



Natural Resources Committee Beaufort County, SC

This meeting will be held both in person at County Council Chambers, 100 Ribaut Road, Beaufort, and virtually through Zoom. In adherence with CDC guidelines, limited seating will be available.

**Tuesday, September 07, 2021
3:30 PM**

AGENDA

COMMITTEE MEMBERS:

**ALICE HOWARD, CHAIRMAN
LOGAN CUNNINGHAM,
LARRY McELLYNN**

**GERALD DAWSON, VICE CHAIRMAN
YORK GLOVER,**

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 - AUGUST 9, 2021
6. **CITIZENS 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)**

EXECUTIVE SESSION

7. PURSUANT TO S.C. CODE SECTION 30-4-70(A)(2): DISCUSSION OF NEGOTIATIONS INCIDENT TO PROPOSED CONTRACTUAL ARRANGEMENTS AND PROPOSED SALE OR PURCHASE OF REAL PROPERTY ASSOCIATED WITH THE OKATIE RIVER PARK
8. PURSUANT TO S.C. CODE SECTION 30-4-70(A)(2): DISCUSSION OF NEGOTIATIONS INCIDENT TO PROPOSED CONTRACTUAL ARRANGEMENTS AND PROPOSED SALE OR PURCHASE OF DEVELOPMENT RIGHTS ON REAL PROPERTY KNOWN AS TMS# R700 040 000 0001 0000 AND R700 030 000 0004 0000 AND ALSO KNOWN 2019 DALE PDR
9. PURSUANT TO S.C. CODE SEC. 30-4-70(A)(2) RECEIPT OF LEGAL ADVICE WHERE THE ADVICE RELATES TO MATTERS COVERED BY THE ATTORNEY-CLIENT PRIVILEGE.

AGENDA ITEMS

10. MATTERS ARISING OUT OF EXECUTIVE SESSION
- [11.](#) TEXT AMENDMENT TO THE COMMUNITY DEVELOPMENT CODE (CDC): SECTION 3.1.60 (CONSOLIDATED USE TABLE) AND SECTION 4.1.190 (RECREATION FACILITY: CAMPGROUNDS) TO REVISE THE CAMPGROUND STANDARDS
- [12.](#) BEAUFORT COUNTY NAMING POLICY: APPROVAL FOR NAMING THE FORT FREMONT INTERPRETIVE CENTER THE “FORT FREMONT HISTORY CENTER IN MEMORY OF PETE RICHARDS”
- [13.](#) HISTORIC PRESERVATION REVIEW BOARD - *1 VACANCY - ST. HELENA ISLAND*
PLANNING COMMISSION - *1 VACANCY - SOUTHERN BEAUFORT COUNTY*
RURAL AND CRITICAL LANDS PRESERVATION BOARD - *2 VACANCIES DISTRICT 7 & 9*
SOUTHERN BFT COUNTY CORRIDOR BEAUTIFICATION BOARD - *2 VACANCIES - DISTRICT 9 & TOWN OF BLUFFTON*
14. ADJOURNMENT



BEAUFORT COUNTY COUNCIL AGENDA ITEM SUMMARY

ITEM TITLE:
APPROVAL OF MINUTES
MEETING NAME AND DATE:
NATURAL RESOURCES COMMITTEE MEETING <ul style="list-style-type: none">SEPTEMBER 7, 2021
PRESENTER INFORMATION:
COMMITTEE CHAIRMAN HOWARD
ITEM BACKGROUND:
NATURAL RESOURCES COMMITTEE MEETING <ul style="list-style-type: none">AUGUST 9, 2021
PROJECT / ITEM NARRATIVE:
CONSIDERATION OF APPROVAL FOR NATURAL RESOURCES COMMITTEE MINUTES FROM AUGUST 9, 2021.
FISCAL IMPACT:
NONE
STAFF RECOMMENDATIONS TO COUNCIL:
APPROVE, MODIFY, OR REJECT
OPTIONS FOR COUNCIL MOTION:
MOTION TO (APPROVE, MODIFY, REJECT) NATURAL RESOURCES COMMITTEE MINUTES FROM AUGUST 9, 2021.



Natural Resources Committee Beaufort County, SC

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

**Monday, August 09, 2021
2:30 PM**

MINUTES

1. **CALL TO ORDER**

Chairman Howard called the meeting to order at 2:40 PM

PRESENT

Committee Chair Alice Howard
Committee Vice-Chair Gerald Dawson
Council Member Joseph F. Passiment
Council Member D. Paul Sommerville
Council Member Stu Rodman
Council Member York Glover
Council Member Chris Hervocho
Council Member Mark Lawson
Council Member Logan Cunningham
Council Member Lawrence McElynn

ABSENT

Council Member Brian Flewelling

2. **PLEDGE OF ALLEGIANCE**

Chairman Howard led the Pledge of Allegiance.

3. **FOIA**

PUBLIC NOTIFICATION OF THIS MEETING HAS BEEN PUBLISHED, POSTED, AND DISTRIBUTED IN COMPLIANCE WITH THE SOUTH CAROLINA FREEDOM OF INFORMATION ACT

4. **APPROVAL OF AGENDA**

Motion: It was moved by Council Member Sommerville, seconded by Council Member Rodman to approve the agenda. The motion was approved without objection.

