



## Community Services and Land Use Committee Beaufort County, SC

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

Monday, February 13, 2023  
3:00 PM

### AGENDA

#### COMMITTEE MEMBERS:

ALICE HOWARD, CHAIR  
GERALD DAWSON  
THOMAS REITZ

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

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- December 5, 2022
6. **CITIZEN COMMENTS - (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)**

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### AGENDA ITEMS

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- [7.](#) HUMAN SERVICES DEPARTMENT UPDATE- FRED LEYDA, DIRECTOR
- [8.](#) RECOMMEND APPROVAL OF AN ORDINANCE AMENDING BEAUFORT COUNTY CODE OF ORDINANCES CHAPTER 38, ARTICLE VII, SECTION 38-194, GREEN SPACE ADVISORY COMMITTEE MEMBERSHIP, TERMS, ORGANIZATION TO FURTHER DEFINE THE BEAUFORT COUNTY GREEN SPACE PROGRAM ADVISORY COMMITTEE MEMBERSHIP, TERMS, TERM LIMITS, MINIMUM REQUIREMENTS, PROCEDURES, AND GEOGRAPHICAL REPRESENTATION
- [9.](#) RECOMMEND APPROVAL TO UNDERTAKE DUE DILIGENCE AND DISCUSSIONS/NEGOTIATIONS WITH THE BEAUFORT COUNTY SCHOOL DISTRICT BOARD IN ORDER TO TRANSFER THE TITLE OF THE LOBECO LIBRARY TO BEAUFORT COUNTY.

- [10.](#) RECOMMEND APPROVAL TO AWARD RFQ#112322 FOR WILLIAM HILTON PARKWAY/US 278 CORRIDOR INDEPENDENT REVIEW TO CBB (*Fiscal Impact: Final contract amount \$197,813*)
  - [11.](#) RECOMMEND APPROVAL TO LIST GARVIN-GARVEY HOUSE IN RECONSTRUCTION ERA NATIONAL HISTORIC NETWORK
  12. RECOMMEND APPROVAL OF THE APPOINTMENT OF LAURA LEE ROSE TO THE CULTURAL PROTECTION OVERLAY DISTRICT COMMITTEE TO REPLACE BOB SEMMLER.
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### **EXECUTIVE SESSION**

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13. PURSUANT TO S.C. CODE SEC. 30-4-70 (A)(2): DISCUSSION OF NEGOTIATIONS INCIDENT TO PROPOSED CONTRACTUAL ARRANGEMENTS AND PROPOSED PURCHASE OF REAL PROPERTY (COOLER TRACT)
14. MATTERS ARISING OUT OF EXECUTIVE SESSION
15. ADJOURNMENT

**TO WATCH COMMITTEE OR COUNTY COUNCIL MEETINGS OR FOR A COMPLETE LIST OF AGENDAS AND BACKUP PACKAGES, PLEASE VISIT:**

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

**File Attachments for Item:**

5. APPROVAL OF MINUTES- December 5, 2022



## Community Services and Public Safety Committee Beaufort County, SC

This meeting was held in person at the County Council Chambers, 100 Ribaut Road, Beaufort, and virtually through Zoom.

Monday, December 05, 2022  
2:00 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/190475>

#### 1. CALL TO ORDER

Committee Chairman McElynn called the meeting to order at 2 PM.

#### PRESENT

Committee Chairman Lawrence McElynn  
Vice Chairman Logan Cunningham (arrived late)  
Council Member D. Paul Sommerville  
Council Member Gerald Dawson  
Council Member York Glover (arrived late)  
Council Member Alice Howard

#### ABSENT

Council Member Joseph F. Passiment  
Council Member Brian Flewelling  
Council Member Mark Lawson  
Council Member Chris Hervocho  
Council Member Stu Rodman

#### 2. PLEDGE OF ALLEGIANCE

Committee Chairman McElynn led the Pledge of Allegiance.

#### 3. FOIA

Committee Chairman McElynn 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 to Amend:** It was moved by Council Member Sommerville, seconded by Council Member Dawson, to amend the agenda to include the approval of the appointment of Marilyn Harris as a Beaufort County Council representative on the Beaufort Housing Authority.

**The Vote** - The motion to amend was approved without objection.

**Motion:** It was moved by Council Member Sommerville, seconded by Council Member Dawson, to approve the agenda as amended.

**The Vote** - The motion was approved without objection.

**5. APPROVAL OF MINUTES**

**Motion:** It was moved by Council Member Dawson, seconded by Council Member Howard, to approve the minutes of October 10, 2022.

**The Vote** - The motion was approved without objection.

**6. CITIZEN COMMENTS**

No citizen comments.

**7. DISCUSSION OF A PENDING ORDINANCE TO PROVIDE MAINTENANCE WORK ON PRIVATE ROADS**

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

<https://beaufortcountysc.new.swagit.com/videos/190475?ts=188>

Committee Chairman McElynn provided an overview of the County Council's past actions on this item, the ordinances currently in place to address maintenance of private roads, and the determination that this ordinance would be an illegal action if passed.

Neil Desai, Director of the Public Works Department, discussed the evaluation of the County's private dirt roads, the categorization of maintenance needs, and the potential costs for work effort in each category.

Council Member Howard asked about the current ordinances and if the Fire Department conducted its planned survey of private roads. Committee Chairman McElynn clarified that the ordinances in place set up a system where the property owners pay the County for any work done through either a one-time payment or the creation of a special tax district.

Committee Chairman McElynn and Mr. Desai discussed why the County might not be willing to purchase some private roads.

Council Member Dawson commented on Kato Lane and how citizens have reimbursed the County for work to maintain the road.

Council Member Glover commented on concerns about Heir's property and road access for those using a private road they do not own.

