



**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

CHUCK NEWTON

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, June 1, 2026 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 SPARKLIGHT CHANNELS 9 AND 417, COMCAST CHANNEL 2, AND SPECTRUM CHANNEL 1304, BCTV YouTube, FREE APPS – ROKU, APPLE, AMAZON

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 – May 4, 2026 Regular and Workshop Meetings
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), 5.8.100 (SCREENING), AND 10.1.190 (S DEFINITIONS)
8. CONSIDERATION OF AN ORDINANCE AMENDING THE ZONING MAP FOR 1.4 ACRES (R300 012 000 0129 0000, R300 012 000 047A 0000) FROM T2R TO C4CCMU

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 regular meeting of the Beaufort County Planning Commission (hereinafter “Commission”) was held at the Beaufort County Council Chambers on Monday, May 4, 2026 at 6:00 p.m.

MEMBERS PRESENT:

Mr. Ed Pappas, Chairman
Mr. Pete Cook
Mr. Jon Henney
Ms. Cecily McMillan, Vice Chair
Mr. Gene Meyers
Mr. Glenn Miller
Ms. Gail Murray
Mr. Chuck Newton
Mr. Dennis Ross

MEMBERS ABSENT:

STAFF PRESENT:

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

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

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

REVIEW OF MEETING MINUTES: The April 6th Regular 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 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)

Ms. Forbus presented the changes to the shipping container amendment. Mr. Merchant stated that the list for proof of farming is a list of choices and that all five are not required.

Ms. Murray expressed issues with the definition for “bona fide agriculture” having to be income-producing. Mr. Merchant expressed the importance of closing any loopholes to the definition of bona fide agriculture- including income was a popular tactic, especially in North Carolina. Mr. Cook stated that a clear definition of a farm is important to not cause slippery slopes.

Chairman Pappas asked if the use would require a public hearing. Ms. Forbus responded that only Special uses and variances would go before the Zoning Board of Appeals.

Mr. Newton asked if the shipping containers would require a permitting process. Mr. Merchant stated that the owners will need to at least show where the shipping container would go on the property, but a building permit would not be required.

There was then discussion about the amount and size of containers.

Mr. Meyers shared comments about language of the ordinance. He stated that the structures should accommodate offices as a use. There was discussion about annually inspecting structures for flammable chemicals.

There was discussion that the inclusion of an affidavit as sufficient proof was not acceptable.

There was discussion about the setbacks.

Chair Pappas opened the meeting for public comment.

Walter Mack spoke in favor of allowing shipping containers in the County. He stated that the density requirements were too strict.

Mary Connor spoke in favor of allowing shipping containers. She stated that bona fide agriculture definition should be in the definition section of the code. She also stated that 5 acres was too large of a beginning size requirement. She stated that Schedule F as proof and an annual inspection are both important.

Mr. Merchant stated that accessory structures follow the setbacks of their individual districts. Mr. Henney suggested a screening requirement in addition to the 50-foot setback.

There was discussion with how cumbersome the ordinance reads or could read if further edits were to be made. Mr. Ross asked about other coastal counties' shipping container ordinances. Mr. Merchant said there were not many to pick from and that staff reviewed available ordinances and found common trends which were then added to the proposed amendment.

Councilman Glover shared that the intent is strictly for agricultural storage and production. He requested that if the proposal is to be deferred that staff meet with the farmers of the County.

Mr. Meyers made a motion to defer 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). Mr. Cook seconded. The motion passed 9-0.

DISCUSSION ITEMS:

Mr. Pappas reminded Commissioners to start training requirements.

ADJOURNMENT: Chair Pappas adjourned the meeting at 6:48 p.m.

SUBMITTED BY: Kristen Forbus
Long Range Planner

Ed Pappas
Beaufort County Planning Commission Chairman

Date: _____



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Beaufort County Planning and Zoning Department

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The workshop meeting of the Beaufort County Planning Commission (hereinafter “Commission”) was held in the Executive Conference Room on Monday, May 4, 2026 at 5:30 p.m.

