



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

Chairman

ED PAPPAS

Vice Chair

CECILY MCMILLAN

Commission Members

PETE COOK

JON HENNEY

EUGENE MEYERS

GLENN MILLER

GAIL MURRAY

DANIEL RIEDEL

DENNIS ROSS

County Administrator

MICHAEL MOORE

Staff Support

ROBERT MERCHANT

Administration Building

Beaufort County Government
Robert Smalls Complex
100 Ribaut Road

Contact

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Planning Commission Agenda

Monday, October 6, 2025 at 6:00 PM

Beaufort County Department of Disabilities and Special Needs
100 Clearwater Way

ALL OF OUR MEETINGS ARE AVAILABLE FOR VIEWING ONLINE AT
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 MEETING MINUTES – June 2, 2025 Regular Meeting
5. APPROVAL OF AGENDA
6. CITIZEN COMMENTS – NON-AGENDA ITEMS

(Comments are limited to 3 minutes.)

ACTION ITEMS

7. CONSIDERATION OF AN ORDINANCE AMENDING THE ZONING MAP FOR 231.58 ACRES (R100 025 000 0084 0000, R100 025 000 0110 0000, R100 020 000 047A 0000, R100 026 00A 0260 0000, R100 026 00A 0261 0000, R300 028 000 0016 0000, R300 028 000 016A 0000, R300 015 000 076B 0000, R100 033 00A 0022 0000, R600 009 000 0030 0000, R600 013 000 0048 0000, R600 009 000 0003 0000, R600 005 000 004D 0000, R600 021 000 0078 0000, R600 029 000 0054 0000, R600 021 000 0819 0000) FROM S1, T2R, T3HN, T4HC, C4CCMU, AND C5RCMU TO T1NP.

DISCUSSION ITEMS

8. COMPREHENSIVE PLAN 5-YEAR UPDATE AND IMPLEMENTATION STATUS
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

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, June 2, 2025 at 6:00 p.m.

MEMBERS PRESENT:

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

MEMBERS ABSENT:

Ms. Gail Murray
Mr. Dan Riedel

STAFF PRESENT:

Mr. Rob Merchant, Planning and Zoning Director
Ms. Kristen Forbus, Long Range Planner
Mr. Brian Hulbert, County Attorney

CALL TO ORDER: Chairman Ed Pappas called the meeting to order at 6:03 p.m.

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

REVIEW OF MEETING MINUTES: The May 5th, 2025 Planning Commission regular minutes were approved with no objections.

CITIZEN COMMENTS: Mr. Pappas asked if there were any non-agenda related citizen comments.

Cooter Ramsey spoke regarding the County's garage ordinance.

ACTION ITEMS:

CONSIDERATION OF TEXT AMENDMENTS TO THE COMMUNITY DEVELOPMENT CODE (CDC): DIVISION 5.10 (HISTORIC PRESERVATION), SECTION 7.2.120 (CERTIFICATE OF APPROPRIATENESS), SECTION 7.3.80 (HISTORIC DESIGNATION), SECTION 7.4.50 (PUBLIC HEARING SCHEDULING AND NOTICE), AND SECTION 7.5.40 (HISTORIC PRESERVATION REVIEW BOARD (HPRB)).

Ms. Forbus presented the text amendments and emphasizing that they will be used to aide the application to National Park Service for the County to become a Certified Local Government. She stated that there was collaboration with Horry County and the State Historic Preservation Office.

Mr. Miller asked questions about the reasoning behind the text amendments. Ms. Forbus emphasized the importance to having a local designation.

Mr. Pappas asked about overlaps with municipalities in historical districts. Ms. Forbus stated that there was an ordinance written in that would require collaboration with any municipalities and that there would be similarities in language with other municipalities with historic ordinances.

Mr. Ross asked about the number of properties that have a historic nature that would be eligible. Ms. Forbus stated that a survey was completed in January 2025 that identified around 20 new properties that would qualify.

Ms. McMillan asked about the process of local designation. Ms. Forbus stated that staff will be bringing forward some properties and there will be notification to any property owners.

Ms. McMillan asked about the funding as a result of the CLG. Ms. Forbus stated that more funding opportunities would be used for survey work.

Ms. Forbus went through the proposed amendments. Since being published the following were corrected: Historical Designation 7.3.80.B.6 and 7 reference of "7.3.40.D" to "7.3.80. D"

Mr. Merchant stated that people would want to apply to be on the local registry to adaptively reuse a non-conforming use using its original use.

Mr. Ross asked who would receive the grants. Ms. Forbus said it would go to the County budget and be used to update cemetery and above ground survey work.

Ms. Forbus went over the changes that were made. Mr. Merchant discussed the process for cemetery buffers and collaborating with the State Historic Preservation Office to enforce that.

Ms. McMillan stated the importance of the cemetery survey to be public.

There were no public comments.

Ms. McMillan made a motion to recommend approval of CONSIDERATION OF TEXT AMENDMENTS TO THE COMMUNITY DEVELOPMENT CODE (CDC): DIVISION 5.10 (HISTORIC PRESERVATION), SECTION 7.2.120 (CERTIFICATE OF APPROPRIATENESS), SECTION 7.3.80 (HISTORIC DESIGNATION), SECTION 7.4.50 (PUBLIC HEARING SCHEDULING AND NOTICE), AND SECTION 7.5.40 (HISTORIC PRESERVATION REVIEW BOARD (HPRB)). It was stated that it: 1.Is consistent with the goals, objectives, and policies of the Comprehensive Plan; 2.Is not in conflict with any provision of this Development Code or the Code of Ordinances; 3.Is required by changed conditions; 4.Addresses a demonstrated community need; 5.Is consistent with the purpose and intent of the zones in this Development Code, or would improve compatibility among uses and ensure efficient development within the County; 6.Would result in a logical and orderly development pattern; and 7.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. Mr. Cook seconded the motion. The motion passed 7-0.

ADJOURNMENT: Chairman Pappas adjourned the meeting at 7:01 p.m.

SUBMITTED BY: Kristen Forbus
Long Range Planner

Ed Pappas
Beaufort County Planning Commission Chairman

Date: _____



MEMORANDUM

TO: Beaufort County Planning Commission

FROM: Robert Merchant, AICP, Beaufort County Planning and Zoning Department

DATE: September 22, 2025

SUBJECT: CONSIDERATION OF AN ORDINANCE AMENDING THE ZONING MAP FOR 231.58 ACRES (R100 025 000 0084 0000, R100 025 000 0110 0000, R100 020 000 047A 0000, R100 026 00A 0260 0000, R100 026 00A 0261 0000, R300 028 000 0016 0000, R300 028 000 016A 0000, R300 015 000 076B 0000, R100 033 00A 0022 0000, R600 009 000 0030 0000, R600 013 000 0048 0000, R600 009 000 0003 0000, R600 005 000 004D 0000, R600 021 000 0078 0000, R600 029 000 0054 0000, R600 021 000 0819 0000) FROM S1, T2R, T3HN, T4HC, C4CCMU, AND C5RCMU TO T1NP.

STAFF REPORT:

A. BACKGROUND:

Case No.	CDPA-000054-2025
District/Map/Parcel:	R100 025 000 0084 0000, R100 025 000 0110 0000, R100 020 000 047A 0000, R100 026 00A 0260 0000, R100 026 00A 0261 0000, R300 028 000 0016 0000, R300 028 000 016A 0000, R300 015 000 076B 0000, R100 033 00A 0022 0000, R600 009 000 0030 0000, R600 013 000 0048 0000, R600 009 000 0003 0000, R600 005 000 004D 0000, R600 021 000 0078 0000, R600 029 000 0054 0000, R600 021 000 0819 0000
Property Size:	231.58 Acres
Current Zoning District:	S1, T2R, T3HN, T4HC, C4CCMU, AND C5RCMU
Proposed Zoning District:	T1 Natural Preserve

- B. SUMMARY OF REQUEST:** Since 2000, Beaufort County has preserved over 25,000 acres of land through the Rural and Critical Lands Preservation program for conservation, parks, buffers, scenic vistas, and for preservation of valuable economic and natural resources. Despite their acquisition through the Rural and Critical Lands Preservation Program, many of these properties still hold zoning districts that are no longer appropriate for the future intended conservation uses of the land. In order to provide the greatest possible zoning protection on the sixteen County-owned passive parks properties, staff has initiated a rezoning request in order to convert them from their current zoning districts to the most protective zoning district, T1 Natural Preserve. The sixteen properties' current zoning districts include S1, T2R, T3HN, T4HC, C4CCMU, and C5RCMU, all of which are no longer appropriate. The requested rezoning will ensure continued and future conservation and passive recreation.
- C. 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;**
Yes, it is consistent with the Comprehensive Plan. It further secures the implementation of preservation by the Rural and Critical Land Preservation Program.
 2. **Is not in conflict with any provision of this Development Code, or the Code of Ordinances;**
Yes, it is not in conflict with the CDC.
 3. **Addresses a demonstrated community need;**
Yes, it addresses the community need of protected land.
 4. **Is required by changed conditions;**
Yes, it is required due to conservation easements and fee simple purchases made by the Rural and Critical Lands Preservation program.
 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;**
Yes, this rezoning is compatible with the surrounding areas.
 6. **Would not adversely affect nearby lands;**
Yes, this would not adversely affect nearby lands.

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

Yes, see 5.

