



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, May 1, 2023 at 6:00 p.m.

MEMBERS PRESENT:

Mr. Ed Pappas, Chairman
Mr. Jon Henney
Ms. Cecily McMillan
Mr. Glenn Miller
Ms. Gail Murray
Mr. Dan Riedel
Mr. Dennis Ross

MEMBERS ABSENT:

None

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 April 3, 2023 minutes. Mr. Dennis Ross seconded. The motion passed with Mr. Henney abstaining.

CITIZEN COMMENTS: Mr. Pappas asked if there were any citizen comments, not related to the agenda, there were none.

ACTION ITEMS:

TEXT AMENDMENTS TO THE COMMUNITY DEVELOPMENT CODE (CDC): ARTICLE 3, DIVISION 3.1, SECTION 3.1.70 LAND USE DEFINITIONS, DIVISION 3.4, SECTIONS 3.4.10- OVERLAY ZONES PURPOSE AND 3.4.50- CULTURAL PROTECTION OVERLAY (CPO) ZONE STANDARDS TO UPDATE LAND USE DEFINITIONS, RECREATION FACILITY: GOLF COURSE; TO UPDATE DEFINITIONS, REGULATIONS, AND STANDARDS IN THE CULTURAL PROTECTION OVERLAY ZONE

Mr. Rob Merchant gave a history of the Cultural Protection Overlay. He also explained that, although these text amendments had already gotten second reading from County Council, it is a requirement within the County’s ordinance and State law that the Planning Commission hear the text amendment proposal and provide a recommendation before County Council give third reading.

He further explained that although the Commission had heard a text amendment proposal on January 5, 2023, and recommended denial. The current proposed changes were made by the CPO District Committee, along with County's Legal Department by motion of the Community Services and Land Use Committee.

After some discussion, Chairman Pappas opened the meeting up to public comment. Several people spoke. They were:

Leslie Lenhardt, South Carolina Law Project in favor of the CPO text amendment
Elvio Tropeano, Pine Island Property Holdings, hoping to work with community, spoke against CPO, and provided a handout, to the Commissions
Walter Gay, for CPO text amendment
Marie Gibbs, spoke in favor of the text amendment
Lillie Harris, for CPO
Natasha D. Robinson spoke in favor of CPO
Inez Miller, Center for Heirs Property, Woodland Community Advocate, in favor of the CPO amendment
Jessie White, Coastal Conservation League, for the CPO text amendment

Ms. Cecily McMillan made a motion to recommend approval of the TEXT AMENDMENTS TO THE COMMUNITY DEVELOPMENT CODE (CDC): ARTICLE 3, DIVISION 3.1, SECTION 3.1.70 LAND USE DEFINITIONS, DIVISION 3.4, SECTIONS 3.4.10- OVERLAY ZONES PURPOSE AND 3.4.50- CULTURAL PROTECTION OVERLAY (CPO) ZONE STANDARDS TO UPDATE LAND USE DEFINITIONS, RECREATION FACILITY: GOLF COURSE; TO UPDATE DEFINITIONS, REGULATIONS, AND STANDARDS IN THE CULTURAL PROTECTION OVERLAY ZONE. Mr. Ross seconded the motion. The motion passed unanimously.

DIRECTOR'S REPORT:

Mr. Merchant stated he was hoping to have the second half of the Comp Plan status report for the June Planning Commission meeting.

CHAIRMAN'S REPORT:

Mr. Pappas thanked the public for their participation and comments. He also introduced and welcomed Mr. Henney as the newest member of the Planning Commission.

ADJOURNMENT: Mr. Riedel made a motion to adjourn. Ms. Gail Murray seconded. Chairman Pappas adjourned the meeting at 6:35 p.m.

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



Ed Pappas
Beaufort County Planning Commission Chairman

Date: 6/5/23