Committee Chairman McElynn and Council Member Glover discussed the need for a framework to address roads that may have special consideration, including the possible purchase of four-wheel drive ambulances that can go down impassable roads.

Council and County Attorney Tom Keaveny discussed when the ordinance would be brought back to Council and whether a recommendation of action was needed.

**Motion:** It was moved by Council Member Cunningham, seconded by Council Member Glover, to send the item to Council with the new information.

**The Vote** – The motion was approved without objection.

**8. RECOMMEND APPROVAL OF THE APPOINTMENT OF MARILYN HARRIS TO THE BEAUFORT HOUSING AUTHORITY BOARD**

**Motion:** It was moved by Council Member Sommerville, seconded by Council Member Howard, to recommend approval of the appointment of Marilyn Harris as the Beaufort County Council Representative on the Beaufort Housing Authority Board.

**The Vote** – The motion was approved without objection.

**9. ADJOURNMENT**

Committee Chairman McElynn thanked Assistant County Administrator Phil Foot for his service to Beaufort County.

Adjourned: 2:52 PM.

Ratified:

**File Attachments for Item:**

7. HUMAN SERVICES DEPARTMENT UPDATE- FRED LEYDA, DIRECTOR



# BEAUFORT COUNTY COUNCIL AGENDA ITEM SUMMARY

<b>ITEM TITLE:</b>
Human Services Department Update
<b>MEETING NAME AND DATE:</b>
Community Services Committee February 13, 2023
<b>PRESENTER INFORMATION:</b>
Fred Leyda, Director 15 minutes
<b>ITEM BACKGROUND:</b>
Ana Ramirez was hired as the Outreach Specialist in the Human Services Department in the Spring of 2022. Ana was new to the field of Human Services but joined us with a wealth of personal experience and a deep understanding of the Spanish-speaking community in Beaufort County. Ana has a bachelor's degree in social work and is currently working towards her master's.
<b>PROJECT / ITEM NARRATIVE:</b>
N/A
<b>FISCAL IMPACT:</b>
N/A
<b>STAFF RECOMMENDATIONS TO COUNCIL:</b>
N/A
<b>OPTIONS FOR COUNCIL MOTION:</b>
N/A



# The Present and Future of Beaufort County's Homeless Services System

February 2023



As a County department since 1974, we support all residents by leading policy innovation, inspiring collaborative solutions, and facilitating partnerships to improve quality-of-life while maximizing resources.

# US Dept of Housing and Urban Development (HUD)

Item 7.

Defines Four Categories:

*Homeless*

*Imminently Homeless*

*Federal Statutes*

*Victims*

'Homeless' is further defined by two categories:

*Sheltered*

*Emergency Shelter*

*Detained*

*Transitional or Supportive Housing*

*Unsheltered*

*Cars*

*Sidewalks*

*'Street Homeless'*

*Parks*

*Abandoned Buildings*



# Residential Empowerment Coalition (REC)

Item 7.

## Point-In-Time Count

24 Organizations Working Together



# N E X T S T E P S



- Programs with BCDC
- REC Landlord Engagement Programs
- REC Facilitation
- COSA
- HMIS Data Management

## Collaborative Organization of Services for Addults [COSA]

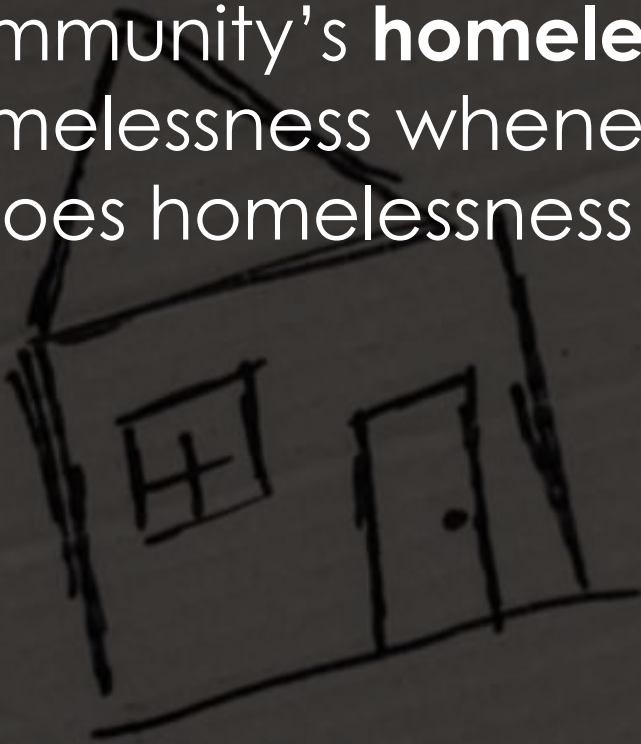
Item 7.

COSA's mission is to plan, develop, and facilitate an effective continuum of support for Beaufort County's vulnerable or at-risk residents by eliminating barriers to services, advocating for family preservation, and promoting local systems of care.



Our ultimate goal is “Functional Zero”

The point when a community’s **homeless service system** is able to prevent homelessness whenever possible and ensure that when it does homelessness occur, it is rare, brief, and one time.