5. **APPROVAL OF MINUTES**

Motion: It was moved by Council Member Sommerville, seconded by Council Member Rodman to approve minutes from June 7, 2021. The motion was approved without objection.

6. **CITIZEN COMMENTS**

Jean Beck provided a comment on the Community overlay district.

Andy Twisdale provided a comment on flood insurance pertaining to the overlay district.

Jessie White, Coastal Conservation League, provided a comment in support of Overlay and fill ordinance.

Janet Grisham, CEO of Beaufort Jasper County Association provided a comment on the disclosure ordinance detaining the covered properties in which is zoned.

EXECUTIVE SESSION

7. **Executive Session**

Motion: It was moved by Council Member Sommerville, seconded by Council Member Rodman to go into Executives Session. The motion was approved without objection.

12. **MATTERS ARISING OUT OF EXECUTIVE SESSION**

AN ORDINANCE AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE AN AMENDMENT TO A DEED OF PERPETUAL EASEMENT TO ALLOW FOR PUBLIC VEHICULAR ACCESS AND TO PROVIDE ADDITIONAL TERMS ON A PORTION OF THE PROPERTY WITH TMS NO. R600 021 000 0007 0000

AN ORDINANCE AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE THE DOCUMENTS NECESSARY TO CONVEY A PORTION OF PROPERTY OWNED BY BEAUFORT COUNTY KNOWN AS OKATIE RIVER PARK WITH TMS NO. R600 021 000 0673 0000

Motion: It was moved by Council Member Cunningham, Seconded by Council Member Sommerville to recommend the approval for items 7 and 8 to execute an amendment to the deed perpetual to the easement to present to County Council on August 23, 2021, for first reading. The motion passed.

Discussion: To see the full discussion click the link below.

<https://beaufortcountysc.new.swagit.com/videos/130150>

The Voting Yea: Committee Vice-Chair Dawson, Council Member Passiment, Council Member Sommerville, Council Member Rodman, Council Member Hervochon, Council Member Lawson, Council Member Cunningham. Voting Nay: Committee Chair Howard, Council Member Glover. The Vote 7:2

PURSUANT TO S.C. CODE SECTION 30-4-70(A)(2): DISCUSSION OF NEGOTIATIONS INCIDENT TO PROPOSED CONTRACTUAL ARRANGEMENTS AND PROPOSED SALE OR PURCHASE OF DEVELOPMENT RIGHTS ON REAL PROPERTY KNOWN AS LOBECO FARMS PDR

Motion: It was moved by Committee Vice-Chair Dawson, seconded by Council Member Glover to have Beaufort County Rural and Critical Lands and Open Land Trust to due diligence on 115-acre piece of

property known as Lobeco Farms PDR move forward to County Council for approval. The motion was approved without objection.

Discussion: To see the full discussion click the link below.

<https://beaufortcountysc.new.swagit.com/videos/130150>

The Vote: Committee Chair Howard, Committee Vice-Chair Dawson, Council Member Passiment, Council Member Sommerville, Council Member Rodman, Council Member Glover, Council Member Hervochoch, Council Member Lawson, Council Member Cunningham. The vote 9:0

PURSUANT TO S.C. CODE SECTION 30-4-70(A)(2): DISCUSSION OF NEGOTIATIONS INCIDENT TO PROPOSED CONTRACTUAL ARRANGEMENTS AND PROPOSED SALE OR PURCHASE OF DEVELOPMENT RIGHTS ON REAL PROPERTY KNOWN AS VILLAGE CREEKSIDE PDR

Motion: It was moved by Council Member Glover, Seconded by Council Member Sommerville to have Beaufort County Open Land Trust do due diligence on the property known as Village Creek PDR which encompasses about 23-acres of land to forward to County Council for approval. The motion was approved without objection.

Discussion: To see the full discussion click the link below.

<https://beaufortcountysc.new.swagit.com/videos/130150>

The Vote: Committee Chair Howard, Committee Vice-Chair Dawson, Council Member Passiment, Council Member Sommerville, Council Member Rodman, Council Member Glover, Council Member Hervochoch, Council Member Lawson, Council Member Cunningham. The vote 9:0

PURSUANT TO S.C. CODE SECTION 30-4-70(A)(2): DISCUSSION OF NEGOTIATIONS INCIDENT TO PROPOSED CONTRACTUAL ARRANGEMENTS AND PROPOSED SALE OR PURCHASE OF DEVELOPMENT RIGHTS ON REAL PROPERTY KNOWN AS TMS# R700 040 000 0001 0000 AND R700 030 000 0004 0000 AND ALSO KNOWN 2019 DALE PDR

Motion: It was moved by Council Member Sommerville, seconded by Council Member Glover to send back to staff for further negotiations with the involving property owners, our agent Open Land Trust and the Marine Corps Air Station to discuss docks, size of ponds, towers, and size and amount of new construction. The motion passed.

Discussion: To see the full discussion click the link below.

