

**MINUTES
NATURAL RESOURCES COMMITTEE**

February 18, 2019

Executive Conference Room, Administration Building,
Beaufort County Government Robert Smalls Complex,
100 Ribaut Road, Beaufort, South Carolina 29902

The electronic and print media duly notified in
accordance with the State Freedom of Information Act.

ATTENDANCE

- Present: Committee Chairman Alice Howard, Committee Vice Chairman Gerald Dawson, and members Michael Covert, York Glover and Chris Hervocho
- Ex-officio: Brian Flewelling, Joseph Passiment and Paul Sommerville (Non-committee members of Council serve as *ex-officio* members and are entitled to vote.)
- Staff: Jim Becker, County Auditor; Edra Stevens, Business License Director; Dave Thomas, Purchasing Director; Wes Campbell, Engineering; Stefanie Nagid, Passive Parks Manager; Eric Greenway, Community Development Director; John Weaver, Interim County Administrator; Eric Larson, Stormwater Manager; Matthew Watts, Deputy Director Department of Parks and Recreation; Shannon Loper, Director Parks and Recreation; Daniel Morgan, IT Division; and Melissa Peagler, Community Development.

CALL TO ORDER

Alice Howard called the meeting to order at 2:00 p.m.

Mrs. Howard called for a Moment of Silence for former Councilwoman Laura Von Harten.

APPROVAL OF AGENDA

Mr. Weaver requested amending the agenda to remove Item 21, Executive Session / Legal briefing on a contractual matter relating to potential litigation.

It was moved by Mr. Passiment, seconded by Mr. Covert to approve the agenda as amended. The vote: YAYS – Mr. Covert, Mr. Dawson, Mr. Glover, Mrs. Howard, and Mr. Sommerville did not vote. Mr. Hervocho was not present at this time. The motion passed.

APPROVAL OF MINUTES

It was moved by Mr. Dawson, seconded by Mr. Glover to approve meeting minutes from January 18, 2019; January 22, 2019, and February 4, 2019. The vote: YAYS – Mr. Covert, Mr. Dawson, Mr. Glover, Mrs. Howard, and Mr. Sommerville did not vote. Mr. Hervocho was not present at this time. The motion passed.

CITIZEN COMMENTS

Michael Matthews, Chairman of The Rural and Critical Lands Board, spoke in reference to item number fifteen, Passive Parks Bond Funding Resolution, and requested this resolution not be approved using the current wording “may be used.”

Ricki Parker, Coastal Conservation League, spoke in reference to item number fifteen, Passive Parks Bond Resolution, and would like further clarification as to the twenty percent and where those calculations came from as well as details regarding funds remaining from past referendums.

UPDATE

Eric Greenway, Director Community Development, gave an update on the Southern Lowcountry Regional Planning Board meeting that took place on January 22, 2019. The board appointed a housing trust fund sub-committee which Greenway was appointed too. The sub-committee met on February 13, 2019 and came up with a schedule to meet every two weeks. The purpose of this committee is to study the process of housing trust funds and how they work in order to potentially set one up in the local region.

Mr. Greenway also addressed the permitting process for Beaufort County and his opinion that it has gotten better and more efficient since he came on board.

Status

Status: For information only.

PRESENTATIONS

Dan Morgan, Director Mapping and Applications, gave a presentation on updates that have been made to the GIS webpage system in reference to zoning areas.

Eric Greenway, Director Community Development, spoke as to the language in the referendum regarding passive parks and stated it says “not to exceed twenty percent.”

Barbra Holms, Beaufort County Land Trust / Rural and Critical Lands Preservation, gave an annual report update.

