



## 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

**Administration Building**  
Beaufort County Government  
Robert Smalls Complex  
100 Ribaut Road

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# Zoning Board of Appeals Agenda

Thursday, June 22, 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 – May 25, 2023

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### ACTION ITEMS

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6. Michael & Debra Varner are requesting a Special Use Permit for a Lodging, Short-Term Rental Unit. The property is located at 53 Heron Drive, St. Helena Island. The property is zoned T2-Rural (T2R).
7. Public Comment (Comments Limited to Three (3) Minutes)
8. The Spring Property Owners' Association is requesting a Special Use Permit for a Telecommunication Tower. The property is located at 40 Bee Tree Drive, Okatie/Bluffton. The property is zoned T2-Rural (T2R).
9. Public Comment (Comments Limited to Three (3) Minutes)
10. OLD BUSINESS
11. NEW BUSINESS
12. ADJOURNMENT