



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

Contact
Post Office Drawer 1228
Beaufort, South Carolina 29901-1228
(843) 255-2170
www.beaufortcountysc.gov

Zoning Board of Appeals Agenda

Thursday, January 26, 2023, 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 – November 17, 2022

ACTION ITEMS

6. Pulte Home Company is requesting a Variance to construct a non-residential structure within the required 100-foot setback from the OCRM Critical Line. Property is located at 95 Pritcher Point Road, Bluffton. The property is zoned Osprey Point PUD (Malind Bluff).
7. Public Comment (Comments Limited to Three (3) Minutes)
8. Mr. Michael Foskey is requesting a Variance to keep a storage building that is built 1.9-feet from the side property line. Property is located at 12 Stagecoach Road, Port Royal Island. The property is zoned Seabrook/Stuart Point Community Preservation. SSPCP).
9. Public Comment (Comments Limited to Three (3) Minutes)
10. Mr. Christopher Scotto-Lavino is requesting a Variance to construct a deck within the required 50-foot River Buffer. Property is located at 204 Black Skimmer Drive W, Ladys Island. The property is zoned T2-Rural (T2R).
11. Public Comment (Comments Limited to Three (3) Minutes)
12. Mr. Reese Robertson is requesting a Special Use Permit for a Lodging, Short-Term Rental Unit. The property is located at 2011 Cypress Street, Port Royal Island. The property is zoned T3-Hamlet Neighborhood (T3HN).
13. Public Comment (Comments Limited to Three (3) Minutes)

14. Mr. Barry Gupton is requesting a Special Use Permit for a Lodging, Short-Term Rental Unit. The property is Located at 185 Sea Pines Drive, St. Helena Island. The property is zoned T2-Rural (T2R).
15. Public Comment (Comments Limited to Three (3) Minutes)

DISCUSSION ITEMS

16. OLD BUSINESS
17. NEW BUSINESS
Adoption of Chairperson and Vice Chairperson.
18. ADJOURNMENT