**Ana Ramirez, Outreach Specialist**

**Phone: (843)941-8997**

**E-mail: [ana.ramirez@bcgov.net](mailto:ana.ramirez@bcgov.net)**

**File Attachments for Item:**

8. RECOMMEND APPROVAL OF AN ORDINANCE AMENDING BEAUFORT COUNTY CODE OF ORDINANCES CHAPTER 38, ARTICLE VII, SECTION 38-194, GREEN SPACE ADVISORY COMMITTEE MEMBERSHIP, TERMS, ORGANIZATION TO FURTHER DEFINE THE BEAUFORT COUNTY GREEN SPACE PROGRAM ADVISORY COMMITTEE MEMBERSHIP, TERMS, TERM LIMITS, MINIMUM REQUIREMENTS, PROCEDURES, AND GEOGRAPHICAL REPRESENTATION



# BEAUFORT COUNTY COUNCIL AGENDA ITEM SUMMARY

<b>ITEM TITLE:</b>
<b>AN ORDINANCE AMENDING BEAUFORT COUNTY CODE OF ORDINANCES CHAPTER 38, ARTICLE VII, SECTION 38-194, GREEN SPACE ADVISORY COMMITTEE MEMBERSHIP, TERMS, ORGANIZATION TO FURTHER DEFINE THE BEAUFORT COUNTY GREEN SPACE PROGRAM ADVISORY COMMITTEE MEMBERSHIP, TERMS, TERM LIMITS, MINIMUM REQUIREMENTS, PROCEDURES, AND GEOGRAPHICAL REPRESENTATION</b>
<b>MEETING NAME AND DATE:</b>
Community Services and Land Use Committee Meeting, February 13, 2023
<b>PRESENTER INFORMATION:</b>
Robert Merchant, Planning and Zoning Department Director 10 minutes
<b>ITEM BACKGROUND:</b>
On November 8, 2022, Beaufort County voters approved a referendum which authorized the establishment of the Beaufort County Green Space Program. Prior to the referendum, County Council approved an ordinance on October 3, 2022 that provided general guidelines for the Green Space Program. The Ordinance also established the Green Space Advisory Committee and established its duties and responsibilities. The ordinance being considered for this meeting provides more specific details of Committee membership, how Committee members are appointed, how terms are staggered, term limits, procedures, and geographic representation. Once Council adopts this ordinance, the Green Space Advisory Committee can be appointed by County Council and begin their work establishing the Green Space Program Criteria.
<b>PROJECT / ITEM NARRATIVE:</b>
This ordinance further defines and/or establishes the following: <ul style="list-style-type: none"><li>• Green Space Advisory Committee Membership</li><li>• Terms of Committee Members</li><li>• Term Limits</li><li>• Minimum Requirements of Committee Members</li><li>• Committee Procedures</li><li>• Geographical Representation</li></ul>
<b>FISCAL IMPACT:</b>
Not for this particular action
<b>STAFF RECOMMENDATIONS TO COUNCIL:</b>
Staff recommends approval
<b>OPTIONS FOR COUNCIL MOTION:</b>
<i>To recommend approval/disapproval of an amendment to the Beaufort County Code of Ordinances</i>



**ORDINANCE 2023/\_\_\_\_\_**

**AN ORDINANCE AMENDING BEAUFORT COUNTY CODE OF ORDINANCES  
CHAPTER 38, ARTICLE VII, SECTION 38-194, GREEN SPACE ADVISORY  
COMMITTEE MEMBERSHIP, TERMS, ORGANIZATION TO FURTHER DEFINE  
THE BEAUFORT COUNTY GREEN SPACE PROGRAM ADVISORY COMMITTEE  
MEMBERSHIP, TERMS, TERM LIMITS, MINIMUM REQUIREMENTS,  
PROCEDURES, AND GEOGRAPHICAL REPRESENTATION**

**WHEREAS**, the Beaufort County Council recognizes the need to preserve land that has scenic, natural, recreational, rural, and open space character which is deemed essential to the County's quality of life; and

**WHEREAS**, the Beaufort County Council on October 3, 2022, adopted an ordinance providing the general guidelines for the Green Space Program and the Green Space Advisory Committee duties and responsibilities; and

**WHEREAS**, the Beaufort County voters approved a referendum on November 8, 2022, establishing Beaufort County Green Space Program; and

**WHEREAS**, there is a need to establish specific details regarding the operation of the Green Space Advisory Committee to ensure the duties and responsibilities of the committee are carried out as intended by County Council.

**NOW, THEREFORE, BE IT ORDAINED BY THE COUNTY COUNCIL OF BEAUFORT COUNTY THAT CHAPTER 38, ARTICLE VII, SECTION 38-194 IS AMENDED AS FOLLOWS (REMOVED LANGUAGE IS STRICKEN THROUGH, ADDED LANGUAGE IS HIGHLIGHTED AND UNDERLINED):**

**Sec. 38-194. Green space advisory committee membership, terms, organization, term limits, minimum requirements, procedures and geographical representation.**

To facilitate preservation procurement purchases council establishes the following committee, sets forth the terms of membership and its organization:

- (a) County council shall appoint a seven-member green space advisory committee as follows:
- (1) One member who is a member of the county council;
  - (2) One member who is a member of the Beaufort County Legislative Delegation;
  - (3) One member who is knowledgeable about the geography and condition of Beaufort County's land; and
  - (4) Four citizen members, each representing the northern, southern, eastern, and western portions of the county.

