



**County Council of
Beaufort County
Natural Resources
Committee Meeting**

Chairman

ALICE HOWARD

Vice Chairman

GERLAD DAWSON

Council Members

MICHAEL E. COVERT
YORK GLOVER, SR.
CHRIS HERVOCHON

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Natural Resources Committee Minutes

Thursday, August 27, 2020 at 5:00 PM

[This meeting is being held virtually in accordance with Beaufort County Resolution 2020-05] CITIZEN COMMENTS AND PUBLIC HEARING COMMENTS WILL BE ACCEPTED IN WRITING VIA EMAIL TO THE CLERK TO COUNCIL AT SBROCK@BCGOV.NET OR PO DRAWER 1228, BEAUFORT SC 29901. CITIZENS MAY ALSO COMMENT DURING THE MEETING THROUGH FACEBOOK LIVE

PRESENT

Committee Vice-Chair Gerald Dawson
Committee Chair Alice Howard
Council Member Joseph F. Passiment
Council Member D. Paul Sommerville
Council Member Michael Covert
Council Member Brian Flewelling
Council Member Stu Rodman
Council Member York Glover
Council Member Chris Hervochoch

CALL TO ORDER

Chairman Howard called the meeting to order at 5 pm.

PLEDGE OF ALLEGIANCE

Chairman Howard Led the Pledge of Allegiance

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.

APPROVAL OF AGENDA

Motion: It was moved by Council Member Flewelling, seconded by Council Member Glover to move the citizens comment to the end of meeting. The motion passed without objection.

DISCUSSION ITEMS

Impact Fee Update and Study for existing and proposed impact fees covering Transportation, Parks and Recreation, Libraries, Fire, Solid Waste, and EMS.

Colin McAweeney * read the Capital Improvement Plan and Development Impact Fee Study*

Council Member Covert asked what are impact fees ?

Colin McAweeney stated impact fees are one time payments by new developments that offset their capital demands. Without impact fees the county would had to use other funding to pay for other improvements. The fees help alleviate pressure of general funds revenue.

Colin McAweeney * Continues with the Capital Improvement Plan and Development Impact Fee Study*

Council Member Sommerville asked can you explain what is offset of debt because some individuals think they are being double charged.

Colin McAweeney stated an example would be the 2019 referendum bond that was passed that had some projects in it but only a portion was capacity increasing projects. It is stated if you pay an impact fee you would not want the same to pay the property tax. Impact fee funds for school can only be used to fund projects that will increase seats used for land school construction or buses.

Council Member Passiment asked does the impact fee have to be used in 3 years, if so are there going to be more school constructed?

Colin McAweeney yes there is several expansions and new within the south of the broad not included in the referendum.

Council Member Rodman asked why are we collecting fees that wont be used for 3 years, why wasn't it included in the referendum , and would the county collect enough to do it?

Colin McAweeney stated it is not construction in the ground it is the design process to start. Referendums can be used for passing increasing but there are technology and safety deficiencies or improvements that are serving all of the residents.

Colin McAweeney *Continues with the Capital Improvement Plan and Development Impact Fee Study*

Council Member Flewelling asked if the parks within and owned by municipalities included in the study. included in the referendum , and would the county collect enough to do it?

Colin McAweeney stated the parks are not included in the study. Only the county owned facilities are within this study.

Colin McAweeney *Continues with the Capital Improvement Plan and Development Impact Fee Study*

Council Member Passiment asked if it was legal to use square footage to establish the fee.

Colin McAweeney stated yes it is legal. It establishes proportionality to the fee schedule.

Council Member Sommerville asked if the fee is progressive.

Colin McAweeney stated it is progressive. It addresses the issues with the county for housing affordability.

Colin McAweeney *Continues with the Capital Improvement Plan and Development Impact Fee Study*

Chairman Howard asked if the fee's could be used to expand an existing library.

Colin McAweeney stated that it could be used for a library, parks, land around park.

Colin McAweeney *Continues with the Capital Improvement Plan and Development Impact Fee Study*

Council Member Lawson asked can you expand why it shows more in the south region then the north region when the land is more expensive in the South?

