

BEAUFORT COUNTY, SOUTH CAROLINA
COMMUNITY DEVELOPMENT CODE (CDC) ZONING MAP AMENDMENT

TO: Beaufort County Council

The undersigned hereby respectfully requests that the Community Development Code (CDC) be amended as described below:

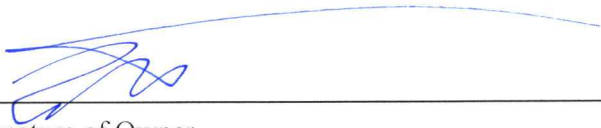
GENERAL INFORMATION
OWNER'S NAME: Pine Island Property Holdings, LLC
MAILING ADDRESS: c/o Harvey & Battey, PA, P.O. Box 1107, Beaufort, SC 29901
PHONE: (843) 524-3109
EMAIL: kdukes@harveyandbattey.com
NAME OF APPLICANT (IF DIFFERENT FROM OWNER): Kevin E. Dukes, Esq.
PHONE: (843) 524-3109
EMAIL: kdukes@harveyandbattey.com

*Only property owners or their authorized representative/agent can sign this application. If there are multiple owners, each property owner must sign an individual application and all applications must be submitted simultaneously. If a business entity is the owner, the authorized representative/agent of the business must attach: 1- a copy of the power of attorney that gives him the authority to sign for the business, and 2- a copy of the articles of incorporation that lists the names of all the owners of the business.

PROPERTY INFORMATION
PARCEL NUMBERS (TMS): R300 007 000 0002 0000 and R300 012 000 0256 0000 (collectively the "Property").
ADDRESS OF SUBJECT PARCEL(S): 288 Dulamo Road and 1/3/5 St. Helenville Road
SIZE OF SUBJECT PROPERTY: ~ 502 Acres
PRESENT ZONING CLASSIFICATION (AND ANY APPLICABLE OVERLAY DISTRICTS): T2 Rural (T2R) and Cultural Protection Overlay (CPO) Zone
REQUESTED ZONING CLASSIFICATION: T2 Rural (T2R)
REASON FOR REQUEST: To preserve the Rural character of the Property. T2R is aligned with the Comprehensive Plan's future land use designation of "Rural."
ATTACH TRAFFIC IMPACT ANALYSIS (TIA) (IF APPLICABLE)** NOT APPLICABLE

**The applicant should address and attach a Traffic Impact Analysis per Division 6.3.20(D) if a particular project or zoning district may result in a development that generates 50 trips during the peak hour or will change the level of service of the affected street.

It is understood by the undersigned that while this application will be carefully reviewed and considered, the burden of proof for the proposed rezoning rests with the Owner.



September 2, 2026

Signature of Owner

Date

UPON RECEIPT OF APPLICATIONS, THE STAFF HAS **THREE (3)** WORKDAYS TO REVIEW ALL APPLICATIONS FOR COMPLETENESS. THE COMPLETED APPLICATIONS WILL BE REVIEWED FIRST BY THE BEAUFORT COUNTY PLANNING COMMISSION SUBCOMMITTEE RESPONSIBLE FOR THE AREA WHERE YOUR PROPERTY IS LOCATED. MEETING SCHEDULES ARE LISTED ON THE APPLICATION PROCESS (ATTACHED). COMPLETE APPLICATIONS MUST BE SUBMITTED BY **NOON FIRST MONDAY OF THE MONTH** PRIOR TO THE APPLICABLE PLANNING COMMISSION MEETING DATE.

SUBMISSION OF APPLICATION. ALL APPLICATIONS SHALL BE SUBMITTED TO THE APPROPRIATE COUNTY DEPARTMENT. NO APPLICATION WILL BE ACCEPTED UNLESS ACCOMPANIED BY THE REQUIRED FEE. APPLICATIONS RECEIVED BEFORE 12:00 P.M. SHALL BE DATED THE SAME WORKING DAY. APPLICATIONS RECEIVED AFTER 12:00 P.M. SHALL BE DATED THE NEXT WORKING DAY.

