



## Natural Resources Committee Beaufort County, SC

Executive Conference Room, Administration Building Beaufort County Government Robert  
Smalls Complex 100 Ribaut Road, Beaufort

Monday, February 03, 2025  
4:00 PM

### MINUTES

#### COMMITTEE MEMBERS:

YORK GLOVER, CHAIRMAN  
GERALD DAWSON  
ANNA MARIA TABERNIK

PAULA BROWN VICE-CHAIR  
LAWRENCE MCELYNN  
ALICE HOWARD, EX OFFICIO

TO WATCH COMMITTEE OR COUNTY COUNCIL MEETINGS OR FOR A COMPLETE LIST OF AGENDAS AND  
BACKUP PACKAGES, PLEASE VISIT:

<https://beaufortcountysc.gov/council/council-committee-meetings/index.html>

#### 1. CALL TO ORDER

Committee Chairman Glover called the meeting to order at 4:01 pm.

#### PRESENT

Committee Chair York Glover  
Committee Vice-Chair Paula Brown  
Council Member Lawrence McElynn  
Council Member Anna Maria Tabernik  
Council Member Alice Howard  
Council Member Joesph Passiment  
Council Member Thomas Reitz

#### ABSENT

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

#### 2. PLEDGE OF ALLEGIANCE

Committee Chairman Glover invited Jasmine Smalls to lead the Pledge of Allegiance.

#### 3. STATEMENT OF COMPLIANCE WITH FOIA

**4. APPROVAL OF AGENDA**

**Motion:** It was moved by Council Member McElynn, Seconded by Council Member Brown to approve the agenda.

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

**5. APPROVAL OF MINUTES - January 13, 2025**

**Motion:** It was moved by Council Member Tabernik, Seconded by Council Member Brown, to approve the minutes from January 13, 2025.

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

**6. PUBLIC COMMENT PERIOD**

1. Felice LaMarca
2. Scott Daniel
3. T. Lassiter
4. Derek Stetter

To view the public comment period: <https://beaufortcountysc.new.swagit.com/videos/333744?ts=174>

**7. Assistant County Administrator Report**

Rob Merchant, Director of Planning and Zoning, gave a departmental update.

To view the Assistant County Administrator Report:

<https://beaufortcountysc.new.swagit.com/videos/333744?ts=940>

**8. A RESOLUTION AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE THE DOCUMENTS NECESSARY AND TO PROVIDE FUNDS TO CONTRIBUTE TO THEIR PROCUREMENT, THE TOWN OF HILTON HEAD ISLAND, FOR FEE SIMPLE REAL PROPERTY LOCATED ON HILTON HEAD ISLAND, KNOWN AS THE BEACH CITY ROAD TRACT (PIN# R510 005 000 0202 0000), NOT TO EXCEED THE REQUESTED AMOUNT (\$250,000). FISCAL IMPACT: (\$250,000) from the Green Space Program Fund Account #4706-10-0000-54400 (Land Acquisition) - Mike McShane, Chair of the Green Space Advisory Committee**

The Town of Hilton Head Island submitted a Green Space Program Fee Simple application for consideration on January 13, 2025. The Natural Resources Committee approved due diligence and negotiations of the application. On January 30, 2025, the Green Space Advisory Committee (GSAC) met, reviewed existing due diligence provided by the applicant, and voted to recommend approval for the contribution of funds not to exceed the requested amount of \$250,000. The (GSAC) vote was unanimous.

The Beach City Road Tract is a 1.89 +/- acre property located on Hilton Head Island directly across the street from Historic Mitchelville Freedom Park. After the Town of Hilton Head placed the property under contract for \$1,190,000, the Town applied to the Green Space Program requesting a partial reimbursement of \$250,000, offering a municipal match/partnership contribution in the amount of \$940,000. A preservation outcome for this property would achieve several goals of the Green Space Program, including preserving an established intact tree canopy and protecting areas with known cultural significance.

**Motion:** It was moved by Council Member Reitz, Seconded by Council Member Brown, to Approve a Resolution Authorizing the County Administrator to Execute the Documents Necessary and to Provide Funds to Contribute to Their Procurement, The Town of Hilton Head Island, for Fee Simple Real Property Located on Hilton Head Island, Known as Beach City Road Tract (PIN # R510-005-000-0202-0000), Not to Exceed the Requested Amount (\$250,000.00).

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

To view the discussion: <https://beaufortcountysc.new.swagit.com/videos/333744?ts=1855>

9. **A RESOLUTION AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE THE DOCUMENTS NECESSARY AND TO PROVIDE FUNDS TO CONTRIBUTE TO THEIR PROCUREMENT, OPEN LAND TRUST, FOR A FARMLAND PRESERVATION CONSERVATION EASEMENT ON PROPERTY LOCATED IN BEAUFORT COUNTY KNOWN AS ESSEX FARMS (PIN# R700 029 000 0054 0000), NOT TO EXCEED THE REQUESTED AMOUNT (FISCAL IMPACT: \$560,000 from the Green Space Program Fund Account #4706-10-0000-54400) - Mike McShane, Chairman of the Green Space Advisory Committee**

The Open Land Trust submitted a Green Space Program Farmland Preservation application on behalf of the landowners for consideration. On June 10, 2024, the Community Services and Land Use Committee approved due diligence and negotiations of the application. On January 30, 2025, the Green Space Advisory Committee (GSAC) met, reviewed existing due diligence provided by the applicant, and voted to recommend approval for the contribution of funds not to exceed the requested amount of \$560,000. The (GSAC) vote was unanimous.