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:**

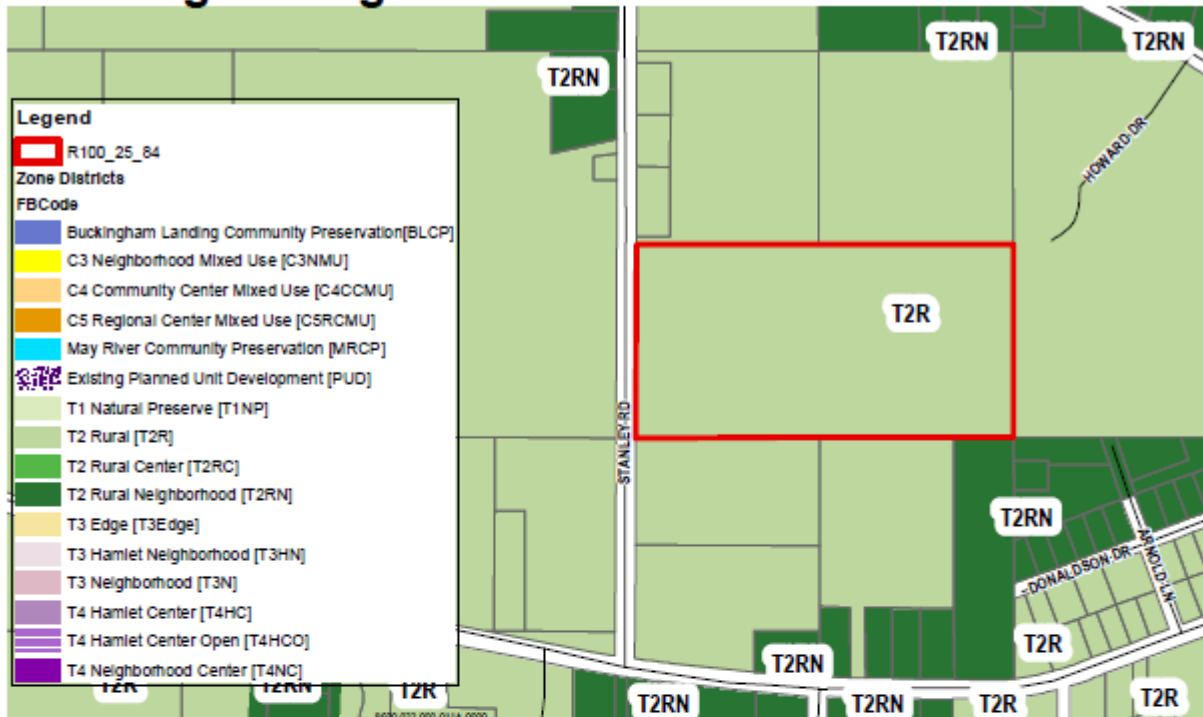
Yes, it would as development is not planned nor allowed for the sites.

D. STAFF RECOMMENDATION: Staff recommends approval.

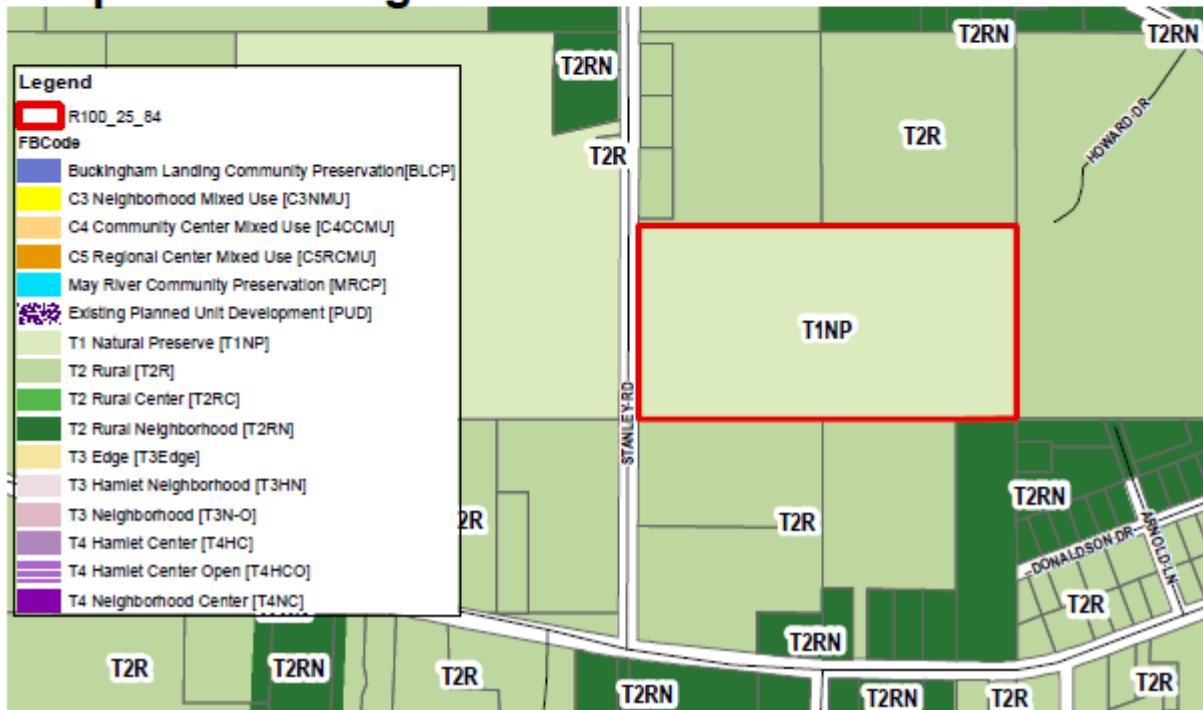
E. ATTACHMENTS:

- Zoning Map (existing and proposed)

