



**County Council of
Beaufort County
Planning Commission
Meeting**

Chairman

ED PAPPAS

Vice Chair

CECILY MCMILLAN

Commission Members

PETE COOK

JON HENNEY

EUGENE MEYERS

GLENN MILLER

GAIL MURRAY

DANIEL RIEDEL

DENNIS ROSS

County Administrator

MICHAEL MOORE

Staff Support

ROBERT MERCHANT

Administration Building

Beaufort County Government

Robert Smalls Complex

100 Ribaut Road

Contact

Post Office Drawer 1228

Beaufort, South Carolina 29901-1228

(843) 255-2147

www.beaufortcountysc.gov

Planning Commission Agenda

Monday, February 3, 2025 at 6:00 PM

Council Chambers

County Administration Building, 100 Ribaut Road, Beaufort, SC

ALL OF OUR MEETINGS ARE AVAILABLE FOR VIEWING ONLINE AT WWW.BEAUFORTCOUNTYSC.GOV AND CAN ALSO BE VIEWED ON HARGRAY CHANNELS 9 AND 113, COMCAST CHANNEL 2, AND SPECTRUM CHANNEL 1304.

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. APPROVAL OF MEETING MINUTES – January 6, 2025 Workshop and Regular
5. APPROVAL OF AGENDA
6. CITIZEN COMMENTS – NON-AGENDA ITEMS
(Comments are limited to 3 minutes.)

ACTION ITEMS

7. **CONSIDERATION OF A TEXT AMENDMENT TO THE COMMUNITY DEVELOPMENT CODE (CDC): APPENDIX C.4 (BUCKWALTER PARKWAY) TO UPDATE ACCESS MANAGEMENT STANDARDS**
REQUEST FOR DEFERRAL
8. **CONSIDERATION OF A TEXT AMENDMENT TO THE COMMUNITY DEVELOPMENT CODE (CDC): APPENDIX B (DAUFUSKIE ISLAND COMMUNITY DEVELOPMENT CODE) DIVISION 3 (PERMITTED USES) TO PERMIT THE USE OF ANIMAL SERVICES: CLINIC/HOSPITAL IN D2 RURAL (T2R)**

DISCUSSION ITEMS

9. CHAIRMAN'S REPORT
10. ADJOURNMENT



COUNTY COUNCIL OF BEAUFORT COUNTY
Beaufort County Planning and Zoning Department

Beaufort County Government Robert Smalls Complex
Physical: Administration Building, Room 115 100 Ribaut Road
Mailing: Post Office Drawer 1228, Beaufort, SC 29901-1228
Phone: 843-255-2140

The workshop meeting of the Beaufort County Planning Commission (hereinafter “Commission”) was held in the Executive Conference Room on Monday, January 6, 2025 at 5:30 p.m.

MEMBERS PRESENT:

Mr. Ed Pappas, Chairman
Mr. Pete Cook
Ms. Cecily McMillan, Vice Chair
Mr. Gene Meyers
Mr. Glenn Miller
Ms. Gail Murray
Mr. Dan Riedel
Mr. Dennis Ross

MEMBERS ABSENT:

Mr. Jon Henney

STAFF PRESENT:

Mr. Rob Merchant, Planning and Zoning Director
Ms. Kristen Forbus, Long Range Planner

CALL TO ORDER: Chairman Ed Pappas called the meeting to order at 5:27 p.m.

DISCUSSION:

Jennifer Bihl of Bihl Engineering presented the methodology behind Traffic Impact Analyses and the Level of Service grades.

ADJOURNMENT: Chairman Pappas adjourned the meeting at 5:56 p.m.

SUBMITTED BY: Kristen Forbus
Long-Range Planner

Ed Pappas
Beaufort County Planning Commission Chairman

Date: _____



COUNTY COUNCIL OF BEAUFORT COUNTY
Beaufort County Planning and Zoning Department
Beaufort County Government Robert Smalls Complex
Physical: Administration Building, Room 115 100 Ribaut Road
Mailing: Post Office Drawer 1228, Beaufort, SC 29901-1228
Phone: 843-255-2140

The regular meeting of the Beaufort County Planning Commission (hereinafter “Commission”) was held in Council Chambers on Monday, January 6, 2025 at 6:00 p.m.

