



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 5, 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  
Mr. Dan Riedel  
Mr. Dennis Ross

**MEMBERS ABSENT:**

Ms. Gail Murray

**STAFF PRESENT:**

Mr. Robert Merchant, Planning and Zoning Director  
Ms. Kristen Forbus, Long Range Planner  
Mr. Chuck Atkinson, Assistant County Administrator: Development/Recreation

**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 July 1<sup>st</sup>, 2024 Planning Commission minutes were approved with no objections.

**CITIZEN COMMENTS:**

Joyce Ham spoke against any future development and rezonings located on Jennings and Ramsey Roads.

**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)**

The applicant, Mr. Barry Johnson, requested a deferral until the December meeting for more time to work on workforce housing for veterans.

There was discussion regarding the history of the attempted annexation into Bluffton and why it was not approved. The commission requested further information regarding the TIA, the school district, and Bluffton’s involvement.

There were no public comments.

Mr. Meyers made a motion to approve 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 failed 4-4.

There was then a discussion of the Planning Commission's options. Since the motion failed, the Commission would need to vote to approve or deny the proposed rezoning. The majority of the Commission then agreed it would be best to defer and see the application in December than to deny and potentially never have a further say in the application as it would then go straight to Land Use Committee.

Mr. Meyers made a motion to approve 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. Henney seconded the motion. The motion passed 5-3.

**TEXT AMENDMENT TO ARTICLE 1 (GENERAL PROVISIONS), DIVISION 1.3 (APPLICABILITY AND JURISDICTION), SECTION 1.3.50 (EXEMPTIONS) OF THE COMMUNITY DEVELOPMENT CODE (CDC) TO PROVIDE EXEMPTIONS TO ADDRESS COUNTY PUBLIC SERVICES USES**

Mr. Merchant and Mr. Atkinson introduced the text amendment.

There were no public comments.

Mr. Meyers motioned to recommend approval of TEXT AMENDMENT TO ARTICLE 1 (GENERAL PROVISIONS), DIVISION 1.3 (APPLICABILITY AND JURISDICTION), SECTION 1.3.50 (EXEMPTIONS) OF THE COMMUNITY DEVELOPMENT CODE (CDC) TO PROVIDE EXEMPTIONS TO ADDRESS COUNTY PUBLIC SERVICES USES. Mr. Riedel seconded the motion. The motion passed 8-0.

**COMPREHENSIVE PLAN AMENDMENT TO ADD THE BEAUFORT COUNTY HOUSING IMPACT ANALYSIS AS AN APPENDIX TO THE 2040 COMPREHENSIVE PLAN**

Ms. Tammie Hawkins presented the Housing Impact Analysis.

There was discussion regarding the ATAX funding that this would support.

There were no public comments.

Mr. Henney motioned to recommend approval of COMPREHENSIVE PLAN AMENDMENT TO ADD THE BEAUFORT COUNTY HOUSING IMPACT ANALYSIS AS AN APPENDIX TO THE 2040 COMPREHENSIVE PLAN. Mr. Miller seconded the motion. The motion passed 8-0.

**ADJOURNMENT:** Chairman Pappas adjourned the meeting at 7:36 p.m.

**SUBMITTED BY:** Kristen Forbus  
Long Range Planner

  
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Ed Pappas  
Beaufort County Planning Commission Chairman

Date: 10/7/24