<https://beaufortcountysc.new.swagit.com/videos/130150>

Voting Yea: Committee Chair Howard, Council Member Passiment, Council Member Sommerville, Council Member Rodman, Council Member Glover, Council Member Hervochoch, Council Member Lawson, Council Member Cunningham. Voting Nay: Committee Vice-Chair Dawson. The vote 8:1

AGENDA ITEMS

13. **AN ORDINANCE AUTHORIZING THE ABANDONMENT OF AN EASEMENT ENCUMBERING PROPERTY IDENTIFIED AS TMS NO. R100 016 000 0199 0000.**

Patty Wilson stated all easements required for this regionally significant drainage system have been obtained with the exception of parcel R100 016 000 0006 0000 which is heirs' property and has been involved in condemnation actions. To settle this condemnation action the heirs have requested the County re-route the ditch and abandon an existing easement at parcel R100 016 000 0199 0000.

Motion: It was moved by Committee Vice-Chair Dawson, seconded by Council Member Glover to approve staff recommendation. The motion was approved without objection.

Discussion: To see the full discussion click the link below.

<https://beaufortcountysc.new.swagit.com/videos/130150>

The Vote: Committee Chair Howard, Committee Vice-Chair Dawson, Council Member Passiment, Council Member Sommerville, Council Member Rodman, Council Member Glover, Council Member Hervochoch, Council Member Lawson, Council Member Cunningham. The vote 9:0

14. **RESOLUTION AMENDING RESOLUTION 2020/21 FOR PUBLIC ACCESS AND PASSIVE RECREATION PROJECTS – PHASE II**

Stefanie Nagid stated R2019/49 and its amendment R2020/21 allocated \$1,000,000 to the Pinckney Point Preserve property for planning and construction of a passive park. This amendment to R2020/21 would instead allocate those funds to the Pineview tract and Bailey Memorial Park for the continued planning and construction for each property. No additional funding will be needed.

Motion: It was moved by Committee Vice-Chair Dawson, seconded by Council Member Cunningham recommend approval of the Resolution to amend R2020/21 to reallocate the \$1,000,000 Pinckney Point Preserve funding to the Pineview/Bailey Memorial Park for the planning and construction of a passive park and to move forward to County Council on August 23, 2021, for adoption. The motion was approved without objection.

Discussion: To see the full discussion click the link below.

<https://beaufortcountysc.new.swagit.com/videos/130150>

The Vote: Committee Chair Howard, Council Member Passiment, Council Member Sommerville, Council Member Rodman, Council Member Glover, Council Member Hervochoch, Council Member Lawson, Council Member Cunningham, Committee Vice-Chair Dawson, Council Member Lawrence McElynn. The vote 10:0

15. **OKATIE RIVER PARK CONCEPTUAL MASTER PLAN PRESENTATION**

Stefanie Nagid stated per the Joint Development Agreement, County staff have hired the Developers' engineering team to complete the conceptual master plan for the Okatie River Park. An online public survey was distributed in March 2021 and an in-person outdoor public open house was held in May 2021 in order to obtain feedback on the draft plan. The plan as presented includes the feedback from those two public sessions.

Status: Informational Purposes Only

Discussion: To see the full discussion click the link below.

<https://beaufortcountysc.new.swagit.com/videos/130150>

16. **CONTRACT APPROVAL WITH WITMER JONES KEEFER (WJK) IN THE AMOUNT OF \$149,350 FOR PHASE II PLANNING SERVICES FOR OKATIE RIVER PARK**

Stefanie Nagid stated per the Joint Development Agreement, County staff are required to hire the Developers' engineering team to complete the architect and engineered drawings for the construction of Okatie River Park. The County Capital Projects Manager will review the drawings for accuracy and oversee the construction of the park to ensure compliance with the plans. Phase II planning services include completion of the final site plans and construction documents, architect drawings, permitting, and construction oversight. If approved by County Council, the attached proposal will be provided to the County Purchasing Department to enter a contract with WJK in the amount of \$149,350. Phase II planning is anticipated to be completed and permitted by December 2021, with an anticipated construction start date is January 2022, assuming the roads and infrastructure for access to the County park property have been completed by that time.

Motion: It was moved by Council Member Passiment, Seconded by Council Member Glover recommend contract approval to Witmer Jones Keefer for Phase II planning services in the amount of \$149,350 for Okatie River Park to County Council on August 23, 2021. The motion was approved without objection.

Discussion: To see the full discussion click the link below:

<https://beaufortcountysc.new.swagit.com/videos/130150>

The Vote: Committee Chair Howard, Committee Vice-Chair Dawson, Council Member Passiment, Council Member Sommerville, Council Member Rodman, Council Member Glover, Council Member Hervochoch, Council Member Lawson, Council Member Cunningham. The vote 9:0

17. **COASTAL RESILIENCE OVERLAY DISTRICT ORDINANCE (AMENDMENT TO SECTION 3.4.90 OF THE COMMUNITY DEVELOPMENT CODE) TO REQUIRE REAL ESTATE DISCLOSURE WHEN PROPERTY IS TRANSFERRED IN LOW-LYING AREAS.**

Robert Merchant stated the Coastal Resilience Overlay Zone is established to provide for the general health, safety, and welfare by requiring notification at all real estate closings of the vulnerability of property in Zone X (shaded) to sea-level rise and coastal flooding. This provision is specifically designed to assist individuals in making decisions that involve investments that will last at least 30 years in light of projected coastal flooding conditions in that time frame. This ordinance applies to property in Zone X (shaded) on the Flood Insurance Rate Map for unincorporated Beaufort County.

