



COUNTY COUNCIL OF BEAUFORT COUNTY  
**Beaufort County Planning and Zoning Department**  
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A Comprehensive Plan Workshop of the Beaufort County Planning Commission (hereinafter “Commission”) was held in Council Chambers on Tuesday, April 20, 2021, 2:00 p.m.

**Members Present:**

Mr. Ed Pappas, Chairman	Dr. Caroline Fermin
Ms. Diane Chmelik	Ms. Cecily McMillan
Mr. Kevin Hennelly	Mr. Jason Hinch

**Members Absent:**

Mr. Frank Ducey	Mr. Jimmie Lawrence Jr
Mr. Randolph Stewart, Vice Chairman	

**Staff Present:**

Mr. Robert Merchant, BC Planning and Zoning Acting Director  
Mr. Noah Krepps, Long Range Planner  
Ms. Diane McMaster, Senior Administrative Specialist

**CALL TO ORDER:** Chairman Ed Pappas called the meeting to order at 2:02 p.m.

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

**AGENDA REVIEW:** Chairman Ed Pappas asked if there were any revisions or additions to the Workshop agenda. There were none.

**CITIZEN COMMENTS:** Chairman Ed Pappas asked if there were any citizen comments. There were none.

**WORKSHOP DISCUSSION ITEM:  
2040 Comprehensive Plan Draft**

Chairman Ed Pappas led discussion, giving each Commission member an opportunity to present their feedback/recommendations regarding the Comprehensive Plan section of the draft document. Chairman Pappas commented as follows regarding the overall Plan, “An outstanding document, grounded in fact and extensive stakeholder surveying procedures. Well written, concise, and very targeted. Recommended strategies and actions are, based on my experiences, spot on.” He also stated that feedback/recommendations from Commission members and the public would be compiled during the next 30 days. A submission deadline of May 9, 2021, has been set.

- Page 31 Cecily McMillan: C.1. Pursue funding sources . . . reconsider boat landing user fee assessments
- Page 43 Caroline Fermin: E.6. Support . . . programs such as TWEAC . . . consider USCB & military base transition programs
- Action Playbook Ed Pappas: This is very important, but it needs a lot of work.
- Pages 72 through 129 maps Ed Pappas: very busy; need to improve upon readability

- Page 33 map Kevin Hennelly: do a better job describing purpose and differentiation of areas; need more planning focus on Rt. 170 corridor
- Page 45 Cecily McMillan: Are there any brownfields in Beaufort County? consider Federal mitigation ramifications
- Page 60 Caroline Fermin: Have the Affordable Housing Task Force recommendations been incorporated into the Plan? need more realistic suggestions; consider using workforce or attainable housing verbiage; need to address density issues
- Beaufort County Atlas Ed Pappas: Facilities and Services - “social vulnerability index” consider alternative verbiage within document – maybe “social equity index”
- Page 62 Kevin Hennelly: Should we differentiate between the different types of affordable housing? Robert Merchant stated there is a continuum of housing needs, starting with homelessness. need for positive language – maybe “attainable housing”
- Cecily McMillan: need to review the tone of the entire document
- Ed Pappas: Need more emphasis on water access and marine transport possibilities (i.e. ferries, water taxis, kayak launches) Robert Merchant stated there is language in the current Plan which can be captured.
- Cecily McMillan: I would like to see traffic and environmental issues more fully addressed within the document, two of our most problematic issues. Ed Pappas stated that the Greenprint Plan addressed these issues.
- Ed Pappas: We need to communicate a stronger correlation between the Comprehensive Plan and Greenprint Plan
- Ed Pappas: Staff needs to check the Atlas language and ensure it is consistent with the information on Page 24. (recently updated FEMA flood map)

A third Planning Commission Comp Plan Workshop will be scheduled during the month of May 2021.

Once all recommendations have been shared with the consultant, Design Workshop, and incorporated into the draft document, the revised Comprehensive Plan will be presented for a second time at the June 7, 2021, Planning Commission meeting.

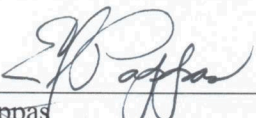
**NEW/OTHER BUSINESS:**

**New Business:** Chairman Ed Pappas reminded all Commission members of the online National Planning Conference scheduled for May 5 – 7, 2021.

**Other Business:** **The next Planning Commission meeting** is scheduled for Monday, May 3, 2021, 6:00 p.m. Additional details will be made available prior to the May 3rd date.

**ADJOURNMENT:** With no further business to discuss, Chairman Ed Pappas adjourned the meeting at 3:30 p.m.

**SUBMITTED BY:** Diane McMaster  
Community Development Senior Administrative Specialist

  
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Ed Pappas  
Beaufort County Planning Commission Chairman  
Date: 5/4/21