



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, May 5, 2025 at 6:00 p.m.

**MEMBERS PRESENT:**

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

**MEMBERS ABSENT:**

Mr. Pete Cook

**STAFF PRESENT:**

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

**CALL TO ORDER:** Chairman Ed Pappas called the meeting to order at 6:07 p.m.

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

**REVIEW OF MEETING MINUTES:** The April 7<sup>th</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.

Felice LaMarca spoke regarding concern of by-right development.

There was a 5-minute recess to fix audio issues.

**ACTION ITEMS:**

**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 background of the rezoning application that had been deferred from the April 2025 meeting. He addressed the changes that were made by the applicant. He recommended

approval with the condition that the Development Agreement does not change any district standards and that there is more affordable housing offered.

Rob Marek of Pulte Homes stated that they are reviewing the Development Agreement and working with County Council. Mr. Pappas voiced concern about the proposed amount of affordable housing.

Chairman Pappas opened the meeting for public comment.  
Jesse White stated concern of lack of infrastructure.

Mr. Richarson LaBruce, legal council representative for the Planning Commission, spoke as a reminder of the types of motions (approval, approval with conditions, and denial) that can be made and that they need to follow the criteria set forth in the Community Development Code which are addressed in the staff report.

Joyce Hamm spoke against the proposed rezoning.  
Barbara Childs spoke against the proposed rezoning.

Mr. Henney and Mr. Ross stated their concerns about lack of infrastructure.

Mr. Henney made a motion to recommend approval 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) with the conditions that the Development Agreement does not change any district standards and that there is more affordable housing offered. Mr. Meyers seconded the motion. The motion failed 2-6.

**CONSIDERATION OF AN ORDINANCE AMENDING THE ZONING MAP FOR 437 ACRES LOCATED ON DULAMO ROAD AND ST. HELENVILLE ROAD (R300 012 000 0254 0000; R300 012 000 0255 0000; R300 012 000 0001 0000; R300 007 000 0002 0000; R300 011 000 0275 0000) FOR THE REMOVAL FROM THE CULTURAL PROTECTION OVERLAY (CPO) DISTRICT**

Mr. Merchant presented the application and the rezoning proposal to accommodate 49 residential units and a golf course. He stated staffs' recommendation of denial.

Mr. Hulbert stated that, for the record, there is a separate pending appeal by the applicant.

There was discussion amongst the Commissioners regarding the impact of homes versus a golf course.

Kevin Dukes, representing the Developer, presented the case for the rezoning application.

There was then discussion among the Commissioners regarding the TIA and the number of permanent jobs that would be created.

Chairman Pappas opened the meeting for public comment.  
Queen Quet spoke against the rezoning application.  
Tom Donahue spoke against the rezoning application.  
Arnold Brown spoke against the rezoning application.  
Jindia Blout spoke in favor of the rezoning application.  
Jayme Bowman spoke in favor of the rezoning application.  
Marilyn Hemmingway spoke in favor of the rezoning application.  
Elizabeth Ann Hayes spoke in favor of the rezoning application.  
Theresa White spoke in favor of the rezoning application.

Roy Brown spoke in favor of the rezoning application.  
Pat Harvey-Palmer spoke in favor of the rezoning application.  
Craig Reaves spoke in favor of the rezoning application.  
Robert New spoke against the rezoning application.  
Paula Galane spoke against the rezoning application.  
Juan Tolley spoke against the rezoning application.  
Jesse White spoke against the rezoning application.  
Marie Gibbs spoke against the rezoning application.  
Marque Fireall spoke against the rezoning application.  
Felicie LaMarca spoke in favor of the rezoning application.  
Willie Turrall spoke in favor of the rezoning application.  
Natasha Robinson spoke against the rezoning application.  
Tim Joy spoke against the rezoning application.  
Straud Armstrong spoke against the rezoning application.

There was then a 10-minute recess to reset the lighting of the building.

Elayne Scott spoke against the rezoning application.  
Inez Miller spoke against the rezoning application.

Mr. Dukes stated the objectives and goals of the Planning Commission.

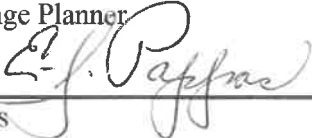
Mr. Ross made a motion to recommend denial of CONSIDERATION OF AN ORDINANCE AMENDING THE ZONING MAP FOR 437 ACRES LOCATED ON DULAMO ROAD AND ST. HELENVILLE ROAD (R300 012 000 0254 0000; R300 012 000 0255 0000; R300 012 000 0001 0000; R300 007 000 0002 0000; R300 011 000 0275 0000) FOR THE REMOVAL FROM THE CULTURAL PROTECTION OVERLAY (CPO) DISTRICT due to the request not meeting Criteria 1-9 of the zone map amendment review standards. It was stated that it: 1.Is not consistent with and does not further the goals, and policies of the Comprehensive Plan and the purposes of this Development Code; 2.Is in conflict with provisions of this Development Code, or the Code of Ordinances; 3.Does not address a demonstrated community need; 4.Is not required by changed conditions; 5.Is not compatible with existing and proposed uses surrounding the land subject to the application, and is not the appropriate zone and uses for the land; 6.Would adversely impact nearby lands; 7.Would not result in a logical and orderly development pattern; 8.Would result in adverse impacts on the natural environment—including, but not limited to, water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment; and 9.Would not result in development that is adequately served by public facilities. Ms. McMillan seconded the motion. The motion passed 8-0.

Because item 7 did not have a passing motion, Mr. Hulbert and Mr. LaBruce stated that a motion was to be made again.

Mr. Miller made a motion to recommend denial 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) due to it not meeting Criteria 1,4,5, and 7 of the zone map amendment review standards. It was stated that it: 1. Is not consistent with and does not further the goals, and policies of the Comprehensive Plan and the purposes of this Development Code; 4.Is not required by changed conditions; 5. Is not compatible with existing and proposed uses surrounding the land subject to the application, and is not the appropriate zone and uses for the land; and 7.Would not result in a logical and orderly development pattern. Mr. Meyers seconded. The motion passed 7-1.

**ADJOURNMENT:** Chairman Pappas adjourned the meeting at 10:08 p.m.

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

  
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Ed Pappas  
Beaufort County Planning Commission Chairman

Date: 6/2/25