



## County Council Meeting Beaufort County, SC

Council Chambers, Administration Building Beaufort County Government Robert Smalls  
Complex 100 Ribaut Road, Beaufort

Monday, January 08, 2024  
5:00 PM

### MINUTES

#### COMMITTEE MEMBERS:

JOSEPH F. PASSIMENT, CHAIRMAN  
DAVID P. BARTHOLOMEW  
LOGAN CUNNINGHAM  
YORK GLOVER  
MARK LAWSON  
ANNA MARIA TABERNIK

LAWRENCE MCELYNN, VICE-CHAIR  
PAULA BROWN  
GERALD DAWSON  
ALICE HOWARD  
THOMAS REITZ

#### 1. CALL TO ORDER

Chairman Passiment called the meeting to order at 5:00 pm

#### PRESENT

Chairman Joseph Passiment  
Vice-Chair Lawrence McElynn  
Council Member David Bartholomew  
Council Member Paula Brown  
Council Member Logan Cunningham  
Council Member Gerald Dawson  
Council Member York Glover  
Council Member Alice Howard  
Council Member Mark Lawson  
Council Member Thomas Reitz  
Council Member Anna Maria Tabernik

#### 2. PLEDGE OF ALLEGIANCE AND INVOCATION - Chairman Joseph Passiment

Chairman Passiment led the Pledge of Allegiance and Invocation

#### 3. PUBLIC NOTIFICATION OF THIS MEETING HAS BEEN PUBLISHED, POSTED, AND DISTRIBUTED IN COMPLIANCE WITH THE SOUTH CAROLINA FREEDOM OF INFORMATION ACT

Chairman Passiment noted that the public notification of this meeting had been published, posted, and distributed in compliance with the South Carolina Freedom of Information Act.

**4. APPROVAL OF AGENDA**

**Motion:** It was moved by Council Member Tabernik, seconded by Council Member Dawson, to approve the agenda.

**The Vote-** The motion was approved without objection

**5. APPROVAL OF MINUTES - December 11, 2023**

**Motion:** It was moved by Council Member Howard, seconded by Council Member Dawson, to approve the minutes from December 11, 2024.

**The Vote-** The motion was approved without objection.

**6. ADMINISTRATOR'S REPORT**

To view the Administrator's report:

<https://beaufortcountysc.new.swagit.com/videos/294077?ts=285>

**7. CITIZEN COMMENT PERIOD - 15 MINUTES TOTAL**

*Anyone who wishes to speak during the Citizen Comment portion of the meeting will limit their comments to AGENDA ITEMS ONLY and speak no longer than three (3) minutes. Speakers will address Council in a respectful manner appropriate to the decorum of the meeting, refraining from the use of profane, abusive, or obscene language. In accordance with Beaufort County's Rules and Procedures, giving of a speaker's time to another is not allowed.*

No citizen comments.

**8. LIASION AND COMMITTEE REPORTS**

To view the Liaison and Committee Reports:

<https://beaufortcountysc.new.swagit.com/videos/294077?ts=945>

**9. FIRST READING OF AN ORDINANCE AUTHORIZING THE INTERIM COUNTY ADMINISTRATOR TO EXECUTE THE NECESSARY DOCUMENTS AND TO PROVIDE FUNDING FOR THE PURCHASE OF TAX MAP SERIAL NUMBER TMS R600-036-000-0013-0000 AND ALSO KNOWN AS 76 MAY RIVER ROAD (FISCAL IMPACT: Southern Beaufort County Library Impact Fees; Balance - \$4.2M)**

For many years, the Beaufort County Library System has included the construction of a Prichardville area library in its master plan and has collected impact fees to complete this goal. The property located at 76 May River Rd. is a 9.83-acre property with frontage along May River Rd. Completed due diligence documentation includes a tree and topo survey, current appraisal, wetlands delineation letter, and a clean phase 1 environmental assessment. The fee-simple purchase of the property will meet the size and geographical needs of the county's library system. The purchase price is \$2,000,000 plus closing costs and will be funded with Beaufort County Library impact fees.

To view the full presentation and discussion:

<https://beaufortcountysc.new.swagit.com/videos/294077?ts=1048>

**Motion:** It was moved by Council Member Cunningham, seconded by Council Member Lawson, to Approve the First Reading of an Ordinance Authorizing the Interim County Administrator to Execute the Necessary Documents and to Provide Funding for the Purchase of Tax Map Serial Number TMS R600-036-000-0013-0000 and also known at 76 May River Road.