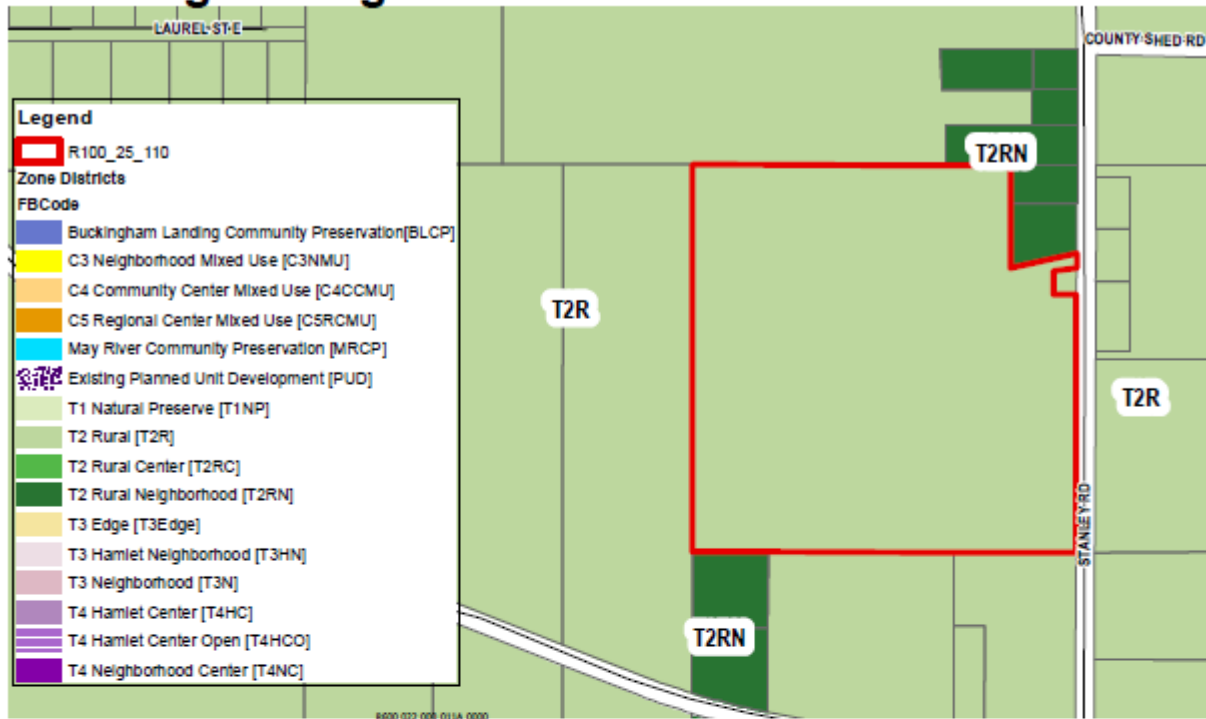
Existing Zoning



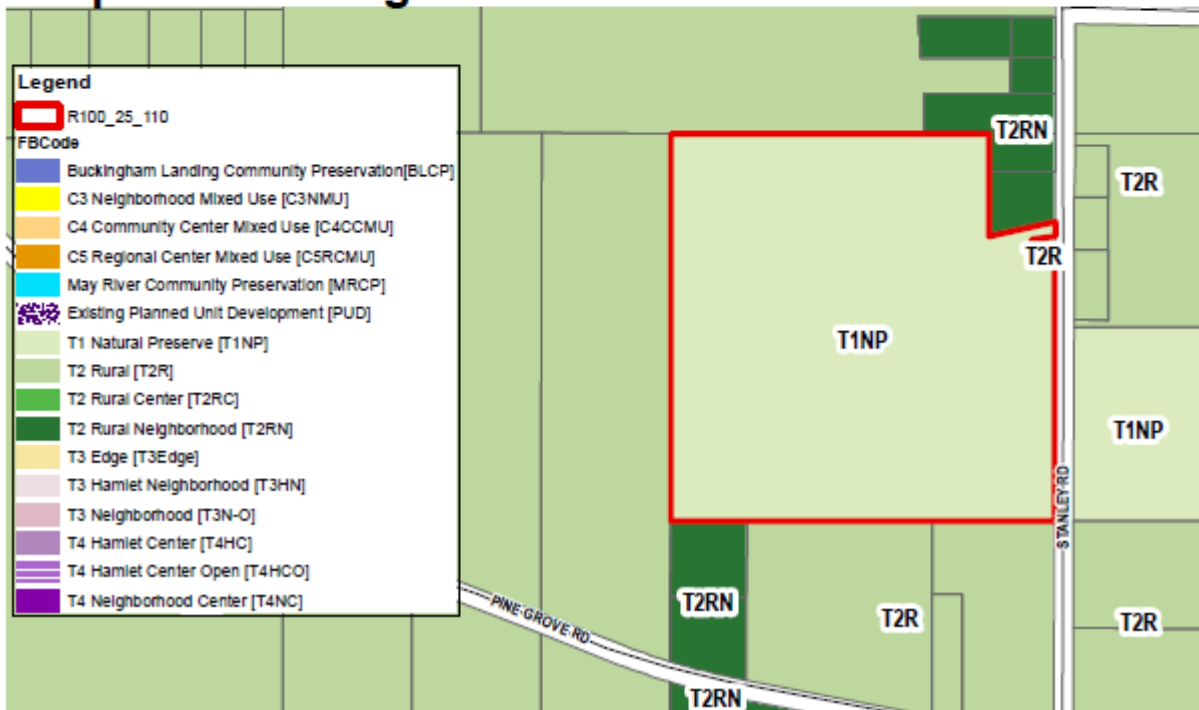
Proposed Zoning



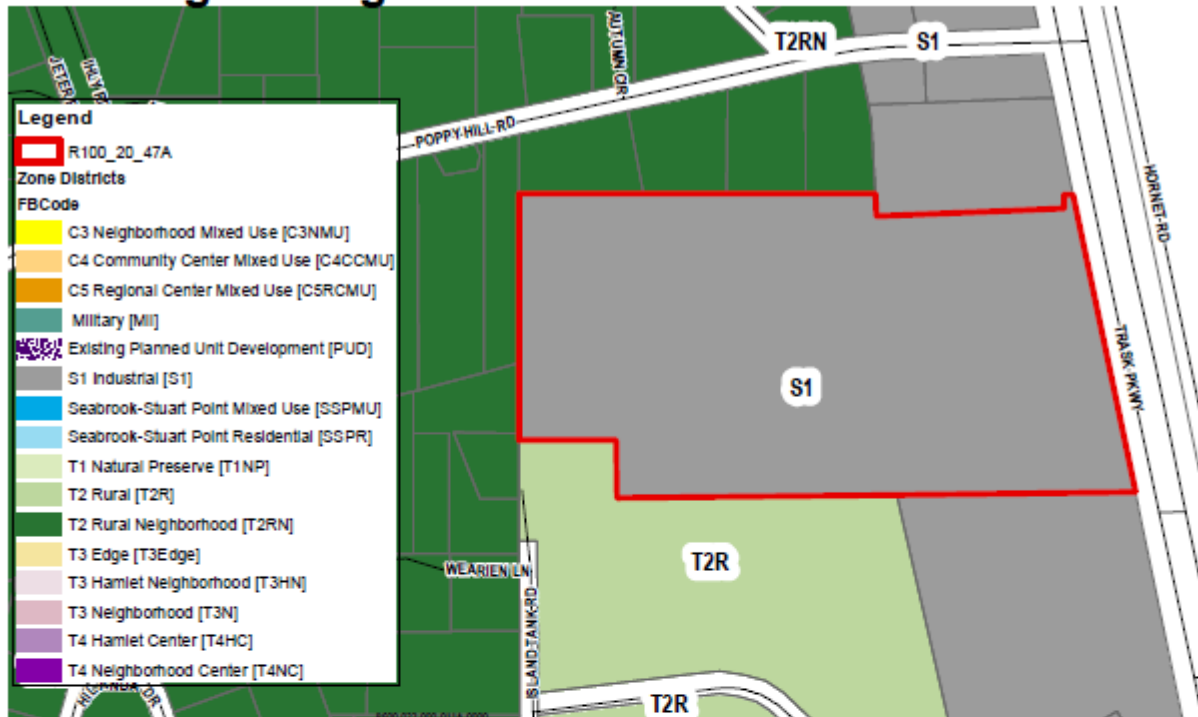
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