



**County Council of
Beaufort County
Natural Resources
Committee Meeting**

Chairman

ALICE HOWARD

Vice Chairman

GERLAD DAWSON

Council Members

MICHAEL E. COVERT
YORK GLOVER, SR.
CHRIS HERVOCHON

County Administrator

ASHLEY M. JACOBS

Clerk to Council

SARAH W. BROCK

Staff Support

ERIC GREENWAY
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Natural Resources Committee Minutes

Monday, August 31, 2020 at 3:30 PM

[This meeting is being held virtually in accordance with Beaufort County Resolution 2020-05] THIS MEETING WILL BE CLOSED TO THE PUBLIC. CITIZEN COMMENTS AND PUBLIC HEARING COMMENTS WILL BE ACCEPTED IN WRITING VIA EMAIL TO THE CLERK TO COUNCIL AT SBROCK@BCGOV.NET OR PO DRAWER 1228, BEAUFORT SC 29901. CITIZENS MAY ALSO COMMENT DURING THE MEETING THROUGH FACEBOOK LIVE

PRESENT

Chairman Howard
Vice Chairman Dawson
Council Member Covert
Council Member Glover
Council Member Rodman
Council Member Sommerville
Council Member Passiment
Council Member McElynn
Council Member Flewelling
Council Member Hervochon

ABSENT

Council Member Lawson

CALL TO ORDER

Chairman Howard called the meeting to order at 3:30 p.m.

PLEDGE OF ALLEGIANCE

Chairman Howard led the Pledge of Allegiance.

FOIA

Chairman Howard noted that public notification of this meeting had been published, posted, and distributed in compliance with the South Carolina Freedom of Information Act.

APPROVAL OF AGENDA

Motion: It was made by Council Member Rodman, seconded by Council Member Flewelling to move Amendment to the Pepper Hall and Okatie River

Park Joint Development Agreement to be discussed first. Approved by all without objection. The motion passed.

Motion: It was moved by Council Member Flewelling, seconded by Vice-Chair Dawson to approve the agenda as amended. Approved by all without objection. The motion passed.

APPROVAL OF MINUTES

Motion: It was moved by Committee Vice-Chair Dawson, seconded by Council Member Flewelling to approve August 10, 2020 minutes. Approved by all without objection. The motion passed.

CITIZEN COMMENT

(Every member of the public who is recognized to speak shall limit comments to three minutes - Citizens may email sbrock@bcgov.net, or comment on our Facebook Live stream to participate in Citizen Comment)

No Comments presented

DISCUSSION ITEMS

An Ordinance Regarding an Amendment to the Pepper Hall and Okatie River Park Joint Development Agreement

Ben Johnson stated The proposed DA Amendment amends and restates certain sections of the original Development Agreement in order to more clearly detail each party's obligations and rights as far as the construction of Graves and the Park Access Road are concerned as well as clarifying the details associated with creation of the Improvement District. Suggested the details of this should be discussed in executive session.

Council Member Passiment stated the assumption that the park can be separated either 1.8 Million dollars can be assessed in this development. If there is an assigned value of park the citizens will be paying twice for bond and for park improvements. If we remove the park, the park road should also be considered to be removed. We have the ability to the improvements through impact fees.

Council Member Sommerville stated the county should not negotiate against ourselves.

Ben Johnson stated he does not believe the county would want to separate district for the park because there is no body within it who can pay the fees.

Council Member Sommerville stated if the county is going to spend a lot of money on a road but no one knows who owns it if this is done the county should get all the money back.

Council Member Rodman *Reviewed his partnership observation*

Chairman Howard asked do we need an executive session

Kurt Taylor stated there is an executive session needed.

Ben Johnson stated he will be available after Monday.

Council Member Passiment stated he suggest that we have it on September 9, 2020

Chairman Howard stated we will Meet September 3, 2020 @ 4 p.m. Executive session and September 9, 2020 @ 4 p.m.

Status: To meet September 3, 2020 @ 4 p.m. and September 9, 2020 @ 4 p.m. for an Executive Session.

Discussion Regarding K & R Development, Llc Campground Request

Nicole Scott * read time line of appeal *

Council Flewelling stated the council wants the homeowners to be able to interject for the community so they can have a say-so in what the community looks like. The community development code offers everyone in Beaufort County the ability an avenue to address an amendment to the community development code. This is not an appropriate venue for the changes you seek.

