



Community Services and Land Use Committee Beaufort County, SC

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

Monday, April 10, 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/223601>

1. CALL TO ORDER

Committee Chair Howard called the meeting to order at or around 3:10 PM.

PRESENT

Chairman Alice Howard
Vice-Chairman York Glover
Council Member Paula Brown
Council Member Thomas Reitz
Council Member Gerald Dawson
Ex-Officio Joseph F. Passiment
Council Member Mark Lawson
Council Member Logan Cunningham
Council Member Anna Maria Tabernik
Council Member David P. Bartholomew
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 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 Committee Vice Chair Glover, seconded by Council Member Brown, to approve the agenda.

The Vote - The motion was approved without objection.

5. APPROVAL OF MINUTES

Motion: It was moved by Council Member Dawson, seconded by Council Member Lawson, to approve the minutes of February 13, 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 citizen comments.

<https://beaufortcountysc.new.swagit.com/videos/223601?ts=72>

1. Representative Michael Rivers
2. Pastor Kenneth Doe
3. Sara Reynolds Green
4. Pastor Henry Chisholm
5. Carrie Major
6. Jameah Moore

7. RECOMMEND APPROVAL OF AN ORDINANCE FOR TEXT AMENDMENTS TO THE COMMUNITY DEVELOPMENT CODE ("CDC"): ARTICLE 3, DIVISION 3.1, SECTION 3.1.70 LAND USE DEFINITIONS, DIVISION 3.4, SECTIONS 3.4.10- OVERLAY ZONES PURPOSE AND 3.4.50- CULTURAL PROTECTION OVERLAY (CPO) ZONE STANDARDS TO UPDATE LAND USE DEFINITIONS, RECREATION FACILITY: GOLF COURSE; TO UPDATE DEFINITIONS, REGULATIONS, AND STANDARDS IN THE CULTURAL PROTECTION OVERLAY ZONE

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

<https://beaufortcountysc.new.swagit.com/videos/223601?ts=1100>

Motion: It was moved by Vice Chair Glover, seconded by Council Member Reitz, to recommend approval of an ordinance for text amendments to the Community Development Code (CDC): Article 3, Division 3.1, Section 3.1.70 Land Use Definitions, Division 3.4, Sections 3.4.10 - Overlay Zones Purpose and 3.4.50- Cultural Protection Overlay (CPO) Zone Standards to Update Land Use Definitions, Recreation Facility: Golf Course; to Update Definitions, Regulations, and Standards in the Cultural Protection Overlay Zone.

Discussion: Committee Chair Howard thanked the CPO Committee for their work on the text amendments.

Director Merchant (Planning and Zoning Department) discussed the history and purpose of the CPO and the changes to be made by the text amendments to revise the CPO purpose statement and certain definitions to prohibit golf courses, resorts, and gated communities.

Council Member Cunningham asked about the decision process for this item since it is included in the County Council April 10th meeting agenda.

Motion to Enter Executive Session: It was moved by Council Member Cunningham, seconded by Council Member Tabernik, to enter into an executive session to receive legal advice on this item.

Discussion: Committee Vice Chair Glover asked for the item to be discussed in an open session, and Council Member Cunningham replied that he wanted advice from the County's attorneys on the ramifications for if the item moves forward or not.

Committee Vice Chair Glover said the changes are meant to clarify the intent of the overlay district.

The Vote: Voting Yea: Council Member Cunningham, Council Member Tabernik, Council Member Brown, Council Member Lawson, Council Member Passiment, and Council Member McElynn. Voting Nay: Council

Member Bartholomew, Council Member Dawson, Council Member Reitz, Committee Vice Chair Glover, and Committee Chair Howard. The motion passed by 6:5.

Discussion: Committee Chair Howard stated there was nothing to report from the executive session.

County Administrator Greenway commented that the text amendments for the CPO are minor changes and that there is community interest in not having development on Pine Island. County Administrator Greenway also presented the zoning, property acreage, and potential development of Pine Island, since the County cannot force the sale of land for conservation purposes.

Council Member Passiment and County Administrator Greenway discussed the number of lots that could be developed.

Committee Vice Chair Glover and County Administrator Greenway discussed a potential traffic impact analysis.

The Vote - Voting Yea: Council Member Reitz, Council Member Bartholomew, Council Member Brown, Council Member Lawson, Council Member Tabernik, Council Member McElynn, Council Member Passiment, Committee Vice Chair Glover, and Committee Chair Howard. Voting Nay: Council Member Cunningham. The motion passed by 10:1.