Motion: It was moved by Council Member Sommerville, seconded by Council Member Passiment to move forward to County Council for approval. The motion passed.

Discussion: To see the full discussion click the link below.

<https://beaufortcountysc.new.swagit.com/videos/130150>

The Voting Yea: Committee Chair Howard, Committee Vice-Chair Dawson, Council Member Passiment, Council Member Sommerville, Council Member Glover, Council Member Cunningham. Voting Nay: Council Member Hervochoch. The vote 6:1

18. **FILL ORDINANCE (AMENDMENT TO DIVISION 5.13 OF THE COMMUNITY DEVELOPMENT CODE) TO LIMIT FILL IN LOW-LYING AREAS.**

Robert Merchant stated the proposed amendment is designed to promote public health, safety, and general welfare by preserving Beaufort County's natural floodplain and drainage patterns to minimize the impacts of development within the floodplain on neighboring properties. The ordinance applies to property situated in the special flood hazard areas delineated in the FEMA Flood Insurance Rate Maps and limits fill to 3 feet.

Motion: It was moved by Council Member Sommerville, seconded by Council Member Glover to move forward to County Council for approval. The motion passed.

Discussion: To see the full discussion click the link below:

<https://beaufortcountysc.new.swagit.com/videos/130150>

Voting Yea: Committee Chair Howard, Committee Vice-Chair Dawson, Council Member Passiment, Council Member Sommerville, Council Member Glover, Council Member Hervochon. Voting Nay: Council Member Cunningham. The Vote 6:1

19. **TEXT AMENDMENT TO THE COMMUNITY DEVELOPMENT CODE (CDC): SECTION 5.5.30.B.1 (GENERAL PARKING STANDARDS, OFF-SITE/PREMISES PARKING) TO PROVIDE ADDITIONAL FLEXIBILITY**

Eric Greenway stated the Community Development Code (CDC) allows required vehicle parking to be provided off-site under certain conditions as outlined in Section 5.5.30.B. Currently, off-site parking can be located no more than 600' from the subject property and must be permanently linked to the site by a recorded covenant. The distance restriction limits, or effectively prevents, remote shuttle parking. The requirement for a restrictive covenant presents time, cost, and legal concerns that discourage property owner participation. The Beaufort County Planning Commission reviewed this proposed amendment at their July 8, 2021 meeting. They unanimously recommended approval.

Motion: It was moved by Council Member Cunningham, Seconded by Council Member Sommerville to approve the amendment or Deny the amendment. to the Community Development Code (CDC): Section 5.5.30.B.1 (General Parking Standards, Off-Site/Premises Parking) to provide additional flexibility. The motion passed.

Discussion: To see the full discussion click the link below.

<https://beaufortcountysc.new.swagit.com/videos/130150>

Voting Yea: Committee Chair Howard, Committee Vice-Chair Dawson, Council Member Passiment, Council Member Sommerville, Council Member Glover, Council Member Hervochon, Council Member Cunningham. The vote 7:0

20. **ZONING MAP AMENDMENT/REZONING REQUEST FOR 3.09 ACRES OF PROPERTY IDENTIFIED AS R100 024 000 0423 0000 LOCATED AT 24 ZEHM LANE, FROM S1 INDUSTRIAL TO C3 NEIGHBORHOOD MIXED USE DISTRICT**

Robert Merchant stated the applicant seeks to change the zoning of property they own just east of the intersection of Laurel Bay Road and Bay Pines Road. The lot is currently zoned S1 Industrial. The applicant seeks C3 Neighborhood Mixed Use zoning to facilitate the residential development of the lot.

Motion: It was moved by Committee Vice-Chair Dawson, Seconded by Council Member Glover to approve the zoning amendment for 24 Zehm Lane from S1 Industrial to C3 Neighborhood Mixed-Use District to move forward to County Council for approval. The motion passed.

Discussion: To see the full discussion click the link below.

<https://beaufortcountysc.new.swagit.com/videos/130150>

Voting Yea: Committee Chair Howard, Committee Vice-Chair Dawson, Council Member Passiment, Council Member Sommerville, Council Member Glover, Council Member Hervochon, Council Member Cunningham. The vote 7:0

21. **RECOMMENDATION TO COUNTY COUNCIL FOR THE APPOINTMENT OF THOMAS MURRAY TO RURAL AND CRITICAL LANDS PRESERVATION BOARD - DISTRICT 6.**

Motion: It was moved by Council Member Passiment, Seconded by Council Member Glover to move forward to County Council for approval. The motion passed.

Discussion: To see the full discussion click the link below.

<https://beaufortcountysc.new.swagit.com/videos/130150>

Voting Yea: Committee Chair Howard, Committee Vice-Chair Dawson, Council Member Passiment, Council Member Sommerville, Council Member Glover, Council Member Hervochon, Council Member Cunningham. The vote 7:0

22. **NATURAL RESOURCES VACANCIES**

Status: Informational Purposes Only

23. **ADJOURNMENT**

Meeting adjourned at PM.



