



## Beaufort County Zoning Board of Appeals Meeting

**County Administrator**  
ERIC GREENWAY

**Chairman**  
KEVIN MACK

**Vice Chairman**  
JANE FREDERICK

**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, March 23, 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](http://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 – February 23, 2023

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### ACTION ITEMS

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6. Mrs. Bridget Hart is requesting a Special Use Permit for a Lodging, Short-Term Rental Unit. The property is located at 31 Holland Court, St. Helena Island. The property is zoned T2-Rural (T2R). **(Continued from Last Month's Meeting)**
7. Public Comment (Comments Limited to Three (3) Minutes)
8. Stephanie Fuller is requesting a Variance to construct a house and driveway within the 50-foot River Buffer. The property is located at 180 Harbor Drive N, St. Helena Island. The property is zoned Harbor Island Planned Unit Development (PUD).
9. Public Comment (Comments Limited to Three (3) Minutes)
10. Restoration Ventures, LLC is requesting a Variance to construct a pool and deck within the 50-foot River Buffer. The property is located at 83 Ocean Creek Blvd. Fripp Island. The property is zoned Fripp Island Planned Unit Development (PUD).
11. Public Comment (Comments Limited to Three (3) Minutes)
12. Patrick Smith and Nicole Gilmore are requesting a Special Use Permit for a Lodging, Short-Term Rental Unit. The property is located at 2904 Fourth Street. Port Royal Island. The property is zoned C3-Neighborhood Mixed Use (C3NMU).
13. Public Comment (Comments Limited to Three (3) Minutes)
14. OLD BUSINESS
15. NEW BUSINESS
16. ADJOURNMENT