



## **Beaufort County Zoning Board of Appeals Meeting**

**County Administrator**  
ASHLEY M. JACOBS

**Chairman**  
VACANT

**Vice Chairman**  
KEVIN MACK

**Board Members**  
JOHN CHEMSAK  
MARK MCGINNIS  
WILLIAM C. MITCHELL III  
BERNARD RIVERS  
CHESTER WILLIAMS

**Staff Support**  
ERIC GREENWAY  
HILLARY AUSTIN  
LISA ANDERSON

**Administration Building**  
Beaufort County Government  
Robert Smalls Complex  
100 Ribaut Road

**Contact**  
Post Office Drawer 1228  
Beaufort, South Carolina 29901-1228  
(843) 255-2170  
[www.beaufortcountysc.gov](http://www.beaufortcountysc.gov)

# **Zoning Board of Appeals Agenda**

**Thursday, September 24, 2020 at 5:00 PM**

**Beaufort County, Burton Wells Complex**

**Middleton Recreation Drive, Beaufort**

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. FOIA – PUBLIC NOTIFICATION OF THIS MEETING HAS BEEN PUBLISHED, POSTED, AND DISTRIBUTED IN COMPLIANCE WITH THE SOUTH CAROLINA FREEDOM OF INFORMATION ACT
4. ADOPTION OF AGENDA
5. APPROVAL OF MINUTES - January 23, 2020/ June 25, 2020

---

### **ACTION ITEMS**

---

6. Mr. & Mrs. Dean are requesting a River Buffer Setback Variance for an addition from Division 5.11, Table 5.11.60.A of the Community Development Code. The property is located on Tarpon Blvd., Fripp Island. Property is zoned PUD. (R400 039 000 0055)
7. Public Comment (Comments Limited to Three (3) Minutes)
8. Mr. & Mrs. Whittle and Mr. & Mrs. Leisure are requesting a Variance of the Minimum Lot Depth from Division 3.2.70.C of the Community Development Code. The property is located on Whittle & Solomon Lane, Bluffton. Property is zoned T3Edge. (R600 036 000 0424/0426)
9. Public Comment (Comments Limited to Three (3) Minutes)
10. Mr. John Dortch is requesting a Special Use Permit for a Lodging: Inn (up to 24 rooms), Division 3.2.40. H, Table H – T2Rural Allowed Uses of the Community Development Code. The property is located on County Shed Road, Beaufort. (R100 025 000 0328)
11. Public Comment (Comments Limited to Three (3) Minutes)
12. Mr. Walter Rogers is requesting a River Buffer Setback Variance for an addition from Division 3.2.80.C of the Community Development Code. The property is located on Mackays Point, Bluffton. Property is zoned PUD. (R600 025 00B 0116)
13. Public Comment (Comments Limited to Three (3) Minutes)
14. Mr. Robert Sample is requesting a Special Use Permit for Non-Tidal Wetland Essential Access from Table 5.11.110.A of the Community Development Code. The property is located on Sams Point Road, Ladys Island. The property is zoned LICP/LIEHB. (R200 010 000 0049/051D)
15. Public Comment (Comments Limited to Three (3) Minutes)

**ZONING BOARD OF APPEALS AGENDA**  
**THURSDAY, SEPTEMBER 24, 2020 AT 5:00 P.M.**

16. Mr. Jeffrey Brumley is requesting a Variance of the Rear Yard Setback for Division 3.2.80.C of the Community Development Code. The property is located on Croaker Street, Bluffton. (R600 039 00C 0184)
17. Public Comment (Comments Limited to Three (3) Minutes)
18. DSMS c/o Carolina Engineering is requesting a Special Use Permit for Mining for Section 4.1.160 of the Community Development Code. The property is located on Haig Point Road, Daufuskie Island. The property is zoned D2 Rural. (R800 024 000 0018)
19. Public Comment (Comments Limited to Three (3) Minutes)
20. Mr. & Mrs. John Lupton are Appealing the decision of the Planning & Zoning Director, to not accept a timely-submitted application to the Planning Commission, for an appeal of the April 15, 2020, Conceptual Plan Application for the development of the Okatie RV Resort.
21. Bay Point Island, LLC is requesting a Special Use Permit for Ecotourism from Division 4.1.330 of the Community Development Code. The property is located on Bay Point Island, St. Helena Island. The property is zoned T1NP. (R300 045 000 0009)
22. Public Comment (Comments Limited to Three (3) Minutes)

---

**DISCUSSION ITEMS**

---

23. Old Business
24. New Business
  - A. 2020 Election of Chairman and Vice Chairman
25. ADJOURNMENT