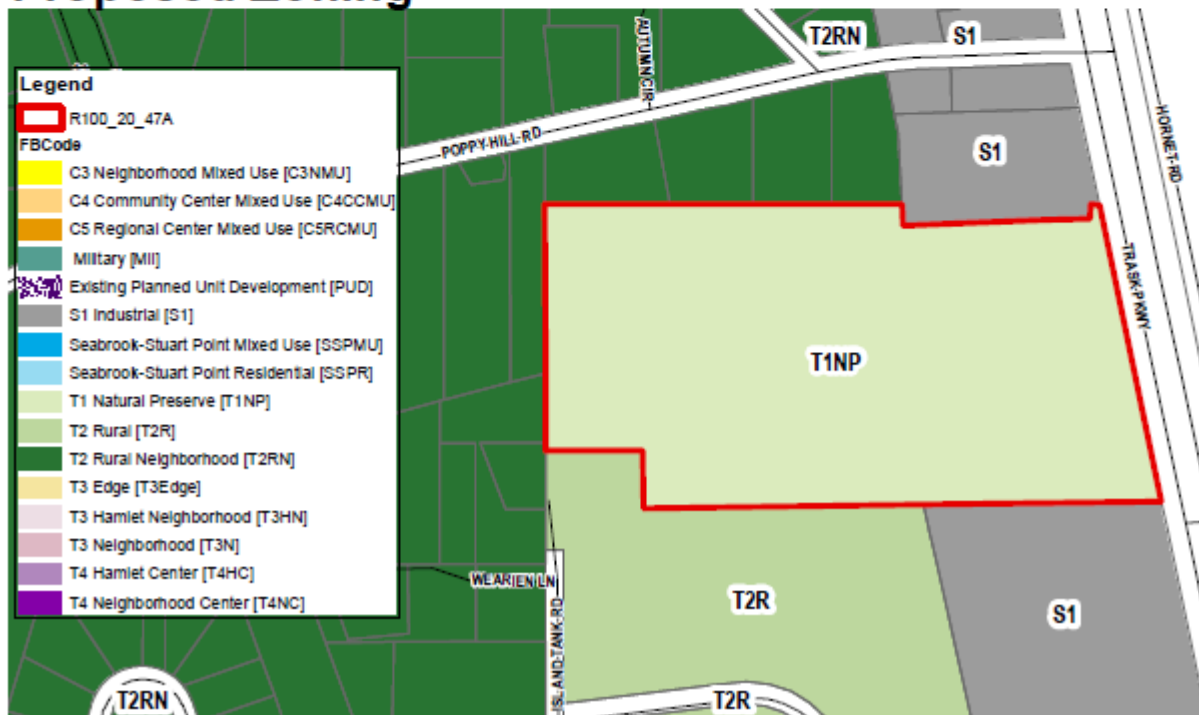
Proposed Zoning



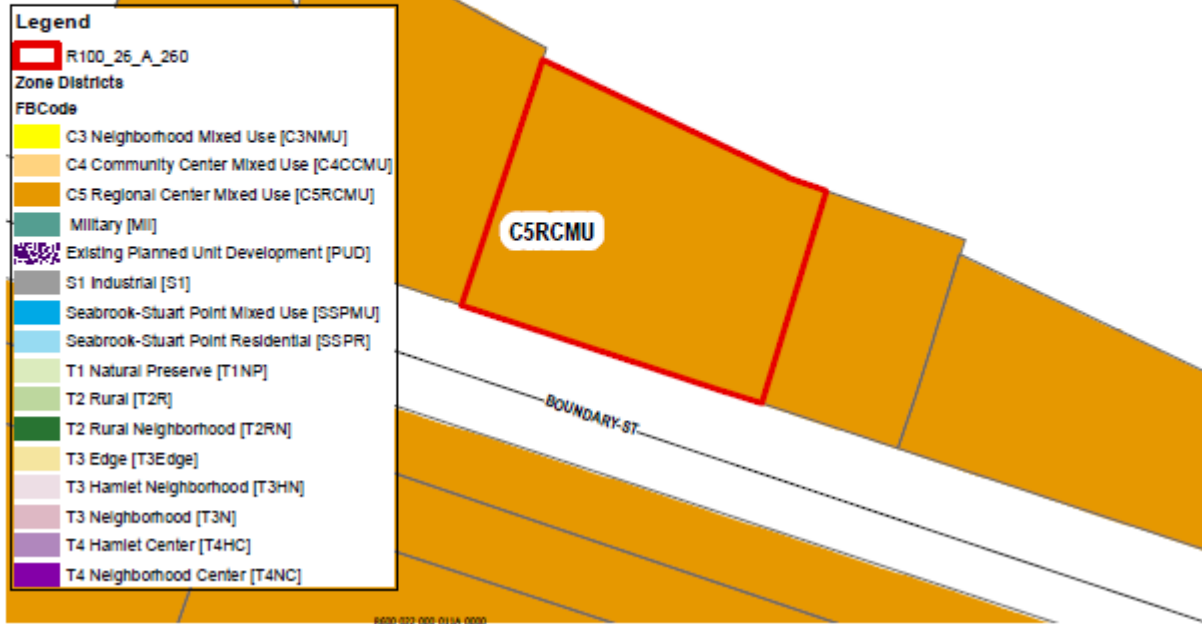
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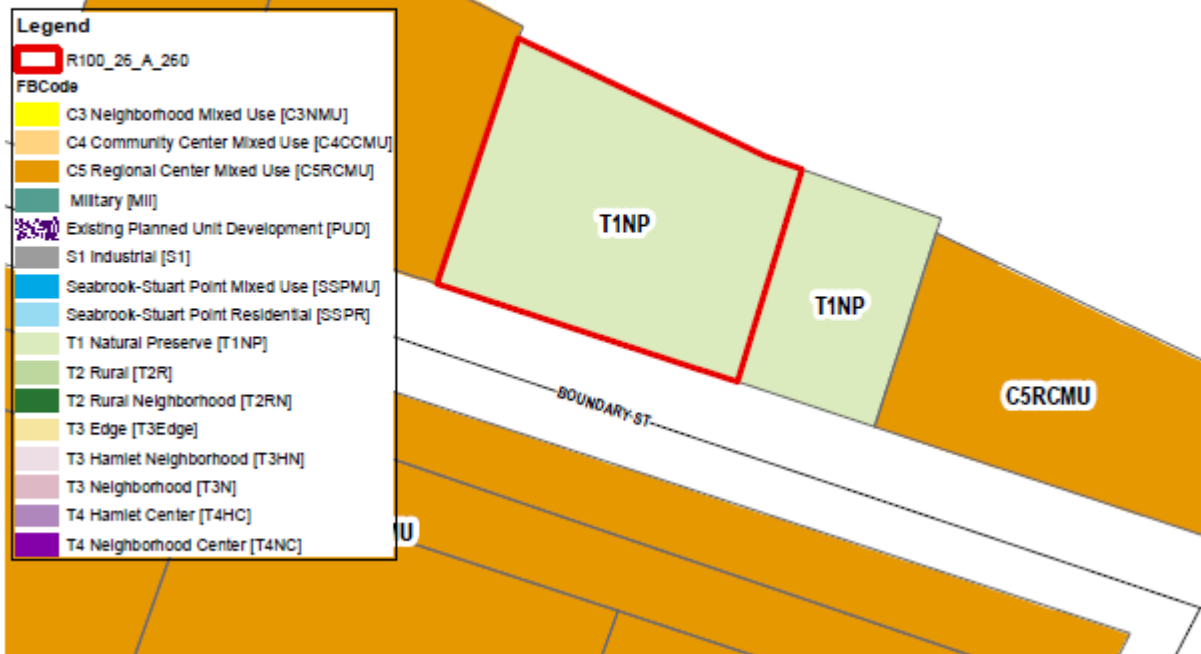
Proposed Zoning