8. RECOMMEND APPROVAL OF AN ORDINANCE TO ACCEPT AND TO ALLOCATE FUNDS RECEIVED FROM THE SOUTH CAROLINA OPIOID RECOVERY FUND (\$612,733.00)

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

<https://beaufortcountysc.new.swagit.com/videos/223601?ts=2611>

Motion: It was moved by Council Member Passiment, seconded by Council Member Cunningham, to take items 8 and 9 as one single motion.

Discussion: Director Donaldson (Beaufort Alcohol and Drug Abuse Department) briefed the Committee on funding applications submitted to programs and prevention campaigns.

Council Member Tabernik asked whether the program offered in December 2022 providing Narcan would be continued. Director Donaldson replied that the project falls under a different funding source and will occur again in April.

Motion: It was moved by Council Member Passiment, seconded by Council Member Cunningham, to recommend approval of an ordinance to accept and to allocate funds received from the South Carolina Opioid Recovery Fund (\$612,733.00) and to recommend approval of an ordinance to accept and to allocate funds received from the South Carolina Opioid Recovery Fund (\$299,376.00).

The Vote - The motion was approved without objection.

9. RECOMMEND APPROVAL OF AN ORDINANCE TO ACCEPT AND TO ALLOCATE FUNDS RECEIVED FROM THE SOUTH CAROLINA OPIOID RECOVERY FUND (\$299,376.00)

Items 8 and 9 were taken as one motion.

10. RECOMMEND APPROVAL OF A RESOLUTION AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE A LEASE AGREEMENT ENCUMBERING PROPERTY OWNED BY BEAUFORT COUNTY KNOWN AS A PORTION OF THE CRYSTAL LAKE PARK OFFICE BUILDING

County Administrator Greenway commented that this item is a standard lease renewal.

Motion: It was moved by Council Member Tabernik, seconded by Council Member Bartholomew, to recommend approval of a resolution authorizing the County Administrator to execute a lease agreement encumbering property owned by Beaufort County known as a portion of the Crystal Lake Park Office Building.

The Vote - The motion was approved without objection.

11. RECOMMEND APPROVAL TO UNDERTAKE DUE DILIGENCE AND DISCUSSIONS/NEGOTIATIONS FOR PROPOSED FEE SIMPLE PURCHASE OF A SMALL PORTION OF REAL PROPERTY KNOWN AS COTTON HALL

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<https://beaufortcountysc.new.swagit.com/videos/223601?ts=2886>

County Administrator Greenway discussed the acquisition of property to allow public access to the Ace Basin, plans to work with SC DNR to create a wildlife management area, and the request to move forward with due diligence.

Motion: It was moved by Council Member Dawson, seconded by Vice Chair Glover, to recommend approval to undertake due diligence and discussions/negotiations for proposed fee simple purchase of a small portion of real property known as Cotton Hall.

Discussion: Council Member Glover and County Administrator Greenway discussed a visit to the property.

The Vote - The motion was approved without objection.

12. A RESOLUTION AUTHORIZING THE DEMOLITION OF STRUCTURES ON COUNTY OWNED PROPERTY NOW KNOWN AS CHERRY POINT PRESERVE LOCATED ON HIGHWAY 170

Motion: It was moved by Council Member Cunningham, seconded by Council Member Bartholomew, to approve a resolution authorizing the demolition of structures on County-owned property known as Cherry Point Preserve located on Highway 170.

The Vote - The motion was approved without objection.

13. RECOMMEND APPROVAL OF A CONTRACT AWARD TO JH HIERS FOR THE CHURCH OF GOD DRAINAGE IMPROVEMENT PROJECT (\$209,000.00)

Motion: It was moved by Council Member Cunningham, seconded by Vice Chair Glover, to take 13 and 14 together as one item.

Motion: It was moved by Council Member Cunningham, seconded by Vice Chair Glover, to recommend approval of a contract award to JH Hiers for the Church of God Drainage Improvement Project (\$209,000.00) and to recommend approval of a contract award to JH Hiers for the Hupsah CT N Drainage Improvement Project (\$368,000.00).

The Vote - The motion was approved without objection.

14. RECOMMEND APPROVAL OF A CONTRACT AWARD TO JH HIERS FOR THE HUPSAH CT N DRAINAGE IMPROVEMENT PROJECT (\$368,000.00)

Items 13 and 14 were taken as one motion.

15. ADJOURNMENT

Adjourned: at or around 4:30 PM.

Ratified: June 12, 2023