



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 Thursday, July 6, 2023 at 6:00 p.m.

MEMBERS PRESENT:

Mr. Ed Pappas, Chairman
Mr. Jon Henney
Ms. Cecily McMillan
Mr. Glenn Miller
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 June 5, 2023 minutes. Ms. Cecily McMillan seconded. The motion passed unanimously.

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

ACTION ITEMS:

PROPOSED TEXT AMENDMENT TO ARTICLE 7, DIVISION 7.4, SECTION 7.4.50 (PUBLIC HEARING SCHEDULING AND NOTICE) AND SECTION 7.4.70 (PUBLIC HEARING PROCEDURES) TO CLARIFY THAT PUBLIC COMMENT IS NOT TAKEN FOR APPEALS TO THE PLANNING COMMISSION OR THE ZONING BOARD OF APPEALS

Mr. Robert Merchant explained the reasoning behind the proposed text amendment, how appeals are a quasi-judicial process focused on the evidence, used by staff, to make the decision, being appealed. By allowing public comment it would, in effect, introduce new evidence.

After some discussion, Mr. Jon Henney made a motion to recommend approval of the proposed text amendment to article 7, Division 7.4, Section 7.4.50 (Public Hearing Scheduling and Notice). Mr. Glenn Miller seconded the motion and made a correction to the motion by including section 7.4.70 (Public

Hearing Procedures). The motion passed 5:1 (For: Henney, Miller, Pappas, Riedel, Ross / Against: McMillan)

ZONING MAP AMENDMENT/REZONING REQUEST FOR 71.54 ACRES (R600 013 000 0008 0000 AND R600 013 000 0050 0000) LOCATED AT 1691 OKATIE HIGHWAY FROM T2 RURAL (T2R) TO T4 NEIGHBORHOOD CENTER (T4NC) AND T3 NEIGHBORHOOD (T3N) USING A VILLAGE PLACE TYPE OVERLAY (PTO)

Mr. Merchant gave an overview of how the Place Type Overlay (PTO) works within the Comprehensive Plan. He explained it is a similar tool to a Planned Unit Development (PUD). He then turned things over to Mark Davis to speak about the zoning map amendment and the intention of the applicant in using the Village Place Type Overlay (PTO). Mr. Davis gave specifics on the proposed plan the applicant submitted.

Mr. Eric Claussen, Beaufort County Engineering, spoke on existing issues and upcoming changes in the 170 and 278 area from Okatie Center South to 462. He talked about potential grant funding and proposed updates to the area. There were many questions and comments, from the Planning Commissioners, regarding the 2022 Kimley Horn traffic impact analysis and the current infrastructure.

Representatives for the applicants, Brian Wittmer, of Wittmer, Jones, Keefer, and Connor, from Kimley Horn, answered a few questions the Commissioners had.

Chairman Pappas opened the meeting up for public comment.

Several people spoke. They were:

Terry Lasseter - spoke against the zoning map amendment
Caylor Romines, Open Land Trust of Beaufort - spoke against the zoning map amendment
Caye Youomans - spoke against the zoning map amendment
Felice LaMarca - spoke against the zoning map amendment
Scottie Daniel - spoke against the zoning map amendment
Derek Stetter - spoke against the zoning map amendment
Kathleen Keating - spoke against the zoning map amendment
Casey Kammer - spoke against the zoning map amendment
Grant McClure, Coastal Conservation League - spoke against the zoning map amendment

Kevin Dukes, attorney representing the applicant, stated that the applicants would like to request a continuance to the next meeting. He said they'd like to take the time to address some of the issues being raised by the public and the Commissioners, like the traffic concerns.

Mr. Riedel made a motion to defer any action on the ZONING MAP AMENDMENT/REZONING REQUEST FOR 71.54 ACRES (R600 013 000 0008 0000 AND R600 013 000 0050 0000) LOCATED AT 1691 OKATIE HIGHWAY FROM T2 RURAL (T2R) TO T4 NEIGHBORHOOD CENTER (T4NC) AND T3 NEIGHBORHOOD (T3N) USING A VILLAGE PLACE TYPE OVERLAY (PTO) to the next Planning Commission meeting. Mr. Miller seconded the motion. The motion passed 4:2 (For: Henney, Miller, Pappas, Riedel / Against: Ross, McMillan)

ADJOURNMENT: Chairman Pappas adjourned the meeting at 8:08 p.m.

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



Ed Pappas
Beaufort County Planning Commission Chairman

Date: 8/7/23