



Natural Resources Committee Beaufort County, SC

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

Monday, February 07, 2022
2:00 PM

MINUTES

1. **CALL TO ORDER**

Committee Chair Howard called the meeting to order at 2:00 PM

PRESENT

Committee Chair Alice Howard
Committee Vice-Chair Gerald Dawson
Council Member Joseph F. Passiment
Council Member D. Paul Sommerville
Council Member Brian Flewelling
Council Member Stu Rodman
Council Member York Glover
Council Member Chris Hervocho
Council Member Mark Lawson
Council Member Lawrence McElynn
Council Member Logan Cunningham

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 SC FOIA Act.

4. **APPROVAL OF AGENDA**

Motion to Amend: It was moved by Council Member Passiment seconded Council Member Flewelling to defer item number 11 (First Reading of an Ordinance for approval of an amendment to the Osprey Point Planned Unit Development (PUD) Master Plan to convert the commercial area to multifamily) to give staff a chance to meet with the developers regarding affordable housing issues, and to move item number 15 (a Resolution authorizing the County Administrator to provide funding not to exceed \$25,000 for a design planning charrette to develop design criteria and drawings to enhance the implementation of the Lady's

Island Plan) to replace item number 7 (First Reading of a Zoning Map Amendment / Rezoning Request for nineteen (19) Rural and Critical Lands Preservation Program properties from various zoning districts to T1 Natural Preserve (T1NP)) and to be the first item under agenda items.

The Vote - The motion was approved without objection.

Main Motion: It was moved by Council Member Passiment, seconded by Council Member Flewelling to approve the agenda as amended.

The Vote - The motion was approved without objection.

5. **APPROVAL OF MINUTES - JANUARY 3, 2022**

Motion: It was moved by Council Member Passiment, seconded by Council Member Sommerville to approve the minutes from January 3, 2022.

The Vote - The motion was approved without objection.

6. **CITIZEN COMMENTS**

Mayor Steven Murray commented on the Transportation Improvement Study to request County Council to release funds for Lady's Island Improvement Plan. (Letter attached)

Chuck Newton commented on the Lady's Island Improvement Plan with the request to move forward with the improvements.

Micheal Tony commented on the current activities on the Lady's Island Improvement.

Jesse White commented on Item# 8 first reading of an ordinance for approval of a zoning map amendment request for 6.26 acres (R100 027 000 0387 0000) 186 Cherokee Farms Road from T2 Rural to T4 Hamlet Center Open and to show full support. Item# 13 first reading for an ordinance authorizing the county administrator to execute the necessary documents to convey a portion of property owned by Beaufort County with TMS No. R200 010 000 0170 0000 will not be supported by the Coastal Conservation League. First reading of an ordinance for approval of a zoning map amendment/rezoning request for nineteen (19) Rural and Critical Lands Preservation program properties from various zoning districts to T1 natural preserve (T1NP) item# 7 will have the Coastal Conservation League support.

AGENDA ITEMS

7. **RESOLUTION AUTHORIZING THE COUNTY ADMINISTRATOR TO PROVIDE FUNDING NOT TO EXCEED \$25,000 FOR A DESIGN PLANNING CHARRETTE TO DEVELOP DESIGN CRITERIA AND DRAWINGS TO ENHANCE THE IMPLEMENTATION OF THE LADY'S ISLAND PLAN**

Motion: It was moved by Council Member Rodman, seconded by Council Member Passiment to approve a Resolution authorizing the County Administrator to provide funding not to exceed \$25,000 for a design planning charrette to develop design criteria and drawings to enhance the implementation of the Lady's Island Plan for discussion and move forward to County Council for approval.

Discussion: Administrator Greenway requests that the Natural Resources Committee and the County Council support a resolution that will send a clear message that no more than an additional 25K will be allocated by the County. The 25k will be applied to a multi-day planning charette to develop design drawings and standards for the development/redevelopment of Lady's Island.

Chuck Atkinson stated staff is recommending using the current improvement plan

Council Member Flewelling stated staff should concentrate on other items and would agree with advisory boards to continue with Lady's Island.

