



## County Council Meeting Beaufort County, SC

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

Monday, May 22, 2023  
5:00 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/230812>

#### 1. CALL TO ORDER

Chairman Passiment called the meeting to order at 5:00 PM.

#### PRESENT

Chairman Joseph F. Passiment  
Vice-Chairman Lawrence McElynn  
Council Member David P. Bartholomew  
Council Member Paula Brown  
Council Member Logan Cunningham  
Council Member Gerald Dawson  
Council Member York Glover  
Council Member Alice Howard  
Council Member Mark Lawson  
Council Member Thomas Reitz  
Council Member Anna Maria Tabernik

#### 2. PLEDGE OF ALLEGIANCE AND INVOCATION

Chairman Passiment led the Pledge of Allegiance, and Council Member Tabernik led the invocation.

#### 3. FOIA

Chairman Passiment 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 to Amend:** It was moved by Council Member McElynn, seconded by Council Member Cunningham, to amend the agenda to add item 8 from the Public Facilities meeting, which is recommending the approval of an ordinance (by title only) authorizing the County Administrator to execute the necessary documents and provide funding for the purchase of a portion of real property

located on Highway 170 with TMS NO. R600 008 000 0005 0000, and to remove the appointment for the airport board under item 3 on the consent agenda and to defer that appointment to a later date.

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

**Main Motion:** It was moved by Council Member McElynn, seconded by Council Member Cunningham, to approve the agenda as amended.

**The Vote** - The amended agenda was approved without objection.

**5. APPROVAL OF MINUTES**

**Motion:** It was moved by Council Member Tabernik, seconded by Council Member McElynn, to approve the minutes from April 10, 2023.

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

**6. ADMINISTRATOR'S REPORT**

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

<https://beaufortcountysc.new.swagit.com/videos/230812?ts=260>

County Administrator Greenway recognized the new Director of Broadcast Services, Thomas Hughes, and highlighted three employees: Kimberly Rumsey with the Probate Court; Anastasia Jenkins with the Register of Deeds Office; and Ian deNeeve with the IT- Mapping and Applications Department.

**7. PRESENTATION OF A PROCLAMATION BY COUNCIL MEMBER GERALD DAWSON TO BEAUFORT COUNTY EMS RECOGNIZING MAY 22ND - MAY 27TH AS EMERGENCY MEDICAL SERVICES WEEK**

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

<https://beaufortcountysc.new.swagit.com/videos/230812?ts=939>

Council Member Cunningham presented the proclamation recognizing May 22nd- May 27th as Emergency Medical Services Week.

**8. PRESENTATION OF A PROCLAMATION BY CHAIRMAN JOSEPH PASSIMENT RECOGNIZING MAY AS MILITARY APPRECIATION MONTH**

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

<https://beaufortcountysc.new.swagit.com/videos/230812?ts=1314>

Vice-Chairman McElynn presented the proclamation recognizing May as Military Appreciation Month.

**9. CITIZEN COMMENTS PERIOD**

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

<https://beaufortcountysc.new.swagit.com/videos/230812?ts=1461>

1. Maria Walls
2. Kade Yarborough
3. Leanne Coulter
4. Deborah Smith
5. John Schartner
6. Stuart Yarborough

**10. PURSUANT TO S.C. CODE SEC. 30-4-70 (A) (1) DISCUSSION OF APPOINTMENTS OF PERSONS TO A PUBLIC BODY (GREEN SPACE ADVISORY COMMITTEE)**

Chairman Passiment recommended that the Council not enter an executive session since the matter was discussed during the Public Facilities and Safety Committee's executive session.

Motion: It was moved by Council Member Tabernik, seconded by Council Member Cunningham, that County Council appoint Mr. Peter Kristian to the Green Space Advisory Committee to represent the Southern Geographic Region.

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

**11. MATTERS ARISING OUT OF EXECUTIVE SESSION**

The Council did not enter into executive session.

**12. LIASION AND COMMITTEE REPORTS**

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

<https://beaufortcountysc.new.swagit.com/videos/230812?ts=2535>

Council Member Tabernik briefed the Council on a recent Library Board of Trustees meeting, summer programming offered at libraries, a recent School Board meeting, and a recent County Transportation Committee meeting.

Council Member Lawson commented on an item from the Finance Committee that is included in the consent agenda.

