



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 in Council Chambers on Monday, April 7, 2025 at 6:00 p.m.

**MEMBERS PRESENT:**

Mr. Ed Pappas, Chairman  
Mr. Pete Cook  
Mr. Jon Henney  
Ms. Cecily McMillan, Vice Chair  
Ms. Gail Murray  
Mr. Glenn Miller  
Mr. Dan Riedel

**MEMBERS ABSENT:**

Mr. Gene Meyers  
Mr. Dennis Ross

**STAFF PRESENT:**

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

**CALL TO ORDER:** Chairman Ed Pappas called the meeting to order at 6:01 p.m.

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

**REVIEW OF MEETING MINUTES:** The February 3<sup>rd</sup>, 2025 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.

Kevin Dukes spoke regarding the notification of the rezoning application for Pine Island that was submitted.

Joyce Hamm voiced concerns about the residential permitting process.

**ACTION ITEMS:**

**CONSIDERATION OF AN ORDINANCE AMENDING THE ZONING MAP FOR 11 ACRES LOCATED ON BURNT CHURCH ROAD (R600 039 000 1552 0000, R600 039 000 0056 0000, R600 039 000 0269 0000) FROM T3 HAMLET NEIGHBORHOOD(T3HN) AND T4 HAMLET CENTER (T4HC) TO T3 NEIGHBORHOOD (T3N)**

Mr. Merchant presented the rezoning application and the recommendation for approval stating that the parcels are split-zoned and property lines have moved. He emphasized that this was not an upzoning but rather a correction.

The commissioners raised questions regarding the history of the parcel lines and the capacity of water and sewer. It was stated that BJWSA will have adequate support. There was then an explanation from Mr. Merchant that the current mobile home park is a non-conforming use in the current zoning districts.

Mr. Sullivan explained that a TIA was not needed because the proposed application will not result in a much greater amount of net new trips than what is already existing.

Chairman Pappas opened the meeting for public comment.

William Smith addressed concern of school capacity and the notification to the school district.

The applicant and Planning staff stated that the School District was notified of the application.

Mr. Henney made a motion to recommend approval of CONSIDERATION OF AN ORDINANCE AMENDING THE ZONING MAP FOR 11 ACRES LOCATED ON BURNT CHURCH ROAD (R600 039 000 1552 0000, R600 039 000 0056 0000, R600 039 000 0269 0000) FROM T3 HAMLET NEIGHBORHOOD(T3HN) AND T4 HAMLET CENTER (T4HC) TO T3 NEIGHBORHOOD (T3N). Mr. Riedel seconded the motion. The motion passed 5-2.

**CONSIDERATION OF AN ORDINANCE AMENDING THE ZONING MAP FOR 86.16 ACRES LOCATED AT 98 JENNINGS ROAD (R100 028 000 0264 0000) FROM T2 RURAL (T2R) TO T3 HAMLET NEIGHBORHOOD (T3HN) AND T4 HAMLET CENTER (T4HC) UTILIZING THE HAMLET PLACE TYPE OVERLAY (PTO)**

Mr. Merchant presented the application's background and the Comprehensive Plan's recommended Place Type Overlay.

Mr. Sullivan discussed the recommended improvements to nearby intersections.

There was then a discussion regarding the increase in workforce housing.

Rob Marek of Pulte gave a presentation giving background on the proposed application. There was then discussion from the Commissioners of the architectural guidelines and that they are to not be altered through a Development Agreement as proposed by the applicant. Chairman Pappas stated his concern of some standards not being met.

Chairman Pappas opened the meeting for public comment.

Grant McClure spoke of concern about infrastructure and the amount of Workforce Housing proposed.

Carole Doray spoke against the proposed rezoning.

Joyce Hamm spoke against the proposed rezoning.

Loretta Milledge spoke against the proposed rezoning.

Melanie Gallion spoke against the proposed rezoning.

Mr. Henney stated concern of the transect organization. Mr. Hulbert stated that the applicant has requested a deferral.

Mr. Murray made a motion to approve the deferral request of CONSIDERATION OF AN ORDINANCE AMENDING THE ZONING MAP FOR 86.16 ACRES LOCATED AT 98 JENNINGS ROAD (R100 028 000 0264 0000) FROM T2 RURAL (T2R) TO T3 HAMLET NEIGHBORHOOD (T3HN) AND T4 HAMLET CENTER (T4HC) UTILIZING THE HAMLET PLACE TYPE OVERLAY (PTO). Ms. McMillan seconded the motion. The motion passed 7-0.

**CHAIRMANS REPORT**

Chairman Pappas announced the reappointment of Commissioners Meyer, McMillan, and himself.

**ADJOURNMENT:** Chairman Pappas adjourned the meeting at 7:28 p.m.

**SUBMITTED BY:** Kristen Forbus  
Long Range Planner

  
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Ed Pappas  
Beaufort County Planning Commission Chairman

Date: 5/5/25