



## Natural Resources Committee Beaufort County, SC

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

Monday, November 07, 2022  
3:00 PM

### MINUTES

*Watch the video stream available on the County's Website to hear the whole discussion or presentation on a specific topic or the complete meeting. <https://beaufortcountysc.new.swagit.com/videos/189087>*

#### 1. CALL TO ORDER

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

##### PRESENT

Committee Chair Alice Howard  
Committee Vice-Chair Gerald Dawson  
Council Member Joseph F. Passiment  
Council Member D. Paul Sommerville (arrived late)  
Council Member York Glover  
Council Member Logan Cunningham

##### ABSENT

Council Member Brian Flewelling  
Council Member Stu Rodman  
Council Member Chris Hervocho  
Council Member Mark Lawson  
Council Member Lawrence McElynn

#### 2. PLEDGE OF ALLEGIANCE

Committee Chair Howard led the Pledge of Allegiance.

#### 3. FOIA

Committee Chair Howard noted that public notification of this meeting has 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 Passiment, seconded by Council Member Glover, to approve the agenda.

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

5. **CITIZEN COMMENTS**

No citizen comments.

6. **RECOMMEND APPROVAL OF A RESOLUTION AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE THE NECESSARY DOCUMENTS AND PROVIDE FUNDING FOR THE PURCHASE OF DEVELOPMENT RIGHTS ON TAX MAP SERIAL NUMBER R700 037 000 0131 0000 AND ALSO KNOWN AS LOBECO FARMS**

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

<https://beaufortcountysc.new.swagit.com/videos/189087?ts=92>

Kate Schaefer provided background on the Lobeco Farms property, the due diligence reports, the plan to purchase the development rights to create a conservation easement, and the allowed use of a community garden.

Council Member Dawson commented on the agricultural history of the property and expressed his support for the item.

**Motion:** It was moved by Council Member Dawson, seconded by Council Member Glover, to recommend approval of a resolution authorizing the County Administrator to execute the necessary documents and provide funding for the purchase of development rights on tax map serial number R700 037 000 0131 0000 and also known as Lobeco Farms.

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

7. **RECOMMEND APPROVAL OF A RESOLUTION TO THE AMENDED OYSTER FACTORY PARK MASTER PLAN (2022 OYSTER FACTORY PARK MASTER PLAN) AND SITE LAYOUT PLAN**

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

<https://beaufortcountysc.new.swagit.com/videos/189087?ts=486>

Stefanie Nagid updated the Committee on the Town of Bluffton's revised treehouse location and parking layout plan.

Committee Chair Howard confirmed that the potential site of the treehouse had been moved from County-owned property to property co-owned by the County and the Town of Bluffton.

**Motion:** It was moved by Council Member Cunningham, seconded by Council Member Dawson, to recommend approval of a resolution to the amended Oyster Factory Park Master Plan (2022 Oyster Factory Park Master Plan) and Site Layout Plan.

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

8. **RECOMMEND APPROVAL OF A RESOLUTION TO UPDATE POLICY 19- ACQUISITION OF STORMWATER DRAINAGE EASEMENTS**

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

<https://beaufortcountysc.new.swagit.com/videos/189087?ts=630>

Neil Desai outlined the update to the stormwater drainage easement policy, which would add some standard operating procedures to make the process more customer friendly.

**Motion:** It was moved by Council Member Passiment, seconded by Council Member Glover, to recommend approval of a resolution to update Policy 19 - Acquisition of Stormwater Drainage Easements.

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

9. **RECOMMEND APPROVAL OF THE ARTHUR HORNE PARK STORMWATER PROJECT FUNDING OPPORTUNITY (Fiscal Impact for this project is \$400,000 per FY23 and FY24 Stormwater Utility budget)**

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

<https://beaufortcountysc.new.swagit.com/videos/189087?ts=745>

Neil Desai provided the Committee with background on the funding application through the Natural Resource Conservation Service, the water quality and quantity project, and the multiple jurisdictions covering the project area.

