



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

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

Monday, May 08, 2023  
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/226901>

#### 1. CALL TO ORDER

Committee Chair Howard called the meeting to order at 3:00 PM.

##### PRESENT

Chairman Alice Howard  
Vice-Chairman York Glover  
Council Member Paula Brown  
Council Member Thomas Reitz  
Council Member Gerald Dawson  
Ex-Officio Joseph F. Passiment  
Council Member Anna Maria Tabernik  
Council Member Mark Lawson  
Council Member Lawrence McElynn

##### ABSENT

Council Member Logan Cunningham  
Council Member David P. Bartholomew

#### 2. PLEDGE OF ALLEGIANCE

Committee Chair Howard led the Pledge of Allegiance.

#### 3. FOIA

Committee Chair Howard noted that 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 Council Member Dawson, seconded by Committee Vice-Chair Glover, to approve the agenda.

**The Vote** - The motion was approved without objection.

**5. APPROVAL OF MINUTES**

**Motion:** It was moved by Council Member Brown, seconded by Committee Vice-Chair Glover, to approve the minutes of March 13, 2023.

**The Vote** - The motion was approved without objection.

**6. CITIZEN COMMENT PERIOD**

Please watch the video stream available on the County's website to view the comments.

<https://beaufortcountysc.new.swagit.com/videos/226901?ts=71>

1. Stewart Yarborough
2. Kade Yarborough
3. Deborah Smith
4. Taylor Moran
5. Sallie Ann Robinson

**7. PRESENTATION FROM SC STATE EXTENSION SERVICES, CORNELIUS HAMILTON**

Please watch the video stream available on the County's website to view the full presentation.

<https://beaufortcountysc.new.swagit.com/videos/226901?ts=966>

Cornelius Hamilton briefed the Committee on the various extension services, including youth development programs, community and economic development programs, family, nutrition, and health program, education, innovation, and support programs, and sustainable agriculture and natural resources programs. Mr. Hamilton also highlighted the benefits the extension services provide to Beaufort County. Mr. Hamilton then requested that the County provide a letter of support, in-kind requests for facility use, advocate and volunteer referrals, and assistance with marketing.

Council Member Reitz asked whether SC State Extension Services had relationships with the Southern Carolina Regional Development Alliance and Beaufort County Economic Development Corporation. Mr. Hamilton replied that they do not currently have partnerships with those entities.

**Motion:** It was moved by Committee Vice-Chairman Glover, seconded by Council Member Reitz, to approve sending a letter of support from the County Council to the SC State Extension Service.

**The Vote** - The motion was approved without objection.

Committee Vice-Chair Glover commented on the collaboration between the 1980 and 1862 extension services.

Committee Chair Howard and Mr. Hamilton discussed work with senior centers, including providing family, nutrition, and health programs.

**8. PRESENTATION OF THE BEAUFORT COUNTY ADAPTS: SEA LEVEL IMPACTS BENEATH OUR FEET**

Please watch the video stream available on the County's website to view the full presentation.

<https://beaufortcountysc.new.swagit.com/videos/226901?ts=2046>

Amanda Guthrie briefed the Committee on the impacts of sea level rise on groundwater and septic tanks. Ms. Guthrie also provided an overview of the installation of fifteen wells across Beaufort County to monitor groundwater's salinity, water level, and water temperature.

Committee Vice-Chair Glover commented on the prevalence of septic tanks in some areas of Beaufort County and asked about saltwater intrusion into the aquifer. Ms. Guthrie replied that this project was not focused on collecting aquifer data.

Committee Chair Howard encouraged Ms. Guthrie to share meetings with the County's Public Information Office because of the high level of public interest.

**9. PRESENTATION OF THE SENTINEL LANDSCAPES PARTNERSHIP PROGRAM**

Please watch the video stream available on the County's website to view the full presentation.

<https://beaufortcountysc.new.swagit.com/videos/226901?ts=2745>

Kate Schaefer briefed the Committee on the sentinel landscape designation, background on the program's creation and operation, synergies between federal agencies and state and local partners, and five goals tied to the program. Ms. Schaefer highlighted that the sentinel landscape designation enables Beaufort County to support its military resources and protect its natural resources.

**10. RECOMMEND APPROVAL OF AN ORDINANCE FOR A TEXT AMENDMENT TO THE COMMUNITY DEVELOPMENT CODE ("CDC") APPENDIX B:- THE DAUFUSKIE ISLAND COMMUNITY DEVELOPMENT CODE, TO AMEND DIVISION B.3, SECTION B.3.20 (CONSOLIDATED LAND USE TABLE AND LAND USE DEFINITIONS), AND TO ADD A NEW SECTION B.3.30 (OTHER STANDARDS) AND A NEW SUBSECTION B.3.30.A (SHORT-TERM RENTAL) TO ALLOW THE USAGE OF SHORT-TERM RENTALS AS A SPECIAL USE IN D2 RURAL, D2R-CP (RURAL-CONVENTIONALLY PLATTED), D2R-GH (RURAL-GULLAH HERITAGE), AND D3 GENERAL NEIGHBORHOOD, AND A PERMITTED USE IN D4 MIXED USE, D5 VILLAGE CENTER, AND D5 GENERAL COMMERCIAL**

Please watch the video stream available on the County's website to view the full discussion.

