



Natural Resources Committee Meeting

Chairman

ALICE HOWARD

Vice Chairman

GERLAD DAWSON

Council Members

LOGAN CUNNINGHAM

YORK GLOVER, SR.

CHRIS HERVOCHON

Interim County Administrator

ERIC GREENWAY

Clerk to Council

SARAH W. BROCK

Staff Support

CHUCK ATKINSON

JARED FRALIX

Administration Building

Beaufort County Government

Robert Smalls Complex

100 Ribaut Road

Contact

Post Office Drawer 1228

Beaufort, South Carolina 29901-1228

(843) 255-2180

www.beaufortcountysc.gov

Natural Resources Committee Minutes

Monday, March 01, 2021 at 3:30 PM

CALL TO ORDER

Chairman Howard called the meeting to order at 3 PM

PRESENT

Committee Chair Alice Howard

Committee Vice-Chair Gerald Dawson

Council Member Joseph F. Passiment

Council Member D. Paul Sommerville

Council Member Stu Rodman

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

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

Amend Agenda: It was moved by Council Member Passiment, seconded by Council Member Sommerville to add citizen comments before action items.

The Vote -The motion was approved without objection.

Motion: It was moved by Council Member Sommerville, seconded by Committee Vice-Chair Dawson to approve the agenda as amended.

The Vote -The motion was approved without objection.

APPROVAL OF MINUTES

Motion: It was moved by Council Member Sommerville, seconded by Council Member Glover to approve the February 1, 2021 minutes.

The Vote -The motion was approved without objection.

Citizens Comments

Jesse White submitted a letter to Committee on behalf of the Coastal Conservation League regarding the rezoning for nearly 18 acres on Okatie Highway.

ACTION ITEMS

RURAL AND CRITICAL LAND PRESERVATION PROGRAM CONSULTING SERVICES FOR BEAUFORT COUNTY

Discussion: Dave Thomas stated the Beaufort County Rural and Critical Land Preservation Program is a tax-payer bond funded land acquisition program administered by the Beaufort County Planning and Zoning Department. The purpose of the Program is to provide a means by which rural and critical lands may be protected and enhanced as economic and environmental resources of major importance. In accordance with the Rural and Critical Land Preservation Ordinance (26-26 to 26-49 (2019/48)), Land Preservation Bond Referendum, the Beaufort County Comprehensive Plan, and Beaufort County policies and priorities, the consultant shall provide staff support and assistance with the purchase of fee simple and/or development rights pursuant to the Program ordinance.

ZONING MAP AMENDMENT/REZONING REQUEST FOR 17.92 ACRES (R600 013 000 00369 0000) AT THE INTERSECTION OF OKATIE HIGHWAY AND CHERRY POINT ROAD FROM T2 RURAL TO C3 NEIGHBORHOOD MIXED USE AND C4 COMMUNITY CENTER MIXED USE DISTRICTS.

Robert Merchant stated the applicator would like to postpone zoning.

Motion: It was moved by Council Member Rodman, seconded by Council Member Cunningham to postpone per request of the owner.

The Vote -The motion was approved without objection.

ZONING MAP AMENDMENT/REZONING REQUEST FOR 1.96 ACRES (R600 036 000 015E 0000) AT THE INTERSECTION MAY RIVER ROAD AND BENTON LANE FROM T3 EDGE TO T2 RURAL CENTER

Discussion: Noah Krepps stated the applicant seeks to change the zoning of a 1.96-acre lot at the western corner of Benton Ln and May River Rd from T3 Edge to T2 Rural Center (see attached map). The parcel was zoned Neighborhood Commercial District under the 1990 Development Standards Ordinance and was rezoned to Community Preservation in 1999, allowing the commercial development rights to carry over. In 2011, the County held a charrette for the Pritchardville community during the development of the Community Development Code. At that time, the community decided to limit commercial development to a smaller area around the intersection of Gibbet Rd and May River Rd. In 2014, the Community Development Code was adopted, and 122 May River Rd was zoned T3 Edge because it was outside of the small commercial district identified in the charrette.

Motion: It was moved by Council Member Lawson, seconded by Council Member Rodman to approve zoning map amendment/rezoning request for 1.96 acres (R600 036 000 015e 0000) at the intersection May River Road and Benton Lane from T3 edge to T2 Rural Center and move forward to County Council for approval.

The Vote: Voting Yea: Council Member Passiment, Council Member Rodman, Council Member Glover, Council Member Lawson, Council Member McElynn, Council Member Cunningham. Voting Nay: Committee Chair Howard, Committee Vice-Chair Dawson, Council Member Sommerville. Voting Abstaining: Council Member Hervochon. The motion passed 6 yes ,3 no's and 1 abstain.

CONSIDERATION OF APPOINTMENT FOR ROGER JADOWN TO DESIGN REVIEW BOARD.

Motion: It was moved by Committee Vice-Chair Dawson, seconded by Council Member Glover to move forward to County Council for approval.

The Vote -The motion was approved without objection.

CONSIDERATION OF APPROVAL FOR JOHN MAFFEI TO RURAL AND CRITICAL LANDS PRESERVATION BOARD.

Motion: It was moved by Council Member McElynn, seconded by Council Member Glover to move forward to County Council for approval.

The Vote -The motion was approved without objection.

CITIZEN COMMENT

No Citizen Comments

ADJOURNMENT

The meeting was adjourned at 3:39 PM