



COUNTY COUNCIL OF BEAUFORT COUNTY

Beaufort County Planning & Zoning

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The regular monthly meeting of the Beaufort County Zoning Board of Appeals was held on Thursday, June 26, 2025, at the Beaufort County Disabilities & Special Needs, Meeting Room, Beaufort, South Carolina.

MEMBERS PRESENT

Mr. Kevin Mack, Chairman

Mrs. Jane Frederick, Vice Chairman

Mr. John Chemsak

Mr. Dennis Nielsen

Mr. Cecil Mitchell

Mr. Evan Bromley

MEMBERS ABSENT

Ms. Lynn Hoos

VACANCY

None

STAFF PRESENT

Ms. Hillary Austin, Zoning Administrator

Mrs. Lisa Anderson, Asst. Zoning Administrator

Mrs. Tracey Goucher

ATTORNEY PRESENT

CALL TO ORDER: Mr. Mack called the meeting to order at 5:00 p.m.

PLEDGE OF ALLEGIANCE: Mr. Mack led those assembled with the Pledge of Allegiance.

FOIA – PUBLICATION NOTICE: Mr. Mack asked if all public notices were sent out, Ms. Austin verified that they were.

ADOPTION OF AGENDA:

MOTION: Mrs. Frederick made a motion to adopt the agenda. Mr. Chemsak seconded the motion. The motion passed unanimously. **FOR:** Frederick, Chemsak, Mack, Mitchell, Nielsen, Bromley.

ADOPTION OF MINUTES: April 24, 2025

MOTION: Mrs. Frederick made a motion to approve the minutes of April 24, 2025 as submitted. Mr. Chemsak seconded the motion. The motion passed unanimously. **FOR:** Frederick, Chemsak, Mack, Nielsen, Mitchell, Bromley.

Mr. Mack stated that the applicants will have the opportunity to present their project, then the County will state their views of the project, and then there will be public comments.

MELISSA UHLMAN'S SPECIAL USE LODGING, SHORT-TERM RENTAL

Mrs. Uhlman stated that she is requesting to use her house for lodging short-term rental. She stated that she stays at the house part-time and would like to rent it out while she is not there to assist with the financial costs. She stated that Tide Watch Management Company will be managing the rental. Mrs. Uhlman stated that there are no restrictions that would prevent the rental.

Ms. Austin stated staff left the approval up to the Board.

PUBLIC COMMENT: Mr. Mack called for Public Comment.

Mr. John Pace stated he objects to the use of the property for Lodging short-term rental. He stated when he purchased his property he was led to believe that there would be no short-term rental in the area. He stated he is totally against the property being used for short-term rental.

PUBLIC COMMENT: Mr. Mack closed Public Comment.

Mrs. Frederick asked why not rent the house for long-term rental.

Mrs. Uhlman stated that she stays at the house on and off.

Mr. Evan asked if the Lighting Standards would apply to this property.

Ms. Austin stated that it would.

MOTION: Mr. Chemsak made a motion to approve the Special Use Permit based on Division 7.2.130.D of the Community Development Code. Mr. Evan stated he would like to amend the motion to add the conditions of Division 5.11.50.C.2 (Beach Lighting Standards) Mr. Chemsak amended the motion to add Division 5.11.50.C.2. Mrs. Frederick seconded the motion. The motion passed unanimously. FOR: Chemsak, Frederick, Bromley, Mack, Mitchell, Nielsen.

ROBERT & TONE ALLRIDGE VARIANCE RIVER BUFFER

Ashley Eastman agent for the applicant stated that due to past storms trees within the river buffer were destroyed and caused the buffer area to erode. He stated that OCRM will not issue a permit for a bulkhead because the erosion is landward of the OCRM Critical Line. He stated that the applicant is proposing a bulkhead landward of the critical line. He also stated that he went to the SRT and was disapproved because no structures are allowed in the river buffer and because

OCRM did not issue a permit for the bulkhead. He also stated that there are six (6) bulkheads to the left of the property.

Mrs. Frederick stated it appears that the bulkhead proposed is seaward of the critical line. The line the arrow is pointing to appears to meander landward of the proposed bulkhead.

Mr. Eastman stated that the line she is referring to is a contour line and not the critical line.

Ms. Austin stated that the line shown with the arrow is the critical line and not a contour line.

Mrs. Frederick suggested that this item is tabled until there is a clear survey showing the critical line.

MOTION: Mrs. Frederick made a motion to table the request until the next meeting, which would allow the applicant to submit a clear survey showing the OCRM Critical Line. Mr. Chemsak seconded the motion. The motion passed unanimously. FOR: Frederick, Chemsak, Mack, Nielsen, Bromley, Mitchell.

RICHARD & JENNIFER MATVIJA'S SPECIAL USE, LODGING, SHORT-TERM RENTAL

Mrs. Matvija stated that she and her husband are requesting to use their house for lodging, short-term rental.

Mrs. Frederick asked if there were covenants and restrictions.

Mrs. Matvija stated there were none.

Ms. Austin stated the staff recommends approval.

PUBLIC COMMENT: Mr. Mack called for Public Comment.

PUBLIC COMMENT: Mr. Mack closed Public Comment.

MOTION: Dr. Neilsen made a motion to approve the Special Use Permit. Mr. Bromley seconded the motion. The motion passed unanimously. FOR: Neilsen, Bromley, Mack, Frederick, Mitchell, Chemsak.

MICHAEL & ANDREA DAWSON'S SPECIAL USE, LODGING, SHORT-TERM RENTAL

Mrs. Lillie Harris, agent for the applicants, stated that they are seeking approval for lodging short-term rental. She stated that the applicants are from the neighborhood and insist on ensuring that the culture of the neighborhood is not changed.

Mrs. Frederick asked who would manage the property.

Mrs. Harris stated that she will be managing the property.

Ms. Austin stated the staff recommends approval.

PUBLIC COMMENT. Mr. Mack called for Public Comment.

PUBLIC COMMENT. Mr. Mack closed Public Comment.

MOTION: Mr. Chemsak made a motion to approve the Special Use Permit. Mr. Bromley seconded the motion. The motion passed unanimously. FOR: Chemsak, Bromley, Mack, Frederick, Neilsen, Mitchell.

OLD BUSINESS: None.

NEW BUSINESS: None.

ADJOURNMENT:

MOTION: Mrs. Frederick made a motion to adjourn. Mr. Bromley seconded the motion. The motion passed unanimously. FOR: Frederick, Bromley, Chemsak, Mack, Mitchell, Neilsen.

Meeting adjourned at 5:35 p.m.