



COUNTY COUNCIL OF BEAUFORT COUNTY
Beaufort County Planning and Zoning Department
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The regular meeting of the Beaufort County Planning Commission (hereinafter “Commission”) was held in Council Chambers on Monday, May 3, 2021, 6:00 p.m.

Members Present:

Mr. Ed Pappas, Chairman Dr. Caroline Fermin Mr. Randolph Stewart, Vice Chairman
Ms. Diane Chmelik Mr. Jason Hinchey
Mr. Frank Ducey

Members Absent:

Ms. Cecily McMillan
Mr. Jimmie Lawrence Jr
Mr. Kevin Hennelly

Staff Present:

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

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

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

REVIEW OF MEETING MINUTES: The Commissioners reviewed the April 5, 2021, and April 20, 2021, Workshop minutes, and Chairman Ed Pappas asked for a motion to approve same. Dr. Caroline Fermin made a motion to approve the both sets of minutes as submitted, and Mr. Jason Hinchey seconded the motion. Vice Chairman Randolph Stewart abstained from voting to approve the April 20, 2021, minutes since he was not present at the Workshop. There was unanimous support for the motion.

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

CITIZEN COMMENTS: Chairman Ed Pappas asked if there were any non-agenda citizen comments.

Mr. Steve Andrews, who is with a local engineering firm, expressed interest in the Oyster Cove Campground issue. This matter is tentatively scheduled to be heard at the June 7, 2021, Planning Commission meeting.

ACTION ITEMS:

Northern Beaufort County Zoning Map Amendment/Rezoning Request for 5.23 acres (R100 027 000 042B 0000) approximately 80 feet east of the intersection of Joe Frazier Road and Adams Way from T2 Rural to T2 Rural Center; Applicant: Billy Jay and Frank O. Plair Family Trust.

Mr. Noah Krepps presented an overview of the applicant's request and stated that the property is designated legal non-conforming use. Planning staff is not in favor of the rezoning because it will create a spot zoning issue.

Mr. Billy J. Clair, one of the applicants, operates a moving/storage company on the property. The property is currently for sale, and there is a desire to correct the zoning to allow for warehousing which is not allowed under T2 Rural. Three (3) separate warehouse structures exist on the property.

Chairman Ed Pappas requested a motion to accept the rezoning request regarding 5.23 acres located approximately 80 feet east of the intersection of Joe Frazier Road and Adams Way from T2 Rural to T2 Rural Center. Mr. Jason Hincer recused himself from the vote because he is related to the applicant by marriage. Mr. Frank Ducey made the motion to accept said rezoning request and Dr. Caroline Fermin seconded the motion. The motion to accept passed by a vote of 4:1 (**For: Pappas, Chmelik, Fermin, Ducey and Against: Stewart and Recused: Hincer**).

CITIZEN COMMENTS: Mr. Shumway stated he was not in favor of the rezoning.

DISCUSSION ITEMS: 2040 Comprehensive Plan

Mr. Robert Merchant gave a brief update regarding the 2020 Beaufort County Comprehensive Plan. Chairman Pappas stated that Part 2 of the Comp Plan, the Action Plan, was incomplete and would require additional work.

Mr. Frank Ducey provided the following comments:

- Need for more septic system inspections / plan for replacements;
- More bike path planning in order to protect cyclists; and
- Effectiveness of disseminating the Plan to high school students

CITIZEN COMMENTS:

Ms. Dawn Paige, Lowcountry Equitable Land Trust, is an advocate for land retention. Her focus is on conservation/timberland easements and land loss issues.

Ms. Sara Reynolds-Green, a resident of St. Helena, supports the idea of reaching more communities for their input regarding the Plan update.

Ms. Sally Lumbard, a resident of St. Helena, supported the idea of reaching more residents/communities and indicated that many families do not have access to the internet.

Mr. Wade Smith spoke in favor of sharing the Plan with school students.

CHAIRMAN'S REPORT: Chairman Pappas reminded all Commission members about the APA Conference scheduled for May 5 – 7, 2021.

NEW/OTHER BUSINESS:

New Business: Another Comprehensive Plan Workshop will be scheduled during the month of May 2021, but no definitive date was set during the meeting.

Other Business: The next Planning Commission meeting is scheduled for Monday, June 7, 2021, 6:00 p.m., at the Buckwalter Recreation Center in Bluffton. Additional meeting details will be made available prior to the June 7 meeting date.

ADJOURNMENT: With no further business to discuss, Chairman Ed Pappas adjourned the meeting at 7:20 p.m.

SUBMITTED BY: Diane McMaster
Community Development Senior Administrative Specialist



Ed Pappas
Beaufort County Planning Commission Chairman

Date: 6/7/21