- (b) ~~Terms of committee members are for four years and until their successors are appointed and qualify, except that the initial terms of the members must be staggered with the initial term noted on the appointment.~~ Terms of Committee Members: Terms of committee members are for four years and until their successors are appointed and qualify, except that the initial terms of the members must be staggered as follows:
- (1) The initial term of the four citizen members, each representing the northern, southern, eastern, and western portions of the county shall be four years; and
  - (2) The initial term of the member who is a member of county council, the member who is a member of the Beaufort County Legislative Delegation, and the member who is knowledgeable about the geography and condition of Beaufort County's land shall be two years.
- (c) Term Limits: No member shall serve two consecutive four-year terms. Members with an initial two-year appointment may seek reappointment, however, limited to only one four-year term. Regardless of the date of appointment, all terms expire on July first of the applicable year. Vacancies must be filled in the manner of original appointments for the unexpired portion of the term.
- (d) Minimum Requirements: Each member must possess experience in the areas of natural resources, land development, forestry, finance, land conservation, real estate, or law. Members shall possess considerable experience with, and a comprehensive knowledge of, the geography and condition of Beaufort County's land, the natural environment, land development dynamics, and land preservation and development. Residency is not required of the Beaufort County Legislative Delegation member or of the member who is knowledgeable of the geography and condition of Beaufort County's land.
- (e) Procedures: The Green Space Advisory Committee shall meet at minimum quarterly in regularly scheduled meetings and in special meetings as the chair may call. The committee shall elect a chair and vice chair each year at their July meeting or the first meeting thereafter if there is no meeting held in July. Members shall serve without compensation but may receive mileage reimbursements for meetings attended.
- (f) Conflicts of Interest: Committee members must recuse themselves from any vote in which they have a conflict of interest including, but not limited to, any vote affecting or providing funding for the acquisition of interests in land:
- (1) On land owned or controlled by the committee member, the committee member's immediate family, or an entity the committee member represents, works for, or in which the member has a voting or ownership interest; and
  - (2) On land contiguous to land described in item (1) of this subsection; and
  - (3) By an eligible trust fund recipient that the committee member represents, works for, or in which the member has a voting or ownership interest.
- The provisions of this subsection are cumulative to and not in lieu of provisions of law or applicable rule relating to the ethics of public officers.
- (g) Geographical Representation. For the purposes of geographic representation for the four citizen members, Beaufort County shall be divided into north, south, east and west regional as delineated in Map Exhibit 38-194 (g). Citizen members representing the northern, southern, eastern, and western portions of the county shall live in their respective regions at the time of their appointment and the entirety of their term. Any member who moves out of their geographic region shall have their appointment terminated. A successor shall be appointed for the unexpired portion of their term. Residency is not required of the Beaufort County Legislative Delegation member or of the member who is knowledgeable of the geography and condition of Beaufort County's land.

- (e) (h) The committee is a public body, and its members are subject to the South Carolina Ethics Act, as amended, and must perform their duties in accordance with its provisions.
- (e) (i) The committee must conduct its business in accordance with the South Carolina Freedom of Information Act.

Done this \_\_\_\_ day of \_\_\_\_\_, 2023

COUNTY COUNCIL OF BEAUFORT COUNTY

\_\_\_\_\_  
Joseph Passiment, Chairman

ATTEST:

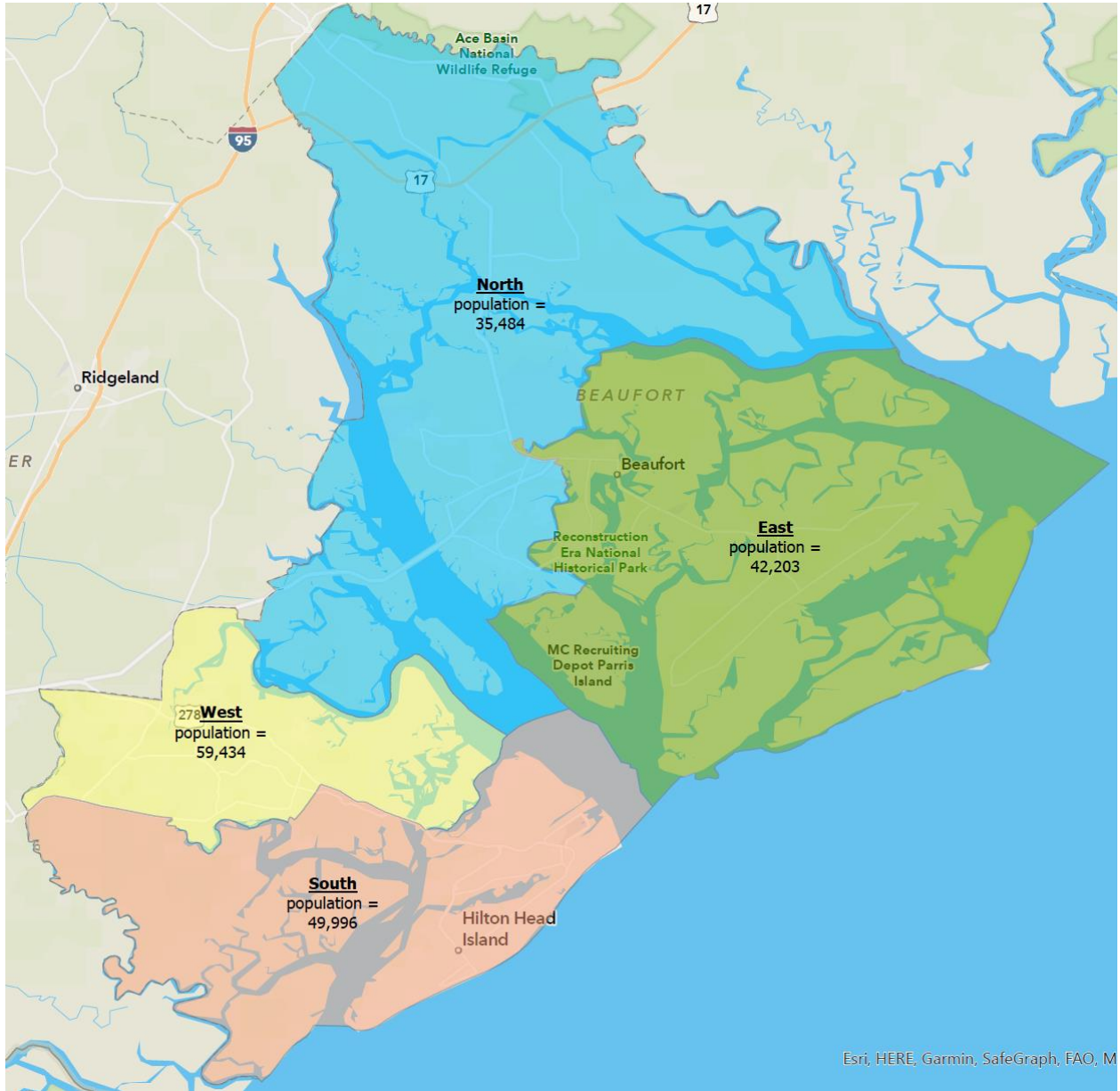
\_\_\_\_\_

Sarah Brock, Clerk to Council

### Map Exhibit 38-194(g) Option B



# Map Exhibit 38-194(g) Option C



**File Attachments for Item:**

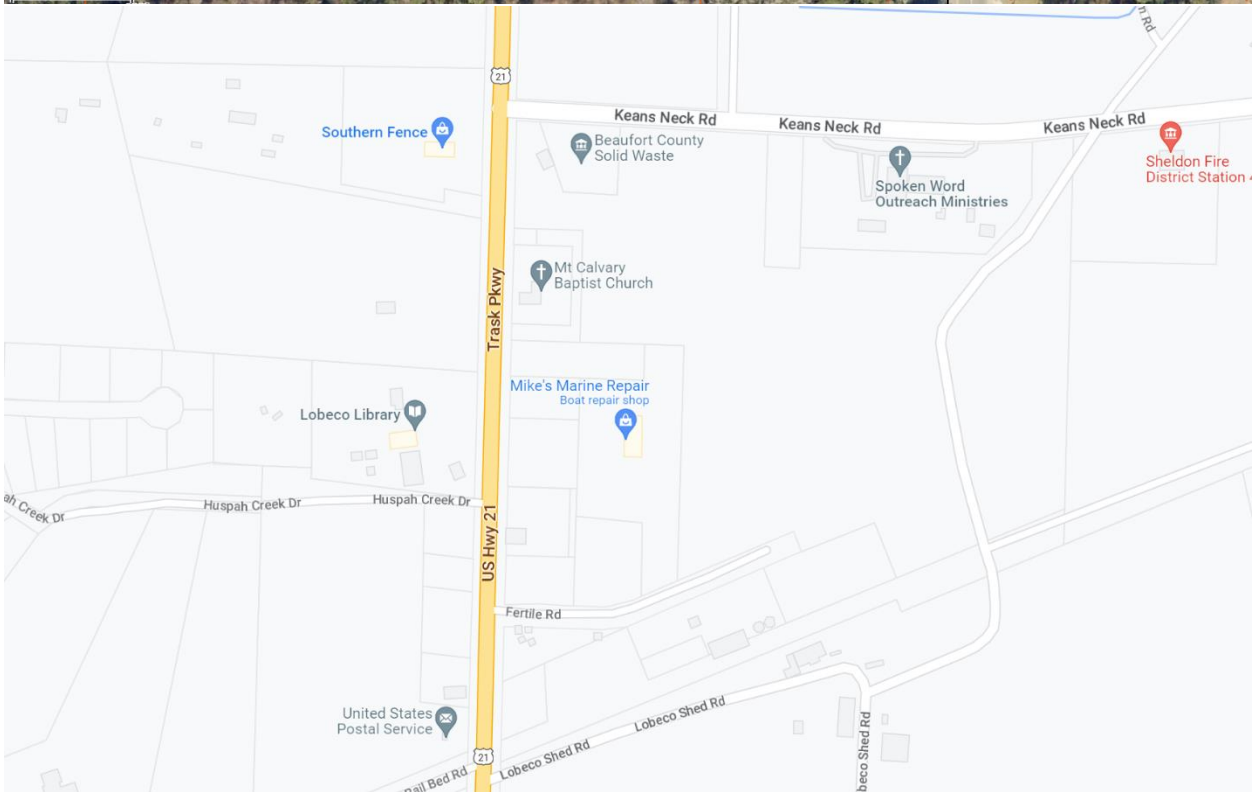
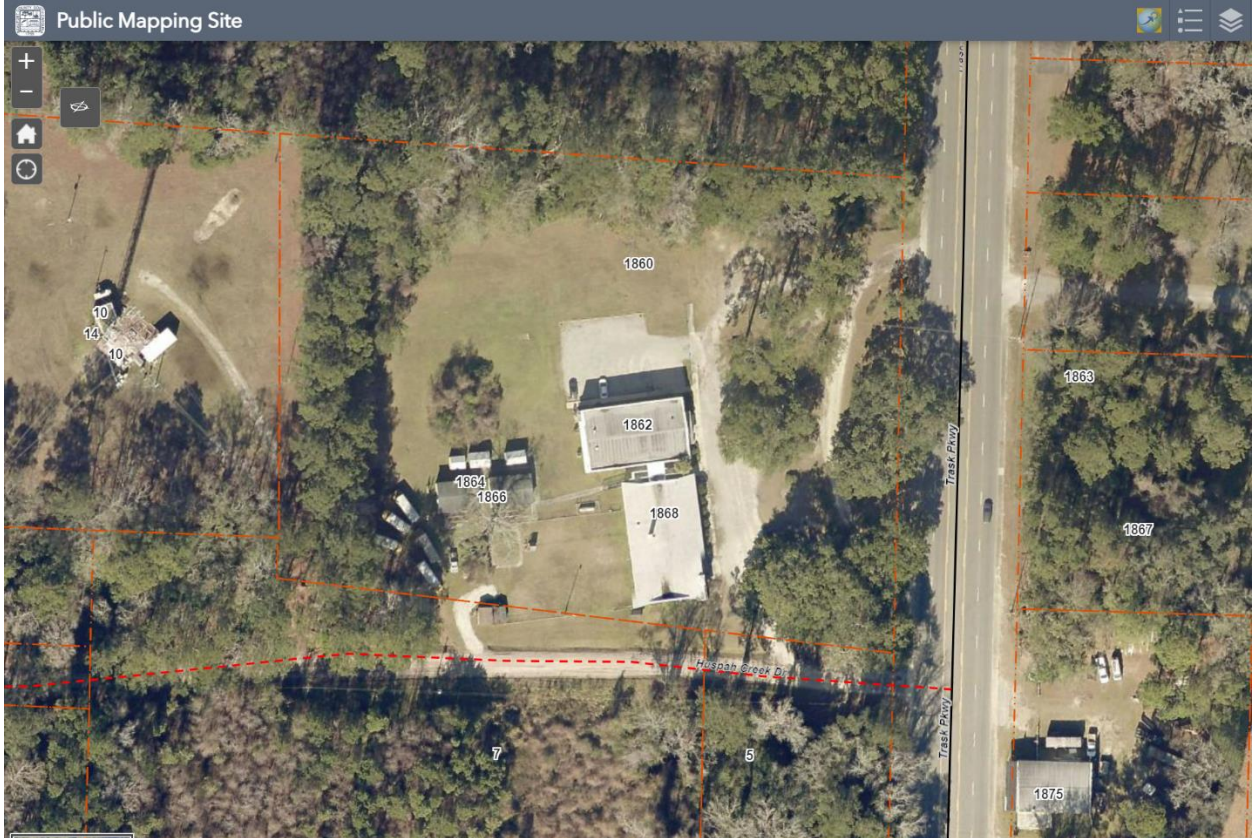
9. RECOMMEND APPROVAL TO UNDERTAKE DUE DILIGENCE AND DISCUSSIONS/NEGOTIATIONS WITH THE BEAUFORT COUNTY SCHOOL DISTRICT BOARD IN ORDER TO TRANSFER THE TITLE OF THE LOBECO LIBRARY TO BEAUFORT COUNTY.



# BEAUFORT COUNTY COUNCIL AGENDA ITEM SUMMARY

<b>ITEM TITLE:</b>
RECOMMEND APPROVAL TO UNDERTAKE DUE DILIGENCE AND DISCUSSIONS/NEGOTIATIONS WITH THE BEAUFORT COUNTY SCHOOL DISTRICT BOARD IN ORDER TO TRANSFER THE TITLE OF THE LOBECO LIBRARY TO BEAUFORT COUNTY.
<b>MEETING NAME AND DATE:</b>
Community Services and Land Use Committee; 13 February 2023
<b>PRESENTER INFORMATION:</b>
Chuck Atkinson, ACA Development and Recreation 10 Minutes
<b>ITEM BACKGROUND:</b>
<i>New Item</i>
<b>PROJECT / ITEM NARRATIVE:</b>
Staff seeks approval to undertake due diligence and discussions/negotiations with the Beaufort County School District Board in order to transfer title of the Lobeco Library (property and existing improvements) to Beaufort County. The facility has been occupied by the Beaufort County Library System for years on a long-term lease. Beaufort County has invested heavily in the renovation and maintenance of the current library portion of the facility. The county desires to improve the remainder of the facility and site. Any resulting information on the facility and potential acquisition will be brought back to Committee and Council for the required approvals.
<b>FISCAL IMPACT:</b>
Goal is to obtain the property at no cost. If acquired, initial renovations will cost approximately \$1 Million.
<b>STAFF RECOMMENDATIONS TO COUNCIL:</b>
Staff recommends approval of due diligence.
<b>OPTIONS FOR COUNCIL MOTION:</b>
Motion to approve/deny due diligence for the acquisition of the Lobeco Library site.









**File Attachments for Item:**

10. RECOMMEND APPROVAL TO AWARD RFQ#112322 FOR WILLIAM HILTON PARKWAY/US 278  
CORRIDOR INDEPENDENT REVIEW TO CBB (*Fiscal Impact: Final contract amount \$197,813*)



# BEAUFORT COUNTY COUNCIL AGENDA ITEM SUMMARY

<b>ITEM TITLE:</b>
Recommendation to award RFQ#112322 for William Hilton Parkway/US 278 Corridor Independent Review to CBB
<b>MEETING NAME AND DATE:</b>
Community Services and Land Use, February 13, 2023
<b>PRESENTER INFORMATION:</b>
Jared Fralix, Assistant County Administrator - Infrastructure 5 minutes
<b>ITEM BACKGROUND:</b>
As part of the MOA between Beaufort County and the Town of Hilton Head that establishes the working relationship between the two entities for the remainder of the US 278 Corridor project, it was agreed upon that a second independent review be performed. Additionally, a 6 person staff committee was established to oversee the procurement and administration of the described independent review.
<b>PROJECT / ITEM NARRATIVE:</b>
An agreed upon solicitation for the Independent Review was put out for advertisement on 10/25/22. Proposals were received on 11/23/22 of which only one proposal was received. The lone proposal was submitted by CBB, a traffic and transportation consulting firm from Missouri. Although there was only one proposal, the review committee conducted an evaluation and determined that CBB is more than qualified to perform the proposed review.
<b>FISCAL IMPACT:</b>
The contract fee is based on time and materials for the scope of work totaling \$179,830. With a 10% contingency of \$17,983, the final contract amount will be \$197,813. The contract will be funded from the already established project funding.
<b>STAFF RECOMMENDATIONS TO COUNCIL:</b>
Staff recommends awarding RFQ# 112322 William Hilton Parkway/US 278 Independent Study Proposal to CBB
<b>OPTIONS FOR COUNCIL MOTION:</b>
Motion to approve/deny awarding RFQ# 112322 278 Independent Study proposal to CBB. <i>Next step: Move forward to Council for recommending award RFP</i>

<b>William Hilton Parkway/US 278 Corridor Independent Review</b>			
<b>RFQ 112322</b>			
<b>Summary Score Sheet</b>			
<b>Evaluators</b>	<b>Name of Company</b>	<b>Name of Company</b>	<b>Name of Company</b>
	<u>CBB Transportation Engineers &amp; Planners</u>		
Strader	78		
Colin	81		
Buckalew	89		
Fralix	90		
Claussen	91		
Bragg	84		
<b>TOTALS:</b>	513	0	0

