



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, December 6, 2021, 6:00 p.m.

MEMBERS PRESENT:

Mr. Ed Pappas, Chairman	Mr. Randolph Stewart, Vice Chairman	Mr. Jason Hinchey
Dr. Caroline Fermin	Mr. Kevin Hennelly	Ms. Cecily McMillan
Mr. Frank Ducey	Mr. Armin Wahl	Ms. Gail Murray

MEMBERS ABSENT:

N/A

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 November 1, 2021 minutes. Dr. Caroline Fermin made a motion, seconded by Mr. Armin Wahl, 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:

TEXT AMENDMENT TO THE COMMUNITY DEVELOPMENT CODE (CDC): SECTION A.2.40 (PERMITTED ACTIVITIES) TO ADD “SHORT-TERM RENTALS” AS A SPECIAL USE TO THE LADY’S ISLAND COMMUNITY PRESERVATION DISTRICT; APPLICANT: RALPH MCCARTER

Ms. Juliana Smith gave a brief overview of the request to allow for short-term rentals within this specific district. She explained that, if approved, applicants would need to follow particular rules, including going before the Zoning Board of Appeals (ZBOA) for approval before they’d be issued a short-term rental permit. She stated that the Planning Department recommended approval of the application and include the Lady’s Island Professional Office District and the Lady’s Island Neighborhood Activity Center.

County Administrator, Mr. Eric Greenway, was available to answer questions regarding taxes and processes involved with short-term rentals in the county.

Mr. Hennelly made a motion to accept the text amendment change, as amended by Planning Staff, to include Lady’s Island Community Preservation District, as well as, Lady’s Island Professional Office

District and Lady's Island Neighborhood Activity Center Dr. Fermin seconded the motion. The motion passed 7:2 (**For: Hennelly, Hincer, Wahl, Stewart, Pappas, Fermin, Ducey/Against: McMillan, Murray**)

ZONING MAP AMENDMENT/ZONING REQUEST FOR 6.55 ACRES (R600 041 000 0172 0000) 28 BUCKINGHAM PLANTATION DRIVE FROM T4 HAMLET CENTER OPEN (T4HC-O) TO T4 NEIGHBORHOOD CENTER (T4NC); APPLICANT: CARMEN MIHAI

Ms. Smith explained that the applicant is looking to change the zoning of this property to be consistent with neighboring property, they also own, to make the blanket zoning easier for them to develop the property.

Brittane Fields, Beaufort County Capital Projects Manager, said that the area was in the works for future traffic information and traffic lights.

Mr. Stewart commented that he wasn't thrilled with the zoning allowing for four stories but he thought it was more cohesive.

Mr. Ducey stated the area needs more affordable apartments and hopefully rents will come down as more are built.

Mr. Hennelly made a motion to not approve the text amendment change. There was no second.

Mr. Stewart made a motion to approve the text amendment change, Mr. Ducey seconded.

The motion passed 7:2 (**For: Wahl, Stewart, Pappas, Fermin, Ducey, McMillan, Murray /Against: Hennelly, Hincer**)

TEXT AMENDMENT TO THE COMMUNITY DEVELOPMENT CODE (CDC): APPENDIX C.4.30 (FUTURE SIGNAL LOCATIONS) TO UPDATE THE BUCKWALTER PARKWAY ACCESS MANAGEMENT STANDARDS

Ms. Smith outlined the idea behind updating the signal locations in accordance to the Access Management Standards, specifically the Buckwalter Corridor. She introduced Jennifer Bihl, Bihl Engineering, who was joining remotely to show new traffic signal locations that were being shifted to accommodate current traffic patterns.

There was further discussion regarding the graphics used for the presentation and the proposed locations for the signals.

Mr. Hennelly made a motion to accept the text amendment change to update the Buckwalter Parkway Access Management Standards. Dr. Fermin seconded. The motion passed 8:1 (**For: Hennelly, Hincer, Wahl, Stewart, Pappas, Fermin, McMillan, Murray/Against: Ducey**)

TEXT AMENDMENT TO THE COMMUNITY DEVELOPMENT CODE (CDC): SECTION 4.1.70 (DRIVE-THROUGH FACILITIES) TO ADD SPECIFIC STANDARDS FOR FACILITIES IN TRANSECT ZONES.

Mr. Robert Merchant explained that this is a staff-initiated text amendment to the CDC to address a specific issue within three zoning districts, T2 Rural Center, T4 Hamlet Center, and T4 Neighborhood Center. The text amendment is to clarify the language used surrounding the requirements of drive-throughs within these zoning districts, which call for more of a pedestrian-friendly type of commercial

mixed use. These districts also have very strict standards with the way the buildings address the street, requiring more of a Main Street type of development. Drive-through restaurants are allowed within these zoning districts but only as a special use.

Mr. Chuck Newton, Sea Island Coalition, supports the proposed changes by the Planning Department but is concerned they don't go far enough. He suggested that an improvement to the proposed amendment be that an exit not be allowed onto the same roadway as the entrance, if at all possible.

Mr. Hennelly made a motion to accept the proposed text amendment with the additional amendment that ingress and egress to the drive-through would be on separate roads when possible. Dr. Fermin seconded the motion. The motion passed 7:2 (**For: Hennelly, Hinchler, Pappas, Fermin, Ducey, McMillan, Murray /Against: Wahl, Stewart**)

CHAIRMAN'S REPORT:

Mr. Pappas formally welcomed Ms. Gail Murray to the Planning Commission.

ADJOURNMENT: Chairman Pappas, with no further business to discuss, 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: 1/3/2022