



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 Monday, December 2, 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. 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
Mr. Bryan Bauer, Engineering Director
Mr. Chuck Atkinson, Assistant County Administrator

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 October 7th, 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)

Mr. Merchant presented the history of the request. Mr. Kevin Sullivan discussed the TIA and the proposal for three access points. He stated this will disperse traffic. There were no degradations of the intersections' Level of Service.

The applicant, Mr. Johnson, stated that the Town of Bluffton is not interested in annexation. He stated that Mosaic Development is not the owner but is under contract. He introduced John Boomer Stufflebeem.

Mr. Stufflebeem discussed the Low Country Veterans Housing Foundation that will be funding the affordable housing in the presented development. He then read aloud a letter of support from General McCaffrey. Chairman Pappas stated concerns about the number of affordable dwelling units being less than 10% of the overall proposed development. The filing process of the non-profit was discussed. The commission members had concern about the 501(c)3 status.

JR Brown with the Operations Patriots FOB spoke in support for the rezoning.

Michael Coery stated support and discussed fundraising opportunities.

General Fig Newton spoke in support for the rezoning.

Tony Bastardi of Mosaic Development discussed the filing process of 501(c)3 and background of the timeline of the rezoning application.

Phil Eubank of Urban Edge Studio stated that the designation of the parcels as Hamlet Place Type and T2 Rural are inappropriate designations. Mr. Henney stated concern of the proposed future TCP parcel not meeting acreage requirements.

Chairman Pappas opened the meeting up for public comment.

Marie D'Amico spoke against the proposed rezoning.

Sheery Blaidsdell spoke against the proposed rezoning.

Development Agreements were discussed between the Commission and Mr. Merchant. It was expressed that DAs cannot be used to intensify something like density.

Mr. Henney made a motion to recommended denial 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) with the further recommendation that an area wide plan be considered. Mr. Ross seconded the motion. The motion passed 8-0.

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

Mr. Sullivan presented the Access management plan.

The Commission stated their concern about the relocation of Bluffton Parkway.

Mr. Atkinson requested a deferral of the text amendment.

Mr. Meyers motioned to grant a deferral of CONSIDERATION OF A TEXT AMENDMENT TO THE COMMUNITY DEVELOPMENT CODE (CDC): APPENDIX C.4 (BUCKWALTER PARKWAY) TO UPDATE ACCESS MANAGEMENT STANDARDS. Ms. McMillan seconded the motion. The motion passed 8-0.

Chairman Pappas opened the meeting up for public comment.

Mike Hagen spoke against the text amendment as it contains intersection relocation.

Joy Coe spoke against the text amendment.

Tony Lamartine spoke against the text amendment.

ADOPTION OF THE 2025 PLANNING COMMISSION MEETING SCHEDULE

The schedule was adopted. Mr. Pappas requested that some meetings occur in the Bluffton area.

ADJOURNMENT: Chairman Pappas adjourned the meeting at 8:55 p.m.

SUBMITTED BY: Kristen Forbus
Long Range Planner



Ed Pappas
Beaufort County Planning Commission Chairman

Date: 1/6/25