MEMBERS PRESENT:

Mr. Ed Pappas, Chairman
Mr. Pete Cook
Mr. Jon Henney
Ms. Cecily McMillan, Vice Chair
Mr. Gene Meyers
Mr. Glenn Miller
Ms. Gail Murray
Mr. Chuck Newton
Mr. Dennis Ross

MEMBERS ABSENT:

STAFF PRESENT:

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

CALL TO ORDER: Chairman Pappas called the meeting to order at 5:30 p.m.

DISCUSSION:

There was discussion on how to make motions at the Planning Commission meetings. There was also an update from Mr. Merchant on the Comprehensive Plan and community meetings.

ADJOURNMENT: Chairman Pappas adjourned the meeting at 5:67.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: May 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), 5.8.100 (SCREENING), 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, 5.8.100, 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.

At their May meeting, Planning Commission voted to defer the amendment to give staff further time to meet with the farmers of Beaufort County. On May 14th, staff attended a Farmer's Bureau meeting and discussed the proposed amendment with the group. Based on the input from two meetings, staff has made additional edits that reflect tightening of the necessary documentation for bona fide farm and added buffer requirements.

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 as defined in Section 4.2.20.H (Exemptions for Bona Fide Agricultural Uses).**

10.1.190

Shipping container. A detachable, prefabricated, 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 (Land Use Definitions).

2. Structures used for bona fide agricultural uses are exempt from the 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 storage of explosive, flammable, or toxic materials without proper ventilation is prohibited in shipping containers.

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

(e) Shipping containers within one hundred (100) feet of a residential structure or public right-of-way shall be screened as referenced in Section 5.8.100 (Screening).

(e) 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 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 (SCATE) card

5.8.100 - Screening

B. Items to be Screened. The following areas shall be screened in accordance with this Section:

1. Large waste receptacles (e.g., dumpsters and cardboard recycling containers) and refuse collection areas;

2. Loading and service areas to the extent practicable;

3. Outdoor storage areas (including, but not limited to, inoperable vehicles, appliances, tires, manufactured homes, building materials, equipment, raw materials, and aboveground storage tanks) located within 200 feet of a public right-of-way;

4. Exterior shopping cart storage areas located adjacent to single-family development; and

5. Ground-level mechanical equipment and utility meters; and

6. Shipping containers used for bona fide agricultural purposes located within one hundred (100) feet of a residential structure or public right-of-way.



MEMORANDUM

TO: Beaufort County Planning Commission

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

DATE: May 19, 2026

SUBJECT: CONSIDERATION OF AN ORDINANCE AMENDING THE ZONING MAP FOR 1.4 ACRES (R300 012 000 0129 0000, R300 012 000 047A 0000) FROM T2R TO C4CCMU

STAFF REPORT:

A. BACKGROUND:

Case No.	CDPA-000058-2025
Owner:	TSB Properties of Greenwood LLC
Applicant:	Kevin Dukes
District/Map/Parcel:	CONSIDERATION OF AN ORDINANCE AMENDING THE ZONING MAP FOR 1.4 ACRES (R300 012 000 0129 0000, R300 012 000 047A 0000) FROM T2R TO C4CCMU
Property Size:	1.4 Acres
Current Zoning District:	T2R
Proposed Zoning District:	C4CCMU

B. SUMMARY OF REQUEST:

The applicant has requested to rezone two parcels on St. Helena Island located outside of a C4CCMU cluster on Sea Island Parkway from T2R to C4CCMU in order to rectify a current non-conformity and to accommodate a new use. Currently, only an office building exists on the parcel furthest away from the C4CCMU cluster and was constructed in 1988. The parcel is non-conforming and grandfathered because the use of Offices is not allowed in T2R. A rezoning to C4CCMU would bring the Office use into conformity. Regarding the inner parcel

abutting the C4CCMU parcels, an office building and a warehouse are being proposed to accommodate a roofing company. This use is allowed in C4CCMU.