MEMBERS PRESENT:

Mr. Ed Pappas, Chairman
Ms. Cecily McMillan, Vice Chair
Mr. Pete Cook
Mr. Gene Meyers
Mr. Glenn Miller
Ms. Gail Murray
Mr. Dan Riedel
Mr. Dennis Ross

MEMBERS ABSENT:

Mr. Jon Henney

STAFF PRESENT:

Mr. Robert Merchant, Planning and Zoning Director
Ms. Kristen Forbus, Long Range Planner
Mr. Kevin Sullivan, Transportation Planner

CALL TO ORDER: Chairman Ed Pappas called the meeting to order at 6:00 p.m.

PLEDGE OF ALLEGIANCE: Chairman Pappas led those assembled in the pledge of allegiance.

REVIEW OF MEETING MINUTES: The December 2nd, 2024 Planning Commission workshop and regular minutes were approved with no objections.

CITIZEN COMMENTS: Mr. Pappas asked if there were any non-agenda related citizen comments; there were none.

ACTION ITEMS:

CONSIDERATION OF AN ORDINANCE AMENDING THE ZONING MAP FOR 121.43 ACRES (R600 013 000 0008 0000, R600 013 000 0050 0000, R600 013 000 0105 0000, R600 013 000 0104 0000) LOCATED ON OKATIE HIGHWAY FROM T2 RURAL (T2R) TO T4 NEIGHBORHOOD CENTER (T4NC) AND T3 NEIGHBORHOOD- OPEN (T3N-O) USING A VILLAGE PLACE TYPE OVERLAY (PTO)

Mr. Merchant presented the history of the request and the new changes made by the applicant. He stated that the TIA was updated and a referendum for expanding SC 170 failed. He stated concerns that the breakdown of districts was not well addressed.

Mr. Sullivan of the Engineering Department presented the updated TIA.

The commission members discussed growth projections. Mr. Merchant stated staff’s recommendation of denial taking into account the poor Level of Service grades and the lack of a funding source for widening SC 170.

The applicant, Dan Keefer, discussed the changes since the October 2024 meeting, the master plan, and the goals of the 2040 Comprehensive Plan.

Dillon Turner of Kimley-Horn presented a slideshow discussing the updates to the TIA and addressing that it now used school counts from 2024 and added in the proposed school site. Presented were the existing and future scenarios and phases.

Walter Nestor presented the Development Agreement draft provided by the applicant. There were discussions with members about the restricted uses.

Robert Oetting with Beaufort County School District stated that this site is the right size for a middle school.

Richard Schwartz gave background on the planning process of the Place Type Overlay and his meetings with the neighbors.

Chairman Pappas opened the meeting up for public comment.

Greg John spoke in favor of the proposed rezoning.

Steve Riley spoke in favor of the proposed rezoning.

Rob Hardin spoke of concerns about traffic.

Tish Delozier spoke against the proposed rezoning.

Karen Flanders spoke against the proposed rezoning.

Zeno Hawkins spoke in favor of the proposed rezoning.

Felice LaMarca spoke of concerns on the timing of the proposed development.

Derek Stetter spoke against the proposed rezoning.

Joshua Hower spoke against the proposed rezoning.

Scott Daniel spoke against the proposed rezoning.

Caitlin Simmons spoke against the proposed rezoning.

Nickey Maxey spoke in favor of the proposed rezoning.

There was a discussion of Argent Road with Mr. Schwartz and the members.

Mr. Ross made a motion to recommended denial of CONSIDERATION OF AN ORDINANCE AMENDING THE ZONING MAP FOR 121.43 ACRES (R600 013 000 0008 0000, R600 013 000 0050 0000, R600 013 000 0105 0000, R600 013 000 0104 0000) LOCATED ON OKATIE HIGHWAY FROM T2 RURAL (T2R) TO T4 NEIGHBORHOOD CENTER (T4NC) AND T3 NEIGHBORHOOD-OPEN (T3N-O) USING A VILLAGE PLACE TYPE OVERLAY (PTO). Mr. Miller seconded the motion. The motion passed 8-0.

CONSIDERATION OF AN ORDINANCE AMENDING THE ZONING MAP FOR 3.28 ACRES LOCATED AT 64 JAMES O CT (R600 036 000 0022 0000) FROM T3 EDGE (T3E) TO MAY RIVER COMMUNITY PRESERVATION (MRCP)

Mr. Merchant presented the rezoning application.

Chairman Pappas opened the meeting up for public comment.

Rod Kimball spoke against the proposed rezoning.

Tracey Baldwin spoke against the proposed rezoning.

Carol Crutchfield spoke against the proposed rezoning.

There was discussion amongst the members of May River contamination and storm water issues.