Colin McAweeney stated it is the levels of service. It is based on the facilities being provided. The south has a lower level of service and less people per household.

Council Member Glover asked without a IGA is the City of Beaufort and Port Royal getting free services.

Colin McAweeney stated the county is committed to providing library services to all citizens. It all goes back to when a building permit is pulled.

Council Member Covert asked if a current land owner pays taxes that is put into a general fund for schools, parks, etc. Then build a building on it after the fees go into effect will I be paying the same items again?

Colin McAweeney stated impact fees go into different revenue funds and the capital facility will be funded through the impact fee.

Taxpayer on Facebook asked if the county attorney has been asked about basing impact fees on housing unit size?

Chairman Howard stated No we have not.

Colin McAweeney stated this has been reviewed by the county attorney and also partnered with Cleray and Associates to look through the issues.

Council Member Hervochon asked what effect has it had on the need to raise general fund revenue.

Colin McAweeney stated he can not advise on areas without impact fees however there fiscal impact analysis.

Council Member Glover asked if council can set up a sliding fee scale for affordable housing?

Colin McAweeney stated the fee schedule is based on empirical analysis of demand based on the housing unit size.

Council Member Passiment asked if the fees can be changed by council ?

Colin McAweeney stated yes, the fees that are provided is the maximum portable fee.

Council Member Passiment asked once the fees is adopted can they be changed?

Colin McAweeney stated yes there is already an inflationary factor that will increase fees each year.

Colin McAweeney *Continues with the Capital Improvement Plan and Development Impact Fee Study*

Council Member Passiment stated when we adopt fees we will be adopting every line?

Colin McAweeney stated yes it is a county wide service area.

Council Member Lawson asked if EMS is based on units needed?

Colin McAweeney stated in the study is included EMS stations and vehicles.

Colin McAweeney *Continues with the Capital Improvement Plan and Development Impact Fee Study*

Council Member Passiment asked if this takes into account the new station being built.

Colin McAweeney stated yes it includes those being built.

Colin McAweeney *Continues with the Capital Improvement Plan and Development Impact Fee Study*

Chairman Howard asked how would there be a adjustment for annexed land? Would there be a collection for the impacted piece ?

Colin McAweeney stated there is a legislation in place concerning annexation. In the north they are providing for their own services so there is no need for offset.

Council Member Glover asked what would happen if another town was brought into the county from another county.

Colin McAweeney stated what services that wasn't provided by the municipality would need to be provided by the county. The municipality would need to make up an impact fee.

Colin McAweeney *Continues with the Capital Improvement Plan and Development Impact Fee Study*

Question from a taxpayer:

Does the impact fees factor into the two fire stations currently under construction ?

Colin McAweeney stated he believes so however will verify.

Colin McAweeney *Continues with the Capital Improvement Plan and Development Impact Fee Study*

Chairman Howard asked if the 80% of the median income for each service area is standard?

Colin McAweeney stated yes it is.

Colin McAweeney *Continues with the Capital Improvement Plan and Development Impact Fee Study*

Council Member Glover asked if the Census is undercounted would it have impact on the community?

Colin McAweeney stated if the census is undercounted it will result in the level of services mismatching. however American Community survey does a very good job on staying on top of things.

Colin McAweeney *Finished with the Capital Improvement Plan and Development Impact Fee Study*

A citizen asked as the county roadway system increase will the impact fee increase ?

Colin McAweeney the impact fee for transportation is based on a 10 year project list of what is needed.

Chairman Howard said we will address the city of Beaufort and town of Bluffton in a more detailed manner that we will get to all of council and the public.

Status: For Informational Purposes Only.

CITIZEN COMMENTS

The public is invited to submit comments before the meeting by clicking [here](#). Comments will be closed at 4 p.m. Citizens may also email sbrock@bcgov.net, or comment on our Facebook Live stream to participate in Citizen Comment.

Taxpayer asked is there a fund in place to pay the impact fee for housing affordability.

Chairman Howard stated there is a yearly fund set up however they have to discuss how to fund it.

ADJOURNMENT

The meeting adjourned at 6:43 pm

Ratified by Committee: