



Community Services and Land Use Committee Beaufort County, SC

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

Monday, June 12, 2023
3:00 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/237227>

1. CALL TO ORDER

Committee Chair Howard called the meeting to order at 3:00 PM.

PRESENT

Chair Alice Howard
Vice-Chairman York Glover
Council Member Gerald Dawson
Council Member Paula Brown
Council Member Anna Maria Tabernik
Council Member Joseph F. Passiment
Council Member Lawrence McElynn
Council Member Mark Lawson (arrived late)

ABSENT

Council Member Thomas Reitz
Council Member Logan Cunningham
Council Member David P. Bartholomew

2. PLEDGE OF ALLEGIANCE

Committee Chair Howard led the Pledge of Allegiance.

3. FOIA

Committee Chair Howard noted that 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: It was moved by Council Member Dawson, seconded by Council Member Tabernik, to approve the agenda.

The Vote – The motion was approved without objection.

5. APPROVAL OF MINUTES

Motion: It was moved by Council Member Passiment, seconded by Council Member Brown, to approve the minutes of April 10, 2023.

The Vote – The motion was approved without objection.

6. CITIZEN COMMENT PERIOD

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

<https://beaufortcountysc.new.swagit.com/videos/237227?ts=109>

1. Ty O'Farrell
2. Darrell Orage
3. Queen Quet
4. Wille Turrall
5. William Cook

7. PRESENTATION ON B.E.A.D AND BROADBAND EQUITY

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

<https://beaufortcountysc.new.swagit.com/videos/237227?ts=1005>

Chad Chadwick, a Federal Program Officer with the National Telecommunications and Information Administration, briefed the Committee on the U.S. Department of Commerce's Broadband Equity Access and Deployment (BEAD) program, which will support unserved, underserved and community institutions with access to high-speed and affordable internet. Mr. Chadwick also highlighted the State of South Carolina's five-year strategic plan to be finalized on August 28, 2023.

Cedric Keitt, Director of Broadband Communications and Safety in the South Carolina Office of Regulatory Staff, highlighted how federal dollars are being allocated to support infrastructure and broadband technology expansion in South Carolina through a competitive grant program.

Council Member McElynn asked about financial support for homeowners with issues paying for internet service and equipment. Mr. Chadwick replied that there would be a variety of digital equity programs to support the provision of equipment and internet service.

Committee Vice-Chair Glover, Mr. Chadwick, and Mr. Keitt discussed competitive bids, vendor applications for grant awards, and a map of unserved locations to ensure communities are not left out of the efforts to bridge the digital gap.

8. GREEN SPACE ADVISORY COMMITTEE UPDATE

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

<https://beaufortcountysc.new.swagit.com/videos/237227?ts=1743>

Mike McShane, newly elected Chairman of the Green Space Advisory Committee, provided an update on the establishment of the Committee, the work on due diligence, the creation of the application scoring process, and the goal to bring recommendations forward to the Council by the end of summer. Mr. McShane also highlighted that Council Member Howard was elected Vice-Chair of the Committee.

Council Member Tabernik commented on the importance of educating the public on what the sales tax funds can be used for, including lands outside of Beaufort County and buying down density.

9. RECOMMEND APPROVAL TO UNDERTAKE DUE DILIGENCE AND DISCUSSION/NEGOTIATIONS FOR THE PROPOSED FEE SIMPLE PURCHASE OF REAL PROPERTY (2935 AND 2729 BOUNDARY STREET)

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

<https://beaufortcountysc.new.swagit.com/videos/237227?ts=2253>

Natural Resources Planner Amanda Flake briefed the Committee on the due diligence request for a one-acre property for a possible fee simple purchase, which the Rural and Critical Lands Board approved on May 11, 2023.

Motion: It was moved by Committee Vice-Chair Glover, seconded by Council Member Dawson, to recommend approval to undertake due diligence and discussion/negotiations for the proposed fee simple purchase of real property (2935 and 2729 Boundary Street).

The Vote – The motion was approved without objection.

