



County Council Meeting Beaufort County, SC

Hilton Head Library, 11 Beach City Road, Hilton Head, SC 29926

Monday, January 27, 2025
6:00 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/326881>

1. CALL TO ORDER

Chair Howard called the meeting to order at 6:00PM

PRESENT

Chair Alice Howard
Vice-Chair Anna Maria Tabernik
Council Member David P. Bartholomew
Council Member Paula Brown
Council Member Gerald Dawson (virtual)
Council Member York Glover
Council Member Mark Lawson
Council Member Lawrence McElynn
Council Member Joseph F. Passiment (virtual)
Council Member Thomas Reitz

ABSENT

Council Member Logan Cunningham

2. PLEDGE OF ALLEGIANCE AND INVOCATION

Chair Howard led the Pledge of Allegiance and gave the Invocation.

3. STATEMENT OF COMPLIANCE WITH FOIA

Chair Howard stated that public notice of this meeting had been given in compliance with FOIA.

4. APPROVAL OF AGENDA

Motion: It was moved by Vice-Chair Tabernik, Seconded by Council Member Bartholomew to approve the agenda.

The Vote - Voting Yea: Chair Howard, Vice-Chair Tabernik, Council Member Bartholomew, Council Member Brown, Council Member Dawson, Council Member Glover, Council Member Lawson, Council Member McElynn, Council Member Passiment, and Council Member Reitz. The motion passed 10:0.

5. APPROVAL OF MINUTES

Motion: It was moved by Council Member Brown, Seconded by Vice-Chair Tabernik to approve the minutes of December 9, 2024.

The Vote - Voting Yea: Chair Howard, Vice-Chair Tabernik, Council Member Bartholomew, Council Member Brown, Council Member Dawson, Council Member Glover, Council Member Lawson, Council Member McElynn, Council Member Passiment, and Council Member Reitz. The motion passed 10:0.

6. ADMINISTRATOR'S REPORT

Please watch the video stream on the county's website to view the full report.

<https://beaufortcountysc.new.swagit.com/videos/326881>

7. CITIZEN COMMENTS PERIOD – 30 MINUTES TOTAL

Citizen Comments were taken.

8. LIASION AND COMMITTEE REPORTS

Please watch the video stream on the county's website to view the full report.

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9. APPROVAL OF CONSENT AGENDA

Motion: It was moved by Council Member Brown, Seconded by Vice-Chair Tabernik to approve the following items on the consent agenda:

- Approval of a task order to J.H. Hiers, Inc. of Beaufort, SC, for the Hickory Hill drainage improvements project.
- Approval of a task order to J.H. Hiers, Inc. of Beaufort, SC, for tuxedo park detention pond rehabilitation project.
- Contract award to Mitchell Brothers Inc. for IFB # 111924 construction/renovation of the administration building and county council chambers. Contract award to Beaufort Construction of SC, LLC for IFB# 101824 Bluffton Community Center renovation.
- Mitchell Brothers Construction, Inc., was awarded the contract for the renovation of IFB #101724, Booker T. Washington community center.
- Contract award to Fraser Construction and Court Atkins Group for IFB #061824 station 39 for the design portion of this design/build project.
- Contract award to C.E. Bourne & Co Inc for IFB #050824- detention center stucco repair and painting
- Sole source contract award To Pavement Technology Inc. For year 8 rejuvenator.

The Vote - Voting Yea: Chair Howard, Vice-Chair Tabernik, Council Member Bartholomew, Council Member Brown, Council Member Dawson, Council Member Glover, Council Member Lawson, Council Member McElynn, Council Member Passiment and Council Member Reitz. Motion passed 10:0.

10. 2025/02 AN ORDINANCE AMENDING THE COMMUNITY DEVELOPMENT CODE (CDC): SECTION A.6.40 (PERMITTED ACTIVITIES) TO ALLOW LODGING: SHORT-TERM HOUSING RENTAL (STHR) IN DALE COMMUNITY PRESERVATION DISTRICT (DCP) AND SECTION A.7.40 (PERMITTED ACTIVITIES) TO ALLOW LODGING: SHORT-TERM HOUSING RENTAL (STHR) IN DALE MIXED USE DISTRICT (DMU)