Council Member Reitz commented on the bidding for Hilton Head Airport improvements and the plan to start interviews for Airports Board appointments.

Council Member Glover highlighted Beaufort-Jasper Water and Sewer Authority's new General Manager, Verna Arnette.

**13. APPROVAL OF CONSENT AGENDA**

Motion: It was moved by Council Member Lawson, seconded by Vice-Chairman McElynn, to approve the amended consent agenda.

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

**14. FIRST READING 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/230812?ts=2886>

Motion: It was moved by Council Member Howard, seconded by Council Member Glover, to approve the first reading 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.3.30A (short-term rental) to allow the usage of short-term rentals 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.

**Discussion:** Council Member Howard voiced her support for the item as it matches actions taken on short-term rentals in other unincorporated parts of the County.

Council Member Glover commented on transportation issues affecting Daufuskie Island and his request to have a public meeting on Daufuskie Island to discuss this topic.

Council Member Lawson explained how the SC Legislature passed a law that required a business license to operate a short-term rental and how the zoning on Daufuskie Island does not allow people to obtain business licenses. Council Member Lawson also commented that the Daufuskie Island Council meeting did not discuss this topic and that he wants to postpone the item to allow more time for discussion.

**Motion to Postpone:** It was moved by Council Member Lawson, seconded by Vice-Chairman McElynn, to postpone the first reading of this item to the next Council meeting on June 12th, 2023.

**Discussion:** The Council asked about the difference between special and conditional designations for short-term rentals. County Administrator Greenway explained the three types of approvals in a community development or zoning code, including permitted use, conditional use, and special exception. Greenway also commented on his recommendation to approve special exception over conditional use because there is no limit to the number of conditional use items you can have in a community development code.

The Council and County Administrator Greenway discussed the process for pulling permits for short-term rentals, including how special exception approval can be nullified by the Zoning Board of Appeals and how conditional use requires court action to pull permits.

Council Member Tabernik expressed support for a community meeting to gain input from Daufuskie Island residents.

Council Member Bartholomew voiced his support for the postponement to allow time to gather more information.

**The Vote** - The motion to postpone was approved without objection. The first reading of this item is postponed to June 12, 2023, County Council meeting.

County Administrator Greenway asked for Council to provide direction on the next steps for this item.

**15. FIRST READING 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**

**Motion:** It was moved by Council Member Howard, seconded by Council Member Bartholomew, to approve the first reading 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.

**16. FIRST READING OF AN ORDINANCE TO PROVIDE FOR THE LEVY OF TAX FOR SCHOOL PURPOSES FOR BEAUFORT COUNTY FOR THE FISCAL YEAR BEGINNING JULY 1, 2023, AND ENDING JUNE 30, 2024, AND TO MAKE APPROPRIATIONS FOR SAID PURPOSES.**

**Motion:** It was moved by Council Member Glover, seconded by Council Member Tabernik, to approve the first reading of an Ordinance to provide for the levy of tax for school purposes for Beaufort County for the fiscal year beginning July 1, 2023 and ending June 30, 2024, and to make appropriations for said purposes.

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

**17. SECOND READING OF AN ORDINANCE TO MAKE APPROPRIATIONS FOR COUNTY GOVERNMENT AND SPECIAL PURPOSE DISTRICTS FOR BEAUFORT COUNTY FOR THE FISCAL YEAR BEGINNING JULY 1, 2023, AND ENDING JUNE 30, 2024; TO LEVY TAXES FOR THE PAYMENT THEREOF; TO ADOPT LAW ENFORCEMENT UNIFORM SERVICE CHARGES/ USER FEE; TO PROVIDE FOR THE EXPENDITURE OF SAID TAXES AND OTHER REVENUES COMING INTO THE COUNTY; TO PROVIDE FOR THE EXPENDITURE OF SAID LAW ENFORCEMENT UNIFORM CHARGES/ USER FEE; AND OTHER MATTERS RELATED THERETO**

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

<https://beaufortcountysc.new.swagit.com/videos/230812?ts=4327>

**Main Motion:** It was moved by Vice-Chairman McElynn, seconded by Council Member Brown, to approve the second reading of an Ordinance to make appropriations for County Government and special purpose districts for Beaufort County for the fiscal year beginning July 1, 2023, and ending June 30, 2024; to levy taxes for the payment thereof; to adopt law enforcement uniform service charges/use fee; to provide for the expenditure of said taxes and other revenues coming into the county; to provide for the expenditure of said law enforcement uniform charges/user fee; and other matters related thereto.

