



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, February 6, 2023 at 6:00 p.m.

**MEMBERS PRESENT:**

Mr. Ed Pappas, Chairman  
Mr. Randolph Stewart, Vice Chairman  
Dr. Caroline Fermin  
Mr. Glenn Miller  
Ms. Cecily McMillan  
Mr. Dan Riedel

**MEMBERS ABSENT:**

Ms. Gail Murray  
Mr. Kevin Hennelly

**STAFF PRESENT:**

Mr. Robert Merchant, Planning and Zoning Director  
Mr. Mark Davis, Planning and Zoning Deputy Director  
Mrs. Chris DiJulio-Cook, Senior Administrative Specialist  
Ms. Kristen Forbus, Long Range Planner

**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:** Mr. Daniel Riedel made a motion to approve the January, 5, 2023 minutes. Dr. Caroline Fermin seconded. The motion passed unanimously.

**CITIZEN COMMENTS:** Mr. Pappas asked if there were any non-agenda citizen comments. There were none.

**ACTION ITEMS:**

**ZONING MAP AMENDMENT/REZONING REQUEST FOR 1.00 ACRE AT 3 BENTON LANE (R600 036 000 0369 0000) FROM T3 EDGE (T3E) TO T2 RURAL CENTER (T2RC):**

Mr. Robert Merchant gave a brief overview of the request to rezone 3 Benton Lane from T3 Edge to T2 Rural Center. The applicant would like to build a medical office there, not currently allowed under the existing zoning. Mr. Merchant explained that the staff recommendation was to deny the request because an adjoining property had already been rezoned but had not yet been developed and this would increase the area that is zoned commercial. In addition, SCDOT access management standards would require access to the property via Benton Lane, and not from May River Road, putting commercial traffic on a residential road.

Mr. Michael Kronimus, representing the applicant, spoke in favor of the rezoning stating the need for a medical facility based on the density of residential housing.

Dr. Michael Campbell, the applicant for the rezoning, stated he is requesting the rezoning so he can open a medical facility for his optometry practice.

Dr. Michael Richard Campbell, the applicant's son, spoke in favor of the rezoning.

Mr. Pappas opened the floor for citizen comments.

Ms. Felicia Roth, read a prepared statement against the rezoning.

Dr. Fermin made a motion to deny the zoning map amendment to rezone 1.0 acre at 3 Benton Lane from T3 Edge to T2 Rural Center. Mr. Glenn Miller seconded the motion. The motion passed 5:1 (**For: Fermin, Miller, Pappas, Riedel, and McMillan / Against: Stewart**)

**TEXT AMENDMENT TO THE COMMUNITY DEVELOPMENT CODE (CDC): SECTION 3.1.60 (CONSOLIDATED USE TABLE), SECTION 3.2.60 (T2 RURAL CENTER STANDARDS) AND 4.1.220 (RESIDENTIAL STORAGE FACILITY) TO ALLOW RESIDENTIAL STORAGE FACILITIES IN T2 RURAL CENTER AS A CONDITIONAL USE**

Mr. Merchant explained that this was a citizen-initiated text amendment. The applicant is asking to add residential storage to the allowable uses in the T2RC zoning, as a conditional use

Ms. Nancy Haas, the applicant for the text amendment, explained that she was requesting the change based on the continued need for this type of business.

After some discussion, Mr. Pappas asked for a motion. Ms. Cecily McMillan motioned that the Commission deny the request for a text amendment to the CDC Sections 3.1.60, 3.2.60 and 4.1.220. Dr. Fermin seconded the motion. The motion passed 5:1 (**For: McMillan, Fermin, Miller, Pappas, and Riedel / Against: Stewart**)

**ONE YEAR REVIEW OF THE 2040 BEAUFORT COUNTY COMPREHENSIVE PLAN IMPLEMENTATION**

Mr. Merchant gave a slideshow presentation of some of the items, within the first 4 chapters of the Comp Plan, that have been implemented over the past year. He explained his intention is to come back to the March Planning Commission meeting with the remainder of the updates.

**CHAIRMAN'S REPORT:**

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

**ADJOURNMENT:** Chairman Pappas adjourned the meeting at 7:24 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: 3/6/23