Motion: It was moved by Council Member Bartholomew, Seconded by Council Member Glover to approve third reading of Beaufort County Ordinance 2025/02 for the following reasons: ONE, IT IS CONSISTENT WITH THE GOALS, OBJECTIVES, and policies of the comprehensive plan. Two, it is not in conflict with any provision of this development code or the code of ordinances. It does address a demonstrated community need. It is consistent with the purpose and intent of the zones in this development code or would improve compatibility among uses and ensure efficient development within the county. It would result in a logical and orderly development pattern, and it would not result in adverse

impacts on the natural environment, including but not limited to water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

The Vote - Voting Yea: Chair Howard, Vice-Chair Tabernik, Council Member Bartholomew, Council Member Brown, Council Member Glover, Council Member Lawson, Council Member McElynn, Council Member Passiment, and Council Member Reitz. **Voting Abstaining:** Council Member Dawson. The motion passed 9:0:1

11. 2025/03 AN ORDINANCE AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE ANY AND ALL NECESSARY DOCUMENTS FOR THE ACCEPTANCE OF RIGHT-OF-WAY OR TEMPORARY CONSTRUCTION EASEMENTS ON REAL PROPERTY ASSOCIATED WITH THE STUART POINT ROAD SIDEWALK PROJECT

Motion: It was moved by Council Member Brown, Seconded by Council Member Bartholomew to approve third reading of Beaufort County Ordinance 2025/03.

The Vote - Voting Yea: Chair Howard, Vice-Chair Tabernik, Council Member Bartholomew, Council Member Brown, Council Member Dawson, Council Member Glover, Council Member Lawson, Council Member McElynn, Council Member Passiment, and Council Member Reitz. Motion passed 10:0.

12. 2025/04 AN ORDINANCE AUTHORIZING THE COUNTY ADMINISTRATOR TO ENTER INTO A LEASE AGREEMENT WITH MITCHELVILLE PRESERVATION PROJECT, INC. FOR SUITE 134 AND SUITE 142 OF THE COUNTY-OWNED OFFICE BUILDING LOCATED AT 539 WILLIAM HILTON PARKWAY ON HILTON HEAD ISLAND

Motion: It was moved by Council Member Reitz, seconded by Council Member Bartholomew to approve third reading of Beaufort County Ordinance 2025/04.

The Vote - Voting Yea: Chair Howard, Vice-Chair Tabernik, Council Member Bartholomew, Council Member Brown, Council Member Dawson, Council Member Glover, Council Member Lawson, Council Member McElynn, Council Member Passiment, and Council Member Reitz. The motion passed 10:0.

13. 2025/06 AN ORDINANCE PLACING LAND PURCHASED BY PROJECT MICRO INTO AN EXISTING MULTI-COUNTY INDUSTRIAL PARK

Motion: It was moved by Council Member Brown, Seconded by Council Member Glover to approve second reading of Beaufort County Ordinance 2025/06.

To watch the full discussion of this item, please click the link below.

<https://beaufortcountysc.new.swagit.com/videos/326881>

The Vote - Voting Yea: Chair Howard, Vice-Chair Tabernik, Council Member Bartholomew, Council Member Brown, Council Member Dawson, Council Member Glover, Council Member Lawson, Council Member McElynn, and Council Member Reitz. Council Member Passiment did not vote. The motion Passed 9:0

14. 2025/07 AN ORDINANCE FOR BEAUFORT COUNTY TO ENTER INTO A SPECIAL SOURCE REVENUE CREDIT AGREEMENT WITH PROJECT MICRO

Motion: It was moved by Council Member Bartholomew, Seconded by Council Member Glover to approve second reading of Beaufort County Ordinance 2025/07.

The Vote - Voting Yea: Chair Howard, Vice-Chair Tabernik, Council Member Bartholomew, Council Member Brown, Council Member Dawson, Council Member Glover, Council Member Lawson, Council Member McElynn, Council Member Passiment, and Council Member Reitz. The motion passed 10:0.

15. 2025/08 AN ORDINANCE AMENDING ORDINANCE 2024/36, CONVEYING PROPERTY TO BEAUFORT MEMORIAL HOSPITAL FOR THE DEVELOPMENT OF AFFORDABLE HOUSING AND MEDICAL OFFICES IN BLUFFTON, SC. LOCATED AT 333 & 335 BUCKWALTER PARKWAY

Motion: It was moved by Council Member Bartholomew, Seconded by Council Member Lawson to approve first reading of Beaufort County Ordinance 2025/08.

