



Community Services and Land Use Committee Beaufort County, SC

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

Monday, October 14, 2024
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/317510>

COMMITTEE MEMBERS:

ALICE HOWARD, CHAIR
GERALD DAWSON
THOMAS REITZ

YORK GLOVER, VICE-CHAIRMAN
PAULA BROWN
JOSEPH PASSIMENT, EX-OFFICIO

1. CALL TO ORDER

Committee Chairman Howard called the meeting to order at 3:00 pm

PRESENT

Committee Chair Alice Howard
Committee Vice-Chair York Glover 3:05pm
Council Member Paul Brown
Council Member Gerald Dawson
Council Member Thomas Reitz
Council Member Mark Lawson
Council Member Anna Maria Tabernik
Chairman Joseph Passiment
Vice Chairman Lawrence McElynn

ABSENT

Council Member David Bartholomew
Council Member Mark Lawson
Council Member Logan Cunningham

2. PLEDGE OF ALLEGIANCE

Committee Chairman Howard led the Pledge of Allegiance

3. PUBLIC NOTIFICATION OF THIS MEETING HAS BEEN PUBLISHED, POSTED, AND DISTRIBUTED IN COMPLIANCE WITH THE SOUTH CAROLINA FREEDOM OF INFORMATION ACT

Committee Chair 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 Tabernik, seconded by Council Member Brown to approve the agenda.

The Vote: Motion approved without objection.

5. APPROVAL OF MINUTES - September 9, 2024

Motion: It was moved by Council Member Brown, seconded by Council Member Dawson to approve the minutes from September 9, 2024.

The Vote: The motion was approved without objection.

6. CITIZEN COMMENT PERIOD- 15 MINUTES TOTAL

Anyone who wishes to speak during the Citizen Comment portion of the meeting will limit their comments and speak no longer than three (3) minutes. Speakers will address Council in a respectful manner appropriate to the decorum of the meeting, refraining from the use of profane, abusive, or obscene language. In accordance with Beaufort County's Rules and Procedures, giving of a speaker's time to another is not allowed.

No citizen comments.

7. ASSISTANT COUNTY ADMINISTRATOR REPORT- Chuck Atkinson

Chuck Atkinson, Assistant County Administrator, gave an update on flooding.

Please see the video stream available on the County's website for the full report:
<https://beaufortcountysc.new.swagit.com/videos/317510?ts=109>

AGENDA ITEMS

8. DISCUSSION AND UPDATE ON THE ALLJOY SEWER PROJECT- *Charlie Stone, Beaufort Jasper Water Sewer Authority*

Motion: It was moved by Council Member Lawson, seconded by Vice Chair Glover, to bring forward a resolution to the council to commit one million dollars in FY26 to support the BJWSA Alljoy Sewer Project.

The Vote: The motion was approved without objection.

Please see the video stream available on the County's website for the full discussion:
<https://beaufortcountysc.new.swagit.com/videos/317510?ts=1992>

9. RECOMMEND APPROVAL OF A RESOLUTION AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE THE NECESSARY DOCUMENTS AND PROVIDE FUNDING FOR THE FEE SIMPLE PURCHASE OF REAL PROPERTY IDENTIFIED AS TAX MAP SERIAL NUMBER R600 009 000 0030 0000 AND ALSO KNOWN AS RAWSTROM ROAD (FISCAL IMPACT: \$1,870,000 Beaufort County Rural and Critical Land Preservation Program Bond Referendum Account # 4500) - *Amanda Flake, Natural Resource Planner*

The Rural and Critical Land Preservation Board recommended approval for due diligence on 11/9/23, the Council recommended approval for due diligence on 1/8/24, and the Rural and Critical Land Preservation Board then recommended purchase on 8/8/24.

Rawstrom Road is recommended for purchase. This purchase would protect 12 acres adjacent to Altamaha Heritage Preserve (DNR) and allow for public access adjacent to DNR; the property is in the Okatie watershed. The property is TMS# R600 009 000 0030 0000, which was appraised for a purchase price of \$1,870,000.

Rural and Critical Land Preservation funds remain for this purchase and all other projects currently recommended for due diligence, which are "in the pipeline."

Motion: It was moved by Chairman Passiment, Seconded by Committee Vice-Chair Glover, to Recommend Approval of a Resolution Authorizing the County Administrator to Execute the Necessary Documents and Provide Funding for the Fee Simple Purchase of Real Property Identified as Tax Map Serial Number R600 009 000 0030 0000 and Also Known as Rawstrom Road.

The Vote: The motion was approved without objection.

Please see the video stream available on the County's website for the full discussion:
<https://beaufortcountysc.new.swagit.com/videos/317510?ts=3289>

10. RECOMMEND APPROVAL TO UNDERTAKE DUE DILIGENCE AND DISCUSSION/NEGOTIATIONS FOR THE PROPOSED FEE SIMPLE PURCHASE OF REAL PROPERTY KNOWN AS NORTH WIDGEON (FISCAL IMPACT: \$10,000 due diligence fees for appraisal, Beaufort County Rural and Critical Land Preservation Program Bond Referendum Account #45001) - Amanda Flake, Natural Resource Planner

North Widgeon is recommended for due diligence. The purchase would protect 23 acres adjacent to Widgeon Point Passive Park and protect public enjoyment of the Park. This would consume the remaining funding from the Rural and Critical Lands Preservation Program. This project is anticipated to require other grant funds, and Open Land Trust staff intends to apply to the Conservation Bank and Beaufort Greenspace Program.

Motion: It was moved by Chairman Passiment, Seconded by Committee Vice Chair Glover, to approve to undertake due diligence and discussion/negotiations for the proposed fee simple purchase of real property known as North Widgeon.

Motion to amend: It was moved by Chairman Passiment, Seconded by Committee Vice-Chair Glover to add that due diligence is contingent on the approval/signature of all three owners of real property known as North Widgeon.

Main Motion: It was moved by Chairman Passiment, Seconded by Committee Vice-Chair Glover to undertake due diligence and discussion/negotiations for the proposed fee simple purchase of real property known as North Widgeon contingent on the approval/signatures of all three owners.

The Vote: The motion was approved without objection.

Please see the video stream available on the County's website for the full discussion:
<https://beaufortcountysc.new.swagit.com/videos/317510?ts=3624>

11. ADJOURNMENT: at approximately 3:35pm

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BACKUP PACKAGES, PLEASE VISIT:**

<https://beaufortcountysc.gov/council/council-committee-meetings/index.html>

Ratified: November 12, 2024