



Natural Resources Committee Beaufort County, SC

This meeting was held at the County Council Chambers, 100 Ribaut Road, Beaufort, and virtually through Zoom.

Monday, May 02, 2022
3:00 PM

MINUTES

1. **CALL TO ORDER**

Committee Chair Howard called the meeting to order at 3:42 p.m.

PRESENT

Committee Chair Alice Howard
Committee Vice-Chair Gerald Dawson
Council Member Joseph F. Passiment
Council Member Stu Rodman
Council Member York Glover
Council Member Chris Hervocho
Council Member Mark Lawson
Council Member Logan Cunningham

ABSENT

Council Member D. Paul Sommerville
Council Member Brian Flewelling
Council Member Lawrence McElynn

2. **PLEDGE OF ALLEGIANCE**

Committee Chair Howard led the Pledge of Allegiance.

3. **FOIA**

Committee Chair Howard stated public notice 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 Committee Vice-Chair Dawson, seconded by Council Member Rodman, to move item# 13, pursuant to S.C. Code Section 30-4-70(A)(2) discussion of negotiations incident to proposed contractual arrangements and proposed purchase or sale of property (Lobeco, due diligence) into open session.

The Vote - The motion was approved without objection

Motion: It was moved by Council Member Rodman, seconded by Council Member Glover, to approve the agenda as amended.

The Vote - The motion was approved without objection

5. **APPROVAL OF MINUTES - APRIL 4, 2022**

Motion: It was moved by Committee Vice-Chair Dawson, seconded by Council Member Glover, to approve the April 4, 2022, minutes.

6. **CITIZEN COMMENTS**

Jessie White commented on the support of the ordinance for a text amendment to the Community Development Code (CDC): section 5.11.100.f.1 (tree removal on developed properties) to close a loophole that allows specimen and mitigation trees to be removed post-construction of single-family homes, an ordinance for a text amendment to the community development code (CDC): section 6.1.40.g (base site area calculations) to clarify that both jurisdictional and non-jurisdictional wetlands must be subtracted from the gross site and discussion of negotiations incident to proposed.

Contractual arrangements and proposed purchase or sale of property (Lobeco, due diligence) area to determine base site area for development held in open session.

7. **RECOMMEND APPROVAL OF AN ORDINANCE FOR A TEXT AMENDMENT TO THE COMMUNITY DEVELOPMENT CODE (CDC): SECTION 5.11.100.F.1 (TREE REMOVAL ON DEVELOPED PROPERTIES) TO CLOSE A LOOPHOLE WHICH ALLOWS SPECIMEN AND MITIGATION TREES TO BE REMOVED POST-CONSTRUCTION OF SINGLE-FAMILY HOMES.**

Motion: It was moved by Council Member Rodman, seconded by Council Member Glover, to approve the recommendation of an ordinance for a text amendment to the Community Development Code (CDC): section 5.11.100.f.1 (tree removal on developed properties) to close a loophole which allows specimen and mitigation trees to be removed post-construction of single-family homes and move forward to County Council for approval.

The Vote - The motion was approved without objection

8. **RECOMMEND APPROVAL OF AN ORDINANCE FOR A TEXT AMENDMENT TO THE COMMUNITY DEVELOPMENT CODE (CDC): SECTIONS IN DIVISION 3.2 (TRANSECT ZONES) AND SECTIONS IN DIVISION 3.3 (CONVENTIONAL ZONES) TO CORRECT AND CLARIFY PARKING SPACE REQUIREMENT CONFLICTS BETWEEN ZONING DISTRICTS AND THE PARKING SPACE REQUIREMENTS TABLE IN SECTION 5.5.40.B.**

Motion: It was moved by Council Member Rodman, seconded by Council Member Passiment, to approve the recommendation of an ordinance for a text amendment to the Community Development Code (CDC): sections in division 3.2 (transect zones) and sections in division 3.3 (conventional zones) to correct and clarify parking space requirement conflicts between zoning districts and the parking space requirements table in section 5.5.40.B. and move forward to County Council for approval.