Council Member Sommerville stated staff should be included in the proposed plans without having a 3rd party now.

Council Member Glover stated staff needs to have discussions with the advisory groups and work together as a team.

The Vote - Voting Yea: Committee Chair Howard, Committee Vice-Chair Dawson, Council Member Passiment, Council Member Sommerville, Council Member Rodman, Council Member Lawson, Council Member McElynn, Council Member Cunningham. Voting Nay: Council Member Flewelling, Council Member Glover, Council Member Hervochon. The motion passed 8 yes and 3 no's.

8. **ZONING MAP AMENDMENT/REZONING REQUEST FOR NINETEEN (19) RURAL AND CRITICAL LANDS PRESERVATION PROGRAM PROPERTIES FROM VARIOUS ZONING DISTRICTS TO T1 NATURAL PRESERVE (T1NP)**

Motion: It was moved by Council Member Passiment, seconded by Council Member Sommerville to recommend the first reading of an ordinance for a Zoning Map Amendment/Rezoning Request for nineteen (19) Rural and Critical Lands Preservation Program properties from various zoning districts to T1 Natural Preserve (T1NP) and move forward to County Council for approval.

The Vote - The motion was approved without objection.

9. **RECOMMEND FIRST READING OF AN ORDINANCE FOR APPROVAL OF A ZONING MAP AMENDMENT REQUEST FOR 6.26 ACRES (R100 027 000 0387 0000) 186 CHEROKEE FARMS ROAD FROM T2 RURAL TO T4 HAMLET CENTER OPEN.**

Motion: It was moved by Council Member Passiment, seconded by Council Member Dawson to recommend first reading of an Ordinance for approval of a Zoning Map Amendment Request for 6.26 Acres (R100 027 000 0387 0000) 186 Cherokee Farms Road from T2 Rural to T4 Hamlet Center Open and move forward to County Council.

The Vote - The motion was approved without objection.

10. **TEXT AMENDMENT TO THE COMMUNITY DEVELOPMENT CODE (CDC): SECTIONS A.2.40 (PERMITTED ACTIVITIES), A.4.40 (PERMITTED ACTIVITIES), AND A.5.40 (PERMITTED ACTIVITIES) TO REVISE THE LADY'S ISLAND COMMUNITY PRESERVATION, LADY'S ISLAND NEIGHBORHOOD ACTIVITY CENTER, AND LADY'S ISLAND PROFESSIONAL OFFICE DISTRICTS TO INCLUDE SHORT-TERM RENTALS AS A SPECIAL USE.**

Motion: It was moved by Council Member Passiment, seconded by Council Member Sommerville to recommend the first reading of an ordinance for a Text Amendment to the Community Development Code (CDC): Sections A.2.40 (Permitted Activities), A.4.40 (Permitted Activities), and A.5.40 (Permitted Activities) to revise the Lady's Island Community Preservation, Lady's Island Neighborhood Activity Center, and Lady's Island Professional Office districts to include short-term rentals as a special use and move forward to County Council for approval.

The Vote - the motion was approved without objection.

11. **RECOMMEND FIRST READING OF AN ORDINANCE FOR APPROVAL OF A ZONING MAP AMENDMENT/REZONING REQUEST FOR 6.55 ACRES (R600 041 000 0172 0000) AT 28 BUCKINGHAM PLANTATION DRIVE FROM T4 HAMLET CENTER OPEN TO T4 NEIGHBORHOOD CENTER**

Motion: It was moved by Council Member Passiment, seconded by Council Member Rodman to Recommend the first reading of an Ordinance for approval of a Zoning Map Amendment/Rezoning Request for 6.55 acres (R600 041 000 0172 0000) at 28 Buckingham Plantation Drive from T4 Hamlet Center Open to T4 Neighborhood Center and move forward to County Council for approval.

The Vote - Voting Yea: Committee Chair Howard, Committee Vice-Chair Dawson, Council Member Passiment, Council Member Sommerville, Council Member Rodman, Council Member Glover, Council Member Hervochon, Council Member McElynn. Voting Nay: Council Member Cunningham. The motion passed 8 yea and 1 no.

