



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 Thursday, September 9, 2021, 6:00 p.m.

Members Present:

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

Members Absent:

Staff Present:

Mr. Chuck Atkinson, Assistant County Administrator for Development and Recreation
Mr. Robert Merchant, BC Planning and Zoning Acting Director
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 Pappas led those assembled in the pledge of allegiance.

REVIEW OF MEETING MINUTES: Chairman Pappas asked for a motion to approve the August 2, 2021 minutes. Dr. Caroline Fermin made a motion, seconded by Ms. Cecily McMillan, to accept the minutes as written. Mr. Frank Ducey abstained from voting, to approve the August 2, 2021, minutes, since he was not present at the Meeting. There was unanimous support for the motion.

AGENDA REVIEW: Chairman Pappas stated that two of the three applicants, for zoning map amendments, had requested to postpone their applications until October’s meeting. Those applications were for 2706 Trask Parkway and 186 Cherokee Farms Road. Mr. Pappas asked if there were any objections to the modification of the agenda. There were none.

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

Mr. Tony Criscitiello, former Beaufort County Planning Director, wanted to inform the Planning Commission that their recommendation, in regard to his application from June 7th, was not forwarded to County Council in a timely manner, according to the law. He read an email he had forwarded to County Council in response to the Natural Resources Committee meeting in Executive Session and not allowing him to speak on behalf of his application. He stated the County Council was breaking its own law by ignoring the recommendation of the Planning Commission and not giving him a response. He suggested the Planning Commission resubmit its recommendation and not hear any further text amendments to the Comprehensive Plan, until this was dealt with properly.

Mr. Merchant, Acting Planning Director, responded that it was on the County Council agenda for September 13th.

Mr. Atkinson, Assistant County Administrator for Development and Recreation, confirmed that it had been on Wednesday's agenda review for the September 13th County Council Meeting.

Ms. Deborah Holbrook, Resident Cherokee Farms Road, wanted clarification of what the zoning change means for 186 Cherokee Farms Road

Chairman Pappas asked if there were any other public comments, not related to an agenda item.

There were none.

ACTION ITEMS:

2040 Comprehensive Plan ([Envision Beaufort County](#)) (This includes the Beaufort County Atlas and the 2040 Action Plan Playbook)

Mr. Merchant gave a brief overview of the importance of the Comprehensive Plan and the process used to create and update the current plan. He also gave a breakdown of its components (The County Atlas, The Comprehensive Plan and the Action Plan Playbook).

Chairman Pappas applauded the effort of the staff and depth of detail. He gave his endorsement and asked for comments from other Commissioners. Vice Chairman Stewart congratulated the staff on their work on the Plan. Ms. Cecily McMillan commented on the timing of the Plan with potential federal grant funding available to the County.

Chairman Pappas asked for public comment. There was none.

Mr. Pappas asked for a motion to approve the 2040 Comprehensive Plan. Dr. Caroline Fermin motioned to approve the Plan, Mr. Kevin Hennelly seconded. Motion passed unanimously.

Beaufort County Connects: Bicycle and Pedestrian Plan 2021

Mr. Merchant explained that the Planning Staff was requesting the Planning Commission approve the Bicycle and Pedestrian Plan as an appendix to the 2040 Comprehensive Plan. He gave an outline of the Bike and Pedestrian Plan and acknowledged the efforts of Noah Krepps and Juliana Smith in putting the plan together.

Mr. Frank Ducey requested future consideration be given to including golf cart paths. Dr. Fermin commented, as a cyclist, that she was pleased with the current plan. Vice Chairman Stewart gave kudos for incorporating all the local municipalities in the Bicycle & Pedestrian Plan. Ms. McMillan stated she'd like to see more focus on providing safe pathways for kids to get to schools.

Chairman Pappas requested a motion to accept the Beaufort County Connects Bicycle and Pedestrian Plan 2021 as an appendix to the 2040 Comprehensive Plan. Dr. Fermin motioned to approve, Mr. Ducey seconded. The vote to accept was unanimous.

Zoning Map Amendment/Rezoning Request for 56 Acres (R600 009 000 0113 0000) 60 Gaston Plantation Road from T2 Rural to C3 Neighborhood Mixed Use; Applicant: Kenneth S. Tosky

Mr. Pappas recused himself and turned the meeting over to Vice Chairman Stewart.

Mr. Merchant described the request being made to rezone the property and explained that this was considered a separate issue to the campground request that had already been before the Commission.

Mrs. Jennifer Tosky explained that the rezoning request was being made to offer alternative options to the previously proposed campground. She gave an overview of their rezoning request and explained why they chose that particular zoning in order to develop the property.

Vice Chairman Stewart asked if there were any questions from the Commission, there were none. He stated that he felt used. He said he'd never seen a client or applicant go through two processes simultaneously. He was concerned about making a decision while there is pending litigation surrounding the campground.

