



Natural Resources Committee Meeting

Chairman

ALICE HOWARD

Vice Chairman

GERLAD DAWSON

Council Members

LOGAN CUNNINGHAM

YORK GLOVER, SR.

CHRIS HERVOCHON

County Administrator

ERIC GREENWAY

Clerk to Council

SARAH W. BROCK

Staff Support

CHUCK ATKINSON

JARED FRALIX

Administration Building

Beaufort County Government
Robert Smalls Complex
100 Ribaut Road

Contact

Post Office Drawer 1228
Beaufort, South Carolina 29901-1228
(843) 255-2180
www.beaufortcountysc.gov

Natural Resources Committee Agenda

Monday, June 07, 2021 at 3:00 PM

Or Immediately following the Community Services Committee Meeting no sooner than 3:00 PM.

This meeting will be held both in person in the Executive Conference Room located at 100 Ribaut Road, Beaufort, and virtually through Zoom. Please be aware that there is limited seating available for the in-person meeting and attendees must practice social distancing.

1. CALL TO ORDER
2. 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*
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES - MAY 3, 2021
6. **CITIZENS COMMENT** - CITIZENS MAY JOIN VIA WEBEX USING THE LINK AND MEETING INFORMATION BELOW:

[MEETING LINK](#)

Meeting number (access code): 161 197 5428

Password: BC123

(ANYONE who wishes to speak during the Citizen Comment portion of the meeting will limit their comments to no longer than three (3) minutes (a total of 15 minutes) and will address Council in a respectful manner appropriate to the decorum of the meeting, refraining from the use of profane, abusive, or obscene language)

ACTION ITEMS

7. BEAUFORT CONSERVATION FY20 ANNUAL REPORT
8. ZONING MAP AMENDMENT/REZONING REQUEST FOR 5.23 ACRES (R100 027 000 042B 0000) AT 335 JOE FRAZIER RD FROM T2 RURAL TO T2 RURAL CENTER
9. RECOMMENDATION OF CONTRACT AWARD FOR PALMETTO RIDGE AND HICKORY STREET – SHELL POINT DRAINAGE AND EASEMENT CLEARING (\$55,000.00)
10. UPDATE ON FILL ORDINANCE (AMENDMENT TO DIVISION 5.13 OF THE COMMUNITY DEVELOPMENT CODE) TO LIMIT FILL IN LOW-LYING AREAS.
11. UPDATE ON BOARD AND COMMISSIONS VACANCIES
12. ADJOURNMENT



BEAUFORT COUNTY COUNCIL AGENDA ITEM SUMMARY

ITEM TITLE:
APPROVAL OF MINUTES
MEETING NAME AND DATE:
NATURAL RESOURCES COMMITTEE MEETING <ul style="list-style-type: none">• JUNE 7, 2021
PRESENTER INFORMATION:
COMMITTEE CHAIRMAN HOWARD
ITEM BACKGROUND:
NATURAL RESOURCES COMMITTEE MEETING <ul style="list-style-type: none">• MAY 3, 2021
PROJECT / ITEM NARRATIVE:
CONSIDERATION OF APPROVAL FOR NATURAL RESOURCES COMMITTEE MINUTES FROM MAY 3, 2021.
FISCAL IMPACT:
NONE
STAFF RECOMMENDATIONS TO COUNCIL:
APPROVE, MODIFY, OR REJECT
OPTIONS FOR COUNCIL MOTION:
MOTION TO (APPROVE, MODIFY, REJECT) NATURAL RESOURCES COMMITTEE MINUTES FROM MAY 3, 2021.



Natural Resources Committee Meeting

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Vice Chairman

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Council Members

LOGAN CUNNINGHAM

YORK GLOVER, SR.

CHRIS HERVOCHON

Interim County Administrator

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Natural Resources Committee Minutes

Monday, May 03, 2021 at 2:00 PM

PRESENT

Committee Chair Alice Howard

Committee Vice-Chair Gerald Dawson

Council Member Joseph F. Passiment

Council Member D. Paul Sommerville

Council Member York Glover

Council Member Chris Hervocho

Council Member Lawrence McElynn

Council Member Logan Cunningham

ABSENT

Council Member Brian Flewelling

Council Member Stu Rodman

Council Member Mark Lawson

CALL TO ORDER

Chairman Howard called the meeting to order at 2:00 PM

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 moved by Committee Vice-Chair Dawson, seconded by Council Member Glover to approve the agenda. The motion was approved without objection.

