



## 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, March 27, 2025, at the Beaufort County Administration Bldg., Council Chambers, Beaufort, South Carolina.

#### **MEMBERS PRESENT**

Mrs. Jane Frederick, Vice Chairman

Mr. John Chemsak

Ms. Lynn Hoos

Mr. Dennis Nielsen

Mr. Cecil Mitchell

Mr. Evan Bromley

#### **MEMBERS ABSENT**

Mr. Kevin Mack, Chairman

#### **VACANCY**

None

#### **STAFF PRESENT**

Mr. Robert Merchant

Ms. Hillary Austin, Zoning Administrator

Mrs. Lisa Anderson, Asst. Zoning Administrator

#### **ATTORNEY PRESENT**

Mr. Brian Hulbert

**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, Ms. Austin verified that they were.

Mrs. Frederick stated that the applicants will have the opportunity to present their project, then the County will state their views of the project, and then there will be public comments.

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

**MOTION:** Mr. Chemsak made a motion to adopt the agenda and to move Items 15 and 16 to Items 6 and 7, to accommodate the applicant who lives on Daufuskie Island. And to defer Items 12, 13, 14 and Items 19 and 20 to the next scheduled meeting per the applicants' request. Mr. Bromley seconded the motion. The motion passed unanimously. **FOR:** Chemsak, Hoos, Frederick, Nielsen, Bromley.

**ADOPTION OF MINUTES: January 27, 2025**

**MOTION: Dr. Nielsen made a motion to approve the minutes of January 27, 2025. Ms. Hoos seconded the motion. The motion passed unanimously. FOR: Nielsen, Hoos, Chemsak, Frederick, Bromley.**

**Mr. Mitchell joined the meeting at 5:10 p.m.**

**MATTHEW ROBERTS & NATHAN PURVIS' SPECIAL USE – LODGING SHORT-TERM RENTAL**

Mr. Robert Fountain agent for the applicants stated he is requesting a Special Use Permit for Short-Term Rental Unit. Rental will be a minimum of four days. He stated that the rental will not allow dogs, and there will only be electric golf carts allowed.

Mrs. Frederick asked who will be managing the property.

Mr. Fountain stated that the Daufuskie Rental Group.

Ms. Austin stated that Staff recommends approval, she stated that there were no covenants and restrictions that would prohibit the use.

**PUBLIC COMMENT – Mrs. Frederick called for Public Comment.**

Catherin Lamas stated she had concerns about the dirt road that serves this property. She stated other concerns that there is no Law Enforcement presence on the island, and there has been loud parties, trash issues, etc. She stated she is against the Short-Term Rental.

Amy Menzies stated that she has had problems with the renters not securing their boats to the dock properly and having the boat drift over to her dock. She stated she is against the Short-Term Rental.

Mrs. Frederick closed the Public Comment.

Mrs. Frederick stated that the application states that there are 6 parking spaces.

Mr. Fountain answered that under the house there is only room for 2 golf carts because that is where the charging stations are located. He stated that the property has more than enough areas to park additional golf carts. He stated that there is really no need for more than two 6-seater golf carts, because we can only have 10 people in the house. He also stated that he would ensure that the renters know that it is illegal for their children to drive the golf carts around the island.

Mr. Nielsen asked that since there is no security, are the people that manage the rental available.

Mr. Fountain stated that the managers live on the island.

**MOTION: Ms. Hoos made a motion to approve the Special Use for the Short-Term Rental. Dr. Nielsen seconded the motion. The motion passed unanimously. FOR: Hoos, Nielsen, Bromley, Chemsak, Mitchell, Frederick.**

#### **JOSEPH UNDERWOOD'S SPECIAL USE – LODGING SHORT-TERM RENTAL**

Ms. Elaina Suslick stated that she is the agent representing Mr. Underwood who is requesting a Special Use Permit for a Short-Term Rental Unit. She stated that the property will be managed by J. C. Cuppia of Tide Watch Rentals.

Ms. Austin stated that the Staff recommends approval for the application.

**PUBLIC COMMENT.** Mrs. Frederick called for Public Comment.

No **PUBLIC COMMENT.**

**MOTION: Mr. Chemsak made a motion to approve the Special Use for the Short-Term Rental. Ms. Hoos seconded the motion. The motion passed unanimously. FOR: Chemsak, Hoos, Bromley, Nielsen, Mitchell, Frederick.**

#### **MICHAEL VASSELLE'S SPECIAL USE – LODGING, SHORT-TERM RENTAL**

Ms. Happi Beisser stated that she is the agent representing Mr. Vasselle who is requesting a Special Use Permit for a Short-Term Rental Unit.

