



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, September 25, 2025, at the Beaufort County Arthur Horne Building, 104 Ribaut Road, 2nd Floor Court Room, Beaufort, South Carolina.

MEMBERS PRESENT

Mrs. Jane Frederick, Vice Chairman

Mr. Cecil Mitchell

Dr. Dennis Nielsen

Ms. Lynn Hoos

Mr. Evan Bromley

MEMBERS ABSENT

Mr. Kevin Mack, Chairman

VACANCY

One

STAFF PRESENT

Mrs. Lisa Anderson, Asst. Zoning Administrator

ATTORNEY PRESENT

None

CALL TO ORDER: Mrs. Frederick called the meeting to order at 5:00 p.m.

PLEDGE OF ALLEGIANCE: Mrs. Frederick led those assembled with the Pledge of Allegiance.

FOIA – PUBLICATION NOTICE: Mrs. Frederick asked if all public notices were sent out, Mrs. Anderson verified that they were.

ADOPTION OF AGENDA:

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

ADOPTION OF MINUTES: July 24, 2025

MOTION: Mr. Bromley made a motion to approve the minutes of July 24, 2025 as submitted. Dr. Nielsen seconded the motion. The motion passed. **FOR:** Bromley, Nielsen, Frederick, Hoos. Mr. Mitchell recused, was not present at July meeting.

Mrs. Frederick 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.

JEFFREY & LISA KADEN'S VARIANCE BEACH DUNE SETBACK

Mr. McCauley stated he is the agent for the applicants. And they are requesting a variance from the Baseline setback to place a modular house on the property. He stated that the lot did not have a setback from the baseline when it was platted.

Mrs. Frederick asked if this lot would be considered unbuildable without the variance.

Mr. McCauley stated yes it would be unbuildable.

Mrs. Anderson stated that the County recommends approval of the variance with the condition that Division 5.11.50.C.1.2 Lighting for Beach Dune System be adhered to.

PUBLIC COMMENT: Mrs. Frederick called for Public Comment.

No Public Comment.

MOTION: Mr. Bromley made a motion to approve the variance with the conditions listed in Division 5.11.50.C.1.2 for the Beach Dune System. Mr. Mitchell seconded the motion. The motion passed unanimously. FOR: Bromley, Mitchell, Frederick, Hoos, Neilsen.

STEVEN & NICKI JACOBY'S VARIANCE RIVER BUFFER/SETBACK

Mrs. Jacoby stated that they have been residents of Moss Creek for the past five (5) years. She and her husband bought the lot with the intention of constructing a family home. She stated that when they bought the lot the plat showed a setback from the critical line of 30-foot. She stated that the lot has an unusual shape. She is requesting a variance to place the house at 32 feet and the swimming pool at 50 feet.

Mrs. Frederick asked if the house is 5,000 square feet under roof. She also stated that the applicant could pull the garage forward and redesign the powder and laundry room and get an extra 5 feet.

Dr. Nielsen stated that he would be inclined to approve the variance with the planting of the canopy and understory trees along with the shrubs and grasses.

Mrs. Frederick stated that the setback requirement is a water quality issue so the board would like to have the buffer replanted to help filter the water as it goes into the lagoon.

Mrs. Jacoby stated that she is open to the plant back suggestion.

Mrs. Anderson stated that since the project was resubmitted with the pool outside of the river buffer, Ms. Austin changed the recommendation for approval as long as the deck encroachment is slated and pervious. The plant back is also a condition of approval.

PUBLIC COMMENT: Mrs. Frederick called for Public Comment

No Public Comment.

MOTION: Mr. Mitchell made a motion to approve the variance at 33 feet from the OCRM Critical Line, and that the entire river buffer be revegetated per the recommendation of the County. Ms. Hoos seconded the motion. The motion passed unanimously. **FOR:** Mitchell, Hoos, Frederick, Bromley, Neilsen.

OLD BUSINESS: None

NEW BUSINESS: None

ADJOURNMENT

MOTION: Dr. Neilsen made a motion to adjourn the meeting. Ms. Hoos seconded the motion. The motion passed unanimously. **FOR:** Neilsen, Hoos, Bromley, Frederick, Mitchell.

The meeting adjourned at 5:20 p.m.