



COUNTY COUNCIL OF BEAUFORT COUNTY
Beaufort County Planning and Zoning Department

Beaufort County Government Robert Smalls Complex
Physical: Administration Building, Room 115 100 Ribaut Road
Mailing: Post Office Drawer 1228, Beaufort, SC 29901-1228
Phone: 843-255-2140

The regular meeting of the Beaufort County Planning Commission (hereinafter “Commission”) was held in Council Chambers on Monday, January 6, 2025 at 6:00 p.m.

MEMBERS PRESENT:

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

MEMBERS ABSENT:

Mr. Jon Henney

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 6:00 p.m.

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

REVIEW OF MEETING MINUTES: The December 2nd, 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 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- OPEN (T3N-O) USING A VILLAGE PLACE TYPE OVERLAY (PTO)

Mr. Merchant presented the history of the request and the new changes made by the applicant. He stated that the TIA was updated and a referendum for expanding SC 170 failed. He stated concerns that the breakdown of districts was not well addressed.

Mr. Sullivan of the Engineering Department presented the updated TIA.

The commission members discussed growth projections. Mr. Merchant stated staff’s recommendation of denial taking into account the poor Level of Service grades and the lack of a funding source for widening SC 170.

The applicant, Dan Keefer, discussed the changes since the October 2024 meeting, the master plan, and the goals of the 2040 Comprehensive Plan.

Dillon Turner of Kimley-Horn presented a slideshow discussing the updates to the TIA and addressing that it now used school counts from 2024 and added in the proposed school site. Presented were the existing and future scenarios and phases.

Walter Nestor presented the Development Agreement draft provided by the applicant. There were discussions with members about the restricted uses.

Robert Oetting with Beaufort County School District stated that this site is the right size for a middle school.

Richard Schwartz gave background on the planning process of the Place Type Overlay and his meetings with the neighbors.

Chairman Pappas opened the meeting up for public comment.

Greg John spoke in favor of the proposed rezoning.

Steve Riley spoke in favor of the proposed rezoning.

Rob Hardin spoke of concerns about traffic.

Tish Delozier spoke against the proposed rezoning.

Karen Flanders spoke against the proposed rezoning.

Zeno Hawkins spoke in favor of the proposed rezoning.

Felice LaMarca spoke of concerns on the timing of the proposed development.

Derek Stetter spoke against the proposed rezoning.

Joshua Hower spoke against the proposed rezoning.

Scott Daniel spoke against the proposed rezoning.

Caitlin Simmons spoke against the proposed rezoning.

Nickey Maxey spoke in favor of the proposed rezoning.

There was a discussion of Argent Road with Mr. Schwartz and the members.

Mr. Ross made a motion to recommended denial of 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-OPEN (T3N-O) USING A VILLAGE PLACE TYPE OVERLAY (PTO). Mr. Miller seconded the motion. The motion passed 8-0.

CONSIDERATION OF AN ORDINANCE AMENDING THE ZONING MAP FOR 3.28 ACRES LOCATED AT 64 JAMES O CT (R600 036 000 0022 0000) FROM T3 EDGE (T3E) TO MAY RIVER COMMUNITY PRESERVATION (MRCP)

Mr. Merchant presented the rezoning application.

Chairman Pappas opened the meeting up for public comment.

Rod Kimball spoke against the proposed rezoning.

Tracey Baldwin spoke against the proposed rezoning.

Carol Crutchfield spoke against the proposed rezoning.

There was discussion amongst the members of May River contamination and storm water issues.

Mr. Meyers made a motion to recommend denial of CONSIDERATION OF AN ORDINANCE AMENDING THE ZONING MAP FOR 3.28 ACRES LOCATED AT 64 JAMES O CT (R600 036 000

0022 0000) FROM T3 EDGE (T3E) TO MAY RIVER COMMUNITY PRESERVATION (MRCP). Mr. Riedel seconded the motion. The motion passed 8-0.

ADJOURNMENT: Chairman Pappas adjourned the meeting at 8:46 p.m.

SUBMITTED BY: Kristen Forbus
Long Range Planner



Ed Pappas
Beaufort County Planning Commission Chairman

Date: 2/3/25