



## **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, November 20, 2025, at the Beaufort County Arthur Horne Building, 104 Ribaut Road, 2<sup>nd</sup> Floor Court Room, Beaufort, South Carolina.

#### **MEMBERS PRESENT**

Mr. Kevin Mack, Chairman

Dr. Dennis Nielsen (Via Zoom)

Ms. Lynn Hoos (Via Zoom)

Mr. Evan Bromley

Mr. Cecil Mitchell

#### **MEMBERS ABSENT**

Mrs. Jane Frederick, Vice Chairman

#### **VACANT**

One

#### **STAFF PRESENT**

Mrs. Lisa Anderson, Asst. Zoning Administrator

Mrs. Tracy Goucher, Codes Enforcement Officer

#### **ATTORNEY PRESENT**

None

**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, Mrs. Anderson verified that they were.

#### **ADOPTION OF AGENDA:**

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

#### **ADOPTION OF MINUTES: September 25, 2025**

**MOTION:** Mr. Bromley made a motion to approve the minutes of October 23, 2025 as submitted. Ms. Hoos seconded the motion. The motion passed. **FOR:** Bromley, Nielsen, Mack, Hoos. Mr. Mitchell recused, was not present at October's meeting.

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

### **DUNCAN O'QUINN'S SPECIAL USE PERMIT – LODGING, SHORT-TERM RENTAL**

Mr. O'Quinn stated that he is requesting a Special Use Permit to use his house for Lodging, Short-Term Rental. He stated that there are no covenants and restrictions prevent the use.

Mr. Mack asked if there were any plans to secure the dock and are there any concerns about the renters and children, could be a liability.

Mr. O'Quinn stated that he thinks that is one of the selling points for the property, because the renters may want to bring a vessel, go fishing or just sit on the dock. He stated he had not thought of the liability issue, but he would take that into consideration.

Mr. Mack asked who would be managing the property.

Mr. O'Quinn stated he did not know.

Mrs. Anderson stated that the County recommends approval and that there are no covenants and restrictions.

**PUBLIC COMMENT:** Mr. Mack called for public comments. No comment.

**MOTION: Mr. Bromley made a motion to approve the Special Use Permit for Lodging, Short-Term Rental. Ms. Hoos seconded the motion. The motion passed unanimously. FOR: Bromley, Hoos, Nielsen, Mack, Mitchell.**

**OLD BUSINESS:** No Old Business.

**NEW BUSINESS:** No New Business.

### **ADJOURNMENT**

**MOTION: Mr. Mitchell made a motion to adjourn. Mr. Bromley seconded the motion. The motion passed unanimously. FOR: Bromley, Mitchell, Mack, Hoos, Nielsen.**

**Meeting adjourned at 5:06 p.m.**