**The Vote:** 10/1

**10. PUBLIC HEARING AND FIRST READING OF AN ORDINANCE FOR A ZONING MAP AMENDMENT/REZONING REQUEST FOR 57 ACRES (R200 004 000 0301 0000, R200 004 000 0302 0000, R200 004 000 0300 0000, R200 004 000 0063 0000) LOCATED AT 1, 2, 3, 4 BENNETT POINT DRIVE FROM PLANNED UNIT DEVELOPMENT (PUD) TO T2 RURAL (T2R) - Robert Merchant, AICP, Director, Beaufort County Planning and Zoning**

This rezoning application went before the Beaufort County Planning Commission at their September 7, 2023, meeting. At that time, the Commission voted unanimously to recommend approval of the proposed amendment to the County Council. The applicants are seeking to amend the zoning of four undeveloped parcels from the Pleasant Point PUD to T2R. The parcels make up the "Texas Tract," which was originally platted and approved for 179 single-family lots. This was then reduced to four lots that remain in a Conservation Easement. This easement states that the tract cannot be further subdivided, and each parcel is limited to one dwelling unit.

The item was opened for public comment: no public comment.

For the full presentation and discussion:

<https://beaufortcountysc.new.swagit.com/videos/294077?ts=1440>

**Motion:** It was moved by Council Member Howard, seconded by Council Member Bartholomew to approve the Public Hearing and First Reading of an Ordinance for a Zoning Map Amendment/Rezoning Request for 57 Acres (R200 004 000 0301 0000, R200 004 000 0302 0000, R200 004 000 0300 0000, R200 004 000 0063 0000) Located at 1, 2, 3, 4 Bennett Point Drive from Planned Unit Development (PUD) to T2 Rural (T2R).

**The Vote:** no objections 11/0

**11. PUBLIC HEARING AND SECOND READING OF AN ORDINANCE DECLARING CERTAIN REAL PROPERTY LOCATED AT 2 MULLET STREET AS SURPLUS PROPERTY, AUTHORIZING THE INTERIM COUNTY ADMINISTRATOR TO EXECUTE ANY DOCUMENTS NECESSARY FOR THE SALE OF THE REAL PROPERTY, AND ALLOCATING PROCEEDS FROM THE SALE OF REAL PROPERTY (FISCAL IMPACT: Proceeds from sale of real property to be used for expansion and improvement projects to the Alljoy Boat landing and surround area, any remaining funds to be allocated to the Capital Improvement Fund for other capital improvement projects in Beaufort County)**

*Vote at First Reading on December 11, 2023- 11:0*

Beaufort County ("County") is the fee simple owner of the real property located at 2 Mullet Street ("Property"). The County purchased the property and adjacent real property in order to expand and improve the Alljoy Boat Landing facilities. The county has surveyed the property and adjacent property to amend the boundary lines in order to complete the desired project and has no use for the home located on the property. The County desires to declare the property surplus property and sell the property upon terms and conditions most favorable to the county. The proceeds from the sale of the property will first be used to fund the desired expansion and improvement projects for the Alljoy Boat Landing and

surrounding area, and any remaining funds will be allocated to the Capital Improvement Fund to be used to complete other projects in Beaufort County.

To view the full presentation and discussion:

<https://beaufortcountysc.new.swagit.com/videos/294077?ts=1680>

The item was opened for public comment: no public comment.

**Motion:** It was moved by Council Member Lawson, seconded by Council Member Cunningham to approve the Public Hearing and Second Reading of an Ordinance Declaring Certain Real Property Located at 2 Mullet Street as Surplus Property, Authorizing the Interim County Administrator to Execute Any Documents Necessary for the Sale of the Real Property, and Allocating Proceeds from the Sale of Real Property.

**The Vote:** no objections 11/0

12. **PUBLIC HEARING AND SECOND READING OF AN ORDINANCE AUTHORIZING THE INTERIM COUNTY ADMINISTRATOR TO ENTER INTO A LEASE AGREEMENT FOR REAL PROPERTY LOCATED AT 39 AIRPORT CIRCLE WITH CINDY HOLLMAN (*FISCAL IMPACT: Beaufort Executive Airport will receive monthly income generated through lease revenue – Tenant shall pay \$69.30 (42 sq ft x \$19.80/12) in monthly base lease payments for premises located at the Beaufort Executive Airport terminal. Annual Expected Revenue increase: \$831.60. These lease rates are in accordance with current Beaufort County lease policies*)**

*Vote at First Reading on December 11, 2023- 11:0*

Beaufort Executive Airport's terminal maintains multiple office spaces for lease. Cindy Hollman is a certified independent Flight Examiner who services pilot trainees and certified pilots at Beaufort Executive Airport. Ms. Hollman has expressed a desire to lease office space at Beaufort Executive Airport to conduct the ground portion of flight reviews and exams. Beaufort Executive Airport will receive monthly income generated through lease revenue totaling \$69.30. The monthly base lease payments were calculated using Beaufort County's approved, north-of-the-broad lease rates of \$19.80 per sf. The space totals 42 sf. Annual expected revenue is \$831.60.

To view the full discussion and presentation:

<https://beaufortcountysc.new.swagit.com/videos/294077?ts=1731>

The item was opened for public comment: no comment.

**Motion:** It was moved by Council Member Cunningham, seconded by Council Member Bartholomew to approve the Public Hearing and Second Reading of an Ordinance Authorizing the Interim County Administrator to Enter into a Lease Agreement for Real Property located at 39 Airport Circle with Cindy Hollman.

**The Vote:** no objections 11/0

13. **PUBLIC HEARING AND SECOND READING OF AN ORDINANCE AUTHORIZING THE INTERIM COUNTY ADMINISTRATOR TO ENTER INTO A LEASE AGREEMENT FOR REAL PROPERTY LOCATED AT 39 AIRPORT CIRCLE WITH MATT ARCHER (*FISCAL IMPACT: Beaufort Executive Airport will receive monthly income generated through lease revenue – Tenant shall pay \$69.30 (42 sq ft x \$19.80/12) in monthly base lease payments for premises located at the Beaufort Executive Airport terminal. Annual Expected Revenue increase: \$831.60. These lease rates are in accordance with current Beaufort County lease policies*)**

*Vote at First Reading on December 11, 2023- 11:0*

Matt Archer is a certified independent FAA Flight Examiner who services pilot trainees and certified pilots at Beaufort Executive Airport. Mr. Archer has expressed a desire to lease office space at Beaufort Executive Airport to conduct the ground portion of flight reviews and exams. Beaufort County Executive Airport will receive monthly income generated through lease revenue totaling \$69.30. The monthly base lease payments were calculated using Beaufort County's approved, north-of-the-broad lease rates of \$19.80 per sf. The space totals 42 sf. Annual Expected Revenue \$831.60.

The item was opened for public comment: no comments.

To view the full presentation and discussion:

<https://beaufortcountysc.new.swagit.com/videos/294077?ts=1774>

**Motion:** It was moved by Council Member Glover, seconded by Council Member Bartholomew to approve the Public Hearing and Second Reading of an Ordinance Authorizing the Interim County Administrator to Enter into a Lease Agreement for Real Property Located at 39 Airport Circle with Matt Archer.

**The Vote:** no objections 11/0

**14. PUBLIC HEARING AND SECOND READING OF AN ORDINANCE CONVEYING AN EASEMENT LOCATED ON A PORTION OF REAL PROPERTY AT 55 GARDNER DRIVE TO THE TOWN OF HILTON HEAD ISLAND**

*Vote at First Reading on December 11, 2023- 11:0*

Beaufort County has a drainage easement Ordinance to transfer easement ownership between Beaufort County and the Town of Hilton Head, located at 55 Gardner Drive, R510-008-000-098A-0000. In 2020, the easement was modified to allow the property owner access to encroach into the draining easement for the purposes of building the development of stormwater quality and water quantity controls. The alteration of the existing drainage system to what was built makes this easement no longer reasonable or feasible for Beaufort County to maintain. In discussion with the property owners in the Old Woodlands neighborhood, there are drainage issues stemming from the modification of the drainage easement due to the development. As the development was approved by the Town of Hilton Head, they have agreed to take over drainage easement responsibility from Beaufort County.

To view the presentation and discussion:

<https://beaufortcountysc.new.swagit.com/videos/294077?ts=1812>

**Motion:** It was moved by Council Member Tabernick, seconded by Council Member Brown, to Approve the Public Hearing and Second Reading of an Ordinance Conveying an Easement Located on a Portion of Real Property at 55 Gardner Drive to The Town of Hilton Head.

**The Vote:** no objections 11/0

**15. PUBLIC HEARING AND THIRD READING OF AN ORDINANCE AUTHORIZING THE INTERIM COUNTY ADMINISTRATOR TO ENTER INTO A LEASE AGREEMENT FOR REAL PROPERTY LOCATED AT 39 AIRPORT CIRCLE WITH TIM VERROI(FISCAL IMPACT: Beaufort Executive Airport will receive monthly income generated through lease revenue – Tenant shall pay \$145.20 (88 sq ft x \$19.80/12) in monthly base lease payments for premises located at the Beaufort Executive Airport terminal. Annual Expected Revenue increase: \$1742.40. These lease rates are in accordance with current Beaufort County lease policies)**

*Vote at First Reading on November 13, 2023- 11:0*

*Vote at Second Reading on December 11, 2023- 11:0*

Beaufort Executive Airport's terminal maintains multiple office spaces that are available for lease. Mr. Tim Verroi has leased this office for several years. Mr. Verroi is an aircraft owner and frequent user of the airport and expressed a desire to continue leasing the office space at Beaufort Executive Airport. When Beaufort County formalized the standard lease rates for north and south of the broad, the airport addressed the lease rate and drafted a lease agreement to meet county standards. Beaufort Executive Airport will receive monthly income generated through lease revenue that totals \$145.20. The monthly base lease payments were calculated using Beaufort County's approved, north-of-the-broad lease rates of \$19.80 per sf. The space totals 88 sf. Annual expected revenue is \$1,742.20.

To view the full presentation and discussion:

<https://beaufortcountysc.new.swagit.com/videos/294077?ts=1849>

The item was opened for public comment: no comments.

**Motion:** It was moved by Council Member Bartholomew, seconded by Council Member Glover to Approve the Public Hearing and Third Reading of an Ordinance Authorizing the Interim County Administrator to Enter into a Lease Agreement for Real Property Located at 39 Airport Circle with Tim Verroi.

**The Vote:** no objection 11/0

16. **PUBLIC HEARING AND THIRD READING OF AN ORDINANCE AUTHORIZING THE INTERIM COUNTY ADMINISTRATOR TO ENTER INTO A LEASE AGREEMENT FOR REAL PROPERTY LOCATED AT 39 AIRPORT CIRCLE WITH BEAUFORT FLIGHT TRAINING (FISCAL IMPACT: Beaufort Executive Airport will receive monthly income generated through lease revenue – Tenant shall pay \$437.25 (265 sq ft x \$19.80/12) in monthly base lease payments for premises located at the Beaufort Executive Airport terminal. Annual Expected Revenue increase: \$5247.00. These lease rates are in accordance with current Beaufort County lease policies)**

*Vote at First Reading on November 13, 2023- 11:0*

*Vote at Second Reading on December 11, 2023- 11:0*

Beaufort Executive Airport's terminal maintains multiple office spaces that are available for lease. Beaufort Flight Training (BFT) has operated from this office for several years, producing revenue. When Beaufort County formalized the standard lease rates for North and South of the Broad, the airport addressed the lease rate and drafted an updated lease agreement to meet County standards. Beaufort Flight Training (BFT) is a flight training business operating at Beaufort Executive Airport. BFT has expressed a desire to lease an available office space there. Beaufort Executive Airport will receive monthly through lease revenue totaling \$437.25. The monthly base lease payments were calculated using Beaufort County's approved, north-of-the-broad lease rates of \$19.80 per sf. The space totals 265 sf. Annual expected revenue: \$5,247.00.

To view the full presentation and discussion:

<https://beaufortcountysc.new.swagit.com/videos/294077?ts=1886>

The item was opened for public comment: no comments.

**Motion:** It was moved by Council Member Bartholomew, seconded by Council Member Glover to Approve the Public Hearing and Third Reading of an Ordinance Authorizing the interim County Administrator to enter into a lease agreement for real property located at 39 Airport Circle with Beaufort Flight Training.

**The Vote:** no objections 11/0

17. **CITIZEN COMMENT PERIOD- 15 MINUTES TOTAL**


***Anyone who wishes to speak during the Citizen Comment portion of the meeting will limit their comments and speak no longer than three (3) minutes. Speakers will address Council in a respectful manner appropriate to the decorum of the meeting, refraining from the use of profane, abusive, or obscene language. In accordance with Beaufort County's Rules and Procedures, giving of a speaker's time to another is not allowed.***

1. Felice Lamara
2. Ian Leslie
3. Robert Simmeler


**18. ADJOURNMENT**

5:30 pm.

COUNTY COUNCIL OF BEAUFORT COUNTY

BY:   
\_\_\_\_\_  
Joseph F. Passiment, Jr., Chairman

ATTEST:

  
\_\_\_\_\_  
Sarah W. Brock, Clerk to Council

Ratified: January 22, 2024