12. **RECOMMEND FIRST READING OF AN ORDINANCE FOR APPROVAL OF AN AMENDMENT TO THE OSPREY POINT (MAILIND BLUFF) PLANNED UNIT DEVELOPMENT (PUD) MASTER PLAN TO CONVERT THE COMMERCIAL AREA TO MULTIFAMILY**

Defer item number 11 (First Reading of an Ordinance for approval of an amendment to the Osprey Point Planned Unit Development (PUD) Master Plan to convert the commercial area to multifamily) to give staff a chance to meet with the developers regarding affordable housing issues.

13. **RECOMMEND FIRST READING OF AN ORDINANCE FOR APPROVAL OF A ZONING MAP AMENDMENT/REZONING REQUEST FOR 11.66 ACRES (R600 009 000 0030 0000) AT 100 RAWSTROM DRIVE FROM T2 RURAL TO T2 RURAL NEIGHBORHOOD**

Motion: It was moved by Council Member Sommerville, seconded by Council Member Rodman to postpone this item until the next Natural Resources meeting on March 7, 2021.

The Vote - The motion was approved without objection.

14. **RECOMMENDATION OF FIRST READING FOR AN ORDINANCE AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE THE NECESSARY DOCUMENTS TO CONVEY A PORTION OF PROPERTY OWNED BY BEAUFORT COUNTY WITH TMS NO. R200 010 000 0170 0000**

Motion: It was moved by Council Member Sommerville, seconded by Council Member Rodman to recommend FIRST READING of AN ORDINANCE AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE THE NECESSARY DOCUMENTS TO CONVEY A PORTION OF PROPERTY OWNED BY BEAUFORT COUNTY WITH TMS NO. R200 010 000 0170 0000 and move forward to County Council for approval.

The Vote - the motion was approved without objection.

15. **DISCUSSION OF STORMWATER UTILITY FEES AND INTERGOVERNMENTAL AGREEMENTS**

Status: For Informational Purposes Only

16. **REAPPOINTMENT OF ED PAPAS TO THE BEAUFORT COUNTY PLANNING COMMISSION FOR A THREE-YEAR TERM WITH AN EXPIRATION DATE OF 2025**

17. **APPOINTMENT OF DANIEL RIEDEL TO THE BEAUFORT COUNTY PLANNING COMMISSION FOR A PARTIAL TERM WITH AN EXPIRATION DATE OF 2023**

18. **REAPPOINTMENT OF JAMES ATKINS AND JOHN MICHAEL BROCK TO THE BEAUFORT COUNTY DESIGN REVIEW BOARD EACH FOR A THIRD TERM WITH AN EXPIRATION DATE OF 2026**

19. **REAPPOINTMENT OF CHERYL STEELE TO THE BEAUFORT COUNTY HISTORIC PRESERVATION REVIEW BOARD FOR A SECOND TERM WITH AN EXPIRATION DATE OF 2026**

20. **APPOINTMENT OF AILEEN LeBLANC TO THE BEAUFORT COUNTY DESIGN REVIEW BOARD FOR A FIRST TERM WITH AN EXPIRATION DATE OF 2026**

Motion: It was moved by Council Member Sommerville, seconded by Council Member Passiment to approve the reappointment of Ed Pappas, the appointment of Daniel Riedel, the reappointment of James Atkins, the reappointment of Cheryl Steele, and the appointment of Aileen LeBlanc and move forward to County Council for approval.

The Vote -The motion was approved without objection

EXECUTIVE SESSION

21. **Executive session pursuant to SC Code Section 30-4-70(A)(2) for the receipt of legal advice where the legal advice relates to a pending, threatened, or potential claim or other matters covered by the attorney-client privilege, (Rural Lands)**

Motion: It was moved by Council Member Passiment, seconded by Council Member Glover to go into Executive Session at 4:00PM.

The Vote - The motion was approved without objection.

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

No matters out of Executive Session

23. **ADJOURNMENT**

The meeting adjourned at 4:32 PM.