



COUNTY COUNCIL OF BEAUFORT COUNTY
Beaufort County Planning and Zoning Department

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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, April 6, 2026 at 6:00 p.m.

MEMBERS PRESENT:

Mr. Ed Pappas, Chairman
Mr. Pete Cook
Ms. Cecily McMillan, Vice Chair
Mr. Gene Meyers
Mr. Glenn Miller
Ms. Gail Murray
Mr. Dennis Ross

MEMBERS ABSENT:

Mr. Jon Henney

STAFF PRESENT:

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

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

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

REVIEW OF MEETING MINUTES: The March 2nd Regular and Workshop minutes were approved with no objections.

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

There were none.

ACTION ITEMS:

CONSIDERATION OF A TEXT AMENDMENTS 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)

Mr. Merchant presented the text amendment stating that the applicant has since changed the proposed use of Schools in T2R from Conditional to Special Use in their application. The applicant Conor Blaney spoke reiterating the changes.

Chair Pappas opened the meeting for public comment.

Mary Connor recommended that a Community Impact Statement be a requirement.

Ms. McMillan spoke against the amendment stating that introducing Schools into T2R could be a slippery slope. Mr. Pappas stated that the required ZBOA meetings would act as safeguard.

Mr. Meyers made a motion to recommend approval of 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 that it meets requirements. Mr. Ross seconded. The motion passed 5-2.

There was then discussion about non-conforming sites and the process of expansion.

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 amendment. Staff agreed with Ms. McMillan to take out the word "wood" in "wood fencing" and just have the language say "fencing". There was discussion about acquiring a COA the next business day for emergency repairs. Ms. Forbus stated that it follows the Code of Federal Regulations.

Chair Pappas opened the meeting for public comment. There were none.

Ms. McMillan made a motion to recommend conditionally approval of the 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) stating that it meets requirements. The conditions are that "wood fence" change to "fence" and that staff consider looking at expanding the time for emergency repairs. Mr. Miller seconded. The motion passed 7-0.

CONSIDERATION OF A PETITION TO CHANGE THE STREET NAME JOEY DOBBS ROAD TO BLUE HERON LANE

Ms. Forbus presented the street renaming application. She stated she had not received any correspondence against the street renaming.

Mr. Merchant stated that the renaming application is not something that Planning Commission makes a recommendation for but rather has the ability to approve or deny themselves.

Chair Pappas opened the meeting for public comment. The applicant, Jessica Goenen, spoke in favor of the renaming.

Mr. Ross made a motion to approve A PETITION TO CHANGE THE STREET NAME JOEY DOBBS ROAD TO BLUE HERON LANE stating that it meets requirements. Mr. Miller seconded. The motion passed 7-0.

CONSIDERATION OF TEXT AMENDMENTS TO THE COMMUNITY DEVELOPMENT CODE (CDC): SECTION 5.3.20 (APPLICABILITY) AND 4.2.20 (STANDARDS FOR FREE STANDING ACCESSORY BUILDINGS/ STRUCTURES)

Mr. Merchant presented the text amendment. Mr. Pappas stated that a definition for bona fide agriculture and shipping container should be codified.

Chair Pappas opened the meeting for public comment.

Mary Connor recommended adding definitions to be codified and spoke of concerns if a property will actually be agriculture.

Mr. Meyers made the motion to defer the CONSIDERATION OF TEXT AMENDMENTS TO THE COMMUNITY DEVELOPMENT CODE (CDC): SECTION 5.3.20 (APPLICABILITY) AND 4.2.20 (STANDARDS FOR FREE STANDING ACCESSORY BUILDINGS/ STRUCTURES). Mr. Cook seconded. The motion passed 7-0.

DISCUSSION ITEMS:

Mr. Pappas reminded Commissioners to start training requirements.

ADJOURNMENT: Chair Pappas adjourned the meeting at 7:13 p.m.

SUBMITTED BY: Kristen Forbus
Long Range Planner



Ed Pappas
Beaufort County Planning Commission Chairman

Date: 5/4/26