



**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

DENNIS ROSS

County Administrator

MICHAEL MOORE

Staff Support

ROBERT MERCHANT

Administration Building

Beaufort County Government
Robert Smalls Complex
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Planning Commission Agenda

Monday, May 4, 2026 at 6:00 PM

Council Chambers

County Administration Building, 100 Ribaut Road, Beaufort, SC

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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 – April 6, 2026 Regular
5. APPROVAL OF AGENDA
6. CITIZEN COMMENTS – NON-AGENDA ITEMS

(Comments are limited to 3 minutes.)

ACTION ITEMS

7. CONSIDERATION OF TEXT AMENDMENTS TO THE COMMUNITY DEVELOPMENT CODE (CDC): SECTION 5.3.20 (APPLICABILITY), 4.2.20 (STANDARDS FOR FREE STANDING ACCESSORY BUILDINGS/ STRUCTURES), AND 10.1.190 (S DEFINITIONS)

DISCUSSION ITEMS

8. CHAIRMAN'S REPORT
9. ADJOURNMENT



COUNTY COUNCIL OF BEAUFORT COUNTY
Beaufort County Planning and Zoning Department

Beaufort County Government Robert Smalls Complex
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The regular meeting of the Beaufort County Planning Commission (hereinafter “Commission”) was held at the Beaufort County Council Chambers on Monday, April 6, 2026 at 6:00 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. Dennis Ross

MEMBERS ABSENT:

Mr. Jon Henney

STAFF PRESENT:

Ms. Kristen Forbus, Long Range Planner
Mr. Robert Merchant, Planning Director

CALL TO ORDER: Chair Pappas called the meeting to order at 6:01 p.m.

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

REVIEW OF MEETING MINUTES: The March 2nd Regular and Workshop minutes were approved with no objections.

CITIZEN COMMENTS: Chair Pappas asked if there were any non-agenda related citizen comments.

There were none.

ACTION ITEMS:

CONSIDERATION OF A TEXT AMENDMENTS TO THE COMMUNITY DEVELOPMENT CODE (CDC): TABLE 3.1.60 (CONSOLIDATED USE TABLE), TABLE 3.2.40.H (T2R ALLOWED USES), AND DIVISION 4.1 (SPECIFIC TO USE)

Mr. Merchant presented the text amendment stating that the applicant has since changed the proposed use of Schools in T2R from Conditional to Special Use in their application. The applicant Conor Blaney spoke reiterating the changes.

Chair Pappas opened the meeting for public comment.

Mary Connor recommended that a Community Impact Statement be a requirement.

Ms. McMillan spoke against the amendment stating that introducing Schools into T2R could be a slippery slope. Mr. Pappas stated that the required ZBOA meetings would act as safeguard.

Mr. Meyers made a motion to recommend approval of the CONSIDERATION OF A TEXT AMENDMENT TO THE COMMUNITY DEVELOPMENT CODE (CDC): TABLE 3.1.60 (CONSOLIDATED USE TABLE), TABLE 3.2.40.H (T2R ALLOWED USES), AND DIVISION 4.1 (SPECIFIC TO USE) stating that it meets requirements. Mr. Ross seconded. The motion passed 5-2.

There was then discussion about non-conforming sites and the process of expansion.

CONSIDERATION OF TEXT AMENDMENTS TO THE COMMUNITY DEVELOPMENT CODE (CDC): DIVISION 5.10 (HISTORIC PRESERVATION), SECTION 7.2.120 (CERTIFICATE OF APPROPRIATENESS), SECTION 7.3.80 (HISTORIC DESIGNATION), SECTION 7.4.50 (PUBLIC HEARING SCHEDULING AND NOTICE), AND SECTION 7.5.40 (HISTORIC PRESERVATION REVIEW BOARD (HPRB))

Ms. Forbus presented the amendment. Staff agreed with Ms. McMillan to take out the word "wood" in "wood fencing" and just have the language say "fencing". There was discussion about acquiring a COA the next business day for emergency repairs. Ms. Forbus stated that it follows the Code of Federal Regulations.