**File Attachments for Item:**

11. RECOMMEND APPROVAL TO LIST GARVIN-GARVEY HOUSE IN RECONSTRUCTION ERA NATIONAL HISTORIC NETWORK



# BEAUFORT COUNTY COUNCIL AGENDA ITEM SUMMARY

<b>ITEM TITLE:</b>
<i>Request to List Garvin-Garvey House in Reconstruction Era National Historic Network</i>
<b>MEETING NAME AND DATE:</b>
<i>Community Services and Land Use Committee Meeting, February 13, 2023</i>
<b>PRESENTER INFORMATION:</b>
<i>Robert Merchant, AICP, Director, Beaufort County Planning and Zoning (10 minutes needed for item discussion)</i>
<b>ITEM BACKGROUND:</b>
<i>Beaufort County owns the Garvin-Garvey House in Oyster Factory Park in the Town of Bluffton. The structure, which dates to 1870, is listed as a Contributing Structure to the Bluffton Historic District. The Garvin-Garvey House is believed to be one of the earliest known freedmen-owned houses still extant on the May River.</i>
<b>PROJECT / ITEM NARRATIVE:</b>
<i>The Town of Bluffton desires to include the Garvin-Garvey House in the Reconstruction Era National Historic Network. The property owner's consent is required to be considered for a listing. Listing on the Network is honorific. No regulatory or financial requirements come with the listing. The Network helps properties gain visibility on the national scale. There are currently eight sites in the Network in Beaufort County—seven in Northern Beaufort County and one in the Town of Hilton Head.</i>
<b>FISCAL IMPACT:</b>
<i>Not applicable</i>
<b>STAFF RECOMMENDATIONS TO COUNCIL:</b>
<i>Staff recommends that County Council approve the request to list the Garvin-Garvey House in the Reconstruction Era National Historic Network.</i>
<b>OPTIONS FOR COUNCIL MOTION:</b>
<i>To approve or deny the request to list the Garvin-Garvey House in the Reconstruction Era National Historic Network.</i>



# Reconstruction Era National Historic Network

**DRAFT**

## Application

*The John D. Dingell, Jr. Conservation, Management, and Recreation Act was signed into law on March 12, 2019, and outlined the creation of the Reconstruction Era National Historic Network. This network, managed by Reconstruction Era National Historical Park, includes sites and programs that are affiliated with the Reconstruction Era, but not necessarily managed by the National Park Service. The network facilitates and reviews Reconstruction Era related research and collaboration with affiliated sites and programs through agreements and partnerships. This network is nationwide and works to provide opportunities for visitors to connect to the stories of Reconstruction.*

### Determining Eligibility

John D. Dingell, Jr. Conservation, Management, and Recreation Act stipulates that the following elements are required for inclusion in the Reconstruction Era National Historic Network:

- All units and programs of the National Park Service that are determined by the Secretary of the Interior to relate to the Reconstruction Era. The National Park Service defines the Reconstruction Era as taking place between 1861 to 1900 as Americans struggled, although not always successfully, to build a nation of free and equal citizens in the aftermath of Civil War.
- Other Federal, State, local, and privately owned properties that the Secretary determines: relate to the Reconstruction Era and are included in, or determined by the Secretary to be eligible for inclusion in, the National Register of Historic Places.
- Other governmental sites, facilities and programs, of an educational, research, or interpretive nature that are directly related to the Reconstruction Era.

Application review will consider (1) Does the site or program fall within the NPS defined period of the Reconstruction Era of 1861-1900? (2) Is the site or program related to the Reconstruction Era and eligible for inclusion in the National register of Historic Places? (3) Is the site, facility, or program directly related to the Reconstruction Era and educational, research, or interpretive in nature?

If your site, facility, or program meets these criteria, please answer the following questions and submit this form to [reer\\_information@nps.gov](mailto:reer_information@nps.gov)

**DRAFT****Application**

Fill out the following as completely as possible and use as much space as you feel is necessary.

1. Date of Application	January 13, 2023
2. What name will be used for your site, facility, or program in the official network materials?	Garvin-Garvey House
3. Describe your site, facility, or program. For example, is it a historic site or building, an archive, or what type of educational or interpretive program currently exists?	<p>The Garvin-Garvey House is located at the intersection of Bridge and Wharf streets in the Old Town Bluffton Historic District and is a Contributing Structure to the Bluffton Historic District, listed in the National Register of Historic Places in June 1996. The structure dates to 1870 and is an excellent example of Carolina lowcountry vernacular architecture of the late-19th century.</p> <p>The house utilizes a combination framing techniques using indigenous materials to create an original hall-parlor plan with shed extensions. Traditional building techniques in the structure include hand-hewn timbers and notching and Anglo methods introduced through Union occupation of Hilton Head Island (milled lumber and fabricated materials).</p> <p>The floor plan constitutes a 19th century, Georgian modernization of the common hall-parlor folk house, modifying it into a more refined I-house plan. The Garvin-Garvey House is believed to be one of the earliest known freedmen owned houses still extant on the May River. It was built by Cyrus Garvin (Garvey) and remained in the possession of the Garvin family for three generations until 1961.</p> <p>In 2004, the Town of Bluffton entered into a partnership with Beaufort County to maintain the Oyster Factory Park, which includes the Garvin-Garvey House. The Town commissioned a conditions assessment and based upon those findings, began an extensive documentation and restoration project, completed in 2017. Today, the house is open for docent-led and self-guided tours. New exterior and interior signage is currently being installed to educate the public on the life of Cyrus Garvin and his family and their contributions to the Town of Bluffton and Beaufort County.</p>
4. Is the site or property listed, or eligible to be listed, on the National Register of Historic Places as defined by the United States Department of the Interior? <a href="#">For more information visit the NRHP website.</a>	Property is contributing to the Bluffton Historic District, listed in the National Register of Historic Places (June 21, 1996).
5. Street address, if applicable, for your site, facility, or program	101 Bridge Street, Bluffton, SC 29910
Do you want this address to be listed publicly? Yes/No	Yes.
6. Website for your site, if applicable	



