



**County Council of  
Beaufort County  
Planning Commission  
Meeting**

**Chairman**

ED PAPPAS

**Vice Chairman**

RANDOLPH STEWART

**Commission Members**

DIANE CHMELIK

KEVIN HENNELLY

CAROLINE FERMIN

CECILY MCMILLAN

JASON HINCHER

FRANK DUCEY

JIMMIE LAWRENCE JR

**Interim County Administrator**

ERIC GREENWAY

**Staff Support**

ERIC GREENWAY

ROBERT MERCHANT

NOAH KREPPS

**Administration Building**

Beaufort County Government

Robert Smalls Complex

100 Ribaut Road

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# Planning Commission Agenda

**Monday, May 3, 2021 at 6:00 p.m.**

**Council Chambers**

**County Administration Building, 100 Ribaut Road, Beaufort, SC**

ALL OF OUR MEETINGS ARE AVAILABLE FOR VIEWING ONLINE AT [WWW.BEAUFORTCOUNTYSC.GOV](http://WWW.BEAUFORTCOUNTYSC.GOV) AND CAN ALSO BE VIEWED ON HARGRAY CHANNELS 9 AND 113, COMCAST CHANNEL 2, AND SPECTRUM CHANNEL 1304.

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. FOIA – PUBLIC NOTIFICATION OF THIS MEETING HAS BEEN PUBLISHED, POSTED, AND DISTRIBUTED IN COMPLIANCE WITH THE SOUTH CAROLINA FREEDOM OF INFORMATION ACT
4. APPROVAL OF MINUTES - April 5, 2021 and April 20, 2021
5. APPROVAL OF AGENDA
6. CITIZEN COMMENTS (*Comments are limited to 3 minutes.*)

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## ACTION ITEMS

7. **Northern Beaufort County Zoning Map Amendment/Rezoning Request** for 5.23 acres (R100 027 000 042B 0000) approximately 80 feet east of the intersection of Joe Frazier Road and Adams Way from T2 Rural to T2 Rural Center; Applicant: Billy Jay and Frank O. Plair Family Trust

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## DISCUSSION ITEMS

8. **2040 Comprehensive Plan**
9. CHAIRMAN'S REPORT
10. ADJOURNMENT



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 / FAX: 843-255-9432

A Workshop of the Beaufort County Planning Commission (hereinafter “Commission”) was held virtually on Monday, April 5, 2021, 6:00 p.m.

**Members Present:**

Mr. Ed Pappas, Chairman	Mr. Randolph Stewart, Vice Chairman
Ms. Diane Chmelik	Ms. Cecily McMillan
Mr. Frank Ducey	Mr. Jason Hinchey
	Mr. Jimmie Lawrence Jr

**Members Absent:**

Mr. Kevin Hennelly  
Dr. Caroline Fermin

**Staff Present:**

Mr. Robert Merchant, BC Planning and Zoning Acting Director  
Ms. Diane McMaster, Senior Administrative Specialist

**CALL TO ORDER:** Chairman Ed Pappas called the meeting to order at 6:04 p.m.

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

**REVIEW OF MEETING MINUTES:** The Commissioners reviewed the March 1, 2021, meeting minutes, and Chairman Ed Pappas asked for a motion to approve same. Mr. Jason Hinchey made a motion to approve the minutes as submitted, and Ms. Cecily McMillan seconded the motion. There was unanimous support for the motion.

**AGENDA REVIEW:** Chairman Ed Pappas asked if there were any revisions or additions to the Workshop agenda. There were none.

**CITIZEN COMMENTS:** Chairman Ed Pappas asked if there were any non-agenda citizen comments. Mr. Tony Criscitiello requested an amendment to the Comprehensive Plan draft to include the development of Bindon Plantation as an environmental education center.

**PRESENTATION ITEM:**

**2040 Comprehensive Plan** Mr. Glenn Walters, Consultant with Design Workshop, presented an overview of the draft Comprehensive Plan process, parts, themes, and GIS mapping.

