



Community Services and Land Use Committee Beaufort County, SC

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

**Monday, August 19, 2024
2:00 PM**

MINUTES

COMMITTEE MEMBERS:

**ALICE HOWARD, CHAIR
GERALD DAWSON
THOMAS REITZ**

**YORK GLOVER, VICE-CHAIRMAN
PAULA BROWN
JOSEPH PASSIMENT, EX-OFFICIO**

1. CALL TO ORDER

Committee Chairman Howard called the meeting to order at 2:00 pm

PRESENT

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

ABSENT

Council Member David Bartholomew

2. PLEDGE OF ALLEGIANCE

Committee Chairman Howard led the Pledge of Allegiance

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

Committee Chair Howard 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 Committee Vice Chair Glover, Seconded by Council Member Tabernik to approve the agenda

The Vote: Approved without objection.

5. APPROVAL OF MINUTES - June 10, 2024

Motion: It was moved by Council Member Cunningham, Seconded by Council Member Tabernik, to approve the minutes from June 10, 2024.

The Vote: Approved without objection.

6. 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.

No Citizen Comments

7. ASSISTANT COUNTY ADMINISTRATOR REPORT - Chuck Atkinson, Development, and Audra Antonacci-Ogden, Community Services

Chuck Atkinson, Assistant County Administrator Development: Stefanie Nagid, Passive Parks Director, and Destiny Rains, Naturalist Presentation on new Passive Park Programs

Audra Antonacci-Ogden, Community Services gave an update on her departments: Rebecca Whitt, Beaufort County Alcohol and Drug Abused Department Director updated new initiatives.

AGENDA ITEMS

8. RECOMMEND APPROVAL TO COUNCIL 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 (*FISCAL IMPACT: this property was purchased for \$3,200,000 for the purpose of facilitating Affordable Workforce housing. The Transfer of property has no fiscal impact*) - Hank Amundson, Special Assistant to the County Administrator

In 2023, County Council approved the purchase of the 10.1 +/- acres located at 333 and 335 Buckwalter Parkway for the purpose of facilitating the development of affordable/workforce housing.

In late 2023, with communication and assistance from the Town of Bluffton (Town), the County began the process of partnering with Beaufort Memorial Hospital (BMH) in this effort, as BMH has taken a leadership role in workforce housing in an effort to help their own workforce. Additionally, the Town desires increased access to health/medical services for its residents, so the partnership seemed to be a perfect one.

As an additional support to the project, the seller, St. Andre By-the-Sea United Methodist Church discounted the properties purchase price in order to help make the development feasible.

BMH the applied for Low Income Housing Tax Credits from the State of South Carolina in the late 2023/early 2024. They have now been awarded these credits, making the project viable.

The Town has assisted the County in the process of having residential dwelling units available for the project and has expressed support for the project producing workforce housing units, improving access to healthcare services, and the reduction of commercial units on the site.

The joint project, supported by Beaufort County, the Town of Bluffton, Saint Andrew By-the Sea United Methodist Church, and undertaken by Beaufort Memorial Hospital will produce approximately 125 affordable/workforce housing and medical offices will provide affordable/workforce housing and improve access to healthcare offerings in the ideal location near services, public transportation, and occupational opportunity. This project accomplishes goals for Beaufort County, Town of Bluffton and BMH. This collaborative effort between Beaufort County, BMH, and the Town of Bluffton and is an example to be followed in the future. Additionally, the seller of the property, St. Andrew by-the Sea United Methodist Church also contributed to the project by decreasing the sale price from the initial appraised value of \$4,000,000 to \$3,200,000 in support of making the project viable.

Motion: It was moved by Council Member Cunningham, Seconded by Council Member Tabernik, to Recommend Approval to Council 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

The Vote: Approved without objection.

To view the full discussion: <https://beaufortcountysc.new.swagit.com/videos/312695?ts=1341>

9. **GREENSPACE ADVISORY COMMITTEE UPDATE ON MITCHELVILLE PROJECT- *Mike McShane, Chairman Green Space Committee* (UPDATED TITLE PER ACA CHUCK ATKINSON)**

Mike McShane, Chairman of the Green Space Advisory Committee gave the Committee an update on the Mitchelville Project.

To view the full update: <https://beaufortcountysc.new.swagit.com/videos/312695?ts=2096>

10. **RECOMMEND APPROVAL TO COUNCIL OF A RESOLUTION PARTNERING WITH THE UNITED WAY OF THE LOWCOUNTRY COMMUNITY WIDE STRATEGIC PLAN (*FISCAL IMPACT: Total Investment of \$50,000 approved and allocated to Together for Beaufort County from the Community Services Grant Program*)- *Audra Antonacci – Ogden, ACA***

The Human Services Department continues its historical role of providing expertise and support in the ongoing implementation of a strategic plan.

Dale Douthat, President and CEO, United Way of the Lowcountry presented.

The United Way of the Lowcountry, a key partner and a historical stakeholder in the strategic planning process, has committed to taking a leadership role in conducting a strategic and iterative process to drive collective innovation, change, and action so that individuals, organizations, communities, and policies within the Lowcountry region can work seamlessly together to promote racial and economic equity and prosperity.

Total investment of \$50,000 approved and allocated to Together for Beaufort County from the Community Services Grant Program.

Motion: It was moved by Committee Vice Chair Glover, Seconded by Council Member Tabernik, to Recommend Approval to Council of a Resolution Partnering with the United Way of the Lowcountry Community Wide Strategic Plan.

The Vote: Approved without objection.

To view the full discussion: <https://beaufortcountysc.new.swagit.com/videos/312695?ts=2668>

- 11. RECOMMEND APPROVAL TO COUNCIL OF A RESOLUTION AUTHORIZING THE COUNTY ADMINISTRATOR TO ENTER INTO A MEMORANDUM OF UNDERSTANDING WITH THE CITY OF BEAUFORT FOR MAINTENANCE OF COUNTY-OWNED PROPERTY KNOWN AS BOUNDARY STREET VISTA - LOGAN (R100 026 00A 0260 0000 and R100 026 00A 0261 0000) - Stefanie M. Nagid, Passive Parks Director**

Beaufort County approved the purchase of the property known as Boundary Street Vista - Logan in April 2024 through the Rural and Critical Lands Preservation Program. The property is located on Boundary Street in the City of Beaufort. The City of Beaufort. The City has agreed to a maintenance schedule on the property similar to what the City conducts at the nearby City-owned parcel.

Motion: It was moved by Committee Vice Chair Glover, Seconded by Council Member Brown to Recommend Approval to Council of a Resolution Authorizing the County Administrator to Enter into a Memorandum of Understanding with the City of Beaufort for Maintenance of County Owned Property Known as Boundary Street Vista - Logan (R100 026 00A 0260 0000 and R100 026 00A 0261 0000).

The Vote: Approved without objection.

To view the full discussion: <https://beaufortcountysc.new.swagit.com/videos/312695?ts=3340>

- 12. ADJOURNMENT**

Adjourned at 2:58 pm.

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

Ratified: September 9, 2024