Mrs. Tosky responded to Mr. Stewart's comments by giving a history of their earlier campground request and why they were coming back to the board with a rezoning request.

Mr. Dan Keefer, from Wittmer, Jones, Keefer, Ltd. spoke of the proposed amount of houses on the property based on the suggested rezoning.

Mr. Jason Hinchler commented that consistencies with the newly accepted Comp. Plan are a priority and that the Commission needs to take into consideration that there are extenuating factors to allowing a rezoning.

Mr. Merchant gave a recommendation to the Planning Commission to only review the proposal as a straightforward rezoning from T2 Rural to C3 Neighborhood Mixed Use. Explaining that once the map is changed the ordinances governing the property change.

Mr. Stewart asked if there was any public comment:

Mr. Thomas Mike, Sr., Mike Drive, stated he is not in support of the proposed zoning change to allow for high density development.

Mr. William Muthig, Yemassee Trace Road, said he is concerned about the lack of a secondary entrance to the property for the use of emergency access. He's worried about potential safety issues.

Ms. Jessie White, Coastal Conservation League, requested that the Commission not approve the rezoning, request due to concerns of strains on resources within the area.

Vice Chair Stewart allowed the applicant another opportunity speak on behalf of their request.

Dan Keefer addressed concerns regarding density and secondary access points. Ms. Angelica Colwell from Nexsen Pruet, legal representation for the applicant, stated the primary purpose of the request was not to change the density

Mr. Stewart explained that they could not approve with a development agreement in place because it would be out of the hands of Planning Commission once they voted.

Mr. Hennelly stated it's not 80 or 90 homes it's potentially 4,000 more homes. If this zoning change goes through there will be more applications.

Vice Chair Stewart asked for a motion of action. Ms. McMillan made a motion to support the Planning Staff in denying the rezoning request. Dr. Fermin seconded. The motion to deny the request to rezone 56 Acres at 60 Gaston Plantation Road from T2 Rural to C3 Neighborhood Mixed Use was accepted unanimously

ADJOURNMENT: Chairman Pappas rejoined the Commissioners and, with no further business to discuss, adjourned the meeting at 8:37 p.m.

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



Ed Pappas
Beaufort County Planning Commission Chairman

Date: 10/4/21



9/9/21

Beaufort County Planning Commission
Robert Smalls Complex
100 Ribaut Road
Beaufort, South Carolina 29902

Dear Beaufort County Planning Commissioners,

Thank you for the opportunity to share comments on behalf of the Coastal Conservation League regarding the proposed rezoning of 56 acres on Gaston Road from T2R to C3 Neighborhood Mixed Use to allow development of 110 single-family units on the site. We respectfully ask the commission to deny this request for rezoning.

As laid out in the staff report, the request is not consistent with Beaufort County's existing 2010 Comprehensive Plan, or the draft 2040 Comprehensive Plan before you this evening. Both documents identify this portion of the County as remaining rural in nature. The request would amount to a significant increase in density from the 18 dwelling units that could be permitted under current zoning, and it would be incompatible with the surrounding area. Existing land uses in the area include rural residential, golf courses, and forestry. No neighboring, or even nearby, properties are zoned to support this kind of residential development. Rezoning this individual parcel could open the door to subsequent rezonings nearby, which could change the rural character of the area and further strain the SC 170 corridor.

The Comprehensive Plan intentionally designates this area as rural to minimize strain on schools and emergency services and to help protect water quality in the Okatie and Colleton Rivers. The future land use designation is correct, and we agree with planning staff that the existing zoning should remain in place.

Thank you for your time and consideration.

Respectfully,

Jessie White
South Coast Office Director
843.522.1800 | jesssiew@scccl.org

Merchant, Robert

From: Sarania Reid
Sent: Saturday, September 4, 2021 8:01 AM
To: Merchant, Robert
Cc:
Subject: Response to notice of 9/9/21public hearing - 60 Gaston Plantation Rd re-zoning
Importance: High

Hello Mr. Merchant, please include this in the documents for the proposed zoning changes on behalf of my husband and I (please remove our email addresses), you spoke with him last week over the phone regarding the letter we received.

To Whom it may concern:

We are the property owner adjacent to the proposed development. We would like to express our concern regarding the proposal as it relates to our property. Our primary concern with this proposed development is to keep our property intact, as is.

Our property is T3 Rural and I request that no changes be made to our property in order for the proposed development to be cleared at any phase of this process. There is currently no deeded access to the proposed development from our property, access has been requested by the property owners for a prior project to be approved and at the advice of our attorney we declined. I am currently away from Beaufort and will not be able to attend the meeting therefore we are writing this for public comment.

James and Sarania Reid