



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 Thursday, September 8, 2022 at 6:00 p.m.

**MEMBERS PRESENT:**

Mr. Ed Pappas, Chairman  
Mr. Randolph Stewart, Vice Chairman  
Dr. Caroline Fermin  
Ms. Gail Murray  
Mr. Kevin Hennelly  
Ms. Cecily McMillan

**MEMBERS ABSENT:**

Mr. Dan Riedel  
Mr. Armin Wahl

**STAFF PRESENT:**

Mr. Robert Merchant, Planning and Zoning Director  
Mr. Mark Davis, Planning and Zoning Deputy Director  
Mrs. Chris DiJulio-Cook, Senior Administrative Specialist

**CALL TO ORDER:** Chairman Ed Pappas called the meeting to order at 6:04 p.m.

**PLEDGE OF ALLEGIANCE:** Chairman Pappas led those assembled in the pledge of allegiance.

**REVIEW OF MEETING MINUTES:** Ms. Cecily McMillan made a motion to approve the June 6, 2022 minutes. Ms. Gail Murray seconded. The motion passed unanimously.

**CITIZEN COMMENTS:** There were no citizen comments.

**ACTION ITEMS:**

**ZONING MAP AMENDMENT/REZONING REQUEST FOR 4.25 ACRES AT 175 FORDING ISLAND ROAD (R600 022 000 011A 0000) FROM T2 RURAL TO C5 REGIONAL CENTER MIXED USE DISTRICTS. AGENT: JOSH TILLER/OWNER: LAURA LEWIS**

Mr. Robert Merchant showed a power point presentation, with drone footage, demonstrating the area and the proposed map amendment and outlined the request for the zone change.

Mr. Josh Tiller, JK Tiller Associates, Inc., representing the property owners, was in attendance to answer questions. He explained that the dealership wanted to open a service center on the property and that the home located on the property was vacant and the intention was to raze the building.

The Commissioners voiced concerns about the existing driveway, to the house, and more curb cuts onto Fording Island Road (Route 278) that could impede the traffic traveling along 278. They also mentioned parking and signs being a potential issue. Mr. Merchant explained that the plans would have to pass the review of the Staff Review Team (SRT) and those concerns would be addressed before a zoning permit would be issued.

Mr. Kevin Hennelly made a motion to approve the zoning map amendment with the conditions that the existing driveway, for the house, be closed and no new curb cuts be allowed and that the two properties be merged into one parcel. Dr. Caroline Fermin seconded the motion. The vote was unanimous.

**TEXT AMENDMENT TO THE COMMUNITY DEVELOPMENT CODE (CDC): SECTION 5.11.60 (RIVER BUFFER) TO CLARIFY PENALTIES FOR REMOVING TREES FROM THE RIVER BUFFER WITHOUT APPROPRIATE PERMITS.**

Mr. Mark Davis explained what changes Staff were hoping to make with the proposed amendments. He stated that the proposed changes were specific to river buffers and that much of this language was already contained within the tree ordinances.

Based on the comments and suggestions made by the Commissioners, Mr. Davis said further amendments could be brought forward to change and tighten up the current codes.

Dr. Fermin made a motion to accept the proposed text amendment. Ms. Murray seconded the motion. The motion passed unanimously.

**TEXT AMENDMENT TO THE COMMUNITY DEVELOPMENT CODE (CDC): TABLE 3.1.60 (CONSOLIDATED USE TABLE) AND SECTION 3.2.100.H (T4HC, T4VC, AND T4HCO ALLOWED USES) TO AMEND THE MAXIMUM BUILDING SIZE FOR GENERAL RETAIL FOR THE T4 VILLAGE CENTER (T4VC) DISTRICT.**

Mr. Merchant gave a background to the text amendment request. The recommendation is specific to the “Corners Community”, the only area with the T4VC zoning. Per community feedback, the suggestion is to scale back the maximum building size, for general retail, from 50,000 sq. ft. to 25,000 sq. ft., to better fit the scale of the community.

Ms. McMillan made a motion to amend the maximum building size for general retail for the T4VC district. Dr. Fermin seconded. The motion passed unanimously.

**CHAIRMAN’S REPORT:**

Chairman Pappas mentioned the workshop discussion about revisiting old business, or even new business, that he be given advanced notice so he can advise staff.

**ADJOURNMENT:** Chairman Pappas adjourned the meeting at 7:10 p.m.

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

  
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Ed Pappas  
Beaufort County Planning Commission Chairman

Date: 12/5/22