**Discussion:** Council Member Cunningham commented that the proposed appropriations for the Treasurer's Office are \$100,000 short of what was requested.

County Administrator Greenway commented that funds were moved into the payroll contingency and the issue of surpluses if vacant positions are not filled.

CFO Williams explained how there are three gap positions for the Treasurer's Office that are accounted for in the payroll contingency and recommended dropping the three gap positions from the payroll contingency account if Council moves the \$100,000 to the Treasurer's account.

**Motion to Amend:** It was moved by Council Member Cunningham, seconded by Council Member Brown, to amend the ordinance to transfer \$100,047.00 to the Treasurer's budget for the Treasurer to use as she sees fit.

**Discussion:** The Council discussed the use of the \$100,047.00 and how the motion to amend is to transfer money into the Treasurer's budget.

County Administrator and Council Member Cunningham discussed consistency in the raise amount given to employees.

Council Member Lawson commented on the need to treat elected officials equally and to ensure pay raises are County-wide and not for a specific office. Council Member Lawson also noted that it is difficult to lower an office's budget amount once an increase in funds has been granted.

Vice-Chairman McElynn and Finance Director Christmas discussed the breakdown of the \$100.047, including the \$25,000 line item for credit card fees and \$75,000 for salaries for three vacancies.

Council Member Glover commented on the choice provided to elected officials on whether their office would be inside or outside the County's pay plan and the Treasurer's decision to be included inside the

County's pay plan. Council Member Glover also highlighted challenges in hiring staff because of low salaries.

**The Vote** – Voting Yea: Council Member Cunningham, Council Member Brown, Council Member Tabernik, Council Member Reitz and Council Member Bartholomew. Voting Nay: Council Member Lawson, Council Member Howard, Council Member Glover, Council Member Dawson, Vice-Chairman McElynn, and Chairman Passiment. The motion to amend failed by 5:6.

**Discussion:** Council Member Tabernik commented that she would like to appropriate funding from a bond to support the construction of a fire department and EMS facility in Sun City. Council Member Tabernik also added that Council has already approved this project.

**The Vote** – Voting Yea: Chairman Passiment, Vice-Chairman McElynn, Council Member Brown, Council Member Tabernik, Council Member Reitz, Council Member Lawson, Council Member Howard, Council Member Glover, Council Member Dawson, and Council Member Bartholomew. Voting Nay: Council Member Cunningham. The main motion passed by 10:1.

**Motion:** It was moved by Council Member Tabernik, seconded by Council Member Howard, to appropriate from a 2017 General Obligation Bond to fund \$5 million of debt bond for the Sun City Hilton Head Fire Station and EMS Facility.

**Discussion:** Chairman Passiment explained the need for a fire station and EMS facility in Sun City and how it can take years to gain the impact fee funding necessary to build the facilities.

The Council discussed the approval of the fire station and EMS facility and the plan to use funds from a general obligation bond to pay for the design, permitting, and construction.

Assistant County Administrator Fralix discussed the project's projected \$5 million cost and how Beaufort County and Bluffton Township would split the cost. ACA Fralix noted that Beaufort County would need to pay for Bluffton Township's share upfront but that the County would be paid back with the impact fees. ACA Fralix added that the design, permit, and bidding process would take a while, so the County could allocate a portion of the funding to get started on the engineering and design aspects and then come back to Council with a final cost estimate and funding request for construction.

Council Member Glover expressed his support for ACA Fralix's suggestion.

Council Member Cunningham and CFO Hayes discussed the limitations for which the bond money could be used.

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

**18. PUBLIC HEARING AND APPROVAL OF A RESOLUTION AUTHORIZING THE COUNTY ADMINISTRATOR TO ENTER INTO A LEASE AGREEMENT FOR REAL PROPERTY LOCATED AT 32 HUNTER ROAD WITH ACE HARDWARE OF HILTON HEAD**

Chairman Passiment opened the floor for public comment.

No one came forward.

The Chairman closed the public comment.

**Motion:** It was moved by Council Member Cunningham, seconded by Council Member Tabernik, to approve the public hearing and the resolution authorizing the County Administrator to enter into a lease agreement for real property located at 32 Hunter Road with ACE Hardware of Hilton Head.