BEAUFORT COUNTY COUNCIL AGENDA ITEM SUMMARY

ITEM TITLE:
<i>Text Amendment to the Community Development Code (CDC): Section 3.1.60 (Consolidated Use Table) and Section 4.1.190 (Recreation Facility: Campgrounds) to revise the Campground Standards</i>
MEETING NAME AND DATE:
Natural Resources Committee – September 7, 2021
PRESENTER INFORMATION:
<i>Robert Merchant, AICP, Acting Director, Planning and Zoning</i> <i>10 minutes needed for presentation.</i>
ITEM BACKGROUND:
<i>In 2018, the Beaufort County Planning Department initiated a series of amendments to its campground standards. These amendments were partially in response to a growing popularity of upscale, amenity-based RV resorts. At the time, there was one definition and one set of standards for campgrounds. The amendments created three types of campgrounds – primitive, semi-developed, and developed. This distinction directed low-impact, smaller campgrounds toward the rural areas of the county while larger RV resorts were limited to more developed areas of the county with sewer and water. The standards also provided time limits for campers. Over the last two years, staff identified some areas of current standards that could be strengthened or provided with additional clarity. The Beaufort County Planning Commission unanimously supported these amendments at their August 2 Meeting.</i>
PROJECT / ITEM NARRATIVE:
<i>This series of amendments currently under consideration build on the changes made in 2018 and address the following issues:</i> <ul style="list-style-type: none"><i>• The existing language requiring time limits for campers could lead to a loophole where a camper simply switches sites or forgoes one night to renew the time limit.</i><i>• Apparent discrepancies between the consolidated use table and the campground standards have been corrected.</i><i>• 100-foot-wide opaque buffers are required for all three campground types.</i><i>• More clarity is provided on what types of trailers and RVs are permitted in each campground type.</i><i>• Semi-developed and Developed campgrounds are required to be served by public sewer and water.</i>
FISCAL IMPACT:
<i>No Fiscal Impact</i>
STAFF RECOMMENDATIONS TO COUNCIL:
<i>Staff recommends approval.</i>
OPTIONS FOR COUNCIL MOTION:
<i>To approve or deny proposed amendments to revise the Campground Standards in the Community Development Code.</i>

ORDINANCE 2021 / __

**TEXT AMENDMENT TO THE COMMUNITY DEVELOPMENT CODE (CDC):
SECTION 3.1.60 (CONSOLIDATED USE TABLE) AND SECTION 4.1.190
(RECREATION FACILITY: CAMPGROUNDS) TO REVISE THE CAMPGROUND
STANDARDS**

WHEREAS, added text is highlighted in yellow and underlined.

Adopted this ___ day of _____ 2021.

COUNTY COUNCIL OF BEAUFORT COUNTY

By: _____
Joseph Passiment, Chairman

ATTEST:

Sarah W. Brock, JD, Clerk to Council

4.1.190 Recreation Facility: Campgrounds

Campgrounds shall be defined as ~~comply with~~ the following:

- A. **Primitive Campground.** A campground accessible by walk-in, equestrian, motorized trail vehicles or ~~passenger vehicles~~ ~~vehicular traffic~~ where basic facilities may be provided for the comfort and convenience of the campers. Primitive Campgrounds shall comply with the following:
1. **Length of Stay.** ~~All campers are limited to a 14-day length of stay. All camping units may stay for a period of time not to exceed 14 days in any given 30-day period.~~
 2. **Zones.** Primitive Campgrounds are allowed in the T1 Natural Preserve zone and ~~the~~ ~~all~~ T2 Rural zones ~~(See Section 3.1.60 Consolidated Use Table).~~
 3. **Buffers.** ~~This use shall be screened with a 100-ft wide, opaque, visual buffer next to all property lines. Any tent sites shall be located no less than 30 feet from any property line.~~
 4. ~~Class A, B+, and C motorized No RV's are prohibited. Class B camper vans are allowed. or camping trailers over 20 feet in length shall be allowed.~~
 5. **Tree Requirement.** Existing Trees shall be left on site, when practical. If there are no trees between campsites at least two trees shall be planted between each campsite.
 6. **Accessory Uses.** Facilities for the comfort and convenience of the camper may be provided such as bathing facilities, flushing toilets, grills, tables, fire pits, fire circles, and refuse collection.
- B. **Semi- Developed Campground.** A campground, with two or more campsites, for a camping unit, accessible by walk-in, pack-in, equestrian campers, motorized trail vehicles or vehicular traffic. Semi-Developed Campgrounds shall comply with the following:
1. **Length of Stay.** ~~All camping units are limited to a 30-day length of stay. All camping units may stay for a period of time not to exceed 30 days in any given 60-day period.~~
 2. **Zones.** Semi-Developed Campgrounds can be located within ~~all~~ T2 Rural Zones ~~(See Section 3.1.60 Consolidated Use Table).~~ ~~(neighborhood and Rural Center).~~
 3. **Public Sewer and Water:** ~~Semi-Developed Campgrounds shall be served by public sewer and water.~~
 4. **Buffers.** This use shall be screened with a 100-ft wide, opaque, visual buffer next to all property lines.
 5. **Minimum RV Pad Size.** If RV pads are provided they shall be a minimum of 1,600 square feet. This does not include tent only sites. A maximum number of 200 camp sites.
 6. **Tree Requirement.** Existing trees shall be left between all campsites and/or RV Pads, to the maximum extent practicable. If there are no trees between campsites, tent sites or RV pads, at least two trees shall be planted between each campsite, tent site or RV pad.
 7. **Accessory Uses.** Recreational facilities and amenities shall be for the purpose of the camper enjoyment including sports facilities, equipment for amusement, playground facilities, swimming pools and a camp store/ office. These amenities shall not be for general public use and shall not exceed 3,000 square feet.