ACTION ITEMS

Item: Short-Term Rental Task Force Appointments

Discussion: Eric Greenway, Director Community Development, presented a slate of names of individuals he is recommending for the short-term rental task force subcommittee in order to study the short-term rental process and regulations in Beaufort County. The names are as follows:

1. Dru Brown, Vacation Company

2. Stacey Hutchinson, Beach Properties of Hilton Head Island
3. Edward Brown, Short Term Rental Owner
4. Dick Stewart, Developer
5. Vimal Desai, Hotel Owner
6. Mrs. Martha Rowland, a resident of May River and has had an issue with Short Term Rentals in her neighborhood
7. As well as add another northern realty association of some type.

Mr. Greenway also suggested that he and Mr. Becker play an advisory role on the committee.

No action was needed at this time.

Status: For information only.

Item: Consideration of Contract Award / Andrews Engineering

Discussion: Eric Larson, Stormwater Manager, suggested hiring Andrews Engineering, Engineering Consultants, to design the Evergreen Regional stormwater pond for an amount of \$89,285.55. The project will take about two months to design and have ready for construction. The 319 grant funds will not kick in until the construction phase. Utility board voted unanimously to hire Andrews Engineering.

Motion: It was moved by Mr. Glover, seconded by Mr. Hervochon that the Committee recommend Council approve the hiring of Andrews Engineering. The VOTE: YAYS – Mr. Covert, Mr. Dawson, Mr. Glover, Mr. Hervochon, Mrs. Howard and Mr. Passiment. Mr. Sommerville did not vote. The motion passed.

Item: Alljoy Stormwater Management Project

Discussion: Eric Larson, Stormwater Manager, asked the committee to approve allocation of Stormwater Utility fees for funding, application for grant funding, and advertisement of a RFQ for an engineering consultant in order to address residential stormwater issues plaguing the Alljoy area. 75% grant, 25% match

Councilman Covert suggested having a public forum for the impacted area residents in order to take away any fear concerning an acquisition.

Mr. Larson stated they have met with concerned citizens as they have called in with flooding concerns. The request for advertising dollars includes public outreach and public forums of the such. The Engineering consultant is desperately needed so there is data to substantiate what information is disseminated. The RFQ can be broken into multiple contracts and pieces.

No action was needed at this time.

Status: For information only.

Item: Katy Circle Map Amendment

Discussion: Melissa Peagler, Long Range Planner, discussed applicant proposing to change the zoning of the parcel from T3 neighborhood to T4 Hamlet Center Open. The parcels are R200 015 000 0310 0000, R200 015 000 0308 0000, R200 015 000 302A 0000 with the properties being located at 5, 7, and 9 Katy Circle on Ladys Island. The applicant is proposing to change the zoning of the parcel from T3 Neighborhood to T4 Hamlet Center Open. Ms. Peagler stated Beaufort County Planning Commission felt the rezoning would add to traffic congestion and change the personality of the neighborhood. The proposed Lady’s Island plan recommends careful consideration of any increase in density and traffic, the change in zoning could result in those increases.

Motion: It was moved by Mr. Glover, seconded by Mr. Dawson that Committee uphold recommendation of staff which is to deny this rezoning. The VOTE: YEAS - Mr. Covert, Mr. Dawson, Mr. Glover, Mr. Hervochon, Mrs. Howard, and Mr. Passiment. Mr. Sommerville did not vote. The motion passed.

Item: Purchase Order Amendment for New Riverside Park Conceptual Plan

Discussion: Stefanie Nagid, Passive Parks Manager, requested the committee increase the current contract/PO amount by \$21,000 for additional services needed for the New Riverside Conceptual Master Plan project.

Motion: It was moved by Mr. Covert, seconded by Mr. Hervochon that the Committee approve the request for an additional \$21,000 pursuant to making sure this is absolutely necessary to the Town of Bluffton. The VOTE: YEAS - Mr. Covert, Mr. Dawson, Mr. Glover, Mr. Hervochon, Mrs. Howard, and Mr. Passiment. Mr. Sommerville did not vote. The motion passed.