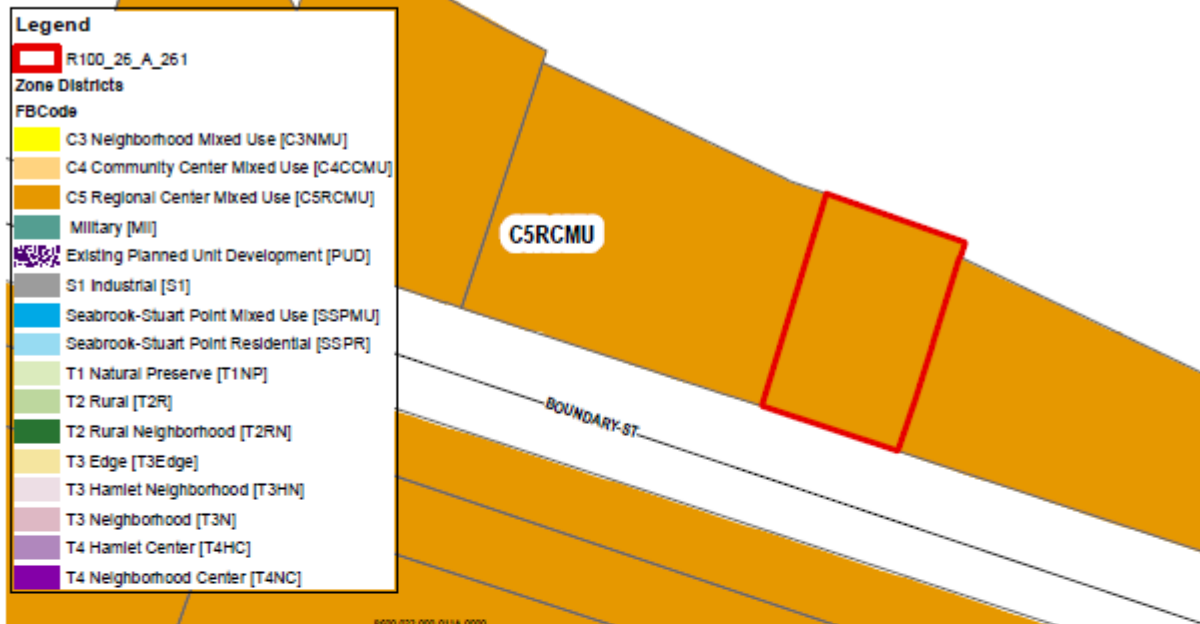
Existing Zoning



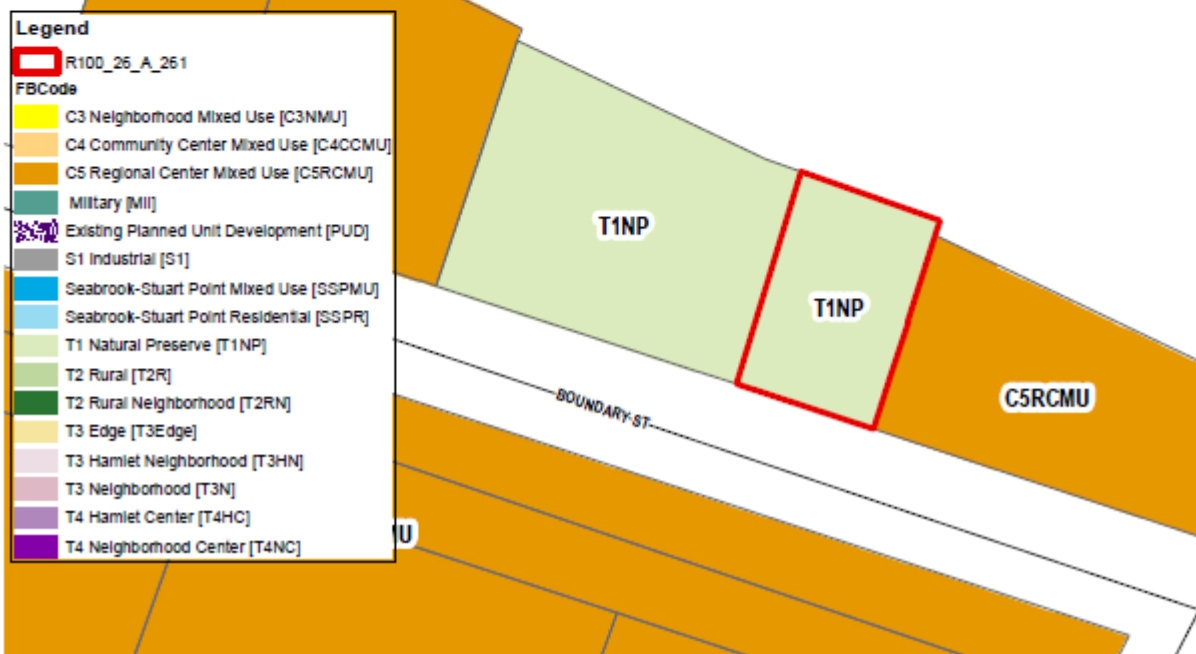
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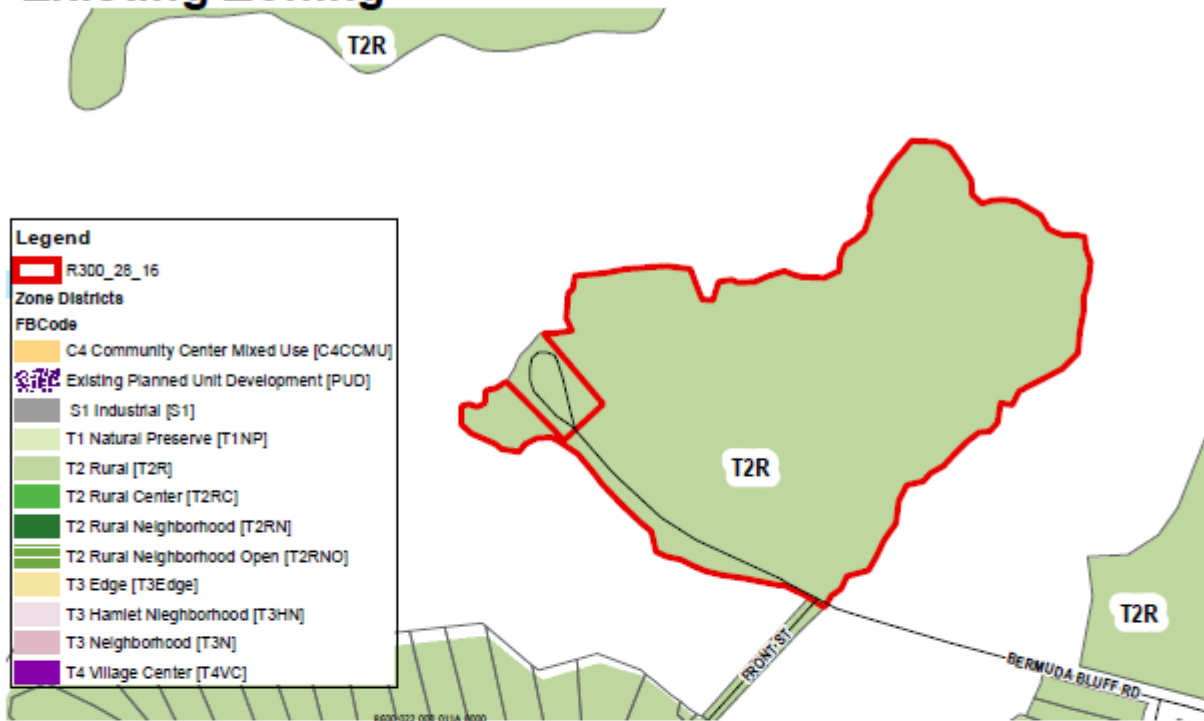
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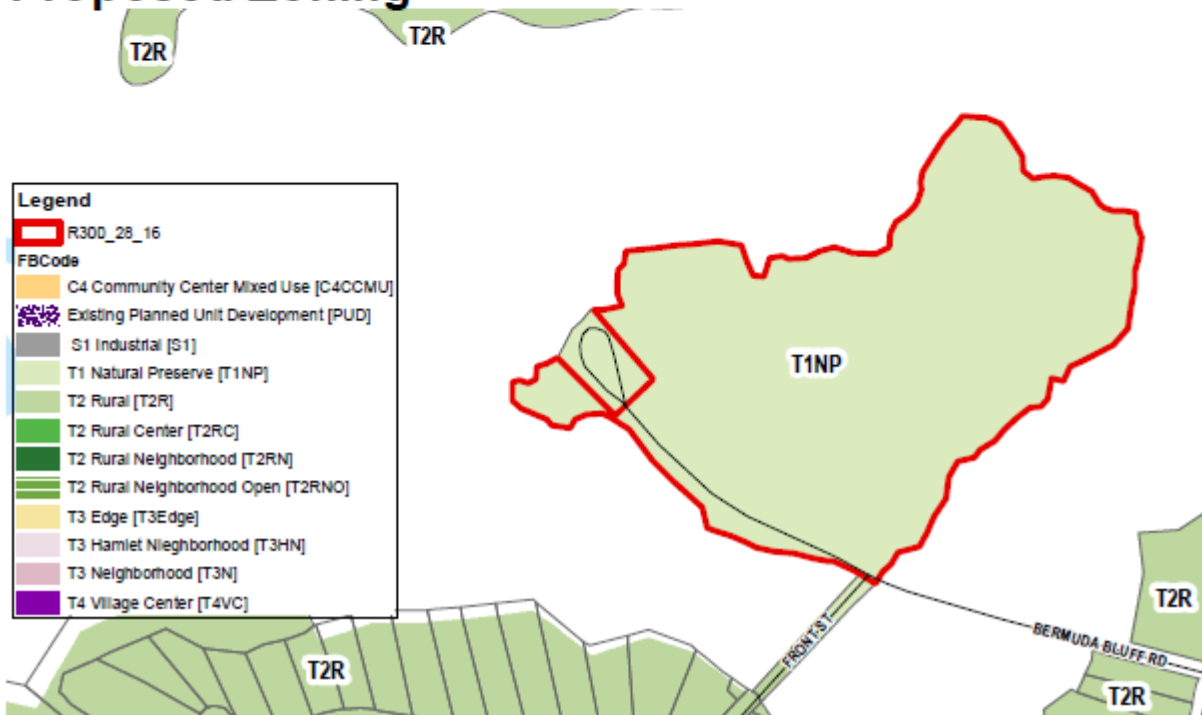
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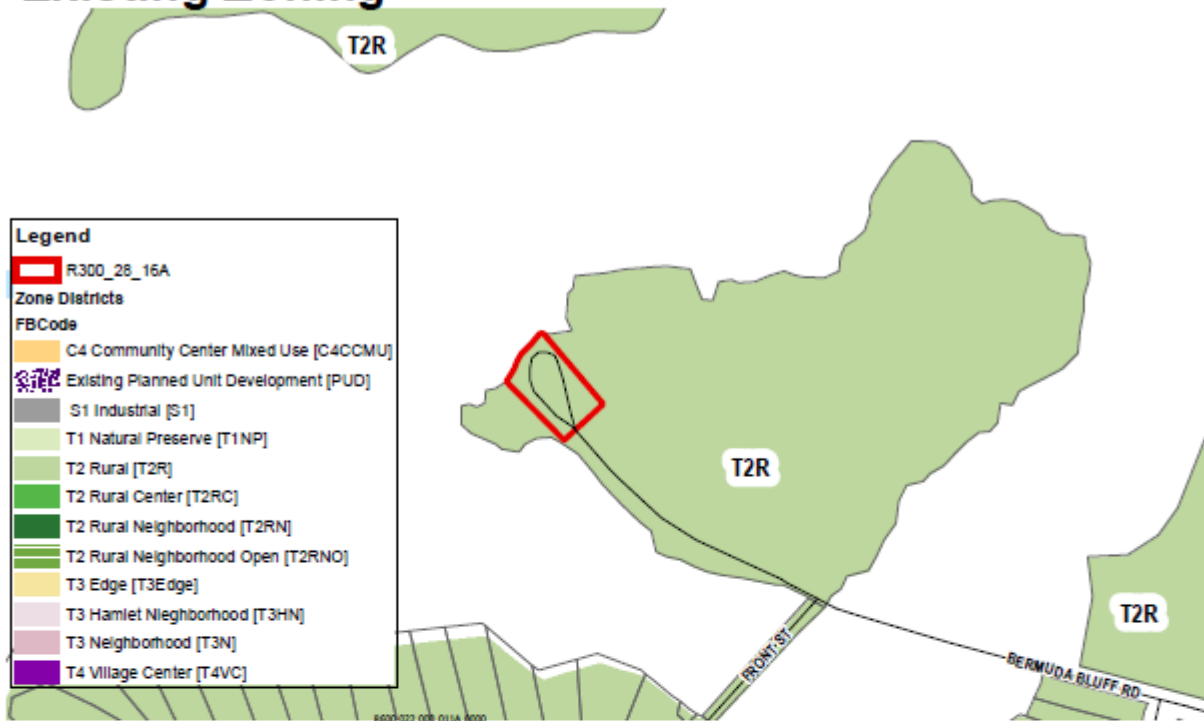
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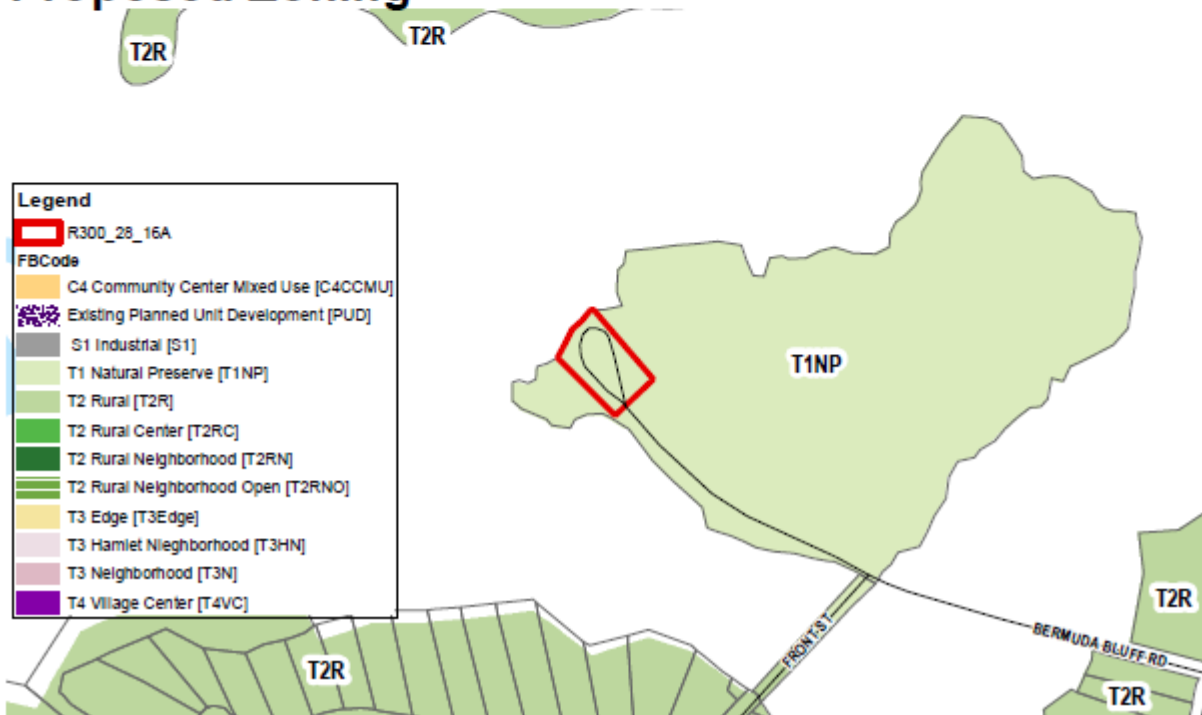
Proposed Zoning