To watch the full discussion of this item, please click the link below.

<https://beaufortcountysc.new.swagit.com/videos/326881>

The Vote - Voting Yea: Chair Howard, Vice-Chair Tabernik, Council Member Bartholomew, Council Member Brown, Council Member Dawson, Council Member Glover, Council Member Lawson, Council Member McElynn, Council Member Passiment, and Council Member Reitz. The motion passed 10:0.

16. 2025/09 AN ORDINANCE AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE THE NECESSARY DOCUMENTS AND PROVIDE FUNDING FOR THE DEVELOPMENT RIGHTS PURCHASE OF REAL PROPERTY IDENTIFIED AS TAX MAP SERIAL NUMBER R300 028 000 128B 000, 128C, 128D AND ALSO KNOWN AS SEASIDE ROAD PDR

Motion: It was moved by Council Member Glover, Seconded by Council Member Bartholomew to approve first reading of Beaufort County Ordinance 2025/09

To watch the full discussion of this item, please click the link below.

<https://beaufortcountysc.new.swagit.com/videos/326881>

The Vote - Voting Yea: Chair Howard, Vice-Chair Tabernik, Council Member Bartholomew, Council Member Brown, Council Member Dawson, Council Member Glover, Council Member Lawson, Council Member McElynn, Council Member Passiment, and Council Member Reitz. The motion passed 10:0.

17. 2025/10 AN ORDINANCE 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 R600-029-000-0054-0000 AND ALSO KNOWN AS DAVIS ROAD FEE

Motion: It was moved by Council Member Glover, Seconded by Vice-Chair Tabernik to approve first reading of Beaufort County Ordinance 2025/10.

To watch the full discussion of this item, please click the link below.

<https://beaufortcountysc.new.swagit.com/videos/326881>

The Vote - Voting Yea: Chair Howard, Vice-Chair Tabernik, Council Member Bartholomew, Council Member Brown, Council Member Dawson, Council Member Glover, Council Member Lawson, Council Member McElynn, Council Member Passiment, and Council Member Reitz. The motion passed 10:0.

18. 2025/01 A RESOLUTION AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE THE DOCUMENTS NECESSARY AND TO PROVIDE FUNDS TO THE TOWN OF HILTON HEAD ISLAND FOR THEIR PROCUREMENT OF FEE SIMPLE REAL PROPERTY LOCATED ON HILTON HEAD ISLAND, KNOWN AS THE JONESVILLE ROAD TRACT (PIN# R510 007 000 0091 0000), NOT TO EXCEED THE APPRAISED VALUE OF THE PROPERTY

Council Member Dawson left the meeting.

Motion: It was moved by Council Member Reitz, Seconded by Council Member Glover to approve Beaufort County Resolution 2025/01.

Motion to Amend: It was moved by Council Member Reitz, Seconded by Vice-Chair Tabernik to add the language and shall require that any funds received from grants, private, federal, or state funding be used

solely to reimburse the expenditure of the green space program and to allow staff to work with the applicant for grants and for the applicant to cooperate with the county as the owner to do the purchase.

The Vote - Voting Yea: Chair Howard, Vice-Chair Tabernik, Council Member Bartholomew, Council Member Brown, Council Member Glover, Council Member Lawson, Council Member McElynn, and Council Member Reitz. Council Member Passiment did not vote due to technical errors. The motion to amend passed 8:0.

Main Motion: It was moved by Council Member Reitz, Seconded by Council Member Glover to approve Beaufort County Resolution 2025/01 as amended.

The Vote - Voting Yea: Chair Howard, Vice-Chair Tabernik, Council Member Bartholomew, Council Member Brown, Council Member Glover, Council Member Lawson, Council Member McElynn, Council Member Passiment, and Council Member Reitz. The motion to amend passed 9:0.

