



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, April 3, 2023 at 6:00 p.m.

**MEMBERS PRESENT:**

Mr. Ed Pappas, Chairman  
Mr. Glenn Miller  
Ms. Cecily McMillan  
Mr. Dan Riedel  
Mr. Dennis Ross

**MEMBERS ABSENT:**

Ms. Gail Murray

**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 March 6, 2023 minutes. Mr. Glenn Miller seconded. The motion passed unanimously.

**CITIZEN COMMENTS:** When Mr. Pappas initially asked if there were any non-agenda citizen comments. There were none. Shortly after moving on to the action items, a man came in wanting to speak. Chairman Pappas reopened public comment and allowed him to speak.

Mr. Frank Cerulli spoke about the hazards of yard burning without permits.

**ACTION ITEMS:**

**TEXT AMENDMENT TO THE COMMUNITY DEVELOPMENT CODE (CDC): DIVISION 4.2.20 (GENERAL STANDARDS AND LIMITATIONS) TO CLARIFY CONNECTIVITY STANDARDS FOR PRIMARY STRUCTURES REGARDING BUILDING CONNECTIONS; DIVISION 4.2.30 (ACCESSORY/SECONDARY DWELLING UNIT) TO MODIFY ALLOWABLE DENSITY TO PROVIDE OPPORTUNITY FOR AN ADDITIONAL ACCESSORY DWELLING UNIT AND TO PROVIDE FLEXIBILITY FOR AREA OF UNITS; DIVISION 4.1.360 (SHORT-TERM RENTALS) TO MODIFY GENERAL STANDARDS TO ALLOW ONLY A PRINCIPAL DWELLING UNIT OR AN ACCESSORY DWELLING UNIT AS A SHORT-TERM RENTAL ON A SINGLE PARCEL:**

Both Mr. Rob Merchant and Mr. Mark Davis explained the staff-driven text amendment and shared a couple of power point slides.

After some discussion, Mr. Glenn Miller made a motion to recommend approval of the text amendment with the addition of the word “property” inserted in 4.2.30 – Accessory/Secondary Dwelling Unit:

**4.2.30 - Accessory/Secondary Dwelling Unit**

An accessory/secondary dwelling unit, whether attached or detached, shall comply with the following standards:

H. **Rental.** Accessory dwelling units shall not be leased or rented for tenancies of less than 30 consecutive days, unless approved as a short-term rental property (STRP) following the requirements and procedures of Division 4.1.360.

Ms. Cecily McMillan seconded the motion. The motion passed unanimously.

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

Chairman Pappas commented that the second half of the Comprehensive Plan update would be presented at the May Planning Commission meeting, instead of tonight’s meeting.

**CHAIRMAN’S REPORT:**

Mr. Pappas had nothing to report.

**ADJOURNMENT:** Chairman Pappas adjourned the meeting at 6:45 p.m.

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

  
\_\_\_\_\_  
Ed Pappas  
Beaufort County Planning Commission Chairman

Date: 5/1/23