Item: Mitchelville Freedom Park Survey Funding Request

Discussion: Stefanie Nagid, Passive Parks Manager, stated that the Mitchelville Preservation Project and the Town of Hilton Head Island are requesting the County to fund \$16,000 for a tree and topographic survey to be completed by Coastal Surveying Company of the Town-owned Mitchelville Freedom Park (23 acres) towards the completion of the Mitchelville Master Plan. County Council approved up to \$250,000 of Rural and Critical Lands Preservation Program funding to be used towards the creation of the Mitchelville Master Plan and currently the project is under contract for \$215,555 leaving some funds available for the tree and topo survey.

Mr. Covert stated it was concerning to him that the Town of Hilton Head wants County Council to pay for one of their trees just because the project as a whole has some funds left over.

Mr. Dawson stated this is a project that Council supports and the committee should approve as to not cause any unnecessary delay.

Mr. Glover stated he wanted Ms. Nagid to let the Town of Hilton Head know we could have appreciated it if they had put some money towards this project.

Main Motion: It was moved by Mr. Dawson, seconded by Mr. Glover that Committee approve the request for an additional \$16,000 to be used towards the tree and typo survey from the Rural and Critical Lands Funds. The VOTE: YEAS - Mr. Dawson, Mr. Glover, and Mrs. Howard. NEAS - Mr. Covert, Mr. Hervochon, and Mr. Passiment. Mr. Sommerville did not vote. The motion fails.

Motion: It was moved by Mr. Covert, seconded by Mr. Passiment for a motion for reconsideration. The VOTE: YEAS - Mr. Glover, Mrs. Howard, Mr. Covert, Mr. Hervochon, Mr. Sommerville, and Mr. Passiment. Mr. Dawson and did not vote. The motion passes.

Amended Motion: It was moved by Mr. Covert, seconded by Mr. Hervochon to amend the previous motion and approve of the \$16,000 being \$8,000 comes from the Town of Hilton Head and \$8,000 comes from the county. The VOTE: YEAS - Mrs. Howard, Mr. Covert, Mr. Hervochon, Mr. Sommerville, and Mr. Passiment. NEAS - Mr. Glover. Mr. Dawson did not vote. The motion passes.

Item: Passive Parks Bond Resolution

Discussion: Stefanie Nagid, Passive Parks Manager, requested Council to consider a formal dedication of funding towards passive park improvement projects from the Rural and Critical Lands Preservation bond funding. All Tier 1 and Tier 2 priority projects, and some Tier 3 projects, could be completed with this dedicated funding request. 20% of each of the three bonds totals \$14 million, some of which has already been expensed and obligated, therefore \$10.6 million is requested from what is available from previous bonds (\$5.6M) and what will become available with the new bond (\$5M).

Points to consider:

- The 2012, 2014, and 2018 bonds state that an amount "not to exceed 20%" of those respective bond totals may be used to improve existing and newly acquired lands.
- Formal dedication of funding will allow for more efficient planning on both the acquisition and park improvement sides of the Program.
- Formal dedication of funding will reduce/remove competitive conflicts between the acquisition and park improvement sides of the program.
- A firm budget allows both sides of the Program to have a clear vision for project goals.

Mr. Sommerville inquired as to future land acquisitions in the pipeline that haven't been approved.

Mr. Hervochoch stated this is just a resolution that doesn't tie us down in case a property deal comes up 5 years down the road.

Motion: It was moved by Mr. Hervochoch, seconded by Mr. Covert to approve the resolution as written to Support the Passive Parks Program. The VOTE: YEAS - Mr. Covert, Mr. Dawson, Mr. Glover, Mr. Hervochoch, Mrs. Howard, Mr. Passiment, and Mr. Sommerville. The motion passed.

Item: Lease Agreement of Duncan Farms / Daufuskie Marsh Tacky Society

Discussion: Stefanie Nagid, Passive Parks Manager, recommended that the Committee and County Council approve the Interim County Administrator to enter into a lease agreement with Daufuskie Marsh Tacky Society for the lease of the Duncan Farms property at an annual cost of \$4,800.

Erica Veit, President of the Daufuskie Marsh Tacky Society, spoke further on their current program.

Mr. Dawson asked Ms. Nagid to explain how the amount for the lease came about.

Ms. Nagid replied that the amount came from Ms. Veit and it was based on the average cost of utilize vacant agriculture land.

Motion: It was moved by Mr. Dawson, seconded by Mr. Glover that Committee approve the Duncan Farms lease agreement as presented. The vote: YAAYS – Mr. Covert, Mr. Dawson, Mr. Flewelling, Mr. Glover, Mr. Hervochoch, Mrs. Howard, Mr. Passiment, and Mr. Sommerville. The motion passed.

Item: Confederate Ave. Land Acquisition Proposal

Discussion: Eric Greenway, Director Community Development, brought forward land acquisition proposal for a fee-simple acquisition of 54.32 acres in Bluffton (75 Confederate Ave) for \$1,310,000.

Motion: It was moved by Mr. Covert, seconded by Mr. Glover that Committee recommend Council approve the land acquisition of Confederate Avenue in Bluffton. The vote: YAAYS – Mr. Covert, Mr. Dawson, Mr. Glover, Mr. Hervochoch, Mrs. Howard, and Mr. Passiment. Mr. Sommerville did not vote. The motion passed.

Item: Bluffton Property Donation

Discussion: Thomas Keaveny III, County Attorney, stated that Beaufort County has been asked to accept a tract of land, which is under a Conservation Easement (CE), and has limited use for

active and/or passive parks only. The property will be deeded to the County in fee-simple without conditions except as set forth in the CE.

Motion: It was moved by Mr. Covert, seconded by Mr. Dawson that Committee recommend Council adopt and approve the land donation near Hampton Lakes in Bluffton. The vote: YAYS: Mr. Covert, Mr. Dawson, Mr. Glover, Mr. Hervochoon, Mrs. Howard, and Mr. Passiment. Mr. Sommerville did not vote. The motion passed.

Item: Camp St. Mary's Property Determination

Discussion: Stefanie Nagid, Passive Parks Manager, the County owns approximately 10 acres of riverfront property, but has no written plan for the future use of the property. Council approved \$250k in 2018 for re-roof, mitigate mold, etc.; however, to get up to code for occupancy will cost \$2.3M. Work has not been awarded for the \$250k due to the high estimate for complete repair. Awaiting determination of future use.

Mr. Weaver suggested selling the 10-acre parcel as it would generate a substantial amount money and limit liability on the county and recommended getting the property appraised

Mr. Thomas stated that the two functional buildings that are out there now are not worth putting a lot of money into.

Motion: It was moved by Mr. Dawson, seconded by Mr. Sommerville that Committee recommend getting an appraisal of the Camp St. Mary's property while considering Passive Parks options for the property. The vote: YAYS - Mr. Covert, Mr. Dawson, Mr. Glover, Mr. Hervochoon, Mrs. Howard, Mr. Sommerville, and Mr. Passiment. The motion passed.

Item: Consideration of Appointment and Reappointments / Historic Preservation Review Board

Motion: It was moved by Mr. Covert, seconded by Mr. Glover that Committee recommend Council Holly Murphy to serve as a member of the Historic Preservation Review Board. The vote: YAYS - Mr. Covert, Mr. Dawson, Mr. Glover, Mr. Hervochoon, Mrs. Howard, Mr. Sommerville, and Mr. Passiment. The motion passed.

Item: Consideration of Appointment and Reappointments / Rural and Critical Lands Board

Motion: It was moved by Mr. Dawson, seconded by Mr. Glover that Committee recommend Council nominate Arthur Baer to serve as a member of The Rural and Critical Lands Board. The vote: YAYS - Mr. Covert, Mr. Dawson, Mr. Glover, Mr. Hervochoon, Mrs. Howard, and Mr. Passiment. Mr. Sommerville did not vote. The motion passed.

Adjournment

The meeting adjourned at 4:29 p.m.

Ratified by Committee: May 20, 2019