



COUNTY COUNCIL OF BEAUFORT COUNTY  
**Beaufort County Planning and Zoning Department**  
Beaufort County Government Robert Smalls Complex  
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The regular meeting of the Beaufort County Planning Commission (hereinafter “Commission”) was held in Council Chambers on Thursday, July 8, 2021, 6:00 p.m.

**Members Present:**

Mr. Ed Pappas, Chairman                      Dr. Caroline Fermin    Mr. Frank Ducey  
Mr. Jason Hinchey                              Ms. Cecily McMillan    Mr. Jimmie Lawrence, Jr.  
Mr. Kevin Hennelly

**Members Absent:**

Mr. Randolph Stewart, Vice Chairman

**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, Temporary Planner  
Ms. Chris DiJulio-Cook, Senior Administrative Specialist

**CALL TO ORDER:** Chairman Ed Pappas called the meeting to order at 6:02 p.m.

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

**REVIEW OF MEETING MINUTES:** The Commissioners reviewed the June 7, 2021 minutes, and were asked if there were any amendments. Mr. Frank Ducey stated he would like the June 7<sup>th</sup> minutes to reflect William Smith’s comment about being disappointed that the Planning Department did not reach out to the schools concerning the Comprehensive Plan. Chairman Pappas asked for a motion to approve the minutes and include the requested amendment. Ms. Cecily McMillan motioned to approve the minutes with the inclusion of the requested change, Mr. Frank Ducey seconded the motion. There was unanimous support for the motion.

**AGENDA REVIEW:** Chairman Ed Pappas asked if there were any comments or additions to the agenda. There were none. Agenda was approved as submitted

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

**ACTION ITEMS:**

**Text Amendment to the Community Development Code (CDC) Article 5, Division 5.6, Sections 5.6.10; 5.6.20; 5.6.30; 5.6.40; 5.6.50; 5.6.80; 5.6.90; 5.6.100; 5.6.120; 5.6.160; and 5.6.170; Article 7, Division 7.2, Section 7.2.40; and Article 10, Sections 10.1.10; 10.1.30; 10.1.40; 10.1.50; 10.1.60; 10.1.70; 10.1.90; 10.1.120; 10.1.140; 10.1.150; 10.1.160; 10.1.190; and 10.1.200, to update definitions, regulations, and procedures for signs and sign permits**

Acting Director Rob Merchant presented the need for the updates based on recent case laws surrounding sign regulations as they apply to free speech and making sure the County's ordinances are solid in case of legal challenges. He introduced Atty. Scott Bergthold, who presented, via zoom, the proposed changes and reasons for them.

Dr. Caroline Fermin motioned to accept the text amendments to update definitions, regulations, and procedures for signs and sign permits. Mr. Frank Ducey seconded the motion. The amendment passed unanimously.

**Zoning Map Amendment/Rezoning Request for 3.09 acres (R100 024 000 0423 0000) 374 Laurel Bay road from S1 Industrial to C3 Neighborhood Mixed Use; Applicant: John Walker Zoning**

Mr. Rob Merchant, Acting Director outlined the request and explained the property owner was requesting the zoning change in order to build a single family home. Planning staff is in favor of the zoning change as it is consistent with other parcels in the area.

Contoya Simmons, who is purchasing the property from John Walker, spoke and explained her desire to build a home on the property.

Dr. Carlos Williams, pastor of the church across the street from the property, was concerned about his property value based on her building a home or placing a mobile home on the property if the zoning request were to be approved.

County Administrator, Eric Greenway, pointed out a key component of rezoning property. Once rezoned, a property owner can continue to use their property the way they had been prior to the rezoning. Once the Planning Commission approves a rezoning, the property owner can use their property in any way the new zoning allows. He also addressed Dr. Williams' question regarding property assessments, explaining like usages would be used to assess the value and not just adjacent properties.

Chairman Pappas asked for a motion for the rezoning request of 3.09 acres (R100 024 000 0423 0000) from S1 Industrial to C3 Neighborhood Mixed use. Dr. Caroline Fermin made the motion to allow the rezoning. Mr. Frank Ducey seconded. The rezoning request was approved with a unanimous vote.

**Road Name Change request: in the Bluffton area from Linden Plantation Road, Linden Plantation Drive E and Linden Plantation Drive W to Linden Park Road, Linden Park Drive E and Linden Park Drive W; Applicants: Property Owners of Linden Plantation Road, Linden Plantation Drive E and Linden Plantation Drive W**

Mr. Merchant explained the request from the property owners to change their street names due to the negative connotation from the word "Plantation". Planning staff confirmed the proposed name is not a duplicate street name and that it meets proper street naming criteria.

Chairman Pappas asked for a motion to approve road name changes. Dr. Fermin made the motion, Ms. Cecily McMillan seconded the motion. The name changes from Linden Plantation Road, Linden Plantation Drive E and Linden Plantation Drive W to Linden Park Road, Linden Park Drive E and Linden Park Drive W were approved unanimously.