Existing Zoning



Proposed Zoning



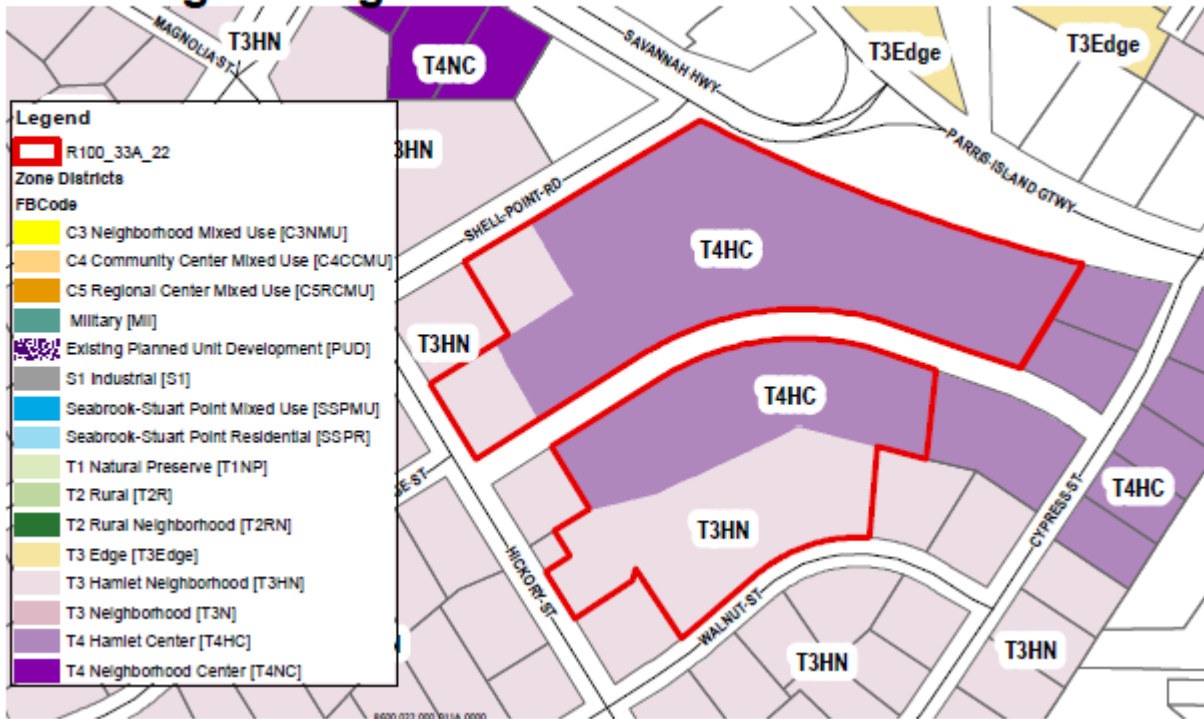
Existing Zoning



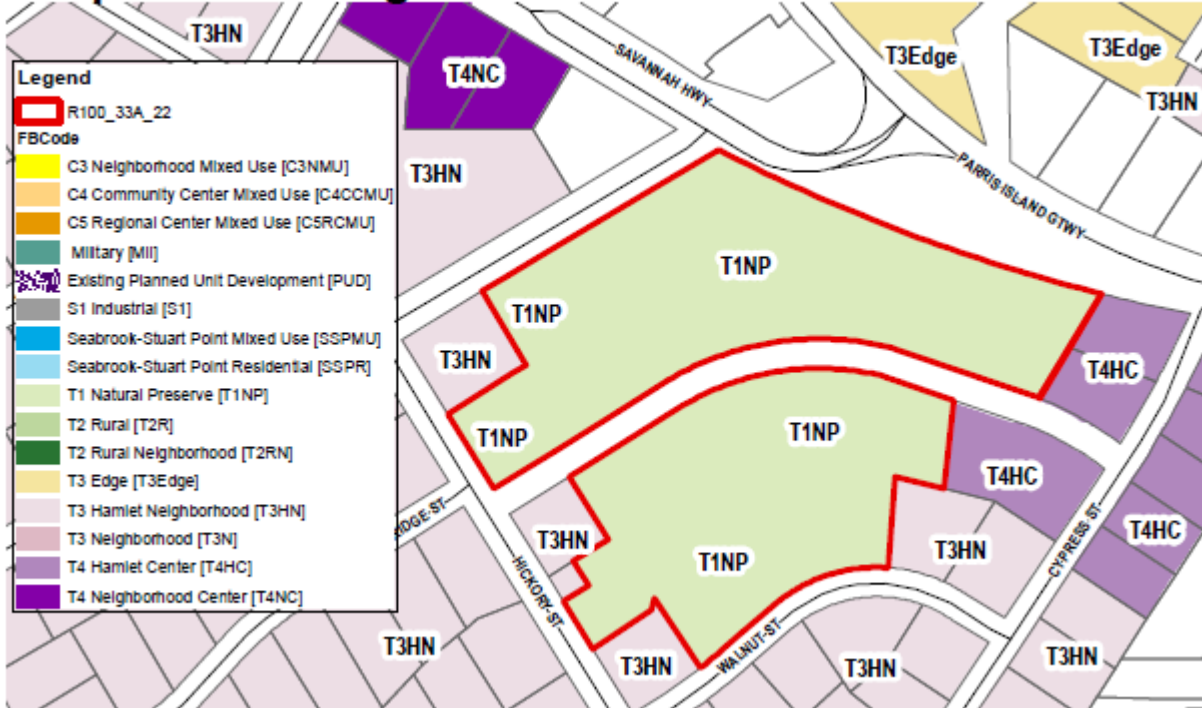
Proposed Zoning



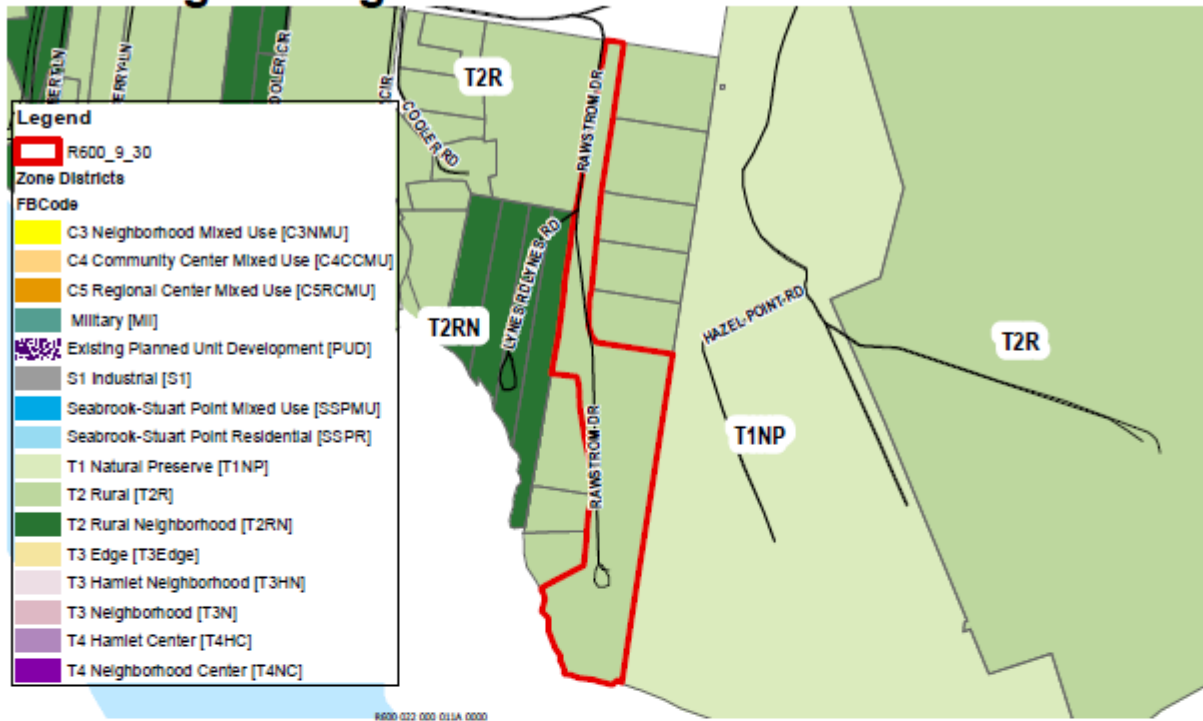
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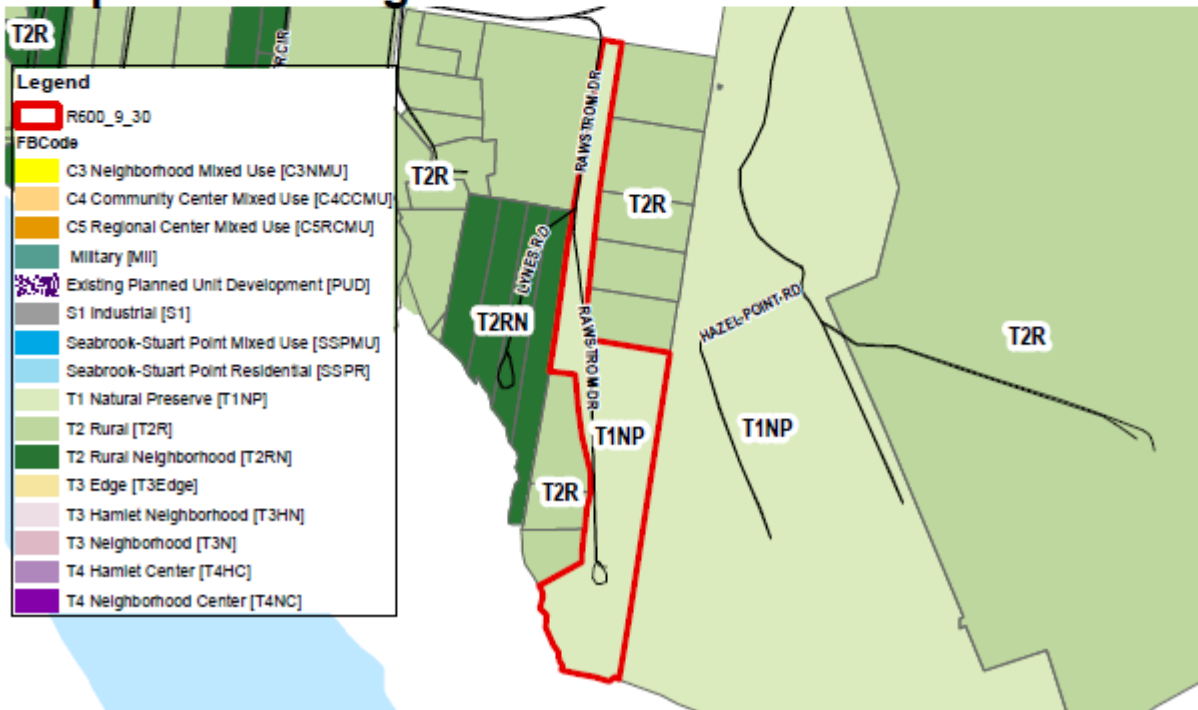
Proposed Zoning



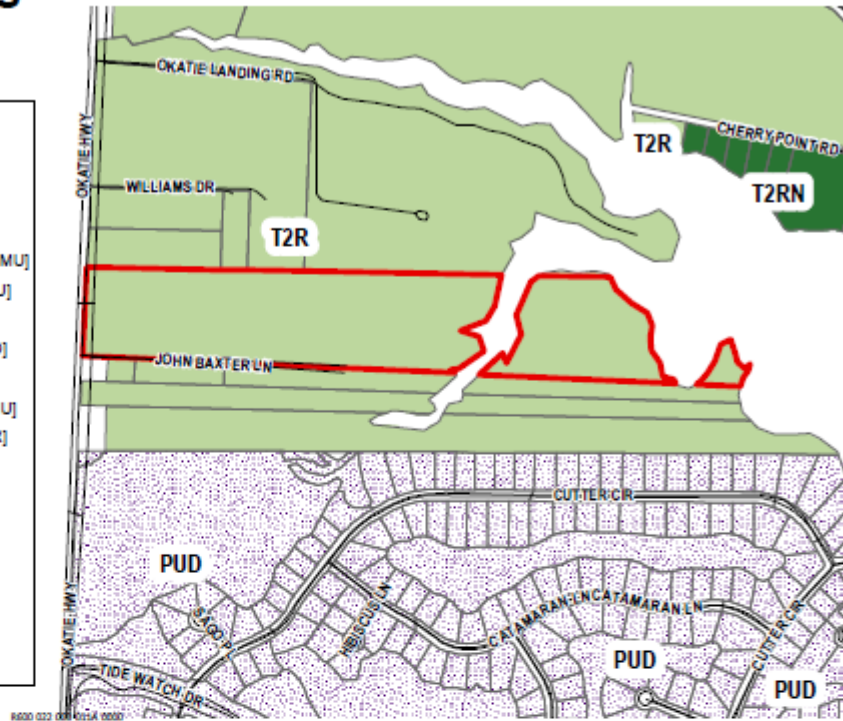
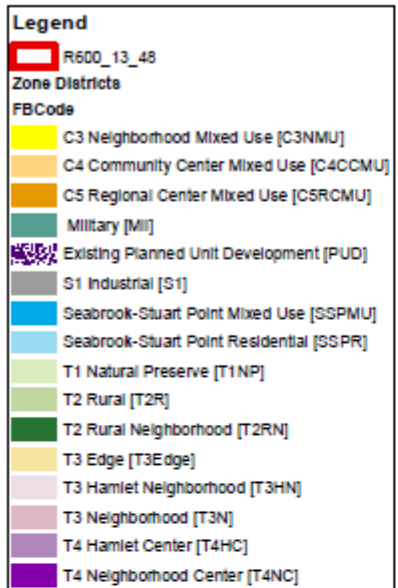
Existing Zoning



