



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, October 4, 2021, 6:00 p.m.

Members Present:

Mr. Ed Pappas, Chairman
Mr. Jason Hinchey

Dr. Caroline Fermin
Ms. Cecily McMillan

Mr. Kevin Hennelly

Members Absent:

Mr. Randolph Stewart, Vice Chairman Mr. Frank Ducey Mr. Jimmie Lawrence, Jr.

Staff Present:

Mr. Robert Merchant, Planning and Zoning Acting Director
Ms. Juliana Smith, Long Range Planner
Ms. Chris DiJulio-Cook, Senior Administrative Specialist

CALL TO ORDER: Chairman Ed Pappas called the meeting to order at 6:01 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 September 9, 2021 minutes. Dr. Caroline Fermin made a motion, seconded by Ms. Cecily McMillan, to accept the minutes as written. 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.

Mr. Tony Criscitiello, former Beaufort County Planning Director, stated that the Planning Commission’s recommendation, in regard to his application from June 7th, was not forwarded to County Council in a timely manner, according to the law. He commented that the County Council was breaking its own law by ignoring the recommendation of the Planning Commission and not giving him a response. He said the Council did not hold a meeting and hear from the applicant nor did they respond to letters written, by him, to the County Council Members. He stated that he paid for a service but did not receive it. He also said that because they voted against the purchase at Bindon Plantation, for a botanical garden, that decision substantially changed the existing conservation easement.

Mr. Merchant, Director of Planning and Zoning, responded that if the Planning Commission wishes to have a staff interpretation of the issues with the conservation easement, he would prefer they follow up with the Planning Department Staff.

Mr. Criscitiello also stated that the Planning Staff went over and above, that they’re trustworthy and his respect for the Planning Department and its employees was without question.

Mary Moyd, Lady's Island, stated her concerns about the traffic and layout of the median strips and access to Oyster Bluff, making Sams Point Road a deathtrap with no respect for life.

Mr. Merchant agreed that access off of Sams Point Road is very difficult and said the issue could be forwarded to the County's Engineering Department.

ACTION ITEMS:

Text amendment to Section A.3.40.A-(Permitted Activities) of the Community Development Code to add "Short-Term Rentals" as a special use to the Lady's Island Expanded Home Business District; Applicant: Mary Moyd

Juliana Smith gave a brief overview of the request to allow for short-term rentals within this specific district.

Ms. Moyd said the home, on Sam's Point Road, had been in her family since 1863. She's trying to allow her family's legacy to continue by honoring her parents' love of people and allowing access to their home.

Mr. Hennelly made a motion to accept the staff recommendations to approve the short-term rentals as a special use to the Lady's Island Expanded Home Business District. Dr. Fermin seconded the motion. The motion passed unanimously.

Zoning Map Amendment/Rezoning Request for 2 Acres (R100 020 000 0020 0000) 2706 Trask Pkwy from T2 Rural Neighborhood to C4 Community Center Mixed Use; Applicant: Oleksiy Naumenko

Ms. Smith explained that when the applicant had bought the property, the property was grandfathered and he had a year to get the gas pumps fixed and up and running in order be allowed to have them. As this did not happen within the allotted timeframe, the property is no longer grandfathered and current zoning does not allow for a gas station, the applicant is asking for a rezoning. This property is located within the Air Installations Compatible Use Zone (AICUZ) and Marine Corps Air Station (MCAS) Beaufort states the rezoning is non compatible and objects to the change.

Oleksiy "Alex" Naumenko explained that he only has a few pumps at the gas station and, although he doesn't make much money from the gas sales, they bring in more business to his convenience and liquor stores on the property.

Dawn Paige, Lowcountry Equitable Land and Resource Trust, asked about the redundancy of the projects being considered, she said gas stations seem to be the "go-to" development and that more imagination could be used.

Mr. Hinchler made a motion to recommend approval of zoning change from T2 Rural Neighborhood to C4 Community Center Mixed Use. Dr. Fermin seconded his motion

Chairman Pappas made a comment regarding his need to vote against the rezoning. Because the property is within the AICUZ, which he believes is sacred protection, that it is a redundant usage of the property and also because the surrounding area is zoned as rural.

Chairman Pappas asked Mr. Hinchler to repeat his motion and then asked for a vote. The motion passed 3:2 (For: Hinchler, Fermin, Hennelly/Against: Pappas, McMillan)

Zoning Map Amendment/Rezoning Request for 6.26 Acres (R100 027 000 0387 0000) 186 Cherokee Farms Road from T2 Rural to T4 Neighborhood Center; Applicant: Randall S. Mikals

Mr. Merchant asked if the applicant had joined on Zoom, they had not. He gave background on the rezoning request. He stated the original request, from the applicant, for rezoning had been on the September Planning Commission meeting agenda. The staff report, at that time, was to deny the request. The applicant decided to review the Planning Department's comments and defer coming before the board until the October meeting. Since the original application, the rezoning request changed from T4 Neighborhood Center to requesting a rezoning to T4 Hamlet Center Open. The new rezoning request for T4 Hamlet Center Open was chosen to complement the current Habersham area but not compete with it. He stated staff is more comfortable with the T4 Hamlet Center Open zoning request than they were with the T4 Neighborhood Center but thought that T2 Rural Center might be more appropriate. Planning staff did not have a recommendation from MCAS as the military were still reviewing the updated application.

Chairman Pappas suggested deferring until the next Planning Commission meeting since there was no response back from the military and the applicant wasn't in attendance. He said the Commission didn't have all the information needed. Dr. Fermin concurred.

Mary Ryan Krieger, from MCAS, apologized for the delay in providing a response to the updated rezoning request and said they needed a bit more time to fully review the application.

Chairman Pappas asked if there was any objection to deferring to the following meeting. There were none. Mr. Pappas stated they would continue this request until the following meeting.

Chairman's Report

Mr. Pappas congratulated Rob Merchant on his promotion from Deputy Director to Director of the Beaufort County Planning and Zoning Department.

ADJOURNMENT: Chairman Pappas, with no further business to discuss, adjourned the meeting at 6:57 p.m.

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



Ed Pappas
Beaufort County Planning Commission Chairman

Date: 11/1/21