



## **Community Services and Land Use Committee Beaufort County, SC**

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

**Monday, September 09, 2024  
3:00 PM**

### **MINUTES**

*Watch the video stream available on the County's website to hear the Council's discussion of a specific topic or the complete meeting. <https://beaufortcountysc.new.swagit.com/videos/314415>*

#### **COMMITTEE MEMBERS:**

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

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

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

The Committee Chairman Howard called the meeting to order at 3:00pm.

#### **PRESENT**

Committee Chair Alice Howard  
Committee Vice-Chair York Glover  
Council Member Paul Brown  
Council Member Gerald Dawson  
Council Member Thomas Reitz  
Ex-Officio Joseph Passiment  
Council Member Anna Maria Tabernik  
Council Member Lawrence McElynn

#### **ABSENT**

Council Member David Bartholomew  
Council Member Mark Lawson  
Council Member Logan Cunningham

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

Committee Chairman 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 Chairman noted the public notification of this meeting has been published, posted, and distributed in compliance with the South Carolina Freedom of Information Act.

4. **APPROVAL OF AGENDA**

**Motion:** It was moved by Ex-Officio Passiment, Seconded by Council Member McElynn to amend the agenda to take Item #13 as the first action item.

**Vote:** Motion was approved without objection.

**Motion:** It was moved by Ex-Officio Passiment, Seconded by Council Member McElynn to approve the agenda as amended.

**Vote:** Motion was approved without objection.

5. **APPROVAL OF MINUTES - August 19, 2024**

**Motion:** It was moved by Council Member Tabernik, Seconded by Council Member Dawson to approve the minutes of August 19, 2024.

**Vote:** Motion was approved without objection.

6. **CITIZEN COMMENT PERIOD- 15 MINUTES TOTAL**

1. Queen Quet

7. **ASSISTANT COUNTY ADMINISTRATOR REPORTS- Audra Antonacci-Ogden**

Please watch the video stream to view the full update.

<https://beaufortcountysc.new.swagit.com/videos/314415?ts=302>

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**AGENDA ITEMS**

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13. **RECOMMEND APPROVAL TO FUND REVIEW OF MITCHELVILLE APPRAISALS**

**Motion:** It was moved by Ex-Officio Passiment, Seconded by Council Member Brown to recommend approval to fund review of Mitchelville appraisals.

**Vote:** Motion was approved without objection.

8. **PRESENTATION AND CONSIDERATION OF THE ST. HELENA COMMUNITY AND CULTURAL EVENTS CENTER FEASIBILITY STUDY AND MARKET ANALYSIS**

Please watch the video stream to view the full presentation.

<https://beaufortcountysc.new.swagit.com/videos/314415?ts=2166>

**Motion:** It was moved by Committee Vice-Chair Glover, Seconded by Council Member Dawson to send the study to accept the feasibility study and a letter of support to the Economic Development Corporation.

**Vote:** Motion was approved without objection.

**Motion:** It was moved by Ex-Officio Passiment, Seconded by Council Member Reitz to amend to send the feasible study to the Economic Development Corporation but do not include the letter of support .

**Vote:** Motion was approved without objection.

**Main Motion:** It was moved by Committee Vice-Chair Glover, Seconded by Council Member Dawson to send the study to accept the feasibility study and send it to the Economic Development Corporation.

**Vote:** Motion was approved without objection.

9. **RECOMMEND APPROVAL TO COUNCIL OF AN ORDINANCE AMENDING THE COMMUNITY DEVELOPMENT CODE (CDC): SECTION 3.1.60 (CONSOLIDATED USE TABLE), 3.3.40 (COMMUNITY CENTER MIXED USE (C4) ZONE STANDARDS), AND 3.3.50 (REGIONAL CENTER MIXED USE (C5) ZONE STANDARDS) TO ALLOW DWELLING: SINGLE FAMILY DETACHED UNIT IN C4 NEIGHBORHOOD MIXED USE AND C5 REGIONAL CENTER MIXED USE**

**Motion:** It was moved by Council Member Dawson, Seconded by Council Member Tabernik to deny request to recommend approval to Council of an ordinance amending the community development code (CDC): section 3.1.60 (consolidated use table), 3.3.40 (community center mixed use (C4) zone standards), and 3.3.50 (regional center mixed use (C5) zone standards) to allow dwelling: single family detached unit in C4 neighborhood mixed use and C5 regional center mixed use .

