



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, October 7, 2024 at 6:00 p.m.

MEMBERS PRESENT:

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

MEMBERS ABSENT:

Mr. Dan Riedel

STAFF PRESENT:

Mr. Robert Merchant, Planning and Zoning Director
Ms. Kristen Forbus, Long Range Planner
Mr. Kevin Sullivan, Transportation Planner

CALL TO ORDER: Chairman Ed Pappas called the meeting to order at 6:01 p.m.

PLEDGE OF ALLEGIANCE: Chairman Pappas led those assembled in the pledge of allegiance.

REVIEW OF MEETING MINUTES: The September 5th, 2024 Planning Commission minutes were approved with no objections.

CITIZEN COMMENTS:

There were no public comments.

ACTION ITEMS:

CONSIDERATION OF AN ORDINANCE AMENDING THE COMMUNITY DEVELOPMENT CODE (CDC): SECTION A.6.40 (PERMITTED ACTIVITIES) TO ALLOW LODGING: SHORT-TERM HOUSING RENTAL (STHR) IN DALE COMMUNITY PRESERVATION DISTRICT (DCP)

Ms. Forbus presented the text amendment application and the staff’s recommendation of approval.

Mr. Merchant discussed the history of adopting short-term rentals as a special use in community preservation districts.

There were questions from the members regarding notification and lack of public input. Mr. Merchant explained the notification processes.

There was also discussion of the relationship between housing affordability and short-term rentals.

There were no public comments.

Mr. Henney made a motion to recommend approval of AN ORDINANCE AMENDING THE COMMUNITY DEVELOPMENT CODE (CDC): SECTION A.6.40 (PERMITTED ACTIVITIES) TO ALLOW LODGING: SHORT-TERM HOUSING RENTAL (STHR) IN DALE COMMUNITY PRESERVATION DISTRICT (DCP). Mr. Miller seconded the motion. The motion failed 3-5.

Ms. Murray made a motion to recommend denial of AN ORDINANCE AMENDING THE COMMUNITY DEVELOPMENT CODE (CDC): SECTION A.6.40 (PERMITTED ACTIVITIES) TO ALLOW LODGING: SHORT-TERM HOUSING RENTAL (STHR) IN DALE COMMUNITY PRESERVATION DISTRICT (DCP). Mr. Ross seconded the motion. The motion passed 5-3.

CONSIDERATION OF AN ORDINANCE AMENDING THE ZONING MAP FOR 121.43 ACRES (R600 013 000 0008 0000, R600 013 000 0050 0000, R600 013 000 0105 0000, R600 013 000 0104 0000) LOCATED ON OKATIE HIGHWAY FROM T2 RURAL (T2R) TO T4 NEIGHBORHOOD CENTER (T4NC) AND T3 NEIGHBORHOOD (T3N) USING A VILLAGE PLACE TYPE OVERLAY (PTO)

Attached is distributed correspondence.

Mr. Merchant presented the rezoning application. Kevin Sullivan of the Engineering department presented the updated TIA memorandum. Explanation of the timeline of a Development Agreement was discussed.

Brian Witmer of Witmer Jones Keefer presented the land plans of the application.

The interested buyer, Richard Schwartz, joined virtually. He stated the need for schools, commercial opportunities, and housing. He listed conditions that he would implement into the Development Agreement that came from the surrounding neighbors.

Dillon Turner presented the road improvements per the TIA.

Attorney Walter Nestor explained the process of Development Agreements.

The new TIA will need to show the road changes for scenarios depending whether the transportation tax referendum passes or not.

Public Comments:

Nickey Maxey stated in favor of the application.

Jim Kapotic stated in favor of the application.

Derek Stetter stated concerns about the density, public input, the traffic analysis, and the rezoning criteria.

Pete Schramm stated his stance against the rezoning.

Felice LaMaroia stated her stance against the rezoning.

Scott Daniel stated his stance against the rezoning.

Joshua Hover stated his concerns with the Development Agreement.

There was then further discussion about agreements between the neighbors and Richard Schwartz.

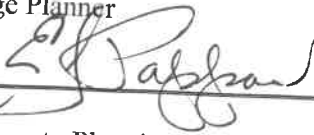
Further explanation of the TIA occurred.

After much discussion, Mr. Nestor requested that the application be deferred until the January meeting.

Mr. Henney motioned to grant a deferral until January 2025 of AN ORDINANCE AMENDING THE ZONING MAP FOR 121.43 ACRES (R600 013 000 0008 0000, R600 013 000 0050 0000, R600 013 000 0105 0000, R600 013 000 0104 0000) LOCATED ON OKATIE HIGHWAY FROM T2 RURAL (T2R) TO T4 NEIGHBORHOOD CENTER (T4NC) AND T3 NEIGHBORHOOD (T3N) USING A VILLAGE PLACE TYPE OVERLAY (PTO). Mr. Miller seconded the motion. The motion passed 8-0.

ADJOURNMENT: Chairman Pappas adjourned the meeting at 8:45 p.m.

SUBMITTED BY: Kristen Forbus
Long Range Planner



Ed Pappas
Beaufort County Planning Commission Chairman

Date: 12/2/24