



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, April 25, 2024, at the Beaufort County Administration Bldg., Council Chambers, Beaufort, South Carolina.

MEMBERS PRESENT

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

MEMBERS ABSENT

Mr. Cecil Mitchell

VACANCY

None

STAFF PRESENT

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

ATTORNEY PRESENT

None

CALL TO ORDER: Mr. Mack called the meeting to order at 5:01 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: Mr. Chemsak made a motion to adopt the agenda. Mrs. Frederick seconded the motion. The motion passed unanimously.

ADOPTION OF MINUTES: The adoption of the February 22, 2024, is continued because it was not placed on the agenda.

Adoption of March 28, 2024, minutes

MOTION: Mrs. Frederick made a motion to adopt the March 28, 2024, minutes. Ms. Hoos seconded the motion. The motion passed unanimously.

**I. JOHN GOBEL’S SPECIAL USE PERMIT, LODGING, SHORT-TERM RENTAL
APPLICANT: JOHN GOBEL**

Mr. Gobel stated to the Board that he is seeking approval for a Special Use Permit to conduct Lodging, Short-Term Rental at 151 Fripp Point Road, St. Helena Island.

Mr. Chemsak asked who would be the manager of the short-term rental?

Mr. Gobel stated that he would be the manager.

Ms. Austin stated that staff recommends approval for the special use. She stated that there were no covenants and restrictions that she could find governing the property.

PUBLIC COMMENT

No Public Comment.

MOTION: Mrs. Frederick made a motion to approve the Special Use Permit for the Lodging, Short-Term Rental Unit. Ms. Hoos seconded the motion. The motion passed unanimously.

**II. MARY MOYD & LINDA MOYD-HILLS’ SPECIAL USE PERMIT, LODGING, SHORT-TERM RENTAL
APPLICANTS – MARY MOYD & LINDA MOYD-HILLS**

Ms. Mary Moyd stated that she and her sister are seeking approval for a Special Use Permit to conduct Lodging, Short-Term Rental at 160 Sams Point Road, Lady’s Island. She stated that this is her family home left to her by her parents.

Mr. Chemsak stated that there seem to be some legal issues.

Mrs. Frederick stated that the issues should be heard before a decision is made.

Ms. Moyd stated that there are no legal issues surrounding this request.

Ms. Austin stated that the staff recommends approval.

PUBLIC COMMENT

Mrs. Holly Ruoff stated that the Celadon Community did not want to see the area become a haven for short-term rentals.

Mrs. Ethel Wallace, Mrs. Debbie Oakley, Mrs. Verna Holmes, and Mr. Herman Moyd yield their talk time to Mr. Edward Moyd.

Mr. Edward Moyd stated that there are issues between the family that will need to be addressed by a court and ask that the board does not approve the special use permit.

Mr. Mack closed the Public Comment.

Mr. Evan wanted to know who owns the property.

Ms. Moyd stated that she owns the property, and the property was never stolen.

Mr. Mack stated that ownership of the property is a legal issue, and the Board will only focus on the Special Use Permit request.

MOTION: Mrs. Frederick made a motion to grant approval for the Special Use Permit. Mr. Chemsak seconded the motion. The motion passed unanimously.

III. LINDY KOPOTIC'S SPECIAL USE LODGING, SHORT-TERM RENTAL APPLICANT: LINDY KOPOTIC

Mrs. Kopotic stated she is seeking approval for a Special Use Permit for a short-term rental unit at 1 Estill Beach Circle. She stated that she will be living on the property and will be renting out the guest house.

Ms. Austin stated that staff recommends approval and stated that there were no covenants and restrictions she could find that governs the property.

PUBLIC COMMENT

Mrs. Rachel Kearse Best stated that she and 77% of the community are against the proposed short-term rental. She stated that there is a petition with signatures from the neighborhood.

Mr. Jim Kopotic stated that he and his wife live in the main house full-time.

Mr. Mack closed the Public Comment.

**MOTION: Mr. Chemsak made a motion to grant approval for the Special Use Permit. Ms. Hoos seconded the motion. The motion passed.
FOR: Chemsak, Hoos, Mack, Frederick, Neilsen. OPPOSED:
Bromley.**

IV. BRITTANY JACKETT'S SPECIAL USE, LODGING, SHORT-TERM RENTAL APPLICANT: BRITTANY JACKETT

Ms. Jackett stated she is seeking approval for a Special Use Permit for a short-term rental unit at 207 Goethe Hill Road.

Ms. Austin stated that staff recommends approval.

PUBLIC COMMENT

Mr. Mack closed the Public Comment.

MOTION: Ms. Hoos made a motion to grant approval for the Special Use Permit. Dr. Nielsen seconded the motion. The motion passed unanimously.

V. SEA ISLAND HERITAGE ACADEMY CHARTER SCHOOL-SPECIAL USE APPLICANT: CONNOR BLANEY (AGENT)

Mr. Blaney stated that he is the Engineer for the project and explained that this will be a temporary site for the Sea Island Heritage Academy. He stated that the church was gracious to allow them to use the site for the school. He also stated that all precautions have been taken to ensure that a safe drop-off and pick-up area is established. A Traffic Study has been done to ensure that there will be no negative impact on Sams Point Road and the roundabout. All drainage will be to the existing pond and no specimen trees are being removed.

Ms. Austin stated that the project came before the Staff Review Team and received Conceptual Approval with the condition that the site is reverted to its original state.

Mr. Bromley asked if the SRT set a timeframe for the temporary use.

Ms. Austin stated that they would be allowed to use the property for as long as needed to build the permanent buildings on St. Helena Island.

PUBLIC COMMENT.

Mr. Tom Pratt stated he had concerns about the traffic the school use would cause, and he was worried about the roundabout being bogged down.

Mr. Chris Ophardt stated he is the Chairman of the Board for the school, and he is pleased to know that the school will be opened in August.

Mr. Mack closed the Public Comment.

MOTION: Mrs. Frederick made a motion to grant approval for the Special Use Permit with the condition that the site is reverted to its original state. Dr. Nielsen seconded the motion. The motion passed unanimously.

OLD BUSINESS: None.

NEW BUSINESS: Mrs. Frederick asked if the County considered putting a cap on short-term rentals.

Mr. Merchant stated that at this time there have been no discussions on capping the amount of short-term rentals.

ADJOURNMENT

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

The meeting adjourned at 6:30 P.M.