



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 in Council Chambers on Monday, August 2, 2021, 6:00 p.m.

Members Present:

Mr. Ed Pappas, Chairman
Mr. Kevin Hennelly

Mr. Randolph Stewart, Vice Chairman
Mr. Jason Hinch

Dr. Caroline Fermin
Ms. Cecily McMillan

Members Absent:

Mr. Frank Ducey

Mr. Jimmie Lawrence, Jr.

Staff Present:

Mr. Eric Greenway, County Administrator
Mr. Robert Merchant, BC Planning and Zoning Acting Director
Ms. Hillary Austin, Zoning and Development Administrator
Ms. Juliana Smith, BC Long Range Planner
Ms. Libby Anderson, Temporary Planner

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

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

REVIEW OF MEETING MINUTES: The Commissioners reviewed the July 8, 2021 minutes. Chairman Pappas asked for a motion to approve the minutes. Dr. Caroline Fermin made a motion, seconded by Ms. Cecily McMillan, to accept the minutes as written. Vice Chairman Randolph Stewart abstained from voting, to approve the July 8, 2021, minutes, since he was not present at the Meeting. There was unanimous support for the motion.

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

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

ACTION ITEMS:

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 Rob Merchant revisited the discussion on campground amendments from the July 8, 2021 meeting. Based on a public request during the July meeting, to allow small, low-density RV parks in rural areas with no public sewer, Planning Department staff reviewed the standards. After a second look, and discussions with DHEC, updates were made to the campground amendments, particularly to the Primitive Campgrounds to be compatible to on-site septic systems.

Chairman Pappas asked for public comment on the Campground Standards Amendments. There were none.

Dr. Fermin motioned to accept the text amendments. Vice Chairman Stewart seconded the motion. The motion passed unanimously.

DISCUSSION ITEM:

2040 Comprehensive Plan ([Envision Beaufort County](#)) Review of collected public comments

Mr. Merchant gave a breakdown of the process used to update and compile comments for the 2040 Comprehensive Plan over the past year and a half. With the help of Libby Anderson and Juliana Smith, the public comments were all reviewed and documented. Some major themes emerged from the comments and were addressed within the Comprehensive Plan. These themes include: Affordable Housing, Protection of Historic Cemeteries, Heir's Property, Sand Mining, Water Service, and Equity. The Planning Commission is being asked to review the proposed changes so staff can take the changes and have the Comp Plan updated into a final draft. Once completed, the final draft will go before the Planning Commission in September for final approval before moving on to Natural Resources Committee and three readings with County Council; each of these being a public meeting.

Chairman Pappas wanted to make sure the public understands that this process does not close off public comment, it only forwards it, ultimately, to a vote by County Council, as mandated by the state of South Carolina. Even after final approval, there are processes in place to amend the Comprehensive Plan by following the amendment procedure.

After discussion among the Commissioners, Chairman Pappas asked for public comment.

Dawn Paige, Lowcountry Equitable Land and Resource Trust, wanted to go on record to formally thank Chairman Pappas and the rest of the Board for their authentic response to the community's concerns. She, additionally, thanked Rob Merchant and his team for their robust response.

Jessie White, Coastal Conservation League, said she was pleased with the robust product, particularly that the League's concerns and recommendations were taken into consideration.

Joe Mac, Beaufort Trailblazers, trying to get mountain biking trails built. Stated there was next to nothing about parks and rec in the Comp. Plan.

Rob Merchant spoke of the Bicycle and Pedestrian Plan that will be treated as an appendix to the Comprehensive Plan and will be put before the Planning Commission in September. He also mentioned the County is in the beginning stages of a recreation study.

Sally Lombard, St. Helena Island, concerned about measurability of the Comprehensive Plan. Would like to see harder, measurable language used within the Plan.

Mr. Merchant addressed that there are strategies and actionable items within the plan. Priority is being given to focusing on direction for moving forward and what's reasonable to achieve within the next 10 years.

Chairman Pappas, commended the County for the plan. Asked that the outcomes be reported and shared with County Council on an annual basis to track what's been accomplished and the status of where we are so we stay on track.

CHAIRMAN'S REPORT: Thanked the County Staff, Planning Department and folks working on the Comprehensive Plan.

ADJOURNMENT: With no further business to discuss, Chairman Pappas adjourned the meeting at 7:15 p.m.

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



Ed Pappas
Beaufort County Planning Commission Chairman

Date: 9/9/21