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;

No, it is not consistent. The C4CCMU zoning district is not consistent with the future land use map; the future land use map designates these parcels as “Rural”.

However, according to Table 1.4.10 of the CDC, zoning district T2RC is a commercial district that is consistent with the future land use designation of Rural.

Table 1.4.10.A: County Comprehensive Plan Land Use Implementation	
Comprehensive Land Use Designation	Zones Implementing Land Use
Preserved Land	T1 Natural Preserve
	T2 Rural
Rural	T2 Rural
	T2 Rural-Low
	T2 Rural Neighborhood
	T2 Rural Neighborhood Open
	T2 Rural Center

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

Yes, it is in conflict. The C4CCMU district is not listed in Table 1.4.10 as a zone that implements the Rural future land use designation.

3. Addresses a demonstrated community need;

n/a

4. Is required by changed conditions;

No, it is not.

5. Is compatible with existing and proposed uses surrounding the land subject to the application, and is the appropriate zone and uses for the land;

Zoning district C4CCMU would introduce non-compatible uses to the parcels such as multi-family; however, T2RC would be a compatible fit for the surrounding area. T2RC permits the applicant’s proposed use while maintaining the rural character of St. Helena.

6. **Would not adversely affect nearby lands;**

A rezoning to C4CCMU could potentially adversely affect nearby lands by introducing uses that are too intense for the area.

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

See 5 and 6.

8. **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:**

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.

9. **Would result in development that is adequately served by public facilities (e.g., streets, potable water, sewerage, stormwater management, solid waste collection and disposal, schools, parks, police, and fire and emergency medical facilities:**

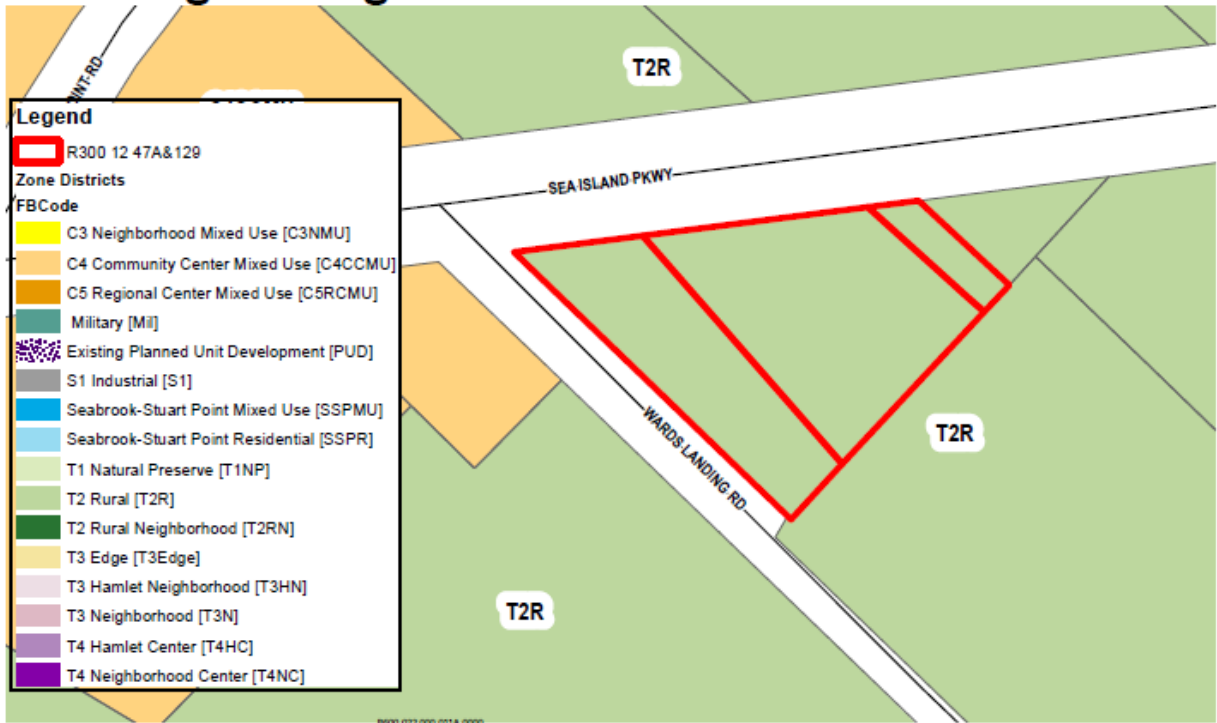
C4CCMU permits uses that would require public sewer such as multi-family; this area of St. Helena Island does not have public sewer available.

