



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, August 7, 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. 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 6:01 p.m.

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

REVIEW OF MEETING MINUTES: Mr. Glenn Miller made a motion to approve the July 6, 2023 minutes. Mr. Jon Henney 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:

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) DEFERRED FROM THE JULY 6TH, 2023 MEETING.

Mr. Mark Davis reminded everyone that the applicants had requested a deferral from the previous month’s meeting to address several concerns that had come up at the meeting.

Kevin Dukes, attorney for the applicant, Dan Keefer, Witmer, Jones, Keefer, and Dylan Turner, Kimley Horn, all spoke and presented while addressing key issues such as: encroachment to existing homes and traffic impacts to Cherry Point Road and road conditions.

Ms. Carol Crutchfield of the Beaufort County School District stated that the board approved sending out a referendum to voters that would include a new school which, if approved, would offer some relief depending on how much development continued in the area.

Chairman Pappas opened the meeting up for public comment.

Several people spoke. They were:

Scottie Daniel - spoke against the zoning map amendment.

Grant McClure, Coastal Conservation League - spoke against the zoning map amendment at this time, requested a further continuance.

Felice LaMarca - spoke against the zoning map amendment.

Larry Michuda – spoke against the zoning map amendment.

Derek Stetter - spoke against the zoning map amendment.

Kathleen Keating - spoke against the zoning map amendment.

Mr. Eric Claussen, Beaufort County Engineering, spoke about the coordination between Jasper County and Hardeeville. He said that we are all part of the MPO, the Metropolitan Planning Organization, so they are all part of the planning and coordination of the corridor study.

After much discussion, Mr. Dennis Ross made a motion to recommend denial of 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). Mr. Riedel seconded the motion. The motion passed 5:2 (For: Ross, Riedel, Pappas, Miller, McMillan / Against: Henney, Murray)

VOTE ON PLANNING COMMISSION VICE CHAIR FOR THE REMAINDER OF 2023

Mr. Riedel nominated Cecily McMillan for Vice Chair. Mr. Miller seconded the nomination. The vote was unanimous.

CHAIRMAN'S REPORT

Chairman Pappas reminded everyone the September meeting will be held on a Thursday.

ADJOURNMENT: Chairman Pappas adjourned the meeting at 8:03 p.m.

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



Ed Pappas
Beaufort County Planning Commission Chairman

Date: 9/7/23