Chair Pappas opened the meeting for public comment. There were none.

Ms. McMillan made a motion to recommend conditionally approval of the CONSIDERATION OF TEXT AMENDMENTS TO THE COMMUNITY DEVELOPMENT CODE (CDC): DIVISION 5.10 (HISTORIC PRESERVATION), SECTION 7.2.120 (CERTIFICATE OF APPROPRIATENESS), SECTION 7.3.80 (HISTORIC DESIGNATION), SECTION 7.4.50 (PUBLIC HEARING SCHEDULING AND NOTICE), AND SECTION 7.5.40 (HISTORIC PRESERVATION REVIEW BOARD (HPRB) stating that it meets requirements. The conditions are that "wood fence" change to "fence" and that staff consider looking at expanding the time for emergency repairs. Mr. Miller seconded. The motion passed 7-0.

CONSIDERATION OF A PETITION TO CHANGE THE STREET NAME JOEY DOBBS ROAD TO BLUE HERON LANE

Ms. Forbus presented the street renaming application. She stated she had not received any correspondence against the street renaming.

Mr. Merchant stated that the renaming application is not something that Planning Commission makes a recommendation for but rather has the ability to approve or deny themselves.

Chair Pappas opened the meeting for public comment. The applicant, Jessica Goenen, spoke in favor of the renaming.

Mr. Ross made a motion to approve A PETITION TO CHANGE THE STREET NAME JOEY DOBBS ROAD TO BLUE HERON LANE stating that it meets requirements. Mr. Miller seconded. The motion passed 7-0.

CONSIDERATION OF TEXT AMENDMENTS TO THE COMMUNITY DEVELOPMENT CODE (CDC): SECTION 5.3.20 (APPLICABILITY) AND 4.2.20 (STANDARDS FOR FREE STANDING ACCESSORY BUILDINGS/ STRUCTURES)

Mr. Merchant presented the text amendment. Mr. Pappas stated that a definition for bona fide agriculture and shipping container should be codified.

Chair Pappas opened the meeting for public comment.

Mary Connor recommended adding definitions to be codified and spoke of concerns if a property will actually be agriculture.

Mr. Meyers made the motion to defer the CONSIDERATION OF TEXT AMENDMENTS TO THE COMMUNITY DEVELOPMENT CODE (CDC): SECTION 5.3.20 (APPLICABILITY) AND 4.2.20 (STANDARDS FOR FREE STANDING ACCESSORY BUILDINGS/ STRUCTURES). Mr. Cook seconded. The motion passed 7-0.

DISCUSSION ITEMS:

Mr. Pappas reminded Commissioners to start training requirements.

ADJOURNMENT: Chair Pappas adjourned the meeting at 7:13 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: April 22, 2026

SUBJECT: CONSIDERATION OF TEXT AMENDMENTS TO THE COMMUNITY DEVELOPMENT CODE (CDC): SECTION 5.3.20 (APPLICABILITY), 4.2.20 (STANDARDS FOR FREE STANDING ACCESSORY BUILDINGS/STRUCTURES), AND 10.1.190 (S DEFINITIONS)

STAFF REPORT:

A. BACKGROUND:

Case No. CDPA-000057-2025

Applicant: Beaufort County Planning Department

Proposed Amendment: Amendment to Section 5.3.20, 4.2.20, 10.1.190 to Allow Shipping Containers for Bona Fide Agricultural Purposes

B. SUMMARY AND BACKGROUND:

Currently, there are two sections in the CDC (5.3.20 and 4.2.20) that prohibit the use of storage containers as structures. It was brought to staff's attention by a County Council member that it is common practice to use storage containers in agricultural operations. Thus, staff was directed to bring forth language to permit them in relation to agricultural uses.

At their April meeting, the Planning Commission voted to defer the amendment to give staff time to define *Bona fide Agriculture* and *Shipping Container*. Since then, staff has also added further standards for the structure's size, placement, and use. In addition, a list was compiled, with assistance from the County's legal department, for the purposes of determining whether a property is being used for bona fide agricultural purposes.