10. RECOMMEND APPROVAL TO UNDERTAKE DUE DILIGENCE AND DISCUSSION/NEGOTIATIONS FOR THE PROPOSED FEE SIMPLE PURCHASE OF REAL PROPERTY KNOWN AS BARRELL LANDING

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

<https://beaufortcountysc.new.swagit.com/videos/237227?ts=2373>

Natural Resources Planner Flake briefed the Committee on the due diligence request for a possible fee simple purchase, which the Rural and Critical Lands Board approved on May 11, 2023. Ms. Flake noted that the property is a priority parcel for staff, and Beaufort County already owns the surrounding property.

Motion: It was moved by Council Member Passiment, seconded by Committee Vice-Chair Glover, to recommend approval to undertake due diligence and discussion/negotiations for the proposed fee simple purchase of real property known as Barrell Landing.

The Vote – The motion was approved without objection.

11. RECOMMEND APPROVAL OF AN ORDINANCE APPROPRIATING PROCEEDS AND INTEREST FROM THE 2017 GENERAL OBLIGATION BOND ANTICIPATION NOTE TO DESIGN, ENGINEER, CONSTRUCT, AND EQUIP A JOINT FIRE/EMS STATION IN SUN CITY AND TO DEFRAY COSTS ASSOCIATED WITH THE ESTABLISHMENT OF PERMANENT EMBARKATION LOCATIONS FOR THE DAUFUSKIE ISLAND FERRY 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/237227?ts=2438>

Motion: It was moved by Council Member Tabernik, seconded by Council Member Brown, to recommend approval of an ordinance appropriating proceeds and interest from the 2017 General Obligation Bond Anticipation Note to design, engineer, construct, and equip a joint Fire/EMS Station in Sun City and to defray costs associated with the establishment of permanent embarkation locations for the Daufuskie Island Ferry and other matters related thereto.

Discussion: Council Member Tabernik commented on the inadequate fire and EMS response time for Sun City residents and the appropriation of funds for the design, engineering, construction, and equipment for a new station.

County Administrator Greenway commented that the item is for appropriating funds for the station and the ferry litigation and does not materially affect the station construction or ferry service.

The Vote – The motion was approved without objection.

12. RECOMMEND APPROVAL OF AN ORDINANCE AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE THE NECESSARY DOCUMENTS FOR THE SALE OF REAL PROPERTY WITH TMS NO. R600-009-000-0003-0000, ALSO KNOWN AS CAMP ST. MARY'S, TO THE BEAUFORT COUNTY RURAL AND CRITICAL LANDS PROGRAM

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

<https://beaufortcountysc.new.swagit.com/videos/237227?ts=2656>

Assistant County Administrator Atkinson gave an overview of the purchase history for the 8-acre property, including how the property has been in the County's general inventory for 26 years and the increase in the property's value to \$2 million. ACA Atkinson discussed the proposal to have the property purchased by the Rural and Critical Lands program and the development of a passive park. ACA Atkinson noted that at a recent Rural and Critical Lands Board meeting, the members did not approve the proposal due to the property's low scores in terms of development pressure and value because the County already owns the property. ACA Atkinson reiterated that County staff thinks the proposal is a good opportunity and would benefit Beaufort County citizens.

The Committee and ACA Atkinson discussed the difference between an active and passive park and possibly adding a campground to the property. ACA Atkinson clarified that the passive park development would provide improved gate access, bathrooms, walking trails, parking, picnic tables, and dock access but not active programming. ACA Atkinson added that several use options have been discussed for the property, but nearby residents want to avoid increased traffic associated with an active park.

Council Member Tabernik requested an update on the Rural and Critical Lands Program funds.

Passive Parks Manager Stefanie Nagid discussed the process for creating a passive park, including camping in the definition of passive recreation and the lack of prioritization of camping in community surveys. Ms. Nagid added that there are 12 upcoming projects, including Camp St. Mary's, that, if approved, would deplete the Rural and Critical Lands Program's \$14.5 million in funds.

