



COUNTY COUNCIL OF BEAUFORT COUNTY  
**Beaufort County Planning and Zoning Department**  
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The regular meeting of the Beaufort County Planning Commission (hereinafter “Commission”) was held in Council Chambers on Thursday, September 7, 2023 at 6:00 p.m.

**MEMBERS PRESENT:**

Mr. Ed Pappas, Chairman  
Ms. Cecily McMillan, Vice Chair  
Mr. Jon Henney  
Mr. Glenn Miller  
Mr. Dan Riedel

**MEMBERS ABSENT:**

Ms. Gail Murray  
Mr. Dennis Ross

**STAFF PRESENT:**

Mr. Mark Davis, Planning and Zoning Deputy Director  
Mrs. Chris DiJulio-Cook, Project & Development Coordinator  
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. Dan Riedel made a motion to approve the August 7, 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 57 ACRES (R200 004 000 0301 0000, R200 004 000 0302 0000, R200 004 000 0300 0000, R200 004 000 0063 0000) LOCATED AT 1, 2, 3, 4 BENNETT POINT DRIVE FROM PLANNED UNIT DEVELOPMENT (PUD) TO T2 RURAL (T2R).**

Miss Kristen Forbus and Mr. Mark Davis explained that the applicants were looking to change the zoning as a matter of housekeeping in keeping with the density changes and conservation easement already placed on their properties.

The applicant, Mr. Greg Bennett, gave a brief history of the density changes and conservation easement restrictions already in place on the properties and how each of the property owners were looking to follow through by removing themselves from the PUD.

Mr. Jon Henney made a motion to recommend approval of the ZONING MAP AMENDMENT/REZONING REQUEST FOR 57 ACRES (R200 004 000 0301 0000, R200 004 000 0302 0000, R200 004 000 0300 0000, R200 004 000 0063 0000) LOCATED AT 1, 2, 3, 4 BENNETT POINT DRIVE FROM PLANNED UNIT

DEVELOPMENT (PUD) TO T2 RURAL (T2R). Mr. Glenn Miller seconded the motion. The motion passed unanimously.

**OSPREY POINT (MALIND BLUFF) PLANNED UNIT DEVELOPMENT (PUD) MASTER PLAN AMENDMENT TO 17.2 ACRES (R600 013 000 0495 0000) TO REPLACE 207,700 SQUARE FEET OF COMMERCIAL DEVELOPMENT WITH 228 MULTI-FAMILY UNITS AND 20,000 SQUARE FEET OF COMMERCIAL;  
APPLICANT: ROBERT DEEB**

Mr. Davis gave a brief history about a requested master plan amendment previously brought before the Planning Commission in January of 2021. He explained the previous amendment had been in limbo and the applicants had made some adjustments and were bringing it back before the Commission. He went over some of the newly proposed changes, explained that staff does not support the amendment, read excerpts from the staff report, and answered questions from the Commissioners.

Mr. Kevin Sullivan, Beaufort County Engineering, answered questions regarding traffic and transportation relating to the proposed changes.

Representatives for the applicant, Walter Nester, David Bennett, Theresa Bennett, Duane Rendl, Eric Walsnovich, Jennifer Beale, and Asher Howe handed out booklets to the Commissioners, gave a power point presentation and talked about the proposed amendment. Allen Wolf, President of SERG Restaurant Group, spoke of their interest in the site because of the affordability and opportunity in the area.

Chairman Pappas opened the meeting up for public comment.

Julia Ferrigno - spoke against the amendment.  
Gregory Santamala - spoke against the amendment.  
Bradley Tarrance - spoke against the amendment.  
George Schramm - spoke against the amendment.

After much discussion, Mr. Glenn Miller made a motion to recommend denial of the OSPREY POINT (MALIND BLUFF) PLANNED UNIT DEVELOPMENT (PUD) MASTER PLAN AMENDMENT TO 17.2 ACRES (R600 013 000 0495 0000) TO REPLACE 207,700 SQUARE FEET OF COMMERCIAL DEVELOPMENT WITH 228 MULTI-FAMILY UNITS AND 20,000 SQUARE FEET OF COMMERCIAL. Mr. Riedel seconded the motion. The motion passed unanimously.

**CHAIRMAN'S REPORT**

Chairman Pappas stated he would not be at the October meeting and Vice Chair McMillan would need to run the meeting in his absence. He also reminded any Commissioners, who had not completed his/her annual training, to please do so.

**ADJOURNMENT:** Chairman Pappas adjourned the meeting at 8:27 p.m.

**SUBMITTED BY:** Chris DiJulio-Cook  
Project & Development Coordinator

  
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Ed Pappas  
Beaufort County Planning Commission Chairman

Date: 11/6/23