- C. **Developed Campground.** A campground with two or more campsites, for a camping unit, accessible by walk-in, pack-in, equestrian campers, motorized trail vehicles or vehicular traffic. Sites may be substantially developed with tables, refuse containers, flush toilets, bathing facilities, and one or more service buildings. These campsites may have individual water, sewer, and electrical connections. Developed Campgrounds shall comply with the following:
1. **Length of Stay.** All camping units are limited to a 30 day length of stay. All camping units may stay for a period of time not to exceed 30 days in any given 60 day period.
 2. **Zones.** Developed Campgrounds can be located within the T2 (only Rural Center Zone), C4 Community Center Mixed Use and C5 Regional Center Mixed Use. (See Section 3.1.60 Consolidated Use Table).
 3. **Public Sewer and Water:** Developed Campgrounds shall be served by public sewer and water.
 4. **Buffers.** This use shall be screened with a 100-ft wide, opaque, visual buffer next to all property lines.
 5. **Minimum RV Pad Size.** If RV pads are provided they shall be a minimum of 1,600 square feet. A maximum number of 400 camp sites.
 6. **Tree Requirement.** Existing trees shall be left between all campsites and/ or RV pads, to the maximum extent practical. If there are no trees between campsites or RV pads, at least two trees shall be planted between each campsite, tent site or RV Pad.
 7. **Accessory Uses.** Recreational facilities and rural recreation businesses including, but not limited to zip lines, horse riding trails, arcades, camp stores, small cafes, small offices, or a club house. The size, intensity and scale of such accessory uses

Table 3.1.60. Consolidated Use Table (continued)

Land Use Type	T1 N	T2R	T2 RL	T2 RN	T2 RNO	T2 RC	T3E	T3 HN	T3 N	T3 NO	T4 HC	T4 VC	T4 HCO	T4 NC	C3	C4	C5	SI
RECREATION, EDUCATION, SAFETY, PUBLIC ASSEMBLY																		
13. Recreation Facility: Primitive Campground	P	P	P	P	P	P	--	--	--	--	--	--	--	--	--	--	--	--
14. Recreation Facility: Semi-Developed Campground	--	P	P	P	P	P	--	--	--	--	--	--	--	--	--	--	--	--
15. Recreation Facility: Developed Campground	--	--	--	--	--	P	--	--	--	--	--	--	--	--	--	P	P	--
16. Ecotourism	S	C	--	C	C	C	--	--	--	--	--	--	--	--	--	--	--	--
17. School: Public or Private	--	--	--	--	--	S	--	--	--	S	P	P	P	P	P	P	--	--
18. School: Specialized Training/Studio	--	--	--	--	--	S	--	--	--	P	P	P	P	P	P	P	P	P
19. School: College or University	--	--	--	--	--	S	--	--	--	--	S	--	S	S	S	S	S	--
Land Use Type	T1 N	T2R	T2 RL	T2 RN	T2 RNO	T2 RC	T3E	T3 HN	T3 N	T3 NO	T4 HC	T4 VC	T4 HCO	T4 NC	C3	C4	C5	SI

“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.



BEAUFORT COUNTY COUNCIL AGENDA ITEM SUMMARY

ITEM TITLE:
Approval for naming the Fort Fremont interpretive center the “Fort Fremont History Center In Memory of Pete Richards”
MEETING NAME AND DATE:
Natural Resource Committee September 7, 2021
PRESENTER INFORMATION:
Robert Merchant, Planning and Zoning Department Acting-Director 10 minutes
ITEM BACKGROUND:
On August 5, 2021 the Historic Preservation Review Board recommended naming the Fort Fremont interpretive center the “Fort Fremont History Center In Memory of Pete Richards”
PROJECT / ITEM NARRATIVE:
In 1998, County Council adopted a policy statement for naming and renaming landmarks. The policy requires that any naming of a County site or landmark be submitted to the Historic Preservation Review Board for their review and recommendation to County Council. The policy statement specifically states historic names can be used by “citizens who have made a significant contribution to the history of Beaufort County, South Carolina, or the United States, and who have been deceased a minimum of 5 years”. The policy statement also recommends, “if Council wishes to honor a distinguished citizen by naming an existing facility after them, the appropriate method would be to add “In Memory of (name)” to the existing name”. On June 21, 2021, the Friends of Fort Fremont submitted a naming/renaming application to the Historic Preservation Review Board requesting the Fort Fremont interpretive center be named the Pete Richards History Center and to waive the policy requirement that a citizen have been deceased for a minimum of 5 years. On August 5, 2021, the Historic Preservation Review Board recommended approval to name the facility the “Fort Fremont History Center In Memory of Pete Richards”.
FISCAL IMPACT:
None at this time
STAFF RECOMMENDATIONS TO COUNCIL:
Staff support the Historic Preservation Review Board recommendation to name the facility the “Fort Fremont History Center In Memory of Pete Richards”.
OPTIONS FOR COUNCIL MOTION:
Motion to recommend approval of naming the Fort Fremont interpretive center the “Fort Fremont History Center In Memory of Pete Richards” to County Council on September 13, 2021. Motion to deny approval of naming the Fort Fremont interpretive center the “Fort Fremont History Center In Memory of Pete Richards”.