APPROVAL OF MINUTES

Motion: It was moved by Committee Vice-Chair Dawson, seconded by Council Member Sommerville approve of minutes for April 5, 2021. The motion was approved without objection.

CITIZENS COMMENTS

Chairman Howard * read citizen comment from Hilton Head Area Realtors ** pgs 7 - 9.

ACTION ITEMS

Contract extension for Phase II Planning Services to Wood and Partners, Inc. for completion of civil and architect plans for Whitehall Park

Stefanie Nagid stated Wood and Partners, Inc. was the selected bidder in the planning services bid (RFP #073119) for Whitehall Park. The bid included a provision to allow the selected bidder to provide a proposal for Phase II planning services, which include civil and architect plans, permitting and geotechnical investigation, and construction oversight. Wood and Partners, Inc. has provided an acceptable proposal for Phase II planning services. County Council approved a total of \$600,000 from the Rural and Critical bond funds to be used towards planning and construction of Whitehall Park (R2019/23 and R2019/49). To date, \$28,247.50 of those funds have been expended. Wood and Partners, Inc. proposal for Phase II planning services will encumber \$136,900 of funds in account 45020011-54417.

Motion: It was moved by Council Member Sommerville, seconded by Committee Vice-Chair Dawson to recommend approval to County Council for a contract extension to Wood and Partners, Inc. in the amount of \$136,900 for Phase II Planning Services for Whitehall Park. The motion was approved without objection.

Appointment of Gail Murray (District 1) or Daniel Riedel (District 4) Fill The Northern Beaufort County Opening On The Zoning Board Of Appeals.

Motion: It was moved by Committee Vice-Chair Dawson, seconded by Council Member Passiment to appoint Gail Murray to the Zoning board of Appeals to move forward to County Council for final approval. The motion approved without objection.

Appointment of Girard Hoffman to Southern Beaufort County Corridor Beautification Board.

Motion: It was moved by Council Member Sommerville, seconded by Council Member Glover to appoint Girard Hoffman to Southern Beaufort County to move forward to County Council for final approval. The motion was approved without objection.

EXECUTIVE SESSION

Motion: It was moved by made by Council Member Glover, seconded by Committee Vice-Chair Dawson to go into executive session. The motion was approved without objection.

Pursuant to S.C. Code Section 30-4-70(2): Discussion of negotiations incident to proposed contractual arrangements and proposed sale or purchase of property through the Rural and Critical Lands Program Project

Pursuant To Sc Code Section 30-4-70(A)(2), The Receipt Of Legal Advice Where The Legal Advice Relates To A Pending, Threatened, Or Potential Claim Or Other Matters Covered By The Attorney-Client Privilege, Settlement Of Legal Claims, Or The Position Of The Public Agency In Other Adversary Situations Involving The Assertion Against The Agency Of A Claim

MATTERS ARISING OUT OF EXECUTIVE SESSION

3:13

Motion: It was moved by Committee Vice-Chair Dawson, seconded by Council Member Glover to approve with due diligence for two individual properties as discussed in Executive Session to not exceed \$50,000 for due diligence of each property. The motion was approved without objection.