Essex Farms is a privately owned 900 +/- acre property located in Beaufort off Kinloch Road and Wimbee Landing Road, actively being used for silviculture operations. The Open Land Trust (Applicant) works with the property owners to place a conservation easement over the entire property, allowing for a maximum of five (5) total parcels. The appraised value for the conservation easement is approximately \$3,726,6000. To help achieve this, The Open Land Trust has been working with several partners to source funding opportunities. The partners include the Department of Defense via the REPI Challenge (\$1,860,000), the SC Conservation Bank (\$560,000), the Green Space Program (\$560,000), and landowner donations (\$746,600). The conservation easement will be held and managed by the Open Land Trust and will protect this property in perpetuity. A preservation outcome for this property would achieve several goals of the Green Space Program, including preservation of intact natural habitats for plants and animals, protection of water quality, preservation of soils of statewide importance for silviculture and agriculture, maintained environmental resilience, and preservation of scenic corridors along rural county and state roadways.

**Motion:** It was moved by Council Member Tabernik, Seconded by Council Member Howard, to Approve a Resolution Authorizing the County Administrator to Execute the Documents Necessary and to Provide Funds to Contribute to Their Procurement, Open Land Trust, For a Farmland Preservation Conservation Easement on Property Located in Beaufort County Known as Essex Farms (PIN # R700-029-000-0054-0000), Not to Exceed the Requested Amount (\$560,000)

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

To view the discussion: <https://beaufortcountysc.new.swagit.com/videos/333744?ts=2040>

10. **AN ORDINANCE AMENDING THE ZONING MAP FOR 3.28 ACRES LOCATED AT 64 JAMES O CT (R600 036 000 0022 0000) FROM T3 EDGE (T3E) TO MAY RIVER COMMUNITY PRESERVATION (MRCP) - Rob Merchant, AICP, Director, Beaufort County Planning and Zoning**

This rezoning application went before the Beaufort County Planning Commission's January 6, 2025, meeting. At that time, the Commission unanimously recommended denying the proposed amendment to the County Council.

The applicant is seeking to amend the zoning of a 3.28-acre parcel. It is currently zoned T3 Edge, and the applicant is requesting a zoning amendment to May River Community Preservation to accommodate agricultural use for animal protection. The applicant currently operates this use without a permit and seeks rezoning to rectify a violation.

Staff supports this rezoning request as the County Comprehensive Plan recommends promoting the preservation and viability of agriculture and forestry. However, the Planning Commission needs to

consider the compatibility issues of the use with the surrounding residential neighbors, as noise and odor pollution are concerns. Therefore, if the rezoning is granted, staff recommend that the CDC is concurrently amended to implement agriculture as a Conditional use in the MRCP district. The condition should state that a 50-foot buffer is required when animal production ("the raising, breeding, feeding, and/or keeping of animals for the principal purpose of commercially producing products for human use consumption") abuts single-family residential parcels.

**Motion:** It was moved by Council Member McElynn, Seconded by Council Member Brown to open the floor for discussion.

**The Vote:** No Vote Taken

**Motion:** It was moved by Council Member Tabernik, Seconded by Council Member Brown, to Recommend Denial of an Ordinance Amending the Zoning Map for 3.28 Acres Located at 64 James O Ct. (R600 036 000 0022 0000) from T3 Edge (T3E) to May River Community Preservation (MRCP)

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

To view the full discussion: <https://beaufortcountysc.new.swagit.com/videos/333744?ts=2294>

11. **AN ORDINANCE AMENDING THE ZONING MAP FOR 49.16 ACRES (R600 029 000 0005 0000, R600 029 000 0143 0000, R600 029 000 1194 0000, R600 029 000 0002 0000, R600 029 000 008A 0000, R600 029 000 008C 0000, R600 029 000 0006 0000, R600 029 000 0026 0000) LOCATED ON OKATIE HIGHWAY FROM T2 RURAL (T2R) TO NEIGHBORHOOD MIXED USE (C3) - Rob Merchant, AICP, Director, Beaufort County Planning and Zoning**

This rezoning application went before the Beaufort County Planning Commission at their December 2, 2024, meeting. At that time, the Commission unanimously recommended denying the proposed amendment to the County Council.

The applicant is seeking to amend the zoning of 49.16 acres. The parcels are currently zoned T2 Rural, and the applicant is requesting a zoning amendment for a (C3) mixed-use neighborhood. The applicant works with the Lowcountry Veterans Housing Foundation nonprofit to provide 24 affordable units for Disabled American War Veterans and First Responders. The applicant intends to enter a Development Agreement to provide assurances.