Jennifer Tosky stated that they have been treated unfairly during the process by a board member.

Council Member Sommerville stated that we should not have anyone on council or board members who has a conflict of interest.

Mary Lohr stated there are some questions that should be answered during Executive Session. Has submitted a letter that explains the information given. Feels that there are policy considerations that should be looked at.

Vice Chair Dawson stated this should be given with executive session.

Council Member Passiment stated we should add this to September 3, 2020 executive session.

Status: To be added to as an agenda item for Executive Session on September 3, 2020 @ 4 p.m.

ACTION ITEMS

Soloco- Regional Housing Trust Fund

Eric Greenway stated The Purchasing Department recommends that the Natural Resources Committee approve the contract award to Asakura Robinson Consulting Group LLC in the amount of \$120,968.00 for the aforementioned Regional Housing Trust Fund Implementation Services from the funding source listed above.

Council Member Covert asked if this for the entire amount or just the part the council is approving?

Ashley Jacobs stated it is just for the amount coming from council.

Council Member Covert asked if it needs to be done by outside assistance.

Chairman Howard stated after studying this for several years believes that outside assistance is needed since there is a trust fund to be created.

Motion: It was moved by Council Member Covert, seconded by Council Member Flewelling to move forward to county council for approval. Voting Yea: The motion passed without objection.

An Ordinance Regarding an Amendment to the Community Development Code (Cdc): Article 5, Section 5.6.50.E(2) to Allow for Minor Modifications to Billboards to Improve Safety Standards During Hurricanes and High Wind Events.

Bo Hodges * read PowerPoint Presentation *

Rob Merchant stated staff does not support this amendment because the current county policy states there can be no improvements to prolong the life of billboards.

Council Member Hervochon stated he does not feel like this is about prolonging life but making things safer.

Rob Merchant stated what the county is looking at is that they would be making structural changes to the billboards.

Bo Hodges stated this is modifying the face of the billboard, it does not attach to the support system.

Council Member Passiment asked was language in section 5.6 of the supporting documents new language.

Bo Hodges believes this ordinance change should be done in section 3 and not in section 5 about the minor modification change.

Eric Greenway stated anything that is decreasing the lateral pressure of the billboard foundation this would ease the pressure of the foundation.

Bo Hodges asked if the billboard poles snapped could we rebuild and put in new poles which would prolong the life. This is very legal under the 50% rule.

Eric Greenway, answered yes, the company could as long as there is documentation with proof.

Council Member Passiment stated with the proposed amendment would it allow the company to add the hurricane frames.

Eric Greenway answered, yes. This would have to be worked with building codes to make sure the poles or supporting structure will bear the weight of the frames.

Council Member Passiment asked if this amendment for an allowance for the hurricane frames?

Eric Greenway stated the staff do not recommend this change. Adam's Outdoor is requesting the change in the amendment. If the poles snapped it could be built as long as the foundation was not broken.

Motion: It was moved by Council Member Flewelling, seconded by Council Member Covert to amend 5.6.50 section E paragraph 2 to add Minor modification to the sign face to improve hurricane safety, ie "hurricane frames" may be performed as long as the sign foundation is not included so as to improve the structural integrity of the billboard structure in the hurricane safety modification to forward to county council with recommendation of approval. Voting Yea: Committee Vice-Chair Dawson, Council Member Passiment, Council Member Covert, Council Member Flewelling, Council Member Rodman, Council Member Glover, Council Member Hervochon, Council Member McElynn. Voting Nay: Committee Chair Howard, Council Member Sommerville. The Motion passes 8:2

AN ORDINANCE REGARDING A ZONING MAP AMENDMENT / REZONING REQUEST FOR 3 PARCELS (R600 021 000 0003 0000; R600 021 000 002A 0000; R600 021 000 003A 0000) ON GRAVES ROAD FROM T2 RURAL TO C3 NEIGHBORHOOD MIXED-USE; APPLICANT: JUDY GRAVES, KEVIN GRAVES, JAN MCKIM

Noah Krepps * showed the map and fly over of the 3 parcels that total 4.2 acres. * Staff does not feel that the C3 zoning will have any adverse affect of the lands. Recommends the approval of the amendment.