ADJOURNMENT

The meeting was adjourned at 3:15 PM



BEAUFORT COUNTY COUNCIL AGENDA ITEM SUMMARY

ITEM TITLE:
<i>Zoning Map Amendment/Rezoning Request for 5.23 acres (R100 027 000 042B 0000) at 335 Joe Frazier Rd from T2 Rural to T2 Rural Center</i>
MEETING NAME AND DATE:
<i>Natural Resources Committee Meeting, June 7, 2021</i>
PRESENTER INFORMATION:
<i>Noah Krepps, Long Range Planner, Beaufort County Planning and Zoning (10 minutes needed for item discussion)</i>
ITEM BACKGROUND:
<i>This rezoning application went before the Beaufort County Planning Commission at their May 3, 2021 meeting. At that time the Commission voted (4 for and 1 against) to recommend approval of the proposed amendment to County Council.</i>
PROJECT / ITEM NARRATIVE:
<i>The applicant seeks to change the zoning of a 5.23-acre lot at 335 Joe Frazier Rd from T2 Rural (T2R) to T2 Rural Center (T2RC) (see attached map). A moving, storage, and trucking company has operated on the property since 1994. The property was zoned Traditional Overlay under the Zoning and Development Standards Ordinance (ZDSO). The applicant believes the property should have been designated T2RC or S1 Industrial (S1) with the adoption of the Community Development Code, as the Warehousing use predates the 1999 and 2014 zoning ordinances and is a non-conforming use under the current T2R zoning.</i>
FISCAL IMPACT:
<i>Not applicable</i>
STAFF RECOMMENDATIONS TO COUNCIL:
<i>The proposed zoning change from T2R to T2RC constitutes a “spot zoning” and cannot be supported by Planning staff. Staff also has concerns about noise, odor, and aesthetic impacts on the surrounding residential area if more intense uses (such as major vehicle maintenance and repair) are permitted on the property under the T2RC zoning district.</i>
OPTIONS FOR COUNCIL MOTION:
<i>To approve or deny the zoning amendment for 335 Joe Frazier Road from T2 Rural to T2 Rural Center.</i>

ORDINANCE 2021 / __

ZONING MAP AMENDMENT/REZONING REQUEST FOR 5.23 ACRES (R100 027 000 042B 0000) AT 335 JOE FRAZIER RD FROM T2 RURAL TO T2 RURAL CENTER.

WHEREAS, the proposed amendment is outlined in red on the attached map.

Adopted this ____ day of _____ 2021.