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

**19. PUBLIC HEARING AND APPROVAL OF A RESOLUTION AUTHORIZING THE COUNTY ADMINISTRATOR TO ENTER INTO A LEASE AGREEMENT AND COMMERCIAL OPERATING AGREEMENT FOR REAL PROPERTY LOCATED AT 32 HUNTER ROAD WITH GITIBIN & ASSOCIATES, LLC DBA GO RENTALS**

Chairman Passiment opened the floor for public comment.

No one came forward.

The Chairman closed the public comment.

**Motion:** It was moved by Council Member Cunningham, seconded by Council Member Bartholomew, to approve the public hearing and the resolution authorizing the County Administrator to enter into a lease agreement and commercial operating agreement for real property located at 32 Hunter Road with Gitibin & Associates, LLC DBA Go Rentals.

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

**20. PUBLIC HEARING AND APPROVAL OF 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**

Chairman Passiment opened the floor for public comment.

No one came forward.

The Chairman closed the public comment.

**Motion:** It was moved by Council Member Howard, seconded by Council Member Brown, to approve the public hearing and the 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.

**21. PUBLIC HEARING AND APPROVAL OF A RESOLUTION AUTHORIZING THE COUNTY ADMINISTRATOR TO ENTER INTO A LEASE AGREEMENT WITH THE PAT CONROY LITERARY CENTER, INC. FOR A PORTION OF THE REAL PROPERTY LOCATED AT 1511 NORTH STREET**

Chairman Passiment opened the floor for public comment.

No one came forward.

The Chairman closed the public comment.

**Motion:** It was moved by Council Member Howard, seconded by Council Member Tabernik, to approve the public hearing and the resolution authorizing the County Administrator to enter into a lease agreement with the Pat Conroy Literary Center, Inc. for a portion of the real property located at 1511 North Street.

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

**22. PUBLIC HEARING OF A RESOLUTION AUTHORIZING THE COUNTY ADMINISTRATOR TO ENTER INTO A LEASE AGREEMENT WITH THE YOUNG MEN'S SOCIAL CLUB AND SOUTH PINE LADIES UNION FOR A PORTION OF THE REAL PROPERTY LOCATED AT 242 AND 228 SCOTT HILL ROAD**

Chairman Passiment opened the floor for public comment.

No one came forward.

The Chairman closed the public comment.

**Motion:** It was moved by Council Member Glover, seconded by Council Member Bartholomew, to approve the public hearing of a resolution authorizing the County Administrator to enter into a lease agreement with the Young Men's Social Club and South Pine Ladies Union for a portion of the real property located at 242 and 228 Scott Hill Road.

**Discussion:** Assistant County Administrator Atkinson explained that the item is only for a public hearing because the staff was told to present the Parks and Recreation Facilities Master Plan before the vote. The presentation will be provided at the June 26, 2023, Public Facilities and Safety Committee meeting.

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

**23. APPROVAL OF A RESOLUTION AMENDING THE AMERICAN RESCUE PLAN ACT-FUNDED PUBLIC SAFETY RECRUITMENT INITIATIVES POLICY**

**Motion:** It was moved by Council Member Cunningham, seconded by Council Member Bartholomew, to approve a Resolution amending the American Rescue Plan Act- Funded Public Safety Recruitment Initiatives Policy.

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

**24. FIRST READING OF AN ORDINANCE (by title only) AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE THE NECESSARY DOCUMENTS AND PROVIDE FUNDING FOR THE PURCHASE OF A PORTION OF REAL PROPERTY LOCATED ON HIGHWAY 170 WITH TMS NO. R600 008 000 0005 0000**

**Motion:** It was moved by Council Member Cunningham, seconded by Council Member Glover, to approve the first reading of an ordinance (by title only) authorizing the County Administrator to execute the necessary documents and provide funding for the purchase of a portion of real property located on Highway 170 with TMS No. R600 008 000 0005 0000.

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

**24. CITIZEN COMMENT PERIOD**

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


<https://beaufortcountysc.new.swagit.com/videos/230812?ts=6468>

1. Elvio Tropeano
2. Maria Walls
3. William Smith

**25. ADJOURNMENT**

Adjourned at or around 7:00 PM.

COUNTY COUNCIL OF BEAUFORT COUNTY

BY:   
Joseph F. Passiment, Jr., Chairman

ATTEST:  
  
Sarah W. Brock, Clerk to Council

Ratified: July 10, 2023