FOR MAP AMENDMENT REQUESTS, THE PLANNING OFFICE WILL POST A NOTICE ON THE AFFECTED PROPERTY AS OUTLINED IN DIV. 7.4.50 OF THE COMMUNITY DEVELOPMENT CODE.

CONTACT THE PLANNING DEPARTMENT AT (843) 255-2140 FOR EXACT APPLICATION FEES.

ZONING MAP AMENDMENT REVIEW STANDARDS

In consideration of the proposed zoning map amendment as a legislative act of Beaufort County Council, and to aid in that consideration, the Owner hereby addresses the following review standards applicable to Zoning Map Amendments:

1. Is consistent with and furthers the goals, and policies of the Comprehensive Plan and the purposes of this Development Code.

Yes, the proposed map amendment is consistent with the Comprehensive Plan. The T2R zoning district is consistent with the future land use map, which designates the parcels making up the Property as “Rural.”

According to Table 1.4.10 of the CDC, zoning district T2R is consistent with the future land use designation of Rural.

Table 1.4.10.A: County Comprehensive Plan Land Use Implementation	
Comprehensive Land Use Designation	Zones Implementing Land Use
Preserved Land	T1 Natural Preserve
	T2 Rural
Rural	T2 Rural
	T2 Rural-Low
	T2 Rural Neighborhood
	T2 Rural Neighborhood Open
	T2 Rural Center

2. Is not in conflict with any provision of this Development Code, or the Code of Ordinances;

The proposal is not in conflict. The T2R district is listed in Table 1.4.10 as a zoning district that implements the Rural future land use designation. The amendment is sought under the procedure the Development Code itself provides for amendment of the Official Zoning Map, CDC § 7.3.40, and an amendment made in accordance with that procedure is not in conflict with the Code.

“The Rural (T2R) Zone is intended to preserve the rural character of Beaufort County.” CDC § 3.2.40

“The T2 Rural Zone implements the Comprehensive Plan goals of preserving the rural character of portions of Beaufort County.” CDC § 3.2.40

3. Addresses a demonstrated community need;

Not applicable. This standard is directed at applications proposing a development that would provide a service for which a community need can be demonstrated. The requested amendment proposes no development; the question is not applicable to the requested amendment.

4. Is required by changed conditions;

No, it is not.

5. *Is compatible with existing and proposed uses surrounding the land subject to the application, and is the appropriate zone and uses for the land;*

Yes, T2R is a compatible fit for the surrounding area and is the appropriate zone for the land. The surrounding land carries the same T2R base zoning, and the requested amendment maintains it. The Rural (T2R) zone is intended to preserve the rural character of Beaufort County.” CDC § 3.2.40. The requested amendment therefore maintains the rural character of St. Helena Island.

6. *Would not adversely impact nearby lands;*

No, it would not. The proposed zoning district would not disrupt the rural character, as T2R is specifically designed to preserve the rural character of Beaufort County.

7. *Would result in a logical and orderly development pattern;*

Yes. The Comprehensive Plan designates the future land use of the property as “Rural” and any development will be required to meet the standards of the T2R zone, which is specifically designed to maintain the rural character of Beaufort County.

8. *Would not result in adverse impacts on the natural environment—including, but not limited to, water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment; and*

Any development on the site would be required to adhere to the natural resource protection, tree protection, wetland protection, and stormwater standards in the Community Development Code and the Stormwater BMP Manual.

9. *Would result in development that is adequately served by public facilities (e.g., streets, potable water, sewerage, stormwater management, solid waste collection and disposal, schools, parks, police, and fire and emergency medical facilities).*

Yes. The requested amendment authorizes no development and creates no demand for public facilities. T2R is a low intensity rural district, and the adequacy of public facilities for any future development would be reviewed at that time.

For the reasons set forth above, the goals and objectives of the Comprehensive Plan and Community Development Code are best served by adopting the requested Zoning Map Amendment.