<https://beaufortcountysc.new.swagit.com/videos/226901?ts=3391>

Council Member Lawson introduced the item by outlining how the zoning on Daufuskie Island does not allow for short-term rentals and that the community wants the zoning changed.

Planning and Zoning Department Director Merchant briefed the Committee on the amendments to the Community Development Code, which would establish four special-use districts and three permitted-use districts for short-term rentals.

Committee Chair Howard and Director Merchant discussed the recommendation not to include the insurance certificate provision.

Council Member Reitz asked if the appeals process could be more accessible to Daufuskie Island residents. Director Merchant said the Zoning Board of Appeals might allow people to present over Zoom.

Council Member Lawson and Director Merchant discussed the differences between special and conditional use.

Council Member Passiment and County Administrator Greenway discussed broader County policy for short-term rentals.

The Committee and County Administrator Greenway discussed the role of the Daufuskie Island Council and how it does not have legislative authority. The Committee and County Administrator Greenway also discussed the possible postponement of the item to allow for additional public input.

**Motion: It was moved by Council Member Lawson, seconded by Council Member Glover, to recommend approval of an ordinance for a text amendment to the Community Development Code ("CDC") Appendix B:- The Daufuskie Island Community Development Code, to amend Division B.3, Section B.3.20 (Consolidated Land Use Table and Land Use Definitions), and to add a new Section B.3.30 (Other Standards) and a new Subsection B.3.30.A (Short-Term Rental) to allow the usage of short-term rentals as**

a special use in D2 Rural, D2R-CP (Rural-Conventionally Platted), D2R-GH (Rural-Gullah Heritage), and D3 General Neighborhood, and a permitted use in D4 Mixed Use, D5 Village Center, and D5 General Commercial.

**The Vote** - The motion was approved without objection.

11. **RECOMMEND APPROVAL OF AN ORDINANCE FOR A TEXT AMENDMENT TO THE COMMUNITY DEVELOPMENT CODE (CDC): DIVISION 4.2.20 (GENERAL STANDARDS AND LIMITATIONS) TO CLARIFY CONNECTIVITY STANDARDS FOR PRIMARY STRUCTURES REGARDING BUILDING CONNECTIONS; DIVISION 4.2.30 (ACCESSORY/SECONDARY DWELLING UNIT) TO MODIFY ALLOWABLE DENSITY TO PROVIDE OPPORTUNITY FOR AN ADDITIONAL ACCESSORY DWELLING UNIT AND TO PROVIDE FLEXIBILITY FOR AREA OF UNITS; DIVISION 4.1.360 (SHORT-TERM RENTALS) TO MODIFY GENERAL STANDARDS TO ALLOW ONLY A PRINCIPAL DWELLING UNIT OR AN ACCESSORY DWELLING UNIT AS A SHORT-TERM RENTAL ON A SINGLE PARCEL**

Please watch the video stream available on the County's website to view the full discussion.

<https://beaufortcountysc.new.swagit.com/videos/226901?ts=4684>

Director Merchant briefed the Community on the three proposed amendments to the Community Development Code, which would clarify connectivity standards, including covered walkways, allow for properties of a certain size to have an additional dwelling unit, and limit the short-term rentals per property.

Deputy Director Davis commented that the text amendments are staff initiated and that the Planning Commission recommended approval. Deputy Director Davis also provided an example of a roofline with property connections.

Committee Vice-Chair Glover and Deputy Director Davis discussed the minimum acreage of property needed to allow an additional dwelling unit and flexibility of property design.

Council Member Dawson and Deputy Director Davis discussed detached accessory units.

**Motion:** It was moved by Council Member Passiment, seconded by Committee Vice-Chair Glover, to recommend approval of an ordinance for a text amendment to the Community Development Code (CDC): Division 4.2.20 (General Standards and Limitations) to clarify connectivity standards for primary structures regarding building connections; Division 4.2.30 (Accessory/Secondary Dwelling Unit) to modify allowable density to provide opportunity for an additional accessory dwelling unit and to provide flexibility for area of units; Division 4.1.360 (Short-Term Rentals) to modify general standards to allow only a principal dwelling unit or an accessory dwelling unit as a short-term rental on a single parcel.

**The Vote** – The motion was approved without objection.

12. **A RESOLUTION AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE A LEASE AGREEMENT WITH LANDMARK BAPTIST CHURCH ENCUMBERING PROPERTY OWNED BY BEAUFORT COUNTY KNOWN AS A PORTION OF THE CHECHESSEE TRACT**

Please watch the video stream available on the County's website to view the full discussion.

<https://beaufortcountysc.new.swagit.com/videos/226901?ts=5234>

Passive Parks Manager Nagid briefed the Committee on the current and proposed lease agreement with Landmark Baptist Church, including the change from a month-to-month to a year-long lease, the rental rate increase, and the funding for passive parks.

Council Member Tabernik and Passive Parks Manager Nagid discussed the increase in the lease amount.

**Motion:** It was moved by Council Member Tabernik, seconded by Council Member Dawson, to approve a resolution authorizing the County Administrator to execute a lease agreement with Landmark Baptist Church encumbering property owned by Beaufort County known as a portion of the Chechessee Tract.

**The Vote** - The motion was approved without objection.

**13. ADJOURNMENT**

Adjourned: 4:29 PM

Ratified: August 14, 2023