Beaufort County Zoning Board of Appeals Meeting

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Zoning Board of Appeals Agenda

Thursday, November 19, 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 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 – September 24, 2026 & October 22, 2026

ACTION ITEMS

6. Keith Roy is requesting a Special Use Permit for Lodging, Short-Term Rental. The property is located at 29 Bay Point Road, St. Helena Island. The property is zoned T2-Rural (T2R).
7. Public Comment. (Limited to three (3) Minutes).
8. Paul Brown is requesting a Special Use Permit for Lodging, Short-Term Rental. The property is located at 27 Majestic Lane, Okatie. The property is zoned T2-Rural Neighborhood (T2RN).
9. Public Comment. (Limited to three (3) Minutes).
10. C. Taylor Maxwell is requesting a Special Use Permit for Lodging, Short-Term Rental. The property is located at 77 Inglewood Circle, St. Helena Island. The property is zoned T2-Rural (T2R).
11. Public Comment. (Limited to three (3) Minutes).
12. David & Julie Musselman are requesting a Variance to construct a pool and deck 36 feet from the OCRM Critical Line. The property is located at 104 Dolphin Point Drive, Cat Island. The property is zoned Cat Island Planned Unit Development (CIPUD).
13. Public Comment. (Limited to three (3) Minutes).
14. Julie Saxon is requesting a Variance to construct a pool and patio 20 feet from the Ocean Base Line. The property is located at 763 Marlin Drive, Fripp Island. The property is zoned Fripp Island Planned Unit Development (FIPUD).

15. Public Comment. (Limited to three (3) Minutes).

16. Executive Session: Under S.C. Code §30-4-70(a) (2) Legal advice related to discussion of negotiations incident to pending litigation or other matters covered by the attorney client privilege (Davis v. ZBOA).

17. OLD BUSINESS

18. NEW BUSINESS

19. ADJOURNMENT