Date: June 21, 2021

To: Beaufort County Historic Preservation Review Board

From: The Friends of Fort Fremont

Subject: Proposed Name for the Beaufort County History Center at the Fort Fremont Preserve

The Friends of Fort Fremont propose that the newly constructed Beaufort County History Center (HC) be named The Pete Richard's History Center.

Pete Richards was the founder and original leader of Friends of Fort Fremont. His energy, enthusiasm, and dogged determination transformed an unknown historical ruin into a recognized historical relic of interest to many. There would be no public awareness of Fort Fremont, the citizen's friends' group would not exist, no signs or cell phone app explaining the fort and its significance would be in place, the unique diorama of the fort in 1905 and especially the history center would never have come to fruition without Pete's vision, enthusiasm, passion, and undying energy.

Before Pete's so-called "retirement" to Beaufort, he served as a Navy officer on the Mekong River during the Vietnam War, made a career in industry, and was elected to the Atlanta Board of Education. This was but a precursor for what this human dynamo would accomplish for his fellow-citizens in Beaufort County. He spearheaded the local drive to save the USS Olympia (and even had us on the final list of potential homes for Admiral Dewey's old flag ship). Although once a city boy, he embraced his new Lowcountry home. His leadership in the Master Naturalist program and his passion for birds and the Audubon Society at Fripp Island brought the love of birding to hundreds of people and especially to children through the "Birthday for The Birds" event in Port Royal each May. Pete's efforts were also critical in identification and recognition of six Beaufort County barrier islands as a recognized Important Birding Area (IBA).

The new center exists because of Pete's passionate persuasion of the matter before the county over many years. Pete was a unique individual who passionately worked to make Beaufort County a better place for everyone. Naming the HC for him would be an appropriate recognition.

Beaufort County Policy PS-10 requires that a candidate be deceased a minimum of five years. Pete died on February 29, 2020. Because of his significant contribution to Beaufort County and specifically to Fort Fremont, we request an exemption to the 5-year requirement.

Endorsements are attached from Dr. Chris Marsh, Spring Island Trust Executive Director; Mr. Gary Kubic, Beaufort County Administrator (2004 – 2017); Mr. Ian Hill, Beaufort County Historic Preservationist, Retired.

Thank you for your consideration of this proposal. A grand opening of the HC is scheduled in the fall of 2021. We request a decision before the dedication of the building. If you require any additional information, please contact Kathryn Sommerville Mixon via email at k.mixon1879@gmail.com or by phone at (803) 424-5878.

Cc: Chris DiJulio-Cook, Senior Administrative Specialist, Planning and Zoning Department
Alice Howard, Chair Natural Resources Committee

Attachment: Letters of Endorsement

KSM:ww

SPRING ISLAND TRUST

June 16, 2021

Dear Beaufort County Historic Preservation Review Board:

I am writing a letter of support for naming the Fort Fremont History Center for Pete Richards, the volunteer who worked for over a decade to make this park a reality.

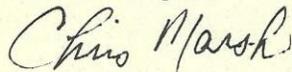
Almost two decades ago I suggested to Pete that he might want to adopt development of the Fort Fremont Park as his Master Naturalist project. Pete then did what Pete always did so well – through his enthusiasm and organizational skills he got others involved in helping develop the concept and recommend the solutions needed to transform a dream into a reality. He encouraged others when they were being productive, handled conflict with diplomacy, and demonstrated the fine art of polite persistence. Each time he encountered an obstacle, he re-evaluated the situation and either used a different approach or waited until conditions were more favorable to press forward again. Throughout this process he remained a positive person who obviously enjoyed people and got joy from seeing people work together to accomplish a shared goal.

Pete demonstrated to the rest of us how to bring out the best in people. Time and time again, he did this for the residents of Beaufort County. Examples include Pete helping co-found the Lowcountry Master Naturalist Association, expanding the reach of the Fripp Audubon Club, getting the National Audubon Society to designate the Trenchard's Inlet-Harbor Island area as a nationally recognized IBA (Important Bird Area), highlighting the importance of the rookery in Port Royal by creating an annual "Birthday for the Birds" event, and establishing the "Friends of the Port Royal Cypress Wetlands" organization.

In summary, naming the History Center after Pete Richards would not only acknowledge an individual worthy of recognition, but would tell future generations this is the kind of person they should emulate.

Thank you in advance for giving this request serious consideration.