**Text Amendment to the Community Development Code (CDC): Section 3.1.60 (Consolidated Use Table) and Section 4.1.190 (Recreation Facility: Campgrounds) to Revise the Campground Standards**

Acting Director Merchant gave a background on the Campground Standards and the introduction of the three types of campgrounds “Primitive”, “Semi-Developed” and “Developed”. Changes made in 2018 need further attention and cleaning up of the language. Proposed changes provide clarification of the terminology, areas where each camp type is allowed, and consistency in the tables.

Mr. Steven Andrews spoke regarding his concerns about requirements that semi-developed and developed campgrounds require public water and sewer hook-ups. He is asking that consideration be given to use well and septic for camper hook-ups due to the zoning and availability of public water and sewer to some areas

Dr. Fermin motioned to delay any decision on the text amendment until Planning staff has an opportunity to follow-up on some of the concerns surrounding sewer/septic hook-ups. Mr. Jason Hinchler seconded the motion. The motion passed 4:3 (**For: Fermin, Hinchler, Ducey, Lawrence/Against: Hennelly, Pappas, McMillan**)

**Text Amendment to the Community Development Code (CDC): Article 5, Division 5.5, Section 5.5.30.B.1 “General Parking Standards, Off-Site/Premises Parking,” to Provide Additional Flexibility for Shared Parking**

Mr. Merchant outlined the text amendment to allow flexibility for arrangements between property owners to provide overflow parking as long as an agreement can be made. Current code parking arrangement is a covenant that runs with the property, making it very restrictive.

Mr. Hinchler asked if there were any public comments. There were none.

Mr. Hennelly made a motion to accept the text amendment to the CDC Article 5, Division 5.5, Section 5.5.30.B.1 “General Parking Standards, Off-Site/Premises Parking”. Dr. Fermin seconded the motion to accept the changes. The text amendment passed unanimously.

**Text Amendment to Section 3.4.90 of the Community Development Code to Add a Coastal Resilience Overlay District to Require Real Estate Disclosure When Property is Transferred in Low-Lying Areas.**

Mr. Merchant talked about this amendment, and the Fill Standards, coming from the Lady’s Island Plan as recommendations. He explained how the new maps had been released by FEMA and adopted by the County and many of the properties, though no longer showing in the flood zones or requiring flood insurance, still have potential risks associated with them. Although there is general notification of flood risk, it is fairly vague.

Ms. Janet Gresham, CEO of Beaufort Jasper County Realtors, spoke against the text amendment.

Ms. Juliana Smith, Coastal Conservation League, spoke on behalf of the text amendment to require real estate disclosure of the Coastal Resilience Overlay District.

Mr. Jason Hinchler made a motion to accept the text amendment with the conditions that the disclosure happen before the closing and that the disclosure not be included with the deed. Mr. Jimmie Lawrence, Jr. seconded the motion. Motion passed 6:1 (**For: Hinchler, Lawrence, Fermin, Ducey, Pappas, McMillan /Against: Hennelly**)

**Text Amendment to Article 5 of the Community Development Code Adding a New Division 5.13 Titled “Fill Standards” to Limit the Amount of Fill on Low-Lying Areas.**

Acting Director Merchant explained the text amendment as it pertains to Fill Standards and that it coincide with the zoning AE on the FEMA maps. Limitations to primarily target larger scale commercial developments and new residential construction

Ms. Juliana Smith, Coastal Conservation League, spoke on behalf of the text amendment restrict the amount of fill allowed in low-lying areas.

Motion to accept the text amendment to the Fill Standards limiting the amount of fill in low-lying areas was made by Mr. Kevin Hennelly. Dr. Fermin seconded the motion. The amendment passed with a unanimous vote.

**DISCUSSION ITEM:**

**CHAIRMAN'S REPORT:** Chairman Pappas, expressed well wishes to Diane Chmelik in regards to her retirement from the Board and thanked her for her 23+ years of service.

Mr. Pappas requested that the Board reinstate the ½ hour, pre-meeting workshop before each monthly meeting.

Welcome to Juliana Smith, the new Long Range Planner with the Beaufort County Planning Department

Chairman Pappas requested an update, from Mr. Merchant, regarding the Comprehensive Plan. Mr. Merchant gave a recap of the meetings and opportunities for public comment including the joint meeting held by Councilmen Glover and Sommerville at the St. Helena Elementary School. He explained the compilation of feedback, both positive and negative, and the process of researching and revising the Plan once all comments have been reviewed. All comments and staff recommendations will be forwarded to the Board along with any staff recommendations. Once that process is complete, changes will be forwarded to the consultants to update the plan for final review, by the Board, in September. Chairman Pappas, thanked Libby Anderson for her work.

**Other Business:** The next Planning Commission meeting is scheduled for Monday, August 2, 2021, 6:00 p.m., Council Chambers, County Administration Building, 100 Ribaut Road, Beaufort. Additional meeting details will be made available prior to the August 2<sup>nd</sup> meeting date.

**ADJOURNMENT:** With no further business to discuss, Chairman Ed Pappas adjourned the meeting at 8:43 p.m.

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

  
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Ed Pappas  
Beaufort County Planning Commission Chairman

Date: 8/2/21