



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, August 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

Mr. Evan Bromley

Mr. Dennis Nielsen

Mr. Cecil Mitchell

MEMBERS ABSENT

VACANCY

None

STAFF PRESENT

Mr. Robert Merchant, Planning & Zoning Director

Ms. Hillary Austin, Zoning Administrator

Mrs. Lisa Anderson, Asst. Zoning Administrator

ATTORNEY PRESENT

None

CALL TO ORDER: Mr. Mack called the meeting to order at 5:00 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 Frederick made a motion to adopt the agenda with the correction that #8 was withdrawn by the applicant. Mr. Bromley seconded the motion. The motion passed unanimously.

ADOPTION OF MINUTES: July 25, 2024

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

DENISE STRINGER'S VARIANCE, RIVER BUFFER SETBACK

Mr. Patrick Joseph agent for the applicant stated, the applicant is requesting a variance to construct a house in the Windmill Harbour PUD. He stated that the lot is a lot that requires the houses to share a common wall, thus causing the house to be 9-feet from the critical line.

Ms. Austin stated that the applicant came to the Staff Review Team, but the team was unable to grant the waiver because the house was closer than 20-feet from the critical line. She stated that staff recommends approval with the conditions that 1) The applicant place gutters on the roof to capture the roof runoff and discharge said runoff as far from the critical line as possible. 2) Applicant shall submit a plant back plan showing the remaining buffer being revegetated.

Mr. Mack called for **PUBLIC COMMENT**

No **PUBLIC COMMENT**.

MOTION: Mrs. Frederick made a motion to approve the variance with the County's conditions: 1) The applicant place gutters on the roof to capture the roof runoff and discharge said runoff as far from the critical line as possible. 2) The applicant shall submit a plant back plan showing the remaining buffer being revegetated. The motion passed unanimously. **FOR:** Frederick, Neilsen, Chemsak, Mack, Hoos, Bromley, Mitchell.

OLD BUSINESS:

None.

NEW BUSINESS:

None.

ADJOURNMENT

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

Meeting adjourned at **5:06** p.m.