Motion: It was moved by Council Member Passiment, seconded by Council Member Dawson, to recommend approval of an ordinance authorizing the County Administrator to execute the necessary documents for the sale of real property with TMS No. R600-009-000-0003-0000, also known as Camp St. Mary's, to the Beaufort County Rural and Critical Lands Program.

Discussion: Committee Chair Howard commented that the Rural and Critical Lands Board had questions about public input.

County Administrator Greenway noted that a public hearing would be held for the ordinance addressing the purchase of the property.

The Vote – The motion was approved without objection.

13. RECOMMEND APPROVAL OF AN ORDINANCE FOR A ZONING MAP AMENDMENT/REZONING REQUEST FOR 21 ACRES (R100 025 000 068A 0000, R100 025 000 068B 0000, AND R100 025 000 0068 0000) LOCATED AT LAUREL BAY ROAD AND ROSEIDA ROAD EXTENSION FROM T2 RURAL (TR2) TO INDUSTRIAL (SI)

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

<https://beaufortcountysc.new.swagit.com/videos/237227?ts=3736>

Long Range Planner Kristen Forbus briefed the Committee on the request to rezone three parcels for industrial use and the recommendation by staff and the Planning Commission to deny the request.

Motion: It was moved by Committee Vice-Chair Glover, seconded by Council Member, to recommend approval of an ordinance for a zoning map amendment/rezoning request for 21 acres (R100 025 000 068A 0000, R100 025 000 068B 0000, and R100 025 000 0068 0000) located at Laurel Bay Road and Roseida Road Extension from T2 Rural (TR2) To Industrial (SI).

Discussion: The Committee and County Attorney Keaveny discussed the language of the motion to reflect the staff's recommendation and deny the request to rezone the parcels.

Council Members Glover and Dawson withdrew their motion.

Motion: It was moved by Council Member Dawson, seconded by Council Member Tabernik, to recommend denial of the zoning map amendment/rezoning request for 21 acres (R100 025 000 068A 0000, R100 025 000 068B 0000, and R100 025 000 0068 0000) located at Laurel Bay Road and Roseida Road Extension from T2 Rural (TR2) To Industrial (SI).

The Vote – The motion was approved without objection.

14. RECOMMEND APPROVAL OF AN ORDINANCE FOR A ZONING MAP AMENDMENT/REZONING REQUEST FOR 502 ACRES (R300-012-000-0001-0000, R300-012-000-0254-0000, R300-007-000-0002-0000, R300-012-000-0255-0000, AND R300-012-000-0256-0000) LOCATED AT 288 DULAMO ROAD TO BE REMOVED FROM THE CULTURAL PROTECTION OVERLAY (CPO) BOUNDARY

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

<https://beaufortcountysc.new.swagit.com/videos/237227?ts=4087>

Planning and Zoning Department Deputy Director Mark Davis discussed the County's land use policy and the recommendation by staff and the Planning Commission to deny the application to remove these acres from the boundary.

Council Member Brown confirmed that the property owner has the right to build approximately 150 homes but not a golf course.

Council Member Passiment and Mr. Davis discussed spot zoning.

Motion: It was moved by Committee Vice-Chair Glover, seconded by Council Member Dawson, to recommend denial of the request to rezone 502 acres (R300-012-000-0001-0000, R300-012-000-0254-0000, R300-007-000-0002-0000, R300-012-000-0255-0000, and R300-012-000-0256-0000) that is currently under the Cultural Protection Overlay (CPO) Boundary at 288 Dulamo Road.

Discussion: Committee Vice-Chair Glover commented on the difficulty with stopping spot zoning once a precedent is set.

County Administrator Greenway recommended that the Committee make findings of fact part of the motion and state that the rezoning application violates the Comprehensive Plan and is not in accordance with the actions of the CPO Committee to strengthen the CPO.

