



## Natural Resources Committee Beaufort County, SC

This meeting will be held both in person in Council Chambers at 100 Ribaut Road, Beaufort, and virtually through Zoom.

**Monday, June 07, 2021  
3:00 PM**

### MINUTES

#### 1. **CALL TO ORDER**

Chairman Howard called the meeting to order at 4:22 PM

#### **PRESENT**

Committee Chair Alice Howard  
Committee Vice-Chair Gerald Dawson  
Council Member Joseph F. Passiment  
Council Member D. Paul Sommerville  
Council Member York Glover  
Council Member Chris Hervocho  
Council Member Mark Lawson  
Council Member Lawrence McElynn  
Council Member Logan Cunningham

#### **ABSENT**

Council Member Brian Flewelling  
Council Member Stu Rodman

#### 2. **PLEDGE OF ALLEGIANCE**

Chairman Howard led the Pledge of Allegiance.

#### 3. **FOIA**

Chairman Howard noted that 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 to Amend:** It was moved by Council Member Sommerville, seconded by Council Member Cunningham to amend the agenda to move item # 8 to be # 7 and #10 to be #8 and zoning map amendment/rezoning request for 5.23 acres (r100 027 000 042b 0000) at 335 Joe Frazier Rd from t2 rural to t2 rural center will be an ordinance, not an amendment.

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

5. **APPROVAL OF MINUTES**

**Motion:** It was moved by Council Member Cunningham, seconded by Council Member Sommerville to approve the May 3, 2021 minutes.

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

6. **CITIZENS COMMENT**

Committee Chair Alice Howard stated that citizen comments to be given during each agenda item.

**ACTION ITEMS**

7. **UPDATE ON FILL ORDINANCE (AMENDMENT TO DIVISION 5.13 OF THE COMMUNITY DEVELOPMENT CODE) TO LIMIT FILL IN LOW-LYING AREAS.**

**Discussion:** Eric Greenway provided an update regarding the Fill-Ordinance was pulled off the agenda so that the meeting with the Committee Chair Howard regarding the status of the ordinance can take place first.

To see the full discussion, click the link below.

<https://beaufortcountysc.new.swagit.com/videos/122469>

**Status:** For Informational Purposes Only

8. **ORDINANCE FOR A ZONING MAP AMENDMENT/REZONING REQUEST FOR 5.23 ACRES (R100 027 000 042B 0000) AT 335 JOE FRAZIER RD FROM T2 RURAL TO T2 RURAL CENTER**

**Discussion:** Robert Merchant stated the applicant seeks to change the zoning of a 5.23-acre lot at 335 Joe Frazier Rd from T2 Rural (T2R) to T2 Rural Center (T2RC) (see attached map). A moving, storage and trucking company has operated on the property since 1994. The property was zoned Traditional Overlay under the Zoning and Development Standards Ordinance (ZDSO). The applicant believes the property should have been designated T2RC or S1 Industrial (S1) with the adoption of the Community Development Code, as the Warehousing use predates the 1999 and 2014 zoning ordinances and is a non-conforming use under the current T2R zoning. Staff did not recommend the change of usage however the planning board did vote to change the zoning.

Billy Player, the owner of the property, provided a citizen comment about rezoning the 335 Joe Frazier Road from T2 Rural to T2 Rural Center.

To see the full discussion, click the link below.

<https://beaufortcountysc.new.swagit.com/videos/122469>

**Motion:** It was moved by Council Member Lawson, seconded by Council Member Cunningham to amend the zoning request for R100 027 000 042B 0000. The motion was denied at committee however is forwarded to County Council for final approval.

**The Vote** - Voting Yea: Council Member Lawson, Council Member Cunningham. Voting Nay: Committee Chair Howard, Committee Vice-Chair Dawson, Council Member Passiment, Council Member Hervochon. Voting Abstaining: Council Member Glover. Motion denied 4 – yes, 0 No’s and 1 – abstaining

9. **BEAUFORT CONSERVATION FY20 ANNUAL REPORT**

Denise Parsick, Beaufort County Conservation Board, read the 2020 Conservation report.

To see the full discussion, click the link below.

<https://beaufortcountysc.new.swagit.com/videos/122469>

**Status:** For Informational Purposes Only

10. **RECOMMENDATION OF CONTRACT AWARD FOR PALMETTO RIDGE AND HICKORY STREET – SHELL POINT DRAINAGE AND EASEMENT CLEARING (\$55,000.00)**

**Discussion:** Jared Fralix stated the Caribbean Landscaping & Tree Service, LLC provided a bid of \$55,000.00. Funding is available in the Beaufort County Stormwater Utility Fund. This project is associated with the Shell Point Drainage study conducted by Cranston Engineering.

To see the full discussion, click the link below.

<https://beaufortcountysc.new.swagit.com/videos/122469>

**Motion:** It was moved by Council Member Glover, seconded by Council Member Cunningham motion to approve the recommendation of award for Contract Award for Palmetto Ridge and Hickory Street – Shell Point drainage and easement clearing (\$55,000.00) and to move forward to County Council for approval.

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

11. **UPDATE ONBOARD AND COMMISSIONS VACANCIES**

Historic Preservation Review Board - 1 vacancy - St. Helena Island  
Rural and Critical Lands Preservation Board - 3 vacancies - District 6,7, 9  
Southern Beaufort County Corridor Beautification - 1 vacancy - District 9

**STATUS:** For Informational Purposes Only

12. **ADJOURNMENT**

The meeting was adjourned at 5:05 PM