



## County Council Meeting Beaufort County, SC

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

Monday, September 23, 2024  
5:00 PM

### AGENDA

#### COUNCIL 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
2. PLEDGE OF ALLEGIANCE AND INVOCATION- *Council Member Paula Brown*
3. PUBLIC NOTIFICATION OF THIS MEETING HAS BEEN PUBLISHED, POSTED, AND DISTRIBUTED IN COMPLIANCE WITH THE SOUTH CAROLINA FREEDOM OF INFORMATION ACT
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES - *Special Called Council Meeting of July 23, 2024*
6. ADMINISTRATOR'S REPORT
7. PRESENTATION OF A PROCLAMATION RECOGNIZING HISPANIC HERITAGE MONTH - Vice-Chairman Lawrence McElynn
8. UPDATE ON THE PROGRESS OF HISTORIC MITCHELVILLE- *Mr. Ahmad Ward, Executive Director*

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#### CITIZEN COMMENTS

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9. **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.*

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## COMMITTEE REPORTS

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### 10. LIASION AND COMMITTEE REPORTS

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#### PUBLIC HEARINGS AND ACTION ITEMS

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11. APPROVAL OF CONSENT AGENDA
12. PUBLIC HEARING AND THIRD READING OF AN ORDINANCE TO REPEAL AND REPLACE BEAUFORT COUNTY CODE OF ORDINANCES CHAPTER 2, ARTICLE VII, DIVISION 4 (BEAUFORT COUNTY PURCHASING ORDINANCE); TO ESTABLISH NEW POLICIES OF CENTRALIZED PURCHASING AND COMPETITIVE BIDDING FOR COUNTY AGENCIES (A NEW PURCHASING ORDINANCE); DELEGATING PURCHASING AUTHORITY TO THE COUNTY PURCHASING DIRECTOR; ESTABLISHING PROCEDURES FOR THE PURCHASING OF GOODS AND SERVICES AS REQUIRED BY COUNTY AGENCIES; AND OTHER MATTERS RELATED THERETO
- Vote at First Reading on August 26, 2024 - 11:0*
- Vote at Second Reading on September 9, 2024 - 11:0*
13. PUBLIC HEARING AND SECOND READING OF AN ORDINANCE ACCEPTING THE TRANSFER OF AUTHORITY FOR CONDUCTING MUNICIPAL ELECTIONS FROM THE TOWN OF PORT ROYAL TO THE BEAUFORT COUNTY BOARD OF VOTER REGISTRATION AND ELECTIONS
- Vote at First Reading on September 9, 2024 - 11:0*
14. FIRST READING OF AN ORDINANCE AMENDING THE COMMUNITY DEVELOPMENT CODE (CDC): SECTION 3.1.60 (CONSOLIDATED USE TABLE), 3.3.40 (COMMUNITY CENTER MIXED USE (C4) ZONE STANDARDS), AND 3.3.50 (REGIONAL CENTER MIXED USE (C5) ZONE STANDARDS) TO ALLOW DWELLING: SINGLE FAMILY DETACHED UNIT IN C4 NEIGHBORHOOD MIXED USE AND C5 REGIONAL CENTER MIXED USE
15. FIRST READING OF AN ORDINANCE FOR A TEXT AMENDMENT TO ARTICLE 1 (GENERAL PROVISIONS), DIVISION 1.3 (APPLICABILITY AND JURISDICTION), SECTION 1.3.50 (EXEMPTIONS) OF THE COMMUNITY DEVELOPMENT CODE (CDC) TO PROVIDE EXEMPTIONS TO ADDRESS COUNTY PUBLIC SERVICES USES
16. FIRST READING OF AN ORDINANCE FOR A COMPREHENSIVE PLAN AMENDMENT TO ADD THE BEAUFORT COUNTY HOUSING IMPACT ANALYSIS AS AN APPENDIX TO THE 2040 COMPREHENSIVE PLAN
17. FIRST READING OF AN ORDINANCE AMENDING BEAUFORT COUNTY CODE OF ORDINANCES PART 1 GENERAL ORDINANCES, CHAPTER 46 HEALTH AND SANITATION, ARTICLE IV ALCOHOL AND DRUG ABUSE BOARD SECTIONS 121 PURPOSE AND 122 POWERS AND DUTIES; AND REPEALING SECTION 46-122 MEMBERSHIP
18. FIRST READING OF AN ORDINANCE AUTHORIZING THE COUNTY ADMINISTRATOR TO ENTER INTO A LEASE AGREEMENT WITH LOWCOUNTRY REGIONAL TRANSPORTATION AUTHORITY FOR THE COUNTY OWNED REAL PROPERTY LOCATED AT 316 CASTLE ROCK ROAD
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#### CITIZEN COMMENTS

