



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, April 4, 2022 at 6:00 p.m.

MEMBERS PRESENT:

Mr. Ed Pappas, Chairman
Mr. Kevin Hennelly
Ms. Cecily McMillan
Mr. Dan Riedel
Mr. Armin Wahl

MEMBERS ABSENT:

Mr. Randolph Stewart, Vice Chairman
Mr. Frank Ducey
Dr. Caroline Fermin
Ms. Gail Murray

STAFF PRESENT:

Mr. Robert Merchant, Planning and Zoning Director
Mr. Mark Davis, Planning and Zoning Deputy 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 6:00 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 January 3, 2022 minutes. Ms. Cecily McMillan 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.

Mr. Tony Criscitiello read a prepared statement and ended with a request that the Planning Commission resubmit their recommendation, regarding Bindon Plantation, to the Natural Resources Committee.

Chairman Pappas said he would make Mr. Criscitiello’s letter part of the meeting’s record. He stated he would not take further action without the approval of the other commissioners. There were no further comments.

Mr. Criscitiello did not forward a copy of his prepared statement to be included with the minutes of this meeting.

ACTION ITEMS:

Ms. Juliana Smith and Mr. Mark Davis explained that all of the items on the agenda were staff-driven amendments to tighten up loopholes or clarify issues within the current code.

TEXT AMENDMENT TO THE COMMUNITY DEVELOPMENT CODE (CDC): APPENDIX A.13.40 (PERMITTED ACTIVITIES) AND APPENDIX A.13.50.D (GUEST HOUSES) TO AMEND THE GUEST HOUSE DEFINITION AND CLARIFY MINIMUM LOT REQUIREMENTS FOR GUEST HOUSES LOCATED IN THE MAY RIVER COMMUNITY PRESERVATION DISTRICT.

After some discussion, Mr. Armin Wahl made a motion to accept the proposed changes with a modification to the language about lot size. Mr. Kevin Hennelly seconded the motion. The motion passed unanimously.

TEXT AMENDMENT TO THE COMMUNITY DEVELOPMENT CODE (CDC): SECTIONS IN DIVISION 3.2 (TRANSECT ZONES) AND SECTIONS IN DIVISION 3.3 (CONVENTIONAL ZONES) TO CORRECT CONFLICTING PARKING STANDARDS.

Based on the information provided, Mr. Hennelly made a motion to adopt the proposed changes. Ms. Cecily McMillan seconded the motion. There was unanimous support for the motion.

TEXT AMENDMENT TO THE COMMUNITY DEVELOPMENT CODE (CDC): SECTION 6.1.40.G (BASE SITE AREA CALCULATIONS) TO CLARIFY THAT NATURAL WATER BODIES INCLUDE WETLANDS.

Mr. Wahl made a motion to approve the proposed changes. Mr. Dan Riedel seconded the motion. The motion passed unanimously.

TEXT AMENDMENT TO THE COMMUNITY DEVELOPMENT CODE (CDC): SECTION 4.1.330 (ECOTOURISM) TO CLARIFY GUIDING PRINCIPLES FOR ECOTOURISM DEVELOPMENT AND ESTABLISH BASE SITE AREA CALCULATIONS FOR ECOTOURISM DEVELOPMENT.

After much discussion, Mr. Wahl made a motion to send the amendment back to the Planning Department Staff to make edits to the proposed changes. Ms. McMillan seconded the motion. The vote was unanimous to have Planning Staff edit the proposed amendments.

TEXT AMENDMENT TO THE COMMUNITY DEVELOPMENT CODE (CDC): SECTION 5.11.100.F.1 (TREE REMOVAL ON DEVELOPED PROPERTIES) TO ESTABLISH A TIME PERIOD AFTER CONSTRUCTION FOR WHEN TREE REMOVAL ON SINGLE-FAMILY RESIDENTIAL LOTS CAN BE APPLIED.

Ms, Smith outlined the issue with the current code as written and explained the need for the change. Mr. Reidel made a motion to approve the changes, as proposed. Mr. Hennelly seconded the motion. The motion passed unanimously.

CHAIRMAN'S REPORT:

Chairman Pappas welcomed Mr. Daniel Riedel to the Planning Commission.

ADJOURNMENT: Chairman Pappas, with no further business to discuss, adjourned the meeting at 7:11 p.m.

SUBMITTED BY: Chris DiJulio-Cook
Planning & Zoning Senior Administrative Specialist



Ed Pappas
Beaufort County Planning Commission Chairman

Date: 6/6/22