Mrs. Frederick asked who would be managing the property.

Ms. Beisser stated that J.C. Cuppia from Tide Watch Rentals would be managing the property.

Ms. Austin stated that the Staff recommends approval for the application.

**PUBLIC COMMENT.** Mrs. Frederick called for Public Comment.

No **PUBLIC COMMENT**

**MOTION: Mr. Bromley made a motion to approve the Special Use for the Short-Term Rental. Mr. Chemsak seconded the motion. The motion passed unanimously. FOR: Bromley, Chemsak, Hoos, Nielsen, Mitchell, Frederick.**

#### **DOUGLAS MARTIN'S SPECIAL USE – LODGING, SHORT-TERM RENTAL**

Mr. Martin stated that he is requesting a Special Use Permit for a Short-Term Rental unit. He also stated that he has not engaged a rental manager as yet.

Mrs. Frederick asked if he lived on the property.

Mr. Martin stated no, he lives in Alabama, so he will be hiring a management service to manage the property for him.

Ms. Austin stated that the Staff recommends approval for the application.

**PUBLIC COMMENT.** Mrs. Frederick called for Public Comment.

No **PUBLIC COMMENT**

**MOTION: Mr. Bromley made a motion to approve the Special Use for the Short-Term Rental Unit. Dr. Nielsen seconded the motion. The motion Passed unanimously. FOR: Bromley, Nielsen, Chemsak, Hoos, Mitchell, Frederick.**

#### **ANTHONY GOODWATER'S SPECIAL USE – LODGING, SHORT-TERM RENTAL**

Mrs. Goodwater stated that she and her husband are requesting a Special Use Permit for a Short-Term Rental Unit.

Mrs. Frederick asked who would be managing the property and does she live in Beaufort.

Mrs. Goodwater stated that she would be managing the rental and no, she lives in Mount Pleasant.

Ms. Austin stated that the Staff recommends approval for the application.

**PUBLIC COMMENT.** Mrs. Frederick called for Public Comment.

No **PUBLIC COMMENT**

**MOTION: Mr. Chemsak made a motion to approve the Special Use for the Short-Term Rental Unit. Ms. Hoos seconded the motion. The motion passed unanimously. FOR: Chemsak, Hoos, Bromley, Nielsen, Mitchell, Frederick.**

**Mrs. Frederick recused herself and left the meeting and Mr. Chemsak conducted the meeting on the following case.**

#### **CINDA ROUDEBUSH'S VARIANCE – BEACH DUNE /BASELINE SETBACK**

Mr. Michael Frederick stated that he represents the applicant. He stated that they are seeking a variance from the OCRM Baseline of 50 feet. He stated that the Fripp Island ARB reviewed the plans and the placement of the house and approved a variance for the front setback so that the house could be moved further away from the baseline. He also stated that he has received the SC Department Environmental Services approval.

Mr. Chemsak asked if the revetment is existing, he stated that he couldn't see it from the aerials.

Mr. Frederick stated that the revetment is existing, he stated that it is overgrown, so it is hard to see from the aerials.

Ms. Austin stated that she has a question about the setback, she said that Mr. Frederick stated that the setback is 18.4 feet from the baseline, but on the plans the closest is 14.2 feet, so the Staff recommended approval for the 14.2 feet.

Mr. Bromley asked if the conditions for the lights were still applicable.

Ms. Austin stated that yes, they were.

Mr. Chemsak asked about gutters on the house to direct the water away from the baseline.

Mr. Frederick stated that the house would have gutters that would direct the water to the proposed rain gardens.

**PUBLIC COMMENT.** Mr. Chemsak called for Public Comment.

**No PUBLIC COMMENT**

**MOTION: Mr. Mitchell made a motion to approve the variance at 14.2 feet from the OCRM Baseline. Ms. Hoos seconded the motion. Mr. Bromley amended the motion to add all of the conditions listed in the Staff's recommendation. Ms. Hoos seconded the amendment. The motion passed unanimously. FOR: Mitchell, Bromley, Hoos, Nielsen, Chemsak.**

**OLD BUSINESS: None**

**NEW BUSINESS: None**

**ADJOURNMENT**

**MOTION: Dr. Nielsen made a motion to adjourn the meeting. Ms. Hoos seconded the motion. The motion passed unanimously. FOR: Nielsen, Hoos, Chemsak, Mitchell, Bromley.**

**Meeting adjourned at 5:28 p.m.**

**Minutes approved by the Board with Corrections – April 24, 2025.**