



Community Services and Land Use Committee Beaufort County, SC

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

**Monday, March 11, 2024
3:00 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 Chair Howard called the meeting to order at 3:00 pm.

PRESENT

Chair Alice Howard
Vice-Chair York Glover
Council Vice-Chair Lawrence McElynn
Council Member Paula Brown
Council Member Gerald Dawson
Council Member David Bartholomew
Council Member Mark Lawson
Council Member Anna Maria Tabernik
Council Member Thomas Reitz

ABSENT

Council Member Logan Cunningham
Council Chair Joseph Passiment

2. PLEDGE OF ALLEGIANCE

Committee Chair 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: motion was approved without objection. 9:0

5. APPROVAL OF MINUTES - January 8, 2024 & February 12, 2024

Motion: It was moved by Council Vice-Chair McElynn, seconded by Committee Vice-Chair Glover, to approve the minutes from January 8, 2024, and February 12, 2024.

The Vote: motion approved without objection. 9:0

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.

Conrad Hartz- speed bumps for Forest Fields

Sarah Reynolds Green, Sandra Renee Smith, Ken Dalrymple- St. Helena Housing Project

Kate Schaffer- Gregorie Neck

Katherine McWilliams- Gregorie Neck

Col. Mark Bortnem- Gregorie Neck

7. ASSISTANT COUNTY ADMINISTRATOR REPORT- *Chuck Atkinson, Assistant County Administrator & Audra Antonacci-Ogden, Assistant County Administrator*

Assistant County Administrator, Development Chuck Atkinson introduces Rob Merchant, Director of Planning and Zoning, who gave a presentation on the Comprehensive Plan implementation and updates.

Please watch the video stream below for the full presentation.

<https://beaufortcountysc.new.swagit.com/videos/299632?ts=1016>

AGENDA ITEMS

8. PRESENTATION OF ST. HELENA GULLAH HOUSING PROJECT - *David House, CEO and Sara Reynolds Green, Vice Chair*

A presentation on the St. Helena Gullah Housing Project and information regarding the group and its work was given to Council by the CEO, David House, and Vice-Chair Sara Reynolds Green of the St. Helena Gullah Housing Project.

Please watch the video stream below for the full presentation and PowerPoint.

<https://beaufortcountysc.new.swagit.com/videos/299632?ts=1919>

9. **RECOMMEND APPROVAL OF A RESOLUTION TO AMEND AN INTERGOVERNMENTAL AGREEMENT TO JOINTLY CREATE, FUND, AND OPERATE A REGIONAL HOUSING TRUST FUND, TO ESTABLISH AN OVERSIGHT BOARD TO OVERSEE THE FUND, AND TO PROVIDE FOR THE ADMINISTRATION OF THE FUND** *(FISCAL IMPACT: Adoption of the Resolution and amendments to the IGA would have no fiscal impact on the County. The County's contributions to the RHTF will remain the same. The County will simply contract with B-JHT to provide the services that Community Works provided in 2023 on the same terms) - Thomas J. Keaveny, II County Attorney*

In September of 2022, County Council adopted Resolution 2022/51. This Resolution authorized the County Administrator to enter into an intergovernmental agreement with Jasper County, the Town of Hilton Head, the Town of Bluffton, the City of Hardeeville, the Town of Port Royal, the City of Beaufort, and the Town of Yemassee to establish, fund, and operate a Regional Housing Trust Fund (RHTF). All parties signed the agreement. The RHTF (Fund) was created. Section 4 of the IGA provided the establishment of an Oversight Board. The IGA also set forth the responsibilities of the Board. Section 6 of the IGA provided that Community Works would serve as the RHTF's fiscal agent to manage the relationship between parties and to provide financial reports to parties every quarter. For this reason, Beaufort County entered into a three (3) year agreement with Community Works to manage the Fund and to work with the Board and all parties.

The Oversight Board incorporated into a non-profit (as permitted by the intergovernmental agreement). The former Board is now known as the Beaufort-Jasper Housing Trust, Inc. (B-JHT). The trust received a 501(c)(3) status from the IRS in June 2023.

In late 2023, B-JHT expressed desire to assume management of the fund from Community Works. Community Works indicated that they had no objection to the change. The three year agreement between Beaufort County and Community Works allowed the parties to terminate the agreement by mutual consent. All the governmental parties to the IGA indicated their consent to this change. The agreement with Community Works was terminated earlier this year.

Council must approve the proposed amendments to the IGA. Adoption of the Resolution and amendments to the IGA would have no fiscal impact on the County. The County's contributions to the RHTF will remain the same. The County will simply contract with B-JHT to provide the services that Community Works provided in 2023 on the same terms.

Please watch the video stream below for the full presentation and discussion.

