



Community Services and Land Use Committee Beaufort County, SC

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

Monday, March 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 - January 9, 2023
- [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)**

AGENDA ITEMS

- [7.](#) UPDATE ON THE STAFF REVIEW TEAM (SRT) DEVELOPMENT PROJECTS DASHBOARD
- [8.](#) RECOMMEND APPROVAL TO UNDERTAKE DUE DILIGENCE AND DISCUSSIONS/NEGOTIATIONS FOR PROPOSED PURCHASE OF DEVELOPMENT RIGHTS ON REAL PROPERTY KNOWN AS STATION CREEK PDR
- [9.](#) RECOMMEND APPROVAL TO UNDERTAKE DUE DILIGENCE AND DISCUSSIONS/NEGOTIATIONS FOR PROPOSED PURCHASE OF REAL PROPERTY KNOWN AS CHERRY HILL OAK FEE
- [10.](#) RECOMMEND APPROVAL OF AN ORDINANCE FOR TEXT AMENDMENTS TO THE COMMUNITY DEVELOPMENT CODE (CDC): SECTIONS 3.1.60 (CONSOLIDATED USE TABLE), 3.2.60 (T2 RURAL CENTER (T2RC) STANDARDS), AND 4.1.220 (RESIDENTIAL STORAGE FACILITY) TO CONDITIONALLY ALLOW THE USAGE OF RESIDENTIAL STORAGE FACILITY IN T2 RURAL CENTER

- [11.](#) RECOMMEND APPROVAL OF AN ORDINANCE FOR A ZONING MAP AMENDMENT/REZONING REQUEST FOR 1 ACRE (R600 036 000 0369 0000) AT 3 BENTON LANE FROM T3 EDGE TO T2 RURAL CENTER
- [12.](#) RECOMMEND APPROVAL OF AN ORDINANCE FOR A ZONING MAP AMENDMENT/REZONING REQUEST FOR 2.81 ACRES (R600 008 000 0625 0000) AT THE INTERSECTION OF OKATIE HIGHWAY (170) AND LOWCOUNTRY DRIVE (462) FROM T2 RURAL (T2R) TO C4 COMMUNITY CENTER MIXED-USE (C4CCMU)
- [13.](#) RECOMMEND APPROVAL OF A RESOLUTION AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE THE NECESSARY DOCUMENTS AND PROVIDE FUNDING FOR THE PURCHASE OF REAL PROPERTY IDENTIFIED AS TAX MAP SERIAL NUMBER R300 015 000 076B 0000 AND ALSO KNOWN AS BLOCKER FIELD EXTENSION
14. 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>



Community Services and Land Use Committee Beaufort County, SC

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

Monday, January 09, 2023
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/196320>

1. CALL TO ORDER

Committee Chair Howard called the meeting to order at 3:00 PM.

PRESENT

Chairman Alice Howard
Vice-Chairman York Glover
Council Member Paula Brown
Council Member Thomas Reitz
Council Member Gerald Dawson
Ex-Officio Joseph F. Passiment
Anna Maria (Tab) Tabernik
Mark Lawson (arrived late)

ABSENT

Lawrence McElynn
David Bartholomew
Logan Cunningham

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

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

<https://beaufortcountysc.new.swagit.com/videos/196320?ts=244>

Committee Chair Howard informed the committee about item 12's proposal to amend the St. Helena Cultural Overlay Protection zone. When item 12 on the agenda is reached, Committee Chair Howard said she will ask for a motion to postpone consideration of the item until the April 10th meeting and to refer the matter to the Cultural Protection Overlay District Committee, which was formed in November 2022 to study the existing ordinance with the legal department and other outside entities of the committee's choosing and suggest provisions to reinforce the overlay's purpose and improve the protection provided. Committee Chair Howard also said that once the matter comes back from the CPO, it will be placed on the agenda and open for public comment. However, people can still comment on the measure during the meeting within the 15-minute limit provided on the agenda.

Motion: It was moved by Council Member Glover, seconded by Council Member Tabernik, to approve the agenda.

The Vote - The motion was approved without objection.

5. APPROVAL OF MINUTES

Motion: It was moved by Council Member Glover, seconded by Council Member Dawson, to approve the Natural Resource Committee minutes of October 10, 2022, and November 7, 2022.

The Vote - The minutes were approved without objection.

Committee Chair Howard read the names of the participants in the Cultural Overlay District Committee: Queen Quet, Jeffrey Gardner, Daryl Orage, Bernice Wright, Philander McDomick, Ethel Sumpter, Elaine Scott, and Mac Sanders. Committee Chair Howard announced that there would be another appointment at the Council meeting because Bob Semmler had resigned from the committee. She said that there would be another appointment to the Committee at the Council meeting because one of the members resigned.

6. CITIZEN COMMENTS

Please watch the video stream available on the County's website to view the full comments.

<https://beaufortcountysc.new.swagit.com/videos/196320?ts=358>

Tom Michael

Reverend Davis

Arnold L Brown

Janet Macaulay

Jack Sladson

Marie Gibbs

Marky Farrell

Queen Quet

7. BEAUFORT CONSERVATION DISTRICT ANNUAL REPORT

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

<https://beaufortcountysc.new.swagit.com/videos/196320?ts=1790>

Denise Parsick discussed the following topics:

- The establishment of conservation districts and the civilian conservation corps
- The mission of the Beaufort Soil and Water Conservation District
- Assistance provided to landowners, including cost sharing for best management practices, tree and shrub site preparation to extend the growing season, and pollinator habitat management

- Conservation and education outreach activities
- An organizational description of the Beaufort Conservation District and the time and location of board meetings time and location of the Beaufort Conservation District's board meeting

8. RECOMMEND APPROVAL OF A BEAUFORT COUNTY GREEN SPACE PROGRAM APPLICATION PROCESS, GEOGRAPHIC DESIGNATIONS, AND TIMELINE FOR APPOINTING THE GREEN SPACE ADVISORY COMMITTEE AND ESTABLISHING GREEN SPACE PROGRAM

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

<https://beaufortcountysc.new.swagit.com/videos/196320?ts=1793>

Robert Merchant, Director of Planning and Zoning, discussed the following topics:

- The outcome of the Green Space Program referendum, the timeline for program development, and the steps that need to be taken to establish the program and meet the requirements of the state statute and ordinance
- The Green Space Advisory Committee draft application and appointment process
- The creation of ordinances to determine the geographic boundaries, the terms of committee members, the program's criteria, and the ranking system for projects

Council Member Passiment and County Attorney Keaveny discussed ordinance timelines.

Director Merchant provided additional information about the requirements and questions in the draft application.

Council Member Dawson asked if a current board member could apply for the committee. County Attorney Keaveny replied that at the application stage, an interested board member should only resign from the board position once selected by the committee.

County Attorney Keaveny commented on the application's preamble and said the state statute and ordinance would be available on the green space website.

Council Member Tabernik asked if the language of the application should be changed so as to not prevent someone already on a board from applying.

County Attorney Keaveny commented that applicants for certain positions do not have to be residents of Beaufort County.

Council and County staff discussed whether to remove the question about service on County boards and commissions and decided to recommend the removal of the question.

Director Merchant discussed the map options to show geographical boundaries. Council Member Glover discussed his preference for option B and the need for parity.

Motion: It was moved by Council Member Glover, seconded by Council Member Tabernik, to recommend approval of a Beaufort County Green Space Program application process, geographic designations, and the timeline for appointing the Green Space Advisory Committee and establishing Green Space Program with the incorporation of more parity to the north and west of the boundary, the calendar for ordinance timelines, and the application recommendations made by County Attorney Keaveny.

The Vote – The motion was approved without objection.

9. APPROVAL OF A RESOLUTION TO INCLUDE THE OKATIE REGIONAL PRESERVE IN THE OLD GROWTH FOREST NETWORK PRIVATE FOREST REGISTRY AND ENTER INTO A MEMORANDUM OF AGREEMENT FOR THE PROPERTY TO REMAIN PERPETUALLY UNLOGGED

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

<https://beaufortcountysc.new.swagit.com/videos/196320?ts=4092>

Stephanie Nagid, Passive Parks Manager, discussed the designation of old-growth native forests into the Old-Growth Forest Network, the determination that the Okatie Regional Preserve would be the best candidate for inclusion into the network, and the future public access plan.

Motion: It was moved by Council Member Glover, seconded by Council Member Reitz, to recommend approval of a resolution to include the Okatie Regional Preserve in the Old Growth Forest Network private forest registry and enter into a memorandum of agreement for the property to remain perpetually unlogged.

Council Member Glover asked if there were old-growth forests in the New River region, and Stephanie Nagid replied that the area is not county-owned and the forest is old silviculture.

The Vote - The motion was approved without objection.

10. RECOMMEND APPROVAL OF AN ORDINANCE TO AMEND THE SOUTHERN LOWCOUNTRY DESIGN MANUAL TO MEET THE MUNICIPAL SEPARATE STORM SEWER SYSTEM (MS4) PERMIT REQUIREMENTS

Neil Desai discussed the proposed text amendments to update and improve the manual.

Motion: It was moved by Council Member Dawson, seconded by Council Member Brown, to recommend approval of an ordinance to amend the Southern Lowcountry Design Manual to meet the Municipal Separate Storm Sewer System (MS4) Permit Requirements.

The Vote - The motion was approved without objection.

11. RECOMMEND APPROVAL OF AN ORDINANCE FOR A TEXT AMENDMENT TO THE COMMUNITY DEVELOPMENT CODE (CDC): SECTION 5.11.90.D (PENALTY FOR CLEAR CUTTING PRIOR TO DEVELOPMENT) TO INCREASE THE PENALTIES FOR CLEAR CUTTING PROPERTY AND PROVIDE GUIDANCE ON ACCEPTABLE FORESTRY PRACTICES.

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

<https://beaufortcountysc.new.swagit.com/videos/196320?ts=4491>

Mark Davis, the Planning and Zoning Department Deputy Director, discussed how the text amendment would create alignment with state law regarding the penalty for clear-cutting.

Committee Chair Howard asked about penalty types and enforcement. Deputy Director Davis replied that the county does not accept site plans for this practice, so forestry management plans are used.

Council Member Glover asked if clear-cutting had been approved if someone owned the property and wanted to put up a house. Mr. Davis clarified that cutting trees needs to follow a certain procedure, or there would be a stay on the property.

Director Merchant discussed the threshold for a grand tree, a higher threshold for the permit for a developer, and that staff would research Council Member Glover's question.

Motion: It was moved by Council Member Glover, seconded by Council Member Tabernik, to recommend approval of an ordinance for a text amendment to the Community Development Code (CDC): Section 5.11.90.D (Penalty for Clear Cutting Prior to Development) to increase the penalties for clear-cutting property and provide guidance on acceptable forestry practices.

The Vote - The motion was approved without objection.

12. RECOMMEND APPROVAL OF AN ORDINANCE FOR A TEXT AMENDMENT TO THE COMMUNITY DEVELOPMENT CODE (CDC): SECTION 3.4.50 CULTURAL PROTECTION OVERLAY (CPO) ZONE STANDARDS

Council Member Glover recognized statements made during the citizen comments portion of the agenda and discussed the purpose of the St. Helena Cultural Overlay District and the Committee.

Motion to Postpone: It was moved by Council Member Glover, seconded by Council Member Dawson, to postpone this matter until our April meeting (April 10th) and to refer the matter to the St. Helena Cultural Protection Overlay District Committee to study the existing ordinance with our legal department and with other outside entities (of the committee's choosing) to suggest provisions which can be added to reinforce the overlay's purpose and to improve the protection it provided St. Helena and the surrounding islands.

The Vote - The motion was approved without objection.

13. FIRST READING OF AN ORDINANCE FOR A TEXT AMENDMENT TO THE COMMUNITY DEVELOPMENT CODE (CDC): APPENDIX C.2 (ROBERT SMALLS PARKWAY (SC 170)) TO UPDATE ACCESS MANAGEMENT STANDARDS.

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

<https://beaufortcountysc.new.swagit.com/videos/196320?ts=5010>

Committee Chair Howard asked Mr. Fralix to discuss the number of planned apartments.

Jared Fralix described the development taking place in the SC 170 area, the City of Beaufort, and the Town of Port Royal, including the 528 apartments off Broad River Boulevard and the development of a commercial shopping center. ACA Fralix also discussed the establishment of two additional traffic signals and an extension for Joe Frazier Road.

Motion: It was moved by Council Member Passiment, seconded by Council Member Brown, to recommend approval of an ordinance for a text amendment to the Community Development Code (CDC): Appendix C.2 (Robert Smalls Parkway (SC 170)) to update access management standards.

The Vote - The motion was approved without objection.

14. ADJOURNMENT

Adjourned: 4:30 PM

Ratified:

CITIZEN COMMENTS

Community Services and Land Use Committee

March 13, 2023

FULL NAME (print only)	Agenda Item Number
1. ✓ C. Hope Cunningham	Save the Port Royal Heritage oak
2. ✓ Caroline Carpenter	#9 Save the Port Royal Heritage Oak
3. ✓ Michael murphy Murphy	Save Port Royal Oak
4. ✓ Gibson Solomons	Save Port Royal Oak
5. Michael R Campbell <i>speaking at his item #11</i>	#11
6. ✓ DAVID STRANGE	#9
7. Grant McClure /CCL	#12
8. Hope Cunningham	
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13.	
14.	
15.	
16.	
17.	

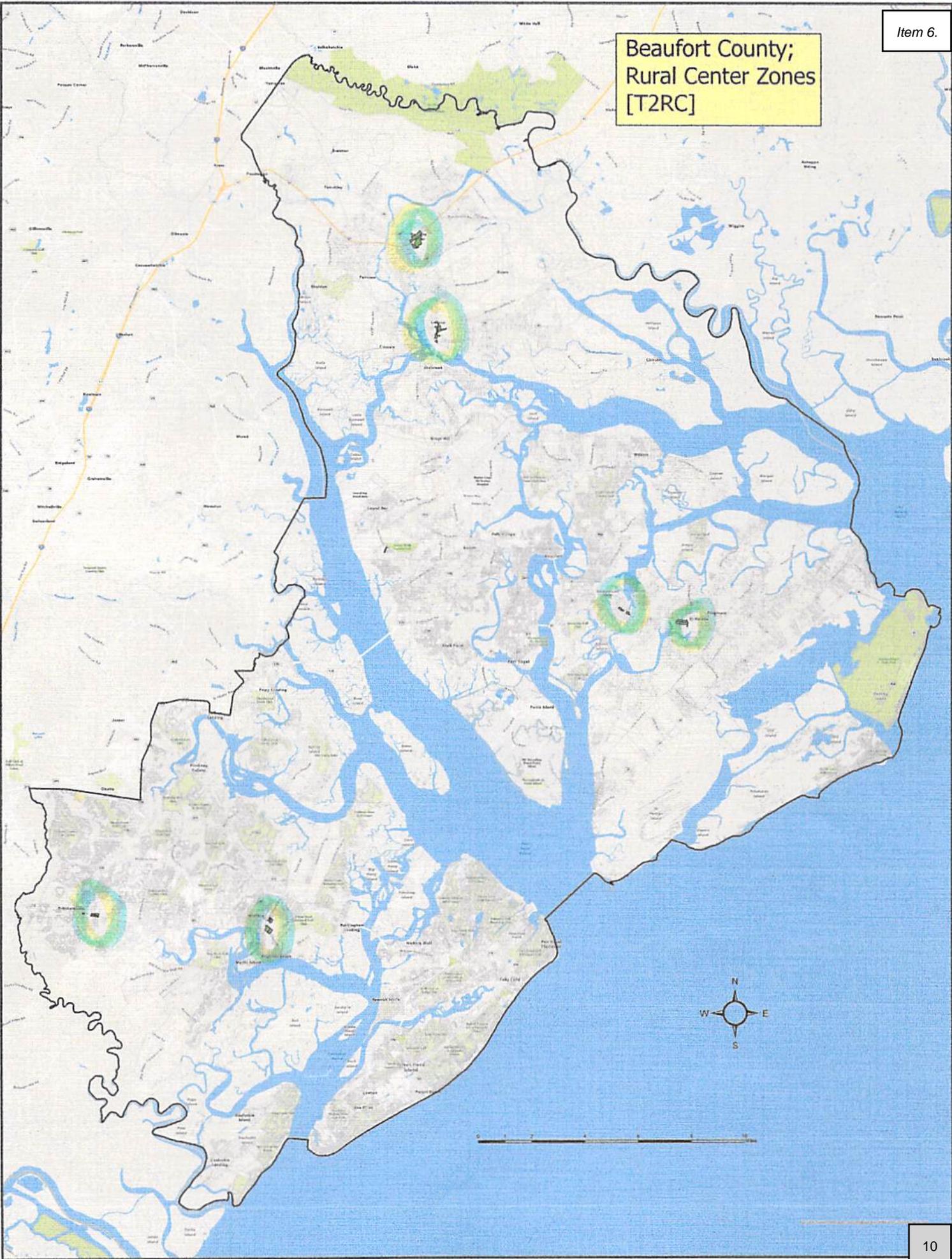
**Beaufort County
Community Services and Land Use Committee
3/13/23**

1. My Name is Nancy Howes and I have owned property just off Burnt Church Road since 1995. It was originally zoned general commercial and was re-zoned by the County, which is another conversation I will not get into here. As of 4 + years ago, it was re-zoned T2RC.
2. I initiated this zoning text amendment change request due to the development interest in my property for construction of a residential self-storage facility to serve residential areas adjacent to Old Town Bluffton, along the May River Road, around All Joy and along Burnt Church Road. The self-storage options currently available to these areas require residents to drive significant distances on high-traffic roadways. I researched the allowed uses in my zoning classification and discovered storage yards, warehousing and distribution facilities are allowed, but not residential self storage. I thought this would be a minor text change and would be consistent with the current permissible uses.
3. The Planning commission voted the text change down on February 3, primarily citing a possible proliferation of unkempt facilities in the T2RC zone around the county. Of the 360,000 acres in Beaufort County, there are only 247 total acres of this zoning in 6 different locations scattered around the unincorporated Beaufort County, which puts the Planning Commission concern in context. There is not much opportunity for a proliferation of unsightly self-storage construction outcomes.
4. The planning staff recommended staff approval of this text amendment and indicated it is consistent with the goals of the Comprehensive Plan, is not in conflict with the development code, addresses a demonstrated community need by giving nearby rural residents storage options which they currently do not have, is compatible with other commercial uses already allowed in the T2RC Zone, it would allow a logical and orderly development pattern and would have to adhere to the natural resource protection standards as other commercial development in this zone must.
5. I respectfully request you approve the addition of the residential storage facilities as a conditional use in the T2RC zone.

Thank You Very Much!!

Nancy E Howes
47 All Joy Road
Bluffton, SC 29910
843-384-3333

Beaufort County;
Rural Center Zones
[T2RC]









3/13/2023

Dear Chairwoman Howard & Land Use Committee Members,

Thank you for the opportunity to comment on the rezoning of the 2.81- acre lot at the intersection of Okatie Highway (Hwy. 170) and Lowcountry Drive (Hwy. 462) from T2 Rural (T2R) to C4 Community Center Mixed-Use (C4CCMU). I am a Project Manager with the Coastal Conservation League, a non-profit advocacy organization working to protect the natural resources of the South Carolina coastal plain and ensure a high quality of life for all who live in and love this special place.

The proposed rezoning is concerning for several reasons. First and foremost, the Beaufort County Comprehensive Plan specifically addresses development along the SC 170 corridor. The plan calls for careful coordination between Jasper County and the City of Hardeeville on a shared vision for the corridor. The League holds the position that more careful coordination is needed between Jasper County, Hardeeville, and Beaufort County to achieve the “shared vision for the corridor” outlined in the Comprehensive Plan. This is an opportunity for Beaufort County to initiate this coordinated planning effort with Jasper and Hardeeville, which is needed urgently.

We are also concerned about existing traffic and infrastructure challenges. For example, according to SCDOT data for the year 2021, the annual average daily traffic (AADT) count for Highway 170 between US 278 and SC 462 was 36,700 trips per day, among the highest in the region—and that data is two years old. Like Hwy. 170, Hwy. 462 is also overburdened. Hwy. 462 is a hurricane evacuation route and many folks traveling Hilton Head Island use it to get off I-95.

The proposed annexation and development agreement of the 1520-acre Tickton Hall property currently before the Town of Ridgeland may compound traffic along Hwy. 462 by bringing up to 4,800 more residential units and 580,000 sq. ft. of commercial space to this rural area. Similarly, the proposed Chelsea South PDD before Jasper County Council may worsen an existing bottleneck at the Snake Road and Okatie Highway Intersection. Directionally south, the East Argent plan in the City of Hardeeville represents a 7,000+ acre community that will include 9,500 residential homes and 1.2 million sq. ft. of commercial retail and office space—further inundating Hwy. 170 with traffic.

Additionally, BJWSA reports they currently lack the capacity in the southern service area to treat water and get it back out into the system during hours of high demand. The Purrysburg Water Treatment Plant expansion may help, but that project is not slated for completion until the summer of 2025. In the meantime, enabling more intense development at higher densities by rezoning along Hwy. 170 may exacerbate these infrastructure challenges.

Given the traffic, the need for improved infrastructure, and the amount of already approved and pending development along this regional corridor, we support the Planning Commission’s 6 to 1 vote to recommend denial of the proposed zoning map amendment. The Conservation League likewise recommends the denial of the rezoning from T2 Rural (T2R) to C4 Community Center Mixed-Use (C4CCMU) for this 2.81-acre lot.

Thank you for your consideration of these comments. Please reach out if we can provide any additional information, clarification, or support as you consider this important decision.

Respectfully,



Grant McClure
South Coast Project Manager
843-522-1800|grantm@sccl.org



BEAUFORT COUNTY COUNCIL AGENDA ITEM SUMMARY

ITEM TITLE:
Staff Review Team (SRT) Development Projects Dashboard
MEETING NAME AND DATE:
Community Services and Land Use Committee Meeting, March 13, 2023
PRESENTER INFORMATION:
Robert Merchant, Planning and Zoning Department Director 10 minutes
ITEM BACKGROUND:
Over the past few months staff has been working to develop a website that would allow for certain development projects to be available for viewing by the general public while providing for better transparency of Staff Review Team (SRT) projects.
PROJECT / ITEM NARRATIVE:
The Dashboard will be available for viewing on the County website by any member of the public. Staff worked to take complicated subject matter and try to simplify how it gets displayed for general viewing. Staff has plans to continue the transparency and education outreach by incorporating this into a website that helps explain what the different project types mean and what each phase of the review process accomplishes.
FISCAL IMPACT:
N.A.
STAFF RECOMMENDATIONS TO COUNCIL:
N.A.
OPTIONS FOR COUNCIL MOTION:
N.A.



BEAUFORT COUNTY COUNCIL AGENDA ITEM SUMMARY

ITEM TITLE:
RECOMMEND APPROVAL TO UNDERTAKE DUE DILIGENCE AND DISCUSSIONS/NEGOTIATIONS FOR PROPOSED PURCHASE OF DEVELOPMENT RIGHTS ON REAL PROPERTY KNOWN AS STATION CREEK PDR
MEETING NAME AND DATE:
Land Use and Community Services Committee, February 13 2023
PRESENTER INFORMATION:
Ms. Kate Schaefer, Director of Land Protection, Beaufort County Open Land Trust - RCLP Program (5 minutes)
ITEM BACKGROUND:
Rural and Critical Land Preservation Board recommended to pursue due diligence on 1/12/23
PROJECT / ITEM NARRATIVE:
Station Creek PDR (TMS# R300 018 000 073A, 0290, 0365, 0366) properties consist of approximately 124 acres on St Helena with frontage along Seaside Road and Station Creek. The property is currently farmed and a conservation easement is desired by the landowner.
FISCAL IMPACT:
Up to \$15,000-due diligence fees Beaufort County Rural and Critical Land Preservation Program Bond Referendum (Account # 4500)
STAFF RECOMMENDATIONS TO COUNCIL:
Staff recommended approval.
OPTIONS FOR COUNCIL MOTION:
Motion to approve due diligence for Station Creek PDR Motion to modify due diligence for Station Creek PDR Motion to reject due diligence for Station Creek PDR



Project Analysis: Station Creek - PDR

PROPOSAL FOR: Due Diligence on PDR

PROPERTY ID:	TMS# R300 018 000 073A, 0290, 0365, 0366
OWNER:	McFee LLP – Bennett McNeal
ACREAGE:	124 acres
PARTNERS:	seeking partners – SC Conservation Bank, NRCS
TOTAL PRICE:	Unknown
PRICE Negotiated/Acre:	Unknown
RCLPP FUNDS:	Unknown
APPRAISED VALUE:	Unknown
ZONING:	T2 Rural, CPO overlay
COUNCIL DISTRICT:	3 (Glover)
LOCATION:	361 Seaside Road, St Helena

Project Location and Attributes:

- Property is located off Seaside Road, St Helena
- Property contains agricultural fields, waterfront and a hummock island accessible from mainland

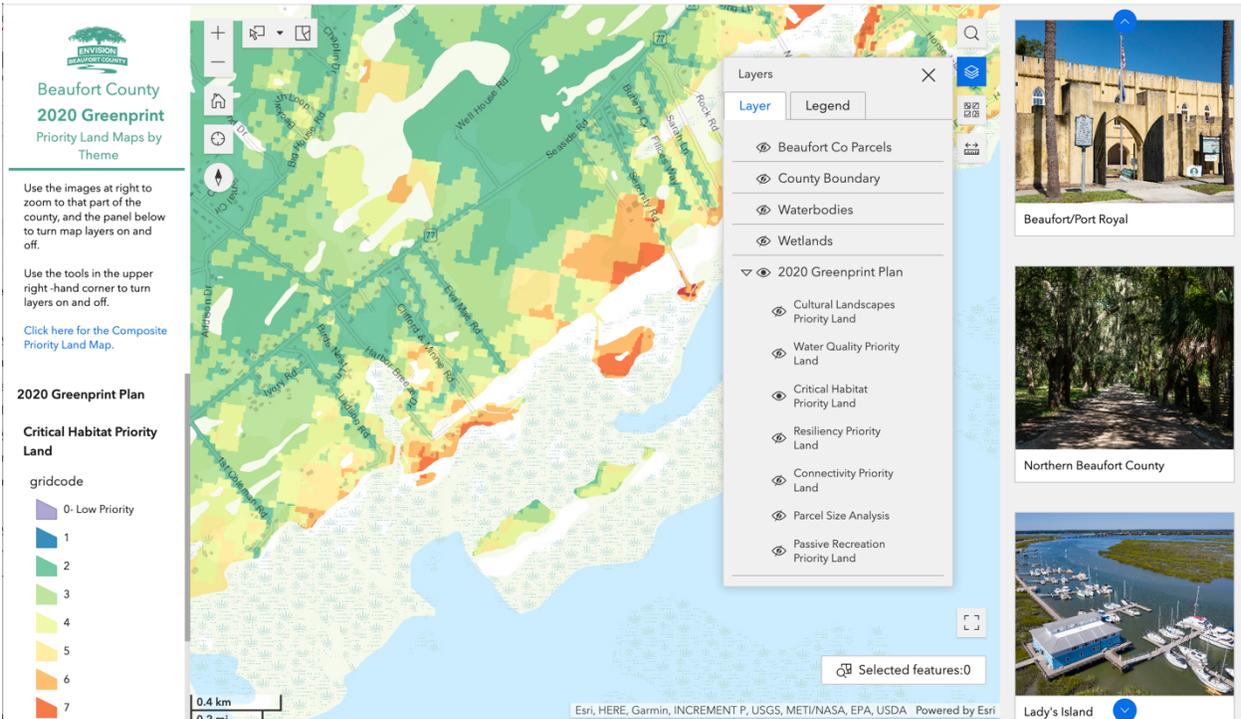
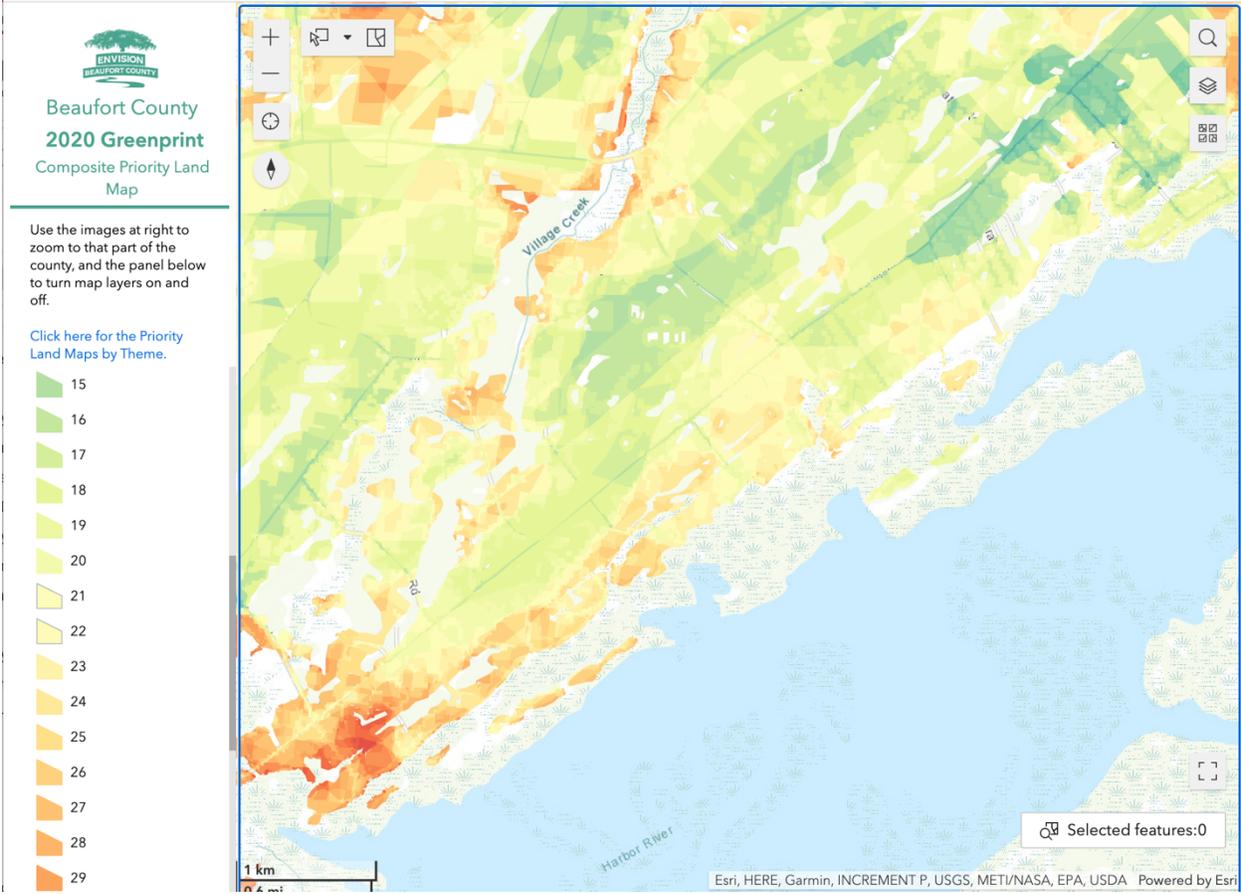
Purchase and Cost Structure:

- Conservation Easement proposed to codify PDR
- Base zoning is T2 Rural with CPO overlay

RCLP Attributes:

- Within priority area for conservation
- Includes agricultural lands

Beaufort County Rural & Critical LAND



Beaufort County Rural & Critical LAND

Beaufort County 2020 Greenprint
Priority Land Maps by Theme

Use the images at right to zoom to that part of the county, and the panel below to turn map layers on and off.

Use the tools in the upper right-hand corner to turn layers on and off.

[Click here for the Composite Priority Land Map.](#)

Cultural Landscapes Priority Land

gridcode

- 0- Low Priority
- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8- High Priority

[call other values >](#)

Layers

- Beaufort Co Parcels
- County Boundary
- Waterbodies
- Wetlands
- 2020 Greenprint Plan
 - Cultural Landscapes Priority Land
 - Water Quality Priority Land
 - Critical Habitat Priority Land
 - Resiliency Priority Land
 - Connectivity Priority Land
 - Parcel Size Analysis
 - Passive Recreation Priority Land

Selected features: 0

Beaufort/Port Royal

Northern Beaufort County

Lady's Island

Natural Resources

Search from specific layers

Esri, HERE, Garmin, SafeGraoh, GeoTechn

Layer List

Layers

- Marine Access Point
- Bluff
- Boat Landing
- Pier
- Public Access
- Tree Canopy Roads
- Road Classifications
 - STATE, PAVED
 - STATE, UNPAVED
 - COUNTY, PAVED
 - COUNTY, UNPAVED
 - PRIVATE, PAVED
 - PRIVATE, UNPAVED
 - PRIVATE, UNDETERMINED
 - MUNICIPAL, PAVED
 - MUNICIPAL, UNPAVED
 - MILITARY / PAVED
 - MILITARY / UNPAVED
 - PUBLIC SERVICE DISTRICT / PAVED
 - UNCLASSSED

Beaufort County Rural & Critical LAND

Beaufort County 2020 Greenprint
Priority Land Maps by Theme

Use the images at right to zoom to that part of the county, and the panel below to turn map layers on and off.

Use the tools in the upper right-hand corner to turn layers on and off.

[Click here for the Composite Priority Land Map.](#)

Beaufort Co Parcels

2020 Greenprint Plan

Resiliency Priority Land

gridcode

- 0- Low Priority
- 1
- 2
- 3
- 4
- 5

Beaufort/Port Royal

Northern Beaufort County

Lady's Island

Beaufort County 2020 Greenprint
Priority Land Maps by Theme

Use the images at right to zoom to that part of the county, and the panel below to turn map layers on and off.

Use the tools in the upper right-hand corner to turn layers on and off.

[Click here for the Composite Priority Land Map.](#)

2020 Greenprint Plan

Water Quality Priority Land

gridcode

- 0- Low Priority
- 1
- 2
- 3- High Priority
- <all other values>

Beaufort/Port Royal

Northern Beaufort County

Lady's Island

Beaufort County
Rural & Critical

LAND
PRESERVATION
PROGRAM

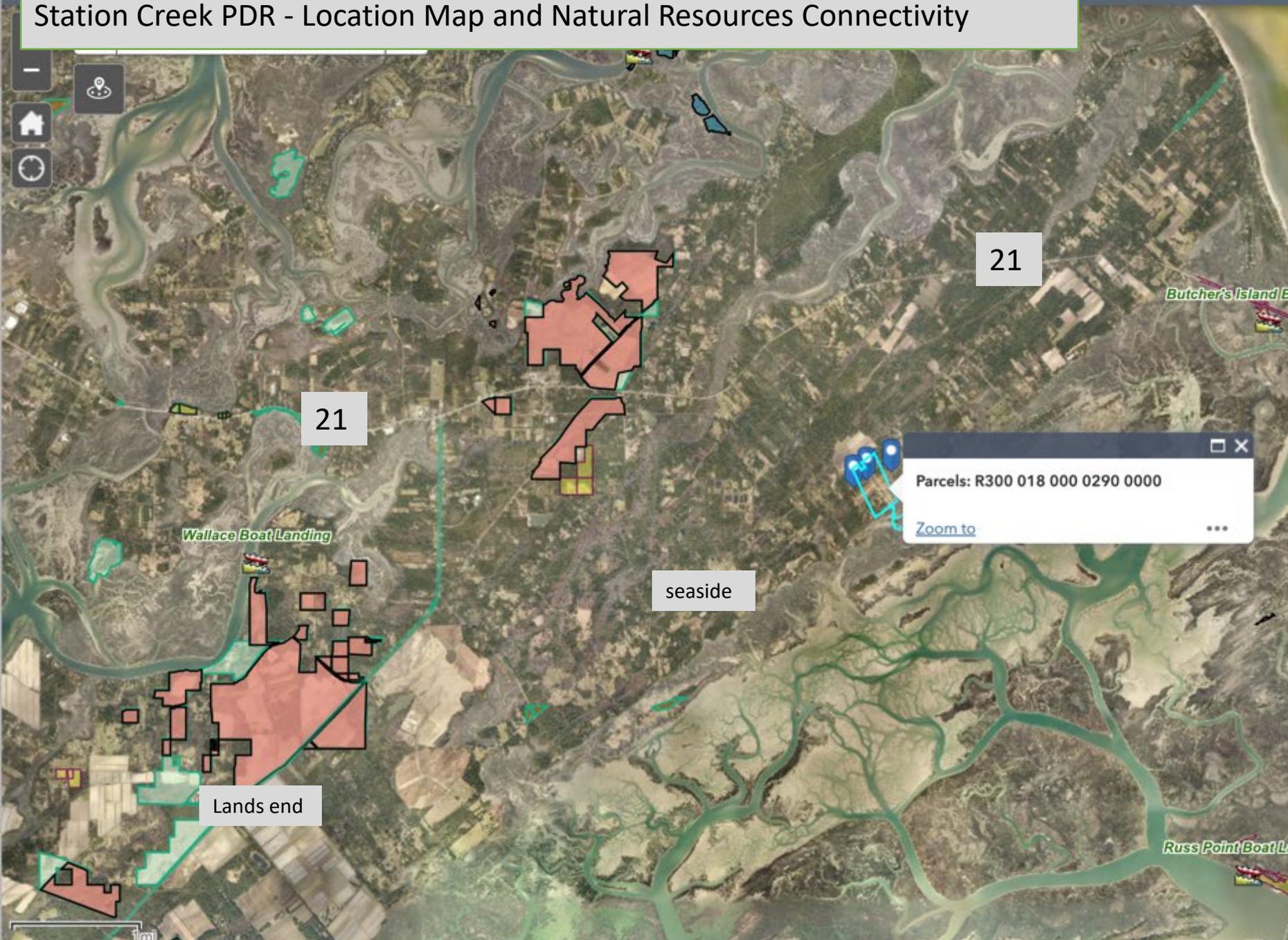
Community Services and Land Use

March 13 2023

Station Creek - PDR

- PROPERTY ID: TMS R300 018 000 073A, 0290, 0365, 0366
- OWNER: McFee LLP – Bennett McNeal
- ACREAGE: 124 acres
- PARTNERS: OLT to hold CE, seeking partners
- TOTAL PRICE: unknown
- ZONING: T2 Rural, CPO overlay
- COUNCIL DISTRICT: 3 (Glover)
- LOCATION: 361 Seaside Road, St Helena

Station Creek PDR - Location Map and Natural Resources Connectivity



Item 8.

Layer List

Layers

- Marine Access Point
- Bluff
- Boat Landing
- Pier
- Public Access
- Tree Canopy Roads
- Road Classifications
- STATE, PAVED
- STATE, UNPAVED
- COUNTY, PAVED
- COUNTY, UNPAVED
- PRIVATE, PAVED
- PRIVATE, UNPAVED
- PRIVATE, UNDETERMINED
- MUNICIPAL, PAVED
- MUNICIPAL, UNPAVED
- MILITARY / PAVED
- MILITARY / UNPAVED
- PUBLIC SERVICE DISTRICT / PAVED
- UNCLASSIFIED

Station Creek PDR Critical Habitat Priority

ENVISION
BEAUFORT COUNTY

Beaufort County 2020 Greenprint

Priority Land Maps by Theme

Use the images at right to zoom to that part of the county, and the panel below to turn map layers on and off.

Use the tools in the upper right-hand corner to turn layers on and off.

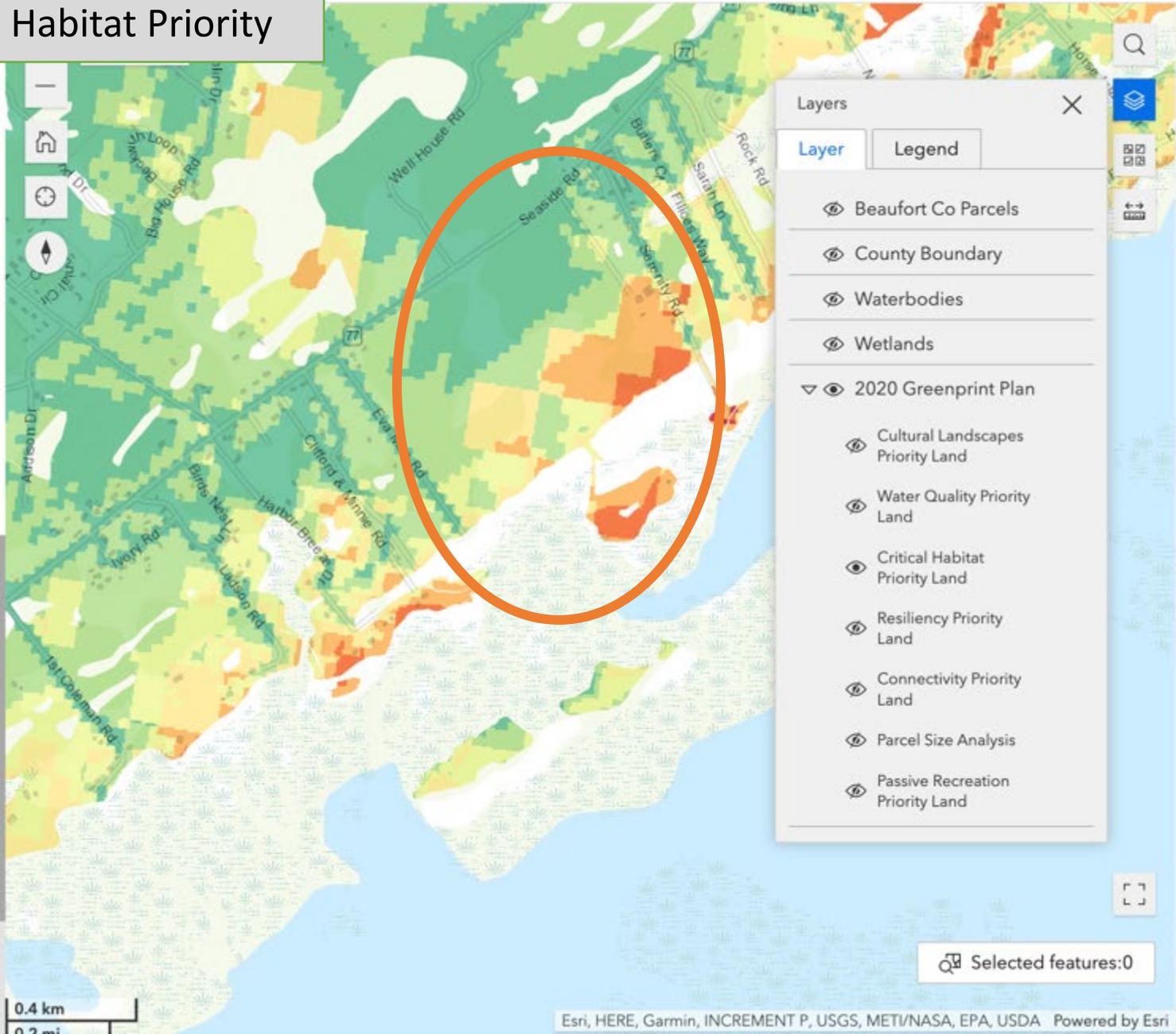
[Click here for the Composite Priority Land Map.](#)

2020 Greenprint Plan

Critical Habitat Priority Land

gridcode

- 0- Low Priority
- 1
- 2
- 3
- 4
- 5
- 6
- 7



Layers

Layer Legend

- Beaufort Co Parcels
- County Boundary
- Waterbodies
- Wetlands
- 2020 Greenprint Plan
 - Cultural Landscapes Priority Land
 - Water Quality Priority Land
 - Critical Habitat Priority Land
 - Resiliency Priority Land
 - Connectivity Priority Land
 - Parcel Size Analysis
 - Passive Recreation Priority Land



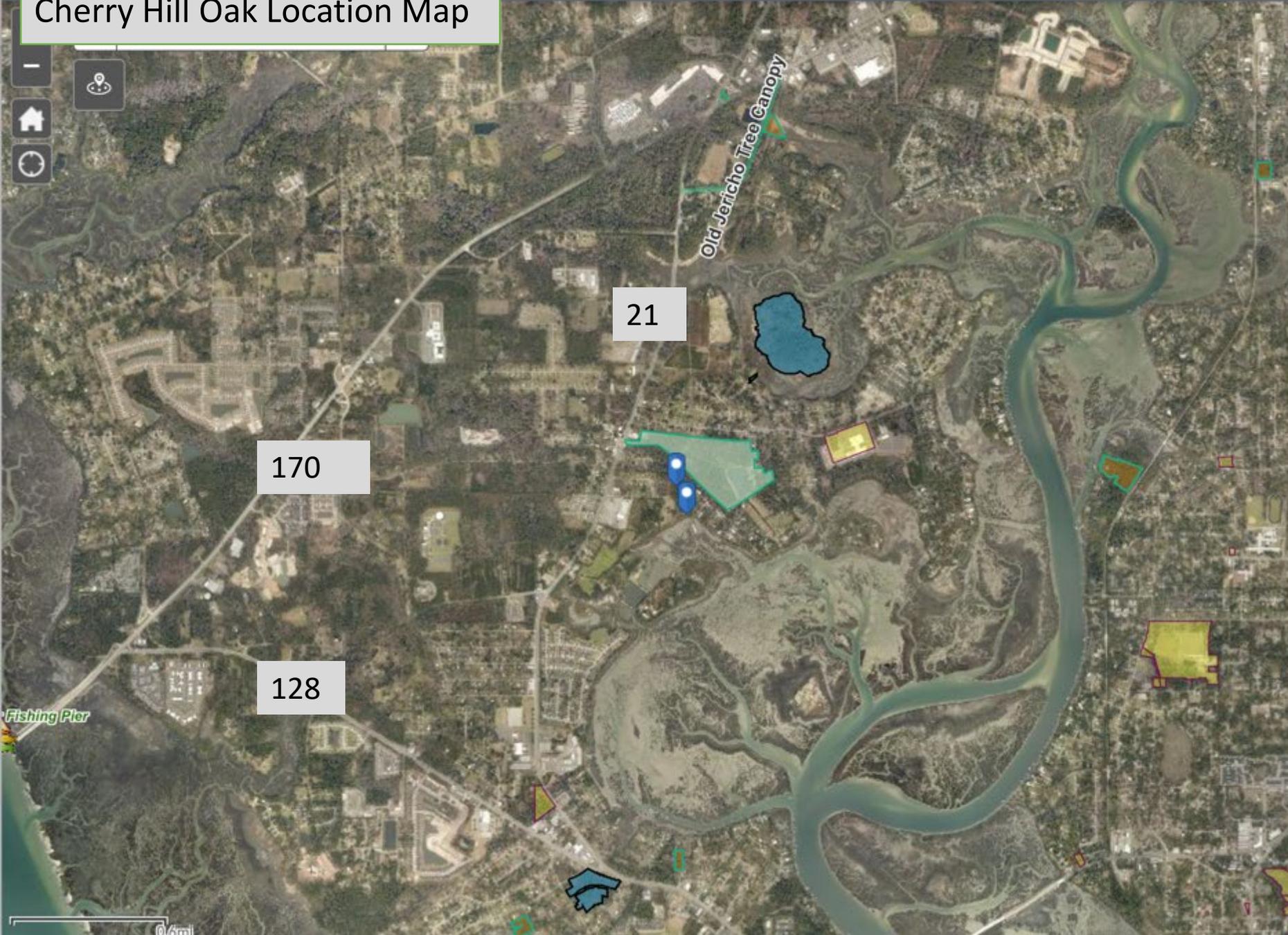


Cherry Hill Oak - Fee

- PROPERTY ID: TMS 112-032-000-0637, 0008, 0064
- OWNER: Merry Land Investments, LLC
- ACREAGE: 11.92
- PARTNERS: seeking partners
- TOTAL PRICE: unknown
- ZONING: T4 NC – Town of Port Royal
- COUNCIL DISTRICT: 4 (Howard)
- LOCATION: Oakview Drive, Port Royal

Cherry Hill Oak Location Map

Item 8.



Layer List

- MILITARY / UNPAVED
- PUBLIC SERVICE DISTRICT / PAVED
- UNCLASSED
- Parcels
- Rural and Critical Lands
- Fee-BCOLT
- Fee-SCDNR
- CE-Private
- Fee-County
- Soils
- Preserved Lands NonRandC
- Open Land Trust CE 2021
- Open Land Trust Fee Simple 2021
- Municipal and State Parks

Cherry Hill Oak – Passive Rec

Beaufort County 2020 Greenprint Priority Land Maps by Theme

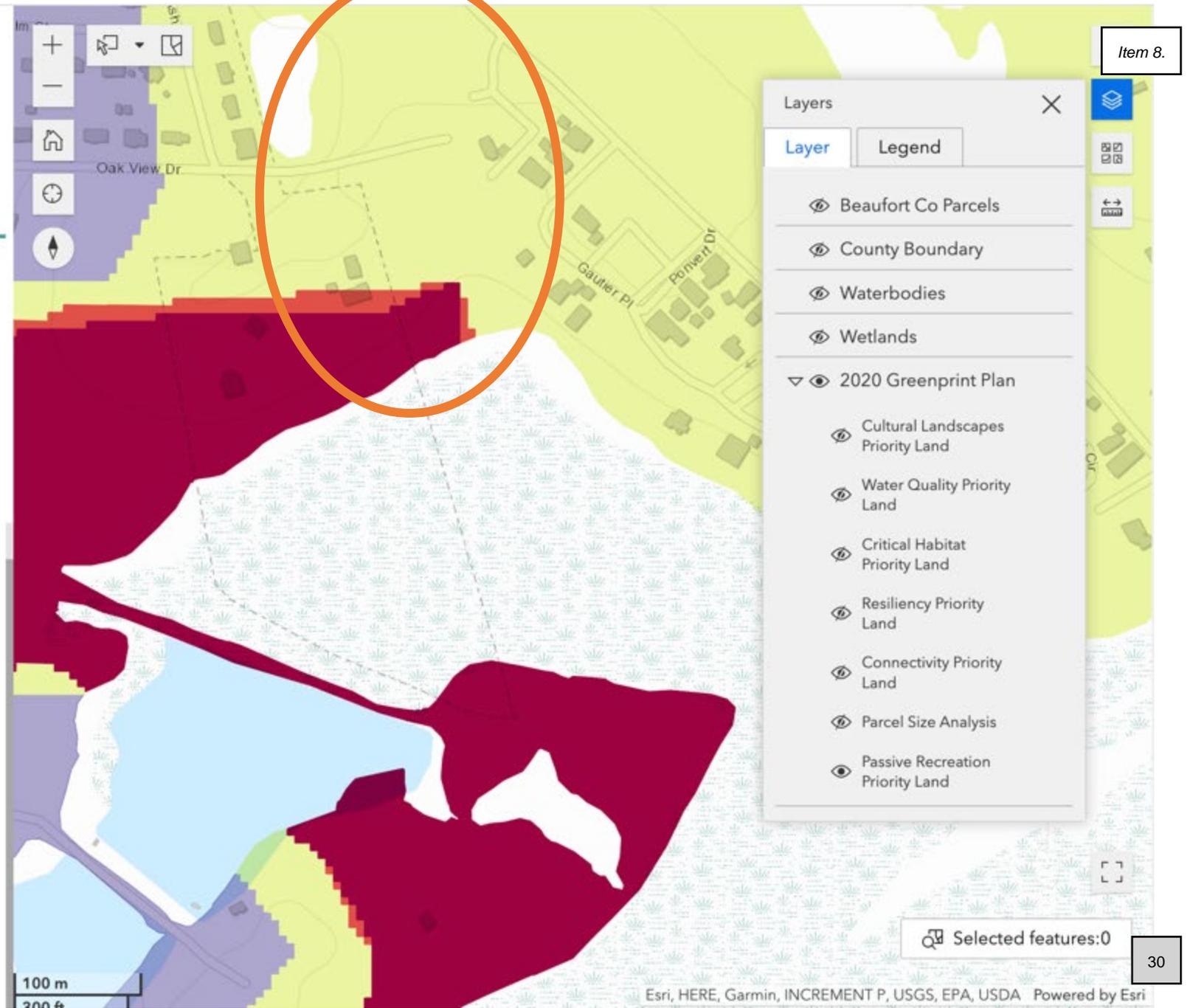
Use the images at right to zoom to that part of the county, and the panel below to turn map layers on and off.

Use the tools in the upper right-hand corner to turn layers on and off.

[Click here for the Composite Priority Land Map.](#)

Passive Recreation Priority Land

gridcode

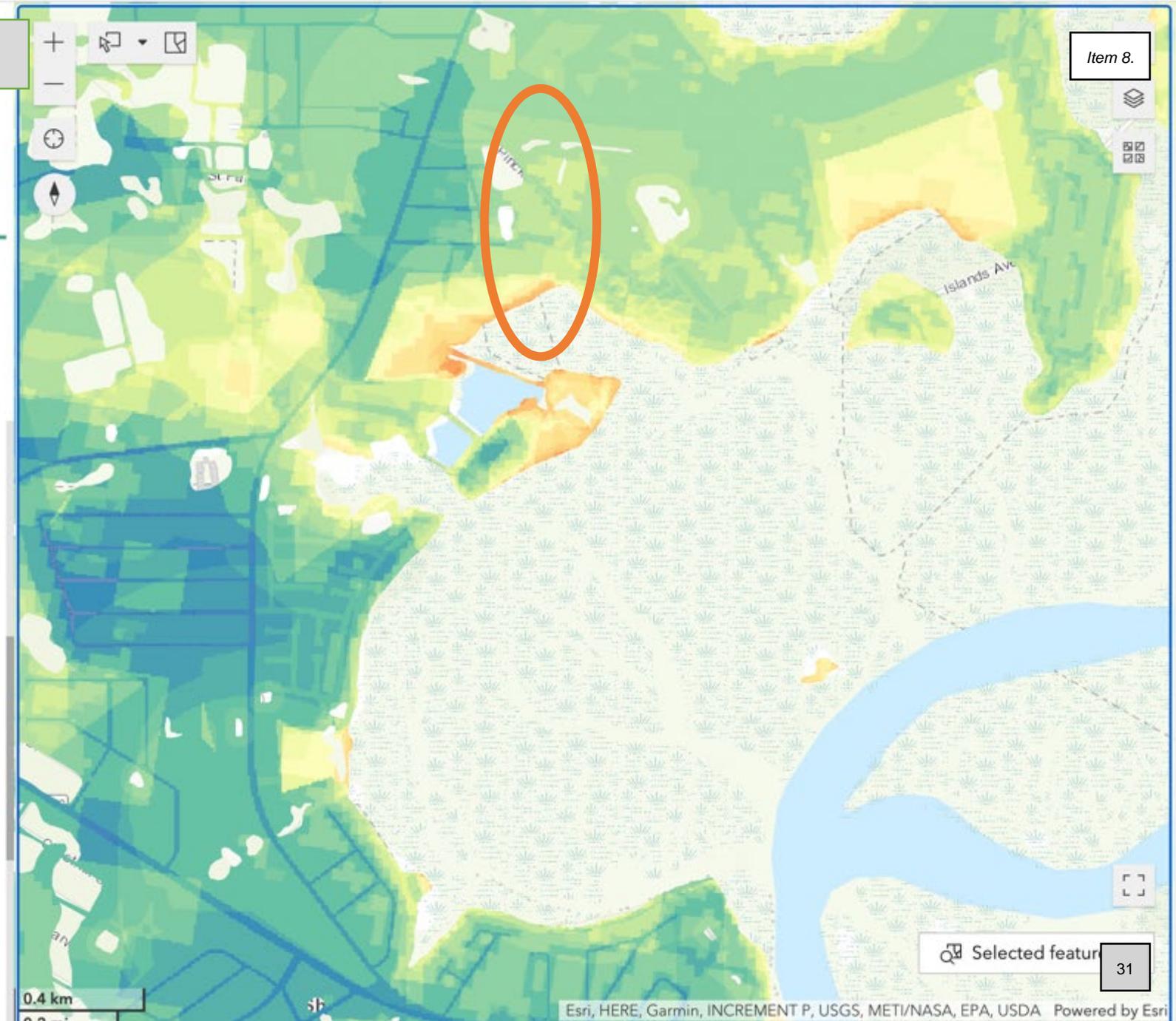


Cherry Hill Oak Composite Greenprint

Beaufort County 2020 Greenprint Composite Priority Land Map

Use the images at right to zoom to that part of the county, and the panel below to turn map layers on and off.

[Click here for the Priority Land Maps by Theme.](#)

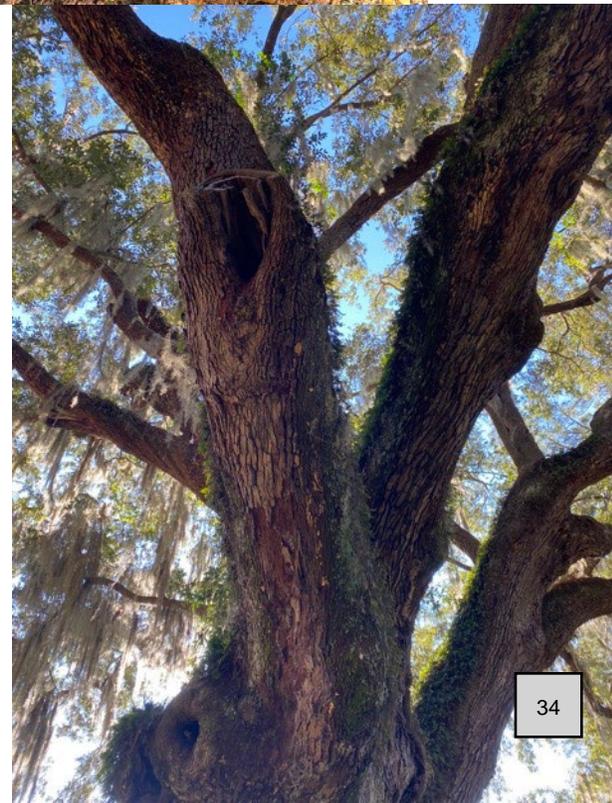
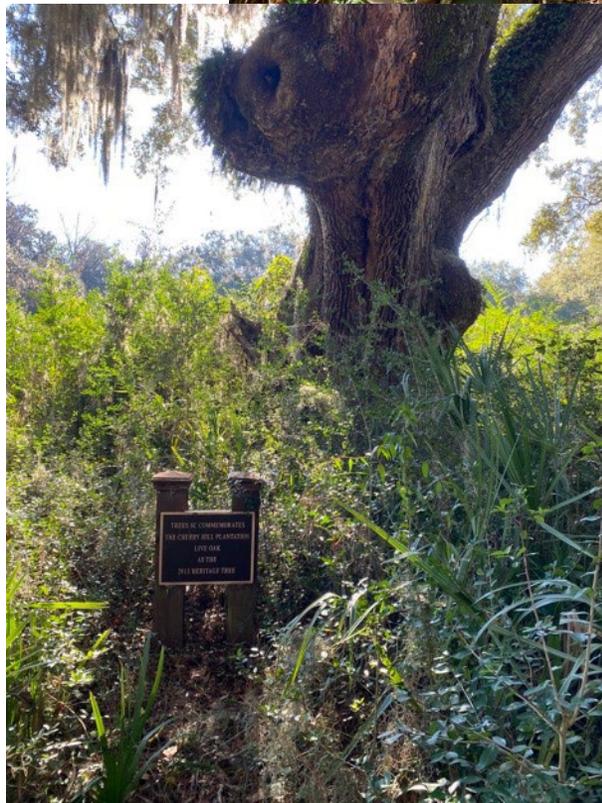








Item 8.



Heritage Oak

From TreesSC



From Island Packet



Blocker Field Extension - Fee

- PROPERTY ID: TMS# R300 015 000 076B 0000
- OWNER: Lize Washington
- ACREAGE: 1.15 acre
- PARTNERS: none, BCOLT to assume maintenance
- TOTAL PRICE: \$80,000
- PRICE Negotiated/Acre: \$69,000
- RCLPP FUNDS: \$80,000
- APPRAISED VALUE: \$80,000
- ZONING: T2 Rural, CPO overlay
- COUNCIL DISTRICT: 3 (Glover)
- LOCATION: 549 Sea Island Parkway, St Helena



Subject Property

Blocker Field Extension Survey

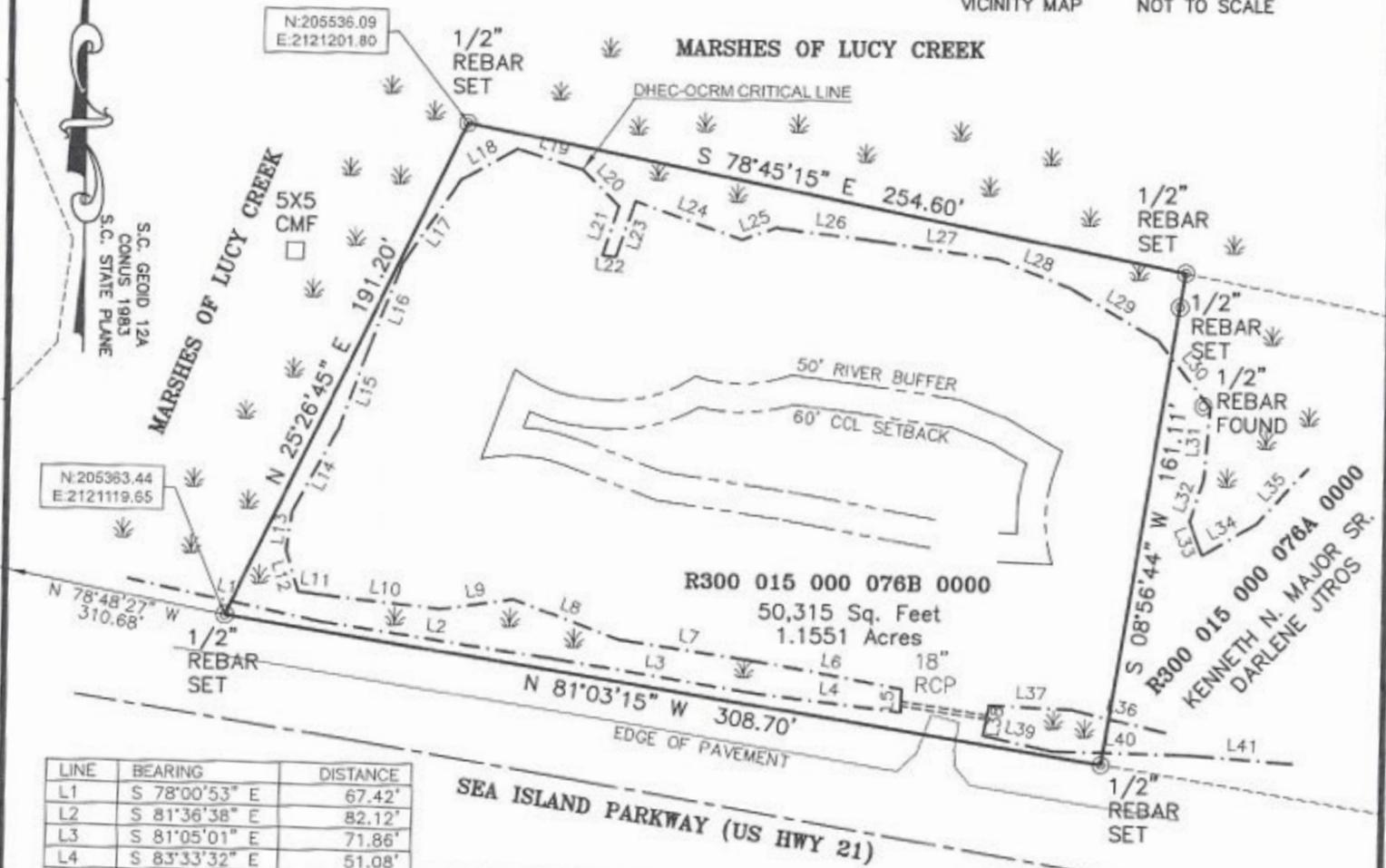
Item 8.



GASQUE & ASSOCIATES INC.
LAND SURVEYORS & PLANNERS
 28 PROFESSIONAL VILLAGE CIRCLE, BEAUFORT, S.C.
 P.O. BOX 1363, BEAUFORT, S.C.
 PHONE (843) 522-1798



VICINITY MAP NOT TO SCALE

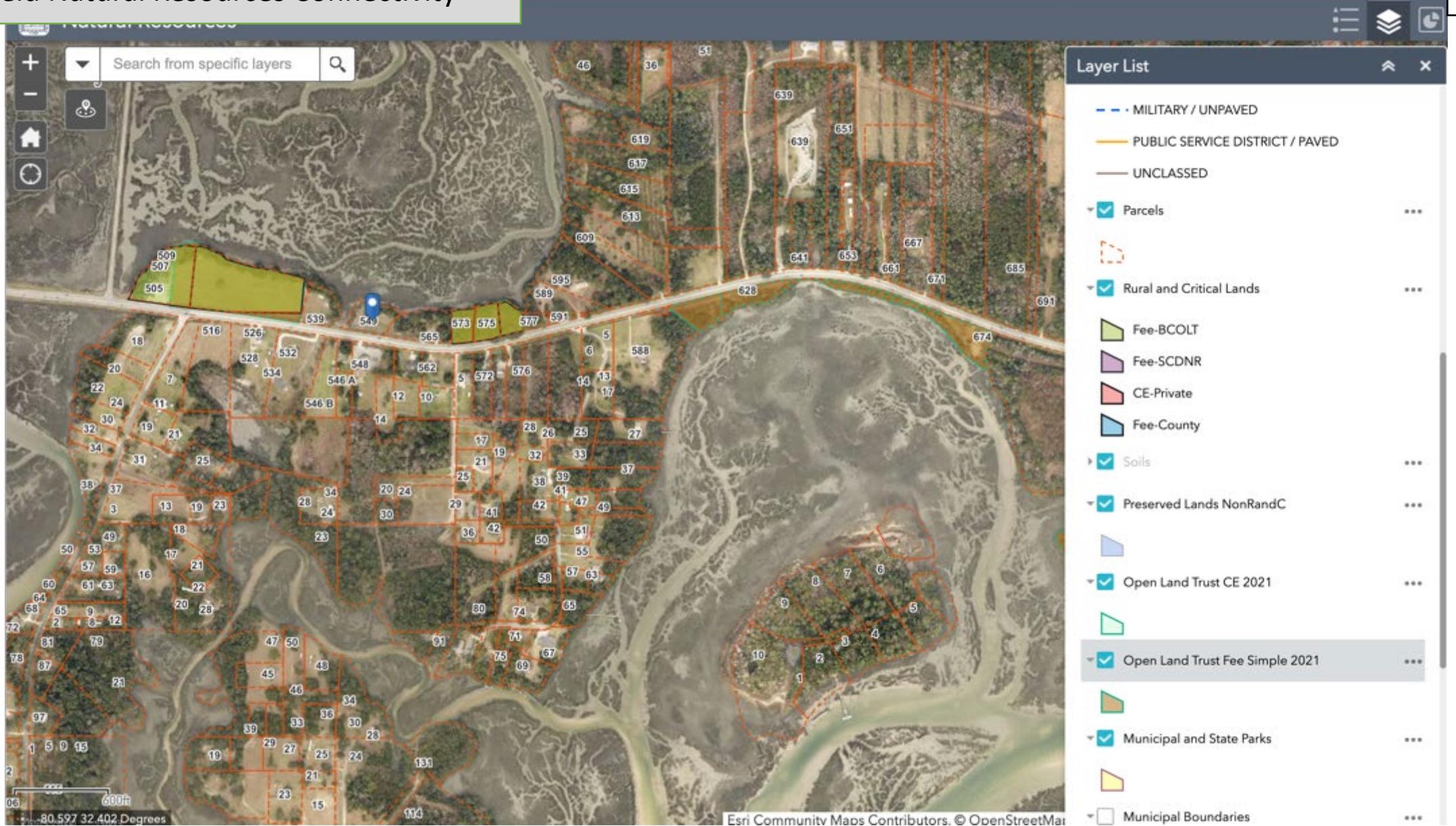


LINE	BEARING	DISTANCE
L1	S 78°00'53" E	67.42'
L2	S 81°36'38" E	82.12'
L3	S 81°05'01" E	71.86'
L4	S 83°33'32" E	51.08'
L5	N 01°38'09" E	7.98'
L6	N 79°52'29" W	51.66'

LINE	BEARING	DISTANCE
L21	S 17°38'02" W	18.02'

Blocker Field Natural Resources Connectivity

Item 8.





BEAUFORT COUNTY COUNCIL AGENDA ITEM SUMMARY

ITEM TITLE:
RECOMMEND APPROVAL TO UNDERTAKE DUE DILIGENCE AND DISCUSSIONS/NEGOTIATIONS FOR PROPOSED PURCHASE OF REAL PROPERTY KNOWN AS CHERRY HILL OAK FEE
MEETING NAME AND DATE:
Land Use and Community Services Committee, February 13 2023
PRESENTER INFORMATION:
Ms. Kate Schaefer, Director of Land Protection, Beaufort County Open Land Trust - RCLP Program (5 minutes)
ITEM BACKGROUND:
Rural and Critical Land Preservation Board recommended to pursue due diligence on 1/12/23
PROJECT / ITEM NARRATIVE:
Cherry Hill Oak – Fee (TMS 112-032-000-0637, 0008, 0064) properties consist of 12 acres in the town of Port Royal with frontage along the marshes of Battery Creek. The property is home to a 2013 Heritage Oak, known as the Cherry Hill Oak, as well as gravesite for an enslaved woman known as Mary Pope. It is currently zoned T4-N and the Landowner would like to sell the property fee simple.
FISCAL IMPACT:
Up to \$15,000-due diligence fees Beaufort County Rural and Critical Land Preservation Program Bond Referendum (Account # 4500)
STAFF RECOMMENDATIONS TO COUNCIL:
Staff recommended approval.
OPTIONS FOR COUNCIL MOTION:
Motion to approve due diligence for Cherry Hill Oak - Fee Motion to modify due diligence for Cherry Hill Oak - Fee Motion to reject due diligence for Cherry Hill Oak - Fee



Project Analysis: Cherry Hill Oak - Fee

PROPOSAL FOR: Due Diligence on Fee Purchase

PROPERTY ID:	TMS# TMS 112-032-000-0637, 0008, 0064
OWNER:	Merry Land Investments, LLC
ACREAGE:	11.92 acres
PARTNERS:	seeking partners – Town of Port Royal (maintenance), Forestry Commission (Heritage tree support), private funders
TOTAL PRICE:	Unknown
PRICE Negotiated/Acre:	Unknown
RCLPP FUNDS:	Unknown
APPRAISED VALUE:	Unknown
ZONING:	T4 NC – Town of Port Royal
COUNCIL DISTRICT:	4 (Howard)
LOCATION:	Oakview Drive, Port Royal

Project Location and Attributes:

- Property is located off of Parris Island Gateway / Highway 21
- Property contains a South Carolina Heritage Tree, designated in 2013 by TreesSC
- Property is sloping water front, including an accessible sandy spit that extends to back waters, marshes of battery creek.

Purchase and Cost Structure:

- Fee simple purchase proposed
- No current park or passive recreation property is in close proximity

RCLP Attributes:

- Proximate to protected properties: OLT donated easement nearby “Pinckney easement”
- Sloping waterfront and access to water in an area without any
- Heritage Tree is documented to have larger diameter than Angel Oak in Charleston

Beaufort County Rural & Critical LAND PRESERVATION PROGRAM

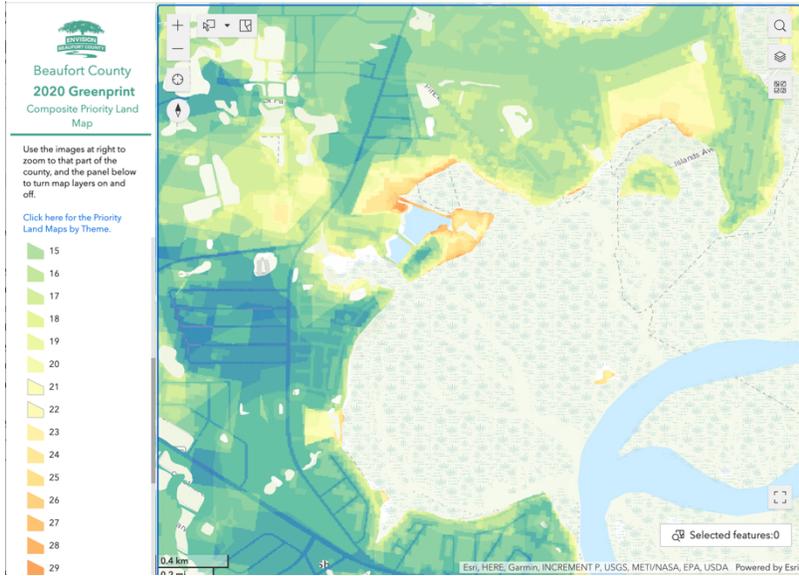


Figure 1: Greenprint Composite

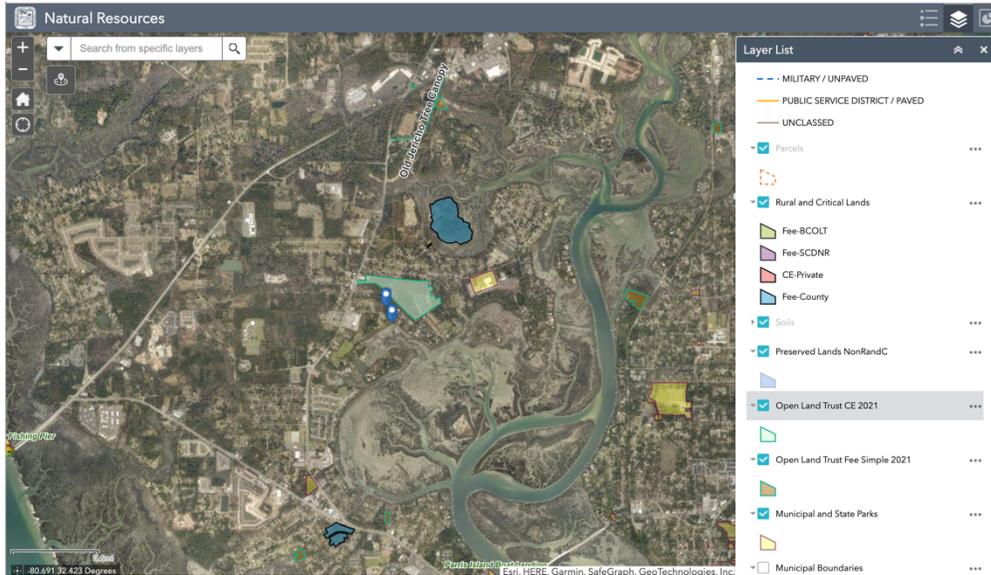


Figure 2: Location and other protected land

Beaufort County Rural & Critical LAND ON AM

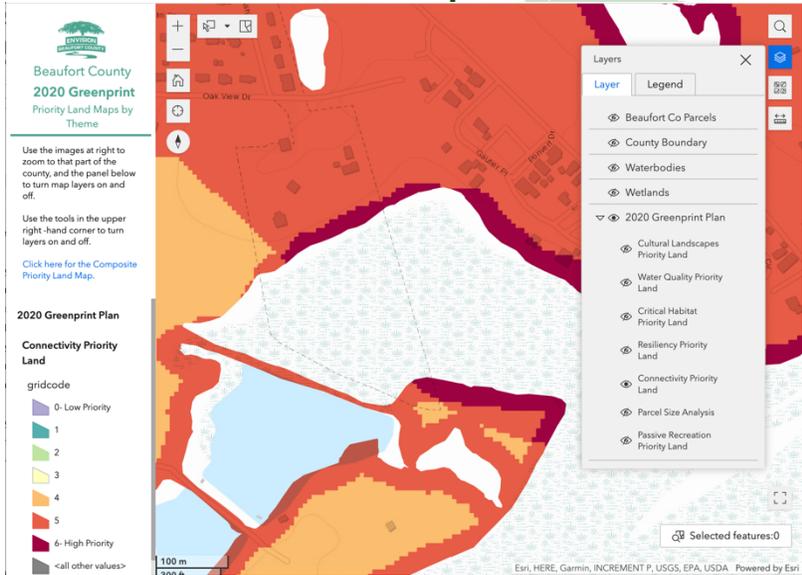


Figure 3: Greenprint Connectivity



Figure 4: Greenprint Critical Habitat

Beaufort County Rural & Critical LAND ON AM

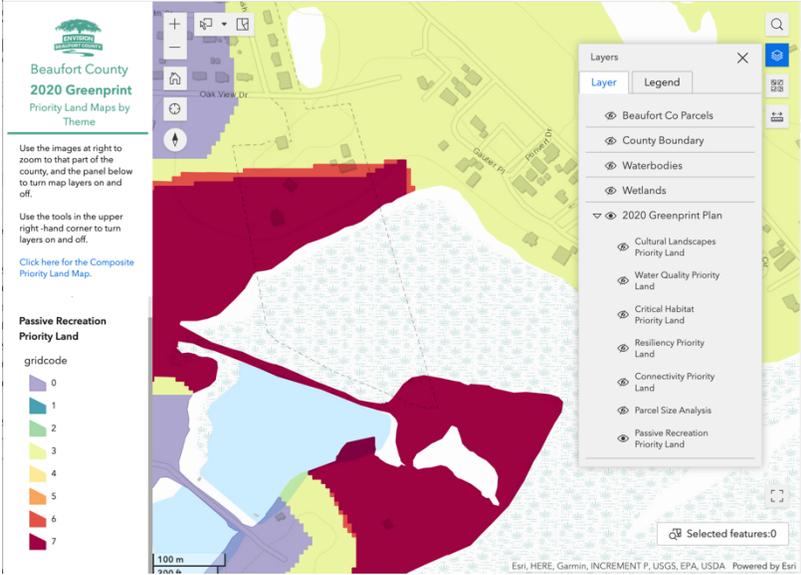


Figure 5: Greenprint Passive Recreation Priority

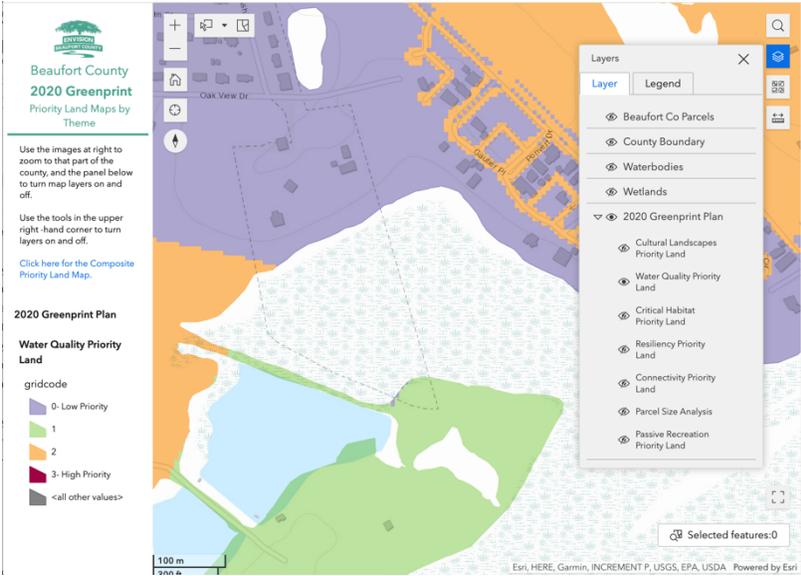


Figure 6: Greenprint Water Quality Priority



BEAUFORT COUNTY COUNCIL AGENDA ITEM SUMMARY

ITEM TITLE:
<i>Text Amendments to the Community Development Code (CDC): Sections 3.1.60 (Consolidated Use Table), 3.2.60 (T2 Rural Center (T2RC) Standards), and 4.1.220 (Residential Storage Facility) to conditionally allow the usage of Residential Storage Facility in T2 Rural Center</i>
MEETING NAME AND DATE:
<i>Community Services and Land Use Committee Meeting, February 13, 2023</i>
PRESENTER INFORMATION:
<i>Robert Merchant, AICP, Director, Beaufort County Planning and Zoning (10 minutes needed for item discussion)</i>
ITEM BACKGROUND:
<i>A private citizen, Nancy Hawes, applied to amend the Community Development Code to allow Residential Storage Facilities in the T2 Rural Center district. This CDC Text Amendment application went before the Beaufort County Planning Commission at their February 6, 2023 meeting. At that time the Commission voted 5 for and 1 against to recommend denial of the proposed amendment to County Council.</i>
PROJECT / ITEM NARRATIVE:
<i>Residential Storage Facility is a use defined in the Community Development Code as a building or buildings consisting of individual, small, self-contained units that are leased or owned for the storage of household goods. Outdoor storage of boats, trailers, and vehicles may be provided as an accessory use. The use is conditionally allowed in Hamlet Center (T4HC), Hamlet Center- Open (T4-HCO), Neighborhood Center (T4NC), Community Center Mixed Use 4 (C4), Community Center Mixed Use 5 (C5), and Industrial (SI). The Rural Center (T2RC) Zone applies to areas that are in the immediate vicinity of a Rural Crossroads or other important rural intersections, where service and limited commercial uses can cluster in more closely spaced buildings of residential character. This zoning district allows Retail/Restaurants, Offices/Services, and light Industrial uses such as Vehicle Sales, Outdoor Maintenance/Storage Yard, Warehousing, and Wholesaling and Distribution.</i>
FISCAL IMPACT:
<i>Not applicable.</i>
STAFF RECOMMENDATIONS TO COUNCIL:
<i>Staff recommends approval.</i>
OPTIONS FOR COUNCIL MOTION:
<i>To approve or deny the proposed amendments to the Community Development Code (CDC): Sections 3.1.60 (Consolidated Use Table), 3.2.60 (T2 Rural Center (T2RC) Standards), and 4.1.220 (Residential Storage Facility)</i>



MEMORANDUM

TO: Alice Howard, Chair, Community Facilities and Land Use Committee
FROM: Robert Merchant, AICP, Beaufort County Planning and Zoning Director
DATE: February 6, 2023
SUBJECT: Text Amendment to the Community Development Code (CDC)

STAFF REPORT:

A. BACKGROUND AND SUMMARY OF REQUEST:

The applicant is proposing an amendment to the following Code Sections: 3.1.60, 3.2.60, and 4.1.220. The request would be to allow the usage of Residential Storage Facility as a Conditional Use in the T2RC zoning district. This would reflect in Section 3.1.60 in the Consolidated Use table along with adding Residential Storage Facility to the Land Use Type chart for T2RC in Section 3.2.60. Thirdly, conditional use standards are being proposed in Section 4.1.220, F. **Residential Storage Facilities in T2 Rural Center.**

Residential Storage Facilities is a use defined in the Community Development Code as a building or buildings consisting of individual, small, self-contained units that are leased or owned for the storage of household goods. Outdoor storage of boats, trailers, and vehicles may be provided as an accessory use. It is conditionally allowed in Hamlet Center (T4HC), Hamlet Center- Open (T4-HCO), Neighborhood Center (T4NC), Community Center Mixed Use 4 (C4), Community Center Mixed Use 5 (C5), and Industrial (SI).

The Rural Center (T2RC) Zone applies to areas that are in the immediate vicinity of a Rural Crossroads or other important rural intersections, where service and limited commercial uses can cluster in more closely spaced buildings of residential character. This zoning district allows Retail/Restaurants, Offices/Services, and light Industrial uses such as Vehicle Sales, Outdoor Maintenance/Storage Yard, Warehousing, and Wholesaling and Distribution

B. TEXT AMENDMENT REVIEW STANDARDS: The advisability of amending the text of this Development Code is a matter committed to the legislative discretion of the County Council and is not controlled by any one factor. In determining whether to adopt or deny the proposed text amendment, the County Council shall weigh the relevance of and consider whether, and the extent to which, the proposed amendment:

- 1. Is consistent with the goals, objectives, and policies of the Comprehensive Plan;**
 Yes, the text amendment would be supported by Action E4.1 of the Comprehensive Plan which states:

Provide more flexibility in commercial zoning districts to permit smaller non-retail commercial uses such as small assembly facilities and light industrial operations, or contractor's offices that do not adversely impact surrounding retail uses.

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

No, this would not affect any provision of the Development Code.

3. Is required by changed conditions;

N/A

4. Addresses a demonstrated community need;

Beaufort County is one of the fastest growing counties in South Carolina. As growth occurs in the area, the need for storage facilities for nearby residents does as well. Opening this use to T2RC would give those in rural areas closer options.

5. 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;

Conditionally allowing this use in T2RC is consistent with the purpose and intent of the Community Development Code along with having compatibility with other uses already allowed in the district such as Vehicle Sales, Outdoor Maintenance/Storage Yard, Warehousing, and Wholesaling and Distribution.

6. Would result in a logical and orderly development pattern; and

Yes, similar, if not, more intense uses are already conditionally permitted in T2RC. This zoning district also minimizes the impact as there is a 2-story height maximum and a 25% building coverage maximum. This would contain the usage as to not negatively affect neighboring residences and next-door businesses.

7. 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.

C. STAFF RECOMMENDATION: Staff recommends approval of the request to add Residential Storage Facilities as a conditional use in T2RC by amending Sections 3.1.60, 3.2.60, and 4.1.220. Currently, T2RC allows more intense uses such as Outdoor Maintenance/Storage Yard, Warehousing, and Wholesaling and Distribution; therefore, the proposed use is not going to further intensify the impact of the zoning district. The intended nature of a Residential Storage Facility is to be accessible and near residents that utilize it.

D. PLANNING COMMISSION RECOMMENDATION: At their February 6, 2023 meeting, the Planning Commission recommended to deny the proposed amendment to County Council.

ORDINANCE 2023 / __

**TEXT AMENDMENTS TO THE COMMUNITY DEVELOPMENT CODE (CDC):
SECTIONS 3.1.60 (CONSOLIDATED USE TABLE), 3.2.60 (T2 RURAL CENTER
(T2RC) STANDARDS), AND 4.1.220 (RESIDENTIAL STORAGE FACILITY) TO
CONDITIONALLY ALLOW THE USAGE OF RESIDENTIAL STORAGE FACILITY
IN T2 RURAL CENTER**

WHEREAS, the Community Development Code currently does not allow Residential Storage Facilities as a use in T2 Rural Center; and

WHEREAS, the district currently permits comparable yet more intense uses, therefore demonstrating the appropriateness of the use; and

WHEREAS, it is necessary for the Community Development Code to provide coherent development standards to achieve orderly development; and

WHEREAS, the Beaufort County Planning Commission considered the ordinance amendments on February 6, 2023, voting to recommend that County Council deny the proposed amendments; and

NOW, THEREFORE be it ordained by County Council in a meeting duly assembled that Sections 3.1.60 (Consolidated Use Table), 3.2.60 (T2 Rural Center (T2RC) Standards), and 4.1.220 (Residential Storage Facility) of the Community Development Code are hereby amended as set forth in Exhibit A hereto. Deletions in the existing code are stricken through. Additions are highlighted and underlined.

Adopted this ___ day of _____ 2023.

COUNTY COUNCIL OF BEAUFORT COUNTY

By: _____
Joseph Passiment, Chairman

ATTEST:

Sarah W. Brock, JD, Clerk to Council

Exhibit A

3.1.60 - Consolidated Use Table

Table 3.1.60: Consolidated Use Table																			
	Land Use Type	T 1 N	T2 R	T 2 RL	T2 R N	T2 RN O	T2 R C	T3 E	T3 H N	T 3 N	T3 N O	T4 H C	T4 V C	T4 HC O	T4 N C	C3	C 4	C 5	SI
AGRICULTURE																			
15.	Medical Service: Clinics/Offices	—	—	—	—	P	P	—	—	—	P	P	P	P	P	TC P	P	P	—
16.	Medical Service: Hospital	—	—	—	—	—	—	—	—	—	—	—	—	—	S	—	—	—	—
17.	Residential Storage Facility	—	—	—	—	—	C	—	—	—	—	C	—	C	C	—	C	C	C
18.	Vehicle Services: Minor Maintenance and Repair	—	—	—	—	—	C	—	—	—	—	—	C	C	C	—	C	C	—
19.	Vehicle Services: Major Maintenance and Repair	—	—	—	—	—	C	—	—	—	—	—	—	C	C	—	C	C	C
<p>"P" indicates a Use that is Permitted By Right. "C" indicates a Use that is Permitted with Conditions. "S" indicates a Use that is Permitted as a Special Use. "TCP" indicates a Use that is permitted only as part of a Traditional Community Plan under the requirements in Division 2.3. "—" indicates a Use that is not permitted.</p>																			

Section 3.2.60 T2 Rural Center Standards

G. T2RC Allowed Uses

Offices & Services

General Offices & Services < 10,000 SF		P
General Offices & Services: with Drive-Through Facilities	4.1.70	C
Animal Services: Clinic/Hospital		P
Animal Services: Kennel	4.1.40	C
Day Care: Family Home (up to 8 Clients)		P
Day Care: Commercial Center (9 or more clients)	4.1.60	C
Lodging: Short-Term Housing Rental (STHR)	4.1.360	S
Lodging: Inn (up to 24 rooms)		P
Medical Service: Clinics/Offices		P
Residential Storage Facility	4.1.220	C
Vehicle Services: Minor Maintenance and Repair	4.1.270	C
Vehicle Services: Major Maintenance and Repair	4.1.270	C

4.1.220 - Residential Storage Facility

Residential storage facilities shall comply with the following:

A. Operation.

1. The only uses allowed on-site shall be the rental of storage bays and the pickup and deposit of goods or property in dead storage, and limited incidental sales of storage materials (e.g., boxes, tape). Storage bays shall not be used to manufacture, fabricate, or process goods, to service or repair vehicles, small engines or electrical equipment, or conduct similar repair activities, to conduct garage sales or retail sales of any kind, or to conduct any other commercial or industrial activity on the site.
2. Individual storage bays or private postal boxes within a self-service storage facility shall not be considered premises for the purpose of assigning a legal address.
3. No more than one security quarters may be developed on the site, and shall be integrated into the building's design.
4. Except as otherwise authorized in this Section, all property stored on the site shall be enclosed entirely within enclosed buildings.
5. There shall be no storage of toxic, hazardous, flammable, explosive or noxious materials.

B. Parking and Circulation.

1. Interior circulation shall be provided in the form of aiseways adjacent to the storage bays. These aiseways shall be used both for circulation and temporary customer parking while using storage bays. The minimum width of these aiseways shall be 22 feet if only one-way traffic is permitted, and 30 feet if two-way traffic is permitted.
2. The one- or two-way traffic flow patterns in aiseways shall be clearly marked. Marking shall consist, at a minimum, of standard directional signage and painted lane markings with arrows.
3. All aiseways shall be paved with asphalt, concrete, or comparable paving materials.

C. Building Standards.

1. Garage doors serving individual storage units shall be perpendicular to a public or private street so as to not be visible from adjacent streets.
2. With the exception of a structure used as a security guard or security quarters, the maximum height of a personal storage facility shall be 20 feet.
3. Fences shall be no shorter than six feet or taller than eight feet and meet the standards of Division 5.4 (Fences and Walls). One evergreen shrub shall be installed for every five linear feet of fence or wall on the side of the fence or wall facing a neighboring property or public right-of-way.

D. Open Storage. Open storage of recreational vehicles, travel trailers, and dry storage of pleasure boats of the type customarily maintained by persons for their personal use shall be permitted within a residential storage facility, provided that the following standards are met:

1. No outdoor storage shall be visible from off-site.
2. The storage shall occur only within a designated area that is clearly delineated.
3. Outdoor storage areas shall be located to the rear of the principal structure and be screened with a solid fence or masonry wall at least eight feet high.

E. Residential Storage Facilities in T4 Hamlet Center, T4 Hamlet Center Open, and T4 Neighborhood Center. Residential storage facilities shall be sited so that storage buildings are located in the interior of the block and do not face a street. The site shall incorporate outparcels to screen and separate the storage buildings from the street. The leasing office and/or security quarters may face and address the street. In the T4 Hamlet Center District where and adaptive

reuse of an existing building is sought to preserve commercial stability on a street, the building and parcel upon which it resides may be remodeled and converted into a residential storage facility.

- F. **Residential Storage Facilities in T2 Rural Center. Residential storage facilities shall be sited so that storage buildings are located in the interior of the block and do not face any major collector and arterial streets. The site shall incorporate outparcels to screen and separate the storage buildings from any major collector and arterial streets. The leasing office and/or security quarters may face and address the street.**

([Ord. No. 2015/32, § 1, 11-9-15](#) ; [Ord. No. 2015/37, 12-14-15](#)



BEAUFORT COUNTY COUNCIL AGENDA ITEM SUMMARY

ITEM TITLE:
<i>Zoning Map Amendment/Rezoning Request for 1 acre (R600 036 000 0369 0000) at 3 Benton Lane from T3 Edge to T2 Rural Center</i>
MEETING NAME AND DATE:
<i>Community Services and Land Use Committee Meeting, February 13, 2023</i>
PRESENTER INFORMATION:
<i>Robert Merchant, AICP, Director, 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 February 6, 2023 meeting. At that time the Commission voted 5 for and 1 against to recommend denial of the proposed amendment to County Council.</i>
PROJECT / ITEM NARRATIVE:
<i>The applicant seeks to change the zoning of a 1-acre lot at 3 Benton Lane from T3 Edge (T3E) to T2 Rural Center (T2RC) (see attached map) to accommodate the usage of Medical Service: Clinic/Office. In 2011, the County held a charrette for the Pritchardville community during the creation of the Community Development Code. At that time, the community decided to limit commercial development to a smaller node at the intersection of Gibbet Road and May River Road. In 2014, the Community Development Code was adopted, and 3 Benton Lane was zoned T3E because of its placement outside of the small commercial district that was identified in the charrette. The undeveloped property is surrounded by T3E parcels with the exception of a spot-zoned T2RC parcel.</i>
FISCAL IMPACT:
<i>Not applicable</i>
STAFF RECOMMENDATIONS TO COUNCIL:
<i>The proposed zoning change from T3E to T2RC constitutes as “spot zoning” and cannot be supported by Planning staff. Staff also has concerns about further introducing traffic and disturbance to the surrounding residential area if more intense uses (such as Medical Service: Clinic/Office, General Retail, Bar/Nightclub, Gas Station, and Restaurant) are permitted on the property under the T2RC zoning district.</i>
OPTIONS FOR COUNCIL MOTION:
<i>To approve or deny the zoning amendment for 3 Benton Lane from T3 Edge to T2 Rural Center.</i>

ORDINANCE 2023/_____

AN ORDINANCE TO AMEND THE ZONING MAP OF BEAUFORT COUNTY TO CHANGE PARCEL ID NUMBER R600 036 000 0369 0000 FROM T3 EDGE TO T2 RURAL CENTER

WHEREAS, parcel ID number R600 036 000 0369 0000 is currently zoned as T3 Edge; and

WHEREAS, the owner of the parcel has requested to change the zoning from T3 Edge to T2 Rural Center; and

WHEREAS, the Beaufort County Planning Commission considered the request on February 6, voting to recommend that County Council deny the request; and

WHEREAS, County Council now wishes to amend the zoning map to change the parcel’s zoning from T3 Edge to T2 Rural Center.

NOW, THEREFORE be it ordained by County Council in a meeting duly assembled as follows:

1. The zoning map of the County is hereby amended to reflect the zoning of Parcel ID Number R600 036 000 0369 00000 as T2 Rural Center.
2. Staff is directed to make the changes to the zoning map and to report to all persons necessary or helpful that the zoning has so changed.

Ordained this ___ day of _____, 2023

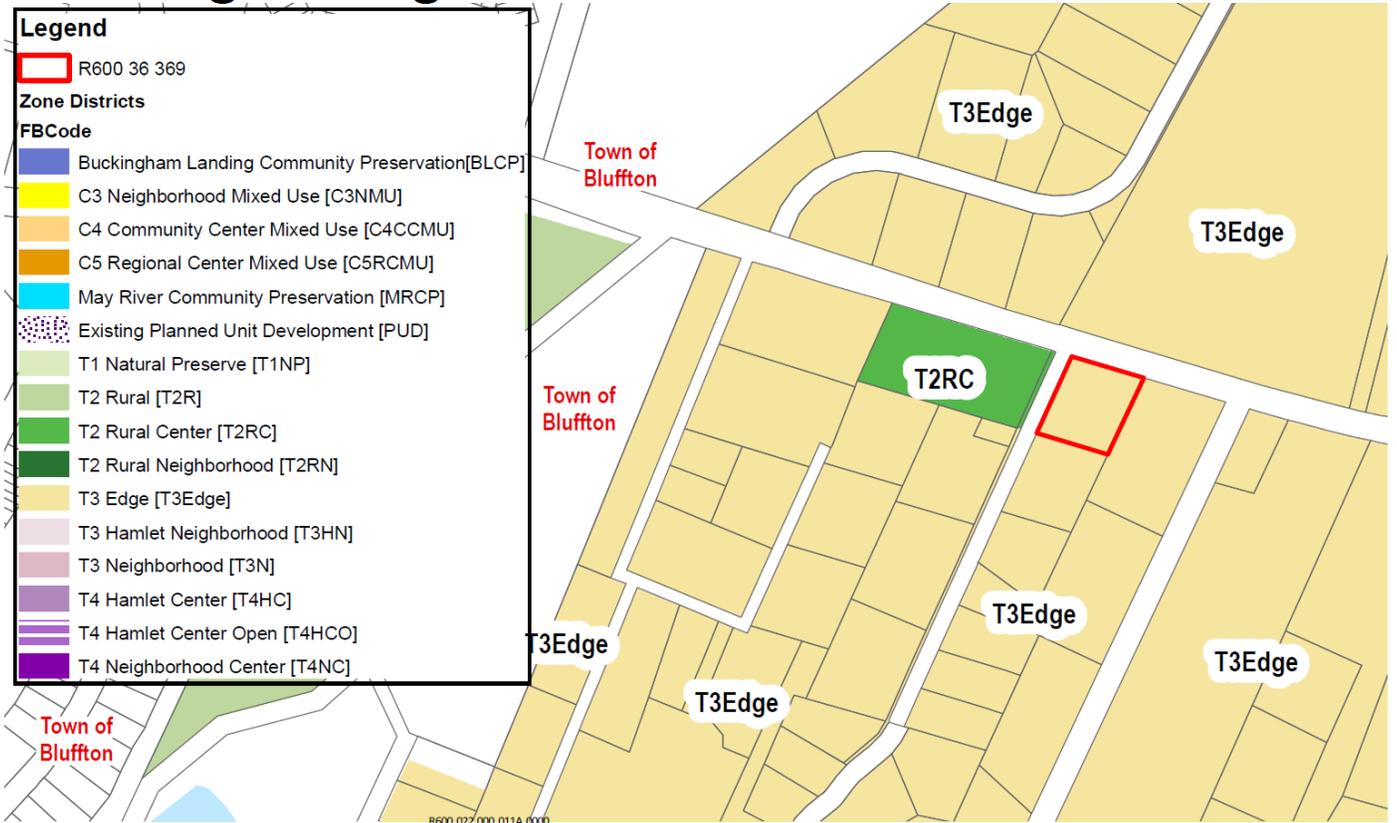
Joseph Passiment, Chairman

Sarah Brock, Clerk to Council

Existing Zoning

Legend

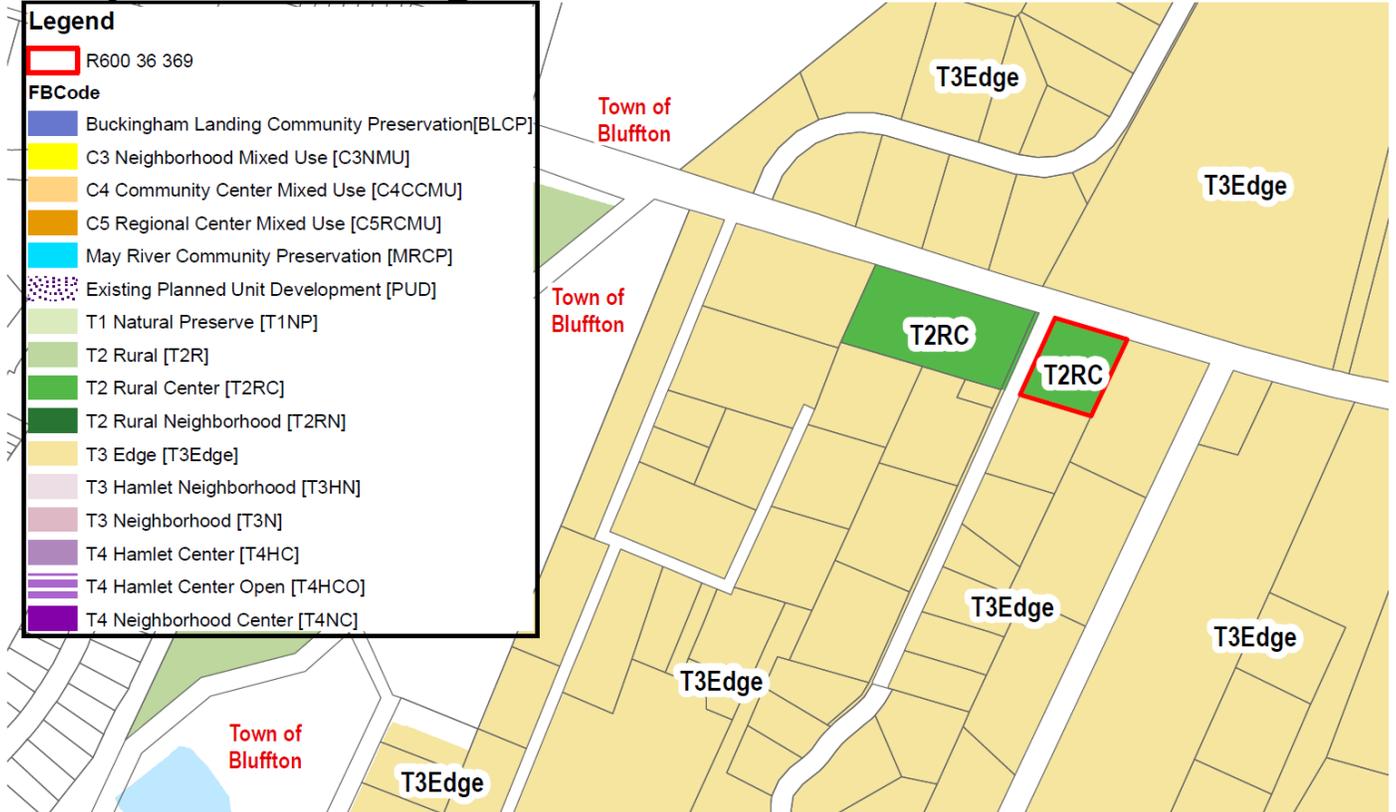
- R600 36 369
- Zone Districts**
- FBCode**
- Buckingham Landing Community Preservation [BLCP]
- C3 Neighborhood Mixed Use [C3NMU]
- C4 Community Center Mixed Use [C4CCMU]
- C5 Regional Center Mixed Use [C5RCMU]
- May River Community Preservation [MRCP]
- Existing Planned Unit Development [PUD]
- T1 Natural Preserve [T1NP]
- T2 Rural [T2R]
- T2 Rural Center [T2RC]
- T2 Rural Neighborhood [T2RN]
- T3 Edge [T3Edge]
- T3 Hamlet Neighborhood [T3HN]
- T3 Neighborhood [T3N]
- T4 Hamlet Center [T4HC]
- T4 Hamlet Center Open [T4HCO]
- T4 Neighborhood Center [T4NC]



Proposed Zoning

Legend

- R600 36 369
- Zone Districts**
- FBCode**
- Buckingham Landing Community Preservation [BLCP]
- C3 Neighborhood Mixed Use [C3NMU]
- C4 Community Center Mixed Use [C4CCMU]
- C5 Regional Center Mixed Use [C5RCMU]
- May River Community Preservation [MRCP]
- Existing Planned Unit Development [PUD]
- T1 Natural Preserve [T1NP]
- T2 Rural [T2R]
- T2 Rural Center [T2RC]
- T2 Rural Neighborhood [T2RN]
- T3 Edge [T3Edge]
- T3 Hamlet Neighborhood [T3HN]
- T3 Neighborhood [T3N]
- T4 Hamlet Center [T4HC]
- T4 Hamlet Center Open [T4HCO]
- T4 Neighborhood Center [T4NC]





MEMORANDUM

TO: Alice Howard, Chair, Community Facilities and Land Use Committee

FROM: Kristen Forbus, Beaufort County Planning and Zoning Department

DATE: January 5, 2023

SUBJECT: Zoning Map Amendment/Rezoning Request for 1 acre at 3 Benton Lane (R600 036 000 0369 0000) from T3 Edge to T2 Rural Center

STAFF REPORT:

A. BACKGROUND:

Case No. CDPA-000023-2022

Owner/Applicant: Michael Kronimus

Property Location: 3 Benton Lane

District/Map/Parcel: R600 036 000 0369 0000

Property Size: 1 acre

Current Future Land Use Designation: Neighborhood Mixed Use

Current Zoning District: T3 Edge

Proposed Zoning District: T2 Rural Center

B. SUMMARY OF REQUEST: The applicant is seeking to change the zoning of an undeveloped 1-acre lot at 3 Benton Lane from T3 Edge (T3E) to T2 Rural Center (T2RC) (see attached map). The applicant is proposing a rezoning to accommodate the usage of Medical Service: Clinic/Office. The current zoning of T3E allows primarily for residential uses on large single-family lots. In 2011, the County held a charrette for the Pritchardville community during the creation of the Community Development Code. At that time, the community decided to limit commercial development to a smaller area around the intersection of Gibbet Rd and May River Rd. In 2014, the Community Development Code was adopted, and 3 Benton Lane was zoned T3E because of its placement outside of the small commercial district that was identified in the charrette. Rezoning this parcel to the less restrictive zoning district of T2RC would allow small commercial uses such as a Medical Service: Clinic/Office to trickle outside of the established small commercial district.

On April 12, 2021, County Council approved the rezoning to T2 Rural Center of a 2-acre parcel located directly west of this parcel. The applicant is justifying this zoning amendment in part because it matches the zoning of this neighboring property (see attached map).

- C. EXISTING ZONING:** The lot is currently zoned T3 Edge, which reinforces established, rural residential areas that are typically at the transition between more walkable areas and Natural Preserves and Waterways. Under this zoning, only agriculture, residential, and light recreation uses are permitted.
- D. PROPOSED ZONING:** The T2 Rural Center district allows for very modest concentrations of activity within rural areas that are in the immediate vicinity of Rural Crossroads or other rural intersections with existing concentrations of non-residential uses. These consist of service and limited commercial uses that may cluster on more closely spaced buildings of residential character. This zoning allows for agriculture, residential, retail/restaurants, offices/services, recreation, schools, infrastructure, and light industrial uses which would allow Medical Service: Clinic/Office.
- E. COMPREHENSIVE PLAN FUTURE LAND USE MAP:** This 1-acre lot is designated Neighborhood/Mixed-Use on the Future Land Use Map. The Comprehensive Plan states that future development in neighborhood/mixed-use areas should have moderate-density residential zoning, in Pritchardville’s case, T3E zoning, as the primary use with some supporting retail establishments. New development is encouraged to be pedestrian-friendly, have a mix of housing types, a mix of land uses and interconnected streets. The maximum gross residential density in rural areas is two dwelling unit per acre with some denser pockets of development.
- F. TRAFFIC IMPACTS:** According to Section 6.3.20.D of the CDC, *“An application for a rezoning shall include a TIA where the particular project or zoning district may result in a development that generates 50 trips during the peak hour or will change the level of service of the affected street.”* The applicant does not require a TIA. However, the parcel has existing access on Benton Lane and will unlikely have direct access from May River Rd due to access management requirements on minor arterial roads. Therefore, a business will most likely have to utilize the existing curb cut off Benton Ln which currently serves only residential development. Furthermore, the adjacent parcel that is zoned T2RC will also require a curb cut once it is developed thus contributing to the traffic impact on the mainly residential area. The curb cut for that parcel is to be determined.
- G. SCHOOL CAPACITY IMPACTS:** The School District will not be affected by the proposed rezoning.
- H. 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 2040 Comprehensive Plan indicates this area as Neighborhood/Mixed-Use on the Future Land Use Map. The Comprehensive Plan states that future development in neighborhood/mixed-use areas should have moderate-density residential as the primary use, with some supporting retail establishments. The “supporting retail establishments” area already exists ¼ mile down the May River Rd along the Gibbet Rd intersection- providing a mix of service, retail, and light industrial uses.
 2. **Is not in conflict with any provision of this Development Code, or the Code of Ordinances;**

The proposed rezoning constitutes as “spot zoning” as it is amidst other T3E parcels and is adjacent to a recently spot zoned T2RC parcel that was formerly recommended denial by the commission. It is also in conflict with the Community Development Code’s intent of maintaining and containing Pritchardville’s existing commercial district.

3. Addresses a demonstrated community need;

N/A

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 lands are primarily low density residential. The proposed zoning change would allow for a broader mix intense commercial, service, and light industrial uses. This does not follow the appropriate usage that the Community Development Code has stated.

6. Would not adversely affect nearby lands;

As stated in F and 5, there is potential for adverse impacts on the existing rural properties in the adjacent area. The possibility of a curb cut and some light traffic for an office/commercial building off Benton Ln (a residential no-through road) arises.

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):

Water and sewer are not available to service the property currently. The applicant has proposed potable water distribution to be provided by BJWSA, wastewater collection to initially be handled through septic systems as permitted by SDHEC and then wastewater service through BJWSA, electric to be provided by SCE&G, and telecommunications to be provided by Hargray Communications. EMS and Fire facilities are located within a mile of the site.

- I. STAFF RECOMMENDATION:** The proposed zoning change from T2RC to T3E is inconsistent with the intended character of the surrounding areas of the Pritchardville Rural Crossroad. Staff also has concerns about expanding on an existing T2RC parcel that was spot zoned two years ago. This parcel has been vacant as the need for T2RC zoning appears to be low. Furthering this zoning may open the surrounding rural areas along May River Rd from SC 170 intersection to the Gibbet Rd intersection to similar up zonings that were not intended per the 2040 Comprehensive Plan nor the Community Development Code. Therefore, staff recommends denial for the rezoning of 3 Benton Ln.
- J. PLANNING COMMISSION RECOMMENDATION:** At their February 6, 2023 meeting, the Planning Commission recommended to deny the proposed rezoning.
- K. ATTACHMENTS**
- Zoning Map (existing and proposed)

Existing Zoning

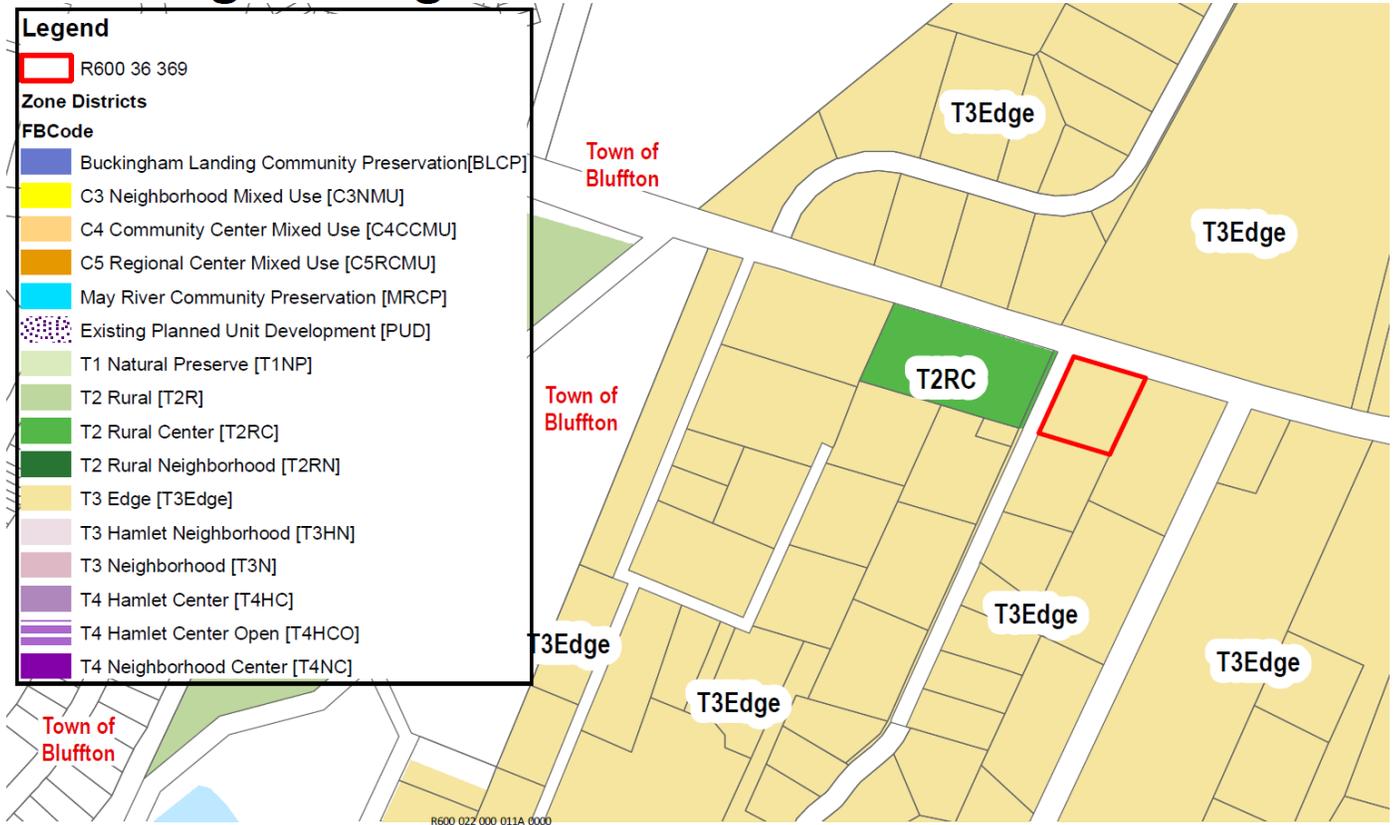
Legend

R600 36 369

Zone Districts

FBCode

- Buckingham Landing Community Preservation [BLCP]
- C3 Neighborhood Mixed Use [C3NMU]
- C4 Community Center Mixed Use [C4CCMU]
- C5 Regional Center Mixed Use [C5RCMU]
- May River Community Preservation [MRCP]
- Existing Planned Unit Development [PUD]
- T1 Natural Preserve [T1NP]
- T2 Rural [T2R]
- T2 Rural Center [T2RC]
- T2 Rural Neighborhood [T2RN]
- T3 Edge [T3Edge]
- T3 Hamlet Neighborhood [T3HN]
- T3 Neighborhood [T3N]
- T4 Hamlet Center [T4HC]
- T4 Hamlet Center Open [T4HCO]
- T4 Neighborhood Center [T4NC]



Proposed Zoning

Legend

R600 36 369

FBCode

- Buckingham Landing Community Preservation [BLCP]
- C3 Neighborhood Mixed Use [C3NMU]
- C4 Community Center Mixed Use [C4CCMU]
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BEAUFORT COUNTY COUNCIL AGENDA ITEM SUMMARY

ITEM TITLE:
<i>Zoning Map Amendment/Rezoning Request for 2.81 acres (R600 008 000 0625 0000) at the intersection of Okatie Highway (170) and Lowcountry Drive (462) from T2 Rural (T2R) to C4 Community Center Mixed-Use (C4CCMU).</i>
MEETING NAME AND DATE:
<i>Community Services and Land Use Committee Meeting, March 13, 2023</i>
PRESENTER INFORMATION:
<i>Robert Merchant, AICP, Director, Beaufort County Planning and Zoning (10 minutes needed for item discussion)</i>
ITEM BACKGROUND:
<i>This is a staff initiated rezoning application that went before the Beaufort County Planning Commission at their February 6, 2023, meeting. At that time the Commission voted 6 for and 1 against to recommend denial of the proposed amendment to County Council.</i>
PROJECT / ITEM NARRATIVE:
<i>Staff is requesting to change the zoning of a 2.81- acre lot at the intersection of Okatie Highway (170) and Lowcountry Drive (462) from T2 Rural (T2R) to C4 Community Center Mixed-Use (C4CCMU) (see attached map). When Okatie Highway (SC 170) was widened and realigned, it rendered two remnants of the greater Cooler tract on the other side of the highway. One of the remnants (R600 008 000 0623 0000) is currently C4, and the County is requesting for the other parcel (R600 008 000 0625 0000) to match in zoning.</i>
FISCAL IMPACT:
<i>Not applicable</i>
STAFF RECOMMENDATIONS TO COUNCIL:
<i>Staff recommends approval.</i>
OPTIONS FOR COUNCIL MOTION:
<i>To approve or deny the zoning amendment for parcel R600 008 000 0625 0000 at the intersection of Okatie Highway (170) and Lowcountry Drive (462) from T2 Rural (T2R) to C4 Community Center Mixed-Use (C4CCMU).</i>

ORDINANCE 2023/_____

AN ORDINANCE TO AMEND THE ZONING MAP OF BEAUFORT COUNTY TO CHANGE PARCEL ID NUMBER R600 008 000 0625 0000 FROM T2 RURAL TO C4 COMMUNITY CENTER MIXED-USE

WHEREAS, parcel ID number R600 008 000 0625 0000 is currently zoned as T2 Rural; and

WHEREAS, staff has requested to change the zoning from T2 Rural to C4 Community Center Mixed-Use; and

WHEREAS, the Beaufort County Planning Commission considered the request on March 6, 2023, voting to recommend that County Council deny the request; and

WHEREAS, County Council now wishes to amend the zoning map to change the parcel’s zoning from T2 Rural to C4 Community Center Mixed- Use.

NOW, THEREFORE be it ordained by County Council in a meeting duly assembled as follows:

1. The zoning map of the County is hereby amended to reflect the zoning of Parcel ID Number R600 008 000 0625 0000 as C4 Community-Center Mixed-Use.
2. Staff is directed to make the changes to the zoning map and to report to all persons necessary or helpful that the zoning has so changed.

Ordained this ____ day of _____, 2023

Joseph Passiment, Chairman

Sarah Brock, Clerk to Council

Existing Zoning

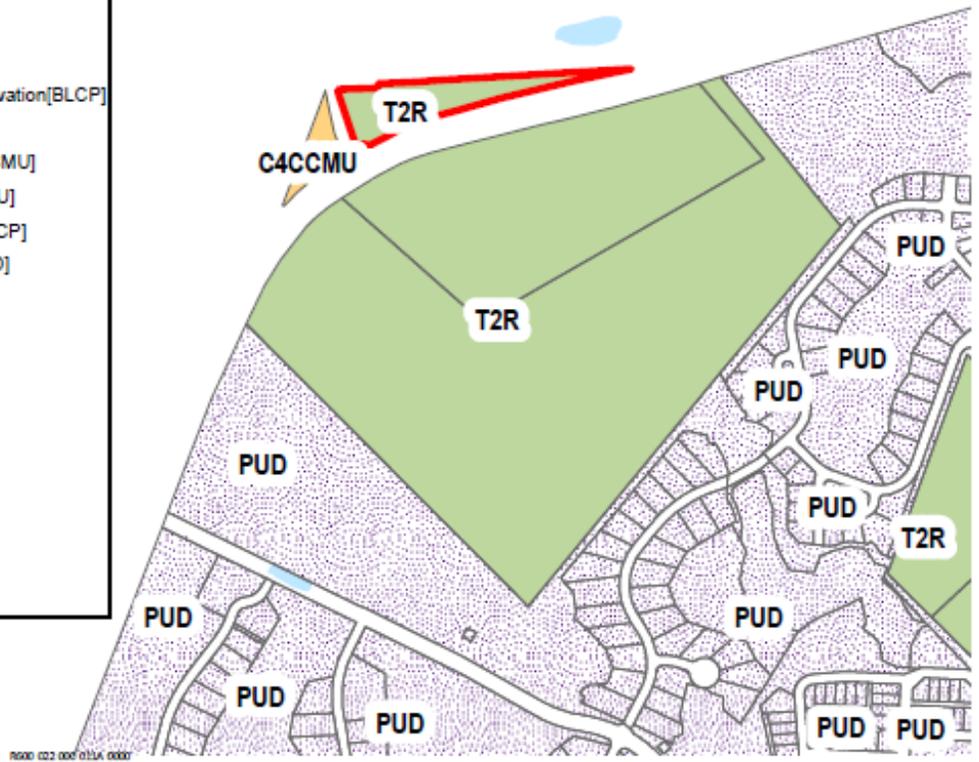
Legend

 R600 8 625

Zone Districts

FBCode

-  Buckingham Landing Community Preservation [BLCP]
-  C3 Neighborhood Mixed Use [C3NMU]
-  C4 Community Center Mixed Use [C4CCMU]
-  C5 Regional Center Mixed Use [C5RCMU]
-  May River Community Preservation [MRCP]
-  Existing Planned Unit Development [PUD]
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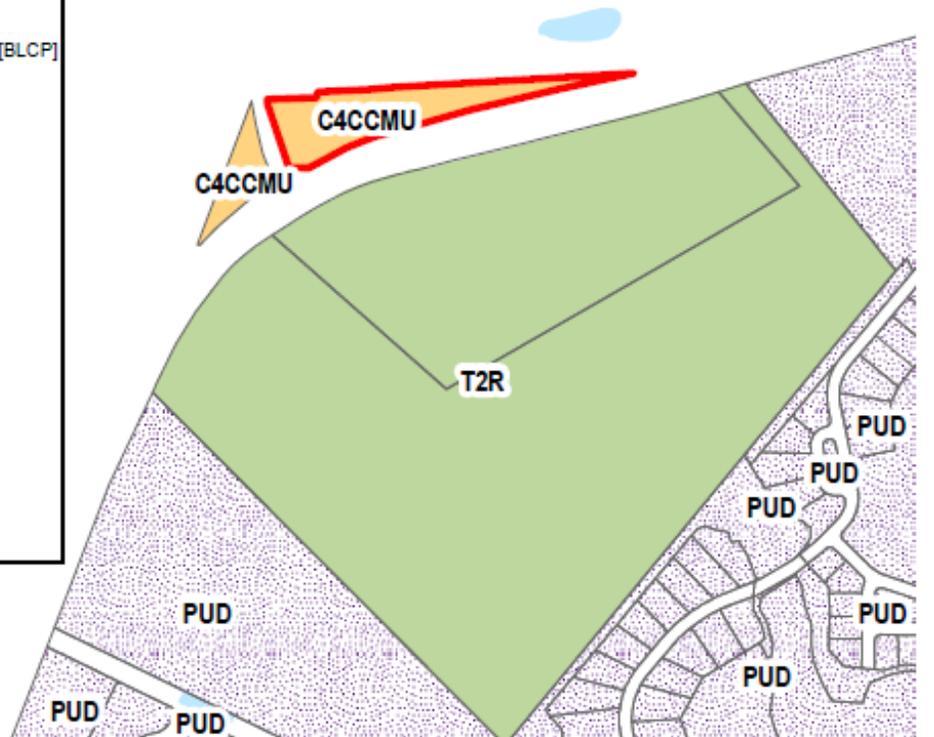
Proposed Zoning

Legend

 R600 8 625

FBCode

-  Buckingham Landing Community Preservation [BLCP]
-  C3 Neighborhood Mixed Use [C3NMU]
-  C4 Community Center Mixed Use [C4CCMU]
-  C5 Regional Center Mixed Use [C5RCMU]
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MEMORANDUM

TO: Alice Howard, Chair, Community Services and Land Use Committee of County Council

FROM: Robert Merchant, AICP, Beaufort County Planning and Zoning Department

DATE: March 13, 2023

SUBJECT: ZONING MAP AMENDMENT/REZONING REQUEST FOR 2.81 ACRES (R600 008 000 0625 0000) LOCATED AT THE INTERSECTION OF OKATIE HIGHWAY (170) AND LOWCOUNTRY DRIVE (462) FROM T2 RURAL (T2R) TO C4 COMMUNITY CENTER MIXED-USE (C4CCMU).

STAFF REPORT:

A. BACKGROUND:

Case No. CDPA-000026-2023

Owner: Richard Varn Cooler, Cooler Corner LLC

Property Location: Located at the Intersection of Okatie Highway (SC 170) and Lowcountry Drive (SC 462)

District/Map/Parcel: R600 008 000 0625 0000

Property Size: 2.81 Acres

Current Future Land Use Designation: Rural

Current Zoning District: T2 Rural

Proposed Zoning District: C4 Community Center Mixed-Use

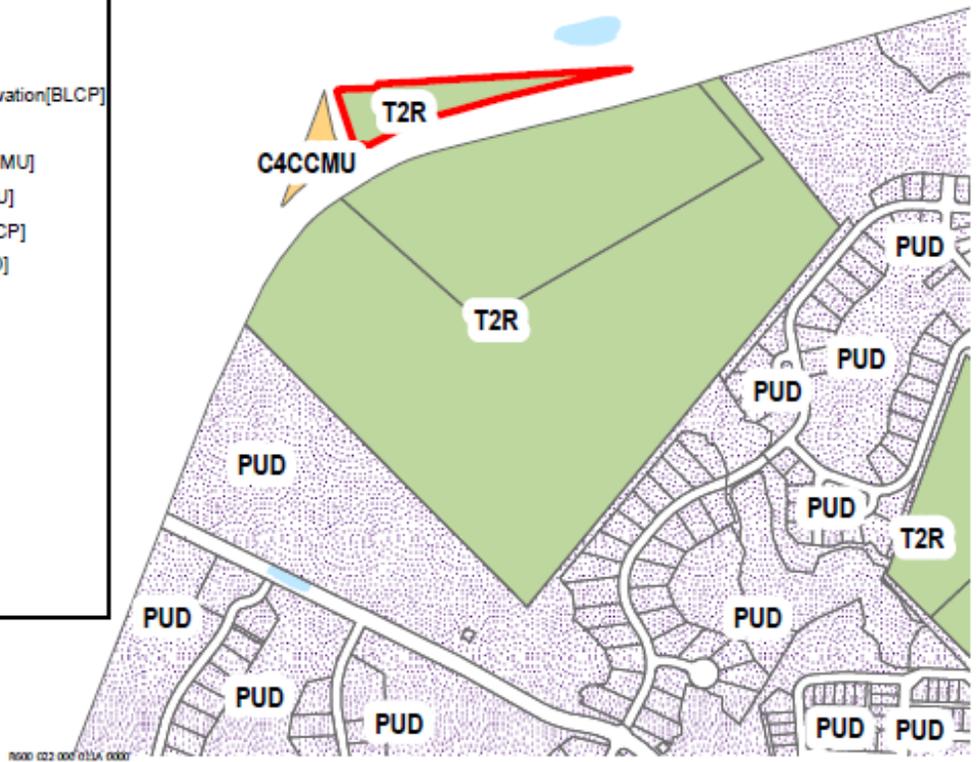
B. SUMMARY OF REQUEST: When Okatie Highway (SC 170) was widened and realigned, it rendered two remnants of the greater Cooler tract on the other side of the highway. One of the remnants (R600 008 000 0623 0000) is currently C4, and the County is requesting for the other parcel (R600 008 000 0625 0000) to match in zoning (see attached map).

Therefore, the County seeks to change the zoning of a 2.81-acre parcel at the corner of Okatie Highway (SC 170) and Lowcountry Drive (SC 462). The property is currently zoned T2 Rural. This rezoning seeks C4 Community Center Mixed-Use.

- C. EXISTING ZONING:** The lot is currently zoned T2 Rural (T2R), which permits residential development at a density of one dwelling unit per three acres. T2 Rural also permits very limited non-residential uses.
- D. PROPOSED ZONING:** The CDC defines the Community Center Mixed Use district as “The Community Center Mixed Use (C4) Zone provides for a limited number of retail, service, and office uses intended to serve the surrounding neighborhood. These are smaller uses and not highway service types of uses. The intensity standards are set to ensure that the uses have the same suburban character as the surrounding suburban residential areas. They are intended to blend with the surrounding areas, not threaten the character of the area. This Zone shall not consist of strip developments but rather neighborhood centers with a sense of place.” Businesses such as General Retail, Restaurant, General Offices, and Light Industrial are some of the permitted/conditional uses. The proposed 2.81 acres of C4 zoning could potentially yield approximately 25,000 square feet of commercial space or approximately 28 multi-family dwelling units, or a combination thereof.
- E. COMPREHENSIVE PLAN FUTURE LAND USE MAP:** The Beaufort County Comprehensive Plan specifically addresses development along the SC 170 corridor. The plan calls for careful coordination between Jasper County and the City of Hardeeville on a shared vision for the corridor. This corner of SC 170 is surrounded by Jasper County, and Jasper County has it designated as a commercial node (see attached map).
- F. TRAFFIC IMPACT ANALYSIS (TIA):** According to Section 6.3.20.D of the CDC, *“An application for a rezoning shall include a TIA where the particular project or zoning district may result in a development that generates 50 trips during the peak hour or will change the level of service of the affected street.”* The proposed zoning will most likely not accommodate a use that will trigger a TIA.
- G. SCHOOL CAPACITY IMPACTS:** The proposed zoning will not accommodate a use that will trigger a great school capacity impact.
- H. STAFF RECOMMENDATION:** Staff recommends approval.
- I. PLANNING COMMISSION RECOMMENDATION:** At their March 6, 2023, meeting, the Planning Commission recommended denial of the proposed rezoning.
- J. ATTACHMENTS**
- Zoning Map (existing and proposed)
 - Jasper County Comprehensive Plan Future Land Use Map

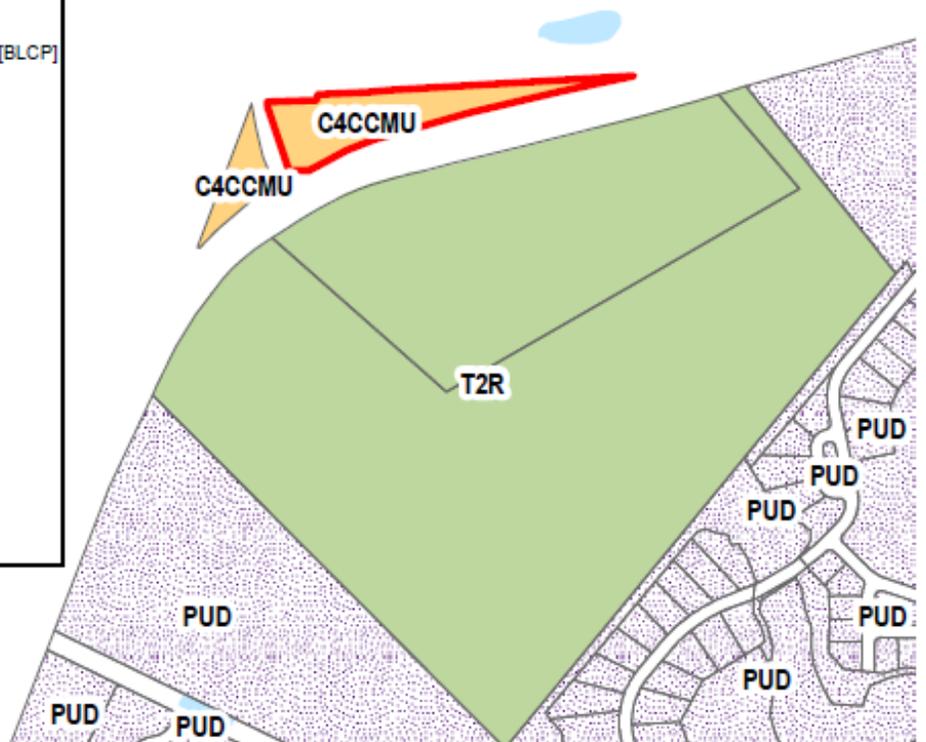
Existing Zoning

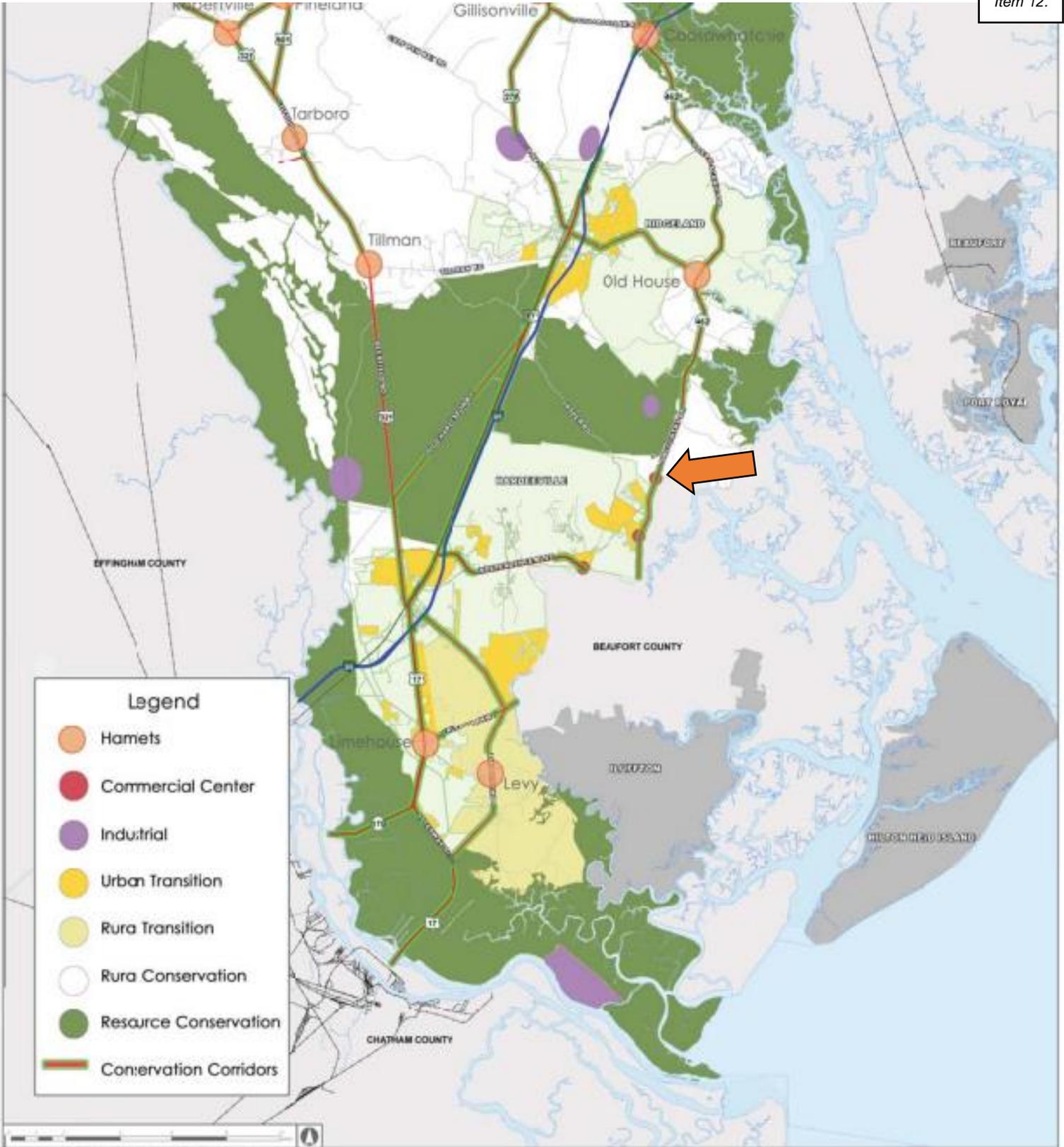
Legend	
	R600 8 625
Zone Districts	
FBCode	
	Buckingham Landing Community Preservation [BLCP]
	C3 Neighborhood Mixed Use [C3NMU]
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Proposed Zoning

Legend	
	R600 8 625
Zone Districts	
FBCode	
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Prepared by: Thomas & Hutton 50 Park of Commerce Way Savannah, GA 31405 www.thomashutton.com	
Date: 10/2023	Scale: 1" = 1 Mile
Revision: 1.0	Author: [Name]
Checked: [Name]	Date: [Date]

Jasper County Comprehensive Plan
 Future Land Use Map
SYMBIOSCITY
 PEOPLE + PLACE + PLANET

THOMAS & HUTTON
 50 PARK OF COMMERCE WAY
 SAVANNAH, GA 31405 • 912.234.5300
 www.thomashutton.com
 GEOGRAPHIC INFORMATION SYSTEMS



BEAUFORT COUNTY COUNCIL AGENDA ITEM SUMMARY

ITEM TITLE:
A RESOLUTION AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE THE NECESSARY DOCUMENTS AND PROVIDE FUNDING FOR THE PURCHASE OF REAL PROPERTY IDENTIFIED AS TAX MAP SERIAL NUMBER R300 015 000 076B 0000 AND ALSO KNOWN AS BLOCKER FIELD EXTENSION
MEETING NAME AND DATE:
Community Services and Land Use Committee, Monday, March 13, 2023
PRESENTER INFORMATION:
Kate Schaefer, Open Land Trust 5 minutes
ITEM BACKGROUND:
Rural and Critical Land Preservation Board recommended approval for due diligence on 5/19/22 Rural and Critical Land Preservation Board recommended approval for purchase on 1/12/23
PROJECT / ITEM NARRATIVE:
Blocker Field extension fee is recommended for purchase. Purchase would protect a scenic vista on St Helena. OLT has given approval to manage the property, mowing etc in accordance with OLT management of Blocker Field. Purchase Price is \$80,000 for 1.15 acres with clean Phase 1 report.
FISCAL IMPACT:
\$80,000 purchase price with funds coming from Beaufort County Rural and Critical Land Preservation Program Bond Referendum (Account # 4500)
STAFF RECOMMENDATIONS TO COUNCIL:
Staff recommends approval
OPTIONS FOR COUNCIL MOTION:
Motion to approve purchase of Blocker Field extension Motion to modify purchase of Blocker Field extension Motion to reject purchase of Blocker Field extension



Project Analysis: Blocker Field Fee

PROPOSAL FOR: Approval of Fee Simple purchase

PROPERTY ID:	TMS# R300 015 000 076B 0000
OWNER:	Lize Washington
ACREAGE:	1.15 acre as surveyed
PARTNERS:	none, BCOLT to assume maintenance
TOTAL PRICE:	\$80,000
PRICE Negotiated/Acre:	\$69,000
RCLPP FUNDS:	\$80,000
APPRAISED VALUE:	\$80,000
ZONING:	T2 Rural, CPO overlay
COUNCIL DISTRICT:	3 (Glover)
LOCATION:	549 Sea Island Parkway, St Helena

Project Location and Attributes:

- 1.15 total acres as surveyed
- serves river buffer along marsh and highway frontage on Highway 21 and connects other properties in view corridor along Highway 21

RCLP Attributes:

- Proximate to protected property (Blocker Field) and Highway 21 vista
- Protecting waterfront buffers and tidal creeks
- Protected vistas help reinforce land use policies as transition from Lady's Island to St Helena occurs; urban growth boundary establishes growth areas and is bounded by protected land
- Shallow lots along marshes, when protected, enhance resilience and help protect critical infrastructure (Highway 21)

Maps:

Beaufort County Rural & Critical LAND PRESERVATION PROGRAM



Figure 1: Blocker Field Extension

SAINT HELENA ISLAND: CENTRAL TO BEAUFORT COUNTY’S HISTORY AND WAY OF LIFE

SOUNDS AND RIVERS, SALT MARSH AND HIGHER GROUND:

St. Helena Island is part of a complex and dynamic ecosystem made up of numerous islands — both large and small — crisscrossed and separated from the mainland by a maze of tidally-influenced rivers and creeks. Situated between St. Helena Sound to the north and Port Royal Sound to the south, St. Helena Island was home to large plantations in the 18th and 19th centuries, where the labor and ingenuity of enslaved Africans produced the famed long-staple “Sea Island Cotton” and other commodities up through the Civil War. During the Reconstruction Era many Gullah/Geechees on the island continued to farm, which allowed these crops to be mainstays for the region’s agriculture into the modern era.

In the first half of the 20th Century, much of the forested land that characterizes the Island today was not here. The majority of the island’s land was fields cleared for agriculture. Trees were actually scarce, so much so that residents would row out to small islands like the one directly across from this point to cut firewood.

St. Helena continued to be the home of “freedmen” after the Civil War. Their descendants continue to sustain and live their Gullah/Geechee culture on the island to this day. This has exerted a profound influence on the development of this unique cultural heritage in a myriad of ways from food to art and even spirituality. In fact, “The Spirituals”, sacred songs handed down through decades of oral tradition, were first codified in writing on St. Helena Island and are now the official music of South Carolina and the Gullah/Geechee Nation.

A PEOPLE SUSTAINED AND A WAY OF LIFE:

The end of the 19th Century brought with it some wrenching economic changes for Beaufort County and for the Sea Islands in particular. But tough times make for tough people, as the saying goes, and the resiliency of St. Helena Island’s people proved up to the challenges placed in front of them during this time period. The Great Sea Island Storm of 1893 struck with a fury and caused widespread property damage and loss of life. It also decimated the area’s once-thriving phosphate mining operations that had provided good jobs and some degree of economic prosperity after the devastation wrought by the Civil War. Rice had already taken a large hit, and cotton production also began waning during this time period, finished off by depleted soils and the spread of the boll weevil.

Enterprising farmers bounced back and soon made the switch from cotton and other commodities to growing “truck” crops — vegetables such as tomatoes, lettuce, asparagus, squash and cucumbers — that could be picked, packed shipped to inland markets by rail. That strategy would prove successful and endures on the island even today. Making a living by harvesting the bounty provided by the land was nothing new for the island’s Gullah/Geechee residents, and today, those traditional subsistence-based foodways are the basis of delicious Gullah-inspired cuisine found everywhere from roadside food trucks to the finest restaurants in Charleston or on Hilton Head.



THE HUMBLE OYSTER—STAR OF THE SALT MARSH:

Biologists sometimes refer to the Eastern oyster (*Crassostrea virginica*) as the engineer of South Carolina’s estuary ecosystems.

Oyster beds develop along the edges of marsh creeks and in some areas grow into large mounds, or oyster reefs, that develop entire estuarine communities, providing food and shelter for many organisms.

Because oysters grow quickly, they can stay above the surrounding soft sediments that would bury other stationary organisms. This constant addition of new oysters on top of existing oysters creates reefs, or “rakes” that are vital habitat for many other species. Small invertebrates such as grass shrimp and juvenile brown and white shrimp along with larval blue crabs seek refuge from predators among the growing oysters.

This critical species has also been a major food source for humans inhabiting the sea islands for thousands of years. From Native American tribes along the coast to the formerly enslaved working to build their communities and feed their families, right up to the present day, it’s easy to see why oysters are the unheralded rock stars of the saltmarsh.



PROTECTION AND CONSERVATION:

In addition to these marsh-side view-sheds, with their important historical and cultural context, the Beaufort County Open Land Trust has also worked hard to protect many other properties on St. Helena Island, including working farmland, primarily through the use of conservation easements. Promoting sustainable agriculture that is compatible with the historic character of St. Helena Island’s long-term residents helps maintain the island’s rural character. This is important to the residents, and also to maintaining water quality in St. Helena and Port Royal sounds, as well as providing a bulwark of resiliency against the realities of rising sea levels, higher tides and stronger, more frequent storms during hurricane season. The island’s creeks and tributaries are still utilized by locals as a direct source of food, and overdevelopment of waterfront property could negatively impact this traditional use.



KIOSK FUNDING PROVIDED BY:



Figure 2: Example of Kiosk on St Helena viewed

Beaufort County Rural & Critical LAND PRESERVATION PROGRAM

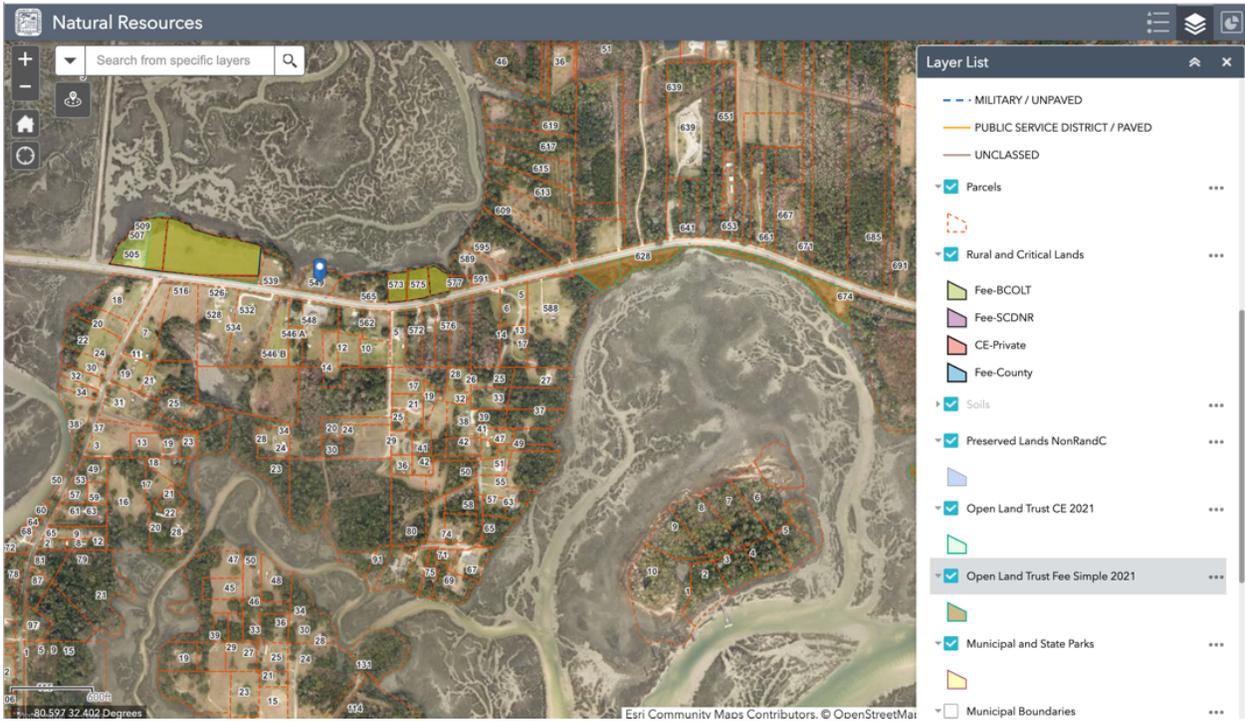


Figure 3: Blocker Field Extension in context with other protected lands.

5. **Inspection.** Purchaser hereby acknowledges and agrees that Purchaser has or will thoroughly inspect and examine the Property prior to closing. Purchaser is responsible for obtaining inspection reports from qualified professionals to assess the Property.

a) Inspection Period. Purchaser may cancel this Agreement at any time prior to **March 31, 2023** (the "Inspection Period"). Purchaser shall notify Seller in writing of its desire to cancel this Agreement. This Agreement shall be cancelled immediately upon Seller's receipt of written cancellation notice, and neither party shall have any further obligations hereunder.

b) Right of Access for Inspection. Purchaser and/or its agents shall have the privilege of going upon the Property at any time during the existence of this Agreement to inspect, examine, survey and to make test borings, soil boring tests and any other tests which the Purchaser may deem necessary, at Purchaser's expense. Purchaser assumes all responsibility for the acts of itself, its agents or representatives in exercising its rights under Agreement.

6. **Closing.** The Closing occurs when Purchaser transfers the Purchase Price to Seller and Seller conveys title of the Property to Purchaser.

a) Closing. The Closing shall occur on or before **April 30, 2023** ("Closing Date") at the office of Purchaser's attorney, or on such other date, place and/or time as the Parties may mutually agree.

b) Closing Costs and Prorations. All current real estate taxes, assessments, dues and other proratable items, if any, shall be apportioned pro rata on a per diem basis as of the Closing Date. All taxes for any years prior to 2023 shall be the responsibility of the Seller. Seller shall be responsible for paying the South Carolina recording fee (formerly referred to as documentary stamps), transfer tax to be affixed to the deed and related transfer documents, if any such fee or tax be applicable to this transaction. Purchaser shall be responsible for any other fees for recording the deed and for any of its financing costs. Each party shall be responsible for its own legal fees.

7. **Brokerage Fees.** Seller represents that the Property is not subject to a listing contract with any real estate broker. The Parties agree to indemnify and hold each other harmless from any claim of commission by others arising by, through or on account of the acts of the Parties.

8. **Seller's Delivery of Documentation.** Seller shall deliver to Purchaser at or before the Closing Date (at such times as Purchaser may reasonably request) a General Warranty Deed, the delivery and accuracy of which shall be a condition to Purchaser's obligation to consummate the purchase and sale herein contemplated.

9. **Conditions Precedent.** Notwithstanding anything to the contrary stated herein, the obligations of Purchaser to purchase the property are expressly made subject to the Seller's representation that as of the Closing Date the warranties and representations of Seller shall be true and correct. The foregoing conditions are for the sole benefit of and may be waived by Purchaser by written notice to Seller.

10. **Default.** If Purchaser or Seller fails to perform any provision of this Agreement, the other party may elect to seek any remedy provided in equity (but not at law for money damages) as a result of such failure to perform, including an action for specific performance of Seller's obligations under this Agreement, or terminate this Agreement with a written notice. If terminated, both Parties agree to cooperatively pursue their obligations set forth herein in good faith.

11. **Notices.** Any notice, communication, request, approval or consent which may be given or is required to be given under the terms of this Agreement shall be in writing and shall be transmitted (1) via hand delivery or express overnight delivery service to the Seller or the Purchaser, (2) via facsimile with the original to follow via hand delivery or overnight delivery service, or (3) via e-mail, provided that the sending party can show proof of delivery, as the case may be, at the addresses/numbers set forth below:

TO PURCHASER: Beaufort County
 Attn: Amanda Flake
 Post Office Drawer 1228
 Beaufort, SC 29901-1228
 E-mail: aflake@bcgov.net
 (843) 255-2140

Copy to: Beaufort County
 Post Office Box 1228
 Beaufort, SC 29901
 Attn: Brittany Ward, County Attorney
 Email: ward@bcgov.net
 (843) 255-2025

 Thomas A. Bendle, Jr.
 Howell, Gibson and Hughes PA
 Post Office Box 40
 Beaufort, SC 29901
 (843) 522-2400
 Email: tbendle@hghpa.com

TO SELLER: Lize Washington
 Attn: Napoleon Washington
 E-mail: napoleonfw@gmail.com

12. **Assignment by Purchaser.** Purchaser shall have the right to assign this Agreement to a related entity by giving Seller notice of such assignment (which shall include the name and address

of the Assignee) together with an executed counterpart of the assignment wherein such Assignee assumes the performance of all of the terms and conditions of this Agreement on the part of the Purchaser to be performed.

13. **Condemnation.** In the event that at the time of Closing all or any part of the Property is acquired, or is about to be acquired, by authority of any governmental agency in the exercise of its power of eminent domain or by private purchase in lieu thereof (or in the event that at such time there is any threat or imminence of any such acquisition by any such governmental agency), Purchaser shall have the right, at its option, to terminate this Agreement and recover its deposit hereunder, or to purchase only so much of the Property not condemned or under threat of condemnation, in which event the purchase price and terms shall be adjusted accordingly.

14. **No Joint Venture.** It is understood and agreed between the Parties hereto that this is an agreement for the sale of real estate and is in no way to be considered a joint venture between the Parties. It is further understood and agreed that Purchaser is assuming no liabilities, whether fixed or contingent, of Seller, and that this is a purchase of real estate assets.

15. **Entire Agreement.** This Agreement incorporates any and all prior agreements, covenants, and understandings between the Parties hereto concerning the subject matter hereof, and all such covenants, agreements and understandings have been merged into this agreement. No prior agreement or understandings, verbal or otherwise, of the Parties or their agent shall be valid or enforceable unless embodied in this Agreement.

16. **Counterparts.** This Agreement may be executed in counterparts. Each of the counterparts shall be deemed an original instrument, but all of the counterparts shall constitute one and the same instrument.

17. **Severability.** If any portion of this Agreement shall be held to be invalid or unenforceable for any reason, the remaining provisions shall continue to be valid and enforceable. If a court finds that any provision of this Agreement is invalid or unenforceable, then such provision shall be deemed to be written, construed and enforced as so limited.

18. **Amendment.** This Agreement cannot be amended orally or by a single party. No amendment or change to this Agreement shall be valid unless in writing and signed by both Parties to this Agreement.

19. **Authority.** Each individual and entity executing this Agreement hereby represents and warrants that he, she or its has the capacity set forth on the signature pages hereof with full power and authority to bind the party on whose behalf he, she or it is executing this Agreement to terms hereof.

20. **Governing Law.** The laws of the State of South Carolina shall govern the interpretation, validity, performance and enforcement of this Agreement, and, of any personal guarantees given in connection with this Agreement.

21. **Time is of the Essence.** The time and dates specified in this Agreement shall be enforced; however, the time and dates may be modified for reasonable cause when both Parties agree in writing to a reasonable extension.

IN WITNESS WHEREOF, and in acknowledgement that the Parties hereto have read and understood each and every provision hereof, the Parties have caused this Agreement to be executed on the date first written above.

WITNESSES:

PURCHASER:

Eric L. Greenway
Beaufort County Administrator

WITNESSES:

SELLER:

By: _____
Its: _____

*Exhibit A***PROPERTY DESCRIPTION**

All those certain tracts of land situation in St. Helena Township, Beaufort County, South Carolina and shown collectively on the plat surveyed by Gasque and Associates, Inc of dated 29 November 2022 and recorded in Plat Book _____ at Page _____ at the office of the Register of Deeds for Beaufort County, South Carolina, said parcels being designated on the referenced plat as high ground consisting of 1.15 acres.

Beaufort County Tax Map: R300 015 000 076B 0000

RESOLUTION 2023/_____

A RESOLUTION AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE THE NECESSARY DOCUMENTS AND PROVIDE FUNDING FOR THE PURCHASE OF REAL PROPERTY IDENTIFIED AS TAX MAP SERIAL NUMBER R300 015 000 076B 0000 AND ALSO KNOWN AS BLOCKER FIELD EXTENSION

WHEREAS, Seller wishes to sell and Purchaser wishes to purchase the real property identified as identified as TMS No. R300 015 000 076B 0000 consisting of 1.15 acres and also known as Blocker Field Extension; collectively hereinafter “Blocker Field Extension” and

WHEREAS, the purchase of Blocker Field Extension has been demonstrated to meet the Critical Lands Criteria of the Rural and Critical Lands Program (“RCLP”); and

WHEREAS, the proposal to purchase Blocker Field Extension is for a fee simple interest with a purchase price of up to \$80,000.00 plus closing costs; and

WHEREAS, the proposed purchase of Blocker Field Extension was presented to the Rural and Critical Land Preservation Board (RCLPB) at the January 12, 2023 meeting and the RCLPB recommended approval of the purchase; and

WHEREAS, the proposed purchase of Blocker Field Extension was presented to the Land Use and Community Services Committee at the March 13, 2023 meeting at which time it was referred to County Council; and

WHEREAS, County Council finds that it is in the best interest of the citizens and residents of Beaufort County for the County Administrator to execute the necessary documents for the purchase of Beach City Road.

NOW, THEREFORE, BE IT RESOLVED that Beaufort County Council, duly assembled, does hereby authorize the County Administrator to execute the necessary documents and provide funding in the amount of up to \$80,000 plus closing costs for the purchase of real property identified as TMS No. R300 015 000 076B 0000 and also known as Blocker Field Extension.

Adopted this ____ day of _____, 2023.

COUNTY COUNCIL OF BEAUFORT COUNTY

BY: _____
Joseph Passiment, Chairman

ATTEST:

Sarah W. Brock, Clerk to Council

