



## COUNTY COUNCIL OF BEAUFORT COUNTY

### Beaufort County Planning & Zoning

Multi Government Center • 100 Ribaut Road  
Post Office Drawer 1228, Beaufort, SC 29901-1228

OFFICE (843) 255-2170

FAX (843) 255-9446

The regular monthly meeting of the Beaufort County Zoning Board of Appeals was held on Thursday, November 17, 2021, at the Beaufort County Administration Bldg., Council Chambers, Beaufort, South Carolina.

#### **MEMBERS PRESENT**

Mr. Kevin Mack, Chairman  
Mr. Chester Williams, Vice Chairman  
Mr. John Chemsak  
Mrs. Jane Frederick  
Ms. Lynne Hoos  
Mr. Cecil Mitchell

#### **MEMBERS ABSENT**

Mr. Mark McGinnis

#### **VACANCY**

None

#### **STAFF PRESENT**

Mr. Robert Merchant, Planning/Zoning Director  
Ms. Hillary Austin, Zoning Administrator  
Mrs. Lisa Anderson, Zoning Analyst III

#### **ATTORNEY PRESENT**

None

**CALL TO ORDER:** Mr. Mack called the meeting to order at 5:03 p.m.

Mr. Mack welcomed the new board member Mrs. Jane Frederick.

**PLEDGE OF ALLEGIANCE:** Mr. Mack led those assembled with the Pledge of Allegiance.

**FOIA – PUBLICATION NOTICE:** Mr. Mack asked if all public notices were sent out, Ms. Austin verified that they were.

#### **ADOPTION OF AGENDA:**

Mr. Mack stated that Items 10 and 11 have been withdrawn by the applicant. Items 12, 13, 14 and 15 will be carried over to the December meeting.

**MOTION:** Mr. Williams made a motion to adopt the agenda with the above changes. Mr. Chemsak seconded the motion. The motion passed unanimously.

**ADOPTION OF MINUTES:** No minutes available for adoption.

#### **GEORGE FANDO'S – SHORT-TERM RENTAL SPECIAL USE**

The applicant was not present for the meeting.

**MOTION:** Mr. Mitchell made a motion to continue the request until the December meeting. Mr. Williams seconded the motion. The motion passed unanimously.

## **ROBERT & ELIZABETH HAMMERSLA'S RIVER BUFFER VARIANCE**

Mr. Hammersla stated that he was not seeking a variance from Table 5.11.60. They just want to add on a back porch to the existing house. He stated he believes that there are existing homes that are 30 feet from the critical line. He stated the addition that he is requesting will replace the closest portion of the structure, and it is only a porch and will not be extending any more than 3 or 4 feet. His plan is to use the footprint that is currently in place.

Mr. Hammersla again stated the addition was not going to more than 36-feet from the Critical Line.

Mr. Williams told him the Board can only go on what was submitted for review. Mr. Williams asked Mr. Hammersla, "What is the extraordinary and exceptional conditions?"

Mrs. Hammersla stated there is a catwalk that goes along the back and it doesn't flow with the house.

The applicants decided to request their application be continued until the next meeting so that they can meet with Staff to work out the details of the addition.

**MOTION: Mr. Williams made a motion to continue the request at the next meeting. Mr. Mitchell seconded the motion. The motion passed unanimously.**

ADJOURNMENT:

MOTION: Mr. Williams made a motion to adjourn the meeting. Ms. Hoos seconded the motion. The motion passed unanimously.

The meeting adjourned at 5:19 p.m.