



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 Council Chambers on Monday, March 2, 2026 at 6:00 p.m.

**MEMBERS PRESENT:**

Mr. Pete Cook  
Mr. Jon Henney  
Ms. Cecily McMillan, Vice Chair  
Mr. Gene Meyers  
Mr. Glenn Miller  
Ms. Gail Murray  
Mr. Dennis Ross

**MEMBERS ABSENT:**

Mr. Ed Pappas, Chairman

**STAFF PRESENT:**

Ms. Kristen Forbus, Long Range Planner  
Mr. Robert Merchant, Planning Director

**CALL TO ORDER:** Vice Chair McMillan called the meeting to order at 6:06 p.m.

**PLEDGE OF ALLEGIANCE:** Vice Chair McMillan led those assembled in the pledge of allegiance.

**REVIEW OF MEETING MINUTES:** The November 3, 2025 Regular minutes and Comprehensive Plan Workshop Meetings: Nov 6, Nov 13, Dec 2, Dec 11 minutes were approved with no objections.

**CITIZEN COMMENTS:** Ms. McMillan asked if there were any non-agenda related citizen comments.

There were none.

**ACTION ITEMS:**

CONSIDERATION OF A TEXT AMENDMENT TO THE COMMUNITY DEVELOPMENT CODE (CDC): TABLE 3.1.60 (CONSOLIDATED USE TABLE), TABLE 3.2.40.H (T2R ALLOWED USES), AND DIVISION 4.1 (SPECIFIC TO USE)

Ms. Forbus presented the text amendment to conditionally allow schools in T2R.

Mr. Merchant addressed the added conditions of public facilities of the amendment and the limitations sewer brings to growth. Mr. Ross stated his concerns about schools in T2R.

Conor Blaney representing the school district spoke about the application and the need to create a land bank to build future schools. He clarified school offices are not part of this application.

Vice Chair McMillan opened the meeting for public comment.

Mary Connor spoke against the amendment of conditional approval.

Mr. Merchant reiterated the need for planning for future school sites.

There was discussion of the school district looking into individual rezonings rather than a text amendment. Mr. Merchant stated that would come with risk as a rezoning would change a parcel's zoning district and could then be sold to accommodate whatever is allowed in that district.

Ms. McMillan stated that making schools a special use in T2R would be preferred due to the public input process. Mr. Merchant stated it was an option but would limit the land banking as a special use permit is acquired during the permitting process.

Conor Blaney proposed adding conditions.

Mary Conor spoke against adding conditions.

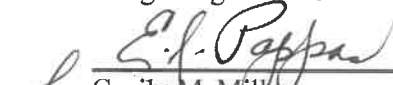
Carol Crutchfield from the school district spoke of limited land options, rural constraints for expansion, and the acreage needed for schools.

Mr. Ross made a motion to defer the CONSIDERATION OF A TEXT AMENDMENT TO THE COMMUNITY DEVELOPMENT CODE (CDC): TABLE 3.1.60 (CONSOLIDATED USE TABLE), TABLE 3.2.40.H (T2R ALLOWED USES), AND DIVISION 4.1 (SPECIFIC TO USE) stating more details were needed and address items 3 and 6 of the staff report. Mr. Meyers seconded. The motion passed 5-2.

**DISCUSSION ITEMS:**

**ADJOURNMENT:** Vice Chair McMillan adjourned the meeting at 7:12 p.m.

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

  
Cecily McMillan

Beaufort County Planning Commission Vice- Chairman

Date: 4/6/26