D. STAFF RECOMMENDATION: Staff does not support the rezoning of the parcels to C4CCMU because it is not consistent with the Comprehensive Plan future land use designation of Rural. C4CCMU also permits uses that require public facilities that are currently unavailable in that area, namely public sewer. Staff recommends approval of a rezoning of the parcels to T2RC as it is deemed most appropriate for the area. T2RC would still accommodate rectifying the non-conforming use and the proposed use while maintaining St. Helena Island's rural character. Staff recommends that Council consider changing the zoning of the existing C4CCMU parcels to T2RC to further the goals of the Comprehensive Plan.

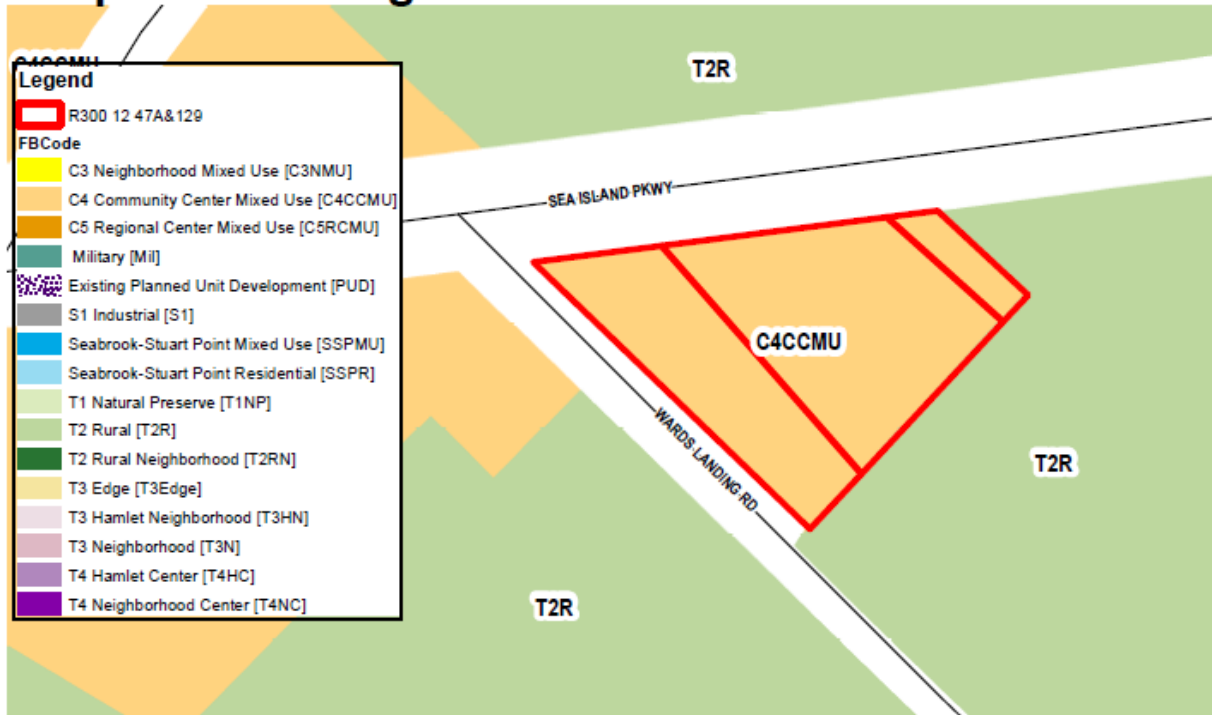
E. ATTACHMENTS:

- Zoning Map (existing and proposed)
- Application

Existing Zoning



Proposed Zoning



May 6, 2026



VIA HAND DELIVERY

Beaufort County Planning and Zoning Department
c/o Mr. Robert Merchant, Planning Director
100 Ribaut Road, Room 115
Beaufort, South Carolina 29902

**RE: REQUEST FOR ZONING MAP AMENDMENT FROM T2R TO C4CCMU
R300 012 000 0129 0000 AND R300 012 000 047A 0000**

Dear Mr. Merchant:

I am submitting the enclosed zoning map amendment on behalf of my client TSB Properties of Greenwood, LLC. This is the ZMA that we discussed in our meeting on April 30, 2026. I have also enclosed the necessary filing fee of \$21 (1.4 acres x \$15/acre).

I would respectfully request that we be added to the June 1, 2026 Planning Commission Agenda. Due to the schedule of the Planning Commission occurring on the same day as the Natural Resources Committee and the summer schedule typically held by County Council, it is very important that this application proceed as soon as possible in hopes that we can achieve a result by the fall. I understand that this is in your discretion, and I hope you can understand our desire to begin moving forward.

If you need anything further, please do not hesitate to email or call. I look forward to working with you on this matter.

Yours truly,

Kevin E. Dukes

BEAUFORT COUNTY, SOUTH CAROLINA
COMMUNITY DEVELOPMENT CODE (CDC) ZONING MAP AMENDMENT

TO: Beaufort County Council

The undersigned hereby respectfully requests that the Community Development Code (CDC) be amended as described below:

GENERAL INFORMATION	
OWNER'S NAME(S)*:	TSB Properties of Greenwood LLC
MAILING ADDRESS:	P.O. Box 614, Greenwood, SC 26948
PHONE:	(864) 910-1361
EMAIL:	ted@cebourn.com
NAME OF APPLICANT (IF DIFFERENT FROM OWNER):	Kevin E. Dukes
MAILING ADDRESS:	P.O. Box 1107, Beaufort, SC 29901
PHONE:	(843) 524-3109
EMAIL:	kdukes@harveyandbattey.com

*Only property owners or their authorized representative/agent can sign this application. If there are multiple owners, each property owner must sign an individual application and all applications must be submitted simultaneously. If a business entity is the owner, the authorized representative/agent of the business must attach: 1- a copy of the power of attorney that gives him the authority to sign for the business, and 2- a copy of the articles of incorporation that lists the names of all the owners of the business.

PROPERTY INFORMATION	
PARCEL NUMBER(S) (TMS):	R300 012 000 0129 0000 and R300 012 000 047A 0000
ADDRESS OF SUBJECT PARCEL(S):	1782 and 1788 Sea Island Parkway
SIZE OF SUBJECT PROPERTY:	1.4 Acres
PRESENT ZONING CLASSIFICATION (AND ANY APPLICABLE OVERLAY DISTRICTS):	T2R with CPO
REQUESTED ZONING CLASSIFICATION:	C4CCMU with CPO
REASON FOR REQUEST:	Improvement as an office building with shop for local business. Conformity with of current legal nonconformities and the Comprehensive Plan.
ATTACH TRAFFIC IMPACT ANALYSIS (TIA) (IF APPLICABLE)**	

**The applicant should address and attach a Traffic Impact Analysis per Division [6.3.20\(D\)](#) if a particular project or zoning district may result in a development that generates 50 trips during the peak hour or will change the level of service of the affected street.