The Vote - The motion was approved without objection

9. **RECOMMEND APPROVAL OF AN ORDINANCE FOR A TEXT AMENDMENT TO THE COMMUNITY DEVELOPMENT CODE (CDC): APPENDIX A.13.50.D (GUEST HOUSES) TO CLARIFY THE STANDARDS FOR MINIMUM LOT SIZE REQUIREMENTS FOR GUEST HOUSES LOCATED IN THE MAY RIVER COMMUNITY PRESERVATION DISTRICT.**

Motion: It was moved by Council Member Glover, seconded by Council Member Rodman, to approve the recommendation of an ordinance for a text amendment to the Community Development Code (CDC):

appendix A.13.50.D (guest houses) to clarify the standards for minimum lot size requirements for guest houses located in the May River Community Preservation District and move forward to County Council for approval.

The Vote - The motion was approved without objection

10. **RECOMMEND APPROVAL OF AN ORDINANCE FOR A TEXT AMENDMENT TO THE COMMUNITY DEVELOPMENT CODE (CDC): SECTION 6.1.40.G (BASE SITE AREA CALCULATIONS) TO CLARIFY THAT BOTH JURISDICTIONAL AND NON-JURISDICTIONAL WETLANDS MUST BE SUBTRACTED FROM THE GROSS SITE AREA TO DETERMINE BASE SITE AREA FOR DEVELOPMENT.**

Motion: It was moved by Committee Vice-Chair Dawson, Seconded by Council Member Rodman, to approve the recommendation of an ordinance for a text amendment to The Community Development Code (CDC): Section 6.1.40.G (base site area calculations) to clarify that both jurisdictional and non-jurisdictional wetlands must be subtracted from the gross site area to determine base site area for development and move forward to County Council for approval.

The Vote - The motion was approved without objection

11. **RECOMMEND APPROVAL OF THE REAPPOINTMENT OF GERALD SCHULZE TO THE BJWSA BOARD OF DIRECTORS**

Motion: It was moved by Council Member Glover, Seconded by Council Member Rodman, to approve the recommendation of the reappointment of Gerald Schulze to the BJWSA Board of Directors and move forward to County Council for approval.

The Vote - The motion was approved without objection

12. **RECOMMEND APPROVAL OF APPOINTMENTS OF DENNIS ROSS FOR AT-LARGE AND RONALD BUCHANAN FOR STORMWATER DISTRICT 8 TO THE STORMWATER MANAGEMENT UTILITY BOARD WITH AN EXPIRATION DATE OF 2026**

Motion: It was moved by Council Member Glover, seconded by Council Member Rodman, to approve the recommendation of appointments of Dennis Ross for at-large and Ronald Buchanan for Stormwater district 8 to the Stormwater Management Utility Board with an expiration date of 2026 and move forward to County Council for approval.

The Vote - The motion was approved without objection

13. **PURSUANT TO S.C. CODE SECTION 30-4-70(A)(2) DISCUSSION OF NEGOTIATIONS INCIDENT TO PROPOSED CONTRACTUAL ARRANGEMENTS AND PROPOSED PURCHASE OR SALE OF PROPERTY (LOBECO, DUE DILIGENCE)**

Discussion: Eric Greenway stated approval is needed to secure a contractual negotiation for a property purchase in Lobeco with due diligence. Authorization is not required to do this; however, if County Council does not wish to purchase the property Administration does not want to use funds. The parcels are listed for industrial use; however, there is no sewer on these properties. The administration wants to purchase the property to build a road from Highway 21 on the railroad right away to the property and would terminate John Meeks Road on the Kings Neck End and the Morgan Road. The truck traffic would have to use Highway 21. Then the acquired property would be rezoned for light industrial use.

Motion: It was moved by Committee Vice-Chair Dawson, Seconded by Council Member Rodman, to approve the negotiations incident to proposed contractual arrangements and proposed purchase or sale of property (Lobeco, due diligence).

The Vote - The motion was approved without objection