



COUNTY COUNCIL OF BEAUFORT COUNTY
Beaufort County Community Development Department

Beaufort County Government Robert Smalls Complex
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The regular meeting of the Beaufort County Planning Commission (hereinafter "Commission") was held on Monday, June 3, 2019, in Council Chambers, County Administration Building, 100 Ribaut Road, Beaufort, South Carolina.

Members Present:

Mr. Robert Semmler, Chairman
Mr. Randolph Stewart, Vice Chairman
Mr. Ed Pappas
Mr. Harold Mitchell
Ms. Diane Chmelik

Members Absent:

Mr. Jason Hinchler
Mr. Kevin Hennelly
Dr. Caroline Fermin
Ms. Cecily McMillan

Staff Present:

Mr. Robert Merchant, Assistant Community Development Director

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

PLEDGE OF ALLEGIANCE: Chairman Semmler led those assembled with the pledge of allegiance.

CITIZEN COMMENTS: There were none.

REVIEW OF MEETING MINUTES: The Commissioners reviewed the April 1, 2019, meeting minutes. Ms. Diane Chmelik made a motion to accept the minutes as written, and Mr. Randolph Stewart seconded the motion. The motion carried (**FOR: Semmler, Stewart, Chmelik, Mitchell, Pappas; ABSENT: Hinchler, Hennelly, Fermin, McMillan**).

CHAIRMAN'S REPORT: Chairman Semmler noted that the Braves are one game out of first place in the National League East.

NORTHERN BEAUFORT COUNTY MAP AMENDMENT / REZONING REQUEST FOR R100 024 000 078C 0000 (12.21 ACRES AT 19 COVENANT DRIVE, BEAUFORT, SC) FROM S1 INDUSTRIAL TO T2R RURAL; APPLICANT: MR. DEAN WILLIAMS

Mr. Robert Merchant, Beaufort County Community Development Deputy Director, presented the property information to the Commission. Mr. Merchant stated that the property is located in the Burton area, south of Bay Pines Road. The map amendment/rezoning request involves approximately 6.1 acres of the 12.21 acre parcel, now a subdivided lot. Staff supports this down zoning request and views the change as having a very low impact on surrounding properties.

Mr. Dean Williams, the current property owner, spoke to Commission members and explained that the word "cemetery" appears on the property plat, but the church, which owned the property previously, was given a temporary permit to operate and never a certificate of occupancy. Therefore, to his knowledge, the cemetery site was never utilized.

Chairman Semmler asked for a motion regarding the 19 Covenant Drive rezoning request. Mr. Ed Pappas made a motion to approve the request noting a concern as to whether a cemetery actually exists, and Ms. Diane Chmelik seconded the motion. There was unanimous approval for the motion.

COMPREHENSIVE PLAN UPDATE:

Mr. Robert Merchant gave a brief overview for the 10-year update to the Comprehensive Plan. There is currently a coordinated planning effort amongst Beaufort County, Town of Bluffton, and Town of Port Royal regarding the update process. Beaufort County sent a request for qualifications the second week of May, and five (5) consulting firms have shown an interest in the project. By mid-June, a selection committee will begin to interview those firms who have responded. A contract recommendation and scope of work will be presented before Beaufort County Council in August with the project kickoff slated for September 2019. The goal is to have the first draft of the updated Plan completed by June 2020.

NEW/OTHER BUSINESS:

Other Business: The next regularly scheduled Planning Commission meeting will be Monday, July 1, 2019, 6:00 p.m., Council Chambers, County Administration Building, 100 Ribaut Road, Beaufort, SC.

ADJOURNMENT: Chairman Semmler entertained a Motion to adjourn the meeting at approximately 6:36 p.m. Mr. Harold Mitchell made a motion, and Mr. Randolph Stewart seconded the motion, to adjourn the meeting. All Commission members in attendance were in favor of adjournment.

SUBMITTED BY:



Diane McMaster, Community Development Senior Admin Specialist



Ed Pappas, Beaufort County Planning Commission Chairman

APPROVED:

October 7, 2019