It is understood by the undersigned that while this application will be carefully reviewed and considered, the burden of proof for the proposed rezoning rests with the owner.



Signature of Owner

5/5/26
Date

UPON RECEIPT OF APPLICATIONS, THE STAFF HAS **THREE (3)** WORKDAYS TO REVIEW ALL APPLICATIONS FOR COMPLETENESS. THE COMPLETED APPLICATIONS WILL BE REVIEWED FIRST BY THE BEAUFORT COUNTY PLANNING COMMISSION SUBCOMMITTEE RESPONSIBLE FOR THE AREA WHERE YOUR PROPERTY IS LOCATED. MEETING SCHEDULES ARE LISTED ON THE APPLICATION PROCESS (ATTACHED). COMPLETE APPLICATIONS MUST BE SUBMITTED BY **NOON FIRST MONDAY OF THE MONTH** PRIOR TO THE APPLICABLE PLANNING COMMISSION MEETING DATE.

SUBMISSION OF APPLICATION. ALL APPLICATIONS SHALL BE SUBMITTED TO THE APPROPRIATE COUNTY DEPARTMENT. NO APPLICATION WILL BE ACCEPTED UNLESS ACCOMPANIED BY THE REQUIRED FEE. APPLICATIONS RECEIVED BEFORE 12:00 P.M. SHALL BE DATED THE SAME WORKING DAY. APPLICATIONS RECEIVED AFTER 12:00 P.M. SHALL BE DATED THE NEXT WORKING DAY.

FOR MAP AMENDMENT REQUESTS, THE PLANNING OFFICE WILL POST A NOTICE ON THE AFFECTED PROPERTY AS OUTLINED IN DIV. [7.4.50](#) OF THE COMMUNITY DEVELOPMENT CODE.

CONTACT THE PLANNING DEPARTMENT AT (843) 255-2140 FOR EXACT APPLICATION FEES.

The following is provided to address the nine standards for review of a zoning map amendment.

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

The proposed map amendment is consistent with and furthers the goals and policies of the Beaufort County 2040 Comprehensive Plan (the “Comp. Plan”) and the purposes of the Community Development Code (“CDC”). The request is to rezone the subject property (the “Property”) from T2R Rural to C4 Community Center Mixed Use. The proposed amendment places the Property into a zoning classification that better reflects its existing and intended use as an office/shop and warehouse/storage location for an established local business.

The Comp. Plan recognizes that Beaufort County must balance rural preservation, environmental protection, economic opportunity, access to jobs and services, and orderly growth. The Comp. Plan states that growth can occur together with resource protection and resilience planning, and that growth “does not need to be an either-or decision.” This request advances that balance by allowing a limited, local business use in one of the limited commercial/growth areas on St. Helena Island, while avoiding incompatible forms of development.

The Property is located near the Sea Island Parkway and Seaside Road/Wards Landing Road crossroads, one of the limited areas on St. Helena Island where commercial activity is appropriate. The Comp. Plan recognizes the importance of locating jobs near where people live and supporting businesses that fit their location. This request directly supports those policies. C. E. Bourne & Co., Inc. (the “Applicant”) is a sixth-generation, family-owned South Carolina business dating back to 1906, has owned property in Beaufort County since 1999, and has continuously operated in Beaufort County for more than two decades. The Applicant employs Beaufort County residents and provides valuable services to both the public and private sectors of Beaufort County’s economy.

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

The proposed amendment is not in conflict with the CDC or the Beaufort County Code of Ordinances. CDC Section 7.3.40 provides the process for amending the Official Zoning Map when the public necessity, general welfare, the Comp. Plan, or appropriate land use practices justify or require doing so.