Motion to Amend: It was moved by Committee Vice-Chair Glover, seconded by Council Member Dawson, to amend the motion to recommend denial of the request to rezone 502 acres (R300-012-000-0001-0000, R300-012-000-0254-0000, R300-007-000-0002-0000, R300-012-000-0255-0000, and R300-012-000-0256-0000) that is currently under the Cultural Protection Overlay (CPO) Boundary at 288 Dulamo Road and include the findings of fact that the rezoning violates the Comprehensive Plan and is not in accordance with the actions of the CPO Committee.

Discussion: Council Member Brown commented on input from special interest groups on this issue and conservation groups' position against the construction of a golf course.

The Vote – Voting Yea: Committee Chair Howard, Committee Vice-Chair Glover, Council Member Dawson, Council Member Tabernik, Council Member McElynn, and Council Member Passiment. Voting Nay: Council Member Brown. The motion passed by 6:1.

15. RECOMMEND APPROVAL OF A RESOLUTION AUTHORIZING THE UNINCORPORATED PARTS OF BEAUFORT COUNTY TO JOIN WITH THE TOWN OF PORT ROYAL AND THE CITY OF BEAUFORT TO CONTINUE MEMBERSHIP IN THE LOWCOUNTRY AREA TRANSPORTATION STUDY (LATS) METROPOLITAN PLANNING ORGANIZATION (MPO) AND TO ADOPT THE GEOGRAPHICAL BOUNDARIES

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

<https://beaufortcountysc.new.swagit.com/videos/237227?ts=4883>

Assistant County Administrator Fralix discussed the urbanized threshold met with the 2020 census, the decision to remain one Metropolitan Planning Organization, and the update of the MOP's geographical boundary. ACA Fralix added that the resolution had been shared with the City of Beaufort and the Town of Port Royal. ACA Fralix also noted that LATS and the Northern Regional Implementation Committee support this recommendation.

Motion: It was moved by Council Member Passiment, seconded by Council Member Dawson, to recommend approval of a resolution authorizing the unincorporated parts of Beaufort County to join with the Town of Port Royal and the City of Beaufort to continue membership in the Lowcountry Area Transportation Study (LATS) Metropolitan Planning Organization (MPO) and to adopt the geographical boundaries.

The Vote – The motion was approved without objection.

16. RECOMMEND APPROVAL OF A RESOLUTION AUTHORIZING THE COUNTY ADMINISTRATOR TO ENTER INTO A TEMPORARY CUSTODY AGREEMENT WITH THE TOWN OF SULLIVAN'S ISLAND FOR AN ORDNANCE DELIVERY TABLE TO BE INSTALLED AND DISPLAYED AT FORT FREMONT PRESERVE

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

<https://beaufortcountysc.new.swagit.com/videos/237227?ts=5250>

Passive Parks Manager Nagid commented on the Friends of Fort Fremont's plan to relocate an underutilized Spanish-American War artifact from a Sullivan's Island fort and the agreement by the Town of Sullivan's Island's Manager to the terms and conditions. Ms. Nagid added that the Friends of Fort Fremont have pledged to support the ironwork artifact's removal, transport, cleaning, installation, and interpretation costs.

Motion: It was moved by Committee Vice-Chair Glover, seconded by Council Member McElynn, to recommend approval of a resolution authorizing the County Administrator to enter into a Temporary Custody Agreement with the Town of Sullivan's Island for an ordnance delivery table to be installed and displayed at Fort Fremont Preserve.

The Vote – The motion was approved without objection.

17. RECOMMEND APPROVAL OF A RESOLUTION AUTHORIZING THE COUNTY ADMINISTRATOR TO ENTER INTO A MEMORANDUM OF UNDERSTANDING WITH THE BEAUFORT COUNTY OPEN LAND TRUST FOR MAINTENANCE OF COUNTY OWNED PROPERTY KNOWN AS THE BLOCKER FIELD EXTENSION (R300 015 000 076B 0000)

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

<https://beaufortcountysc.new.swagit.com/videos/237227?ts=5429>

Passive Parks Manager Nagid commented that the Blocker Field Extension was purchased on May 30, 2023, and that the Open Land Trust will conduct annual mowing and vegetation management to maintain the viewing corridor along Highway 21.

