



Beaufort County Zoning Board of Appeals Meeting

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Zoning Board of Appeals Agenda

Thursday, April 24, 2025, at 5:00 PM

Beaufort County, Disabilities & Special Needs Conference Room, 100 Clear Water Way, (off Castle Rock Road), Room 003, Beaufort.

ALL OF OUR MEETINGS ARE AVAILABLE FOR VIEWING ONLINE AT WWW.BEAUFORTCOUNTYSC.GOV AND CAN BE VIEWED ON SPARKLIGHT CHANNELS 9 AND 417, 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 27, 2025

ACTION ITEMS

6. Case:2024-CP-070-01982, Lisa Prutsman vs. Beaufort County, Special Use Permit for Lodging, Short-Term Rental was remanded back to the ZBOA. The property is located at 129 Sea Pines Drive, St. Helena Island. The property is zoned T2-Rural (T2R) **(Project deferred from Last Month's Meeting)**.
7. Public Comment. (Limited to three (3) Minutes).
8. Executive Session to meet with Board's Attorney regarding Item 6.
9. Michael Kronimis is requesting a Special Use Permit for Lodging: Inn (up to 24 Rooms). The property is located at 15 Heyward Point Road, Bluffton. The property is zoned T2-Rural (T2R). **(Project deferred from Last Month's Meeting)**.
10. Public Comment. (Limited to three (3) Minutes).
11. Request for Reconsideration filed by an Aggrieved Party pertaining to Cinda Roudebush's request for a Variance from Article 5, Division 5.11.50.B Beach Dune System. The property is located at 726 Sea Dragon Lane, Fripp Island. The property is zoned Fripp Island Planned Unit Development. (PUD). **(The request was heard at the last ZBOA Meeting)**.
12. Public Comment. (Limited to three (3) Minutes).
13. Beaufort County is requesting a Variance for a walkway wider than 5 feet within the River Buffer. The property is located at 484 Sams Point Road, Lady's Island. The property is zoned T2-Rural.

14. Public Comment. (Limited to three (3) Minutes).
15. Beaufort County is requesting a Variance to construct a driveway 7 feet within the Perimeter Buffer. The property is located at 484 Sams Point Road, Lady's Island. The property is zoned T2-Rural.
16. Public Comment (Limited to three (3) Minutes).
17. Robert & Ginger Carmichael are requesting a Special Use Permit for Lodging, Short-Term Rental. The property is located at 12 Hudson Drive, Lady's Island. The property is zoned T2-Rural Neighborhood (T2RN).
18. Public Comment (Limited to three (3) Minutes).
19. Robert Davis is requesting a Variance to eliminate the remaining River Buffer so that the applicant can use the buffer as a backyard and not require any permits. The property is located at 49 Big Oak Street, Bluffton. The property is zoned Buckingham Community Preservation (BCP).
20. Public Comment (Limited to three (3) Minutes).
21. OLD BUSINESS
22. NEW BUSINESS
23. ADJOURNMENT