



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, May 4, 2026 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. Chuck Newton
Mr. Dennis Ross

MEMBERS ABSENT:

STAFF PRESENT:

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

CALL TO ORDER: Chair Pappas called the meeting to order at 6:00 p.m.

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

REVIEW OF MEETING MINUTES: The April 6th Regular 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 TEXT AMENDMENTS TO THE COMMUNITY DEVELOPMENT CODE (CDC): SECTION 5.3.20 (APPLICABILITY), 4.2.20 (STANDARDS FOR FREE STANDING ACCESSORY BUILDINGS/ STRUCTURES), AND 10.1.190 (S DEFINITIONS)

Ms. Forbus presented the changes to the shipping container amendment. Mr. Merchant stated that the list for proof of farming is a list of choices and that all five are not required.

Ms. Murray expressed issues with the definition for “bona fide agriculture” having to be income-producing. Mr. Merchant expressed the importance of closing any loopholes to the definition of bona fide agriculture- including income was a popular tactic, especially in North Carolina. Mr. Cook stated that a clear definition of a farm is important to not cause slippery slopes. Chairman Pappas asked if the use would require a public hearing. Ms. Forbus responded that only Special uses and variances would go before the Zoning Board of Appeals.

Mr. Newton asked if the shipping containers would require a permitting process. Mr. Merchant stated that the owners will need to at least show where the shipping container would go on the property, but a building permit would not be required.

There was then discussion about the amount and size of containers.

Mr. Meyers shared comments about language of the ordinance. He stated that the structures should not accommodate offices as a use. There was discussion about annually inspecting structures for flammable chemicals. ✓

There was discussion that the inclusion of an affidavit as sufficient proof was not acceptable. There was discussion about the setbacks.

Chair Pappas opened the meeting for public comment.

Walter Mack spoke in favor of allowing shipping containers in the County. He stated that the density requirements were too strict.

Mary Connor spoke in favor of allowing shipping containers. She stated that bona fide agriculture definition should be in the definition section of the code. She also stated that 5 acres was too large of a beginning size requirement. She stated that Schedule F as proof and an annual inspection are both important.

Mr. Merchant stated that accessory structures follow the setbacks of their individual districts. Mr. Henney suggested a screening requirement in addition to the 50-foot setback.

There was discussion with how cumbersome the ordinance reads or could read if further edits were to be made. Mr. Ross asked about other coastal counties' shipping container ordinances. Mr. Merchant said there were not many to pick from and that staff reviewed available ordinances and found common trends which were then added to the proposed amendment.

Councilman Glover shared that the intent is strictly for agricultural storage and production. He requested that if the proposal is to be deferred that staff meet with the farmers of the County.

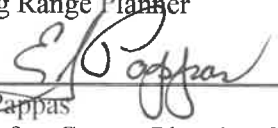
Mr. Meyers made a motion to defer CONSIDERATION OF TEXT AMENDMENTS TO THE COMMUNITY DEVELOPMENT CODE (CDC): SECTION 5.3.20 (APPLICABILITY), 4.2.20 (STANDARDS FOR FREE STANDING ACCESSORY BUILDINGS/ STRUCTURES), AND 10.1.190 (S DEFINITIONS). Mr. Cook seconded. The motion passed 9-0.

DISCUSSION ITEMS:

Mr. Pappas reminded Commissioners to start training requirements.

ADJOURNMENT: Chair Pappas adjourned the meeting at 6:48 p.m.

SUBMITTED BY: Kristen Forbus
Long Range Planner


Ed Pappas

Beaufort County Planning Commission Chairman

Date: _____

7/9/26