Motion: It was moved by Committee Vice-Chair Glover, seconded by Council Member Tabernik, to recommend approval of a resolution authorizing the County Administrator to enter into a Memorandum of Understanding with the Beaufort County Open Land Trust for maintenance of County-owned property known as the Blocker Field Extension (R300 015 000 076B 0000).

The Vote – The motion was approved without objection.

18. RECOMMEND APPROVAL OF A RESOLUTION TO AUTHORIZE THE COUNTY ADMINISTRATOR TO INITIATE THE BE-CAT3 GRANT PROGRAM TO ASSIST WITH BROADBAND EFFORTS IN BEAUFORT COUNTY

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

<https://beaufortcountysc.new.swagit.com/videos/237227?ts=5499>

Assistant County Administrator Patrick Hill discussed the goal of bringing high-speed internet to rural parts of the County and dividing underserved areas into three categories. ACA Hill noted that one of the categories covers broadband issues residents face on long driveways or private roads. There is a construction barrier to broadband access, and the cost is often more than the provider allotted. ACA Hill also added that the ARPA-funded project would fund 90% of the cost of the services drop for homeowners.

Motion: It was moved by Committee Vice-Chair Glover, seconded by Council Member McElynn, to recommend approval of a resolution to authorize the County Administrator to initiate the BE-CAT3 Grant Program to assist with broadband efforts in Beaufort County.

Discussion: Committee Vice-Chair Glover commented on the lack of internet connection in some parts of the County and the need to extend broadband connectivity. Mr. Glover also recognized that the initiative may result in additional costs.

Council Member Dawson asked about the extension of broadband into northern Beaufort County. ACA Hill highlighted how the grant program uses remaining ARPA funds to address the needs of homeowners that face high costs for broadband construction, like private roads or long driveways, and that the County is expecting funds from other programs to address other broadband needs.

Council Member Tabernik asked if there is any preference for homes with children. ACA Hill replied that the system is on a first-come, first-serve basis.

The Vote – The motion was approved without objection.

19. RECOMMEND APPROVAL OF A RESOLUTION AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE THE NECESSARY DOCUMENTS AND PROVIDE FUNDING FOR THE FEE SIMPLE PURCHASE OF TAX MAP SERIAL NUMBER R710 012 000 0001 0000 AND R710 012 000 0072 0000 ALSO KNOWN AS COTTON HALL

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

<https://beaufortcountysc.new.swagit.com/videos/237227?ts=6014>

County Administrator Greenway commented that Cotton Hall is a key acquisition for the County and would create the first accessible public park in the Ace Basin.

Mike McShane, Chairman of the South Carolina Conservation Bank, commented on the collaboration between the State and County to conduct due diligence and pursue the opportunity to create public access in the Ace Basin.

Motion: It was moved by Council Member Dawson, seconded by Council Member Tabernik, to recommend approval of a resolution authorizing the County Administrator to execute the necessary documents and provide funding for the fee simple purchase of Tax Map Serial Number R710 012 000 0001 0000 and R710 012 000 0072 0000 also known as Cotton Hall.

Discussion: Council Member Brown asked about the funding source for the purchase. County Administrator Greenway and Amanda Flake replied that the funds come from the Rural and Critical Lands Board and the Conservation Bank.

The Vote – The motion was approved without objection.

20. EXECUTIVE SESSION

PURSUANT TO S.C. CODE SECTION 30-4-70(A)(2): DISCUSSION OF NEGOTIATIONS INCIDENT TO PROPOSED CONTRACTUAL ARRANGEMENTS AND PROPOSED SALE OF LAND (BEAUFORT COMMERCE PARK).

Motion: It was moved by Council Member Passiment, seconded by Council Member Tabernik, to enter into an executive session at 4:45 PM to discuss the proposed contractual arrangements and the proposed sale of land.

The Vote – The motion was approved without objection.

21. MATTERS ARISING OUT OF EXECUTIVE SESSION

No matters arising out of the executive session were discussed.

22. ADJOURNMENT

Adjourned at or around 5:00 PM.

Ratified: August 14, 2023