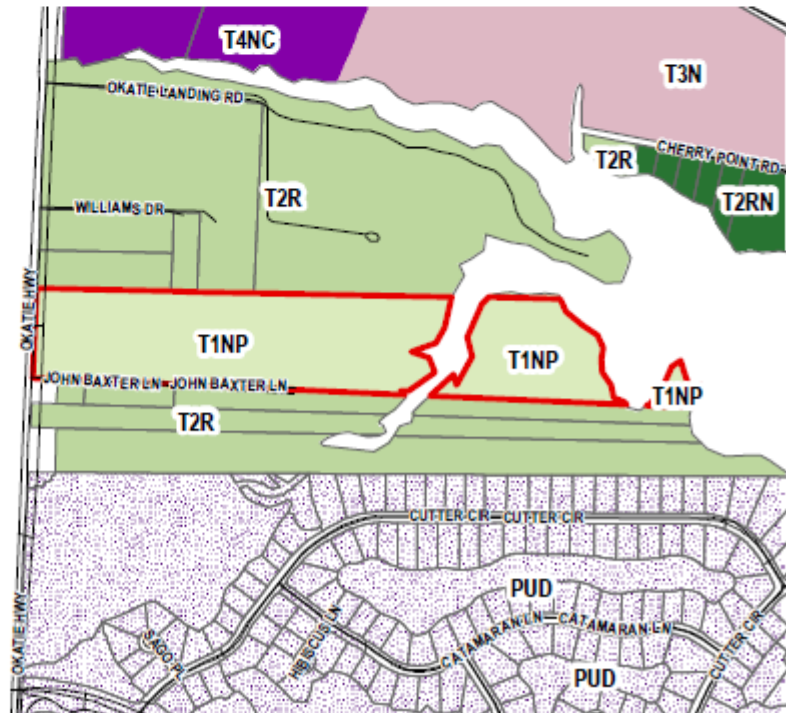
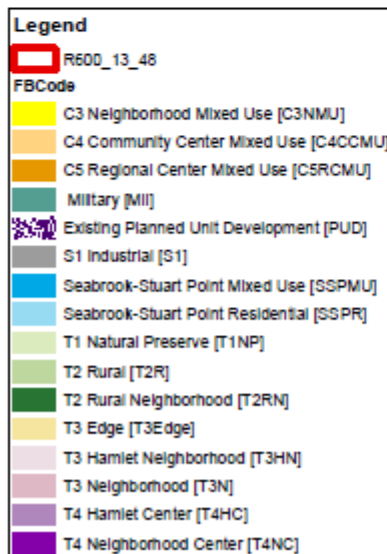
Proposed Zoning



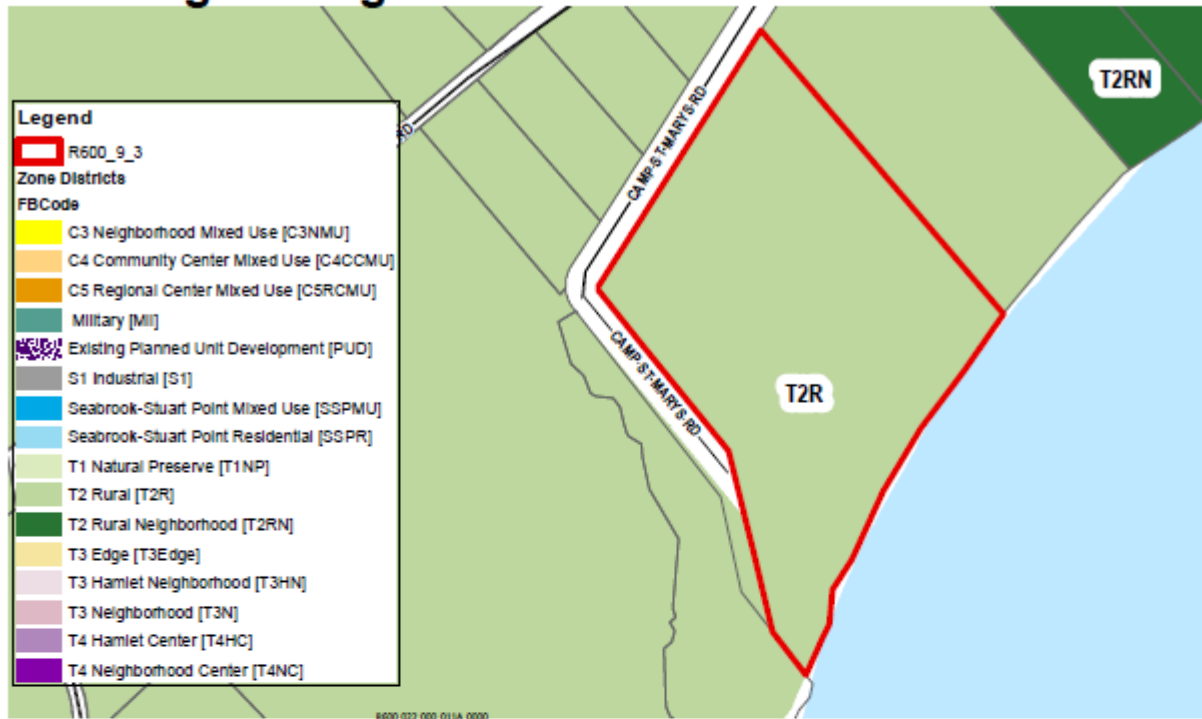
Existing Zoning



Proposed Zoning



Existing Zoning



Proposed Zoning



Existing Zoning

Legend	
	R600_5_4D
Zone Districts	
FBCode	
	C3 Neighborhood Mixed Use [C3NMU]
	C4 Community Center Mixed Use [C4CCMU]
	C5 Regional Center Mixed Use [C5RCMU]
	Military [MII]
	Existing Planned Unit Development [PUD]
	S1 Industrial [S1]
	Seabrook-Stuart Point Mixed Use [SSPMU]
	Seabrook-Stuart Point Residential [SSPR]
	T1 Natural Preserve [T1NP]
	T2 Rural [T2R]
	T2 Rural Neighborhood [T2RN]
	T3 Edge [T3Edge]
	T3 Hamlet Neighborhood [T3HN]
	T3 Neighborhood [T3N]
	T4 Hamlet Center [T4HC]
	T4 Neighborhood Center [T4NC]

