



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 at the Beaufort County Department of Disabilities and Special Needs on Monday, November 3, 2025 at 6:00 p.m.

MEMBERS PRESENT:

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

MEMBERS ABSENT:

Mr. Pete Cook

STAFF PRESENT:

Ms. Kristen Forbus, Long Range Planner
Mr. Robert Merchant, Planning Director
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 October 6th, 2025 Planning Commission 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 5 ACRES (R300 016 000 0063 0000, R300 016 000 0064 0000, R300 016 000 0065 0000) FROM T3HN TO T4VC.

Ms. Forbus presented the background information of the item and staff's recommendation for approval.

The applicant, Roscoe Chambers, presented the plan and gave the history of the church. He stated that there was an error regarding the projected student number in the TIA and it is the projected maximum for the future capacity. In this phase, there will be only 108-144 students.

Ms. McMillan asked about fill. Mr. Chambers responded that there are preliminary calculations for fill. There was then discussion about the entrances and traffic flow. Mr. Chambers showed on the plan what the traffic flow of the site will look like.

Mr. Miller asked about fire access. Mr. Chambers stated that it is a requirement to meet the standards and discussed the paving types.

Chairman Pappas asked about the future increase in student population. Mr. Chambers stated the school will be only K-5 for now.

Mr. Sullivan stated the consultant said 250 students would still be of minimum impact.

Mr. Chambers reiterated that Davis and Floyd will have to abide by SCDOT standards.

Mr. Miller asked if the storm water mitigation will need to be expanded. Mr. Chambers stated that would be decided when the project goes before staff.

Ms. McMillan asked if this project would require another traffic light. Mr. Sullivan stated it would not because it will generate about 70-80 peak trips and no mitigation is required.

Mr. Chambers stated the church's traffic will be heaviest on Sunday, which is a day that this school will not be open.

There was discussion about getting ahead of growth and de facto lanes.

Mr. Henney asked why staff utilized a Village PTO in the calculations. Mr. Merchant stated the Corners Community is made of three separate smaller PTOs; therefore, staff consolidated them in this instance.

Chairman Pappas opened the meeting for public comment.

Willie Turrell spoke in favor of infrastructure and small businesses.

Councilman Glover responded and elaborated on future plans of sidewalk and construction by fall 2026.

Mr. Ross made a motion to recommend approval of CONSIDERATION OF AN ORDINANCE AMENDING THE ZONING MAP 5 ACRES (R300 016 000 0063 0000, R300 016 000 0064 0000, R300 016 000 0065 0000) FROM T3HN TO T4VC stating that it was compliant with rezoning standards 1-9.

Mr. Riedel seconded. The motion passed 8-0.

DISCUSSION ITEMS:

The future workshop dates were discussed.

Mr. Henney requested a future opportunity with the transportation department to discuss TIAs.

ADJOURNMENT: Chairman Pappas adjourned the meeting at 6:51 p.m.

SUBMITTED BY: Kristen Forbus
Long Range Planner

Cecily McMillan

Cecily McMillan
Beaumont Planning Commission Chairman

Date: 3/2/26