COUNTY COUNCIL OF BEAUFORT COUNTY

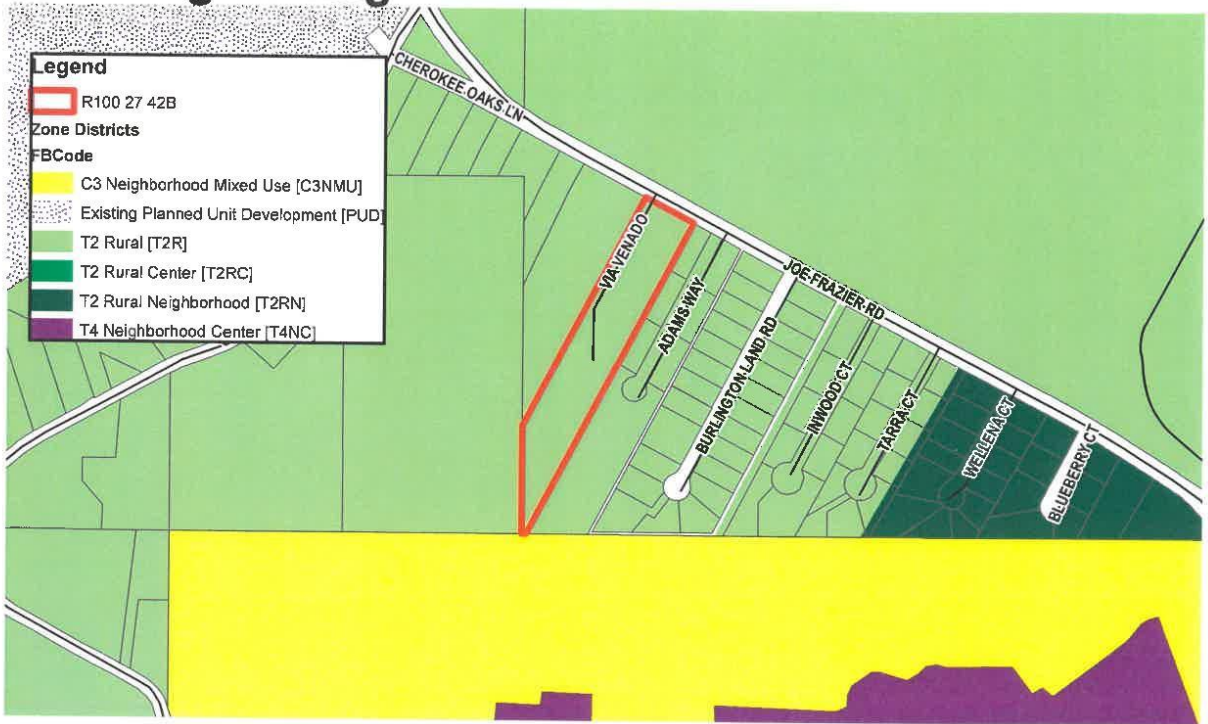
By: _____

Joseph Passiment, Chairman

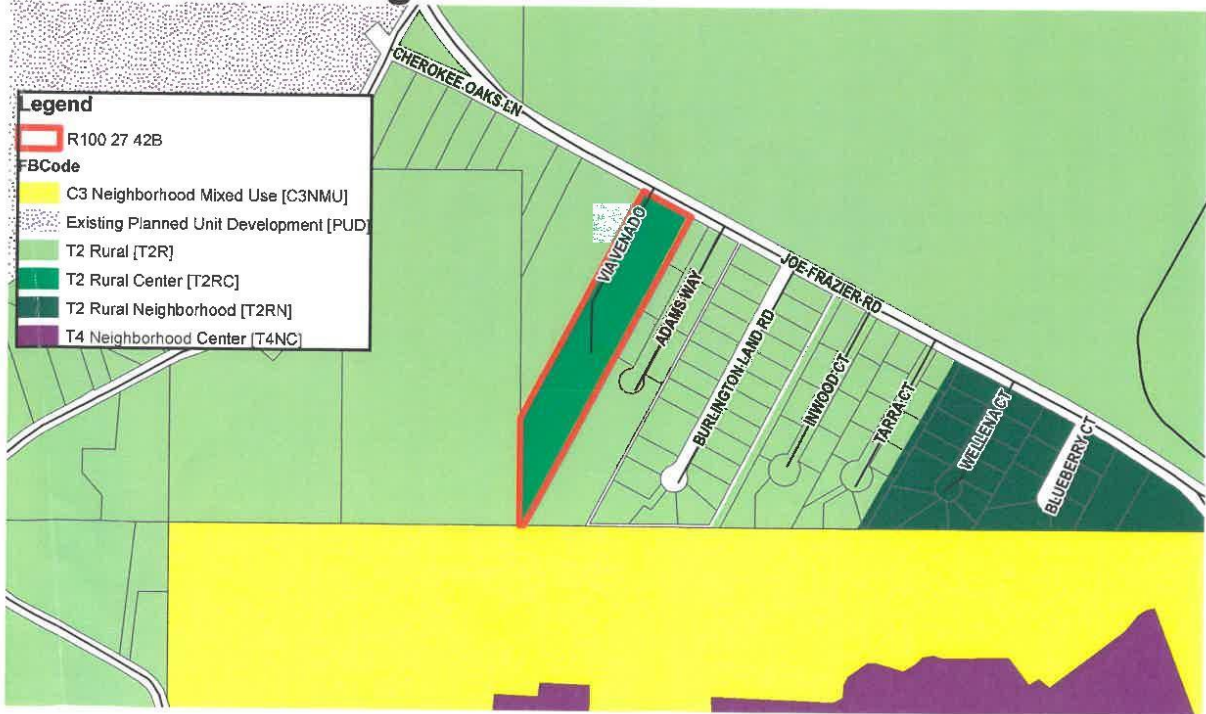
ATTEST:

Sarah W. Brock, JD, Clerk to Council

Existing Zoning



Proposed Zoning





MEMORANDUM

TO: Beaufort County Planning Commission

FROM: Noah Krepps, Beaufort County Planning and Zoning Department

DATE: April 26, 2021

SUBJECT: Zoning Map Amendment/Rezoning Request for 5.23 acres (R100 027 000 042B 0000) at 335 Joe Frazier Rd from T2 Rural to T2 Rural Center

STAFF REPORT:

A. BACKGROUND:

Case No. ZMA-2021-02

Owner/Applicant: Frank O. Plair and Billy J. Plair

Property Location: Located at 335 Joe Frazier Rd

District/Map/Parcel: R100 027 000 042B 0000

Property Size: 5.23 acres

Current Future Land Use Designation: Neighborhood Mixed-Use

Current Zoning District: T2 Rural

Proposed Zoning District: T2 Rural Center

B. SUMMARY OF REQUEST: The applicant seeks to change the zoning of a 5.23-acre lot at 335 Joe Frazier Rd from T2 Rural (T2R) to T2 Rural Center (T2RC) (see attached map). A moving, storage, and trucking company has operated on the property since 1994. The property was zoned Traditional Overlay under the Zoning and Development Standards Ordinance (ZDSO). The applicant believes the property should have been designated T2RC or S1 Industrial (S1) with the adoption of the Community Development Code, as the Warehousing use predates the 1999 and 2014 zoning ordinances and is a non-conforming use under the current T2R zoning.

The T2RC district allows a diverse mix of land uses including residential, retail, service, and limited light industrial. It is a lower intensity walkable area in the immediate vicinity of a rural crossroads or other important rural intersection.

E. COMPREHENSIVE PLAN FUTURE LAND USE MAP: This 5.23-acre lot is designated Neighborhood Mixed-Use on the Future Land Use Map. Future development in neighborhood mixed-

use areas should be primarily residential with some supporting neighborhood retail establishments. A very small percentage of the designated area should consist of commercial development.

F. ZONING MAP AMENDMENT REVIEW STANDARDS: In determining whether to adopt or deny a proposed Zone Map Amendment, the County Council shall weigh the relevance of and consider whether and the extent to which the proposed amendment:

1. **Is consistent with and furthers the goals, and policies of the Comprehensive Plan and the purposes of this Development Code;**

The Land Use chapter of the Comprehensive Plan indicates that Neighborhood Mixed-Use areas should be primarily residential with some supporting neighborhood retail and service establishments. However, the potential for intense uses on the property, such as vehicle repairs, does not maintain the residential character of this land use designation.

2. **Is not in conflict with any provision of this Development Code, or the Code of Ordinances;**

The proposed rezoning constitutes a “spot zoning,” as it is not adjacent to any other T2 Rural Center parcels.

3. **Addresses a demonstrated community need;**

See 1 above.

4. **Is required by changed conditions;**

N/A.

5. **Is compatible with existing and proposed uses surrounding the land subject to the application, and is the appropriate zone and uses for the land;**

Existing uses on the surrounding land are primarily residential. The proposed zoning change would allow for a broader mix of intense commercial, service, and light industrial uses.

6. **Would not adversely affect nearby lands;**

As stated in 5, there is potential for adverse impacts on the existing residential developments in the adjacent area.

7. **Would result in a logical and orderly development pattern;**

See 5 and 6 above.

8. **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:**

Any development on the site would be required to adhere to the natural resource protection, tree protection, wetland protection, and stormwater standards in the Community Development Code and the Stormwater BMP Manual.

9. **Would result in development that is adequately served by public facilities (e.g. streets, potable water, sewerage, stormwater management, solid waste collection and disposal, schools, parks, police, and fire and emergency medical facilities):**

The site is connected to public water.

