



## Beaufort County Zoning Board of Appeals Meeting

**County Administrator**  
MICHAEL MOORE

**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

**Contact**  
Post Office Drawer 1228  
Beaufort, South Carolina 29901-1228  
(843) 255-2170  
[www.beaufortcountysc.gov](http://www.beaufortcountysc.gov)

# Zoning Board of Appeals Agenda

Thursday, October 24, 2024, 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 – August 22, 2024

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### ACTION ITEMS

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6. Walter & Carol Gunter are requesting a Variance from Table 5.11.60. A. and Division 5.11.60.A.3. River Buffer to construct a fence in the River Buffer. The property is located at 65 Dulamo Road, St. Helena Island. The property is zoned T2-Rural (T2R). **(Continued from Last Month's Meeting).**
7. Public Comment. (Limited to three (3) Minutes).
8. Dean & Emily Freeman are requesting a Variance from Table 3. 2. 40.C. Front Yard Setback to construct a house within the front setback. The property is located at 140 Chechessee Road, Bluffton. The property is zoned T2-Rural (T2R). **(Continued from Last Month's Meeting).**
9. Public Comment (Limited to three (3) Minutes).
10. Jorge & Margaret Olivares are requesting an Administrative Appeal from the Staff Review Team that required the re-vegetation of the River Buffer. The property is located at 37 Sparwheel Lane, Hilton Head Island. The property is zoned WindMill Harbour PUD.
11. No Public Comment.
12. Frank Roberts is requesting a Variance from Appendix A.8.70.C.2 Parking to construct parking within the Front Yard. The property is located at 2161 Trask Parkway, Beaufort. The property is zoned Seabrook/Stuart Point Community Preservation (SSPCP)
13. Public Comment (Limited to three (3) Minutes).

14. OLD BUSINESS
15. NEW BUSINESS – Adoption of 2025 Meeting Schedule.
16. ADJOURNMENT