



## 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, April 27, 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 – March 23, 2023

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### ACTION ITEMS

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6. Charles Replogle is appealing the decision of the Zoning & Development Administrator's to not renew his Zoning Permit for Short-Term Rental. The property is located at 33 Heron Drive, St. Helena Island. The property is zoned T2-Rural (T2R).
7. Lori Van Rossem is appealing the decision of the Zoning & Development Administrator's to not renew her Zoning Permit for Short-Term Rental. The property is located at 179 Sea Pines Drive, St. Helena Island. The property is zoned T2-Rural (T2R).
8. Steve & Pamela King are requesting a Special Use Permit for a Lodging, Short-Term Rental Unit. The property is located at 143 Brickyard Point Road S, Ladys Island. The property is zoned Ladys Island Community Preservation District (LICP).
9. Public Comment (Comments Limited to Three (3) Minutes)
10. Zachary Smoot is requesting a Variance to construct a house within the 50-foot River Buffer. The property is located at 879 Fiddler Ridge Road, Fripp Island. The property is zoned Fripp Island Planned Unit Development (PUD).
11. Public Comment (Comments Limited to Three (3) Minutes)
12. Kerry Arnholt is requesting a Special Use Permit for a Lodging, Short-Term Rental Unit. The property is located at 4 River Oaks Drive, Bluffton. The property is zoned T3-Edge (T3E).
13. Public Comment (Comments Limited to Three (3) Minutes)

14. OLD BUSINESS
15. NEW BUSINESS
16. ADJOURNMENT