With warmest regards,



Christopher P. Marsh, Ph.D.
Executive Director

40 Mobley Oaks Lane, Okatie, South Carolina 29909
(843) 987-7008 • Facsimile (843) 987-4120

May 24, 2021

Dear Mr. Lee:

During my four decades of public service, I have learned to recognize how rare it is to find an individual who puts others above self. Pete Richards was such a person. Pete loved his Beaufort County home and he recognized how important it is to preserve its historical past for future generations. Pete was not a lobbyist, he was an historical preservation enthusiast. He was a gentle man who reached out his hand for support and found mine. Pete was able to teach me the importance of Fort Fremont to the community and to our country. He quickly gained my support. Last year I lost a friend and the community lost a visionary.

Now it is time to honor Pete for his work and dedication. Sometimes exceptions to the rules are necessary, especially when a rule prevents us from doing the right thing.

Our focus should be on Pete's character and his accomplishments and name the Fort Fremont Center, "The Pete Richards Fort Fremont Center".

Finally, I would like to quote Cicero who said, "Honor is the reward of virtue."

Pete earned it.

Sincerely yours,
Gary Kubic

From: **Ian Hill** <ianhillpersonal@gmail.com>

Date: Thu, Jun 3, 2021 at 2:23 PM

Subject: Re: Pete

To: joe lee <jlee9867@gmail.com>

I endorse the naming of the FT. Fremont center after Pete Richards and ask Beaufort County to waive the rule requiring one be dead for 5 years in order for a county facility to be named after them.

Ian Hill, Advisory Board Member

BEAUFORT COUNTY POLICY FOR NAMING AND RENAMING LANDMARKS

Beaufort County is blessed with a number of historic buildings, sites, and events that reflect our long and significant history. It is important when such sites are named or renamed that the historic names associated with these sites be retained. Changing the historic name of a landmark should be done only in extraordinary circumstances. If Council wishes to honor a distinguished citizen by naming an existing facility after them, the appropriate method would be to add “In Memory of (name)” to the existing name.

Prior to County Council approving the naming or renaming of any County site or landmark, the proposed name shall be submitted for review by the Beaufort County Historic Preservation Review Board (HPRB). The submittal shall include the proposed name change, the reason for the change, and any available historic information regarding the site and the proposed name. After reviewing the proposal, the HPRB shall forward its recommendation to County Council.

Criteria for Naming or Renaming Landmarks

Historic Names

- A. Citizens who have made a significant contribution to the history of Beaufort County, South Carolina, or the United States, and who have been deceased a minimum of 5 years.

Examples: elected officials, community leaders, educators, military heroes, and individuals involved in the arts or athletics, etc.

- B. Places that have played a significant role in the history of Beaufort County, South Carolina, or the United States.

Examples: battle sites, sites associated with early explorers, or the sites of significant buildings, bridges, boat landings, and ferries

- C. Events that have made a significant contribution to the broad patterns of our history.

Examples: events related to the Revolutionary or Civil Wars, civil rights movement, or maritime history of the County

Native American Names

Names associated with the long habitation of Native Americans in the Beaufort County area.

Examples: rivers, islands, settlements, and indian towns.

Natural Features

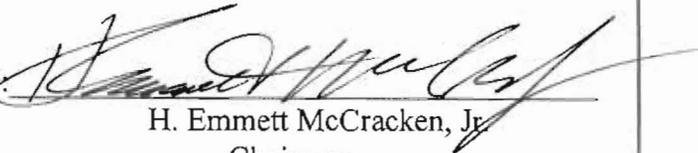
Names associated with nature that are indigenous to Beaufort County.

Examples: animals, birds, flowers, trees, marshes, and geological features.

Adopted this 22nd day of June, 1998.

COUNTY COUNCIL OF BEAUFORT COUNTY

BY:



H. Emmett McCracken, Jr.
Chairman

ATTEST:



Suzanne DeRivier
Clerk to Council



BEAUFORT COUNTY COUNCIL AGENDA ITEM SUMMARY

ITEM TITLE:
BOARDS AND COMMISSIONS VACANCIES
MEETING NAME AND DATE:
NATURAL RESOURCE COMMITTEE MEETING <ul style="list-style-type: none">SEPTEMBER 7, 2021
PRESENTER INFORMATION:
COMMITTEE CHAIRMAN HOWARD
ITEM BACKGROUND:
NATURAL RESOURCE COMMITTEE MEETING
PROJECT / ITEM NARRATIVE:
HISTORIC PRESERVATION REVIEW BOARD - 1 VACANCY - ST. HELENA PLANNING COMMISSION - 1 VACANCY - SOUTHERN BEAUFORT COUNTY RURAL AND CRITICAL LANDS PRESERVATION BOARD - 2 VACANCIES DISTRICT 7 & 9 SOUTHERN BFT COUNTY CORRIDOR BEAUTIFICATION BOARD - 2 VACANCIES - DISTRICT 9 & TOWN OF BLUFFTON
FISCAL IMPACT:
NONE
STAFF RECOMMENDATIONS TO COUNCIL:
OPTIONS FOR COUNCIL MOTION:
INFORMATIONAL PURPOSES ONLY