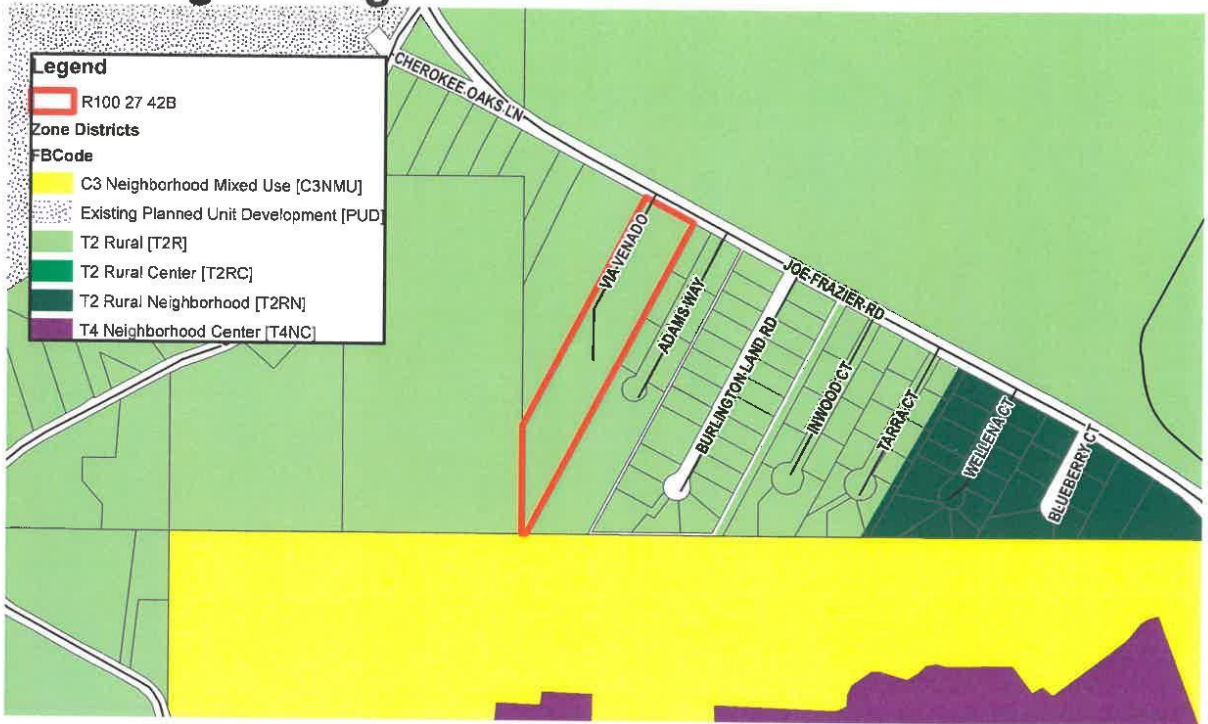
G. STAFF RECOMMENDATION: The proposed zoning change from T2R to T2RC constitutes a “spot zoning” and cannot be supported by Planning staff. Staff also has concerns about noise, odor, and aesthetic impacts on the surrounding residential area if more intense uses (such as major vehicle maintenance and repair) are permitted on the property under the T2RC zoning district.

H. PLANNING COMMISSION RECOMMENDATION: At the May 3, 2021 meeting of the Beaufort County Planning Commission, the Commission voted (4 for and 1 against) to recommend approval of the proposed amendment to County Council.

