



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

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Zoning Board of Appeals Agenda

Thursday, January 30, 2025, at 5:00 PM (**RESCHEDULED FROM LAST WEEK**)

Beaufort County, Administration Building, County Council Chambers
100 Ribaut Road, Beaufort

ALL OF OUR MEETINGS ARE AVAILABLE FOR VIEWING ONLINE AT 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

ACTION ITEMS

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