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, C4 in the Comprehensive Plan states “promote the preservation and viability of agriculture and forestry.” Removing regulatory barriers to common agricultural practices furthers this goal.

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

No, the language is written to provide a specific exemption for agriculture; otherwise, restrictions on shipping containers still apply to other uses.

3. Addresses a demonstrated community need;

Yes, it contributes to the viability of agriculture which is an important industry in the rural parts of Beaufort County.

4. Is required by changed conditions;

No.

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, the County already makes exemptions for agricultural structures recognizing the importance of agriculture in the county and desires to remove unnecessary regulatory barriers.

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

Yes, storage containers would only be allowed for agricultural uses which are typically on large tracts located in rural districts.

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

5.3.20 Applicability

C. **Within All Zones.** The use of any shipping container or the like, travel trailer, or recreational vehicle (RV) as a primary or accessory structure shall be prohibited in all zoning districts **with the exception that shipping containers are permitted as an accessory structure for bona fide agricultural purposes.**

10.1.190

Shipping container. A detachable, pre-fabricated, durable steel container designed and intended for and customarily associated with transporting cargo with strength suitable to withstand shipment, storage, and handling.

4.2.20

E. Standards for Freestanding Accessory Buildings/Structures.

2. **Size.** Except for the T2R district, individual freestanding accessory structures on a parcel shall not collectively exceed 30 percent of the floor area of the principal structure. This does not include standard two-car garages (less than 600 square feet), accessory dwellings, structures used for bona fide agricultural purposes, and accessory structures used for home businesses and cottage industries. In the T2R district, except for structures used for bona fide agricultural purposes, all freestanding accessory structures shall be clearly incidental and subordinate to the principal structure.
3. **Storage Buildings for Private Residential Use Only.** Storage buildings are permitted on residential lots provided they are used only for private residential storage of the property owner or tenant.
4. Tractor trailers and shipping containers may not be used as accessory structures **except as exempt in Section 4.2.20.H (Exemptions for Bona Fide Agricultural Uses).**

F. **Temporary Accessory Uses and Structures.** Temporary accessory uses and structures shall be governed by the standards and temporary use procedures set forth in Section 4.3.40 (Temporary Use Permit), and Section 4.3.50 (General Standards for all Temporary Uses and Structures).

G. **Storage of Trucks and Heavy Equipment.** Semitrailer trucks, their cabs or trailers, construction vehicles or equipment, or commercial vehicles with a gross cargo weight of more than three tons or a gross weight of seven tons shall not be parked on any residential lot or residential street in the C3 zone, any transect zone except T2, or any Community Preservation District unless specifically permitted in Appendix A of this code.

H. Exemptions for Bona Fide Agricultural Uses

1. Bona fide agriculture. Good-faith commercial and income-producing agricultural use of the land meeting the definition of Agriculture and Crop Harvesting as defined in Table 3.1.70

2. Structures used for bona fide agricultural uses are exempt from size limitations as referenced in Section 4.2.20.E.2 (General Standards and Limitations).

3. Shipping containers are permitted for bona fide agricultural purposes with the following standards:

(a) Shipping containers shall not be stacked.

(b) Shipping containers shall not be used as living quarters. No livestock nor pets may be stored in a container.

(c) The minimum parcel size shall be five (5) acres for one (1) container. Fifty (50) additional acres are required for each additional storage container.

(d) The storage of explosive, flammable, or toxic materials is prohibited in shipping containers.

(e) Shipping containers shall have a fifty (50) foot setback from all property lines.

(f) The maximum size of an individual shipping container shall not exceed 400 square feet.

4. Sufficient proof must be provided by the property owner or their agent to demonstrate the property is being used for bona fide agricultural purposes. The following is a non-exclusive list of items that demonstrate this purpose:

(a) A copy of the owner/operator's Schedule F from the most recent income tax return

(b) An approved non-timberland agricultural tax exemption by the Beaufort County Assessor's Office

(c) USDA Farm Number

(d) South Carolina Agriculture Tax Exemption (SKATE) card

(e) An affidavit sworn before a notary that the property is being used for bona fide agricultural purpose as defined by this section