



## 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**  
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# Zoning Board of Appeals Agenda

Thursday, January 23, 2025, 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 – October 24, & November 21, 2024

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### ACTION ITEMS

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6. Samuel Connor is requesting a Reconsideration of the Zoning Board of Appeals' Decision from the November 21, 2024, Administrative Appeal.
7. No Public Comment.
8. Secession LI Development Partners, LLC are requesting a Variance from the OCRM Critical Line River Buffer. The property is located at 110 Wilderness Drive E, Lady's Island. The property is zoned Gibbes Island Planned Unit Development (PUD).
9. Public Comment. (Limited to three (3) Minutes).
10. Michael & Heather McClurg are requesting a Variance from the OCRM Critical Line – River Buffer. The property is located at 8 Reeve Court, St. Helena Island. The property is zoned Dataw Island Planned Unit Development (PUD).
11. Public Comment. (Limited to three (3) Minutes).
12. Armada Acquisitions, LLC are requesting a Variance from the requirements for the length of Dead-End Streets for a proposed subdivision. The property is located at 34 Ulmer Road, Bluffton. The property is zoned T3-Edge (T3E).
13. Public Comment. (Limited to three (3) Minutes).

14. Armada Acquisitions, LLC are requesting a Special Use Permit for an Essential Access through a Freshwater Wetland for a proposed subdivision. The property is located at 34 Ulmer Road, Bluffton. The property is zoned T3-Edge (T3E).
15. Public Comment. (Limited to three (3) Minutes).
16. Pamela Brown is requesting a Variance from the requirements for the Finished Side of a Fence. The property is located at 96 Baywood Drive. The property is zoned Rose Hill Planned Unit Development (PUD).
17. Public Comment. (limited to three (3) Minutes.)
18. OLD BUSINESS
19. NEW BUSINESS
20. ADJOURNMENT