



COUNTY COUNCIL OF BEAUFORT COUNTY
Beaufort County Planning & Zoning
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The regular monthly meeting of the Beaufort County Zoning Board of Appeals was held on Thursday, February 22, 2024, at the Beaufort County Administration Bldg., Council Chambers, Beaufort, South Carolina.

MEMBERS PRESENT

Mr. Kevin Mack, Chairman
Mrs. Jane Frederick, Vice Chairwoman
Mr. John Chemsak
Ms. Lynn Hoos

MEMBERS ABSENT

Mr. Cecil Mitchell
Mr. Dennis Nielsen
Mr. Evan Bromley

VACANCY

None

STAFF PRESENT

Mr. Robert Merchant, Planning/Zoning Director
Ms. Hillary Austin, Zoning Administrator

ATTORNEY PRESENT

None

CALL TO ORDER: Mr. Mack called the meeting to order at 5:04 p.m.

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:

MOTION: Mrs. Frederick made a motion to adopt the agenda removing Item 7 and 8 and adding Public Comment for Item 6. Ms. Hoos seconded the motion. The motion passed unanimously.

ADOPTION OF MINUTES: January 25, 2024

MOTION: Mr. Chemsak made a motion to adopt the minutes of January 25, 2024. Ms. Hoos seconded the motion. The motion passed. (FOR) Chemsak, Mack, Hoos. (ABSTAINED) Frederick.

Mr. Mack advised the meeting that Public Comment will be 3 minutes only.

**I. JOANNE GRANT-SPECIAL USE PERMIT, LODGING, SHORT-TERM RENTAL
APPLICANT JOANNE GRANT**

Mrs. Grant stated to the Board that she and her husband are seeking approval for a Special Use Permit to conduct Lodging, Short-Term Rental at 167 Sea Pines Drive.

Ms. Austin stated that the Board will make the decision about the approval of the Special Use, but she would like to add a condition to the approval, that allows Staff to withhold the Zoning Permit until the clearing of the freshwater wetlands, the buffer and setback is replanted. She stated that it came to her attention that morning that the Grant's brought in dirt and cleared all the vegetation from the wetland and the setback/buffer. She stated that a revegetation plan must be submitted for review by the Natural Resources Planner and the area planted prior to the zoning permit being issued.

Mr. Grant stated that he did not clear the wetland and he did not place dirt in the wetland, he only went in and cleaned out the debris. He also stated that they are willing to replant and would like to not have the approved delayed.

PUBLIC COMMENT-Mr. Mack called for public comment.

Mrs. Cathy Huston stated that she agrees with the Short-Term Rental.

Mrs. Dianne Replogle stated that she agrees with the Short-Term Rental.

Mr. Mack closed **PUBLIC COMMENT**.

MOTION: Mrs. Frederick made a motion to approve the Special Use with the condition that it does not go into effect until all the violation is satisfied by the County. Ms. Hoos seconded the motion. The motion passed unanimously.

OLD BUSINESS: None

NEW BUSINESS: None

ADJOURNMENT

MOTION: Mrs. Frederick made a motion to adjourn the meeting. Mr. Chemsak seconded the motion. The motion passed unanimously.

The meeting adjourned at 5:21 P.M.