



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, January 03, 2022
3:00 PM

MINUTES

1. **CALL TO ORDER**

Committee Chair Howard called the meeting to order at 2:40 PM

PRESENT

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

ABSENT

Council Member Brian Flewelling

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: It was moved by Council Member Sommerville, seconded by Council Member Glover to approve the agenda.

The Vote – The motion was approved without objection.

5. **APPROVAL OF MINUTES**

Motion: It was moved by Council Member Sommerville, seconded by Council Member Glover to approve the December 6, 2021 minutes.

The Vote – The motion was approved without objection.

6. **CITIZEN COMMENTS**

No citizens comment

7. **AN ORDINANCE REGARDING A TEXT AMENDMENT TO THE COMMUNITY DEVELOPMENT CODE (CDC): SECTION 4.1.70 (DRIVE-THROUGH FACILITIES) TO CLARIFY THE STANDARDS FOR DRIVE-THROUGHS IN TRANSECT ZONES.**

Discussion: Rob Merchant stated the proposed amendment revises the standards for drive-through facilities in Transect zones, those areas planned for mixed-use, walkable development. Discussions surrounding several recent drive-through applications revealed that the standards for drive-through facilities should be clarified. In Transect zones, buildings are to be built close to the street, with parking and all other vehicle-use areas located behind the front façade. Drive-through lanes are not intended to circulate around or through the building. The proposed ordinance revisions clarify where service windows and drive-through lanes are located, set out standards for the safety of pedestrians on the site, and require a traffic engineering assessment of the site plan to ensure adequate vehicle stacking and circulation on the site. In addition, at the Planning Commission’s request, standards for access on corner lots and lots with alley access have been added.

Council Member Sommerville stated businesses that have primary road access is not safe for individuals that are driving and suddenly must stop because of traffic.

Eric Greenway stated staff will evaluate the ordinance and bring back recommendations to the council.

Motion: It was moved by Council Member Sommerville, seconded by Council Member Glover to the An Ordinance regarding a Text Amendment to the Community Development Code (CDC): Section 4.1.70 (Drive-Through Facilities) to clarify the standards for drive-throughs in Transect zones and move forward to County Council for approval with having alternatives.

The Vote – The motion was approved without objection.

To see the full comments, click the link below:

<https://beaufortcountysc.new.swagit.com/videos/152335>

8. **BEAUFORT CONSERVATION DISTRICT 2021 ANNUAL REPORT**

Discussion: Denise Parsick presented the Beaufort Conservation District Annual Highlights

To see the full presentation, click the link below:

<https://beaufortcountysc.new.swagit.com/videos/152335>

Status: For Informational Purposes Only

9. **ADJOURNMENT**

The meeting was adjourned at 3:28 PM