R600 022 000 011A 0000

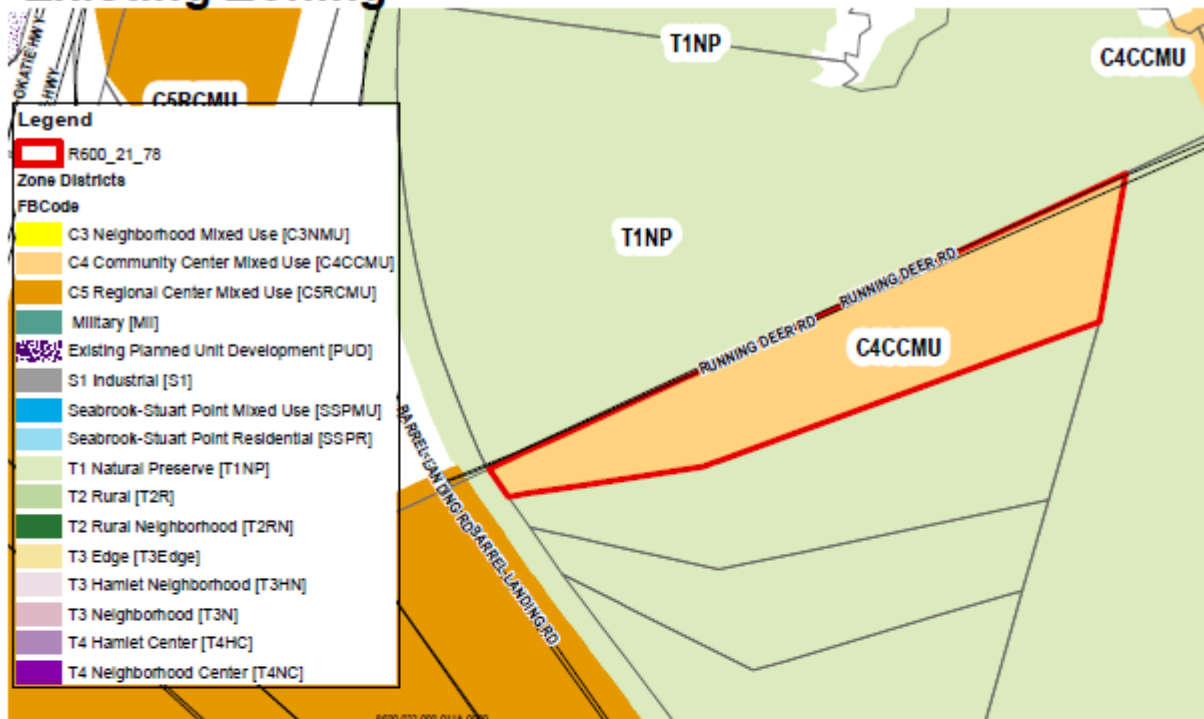


Proposed Zoning

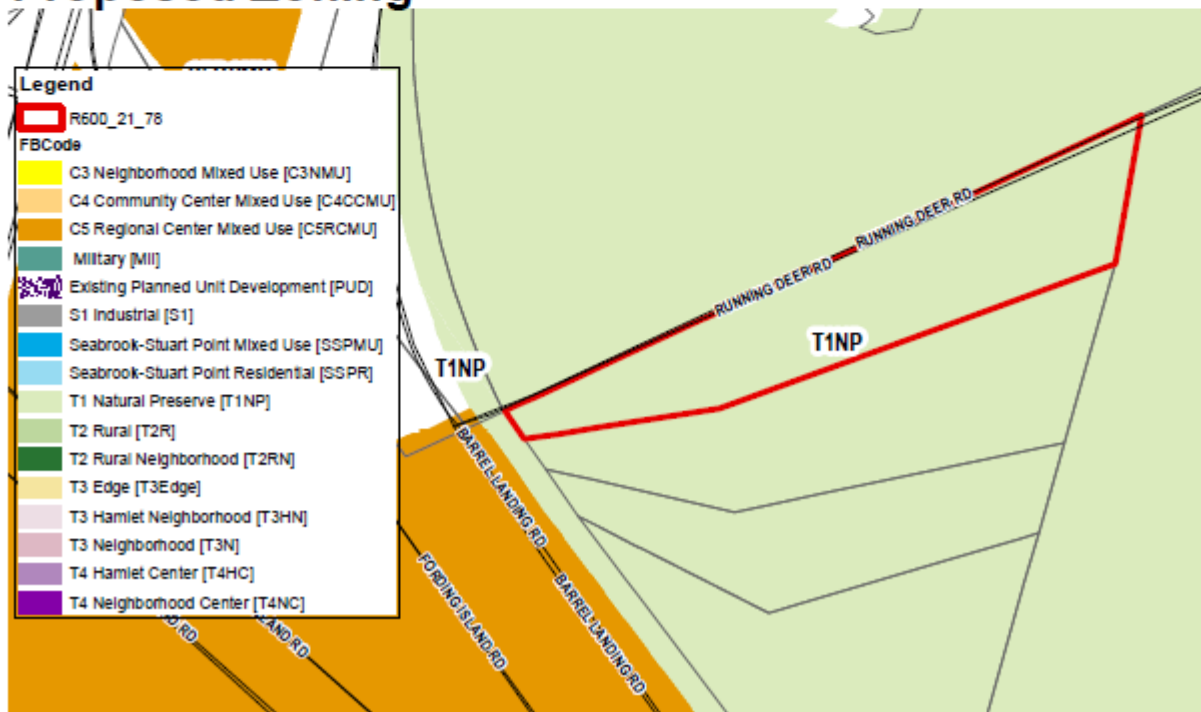
Legend	
	R600_5_4D
FBCode	
	C3 Neighborhood Mixed Use [C3NMU]
	C4 Community Center Mixed Use [C4CCMU]
	C5 Regional Center Mixed Use [C5RCMU]
	Military [MII]
	Existing Planned Unit Development [PUD]
	S1 Industrial [S1]
	Seabrook-Stuart Point Mixed Use [SSPMU]
	Seabrook-Stuart Point Residential [SSPR]
	T1 Natural Preserve [T1NP]
	T2 Rural [T2R]
	T2 Rural Neighborhood [T2RN]
	T3 Edge [T3Edge]
	T3 Hamlet Neighborhood [T3HN]
	T3 Neighborhood [T3N]
	T4 Hamlet Center [T4HC]
	T4 Neighborhood Center [T4NC]



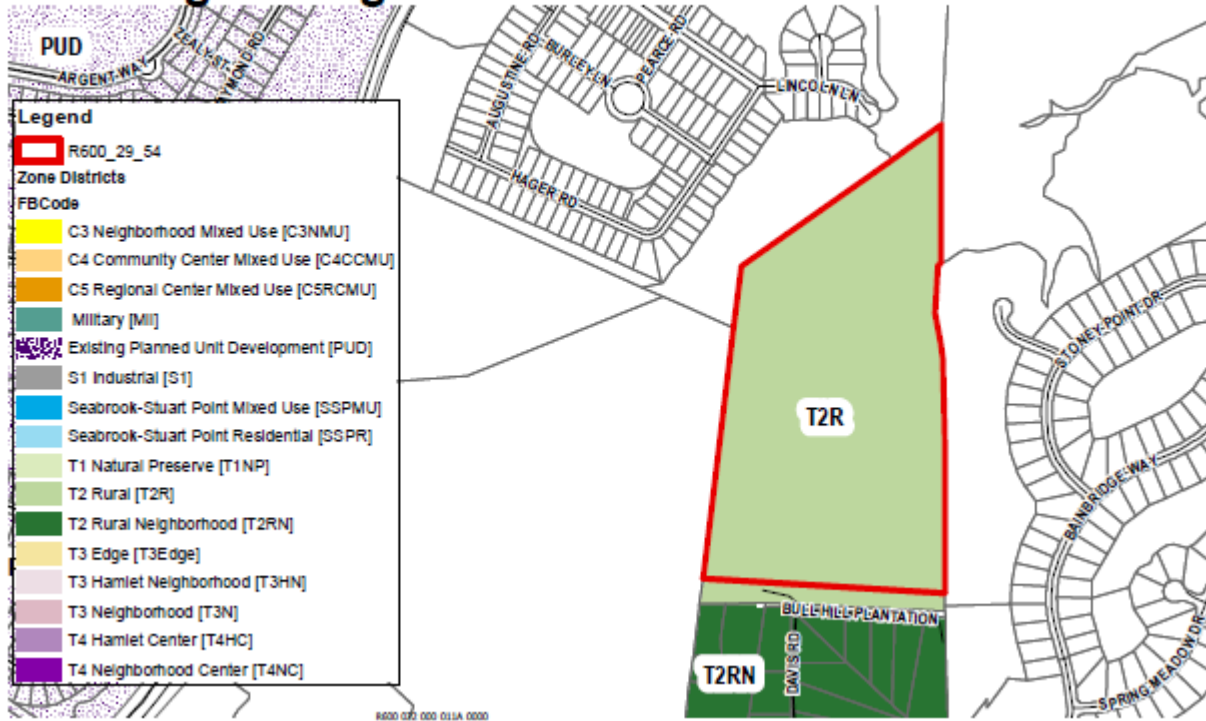
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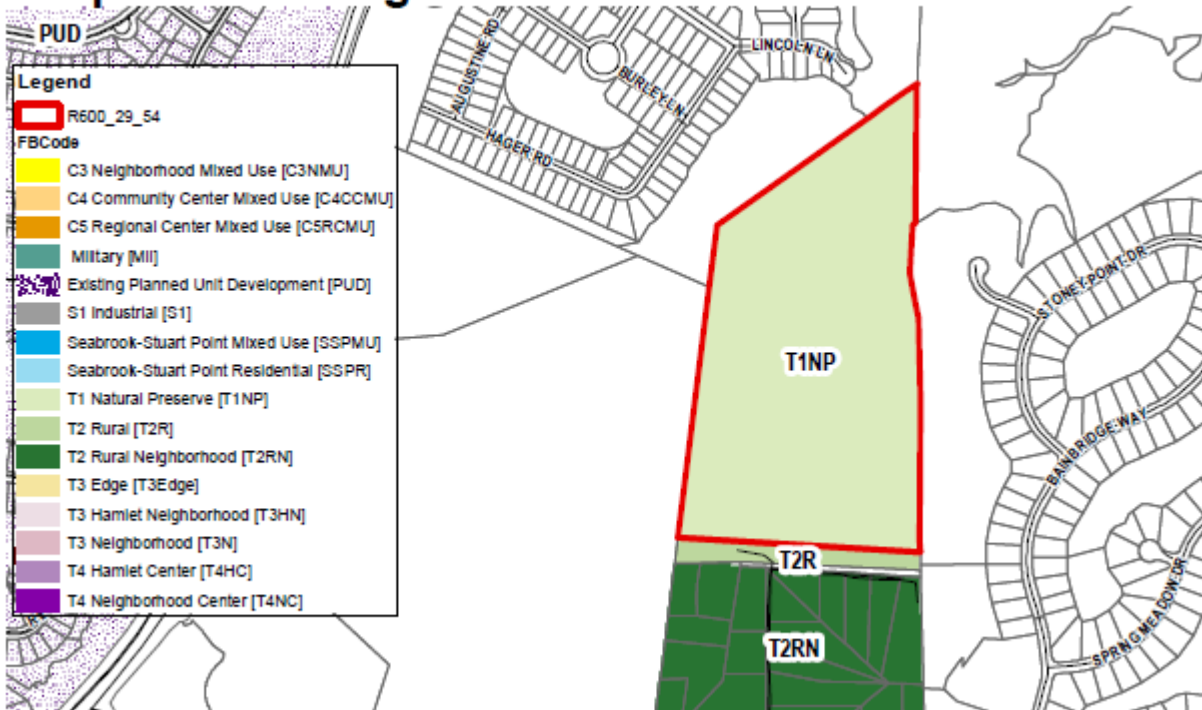
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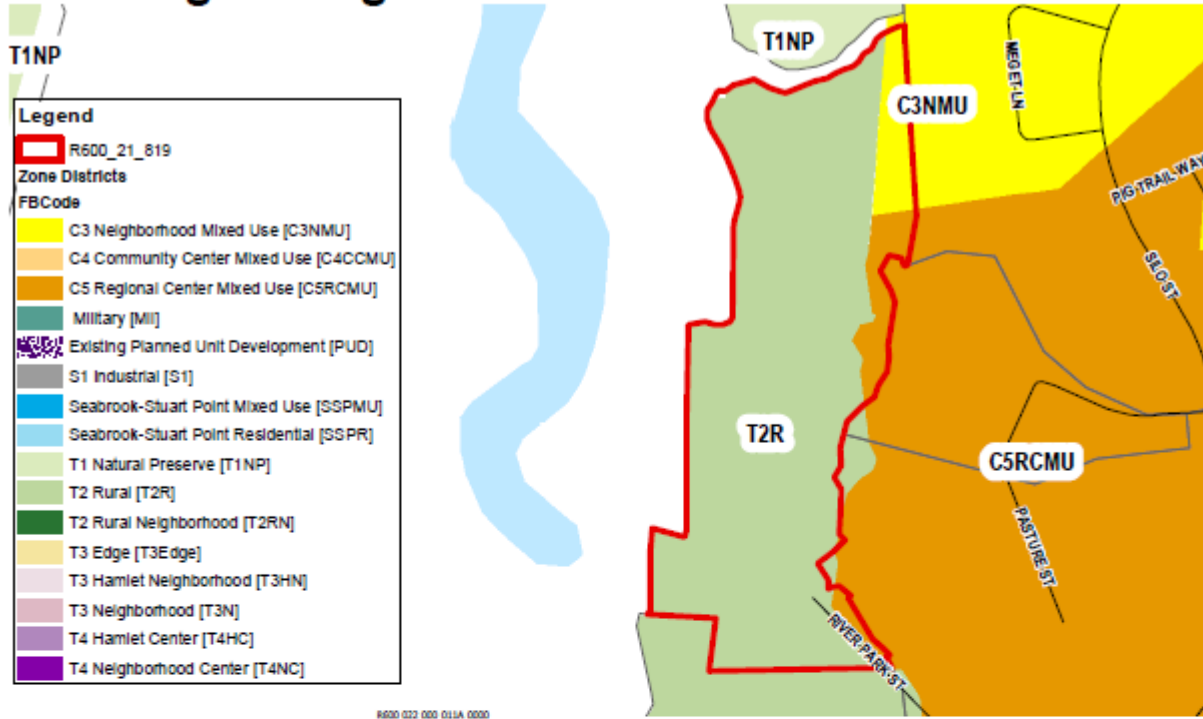
Existing Zoning



Proposed Zoning



Existing Zoning



Proposed Zoning

