



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, October 10, 2022
3:00 PM

MINUTES

Watch the video stream available on the County's Website to hear the whole discussion or presentation on a specific topic or the complete meeting. <https://beaufortcountysc.new.swagit.com/videos/186243>

1. CALL TO ORDER

Committee Chair Howard called the meeting to order at or around 3:05 PM.

PRESENT

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

ABSENT

Council Member Joseph F. Passiment
Council Member Brian Flewelling

2. PLEDGE OF ALLEGIANCE

Committee Chair Howard led the Pledge of Allegiance.

3. FOIA

Committee Chair Howard noted that public notification of this meeting has 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 McElynn, seconded by Council Member Dawson, to approve the agenda.

The Vote - The motion was approved without objection.

5. APPROVAL OF MINUTES

Motion: It was moved by Council Member McElynn, seconded by Council Member Cunningham, to approve the minutes of September 6, 2022.

The Vote - The motion was approved without objection.

6. CITIZEN COMMENTS

No citizen comments.

7. RECOMMEND APPROVAL OF AN ORDINANCE TO AMEND THE ZONING MAP OF BEAUFORT COUNTY TO CHANGE 175 FORDING ISLAND ROAD (PARC ID NUMBER R600 022 000 011A 0000) FROM T2 RURAL TO C5 REGIONAL CENTER MIXED USE

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

<https://beaufortcountysc.new.swagit.com/videos/186243?ts=181>

Robert Merchant briefed the Committee on the zoning amendment, the property, and the applicant's proposed site use. Mr. Merchant highlighted that the change is compatible with existing land uses.

Council Member Cunningham confirmed that the parcel is near the Honda dealership.

Council Member Dawson and County Administrator Greenway discussed the previous decision to leave a portion designated as T2 Rural.

Council Member Sommerville and Mr. Merchant discussed whether the property is contiguous and possible annexation into Bluffton.

Motion: It was moved by Council Member Dawson, seconded by Council Member Rodman, to recommend approval of an ordinance to amend the zoning map of Beaufort County to change 175 Fording Island Road (Parcel ID Number R600 022 000 011A 0000) from T2 Rural to C5 Regional Center Mixed Use and to send this back to the Planning Commission to consider the adjacent T2 Rural parcel.

Discussion: Committee Chair Howard and County Administrator Greenway discussed action to be taken at the next Council meeting.

The Vote - The motion was approved without objection.

8. RECOMMEND APPROVAL OF AN ORDINANCE FOR A TEXT AMENDMENT TO THE COMMUNITY DEVELOPMENT CODE (CDC): SECTION 5.11.60 (RIVER BUFFER) TO CLARIFY PENALTIES FOR REMOVING TREES FROM THE RIVER BUFFER WITHOUT APPROPRIATE PERMITS

Mark Davis outlined the text amendment's penalties and the requirement for the removed tree to be planted back in the space before payment into the mitigation bank.

Motion: It was moved by Council Member Rodman, seconded by Council Member Dawson, to recommend approval of an ordinance for a text amendment to the Community Development Code (CDC): Section 5.11.60 (River Buffer) to clarify penalties for removing trees from the river buffer without appropriate permits.

The Vote - The motion was approved without objection.

9. RECOMMEND APPROVAL OF AN ORDINANCE AMENDING THE BEAUFORT COUNTY CODE OF ORDINANCES, CHAPTER 74 – BUILDING AND BUILDING REGULATIONS, SECTION 74-64, ADOPTION OF BUILDING CODES (AMENDS CODE OF ORDINANCES TO ADOPT THE 2021 STATE MANDATED CODE EDITIONS)

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

<https://beaufortcountysc.new.swagit.com/videos/186243?ts=925>

Michael Brantley described additions and modifications to building codes as required by the South Carolina Building Codes Council's adoption of the latest edition of nationally recognized construction codes and appendices.

Committee Chair Howard and Mr. Brantley discussed the application of the code to house renovations and whole-house surge protection.

Motion: It was moved by Council Member Rodman, seconded by Council Member Glover, to recommend approval of an ordinance amending the Beaufort County Code of Ordinances, Chapter 74- Building and Building Regulations, Section 74-64, adoption of building codes (amends Code of Ordinances to adopt the 2021 state-mandated code editions).

The Vote - The motion was approved without objection.

