



COUNTY COUNCIL OF BEAUFORT COUNTY
Beaufort County Planning and Zoning Department
Beaufort County Government Robert Smalls Complex
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The regular meeting of the Beaufort County Planning Commission (hereinafter “Commission”) was held in Council Chambers on Monday, December 5, 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
Mr. Glenn Miller

MEMBERS ABSENT:

Ms. Cecily McMillan
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 6:00 p.m.

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

REVIEW OF MEETING MINUTES: Dr. Caroline Fermin made a motion to approve the September 8, 2022 minutes. Ms. Gail Murray seconded. The motion passed unanimously.

CITIZEN COMMENTS: After being informed that the application for the Zoning Map Amendment for 76 May River Road had been withdrawn by the applicant, two people got up to speak on the subject. Ms. Patricia Warner stated concerns about the trees on the property and the traffic and asked about potential green space in the area. Mr. Mike Sica said he wanted to piggy-back on Ms. Warner’s statement. He commented about congestion in the area and concerns about further development.

ACTION ITEMS:

TEXT AMENDMENT TO THE COMMUNITY DEVELOPMENT CODE (CDC): APPENDIX C.2 (ROBERT SMALLS PARKWAY (SC 170)) TO UPDATE ACCESS MANAGEMENT STANDARDS

Mr. Eric Claussen, Beaufort County Director of Engineering, explained the areas they were focusing on, SC 170 from Castle Rock to WK Alston and Broad River, between WK Alston and Joe Frazier, the proposed updates and the reasons behind their necessity.

Dr. Fermin made a motion to accept the updates to access management standards. Mr. Kevin Hennelly seconded the motion. The vote was unanimous.

TEXT AMENDMENT TO THE COMMUNITY DEVELOPMENT CODE (CDC): SECTION 5.3.20 (ARCHITECTURAL STANDARDS AND GUIDELINES APPLICABILITY) AND APPENDIX, DIVISION A.1.20 (COMMUNITY PRESERVATION DISTRICTS - RELATIONSHIP TO THE COMMUNITY DEVELOPMENT CODE) TO RESTRICT THAT A SHIPPING CONTAINER OR OTHER SIMILAR PORTABLE STORAGE CONTAINER IS NOT CONSIDERED A DWELLING.

Mr. Robert Merchant stated that the proposed text amendment was taking a different path by having already gone through first and second reading with County Council. He explained the proposal would not allow a shipping container to be used as a dwelling. The amendment is to the Architectural Standards so the changes would impact all the zoning districts, across the board.

After the Commissioners had a chance to discuss the requested change, Dr. Fermin made a motion to accept the proposed text amendment. Mr. Hennelly seconded the motion. The text amendment, to restrict a shipping container as a dwelling, was passed unanimously.

TEXT AMENDMENT TO THE COMMUNITY DEVELOPMENT CODE (CDC): SECTION 5.11.90.D (PENALTY FOR CLEAR CUTTING PRIOR TO DEVELOPMENT) TO INCREASE THE PENALTIES FOR CLEAR CUTTING PROPERTY AND PROVIDE GUIDANCE ON ACCEPTABLE FORESTRY PRACTICES.

Mr. Mark Davis gave some background and described how Staff came up with the proposed text amendment.

After some discussion Dr. Fermin made a motion to accept the text amendment to the Community Development Code (CDC) Section 5.11.90.D. Ms. Murray seconded the motion. The motion passed unanimously.

APPROVAL OF 2023 PLANNING COMMISSION MEETING SCHEDULE

Chairman Pappas made sure that the Commissioners were aware the next meeting falls on a Thursday and asked that everyone enter the dates into his/her calendar to make sure that there would be quorums for the meetings.

CHAIRMAN'S REPORT:

Chairman Pappas said he didn't have anything further to report.

ADJOURNMENT: Chairman Pappas adjourned the meeting at 6:54 p.m.

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



Ed Pappas
Beaufort County Planning Commission Chairman

Date: 1/5/2023