



## Beaufort County Zoning Board of Appeals Meeting

**County Administrator**  
MICHEAL MOORE

**Chairman**  
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**Vice Chairman**  
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**Board Members**  
EVAN BROMLEY  
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WILLIAM C. MITCHELL III  
DENNIS NIELSEN

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ROBERT MERCHANT  
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# Zoning Board of Appeals Agenda

Thursday, February 26, 2026, at 5:00 PM

Beaufort 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 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 – January 22, 2026

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### ACTION ITEMS

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6. Warren Simms is requesting a Variance to construct a house 20-feet from the OCRM Critical Line and for the house size to be larger than the five houses left and right of the property. The property is located at 84 Crosstree Drive North, Hilton Head Island. The property is zoned Windmill Harbour Planned Unit Development (PUD).
7. Public Comment. (Limited to three (3) Minutes).
8. Bill Kennedy is requesting a Special Use Permit for Lodging, Inn up to 24 Rooms. The property is located at 12 Chechessee Creek Drive, Bluffton. The property is zoned T2-Rural (T2R).
9. Public Comment. (Limited to three (3) Minutes).
10. OLD BUSINESS
11. NEW BUSINESS
12. ADJOURNMENT