



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, October 6, 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
Ms. Gail Murray
Mr. Dan Riedel
Mr. Dennis Ross

MEMBERS ABSENT:

None

STAFF PRESENT:

Ms. Kristen Forbus, Long Range Planner
Mrs. Juliana Zadik, Environmental Long Range Planner
Ms. Stefanie Nagid, Land Preservation Director

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 June 2nd, 2025 Planning Commission regular minutes were approved with no objections.

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

There were none.

ACTION ITEMS:

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.

Ms Forbus presented the background information of the item and staff’s recommendation for approval.

Ms. Nagid stated that many of these properties that were bought through the Rural and Critical Lands are not to be developed as passive parks and discussed the background of the properties.

Mr. Henney asked about industrial buffers and if they would affect the nearby lands to the Amgray tract. Ms. Forbus stated she did not know and will talk to Zoning about that. Ms. McMillan asked if signage will go up for Bermuda Bluff properties. Ms. Nagid stated that county properties have signs that state that they are County Parks. There was then discussion regarding the location of the Blocker Field Extension tract.

Chairman Pappas opened the meeting for public comment.

Jane Smith spoke about concerns of gun fire and signage located at the Bermuda Bluff tract.

Ms. Nagid discussed the issue of law enforcement and the code. She also stated that the discussion of a gate will be part of the public input process later on.

Ken Wilson spoke of concerns of Bermuda Bluff and lack of Sherriff's presence.

Tom Sharkey spoke about the Baxter Tract and support of the rezoning. He also spoke in favor of the County purchasing the remaining parcels that abut Sun City.

Discussion opened regarding the need for further enforcement of these properties.

Ron Drew spoke of his concerns on drainage for the Shell Point tract.

Mr. Henney made a motion to recommend approval of 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 stating that it was compliant with rezoning standards 1-9. Mr. Miller seconded. The motion passed 9-0.

DISCUSSION ITEMS:

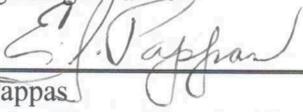
Ms. Forbus and Mrs. Zadik presented this year's update to the 2040 Comprehensive Plan Action Items. They also stated that there will be future workshops coming up with Beaufort County's staff to work together on the 5-year update to the 2040 Comprehensive Plan. The following are things what were discussed and asked to clarify:

- Ms. Murray asked about the Combahee Boat Landing in the Study.
- Chair Pappas requested that staff send a copy of slides to the Planning Commission.
- Chair Pappas asked if the affordable housing section was to be updated. Ms. Forbus stated supplemental information was not part of the 5-year update.
- Mr. Miller requested that we look at prioritization during the update.
- Chair Pappas asked if the atlas was to be updated.
- There was then a discussion about updating the PTOs and categorizing them based on concurrency.
- Mr. Pappas emphasized the importance of public meetings during this process.
- Ms. McMillan asked if the TIA process has been working well. Staff said that subject could be a discussion during the transportation workshop.
- There was further discussion on what is next with traffic studies. LATS studies and the ITS Master Plan were referenced.
- There was discussion on the definition of public facilities.
- Mr. Pappas emphasized the importance of municipal staff at the public meetings.

Ms. Forbus stated who needed to sign forms and Mr. Pappas reminded members of continuing education due by the end of the year.

ADJOURNMENT: Chairman Pappas adjourned the meeting at 7:27 p.m.

SUBMITTED BY: Kristen Forbus
Long Range Planner



Ed Pappas
Beaufort County Planning Commission Chairman

Date: 11/3/25