



Beaufort County Zoning Board of Appeals Meeting

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MICHAEL MOORE

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Staff Support
ROBERT MERCHANT
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Zoning Board of Appeals Agenda

Thursday, September 24, 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 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 – July 23, 2026

ACTION ITEMS

6. Jesse & Jamie Peart are requesting a Variance for two (2) Garden Walls that were constructed with the 50-foot River Buffer. The property is located at 2243 Plantation Drive, Beaufort. The property is zoned C3-Neighborhood Mixed Use (C3NMU).
7. Public Comment. (Limited to three (3) Minutes).
8. John Trask is requesting a Special Use Permit for a Lodging, Short-Term Rental Unit. The property is located at 275 Orange Grove Road, St. Helena Island. The property is zoned T2-Rural (T2R)
9. Public Comment. (Limited to three (3) Minutes).
10. Sandra Smith is requesting a Special Use Permit for a Lodging, Short-Term Rental Unit. The property is located at 36 Vineyard Point Road, St. Helena Island. The property is zoned T2-Rural (T2R).
11. Public Comment. (Limited to three (3) Minutes).
12. Brian Holmes is requesting a Special Use Permit for a Lodging, Short-Term Rental Unit. The property is located at 331 Seaside Road, St. Helena Island. The property is zoned T2-Rural (T2R).
13. Public Comment. (Limited to three (3) Minutes).
14. Earnest Pope is requesting a Special Use Permit for a Lodging, Short-Term Rental Unit. The property is located at 29 Mary Smalls Road, St. Helena Island. The property is zoned T2-Rural (T2R).
15. Public Comment. (Limited to three (3) Minutes).

16. John Carson is requesting a Special Use Permit for a Lodging, Short-Term Rental Unit. The property is located at 69 Ashton Drive, St. Helena Island. The property is zoned T2-Rural (T2R).
17. Public Comment (Limited to three (3) Minutes).
18. Bernie & April Hester are requesting a Special Use Permit for a Lodging, Short-Term Rental Unit. The property is located at 689 Seaside Road, St. Helena Island. The property is zoned T2-Rural (T2R).
19. Public Comment (Limited to three (3) Minutes).
20. OLD BUSINESS
19. NEW BUSINESS
20. ADJOURNMENT