Committee Chair Howard commented on how the project will help address freshwater contamination and public engagement with the park, especially regarding animal observation.

**10. RECOMMEND APPROVAL OF THE APPOINTMENTS TO A CULTURAL PROTECTION OVERLAY DISTRICT COMMITTEE**

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

<https://beaufortcountysc.new.swagit.com/videos/189087?ts=862>

Robert Merchant briefed the Committee on the steering committee for the Cultural Protection Overlay District and the recommended nominees for appointment.

Council Member Glover commented on his support for the recommended nominees.

**Motion:** It was moved by Council Member Glover, seconded by Council Member Passiment, that this committee be formed and the nominations of those on the list of names, including Queen Quet, Jeffrey Gardner, Daryl Orage, Bernice Wright, Philander McDomick, Ethel Sumpter, Elaine Scott, Mac Sanders, and Bob Semmler, be approved.

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

**11. RECOMMEND APPROVAL OF A REQUEST FOR DUE DILIGENCE ON THE PURCHASE OF DEVELOPMENT RIGHTS (PDR) FOR TMS# R600 038 000 0023 KNOWN AS THE TARVER TRACT**

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

<https://beaufortcountysc.new.swagit.com/videos/189087?ts=1111>

Kate Schaefer discussed the recommendation for due diligence by the Rural and Critical Lands Board, the environmental benefits of land protection on this property, the water quality of the May River watershed, its location relative to other easements, and partner funding that could be available through DOT for property protection along scenic highways.

Committee Chair Howard asked about the cost of due diligence. Mrs. Schaefer replied that the appraisals run between \$5 - 15 thousand and that there needs to be an appraisal by a qualified easement appraiser.

**Motion:** It was moved by Council Member Glover, seconded by Council Member Passiment, to recommend approval of a request for due diligence on the purchase of development rights (PDR) for TMS# R600 038 000 0023, known as the Tarver Tract.

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

**12. RECOMMEND APPROVAL OF A RESOLUTION TO ADOPT A COUNTY-OWNED REAL PROPERTY LEASE POLICY (Fiscal Impact: No immediate fiscal impact. If adopted the County would receive the monthly lease rates moving forward)**

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

<https://beaufortcountysc.new.swagit.com/videos/189087?ts=1508>

County Administrator Greenway briefed the Committee on efforts to develop written agreements for properties that previously had verbal agreements for leasing and maintenance. Mr. Greenway also

described the template created by staff for establishing property leases and the need for the finalized lease agreements to come back to the Committee for authorization.

Brittany Ward provided an overview of the policy applied to all properties the County will lease out, including the application process, lease rates, deductions, types of properties appraised, and requirements to pay for utilities and maintenance costs. Also outlined were three parts to be included in each lease agreement:

- 1) the term for each tenancy and a renewal clause
- 2) the lease rate, an explanation of the deductions, and a 3% inflation rate increase
- 3) the utility and maintenance clause

Committee Chair Howard and Mrs. Ward discussed having a lease agreement versus an intergovernmental agreement for properties. Mrs. Ward also clarified that this lease policy is for County owned property.

Council Member Glover asked about the agencies subject to the policy and how the policy would be applied. Council Member Glover, Mr. Greenway, and Mrs. Ward discussed the policy's steps for an organization like the Economic Opportunity Commission.

Council Members Dawson, Sommerville, and Cunningham flagged audio issues and said they missed Council Member Glover's questions. Mr. Greenway provided a summary of the discussion.

Council Member Dawson asked staff to provide a list of properties leased by the County. Mr. Dawson and Mrs. Ward also discussed the inflation rate increase.

**Motion:** It was moved by Council Member Passiment, seconded by Council Member Glover, to recommend approval of a resolution to adopt a County-owned real property lease policy.

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

### **13. ADJOURNMENT**

Adjourned: 3:45 PM.

Ratified: January 9, 2023