The proposed use is consistent with the types of uses contemplated in the C4CCMU district. The C4 standards allow general office and service uses of 25,000 square feet or less and are designed for smaller local retail, service, and office uses. The subject property is also located adjacent to existing C4CCMU zoning across Wards Landing Road, making the requested classification consistent with the nearby zoning pattern. Finally, this location is designated under the Comp. Plan as a growth/commercial area.

3. Addresses a demonstrated community need.

The proposed amendment addresses a demonstrated community need by supporting local employment, local contractor services, public infrastructure maintenance, and community oriented business activity on St. Helena Island and within Beaufort County.

The Applicant is not an outside company entering the Beaufort County market. It has operated in Beaufort County for more than two decades, its Beaufort County employees reside locally, and the company has reroofed more than 600 homes within Beaufort County. The company also performs roofing, reroofing, and maintenance work throughout Beaufort County, including Beaufort, Fripp Island, Harbor Island, and Dataw Island.

The business also serves an important public and institutional function. The Applicant has maintained a continuous maintenance contract with the Beaufort County School District since 2008 and has performed work on numerous school facilities, including St. Helena Early Childhood Center, Mossy Oaks Elementary School, Lady's Island Elementary School, Whale Branch Middle School, Bluffton High School, and others. It has also completed reroofing work on Beaufort County government buildings, including the Beaufort County Administration Building, Beaufort County Detention Center, and other public facilities.

The rezoning therefore addresses more than a private business need. It supports a local employer that provides essential roofing and maintenance services to homes, schools, county facilities, and public institutions. The relocation closer to town will improve response times for public school and county maintenance needs, reduce travel distances for employees, improve operational efficiency, decrease fuel usage, and reduce the traffic burdens.

4. Is required by changed conditions.

The amendment is justified by changed conditions and by the need to correct a zoning classification that no longer accurately reflects the property's existing conditions, surrounding zoning pattern, or the County's planning framework for this area.

The T2R district is intended to preserve the rural character of Beaufort County and applies to sparsely settled lands, open or cultivated areas, large lot residential uses, farms, woodland, grasslands, trails, and open space. While that classification is appropriate for many areas of St. Helena Island, it does not accurately reflect the existing condition or intended use of this particular property, which is located near a commercial crossroads along Sea Island Parkway, has been used historically for commercial office purposes, and is designated in the Comp. Plan as a location for commercial growth.

When the CDC replaced the prior Zoning and Development Standards Ordinance ("ZDSO"), this area was recognized as an area appropriate for limited commercial activity. However, the Property was placed in the T2R district, which created a legal nonconformity for the existing commercial office use on a portion of the Property. The requested C4CCMU zoning is a more appropriate classification because it reflects the Property's actual and intended use while maintaining compatibility with adjacent C4CCMU zoning.

5. Is compatible with existing and proposed uses surrounding the land subject to the application, and is the appropriate zone and uses for the land.

The requested C4CCMU zoning is compatible with existing and proposed uses surrounding the Property and is the appropriate zoning classification for the land. The Property is located near an established commercial crossroads on Sea Island Parkway near Seaside Road and Wards Landing Road. Adjacent property across Wards Landing Road is already zoned C4CCMU, making the requested amendment consistent with the immediately surrounding zoning pattern.

C4CCMU is also an appropriate district because it is not intended for strip development, highway-service commercial activity, or high-intensity industrial use. The C4 district is expressly intended for smaller retail, service, and office uses serving the surrounding neighborhood, with standards designed to ensure that development blends with surrounding areas and does not threaten community character.

The proposed use is compatible with that purpose. The Applicant is a professional roofing contractor that operates during standard business hours with structured logistics, scheduled material deliveries, and managed storage practices. The Applicant is not a heavy industrial manufacturer and its operations are orderly, code-compliant, and consistent with light commercial or contractor service uses commonly approved within similar zoning classifications.

The requested zoning therefore provides an appropriate transition between rural areas and a recognized neighborhood commercial node.