Staff recommend denial. While the Comprehensive Plan calls for the development of this area, how it is being proposed is not compatible with the existing surrounding land and would adversely impact the properties surrounding these parcels that are not participating in this application as they are to remain zoned T2 Rural; thus, this rezoning would not result in a logical and orderly development pattern. If the County wishes to move forward with the rezoning, staff recommend implementing an area-wide plan with Bluffton and the school district. However, it is important to note that the applicant proposes providing 24 units addressing much-needed affordable housing for the community.

**Motion:** It was moved by Council Member Brown, Council Member Tabernik, to postpone this item until the next Natural Resources meeting on March 3, 2025.

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

To view the full discussion: <https://beaufortcountysc.new.swagit.com/videos/333744?ts=3368>

12. **AN ORDINANCE AMENDING THE ZONING MAP FOR 121.43 ACRES (R600 013 000 0008 0000, R600 013 000 0050 0000, R600 013 000 0105 0000, R600 013 000 0104 0000) LOCATED ON OKATIE HIGHWAY FROM T2 RURAL (T2R) TO T4 NEIGHBORHOOD CENTER (T4NC) AND T3 NEIGHBORHOOD- OPEN (T3N-O) USING A VILLAGE PLACE TYPE OVERLAY (PTO) - Rob Merchant, AICP, Director, Beaufort County Planning and Zoning**

This rezoning application went before the Beaufort County Planning Commission's January 6, 2025, meeting. At that time, the Commission unanimously recommended denying the proposed amendment to the County Council.

The applicant is seeking to amend the zoning of 121.43 acres. The parcels are currently zoned T2 Rural, and the application requests a zoning amendment to the T4 neighborhood Center and T3 neighborhood Neighborhood-Open using a Village Place Type Overlay. This application contains a land transfer that would provide a 30-acre tract for a much-needed future public school site. It would also yield 258 maximum units and 350,000 sq.ft. of commercial space; however, this would be decided through a Development Agreement process.

The staff does not support this rezoning request. Although the 2040 Comprehensive Plan designates this area as a Village Place Type and staff has determined that the applicant is willing to provide enhancements and expansions of SC 170, the Level of Service for the affected intersections and roads will not be up to par with the County's preferred standards. If the rezoning is to be granted, staff recommend that a Development Agreement be entered to ensure that correct mitigation measures, density, and Levels of Service are memorialized.

**Motion:** It was moved by Council Member Tabernik, Seconded by Council Member Howard, to postpone this item until the next Natural Resources Meeting on March 3, 2025.

**Yea:** Council Member Glover, Council Member Tabernik, Council Member Howard, Council Member Passiment. **Nay:** Council Member McElynn, Council Member Reitz. **Abstain/Recusal:** Council Member Brown

**The Vote:** 4/2/1

To view the full discussion: <https://beaufortcountysc.new.swagit.com/videos/333744?ts=3420>

**13. RECOMMEND APPROVAL OF THE REAPPOINTMENT OF MARC FEINBERG TO THE STORMWATER MANAGEMENT UTILITY BOARD FOR A FOUR-YEAR TERM WITH THE EXPIRATION DATE OF FEBRUARY 2029.**

**Motion:** It was moved by Council Member Brown, Seconded by Council Member Reitz, to Recommend Approval of the Reappointment of Marc Feinberg to the Stormwater Management Utility Board for a Four-Year Term with the Expiration Date of February 2029.

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

To view the full discussion: <https://beaufortcountysc.new.swagit.com/videos/333744?ts=3714>

**Motion:** It was moved by Council Member Howard, Seconded by Council Member Tabernik, to go into executive session at 5:04 pm.

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

**14. PURSUANT TO S.C. CODE SECTION 30-4-70(A)(2) RECEIPT OF LEGAL ADVICE WHERE THE LEGAL ADVICE RELATES TO CONTRACTUAL TERMS AND POTENTIAL CLAIMS (MITCHELVILLE PROPERTY PURCHASE AND PROPERTY APPRAISALS FOR GREEN SPACE APPLICATION)**

**15. PURSUANT TO S.C. CODE SEC. 30-4-70(A)(2): RECEIPT OF LEGAL ADVICE WHERE THE ADVICE RELATES TO CONTRACTUAL DISCUSSIONS AND PENDING CLAIMS OR OTHER MATTERS COVERED BY THE ATTORNEY-CLIENT PRIVILEGE (PROPERTY APPRAISAL FOR GREEN SPACE MITCHELVILLE GRANT APPLICATION)**

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

**Motion:** It was moved by Council Member McElynn, Seconded by Council Member Reitz, to Move Forward to Council the Valbridge Appraisal of the 26.69 Acre Mitchelville Property Dated January 31, 2025, for

Consideration Recommending Approval of the Report and Payment to the Town of Hilton Head in the Amount Equal to the Increase in Value that is Set Forth in the Appraisal in the Amount of the Grant Previously Provided Pursuant to the Prior Appraisal

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

*To view the matters arising out of the executive session:*

<https://beaufortcountysc.new.swagit.com/videos/333744?ts=3852>

## **17. ADJOURNMENT**

Ratified: March 3, 2025