<https://www.townofbluffton.sc.gov/324/Garvin-Garvey-House>

7. Is this site currently open to the public? If so, list the hours of operation.

Yes. Docent-led/self-guided tours are available on Friday mornings through the Historic Bluffton Foundation, Heyward House, 70 Boundary Street, Bluffton, SC 29910  
<https://historicblufftonsc.com/tours> Day(s)/hour(s) subject to change based on docent availability. Interested parties may contact Historic Bluffton Foundation to arrange for an interior tour. Garvin-Garvey House is located in Oyster Factory Park, which is open to the public daily from sunrise to sunset.

8. Phone number for your site, facility, or program, if applicable.

843-757-6293 (Historic Bluffton Foundation)

9. Describe how your site, facility, or program relates to the Reconstruction Era, as defined by the National Park Service, and meets the criteria for inclusion in the Reconstruction Era National Historic Network. Provide supplemental materials or sources that would help to verify or support this connection.

The building was constructed c. 1870 by Cyrus Garvin (Garvey) during the Reconstruction Era; a historic period rarely represented architecturally due to the impermanence of the construction methods and materials. It is believed to be the oldest extant dwelling built by a freedman in Bluffton. Garvin was likely born into slavery but following emancipation, he became notable for having amassed considerable status and property. In 1868, he was the agent on nearby Montpelier Plantation (owned by Ephraim Baynard) and by 1870 he was farming 75 acres. In 1878, he acted as the agent for St. Matthew's Baptist Church, helping the congregation acquire land in Bluffton to build a church.

(See S.C. State Historical Marker, no. 7-57, "Cyrus Garvin")

#### SUPPLEMENTAL MATERIALS:

<https://www.townofbluffton.sc.gov/324/Garvin-Garvey-House>

<https://www.townofbluffton.sc.gov/344/History>

<https://www.townofbluffton.sc.gov/351/Resources>

<https://youtu.be/m7dJYB0V5PU>

<https://www.blufftontoday.com/story/news/2020/12/27/garvin-garvey-house-renovation-receives-fourth-state-award/3997505001/>

10. Name and contact information for someone who could answer any questions that may come up during the application review process.

**Glen Umberger, Historic Preservations, Town of Bluffton, SC**

Office | 843-706-4504

Mobile | 843-384-7248

[gumberger@townofbluffton.com](mailto:gumberger@townofbluffton.com)

Town of Bluffton, 20 Bridge Street, P.O. Box 386, Bluffton, SC 29910

{Letterhead}

{DATE}

Superintendent Scott Teodorski  
Reconstruction Era National Historical Park  
Reconstruction Era National Historic Network  
706 Craven St.  
Beaufort, SC 29902

Dear Superintendent Teodorski:

[Organization] is the owner of [Insert address and name of property]. [Name of person signing letter] is authorized to give consent on behalf of [Organization]. I hereby give consent to list the property in the Reconstruction Era National Historic Network.

I understand that information about the property's relation to Reconstruction will appear on a public website and I may be asked to consent to receive communication from others for purposes such as receiving newsletters or informational mailings, announcements of events, or research queries. If we do not wish to receive these notifications, [Applicant] is authorized to receive these notifications on our behalf.

If you have any questions, please contact me at [number], or [email address].

Best regards,

{Typed Name, Title}  
{Organization}



## MEMORANDUM

**TO:** Community Services and Land Use Committee

**FROM:** Robert Merchant, Director, Beaufort County Planning and Zoning Department

**DATE:** February 13, 2023

**SUBJECT:** Request to List the Garvin-Garvey House in the Reconstruction Era National Historic Network

### BACKGROUND

Beaufort County owns the Garvin-Garvey House in Oyster Factory Park in the Town of Bluffton. The structure, which dates to 1870, is listed as a Contributing Structure to the Bluffton Historic District. The Garvin-Garvey House is believed to be one of the earliest known freedmen-owned houses still extant on the May River. The Town of Bluffton desires to include the Garvin-Garvey House in the Reconstruction Era National Historic Network. The property owner's consent is required to be considered for a listing.

### RECONSTRUCTION ERA NATIONAL HISTORIC NETWORK

The Reconstruction Era National Historic Network was created in 2019 by the Dingell Act. The Network is dedicated to bringing a greater awareness and understanding of the Reconstruction Era. The Network encompasses a variety of sites—parks, churches, museums, Historically Black Colleges and Universities, and private properties. The Network is nationwide and works to provide opportunities for visitors to connect to the stories of Reconstruction. There are currently 89 sites that are included as part of the Network in 27 states plus the District of Columbia. There are eight sites in the Network in Beaufort County—seven in Northern Beaufort County and one in the Town of Hilton Head. The Network is managed by the Reconstruction Era National Historical Park, located in downtown Beaufort.

The Network is not a bureaucracy with reporting requirements. Sites are not asked to change any procedures. Listing on the Network provides national recognition of the site and allows the property owner to use the program logo and other marketing materials. Sites on the Network may collaborate with the Park Service on interpretive programming and/or research. Opportunities for technical assistance and help with educational resources development are available. While the listing is important with regard to educational opportunities and cultural tourism, listing on the Network is primarily honorific.

### ATTACHMENTS

Attached is a draft of the Network application prepared by Glen UMBERGER, Historic Preservationist for the Town of Bluffton. Also attached is a template for the letter of consent from the property owner.