



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, October 23, 2025, at the Beaufort County Arthur Horne Building, 104 Ribaut Road, 2nd Floor Court Room, Beaufort, South Carolina.

MEMBERS PRESENT

Mr. Kevin Mack, Chairman

Mrs. Jane Frederick, Vice Chairman

Dr. Dennis Nielsen

Ms. Lynn Hoos

Mr. Evan Bromley

MEMBERS ABSENT

Mr. Cecil Mitchell

VACANCY

One

STAFF PRESENT

Mr. Robert Merchant, Planning & Zoning Director

Ms. Hillary Austin, Zoning Administrator

Mrs. Lisa Anderson, Asst. Zoning Administrator

Mrs. Tracy Goucher, Codes Enforcement Officer

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, Mrs. Anderson verified that they were.

ADOPTION OF AGENDA:

MOTION: Mrs. Frederick made a motion to adopt the agenda. Ms. Hoos seconded the motion. The motion passed unanimously. **FOR:** Bromley, Nielsen, Frederick, Mack, Hoos.

ADOPTION OF MINUTES: September 25, 2025

MOTION: Mrs. Frederick made a motion to approve the minutes of September 25, 2025 as submitted. Mr. Bromley seconded the motion. The motion passed. **FOR:** Bromley, Nielsen, Frederick, Hoos. Mr. Mack recused, was not present at September's meeting.

Mr. Mack 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.

TANNER MORSE’S SPECIAL USE PERMIT – LODGING, SHORT-TERM RENTAL

Mr. Morse stated that he is requesting a Special Use Permit to use his house for Lodging, Short-Term Rental. He stated that there are no covenants and restrictions prevent the use.

Mrs. Frederick asked who would be managing the property.

Mr. Morse stated he and his wife will be the managers. He also stated that they live in the area.

Mrs. Anderson stated that the County recommends approval and that there are no covenants and restrictions.

PUBLIC COMMENT: Mr. Mack called for public comments. No comment.

MOTION: Mrs. Frederick made a motion to approve the Special Use Permit for Lodging, Short-Term Rental. Dr. Nielsen seconded the motion. The motion passed unanimously. FOR: Frederick, Nielsen, Mack, Hoos, Bromley.

OLD BUSINESS: No Old Business.

NEW BUSINESS: Adoption of 2026 Meeting Schedule

MOTION: Mrs. Frederick made a motion to approve 2026 Meeting Schedule. Dr. Nielsen seconded the motion. The motion passed unanimously. FOR: Frederick, Nielsen, Mack, Hoos, Bromley.

Mrs. Frederick asked the staff if a zoom meeting could be scheduled when the agenda is too small for the members who live in Bluffton and Hilton Head. Staff stated that the request would be considered.

ADJOURNMENT

MOTION: Mrs. Frederick made a motion to adjourn. Ms. Hoos seconded the motion. The motion passed unanimously. FOR: Frederick, Hoos, Mack, Nielsen, Bromley.

Meeting adjourned at 5:05 p.m.