Term Rental. The property is located at 1159 Seaside Road, St.  
Helena Island. The property is zoned T2-Rural (T2R).
11. Public Comment. (Limited to three (3) Minutes).
12. OLD BUSINESS
13. NEW BUSINESS
14. ADJOURNMENT