



## Beaufort County Zoning Board of Appeals Meeting

**County Administrator**  
MICHAEL MOORE

**Chairman**  
KEVIN MACK

**Vice Chairman**  
JANE FREDERICK

**Board Members**  
EVAN BROMLEY  
LYNNE HOOS  
WILLIAM C. MITCHELL III  
DENNIS NIELSEN  
JOSEPH MAIORANO

**Staff Support**  
ROBERT MERCHANT  
HILLARY AUSTIN

**Administration Building**  
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# Zoning Board of Appeals Agenda

Thursday, June 25, 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 – April 23, 2026 & May 28, 2026

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### ACTION ITEMS

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6. Ryan & Elizabeth Shruhan are requesting a Special Use Permit for a Lodging, Short-Term Rental Unit. The property is located at 25 Sams Point Road, Unit 1C, Lady's Island. The property is zoned T4-Neighborhood Center (T4NC)
7. Public Comment. (Limited to three (3) Minutes).
8. David Summerall is requesting a Variance for a pool that was constructed within the 50-foot River Buffer without a permit. The property is located at 180 Harbor Drive N, Harbor Island. The property is zoned Harbor Island Planned Unit Development (HIPUD).
9. Public Comment. (Limited to three (3) Minutes).
10. William & Jennifer Phifer are requesting a Special Use Permit for a Lodging, Short-Term Rental Unit. The property is located at 41 Bay Point Road, St. Helena Island. The property is zoned T2-Rural (T2R).
11. Public Comment. (Limited to three (3) Minutes).
12. OLD BUSINESS
15. NEW BUSINESS
16. ADJOURNMENT