<https://beaufortcountysc.new.swagit.com/videos/299632?ts=3031>

Motion: It was moved by Council Member Tabernik, seconded by Council Member Dawson to recommend approval of a Resolution to Amend an Intergovernmental Agreement to Jointly Create, Fund, and Operate a Regional Housing Trust Fund, to Establish an Oversight Board to Oversee the Fund, and to Provide for the Administration of the Fund.

The Vote: motion was approved without objection 9:0

10. **RECOMMEND APPROVAL OF A RESOLUTION AUTHORIZING THE INTERIM COUNTY ADMINISTRATOR TO EXECUTE THE DOCUMENTS NECESSARY AND TO PROVIDE FUNDS TO CONTRIBUTE TO THE PROCUREMENT OF A CONSERVATION EASEMENT ON SEVERAL PARCELS OF REAL PROPERTY LOCATED IN JASPER COUNTY AND KNOWN, COLLECTIVELY, AS GREGORIE NECK (PIN# 087-00-09-022, 087-00-09-**

023, 087-00-09-025, 087-00-09-031) (FISCAL IMPACT: \$1,000,000 from the Beaufort County Green Space Program Sales Tax Fund # 4706) - Mike McShane, Chairman of the Green Space Advisory Committee

On December 11, 2023, the Community Services and Land Use Committee approved initial due diligence on Gregorie Neck. On January 31, 2024, the Green Space Advisory Committee met, reviewed the due diligence, and recommended contribution of funds to procuring a conservation easement on Gregorie Neck.

The Nature Conservancy (TNC) is the current simple fee owner of 4,409- acres of property known as Gregorie Neck, comprised of four tracts. TNC intends to place a conservation easement on the entire property. To achieve this, several partners will contribute funds. Partners include the Department of Defense via the REPI Challenge (\$6,000,000 confirmed), TNC (\$4,500,000 confirmed), and the SC Conservation Bank (\$2,000,000 applied for). Beaufort County Open Land Trust (the applicant) has asked for \$1,000,000 from the Green Space Program funds to help procure this conservation easement. The total purchase price for this Conservation Easement is \$13,500,000. The Beaufort County Open Land Trust will hold and manage the easement.

Please watch the video stream below for the full presentation and discussion.

<https://beaufortcountysc.new.swagit.com/videos/299632?ts=3393>

Motion: It was moved by Committee Vice-Chair Glover, seconded by Council Member Tabernik, to Recommend Approval of a Resolution Authorizing the Interim County Administrator to Execute the Documents Necessary and to Provide Funds to Contribute to the Procurement of a Conservation Easement on Several Parcels of Real Property Located in Jasper County and Known Collectively, as Gregorie Neck (PIN# 087-00-09-022, 087-00-09-023, 087-00-09-025, 087-00-09-031).

The Vote: motion approved without objection. 9:0

11. RECOMMEND APPROVAL OF THE GREEN SPACE ADVISORY COMMITTEE RECOMMENDATIONS TO FUND OR NOT TO FUND DUE DILIGENCE AND NEGOTIATE TERMS OF ACQUISITIONS FOR GREEN SPACE APPLICATIONS - Mr. Mike McShane, Chair of Green Space Advisory Committee & Mr. Mark Davis, Deputy Director of Planning and Zoning

On March 4, 2024 Green Space Advisory Committee (GSAC) reviewed three applications. The recommendations from that committee are:

1) Fee Simple Application: William Hilton Parkway, Hilton Head Island; Political Jurisdiction- Town of Hilton Head; Geographical Region- Southern. Recommend to pursue due diligence.

2) Fee Simple Application: Jonesville Road, Hilton Head Island; Political Jurisdiction- Town of Hilton Head, Geographical Region- Southern. Recommend to pursue due diligence.

3) Fee Simple Application: New River Tract (no road frontage), Bluffton; Political Jurisdiction- Town of Bluffton; Geographical Region- Southern. Recommend to pursue due diligence.

Please watch the video stream below for the full presentation and discussion.

<https://beaufortcountysc.new.swagit.com/videos/299632?ts=4299>

Approval of these applications to receive due diligence was split into three motions.

Motion: It was moved by Council Member Reitz, seconded by Council Member Tabernik, to approve due diligence on what is known as the William Hilton Parkway Tract for Green Space Purposes.

The Vote - Motion was approved without objection. 9:0

Motion: It was moved by Council Member McElynn, seconded by Council Member Reitz, to approve due diligence on what is known as the Jonesville Road Tract for Green Space Purposes.

The Vote - Motion was approved without objection. 9:0

Motion: It was moved by Council Member Glover, seconded by Council Member McElynn, to not approve due diligence on what is known as the New River Tract Tract for Green Space Purposes.

The Vote - Motion was approved without objection. 9:0

12. ADJOURNMENT

Adjourned: 4:23 p.m.

**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>

Ratified: April 8, 2024