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### 19. CITIZEN COMMENT PERIOD- 15 MINUTES TOTAL

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## **EXECUTIVE SESSION**

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20. PURSUANT TO S.C. CODE SEC. 30-4-70(A)(2): RECEIPT OF LEGAL ADVICE WHERE THE ADVICE RELATES TO PENDING CLAIMS OR OTHER MATTERS COVERED BY THE ATTORNEY-CLIENT PRIVILEGE (BEAUFORT COUNTY v. BROAD CREEK DEVELOPMENT, LLC )
  21. PURSUANT TO S.C. CODE SECTION 30-4-70(A)(2) RECEIPT OF LEGAL ADVICE WHERE THE LEGAL ADVICE RELATES TO SETTLEMENT OF LEGAL CLAIMS (WALLS V BEAUFORT COUNTY AND JAMES BECKERT)
  22. PURSUANT TO S.C. CODE SECTION 30-4-70(A)(2) RECEIPT OF LEGAL ADVICE WHERE THE LEGAL ADVICE RELATES TO PENDING LITIGATION (HOLLAND V BEAUFORT COUNTY)
  23. PURSUANT TO S.C. CODE SECTION 30-4-7(A)(2) TO RECEIVE LEGAL ADVICE WHERE THE ADVICE RELATES TO PENDING LITIGATION AND POTENTIAL CLAIMS (FAA MATTER)
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## **END OF EXECUTIVE SESSION**

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24. MATTERS ARISING OUT OF EXECUTIVE SESSION
25. ADJOURNMENT

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## CONSENT AGENDA

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### Items Originating from the Community Services and Public Safety Committee

1. THIRD READING OF AN ORDINANCE AUTHORIZING BEAUFORT COUNTY MEMORIAL HOSPITAL TO PLEDGE REVENUES IN CONNECTION WITH THE ISSUANCE BY THE SOUTH CAROLINA JOBS ECONOMIC DEVELOPMENT AUTHORITY OF ITS HEALTHCARE REVENUE BONDS (SOUTH OF BROAD HEALTHCARE PROJECT) SERIES 2024 IN THE AGGREGATE PRINCIPAL AMOUNT NOT EXCEEDING \$120,000,000; AUTHORIZING PROPER OFFICERS TO DO ALL THINGS NECESSARY OR ADVISABLE; AND OTHER MATTERS INCIDENTAL THERETO

*Vote at First Reading on August 26, 2024 - 11:0*

*Vote at Public Hearing and Second Reading on September 9, 2024 - 11:0*

2. THIRD READING OF AN ORDINANCE AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE THE NECESSARY DOCUMENTS, TO PROVIDE FUNDING FOR THE PURCHASE OF REAL PROPERTY IDENTIFIED AS COOLER TRACT B (**FISCAL IMPACT: The cost of the purchase is be the appraisal value, \$1,140,000, plus closing costs. Funding for this project is Land Purchase account 4000-80-1000-54400 with a balance of \$3,000,000**)

*Vote at First Reading on August 26, 2024- 11:0*

*Vote at Public Hearing and Second Reading on September 9, 2024 - 11:0*

3. THIRD READING OF AN ORDINANCE AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE THE NECESSARY DOCUMENTS TO CONVEY REAL PROPERTY LOCATED AT 333 & 335 BUCKWALTER PARKWAY FOR DEVELOPMENT OF WORKFORCE AND AFFORDABLE HOUSING AND MEDICAL FACILITIES; AND OTHER MATTERS RELATED THERETO

*Vote at First Reading on August 26, 2024 - 11:0*

*Vote at Second Reading and Public Hearing on September 9,2024 -11:0*

### Items Originating from the Public Facilities Committee

4. APPROVAL OF A CHANGE ORDER TO DAVIS & FLOYD FOR RFP#092420TE LADY'S ISLAND ACCESS ROADS DESIGN AND ENGINEERING
5. APPROVAL OF A TRANSFER OF FUNDS BETWEEN AIRPORT ACCOUNTS AND A CONTRACT AWARD TO GULF STREAM CONSTRUCTION FOR IFB#081424 BEAUFORT COUNTY EXECUTIVE AIRPORT SITEWORK CONSTRUCTION SERVICES.
6. APPROVAL OF CONTRACT AWARD TO GULF STREAM CONSTRUCTION FOR IFB#072224 BEAUFORT COUNTY GOVERNMENT CENTER (NEW ARTHUR HORNE) PARKING LOT PROJECT

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## END OF CONSENT AGENDA

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TO WATCH COMMITTEE OR COUNTY COUNCIL MEETINGS OR FOR A COMPLETE LIST OF AGENDAS AND BACKUP PACKAGES, PLEASE VISIT:

<https://beaufortcountysc.gov/council/council-committee-meetings/index.html>