



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 6, 2024 at 6:00 p.m.

MEMBERS PRESENT:

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

MEMBERS ABSENT:

Mr. Pete Cook
Ms. Gail Murray

STAFF PRESENT:

Mr. Rob Merchant, Planning and Zoning Director
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 March 4th 2024 Planning Commission workshop and regular 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:

CONSIDERATION OF AN ORDINANCE AMENDING THE ZONING MAP FOR 4.73 ACRES (R200 019 000 0076 0000) LOCATED AT 26 EUSTIS LANDING ROAD FROM T2 RURAL (T2R) AND T2 RURAL CENTER (T2RC) TO T2 RURAL CENTER (T2RC)

The Commission members received "Attachment A" from the community.

Ms. Forbus went over the staff report and explained that staff does not support the amendment.

The applicant, John Torrens, discussed his need to expand his boat business operation and the lack of these services in the area. There was discussion between the applicant and the Commission members regarding the RV repair portion of the proposed use, ingress/egress, storage, noise issues, and screening.

Mr. Merchant discussed with the commission what the Rural zoning districts can accommodate. He stated that the current zoning already meets the intent of a Rural Crossroads and explained the background of the zoning boundary was to not create nonconformities in this area.

Chairman Pappas opened the meeting up for public comment.

Steve Dudley- spoke against the amendment

Karen Radford- spoke against the amendment

After much discussion, Mr. Ross made a motion to recommend denial of the CONSIDERATION OF AN ORDINANCE AMENDING THE ZONING MAP FOR 4.73 ACRES (R200 019 000 0076 0000) LOCATED AT 26 EUSTIS LANDING ROAD FROM T2 RURAL (T2R) AND T2 RURAL CENTER (T2RC) TO T2 RURAL CENTER (T2RC). Mr. Miller seconded the motion. The motion passed unanimously.

CONSIDERATION OF AN ORDINANCE AMENDING THE COMMUNITY DEVELOPMENT CODE (CDC): DIVISION 6.3 (TRAFFIC IMPACT ANALYSIS) TO UPDATE TRAFFIC IMPACT ANALYSIS STANDARDS.

Mr. Kevin Sullivan of the Engineering Department and Ms. Jennifer Biel presented the changes to the TIA ordinance.

The Commission members stated that they have concerns about: the change from 50 to 100 peak hour trips, the proposed escrow account, and lack of reference to the Comprehensive Plan.

Chairman Pappas opened the meeting up for public comment. There was none.


After much discussion, Mr. Ross made a motion to table the CONSIDERATION OF AN ORDINANCE AMENDING THE COMMUNITY DEVELOPMENT CODE (CDC): DIVISION 6.3 (TRAFFIC IMPACT ANALYSIS) TO UPDATE TRAFFIC IMPACT ANALYSIS STANDARDS. Mr. Miller seconded the motion. The motion passed unanimously.

DISCUSSION ITEMS:

There was discussion regarding Commission members accessing the meetings virtually. Mr. Merchant will come back with more information.

ADJOURNMENT: Chairman Pappas adjourned the meeting at 7:55 p.m.

SUBMITTED BY: Kristen Forbus
Long Range Planner



Ed Pappas
Beaufort County Planning Commission Chairman

Date: 6/3/24

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Robert Merchant, AICP

Planning and Zoning Department Director

The below Property Owners on and near Eustis Landing Road are AGAINST the CONSIDERATION OF AN ORDINANCE AMENDING THE ZONING MAP FOR 4.73 ACRES (R200 019 000 0076 000) LOCATED AT 26 EUSTIS LANDING ROAD changing the Existing Zoning T2R to the prosed zoning of T2RC. A rezone to TZRC would allow commercial development deeper into this longstanding residential neighborhood. The impacts would include a reduction in our property values, more noise, more lighting and possibly dust. Short term impacts would likely be construction noise, traffic increases and dust. Keeping the current zoning would at most allow a single family home, maintain much of the open spaces that exist now and essentially preserve our neighborhood.

Name	Address	Signature
Carolann McKenzie-Dudley	34 Eustis Landing Rd.	
Stere Dudley	" " " "	
JAMES WATERS JR.	39 EUSTIS Landing rd.	
JAMES WATERS SR.	41 EUSTIS Landing rd.	
Sherry waters	39 Eustis Landing rd.	
Aaron Crouse	39 Eustis Landing Rd	
Liane Crouse	39 EUSTIS Landing Rd.	
Karen Redford	302 Eustis Landing Rd.	
Dorothy A Gama	15 EUSTIS landing rd	
Melissa Grant	33 Eustis landing Rd	
Anthony Brown	9 EUSTIS LANDING RD	
Joe Singleton	35 Eustis Landing	
Ida M. Singleton	35 Eustis Landing Rd.	
Betsy B Alving	31 Eustis Landing Rd	
Barbara Gardner Hunter	360 Sea Isle Pkwy. Beaufort 29907	
Jacqueline Major	19 Eustis Landing Rd	
Benji Simmons	Thomas Atkins Rd	
Rebecca Major	19 Eustis Landings Rd	

(over) ↓

Brenda Morgan 348 Sea Island Pkwy 29907
Don Mree 335 Sea Island Pkwy BH 29907
Ann Moe Bee 5 Paul Heywood Dr BH SC. 29907
Thomas Morgan III 36@ Sea Island Pkwy 29907
Teresa Wilson 1 EUSTIS Landing Rd
Raymond Wilson 1 EUSTIS Landing Rd