



Beaufort County Zoning Board of Appeals Meeting

County Administrator
ERIC GREENWAY

Chairman
KEVIN MACK

Vice Chairman
JANE FREDRICK

Board Members
EVAN BROMLEY
JOHN CHEMSAK
LYNNE HOOS
WILLIAM C. MITCHELL III
DENNIS NIELSEN

Staff Support
ROBERT MERCHANT
HILLARY AUSTIN
LISA ANDERSON

Administration Building
Beaufort County Government
Robert Smalls Complex
100 Ribaut Road

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Zoning Board of Appeals Agenda

Thursday, October 27, 2022, at 5:00 PM

Beaufort County, Administration Building, 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 HARGRAY
CHANNELS 9 AND 113, 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 – August 25, 2022 & September 22, 2022

ACTION ITEMS

6. Mr. & Mrs. John Moore are requesting a Special Use Permit for a Lodging, Short-Term Rental Unit. Property is located at 16 Hilda Avenue, Ladys Island. The property is zoned T3-Hamlet Neighborhood (T3HN). **(Continued from Last Meeting)**
7. Public Comment (Comments Limited to Three (3) Minutes)
8. Mr. William Webster is requesting a Variance to construct a dock closer than 20-feet from the Extended Property Line. Property is located at 29 Rose Hill Drive, Bluffton. The property is zoned T2-Rural (T2R).
9. Public Comment (Comments Limited to Three (3) Minutes)
10. Mr. & Mrs. Gary Pardee are requesting a Special Use Permit for a Lodging, Short-Term Rental Unit. Property is located at 30 Little Horse Island Drive, St. Helena Island. The property is zoned T2-Rural (T2R).
11. Public Comment (Comments Limited to Three (3) Minutes)
12. Ms. Margaret Hughes & Mr. William Duncan are requesting a Variance to construct a dock that is more than 300-feet. Property is located at 199 Fripp Point Road, St. Helena Island. The property is zoned T2-Rural (T2R).
13. Public Comment (Comments Limited to Three (3) Minutes)

DISCUSSION ITEMS

14. OLD BUSINESS
15. NEW BUSINESS
Adoption of 2023 Meeting Schedule.
16. ADJOURNMENT