**Vote:** Motion was approved without objection.

**Motion was withdrawn**

**Motion:** It was moved by Council Member McElynn, Seconded by Council Member Brown to recommend approval to Council of an ordinance amending the community development code (CDC): section 3.1.60 (consolidated use table), 3.3.40 (community center mixed use (C4) zone standards), and 3.3.50 (regional center mixed use (C5) zone standards) to allow dwelling: single family detached unit in C4 neighborhood mixed use and C5 regional center mixed use .

**Vote:** Motion was approved without objection.

10. **RECOMMEND APPROVAL TO COUNCIL OF AN ORDINANCE FOR A TEXT AMENDMENT TO ARTICLE 1 (GENERAL PROVISIONS), DIVISION 1.3 (APPLICABILITY AND JURISDICTION), SECTION 1.3.50 (EXEMPTIONS) OF THE COMMUNITY DEVELOPMENT CODE (CDC) TO PROVIDE EXEMPTIONS TO ADDRESS COUNTY PUBLIC SERVICES USES**

**Motion:** It was moved by Council Member Glover, Seconded by Ex-Officio Passiment to recommend approval to Council of an ordinance for a text amendment to Article 1 (General Provisions), Division 1.3 (Applicability and Jurisdiction), Section 1.3.50 (Exemptions) of the Community Development Code (CDC) to provide exemptions to address County public services uses .

**Vote:** Motion was approved without objection.

11. **RECOMMEND APPROVAL TO COUNCIL OF AN ORDINANCE FOR A COMPREHENSIVE PLAN AMENDMENT TO ADD THE BEAUFORT COUNTY HOUSING IMPACT ANALYSIS AS AN APPENDIX TO THE 2040 COMPREHENSIVE PLAN**

**Motion:** It was moved by Council Member McElynn, Seconded by Council Member Tabernik to recommend approval to Council of an ordinance for a Comprehensive Plan Amendment to add the Beaufort County Housing Impact Analysis as an appendix to the 2040 Comprehensive Plan .

**Vote:** Motion was approved without objection.

12. **RECOMMEND APPROVAL TO COUNCIL OF AN ORDINANCE AMENDING BEAUFORT COUNTY CODE OF ORDINANCES PART 1 GENERAL ORDINANCES, CHAPTER 46 HEALTH AND SANITATION, ARTICLE IV ALCOHOL AND DRUG ABUSE BOARD SECTIONS 121 PURPOSE AND 122 POWERS AND DUTIES; AND REPEALING SECTION 46-122 MEMBERSHIP**

**Motion:** It was moved by Ex-Officio Passiment, Seconded by Council Member McElynn to recommend approval to council of an ordinance amending Beaufort County Code of Ordinances part 1 general ordinances, Chapter 46 health and sanitation, Article IV alcohol and drug abuse board sections 121 purpose and 122 powers and duties; and repealing Section 46-122 membership.

**Vote:** Motion was approved.

**Council Member Glover Abstained**

14. **PRESENTATION OF A HABITAT FOR HUMANITY VETERAN/AFFORDABLE HOUSING CONCEPT AND PLAN**

Please watch the video stream to view the full presentation.

<https://beaufortcountysc.new.swagit.com/videos/314415?ts=6649>

15. **ADJOURNMENT**

Committee Chairman adjourned meeting at 4:48pm.

**Ratified:** October 14. 2024

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