



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, March 28, 2024, at the Beaufort County Administration Bldg., Council Chambers, Beaufort, South Carolina.

MEMBERS PRESENT

Mrs. Jane Frederick, Vice Chairwoman
Mr. Dennis Nielsen
Mr. John Chemsak
Ms. Lynn Hoos
Mr. Evan Bromley

MEMBERS ABSENT

Mr. Kevin Mack, Chairman

VACANCY

None

STAFF PRESENT

Mr. Robert Merchant, Planning/Zoning Director
Mrs. Lisa Anderson, Assistant Zoning Administrator

ATTORNEY PRESENT

None

CALL TO ORDER: Mrs. Frederick called the meeting to order at 5:00 p.m.

PLEDGE OF ALLEGIANCE: Mrs. Frederick led those assembled with the Pledge of Allegiance.

FOIA – PUBLICATION NOTICE: Mrs. Frederick asked if all public notices were sent out, Mrs. Anderson verified that they were.

ADOPTION OF AGENDA:

MOTION: Ms. Hoos made a motion to adopt the agenda. Mr. Nielsen seconded the motion. The motion passed unanimously.

ADOPTION OF MINUTES: Because of the lack of a quorum, the adoption of the February 22, 2024, is continued until the next meeting.

Mrs. Frederick advised the meeting that Public Comment will be limited to 3 minutes only.

I. MIRELLA ASTUDILLO’S-SPECIAL USE PERMIT, LODGING, SHORT-TERM RENTAL
APPLICANT: MILES CHANDLER (AGENT)

Mr. Chandler stated to the Board that he is the agent for the owner, and they are seeking approval for a Special Use Permit to conduct Lodging, Short-Term Rental at 1 Walnut Hill Drive.

Mr. Chandler stated that precautions are being taken to ensure that noise is kept to a minimum. And also, that a camera is installed at the entrance of the property to ensure that only the actual renters will enter the property.

Mrs. Anderson stated that staff recommends approval of the Special Use, staff did not find any Covenants and Restrictions that would prohibit the use.

PUBLIC COMMENT- Mrs. Frederick called for public comment.

Mr. Bob Aroneck stated that he does not agree with the Short-Term Rental. He stated that this use is a hotel, and if the board heard that a hotel was going up on their street, they would oppose it also.

Mrs. Ashley Pender stated that she does not agree with the Short-Term Rental. She stated that there will be strangers hanging around where her grandchildren will be playing.

Mr. Paul Pender asked the Board if they could ride out to the site to see the location.

Mrs. Frederick closed **PUBLIC COMMENT**.

Mr. Mitchell stated that the Board is not changing the zoning of the property, they are only here to approve the Special Use.

Mr. Chandler stated that he does monthly inspections of the property, and he is sure if there is a problem with the road, the owner would be willing to work with the neighbors to fix the road.

Mr. Chemsak wanted to know if this is the first house when you make the left from the pavement.

Mr. Chandler stated that yes, it is.

Mr. Bromley wanted to know if the house would be rented permanently.

Mr. Chandler stated that the owner may decide to use it during Christmas/Thanksgiving.

MOTION: Mr. Chemsak made a motion to approve the Special Use because it is in accordance with Division 7.2.130 of the Development Code, for eight (8) occupants not ten (10). Mr. Bromley seconded the motion. The motion passed. FOR: Chemsak, Bromley, Frederick, Nielsen, Mitchell. ABSTAINED: Hoos.

OLD BUSINESS: None

NEW BUSINESS: None

ADJOURNMENT

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

The meeting adjourned at 5:19 P.M.