Council Member Covert asked if the property is already zoned for this?

Noah Kreeps stated yes it is but at a lower density.

Council Member Covert asked why did the planning commission not approve the request.

Noah Kreeps stated it is a very small imprint of what is already improved for that area.

Council Member Hervochon asked what kind of commercial usage would the property be used for and would this be on sewer or septic?

Noah Kreeps stated there is very small usage up to 3,500 is permitted. Berkley Hall has water and sewer there is nothing running up Graves Road.

Council Member Glover asked what is the set back requirements, which is close to the river?

Noah Kreeps stated there is 60 feet set from the critical lines by DHEC and 100 feet for the septic tank from that same line.

Eric Greenway stated there is development standards which are designed to for the river that are designed to mitigate the impact.

Motion: It was moved by Council Member Passiment, seconded by Council Member Covert.to approve the ordinance with the bases of the staff to rezone property to move forward to County Council. Voting Yea: Committee Vice-Chair Dawson, Committee Chair Howard, Council Member Passiment, Council Member Sommerville, Council Member Covert, Council Member Rodman. Voting Nay: Council Member Flewelling, Council Member Glover, Council Member Hervochoon, Council Member McElynn. The motion passed 6:4.

AN ORDINANCE REGARDING A TEXT AMENDMENT TO THE COMMUNITY DEVELOPMENT CODE (CDC): APPENDIX B TO REMOVE THE MAXIMUM LOT SIZE REQUIREMENT FOR MINOR RESIDENTIAL SUBDIVISIONS IN THE D3 GENERAL NEIGHBORHOOD (D3GN), THE D4 MIXED USE (D4MU); THE VILLAGE CENTER (D5VC), AND THE GATEWAY CORRIDOR (D5GC) DISTRICTS ON DAUFUSKIE ISLAND.

Robert Merchant stated in January 2019, Beaufort County Council adopted a revised code for Daufuskie Island that mirrored the transect zones in the Community Development Code. The plan was developed by the Daufuskie Island Council with the assistance of two consultants from Savannah. One of the goals in the Daufuskie Island Code is to develop walkable communities at the ferry landings to facilitate growth, economic development and quality Planning staff is recommending to keep the maximum lot size requirement, but only make it applicable to major subdivisions (5 or more lots). This would remove the burden for small subdivisions while insuring that larger developments that will have an impact on the character of the area, will develop at the intended density of life on the island. Therefore, the Code applied mixed use, moderate density transects zones to two areas of the island, one near Freeport Landing extending into the center of the island; and a much smaller area near the County boat landing (see attached map). The existing character of these areas is rural residential and very similar to other areas of the island outside of the master planned communities.

Chairman Howard asked how many acres is this?

Rob Merchant stated four lots or less.

Motion: It was moved by Council Member Flewelling, seconded by Council Member Covert to move forward to county council. Voting Yea: Committee Vice-Chair Dawson, Committee Chair Howard, Council Member Passiment, Council Member Sommerville, Council Member Covert, Council Member Flewelling, Council Member Rodman, Council Member Glover, Council Member Hervochoon, Council Member McElynn. The Motion passed 10:0.

ZONING MAP AMENDMENT/REZONING REQUEST FOR 18.3 ACRES (R100 024 000 032A 0000, R100 024 000 0276 0000, R100 024 000 030C 0000, AND R100 024 000 033A 0000) AT THE INTERSECTION OF BAY PINES ROAD AND LAUREL BAY ROAD FROM T2 RURAL AND S1 INDUSTRIAL TO C4-COMMUNITY CENTER MIXED-USE DISTRICT; APPLICANT: ROBERT DEEB.

Robert Merchant * read PowerPoint and showed fly over*, staff recommends the rezoning.

Motion: It was moved by Vice Chairman Dawson, seconded by Council Member Flewelling go forward to next County Council meeting. Approved by all without objection. The motion passed.

BOARDS AND COMMISSIONS

CONSIDERATION OF APPOINTMENT FOR ZONING BOARD OF APPEALS

Motion: It was made by Council Member Passiment, seconded by Council Member McElynn to appoint Lynne Hoos for the Zoning Board of Appeals move forward to county council for approval. Motion passed without objection.

ADJOURNMENT

The meeting adjourned at 6:09 p.m.

Ratified by Committee: