



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, 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 5<sup>th</sup>, 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 want to revise the 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.

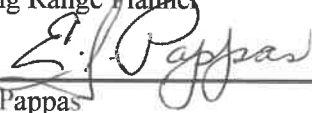
Ms. McMillan stated the importance of the cemetery survey to be public.

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: 10/6/25