



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 / FAX: 843-255-9432

The regular meeting of the Beaufort County Planning Commission (hereinafter “Commission”) was held at the Buckwalter Recreation Center, 905 Buckwalter Parkway, Bluffton on Monday, June 7, 2021, 6:00 p.m.

Members Present:

Mr. Ed Pappas, Chairman
Ms. Diane Chmelik
Mr. Jimmie Lawrence Jr

Dr. Caroline Fermin
Mr. Jason Hinchler
Mr. Kevin Hennelly

Mr. Randolph Stewart, Vice Chairman
Ms. Cecily McMillan

Members Absent:

Mr. Frank Ducey

Staff Present:

Mr. Eric Greenway, County Administrator
Mr. Robert Merchant, BC Planning and Zoning Acting Director
Ms. Hillary Austin, Zoning and Development Administrator
Ms. Lisa Anderson, Zoning Analyst III
Ms. Libby Anderson

CALL TO ORDER: Chairman Ed Pappas called the meeting to order at 6:03 p.m.

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

REVIEW OF MEETING MINUTES: The Commissioners reviewed the May3, 2021 minutes, and Chairman Ed Pappas asked for a motion to approve same. Dr. Caroline Fermin made a motion to approve minutes as submitted, and Mr. Jason Hinchler seconded the motion. There was unanimous support for the motion.

AGENDA REVIEW: Chairman Ed Pappas requested the addition of two executive sessions to the meeting agenda; one session before hearing the Oyster Cove Campground appeal and one following, both to allow the Commission to receive legal counsel. Dr. Caroline Fermin made a motion to approve the amendment and Mr. Jason Hinchler seconded the motion.

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

Mr. Gregg Marcel Dixon, voiced concerns that the Comprehensive Plan does not address black inequality, poverty rate, educational failure, and land loss of black American citizens.

PUBLIC HEARING:

2040 Comprehensive Plan (Envision Beaufort County) Acting Director Rob Merchant announced the upcoming community meetings (June 8th and 10th, 2021) to view the plan, ask questions of staff and leave comments regarding the Comprehensive Plan draft. Mr. Merchant gave a brief overview of the process for updating the Comprehensive Plan.

Mr. Glen Walters of Design Workshop presented, via Zoom, on the 2040 Comprehensive Plan and the process used to gain community feedback and input.

CITIZEN COMMENTS: Chairman Pappas, stated there have been over 300 comments that have been received and used as part of the review process and that any comments received throughout the month would be included as well. He then opened the meeting to public comment.

Ms. Dawn Paige, Lowcountry Equitable Land and Resource Trust and Lowcountry Equity Task Force, her focus is on inclusion of the black citizens. The Lowcountry Equity Task Force are working on their own plan called “Imagine St. Helena” which includes 6 capital improvement projects and they are requesting \$40 Million of the money acquired by the County.

Mr. William Smith stated he was disappointed that there was no outreach to involve school students, juniors and seniors, in the Plan, although it had been previously discussed.

Ms. Kate Schaefer spoke on behalf of the Beaufort County Open Land Trust and spoke in favor of conservation and land protection within the Plan.

Ms. Juliana Smith spoke on behalf of Coastal Conservation League advocating for recommendations excluded from the Plan. Exclusions include: limitation of sand mining allowed on the sea islands, encouraging regional cooperation with Yemassee to safeguard against rampant growth in rural areas, protection and restoration of Gullah/Geechee graveyards, and creation of community derived plans for rural communities.

Ms. Dawn Paige, Lowcountry Equitable Land and Resource Trust and Lowcountry Equity Task Force, attempted to make another comment but was informed by Chairman Pappas she had already used her allotted time for comments.

PUBLIC HEARING:

Text Amendment to Comprehensive Plan Chapter 12 Priority Investment – to include an Environmental Center at Bindon Plantation (R710 012 000 014 0000) Mr. Robert Merchant, Acting Director of Beaufort County Planning & Zoning, gave an overview of the request and a staff report outlining the staff recommendation that this project is not currently a priority within the Passive Parks program, and the property is not currently owned or controlled by the County.

The applicant, Mr. Tony Criscitiello, gave an overview of his request for an environmental education center and botanical garden at Bindon Plantation.

CITIZEN COMMENTS:

Ms. Dawn Paige, Lowcountry Equitable Land and Resource Trust and Lowcountry Equity Task Force spoke against investing money into the Bindon Plantation project.

Vice Chairman Randolph Stewart made a motion to include an education center at Bindon Plantation, motion was seconded by Mr. Jason Hinch. Vote passed 6 to 1 YEAS: Ms. Cecily McMillan, Mr. Randolph Stewart, Mr. Ed Pappas, Dr. Caroline Fermin, Mr. Kevin Hennelly, and Mr. Jimmie Lawrence, Jr. NAYS: Mr. Jason Hinch. Ms. Diane Chmelik abstained from the vote.

APPEAL:

Oyster Cove Campground – Administrative Appeal for 56 Acres, Parcel A, Callawassie Drive; Conceptual Plan Approval for Oyster Cove Campground Phase I (R600 009 000 0113 0000) Chairman

Pappas recused himself from the appeal process and turned the hearing over to Vice Chairman Stewart. The Commission went into Executive Session to confer with legal counsel before continuing to hear the appeal.

After hearing the appeal, Mr. Hinchler motioned to uphold the approval for the Oyster Cove Campground Phase I Conceptual Plan, Dr. Fermin seconded the motion. The vote to uphold approval was passed 6 to 1. YEAS: Ms. Cecily McMillan, Mr. Randolph Stewart, Ms. Diane Chmelik, Dr. Caroline Fermin, and Mr. Jimmie Lawrence, Jr., and Mr. Jason Hinchler. NAYS: Mr. Kevin Hennelly. Mr. Ed Pappas abstained from the vote, having previously recused himself from hearing the appeal

DISCUSSION ITEM: Because the previously scheduled July 5, 2021 meeting falls on the Observance of the July 4th holiday, the meeting had to be rescheduled. The Board agreed the next meeting would take place on Thursday, July 8, 2021.

Other Business: The next Planning Commission meeting is scheduled for Thursday, July 8, 2021, 6:00 p.m., Council Chambers, County Administration Building, 100 Ribaut Road, Beaufort. Additional meeting details will be made available prior to the July 8 meeting date.

ADJOURNMENT: With no further business to discuss, Chairman Ed Pappas adjourned the meeting at 9:00 p.m.

SUBMITTED BY: Chris DiJulio-Cook
Community Development Senior Administrative Specialist



Ed Pappas
Beaufort County Planning Commission Chairman

Date: 7/8/21