



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, March 4, 2024 at 6:00 p.m.

MEMBERS PRESENT:

Mr. Ed Pappas, Chairman
Ms. Cecily McMillan, Vice Chair
Mr. Pete Cook
Mr. Jon Henney
Mr. Gene Meyers
Mr. Glenn Miller
Ms. Gail Murray
Mr. Dan Riedel
Mr. Dennis Ross

STAFF PRESENT:

Mr. Rob Merchant, Planning and Zoning Director
Mr. Mark Davis, Planning and Zoning Deputy Director
Ms. Juliana Smith, Long Range Planner
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: The November 6, 2023 minutes were approved with no objections.

CITIZEN COMMENTS: Mr. Pappas asked if there were any non-agenda related citizen comments; there were none.

ACTION ITEMS:

ZONING MAP AMENDMENT/REZONING REQUEST FOR 86.16 ACRES (R100 028 000 0264 0000) LOCATED AT 98 JENNINGS ROAD FROM T2 RURAL (T2R) TO C3 NEIGHBORHOOD MIXED USE (C3NMU).

Ms. Forbus went over some of the newly proposed changes, explained that staff does not support the amendment, and read excerpts from the staff report.

Mr. Merchant answered questions about the documents necessary to implement a Place Type Overlay. He stated that the lack of staff’s support is due to the incompatibility of the proposed zoning with the surrounding area and the Comprehensive Plan’s call for any upzoning to be a Place Type Overlay.

There was then the discussion of the drainage and density concern between Mr. Merchant and the Commission members.

The applicant’s representative Rob Marek of Pulte homes discussed the need for affordable workforce housing and a traditional neighborhood rather than a Place Type Overlay. He passed out floor plans of

the proposed homes. There was then a discussion between Mr. Marek and the Commission members of a community workshop and a traffic study.

Chairman Pappas opened the meeting up for public comment.

Joyce Ham- spoke against the amendment

Jessie White- spoke against the amendment

Julia Blake- spoke against the amendment

After much discussion, Mr. Henney made a motion to recommend denial of the ZONING MAP AMENDMENT/REZONING REQUEST FOR 86.16 ACRES (R100 028 000 0264 0000) LOCATED AT 98 JENNINGS ROAD FROM T2 RURAL (T2R) TO C3 NEIGHBORHOOD MIXED USE (C3NMU). Mr. Miller seconded the motion. The motion passed unanimously.

TEXT AMENDMENT TO THE COMMUNITY DEVELOPMENT CODE (CDC): APPENDIX C.4 (BUCKWALTER PARKWAY) TO UPDATE ACCESS MANAGEMENT STANDARDS.

Planning Commission delayed action on the item as further review of the study is needed per the request of Mr. Merchant.

COMPREHENSIVE PLAN AMENDMENT TO ADD THE BEAUFORT COUNTY LONG-TERM RESILIENCE STRATEGY AS AN APPENDIX TO THE 2040 COMPREHENSIVE PLAN.

Mr. Merchant introduced Ms. Smith and the background of the Long-Term Resilience Strategy document. Ms. Smith presented a slideshow on the findings of the document and the need for it to be adopted into the 2040 Comprehensive Plan. Bryan Bauer of the Engineering department and Eric Larson of the Facilities Management and Capital Projects department discussed their department strategies.

Mr. Riedel made the motion to recommend approval of the COMPREHENSIVE PLAN AMENDMENT TO ADD THE BEAUFORT COUNTY LONG-TERM RESILIENCE STRATEGY AS AN APPENDIX TO THE 2040 COMPREHENSIVE PLAN. Mr. Meyers seconded the motion. The motion passed unanimously.

DISCUSSION ITEMS:

COMPREHENSIVE PLAN IMPLEMENTATION STATUS

Mr. Merchant passed out the 2040 Comprehensive Plan status spreadsheet. He then presented a slide show discussing the progress the County has made.

CHAIRMAN'S REPORT:

Vice-chairwoman McMillan was unanimously reappointed by the Planning Commission.

Chairman Pappas was unanimously reappointed by the Planning Commission.

ADJOURNMENT: Chairman Pappas adjourned the meeting at 8:11 p.m.

SUBMITTED BY: Kristen Forbus
Long Range Planner



Ed Pappas
Beaufort County Planning Commission Chairman

Date: 5/6/24