



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, August 15, 2022
2:30 PM

MINUTES

Watch the video stream available on the County's website to hear the Committee's full discussion of a specific topic or the complete meeting. <https://beaufortcountysc.new.swagit.com/videos/178830>

1. CALL TO ORDER

Committee Chairwoman Howard called the meeting to order at 2:51 PM.

PRESENT

Committee Chairwoman Alice Howard
Council Member Joseph F. Passiment
Council Member D. Paul Sommerville
Council Member Stu Rodman
Council Member York Glover
Council Member Chris Hervochon
Council Member Logan Cunningham

ABSENT

Committee Vice-Chair Gerald Dawson
Council Member Brian Flewelling
Council Member Mark Lawson
Council Member Lawrence McElynn

2. PLEDGE OF ALLEGIANCE

Committee Chairwoman Howard led the Pledge of Allegiance.

3. FOIA

Committee Chairwoman Howard noted that the 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 Sommerville, Seconded by Council Member Glover, to approve the agenda.

5. APPROVAL OF MINUTES

Motion: It was moved by Council Member Sommerville, Seconded by Council Member Glover, to approve the minutes from June 6, 2022.

The Vote: The motion was approved without objection.

6. CITIZEN COMMENTS

No Citizen Comments.

7. DISCUSSION OF RECONVENING THE CULTURAL PROTECTION OVERLAY COMMITTEE

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

<https://beaufortcountysc.new.swagit.com/videos/178830?ts=120>

Robert Merchant, Planning and Zoning Department Director, discussed the Comprehensive Plan's recommendation to evaluate and strengthen the cultural protection overlay district on St. Helena Island and introduced the possible formation of a steering committee.

Council and County Administrator Greenway discussed the next steps for the development of the committee.

8. DISCUSSION OF 2022 COUNTY GREEN SPACE SALES TAX REFERENDUM FOLLOW-UP

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

<https://beaufortcountysc.new.swagit.com/videos/178830?ts=471>

County Attorney Tom Keaveny discussed the requirement to publish the methods County Council will use to identify and select properties and suggested Ordinances 2019/47 and 2019/48 be used as templates.

Council, County Administrator Greenway, and County Attorney Keaveny discussed the timeline for ordinance development and approval.

Council Member Cunningham commented on his preservation procurement preferences for the green space tax funds.

Council Member Glover and County Attorney Keaveny discussed the possibility of a hybrid approach for the green space program that would include the rural and critical lands program in the fund administration and procurement process.

County Administrator Greenway discussed hiring someone to administer the program.

Council Member Passiment highlighted the need to facilitate community buy-in to pass the referendum.

Council Member Rodman asked County Attorney Keaveny about the use of funds and ballot questions.

9. RECOMMEND APPROVAL OF AN ORDINANCE FOR A TEXT AMENDMENT TO THE COMMUNITY DEVELOPMENT CODE (CDC): SECTION 4.1.330 (ECOTOURISM) TO CLARIFY GUIDING PRINCIPLES FOR ECOTOURISM DEVELOPMENT AND ESTABLISH BASE SITE AREA CALCULATIONS FOR ECOTOURISM DEVELOPMENT

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

<https://beaufortcountysc.new.swagit.com/videos/178830?ts=1371>

Robert Merchant, Planning and Zoning Department Director, discussed the proposed text amendment to the Community Development Code's ecotourism provisions.

Committee Chairwoman Howard and Merchant discussed the rationale for the number of guest rooms permitted and the legal review of the proposed text amendment.

Motion: It was moved by Council Member Sommerville, Seconded by Council Member Rodman, to recommend approval of an ordinance for a text amendment to the Community Development Code (CDC): Section 4.1.330 (Ecotourism) to clarify guiding principles for ecotourism development and establish base site area calculations for ecotourism development.

The Vote - The motion was approved without objection.

10. RECOMMEND APPROVAL OF A RESOLUTION AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE A LEASE AGREEMENT BETWEEN BEAUFORT COUNTY, THE TOWN OF HILTON HEAD ISLAND, AND HISTORIC MITCHELVILLE FREEDOM PARK FOR THE PROPERTY KNOWN AS THE BEACH CITY ROAD PARCELS (REVISITING RESOLUTION 2021/11)

County Administrator Greenway discussed previous approval of the lease agreement and the need for Council to reapprove the agreement because of changes made by the Town of Hilton Head Island.

Council Member Rodman and County Administrator Greenway discussed the possibility of a project progress update at a future Natural Resources Committee meeting.

Motion: It was moved by Council Member Sommerville, Seconded by Council Member Rodman, to recommend approval of a resolution authorizing the County Administrator to execute a lease agreement between Beaufort County, The Town of Hilton Head Island, and Historic Mitchelville Freedom Park for the property known as the Beach City Road Parcels.

The Vote - The motion was approved without objection.

11. RECOMMEND APPROVAL OF THE REAPPOINTMENT OF RANDOLPH STEWART TO THE PLANNING COMMISSION BOARD FOR A THREE-YEAR TERM WITH AN EXPIRATION DATE OF 2025

Motion: It was moved by Council Member Sommerville, Seconded by Council Member Glover, to recommend approval of the reappointment of Randolph Stewart to the Planning Commission Board for a three-year term with an expiration date of 2025.

The Vote – The motion was approved without objection.

12. EXECUTIVE SESSION

PURSUANT TO S.C. CODE SECTION 30-4-70(A)(2): DISCUSSION OF NEGOTIATIONS INCIDENT TO PROPOSED CONTRACTUAL ARRANGEMENTS AND PROPOSED SALE OR PURCHASE OF DEVELOPMENT RIGHTS ON REAL PROPERTY KNOWN AS BLOCKER FIELD EXTENSION

Motion: It was moved by Council Member Glover, Seconded by Council Member Passiment, to enter executive session at 3:28 PM.

The Vote - The motion was approved without objection.

13. ADJOURNMENT

The meeting adjourned at 3:39 PM.

Ratified: September 6, 2022