



COUNTY COUNCIL OF BEAUFORT COUNTY
Beaufort County Community Development Department

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The regular meeting of the Beaufort County Planning Commission (hereinafter "Commission") was held on Monday, January 6, 2020, 6:00 p.m., in Council Chambers, County Administration Building, 100 Ribaut Road, Beaufort, South Carolina.

Members Present:

Mr. Ed Pappas, Chairman
Ms. Diane Chmelik
Mr. Kevin Hennelly

Dr. Caroline Fermin
Ms. Cecily McMillan
Mr. Jason Hinchey

Mr. Randolph Stewart, Vice Chairman
Mr. Harold Mitchell

Members Absent:

None

Staff Present:

Mr. Eric Greenway, BC Community Development Director
Mr. Robert Merchant, BC Community Development Assistant Director
Ms. Diane McMaster, Senior Administrative Specialist

CALL TO ORDER: Chairman Ed Pappas called the meeting to order at 6:04 p.m.

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

CITIZEN COMMENTS: There were none.

REVIEW OF MEETING MINUTES: The Commissioners reviewed the November 4, 2019, meeting minutes. Chairman Ed Pappas entertained a motion to accept the minutes as written. Dr. Caroline Fermin made a motion, seconded by Ms. Cecily McMillan, to accept the minutes as written. There was unanimous support for the motion.

ACTION ITEM

**ZTA 2019-03 TEXT AMENDMENT TO THE COMMUNITY DEVELOPMENT CODE (CDC):
ARTICLE 1, SECTION 1.3.50 APPLICABILITY AND JURISDICTION – EXEMPTIONS TO
ADDRESS COUNTY PUBLIC SERVICE USES**

Mr. Eric Greenway explained that the Amendment is "proactive planning" and would allow the County to provide necessary services in any zoning district with the requirement that County Council provide notification and hold a public hearing to approve such use. The purpose of this amendment is to provide greater flexibility for county government to respond to public safety and service needs throughout the county where the needs are warranted.

Chairman Ed Pappas requested a motion to approve the proposed Text Amendment. Vice Chairman Randolph Stewart made an amended motion approving the proposed Text Amendment, limiting action when warranted by extreme conditions or emergency situations only, as deemed by County Council. The amended motion was seconded by Ms. Diane Chmelik. The amended motion passed by a vote of 6:2 (**FOR: Chairman Ed Pappas, Ms. Diane Chmelik, Dr. Caroline Fermin, Mr. Jason Hinchey, Vice**

Chairman Randolph Stewart, and Mr. Harold Mitchell and OPPOSED: Mr. Kevin Hennelly and Ms. Cecily McMillan).

DISCUSSION ITEMS

Mr. Eric Greenway explained that the Work Calendar/Gantt Chart distributed today tracks three (3) initiatives for consideration by the BC Planning Commission in 2020: 1. Impact Fee Study & Adoption and possible amendment to the Capital Improvements Plan; 2. Comprehensive Plan Update which is more critical than before due to an ever changing, low-lying area environment; and 3. Housing Trust Fund, the key to additional attainable housing. Commissioners will discuss these initiatives over the next 12 months and forward their recommendations to County Council for consideration/adoption.

Vice Chairman Randolph Stewart suggested the Commissioners' Workshop be expanded to one-hour sessions beginning February 2020, allowing additional time to address the 2020 initiatives. It was agreed that a separate agenda would be created for the expanded, one-hour Workshops, and a new start time of 5:00 p.m. would be set. As always, Workshops are open to the public.

Chairman Ed Pappas shared with Commission members that he has been appointed Vice Chairman of the Beaufort County Northern Regional Plan Implementation Committee. He also shared that Mr. Jason Hincer has been appointed to the Beaufort - Town of Port Royal Metropolitan Planning Commission (MPC).

NEW/OTHER BUSINESS:

New Business: None

Other Business: The next scheduled Planning Commission meeting is set for Monday, February 3, 2020, 6:00 p.m., Council Chambers, County Administration Building, 100 Ribaut Road, Beaufort, SC. **Effective** Monday, February 3, 2020, and until further notice, the **Commissioners' Workshop** will begin at 5:00 p.m. in the Community Development Office, Administration Building, Room 115.

ADJOURNMENT: With no further business to discuss, Chairman Ed Pappas adjourned the meeting at 6:46 p.m. All Commission members were in favor of adjournment.

SUBMITTED BY: Diane McMaster
Community Development Senior Administrative Specialist



Ed Pappas
Beaufort County Planning Commission Chairman

Date: 7/6/20