



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, July 1, 2024 at 6:00 p.m.

MEMBERS PRESENT:

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

MEMBERS ABSENT:

Mr. Gene Meyers
Mr. Dan Riedel

STAFF PRESENT:

Mr. Mark Davis, Planning and Zoning Deputy 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 June 3rd, 2024 Planning Commission 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 49.16 ACRES (R600 029 000 0005 0000, R600 029 000 0143 0000, R600 029 000 1194 0000, R600 029 000 0002 0000, R600 029 000 008A 0000, R600 029 000 008C 0000, R600 029 000 0006 0000, R600 029 000 0026 0000) LOCATED ON OKATIE HIGHWAY FROM T2 RURAL (T2R) TO NEIGHBORHOOD MIXED USE (C3)

Chairman Pappas reorganized the action items to discuss this action item first.

The applicant, Mr. Barry Johnson, requested a deferral until the September meeting for more time to work with staff on the issues with the application.

Mr. Ross made a motion to grant a deferral of CONSIDERATION OF AN ORDINANCE AMENDING THE ZONING MAP FOR 49.16 ACRES (R600 029 000 0005 0000, R600 029 000 0143 0000, R600 029 000 1194 0000, R600 029 000 0002 0000, R600 029 000 008A 0000, R600 029 000 008C 0000, R600 029 000 0006 0000, R600 029 000 0026 0000) LOCATED ON OKATIE HIGHWAY FROM T2

RURAL (T2R) TO NEIGHBORHOOD MIXED USE (C3). Mr. Miller seconded the motion. The motion passed 6-1.

CONSIDERATION OF AN ORDINANCE AMENDING THE COMMUNITY DEVELOPMENT CODE (CDC): SECTION 3.1.60 (CONSOLIDATED USE TABLE) AND SECTION 3.3.50 (REGIONAL CENTER MIXED USE (C5) ZONE STANDARDS) TO ALLOW DWELLING: SINGLE FAMILY DETACHED UNIT IN REGIONAL CENTER MIXED USE

Ms. Forbus presented the request to the Commission members. Mr. Davis and Ms. Forbus answered questions regarding non-conformities, potential development, and equity/affordable housing.

The applicant stated her property is located in zoning district C5 and that it was created to accommodate housing before the Community Development Code was adopted.

There were no public comments.

After much discussion Mr. Miller motioned that the request be deferred for a month and ask for staff to come back with information of performing an area study and the percentage of C5 parcels in the county. He then withdrew the motion after some discussion. Ms. Murray motioned to recommend approval of CONSIDERATION OF AN ORDINANCE AMENDING THE COMMUNITY DEVELOPMENT CODE (CDC): SECTION 3.1.60 (CONSOLIDATED USE TABLE) AND SECTION 3.3.50 (REGIONAL CENTER MIXED USE (C5) ZONE STANDARDS) TO ALLOW DWELLING: SINGLE FAMILY DETACHED UNIT IN REGIONAL CENTER MIXED USE with the further recommendation that the same changes be applied to zoning district C4 as well. Ms. McMillan seconded the motion. The motion passed 4-3.

ADJOURNMENT: Chairman Pappas adjourned the meeting at 6:52 p.m.

SUBMITTED BY: Kristen Forbus
Long Range Planner


Ed Pappas
Beaufort County Planning Commission Chairman

Date: 9/5/24