



## Beaufort County Zoning Board of Appeals Meeting

**County Administrator**  
MICHEAL MOORE

**Chairman**  
KEVIN MACK

**Vice Chairman**  
JANE FREDERICK

**Board Members**  
EVAN BROMLEY  
LYNNE HOOS  
WILLIAM C. MITCHELL III  
DENNIS NIELSEN

**Staff Support**  
ROBERT MERCHANT  
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# Zoning Board of Appeals Agenda

Thursday, January 22, 2026, at 5:00 PM

Beaufort 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 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 – November 20, 2025

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### ACTION ITEMS

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6. Christina Johnson is requesting a Special Use Permit for Lodging, Short-Term Rental. The property is located at 193 Ernest Drive, St. Helena Island. The property is zoned T2-Rural (T2R).
7. Public Comment. (Limited to three (3) Minutes).
8. Jonathan Yates is requesting a Special Use Permit for a Communication Tower. The property is located at 237 Brickyard Point Road, Lady's Island. The property is zoned T2-Rural (T2R).
9. Public Comment. (Limited to three (3) Minutes).
10. Daniel Mustin is requesting a Variance to construct a fence taller than 4-feet in the front yard. The property is located at 3 Bajala Drive. The property is zoned T2-Rural Neighborhood (T2RN).
11. Public Comment. (Limited to three (3) Minutes).
12. OLD BUSINESS
13. NEW BUSINESS
14. ADJOURNMENT