Mr. Meyers made a motion to recommend denial of CONSIDERATION OF AN ORDINANCE AMENDING THE ZONING MAP FOR 3.28 ACRES LOCATED AT 64 JAMES O CT (R600 036 000

0022 0000) FROM T3 EDGE (T3E) TO MAY RIVER COMMUNITY PRESERVATION (MRCP). Mr. Riedel seconded the motion. The motion passed 8-0.

ADJOURNMENT: Chairman Pappas adjourned the meeting at 8:46 p.m.

SUBMITTED BY: Kristen Forbus
Long Range Planner

Ed Pappas
Beaufort County Planning Commission Chairman

Date: _____



MEMORANDUM

TO: Beaufort County Planning Commission

FROM: Robert Merchant, AICP, Beaufort County Planning and Zoning Department

DATE: January 27, 2024

SUBJECT: CONSIDERATION OF A TEXT AMENDMENT TO THE COMMUNITY DEVELOPMENT CODE (CDC): APPENDIX B (DAUFUSKIE ISLAND COMMUNITY DEVELOPMENT CODE) DIVISION 3 (PERMITTED USES) TO PERMIT THE USE OF ANIMAL SERVICES: CLINIC/HOSPITAL IN D2 RURAL (T2R)

STAFF REPORT:

A. BACKGROUND:

Case No.	CDPA-000046-2025
Applicant:	Deborah Smith
Proposed Amendment:	Amendment to Table B.3.20 in the Community Development Code to Permit Animal Services: Clinic/Hospital in D2 Rural

B. SUMMARY AND BACKGROUND:

The proposed amendment seeks to permit Animal Service: Clinic/Hospital within the D2 Rural zoning district of Daufuskie Island. The current standards do not allow for this use; however, more intense uses such as Animal Services: Kennel are allowed in the district.

C. ZONING MAP AMENDMENT REVIEW STANDARDS: In determining whether to adopt or deny a proposed Zone Map Amendment, the County Council shall weigh the relevance of and consider whether and the extent to which the proposed amendment:

1. Is consistent with and furthers the goals, and policies of the Comprehensive Plan and the purposes of this Development Code;

Yes, the Comprehensive Plan encourages a business-friendly environment and supporting a skilled workforce. The D2 Rural district already allows Animal Services: Kennel as a conditional use which staff has determined is a more intense use than a Veterinary Clinic/Hospital.

2. **Is not in conflict with any provision of this Development Code, or the Code of Ordinances;**

No, it is not in conflict. This change makes the Daufuskie Island use table more consistent.

3. **Addresses a demonstrated community need;**

Yes, Daufuskie Island currently does not have a designated veterinarian office for the animals and pets of the citizens. Allowing the use would open more opportunities to provide needed services.

4. **Is required by changed conditions;**

No, it is not.

5. **Is consistent with the purpose and intent of the zones in this Development Code, or would improve compatibility among uses and ensure efficient development within the County;**

Yes, it is consistent. Currently, D2R allows for the use of Kennels which is a much more intense use. Another permitted use is Commercial Stables.

The purpose of D2R is to preserve the rural character while encouraging farms where animals are raised. This calls for the need for a veterinarian in these areas and the island in general.

6. **Would result in a logical and orderly development pattern; and**

Yes, see 5.

7. **Would not result in adverse impacts on the natural environment, including but not limited to water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment.**

Yes, it would not result in adverse impacts. Any development on the site would be required to adhere to the natural resource protection, tree protection, wetland protection, and stormwater standards in the Community Development Code and the Stormwater BMP Manual.

D. RECOMMENDATION: Staff recommends approval.

E. ATTACHMENTS:

- Text Amendment Changes

Table B.3.20. Consolidated Use Table (continued)

Land Use Type	D1 NP	D2 R	D2 CP	D2 GH	D3 GN	D4 MU	D5 VC	D5 GC	Definition
OFFICES & SERVICES									
1. General Offices and Services 10,000 SF or less	--	--	--	--	--	P	P	P	
2. Animal Services: Clinic/Hospital	--	P	--	--	--	C	P	P	An establishment used by a veterinarian where animals are treated. This use may include boarding and grooming as accessory uses.
3. Animal Services: Kennel	--	C	--	C	C	C	P	P	A commercial facility for the boarding, breeding, and/or maintaining of animals for a fee that are not owned by the operator. This use includes pet day care facilities, animal training facilities (except horses – see “Commercial Stables”), and may include grooming as an accessory use. This use includes the breeding of animals in outdoor structures, cages or pens for sale, but does not include animals for sale in pet shops (see “General Retail”).