19. **2025/02 A RESOLUTION AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE THE DOCUMENTS NECESSARY AND TO PROVIDE FUNDS TO CONTRIBUTE TO THEIR PROCUREMENT OF FEE SIMPLE REAL PROPERTY LOCATED ON HILTON HEAD ISLAND, KNOWN AS THE WILLIAM HILTON PARKWAY TRACTS (PIN# R511 007 000 0060 0000, R511 007 000 060C 0000, R511 007 000 060A 0000, R511 007 000 060B 0000, R511 007 000 192E 0000, R511 007 000 192C 0000), NOT TO EXCEED THE APPRAISED VALUE OF THE PROPERTY (\$1,464,200) AND THAT ANY FUNDS RECEIVED FROM FUTURE RIGHT-OF-WAY ACQUISITION GO BACK TO THE GREEN SPACE PROGRAM FUND**

Motion: It was moved by Council Member Glover, Seconded by Council Member Reitz to approve Beaufort County Resolution 2025/02.

The Vote - Voting Yea: Chair Howard, Vice-Chair Tabernik, Council Member Bartholomew, Council Member Brown, Council Member Glover, Council Member Lawson, Council Member McElynn, Council Member Passiment, and Council Member Reitz. The motion passed 9:0.

20. **2025/03 A RESOLUTION TO ACCEPT FUNDING PURSUANT TO SOUTH CAROLINA ACT 226 FY 2024-2025 STATE APPROPRIATIONS ACT IN THE AMOUNT OF \$1,200,000 FOR THE ALLJOY BOAT LANDING IMPROVEMENT PROJECT**

Motion: It was moved by Council Member Lawson, Seconded by Council Member Brown to approve Beaufort County Resolution 2025/03.

The Vote - Voting Yea: Chair Howard, Vice-Chair Tabernik, Council Member Bartholomew, Council Member Brown, Council Member Glover, Council Member Lawson, Council Member McElynn, Council Member Passiment and Council Member Reitz. The motion passed 9:0.

21 EXECUTIVE SESSION

Motion: It was moved by Vice-Chair Tabernik, Seconded by Council Member Brown to go into executive session for the following reasons:

- Pursuant To S.C. Code Section 30-4-70(A)(2) receipt of legal advice where the legal advice relates to pending litigation (Cheryl A. Munday and Margaret Devine V. Beaufort County Detention Center)
- PURSUANT TO S.C. CODE SECTION 30-4-70(A)(2) receipt of legal advice where the legal advice relates to pending litigation (Sandra Scheper V. Beaufort County Parks and Recreation)

The Vote - Voting Yea: Chair Howard, Vice-Chair Tabernik, Council Member Bartholomew, Council Member Brown, Council Member Glover, Council Member Lawson, Council Member McElynn, Council Member Passiment, and Council Member Reitz. The motion passed 9:0.

22. MATTERS ARISING OUT OF EXECUTIVE SESSION

Motion: It was moved by Council Member McElynn, Seconded by Vice-Chair Tabernik that council accept and approve the settlement agreement in the matter Sandra Scheper V. Beaufort County Parks and Recreation and authorize the county administrator to execute all necessary documents related to the settlement agreement reached in mediation on January 22nd, 2025.

The Vote - Voting Yea: Chair Howard, Vice-Chair Tabernik, Council Member Bartholomew, Council Member Brown, Council Member Glover, Council Member Lawson, Council Member McElynn, Council Member Passiment and Council Member Reitz. The motion passed 9:0.

Motion: It was moved by Council Member Brown, Seconded by Council Member Bartholomew that Council authorize the deputy county attorney and our outside counsel for the case of Cheryl Mundy et al. Versus Beaufort County to negotiate a settlement for an amount, as discussed in executive session, and the county administrator be authorized to execute a settlement agreement in this case for an amount, as discussed in executive session number two. Additionally, I move that Council authorize the deputy county attorney and our outside counsel for the case of Beaufort County versus Sky Surf to negotiate a settlement for the terms as discussed and in executive session and that the county administrator be authorized to execute a settlement agreement in this case for the terms as discussed in executive session.

The Vote - Voting Yea: Chair Howard, Vice-Chair Tabernik, Council Member Bartholomew, Council Member Brown, Council Member Glover, Council Member Lawson, Council Member McElynn, and Council Member Passiment. **Voting Nay:** Council Member Reitz. The motion passed 8:1.

23. ADJOURNMENT

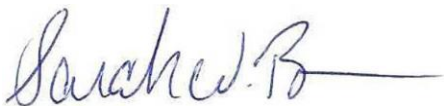
COUNTY COUNCIL OF BEAUFORT COUNTY



BY: _____

Alice G. Howard, Chairman

ATTEST:



Sarah W. Brock, Clerk to Council

Ratified: March 10, 2025