



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, November 1, 2021, 6:00 p.m.

Members Present:

Mr. Ed Pappas, Chairman
Ms. Cecily McMillan

Dr. Caroline Fermin
Mr. Frank Ducey

Mr. Kevin Hennelly
Mr. Armin Wahl

Members Absent:

Mr. Randolph Stewart, Vice Chairman Mr. Jason Hinch

Staff Present:

Mr. Robert Merchant, Planning and Zoning Acting Director
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 October 4, 2021 minutes. Ms. Cecily McMillan made a motion, seconded by Mr. Frank Ducey, to accept the minutes as written. There was unanimous support for the motion.

AGENDA REVIEW: Mr. 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:

Road Name Change Request in the Sheldon Area from Wiley Acres to Jonesland Way; Applicant: Kaffia “Belle” Jones

Mr. Rob Merchant explained that the owners of Wiley Acres, a private roadway, would like to change the name to Jonesland Way. Staff recommended allowing the name change as it met the conditions within the ordinances for street name changes.

Ms. Kaffia “Belle” Jones explained that the road name change request was their way of leaving a legacy for future generations.

Dr. Caroline Fermin made a motion to change the name of the road from Wiley Acres to Jonesland Way. Mr. Ducey seconded the motion. The motion passed unanimously.

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 gave background on the rezoning request. He stated the applicant had changed the original rezoning request 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. Planning staff received a recommendation from MCAS, who'd just completed their review of the updated application and David Trail, from MCAS, was available to speak on that recommendation.

Mr. Hennelly asked for examples of what could be built on the property based on the proposed zoning.

Mr. Merchant stated that the requested zoning is fairly restrictive. Not only would the owners be restricted by the new zoning, if approved, but by the restrictions of their location within the Air Installation Compatible Use Zone study (AICUZ).

Mr. Pappas asked, if the rezoning were granted, if the military would have any say in what could be built or if that would be a decision solely for the County.

David Trail, MCAS, stated that the military would like to see any approvals be done with caveats that the military would have a say in what was to be built. He said that there were two concepts submitted to MCAS for review. One, a beer garden, was acceptable to the military but the other, an assisted living facility, was not based on the military's allowances within the noise contours of the air station.

Josh Tiller, J.K. Tiller Associates, Land Planner, explained that, based on staff recommendation, the land owners decided to back off of the original request of T4 Neighborhood Center and pursue the T4 Hamlet Center Open zoning.

Randall Mikals, spoke about the process he's undergone and meetings with Habersham and the County staff that led to the current rezoning request and how they hope to develop the property.

Mr. Merchant clarified that the Commissioners were unable to add any conditions to their rezoning approvals. The owners would be restricted by the conditions already built in to the zoning codes and AICUZ.

Mr. Tiller commented that the zoning will require them to be within compliance and is in keeping with what Habersham wants.

Mr. Trail said that without caveats, the Air Station could not consent to the rezoning until an actual plan is developed and can be reviewed by the Air Station.

Mr. Mikals commented that this put them in a catch 22 situation with the military not consenting without a definitive plan and not being able to come up with a definitive plan without the rezoning being approved.

Mr. Tiller suggested that Mr. Trail or another representative of the military be part of the SRT meeting.

Mr. Ducey made a motion to approve the zoning amendment request from T2 Rural to T4 Hamlet Center Open, Mr. Kevin Hennelly seconded. The motion was defeated 3:2 (For: Ducey, Hennelly/Against: Pappas, Fermin, McMillan/Recused: Wahl).

2022 Planning Commission Meeting Schedule

Chairman Pappas asked if everyone had a chance to review the proposed calendar for the 2022 meeting schedule or if anyone had any issues with any of the meeting dates. There were no issues. The schedule was approved.

Chairman's Report

Mr. Pappas formally welcomed Mr. Armin Wahl to the Planning Commission.

ADJOURNMENT: Chairman Pappas, with no further business to discuss, adjourned the meeting at 7:04 p.m.

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



Ed Pappas
Beaufort County Planning Commission Chairman

Date: 12/6/21