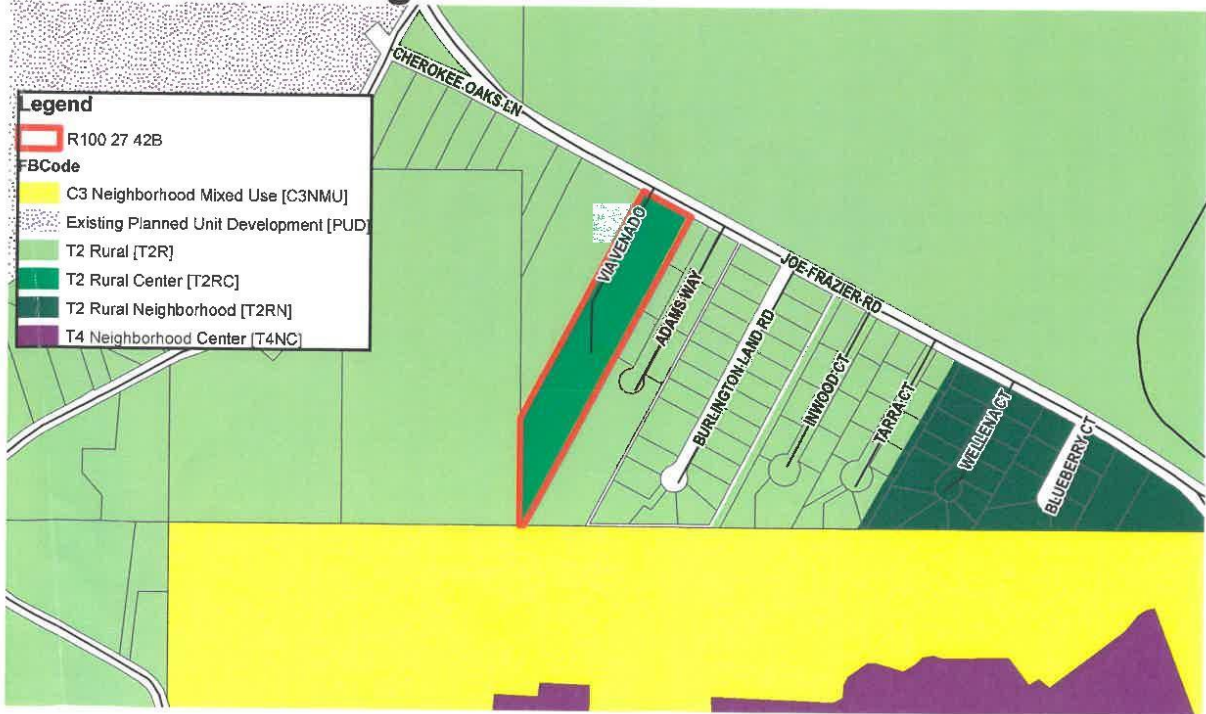
I. ATTACHMENTS

- Zoning Map (existing and proposed)
- Location Map

Existing Zoning



Proposed Zoning





BEAUFORT COUNTY COUNCIL AGENDA ITEM SUMMARY

ITEM TITLE:
Recommendation of Contract Award for Palmetto Ridge and Hickory Street – Shell Point drainage and easement clearing (\$55,000.00)
MEETING NAME AND DATE:
Natural Resources Committee – June 7 th , 2021
PRESENTER INFORMATION:
Jared Fralix, ACE – Engineering Neil Desai, P.E. – Public Works Director (<i>Alternate</i>) <i>(Time Needed for Item Discussion)</i>
ITEM BACKGROUND:
<i>(Boards or Commissions Vote History)</i> <i>(Council Vote History, etc.)</i>
PROJECT / ITEM NARRATIVE:
This project is associated with the Shell Point Drainage study conducted by Cranston Engineering.
FISCAL IMPACT:
Caribbean Landscaping & Tree Service, LLC provided a bid of \$55,000.00. Funding is available in the Beaufort County Stormwater Utility Fund.
STAFF RECOMMENDATIONS TO COUNCIL:
Staff recommends the award.
OPTIONS FOR COUNCIL MOTION:
Motion to approve recommendation of award for Contract Award for Palmetto Ridge and Hickory Street – Shell Point drainage and easement clearing (\$55,000.00). Motion to deny recommendation of award for Contract Award for Palmetto Ridge and Hickory Street – Shell Point drainage and easement clearing (\$55,000.00). <i>Next step – Upon approval, move forward to Council for Approval on June 14th, 2021.</i>



BEAUFORT COUNTY COUNCIL AGENDA ITEM SUMMARY

Item 11.

ITEM TITLE:
BOARDS AND COMMISSIONS VACANCIES
MEETING NAME AND DATE:
NATURAL RESOURCES COMMITTEE MEETING <ul style="list-style-type: none">• JUNE 7, 2021
PRESENTER INFORMATION:
COMMITTEE CHAIRMAN HOWARD
ITEM BACKGROUND:
NATURAL RESOURCES COMMITTEE MEETING
PROJECT / ITEM NARRATIVE:
HISTORIC PRESERVATION REVIEW BOARD - 1 VACANCY - ST. HELENA ISLAND RURAL AND CRITICAL LANDS PRESERVATION BOARD - 3 VACANCIES - DISTRICT 6,7, 9 SOUTHERN BEAUFORT COUNTY CORRIDOR BEAUTIFICATION - 1 VACANCY - DISTRICT 9
FISCAL IMPACT:
NONE
STAFF RECOMMENDATIONS TO COUNCIL:
OPTIONS FOR COUNCIL MOTION:
INFORMATIONAL PURPOSES ONLY