6. Would not adversely impact nearby lands.

The proposed amendment would not adversely impact nearby lands. The Property is already used for a similar commercial purpose, although presently as a legal nonconformity. Rezoning the Property to C4CCMU would bring the zoning into better alignment with the existing and proposed use rather than introduce a new or incompatible land use pattern.

The proposed use is also limited and operationally responsible. The Applicant is not proposing heavy manufacturing or speculative commercial development. The company is seeking to relocate its existing Beaufort County office and warehouse to better serve the County. It operates with scheduled deliveries, managed storage practices, and standard business operations.

The nearby zoning pattern further supports the request because C4CCMU zoning already exists across Wards Landing Road. This amendment would therefore create a more consistent zoning pattern at the commercial crossroads. Future development or redevelopment will remain subject to site design, buffering, access, parking, lighting, signage, and stormwater. These standards provide additional protection for nearby lands and ensure compatibility.

7. Would result in a logical and orderly development pattern.

The proposed amendment would result in a logical and orderly development pattern. It places a limited commercial/mixed-use zoning classification at an existing commercial crossroads

along a primary transportation corridor, rather than scattering commercial uses into rural or undeveloped areas of St. Helena Island.

The Comp. Plan emphasizes that growth should be directed to this specific location based on environmental, economic, cultural, social, historical, and infrastructure considerations. This request follows that approach by locating limited commercial activity where commercial activity already exists, where adjacent zoning is compatible, and where the Property has historically been used for commercial office purposes.

The amendment also cures an existing nonconformity and aligns the Property with the surrounding development pattern. Rather than expanding commercial zoning into an unrelated rural area, the request reinforces a recognized and designated commercial node and allows a reasonable local business use in a district designed for local commercial activity.

The proposed relocation also supports orderly public service and infrastructure maintenance. The Applicant provides roofing and maintenance services to homes, schools, county buildings, and public institutions throughout Beaufort County. A more centrally located office and warehouse will improve response times, reduce unnecessary travel, and support more efficient service to the County.

8. Would not result in adverse impacts on the natural environment—including water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

The proposed amendment would not result in adverse impacts on the natural environment. The proposed use is an office building with shop/storage behind it for a local business. The use is limited in scale and is located on Property already used for a similar commercial purpose.

The request does not seek to increase residential density in a rural area or extend development into environmentally sensitive lands. Any future site improvements will be required to comply with applicable stormwater, drainage, tree protection, buffering, parking, access, and environmental standards.

Since the Property is located within an existing commercial crossroads and is proposed for a modest local business use, the amendment is not expected to create adverse impacts to water, air, noise, wildlife, vegetation, wetlands, stormwater management, or the natural functioning of the environment. The Property is located in close proximity to existing services and accomplishes the County's goal of providing jobs close to where people live without adversely impacting the community or environment.

9. Would result in development that is adequately served by public facilities.

The proposed amendment would result in development that is adequately served by public facilities. The Property is located along Sea Island Parkway, a primary transportation corridor on St. Helena Island, at or near an existing crossroads. The Property has access to available water,

existing road infrastructure, solid waste service, and emergency services, and the proposed office/shop use is not expected to create a need for significant new public facilities or services.

The amendment does not propose a large residential subdivision, intensive commercial center, or use that would materially increase demand on schools, parks, police, fire, EMS, or other public facilities. Instead, it allows continued and improved use of an existing commercial property in a location where commercial activity is already present and planned.

The proposed relocation will also support public facilities rather than burden them. The Applicant has maintained a continuous maintenance contract with the Beaufort County School District since 2008 and has performed work on numerous school facilities throughout the County. The Applicant has also performed reroofing work on Beaufort County government facilities, including the Beaufort County Administration Building and Beaufort County Detention Center. A more centrally located office and warehouse will improve response time for public school and county maintenance needs and enhance emergency service responsiveness for public facilities.

For these reasons, the proposed amendment is adequately served by existing public facilities and will support the efficient maintenance of public infrastructure within Beaufort County.