10. RESOLUTION TO APPROVE THE AMENDED OYSTER FACTORY PARK MASTER PLAN (2020 OYSTER FACTORY PARK MASTER PLAN) WITH REDUCED ADDITIONAL PARKING

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

<https://beaufortcountysc.new.swagit.com/videos/186243?ts=1196>

Stefanie Nagid briefed the Committee on the proposed parking area included in the 2020 Oyster Factory Park Master Plan and recommended limiting the parking area to preserve open space.

Council Member Rodman asked if there would be a barrier to prevent overflow parking in the preserved open space. Mrs. Nagid replied that there is an agreement with the Town of Bluffton allowing the area to be used for overflow parking if needed for an event.

Council Member Glover and Charles Savino discussed the treehouse included in the Master Plan and potential liability concerns.

County Administrator Greenway expressed concerns about building a parking lot on property bought through the Rural and Critical Lands program and having the treehouse built on County property.

Council Member Glover and Mrs. Nagid discussed the number of parking spaces currently and potentially available and the use of those spaces for trailers.

Council Member Glover made a motion to recommend approval of the item. The Committee and Mr. Greenway discussed the postponement of the item to allow time for the Town of Bluffton to produce sketches of the property that reflect the parking change.

Motion to Postpone: It was moved by Council Member Glover, seconded by Council Member Cunningham, to postpone this item until the next Natural Resources Committee meeting.

The Vote - The motion to postpone was approved without objection.

11. RECOMMEND APPROVAL OF THE APPOINTMENT OF STODD MCEWAN TO THE RURAL AND CRITICAL LANDS BOARD FOR A PARTIAL-TERM APPOINTMENT EXPIRING IN FEBRUARY 2023 (DISTRICT 4 SUB FOR DISTRICT 7)

Items 11, 12, and 13 were voted on as a package.

Motion: It was moved by Council Member Glover, seconded by Council Member Dawson, to recommend approval of the appointment of Stodd McEwan to the Rural and Critical Lands Board for a partial-term appointment expiring in February 2023 (District 4 sub for District 7).

The Vote - The motion was approved without objection.

12. RECOMMEND APPROVAL OF THE APPOINTMENT OF LUCIA O'FARRELL TO THE RURAL AND CRITICAL LANDS BOARD AS A REPRESENTATIVE FOR DISTRICT 4 FOR A PARTIAL TERM APPOINTMENT EXPIRING IN FEBRUARY 2023

Motion: It was moved by Council Member Glover, seconded by Council Member Dawson, to recommend approval of the appointment of Lucia O'Farrell to the Rural and Critical Lands Board as a representative for District 4 for a partial term appointment expiring in February 2023.

The Vote - The motion was approved without objection.

13. RECOMMEND APPROVAL OF THE APPOINTMENT OF WENDY ZARA TO THE REGIONAL HOUSING TRUST OVERSIGHT BOARD AS THE REPRESENTATIVE FROM BEAUFORT COUNTY FOR A TWO-YEAR TERM PURSUANT TO THE REGIONAL HOUSING TRUST FUND IGA

Motion: It was moved by Council Member Glover, seconded by Council Member Dawson, to recommend approval of the appointment of Wendy Zara to the Regional Housing Trust Oversight Board as the representative from Beaufort County for a two-year term pursuant to the Regional Housing Trust Fund IGA.

The Vote - The motion was approved without objection.

14. 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 VILLAGE CREEKSIDE PDR

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

<https://beaufortcountysc.new.swagit.com/videos/186243?ts=2095>

Motion: It was moved by Council Member Rodman, seconded by Council Member Glover, to enter into executive session at or around 3:40 PM.

Discussion: Council Member Glover asked for landowners in attendance to be introduced to the Committee.

County Administrator Greenway stated that the Committee was in jeopardy by going into executive session and that the discussion should be continued in open session.

Kate Schaefer briefed the Committee on the recommendation to purchase development rights to establish a conservation easement.

The Committee and Mrs. Schaefer discussed the number of structures allowed on the property.

Motion: It was moved by Council Member Glover, seconded by Council Member Rodman, to approve the recommendation of development rights purchase on real property known as Village Creekside PDR and forward the item to the County Council.

The Vote - The motion was approved without objection.

Council Member McElynn confirmed that the funding for this project is coming from the Rural and Critical Lands Program.

15. MATTERS ARISING OUT OF EXECUTIVE SESSION

The executive session item was discussed and voted on in an open session.

16. ADJOURNMENT

Adjourned: at or around 3:51 PM

Ratified: January 9, 2023