**Parts:** 2040 Comprehensive Plan, 2040 Action Plan Playbook, and Beaufort County Atlas

**Opportunity Themes:** Resilient, Equitable, and Unique to Place

**DISCUSSION ITEM:**

**Proposed Review Process** The Commission members held discussion regarding the draft document review process. Planning Commission Workshops will be scheduled during the months of April and May 2021 to review the Plan in segments with the main focus on content. Public comment from an upcoming

press release and other online, public access will be organized and forwarded to Design Workshop. Copies of the Plan will also be made available at the five (5) Beaufort County branch library locations allowing additional public access.

The revised Comprehensive Plan document will be presented for a second time at the June 7, 2021, Planning Commission meeting, with presentations before the Natural Resources Committee and Beaufort County Council to follow.

**NEW/OTHER BUSINESS:**

**New Business:** Chairman Ed Pappas reminded all Commission members of the online National Planning Conference scheduled for May 5 – 7, 2021.

**Other Business:** **The next Planning Commission Workshop** is scheduled for Tuesday, April 20, 2021, 2:00 p.m. Additional details will be made available prior to the April 20 date.

**ADJOURNMENT:** With no further business to discuss, Chairman Ed Pappas adjourned the meeting at 7:26 p.m.

**SUBMITTED BY:** Diane McMaster  
Community Development Senior Administrative Specialist

\_\_\_\_\_  
Ed Pappas  
Beaufort County Planning Commission Chairman

Date: \_\_\_\_\_



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A Comprehensive Plan Workshop of the Beaufort County Planning Commission (hereinafter “Commission”) was held in Council Chambers on Tuesday, April 20, 2021, 2:00 p.m.

**Members Present:**

Mr. Ed Pappas, Chairman	Dr. Caroline Fermin
Ms. Diane Chmelik	Ms. Cecily McMillan
Mr. Kevin Hennelly	Mr. Jason Hinch

**Members Absent:**

Mr. Frank Ducey	Mr. Jimmie Lawrence Jr
Mr. Randolph Stewart, Vice Chairman	

**Staff Present:**

Mr. Robert Merchant, BC Planning and Zoning Acting Director  
Mr. Noah Krepps, Long Range Planner  
Ms. Diane McMaster, Senior Administrative Specialist

**CALL TO ORDER:** Chairman Ed Pappas called the meeting to order at 2:02 p.m.

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

**AGENDA REVIEW:** Chairman Ed Pappas asked if there were any revisions or additions to the Workshop agenda. There were none.

**CITIZEN COMMENTS:** Chairman Ed Pappas asked if there were any citizen comments. There were none.

**WORKSHOP DISCUSSION ITEM:**

**2040 Comprehensive Plan Draft**

Chairman Ed Pappas led discussion, giving each Commission member an opportunity to present their feedback/recommendations regarding the Comprehensive Plan section of the draft document. He also stated that feedback/recommendations from Commission members and the public would be compiled during the next 30 days. A submission deadline of May 9, 2021, has been set.

- Page 31 Cecily McMillan: C.1. Pursue funding sources . . . reconsider boat landing user fee assessments
- Page 43 Caroline Fermin: E.6. Support . . . programs such as TWEAC . . . consider USCB & military base transition programs
- Action Playbook Ed Pappas: This is very important, but it needs a lot of work.
- Pages 72 and 129 maps Ed Pappas: very busy; need to improve upon readability
- Page 33 map Kevin Hennelly: do a better job describing purpose and differentiation of areas; need more planning focus on Rt. 170 corridor

- Page 45 Cecily McMillan: Are there any brownfields in Beaufort County? consider Federal mitigation ramifications
- Page 60 Caroline Fermin: Have the Affordable Housing Task Force recommendations been incorporated into the Plan? need more realistic suggestions; consider using workforce or attainable housing verbiage; need to address density issues
- Beaufort County Atlas Ed Pappas: Facilities and Services - “social vulnerability index” consider alternative verbiage within document – maybe “opportunity”
- Page 62 Kevin Hennelly: Should we differentiate between the different types of affordable housing? Robert Merchant stated there is a continuum of housing needs, starting with homelessness. need for positive language – maybe “attainable housing”
- Cecily McMillan: need to review the tone of the entire document
- Ed Pappas: Need more emphasis on water access and marine transport possibilities (i.e. ferries, water taxis, kayak launches) Robert Merchant stated there is language in the current Plan which can be captured.
- Cecily McMillan: I would like to see traffic and environmental issues more fully addressed within the document, two of our most problematic issues. Ed Pappas stated that the Greenprint Plan addressed these issues.
- Ed Pappas: We need to communicate a stronger correlation between the Comprehensive Plan and Greenprint Plan
- Ed Pappas: Staff needs to check the Atlas language and ensure it is consistent with the information on Page 24. (recently updated FEMA flood map)

A third Planning Commission Comp Plan Workshop will be scheduled during the month of May 2021.

Once all recommendations have been shared with the consultant, Design Workshop, and incorporated into the draft document, the revised Comprehensive Plan will be presented for a second time at the June 7, 2021, Planning Commission meeting.

**NEW/OTHER BUSINESS:**

**New Business:** Chairman Ed Pappas reminded all Commission members of the online National Planning Conference scheduled for May 5 – 7, 2021.

**Other Business:** The next Planning Commission meeting is scheduled for Monday, May 3, 2021, 6:00 p.m. Additional details will be made available prior to the May 3rd date.

**ADJOURNMENT:** With no further business to discuss, Chairman Ed Pappas adjourned the meeting at 3:30 p.m.

**SUBMITTED BY:** Diane McMaster  
Community Development Senior Administrative Specialist

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Ed Pappas  
Beaufort County Planning Commission Chairman

Date: \_\_\_\_\_



## MEMORANDUM

**TO:** Beaufort County Planning Commission  
**FROM:** Noah Krepps, Beaufort County Planning and Zoning Department  
**DATE:** April 26, 2021  
**SUBJECT:** Zoning Map Amendment/Rezoning Request for 5.23 acres (R100 027 000 042B 0000) at 335 Joe Frazier Rd from T2 Rural to T2 Rural Center

### **STAFF REPORT:**

#### **A. BACKGROUND:**

**Case No.** ZMA-2021-02  
**Owner/Applicant:** Frank O. Plair and Billy J. Plair  
**Property Location:** Located at 335 Joe Frazier Rd  
**District/Map/Parcel:** R100 027 000 042B 0000  
**Property Size:** 5.23 acres  
**Current Future Land Use Designation:** Neighborhood Mixed-Use  
**Current Zoning District:** T2 Rural  
**Proposed Zoning District:** T2 Rural Center

**B. SUMMARY OF REQUEST:** The applicant seeks to change the zoning of a 5.23-acre lot at 335 Joe Frazier Rd from T2 Rural (T2R) to T2 Rural Center (T2RC) (see attached map). A moving, storage, and trucking company has operated on the property since 1994. The property was zoned Traditional Overlay under the Zoning and Development Standards Ordinance (ZDSO). The applicant believes the property should have been designated T2RC or S1 Industrial (S1) with the adoption of the Community Development Code, as the Warehousing use predates the 1999 and 2014 zoning ordinances and is a non-conforming use under the current T2R zoning.

The T2RC district allows a diverse mix of land uses including residential, retail, service, and limited light industrial. It is a lower intensity walkable area in the immediate vicinity of a rural crossroads or other important rural intersection.

**E. COMPREHENSIVE PLAN FUTURE LAND USE MAP:** This 5.23-acre lot is designated Neighborhood Mixed-Use on the Future Land Use Map. Future development in neighborhood mixed-

use areas should be primarily residential with some supporting neighborhood retail establishments. A very small percentage of the designated area should consist of commercial development.

- F. ZONING MAP AMENDMENT REVIEW STANDARDS:** In determining whether to adopt or deny a proposed Zone Map Amendment, the County Council shall weigh the relevance of and consider whether and the extent to which the proposed amendment:

1. **Is consistent with and furthers the goals, and policies of the Comprehensive Plan and the purposes of this Development Code;**

The Land Use chapter of the Comprehensive Plan indicates that Neighborhood Mixed-Use areas should be primarily residential with some supporting neighborhood retail and service establishments. However, the potential for intense uses on the property, such as vehicle repairs, does not maintain the residential character of this land use designation.

2. **Is not in conflict with any provision of this Development Code, or the Code of Ordinances;**

The proposed rezoning constitutes a “spot zoning,” as it is not adjacent to any other T2 Rural Center parcels.

3. **Addresses a demonstrated community need;**

See 1 above.

4. **Is required by changed conditions;**

N/A.

5. **Is compatible with existing and proposed uses surrounding the land subject to the application, and is the appropriate zone and uses for the land;**

Existing uses on the surrounding land are primarily residential. The proposed zoning change would allow for a broader mix of intense commercial, service, and light industrial uses.

6. **Would not adversely affect nearby lands;**

As stated in 5, there is potential for adverse impacts on the existing residential developments in the adjacent area.

7. **Would result in a logical and orderly development pattern;**

See 5 and 6 above.

8. **Would not result in adverse impacts on the natural environment – including, but not limited to, water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment:**

Any development on the site would be required to adhere to the natural resource protection, tree protection, wetland protection, and stormwater standards in the Community Development Code and the Stormwater BMP Manual.

9. **Would result in development that is adequately served by public facilities (e.g. streets, potable water, sewerage, stormwater management, solid waste collection and disposal, schools, parks, police, and fire and emergency medical facilities):**

The site is connected to public water.

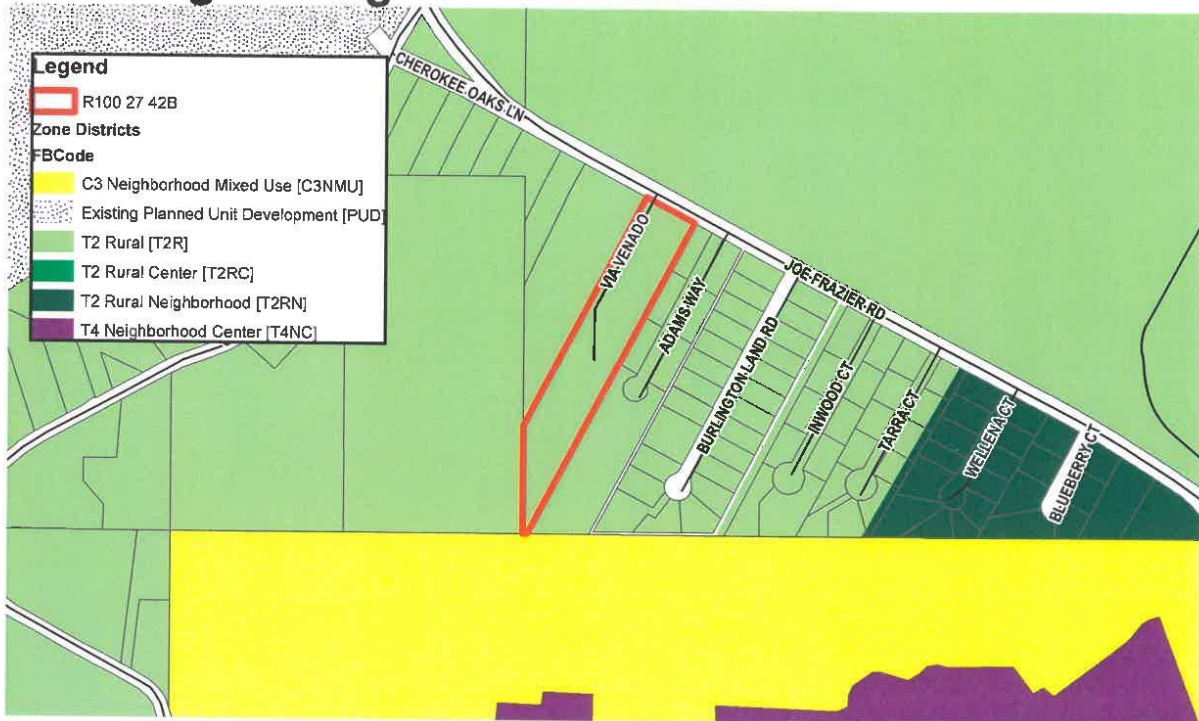
- G. STAFF RECOMMENDATION:** The proposed zoning change from T2R to T2RC constitutes a “spot zoning” and cannot be supported by Planning staff. Staff also has concerns about noise, odor, and aesthetic impacts on the surrounding residential area if more intense uses (such as major vehicle maintenance and repair) are permitted on the property under the T2RC zoning district.

#### **H. ATTACHMENTS**

- Zoning Map (existing and proposed)
- Location Map



## Existing Zoning



## Proposed Zoning

