County Council Meeting

Beaufort County, SC

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

Monday, September 13, 2021
6:00 PM

AGENDA

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE AND INVOCATION - Council Member Gerald Dawson
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. ADMINISTRATOR'S REPORT
6. PROCLAMATION PRESENTED TO BEAUFORT COUNTY ALCOHOL AND DRUG ABUSE DEPARTMENT-RECOVERY MONTH - Presented by Council Member Larry McElynn
7. PROCLAMATION HONORING GRACE DENNIS FOR HER YEARS OF SERVICE ON THE BEAUFORT COUNTY DISABILITY AND SPECIAL NEEDS BOARD - Presented by Council Member York Glover

CITIZEN COMMENTS

8. **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)**
9. MATTERS ARISING OUT OF EXECUTIVE SESSION

COMMITTEE REPORTS

10. LIASION AND COMMITTEE REPORTS

PUBLIC HEARINGS AND ACTION ITEMS

11. APPROVAL OF CONSENT AGENDA

12. ADOPTION OF RECOMMENDATIONS OF THE COVID-19 AD HOC COMMITTEE

13. CONSIDERATION OF AN AUTHORIZATION TO ALLOW THE COUNTY ADMINISTRATOR TO SIGN A CDBG GRANT CERTIFICATION AND ENTER INTO AN IGA WITH TOWN OF RIDGELAND FOR A CDBG GRANT.

14. A RESOLUTION RECOGNIZING THE POLICY SUPPORTING FAIR HOUSING FOR ALL NOT ONLY DURING FAIR HOUSING MONTH, BUT THROUGHOUT THE YEAR

15. FIRST READING OF A TEXT AMENDMENT TO BEAUFORT COUNTY CODE OF ORDINANCES, CHAPTER 42, ARTICLE II, DIVISION 3, SECTION 42.-81 TO UPDATE BOUNDARIES (SHELDON FIRE DISTRICT)

16. FIRST READING OF AN ORDINANCE REGARDING A 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

17. PUBLIC HEARING CONCERNING APPLICATIONS TO BE SUBMITTED TO THE SOUTH CAROLINA DEPARTMENT OF COMMERCE

18. PUBLIC HEARING AND SECOND READING OF AN ORDINANCE FOR A TEXT AMENDMENT TO SECTION 3.4.90 OF THE COMMUNITY DEVELOPMENT CODE TO ADD A COASTAL RESILIENCE OVERLAY DISTRICT TO REQUIRE REAL ESTATE DISCLOSURE WHEN PROPERTY IN TRANSFERRED IN ZONE X (SHADED)

    VOTE AT FIRST READING: AUGUST 23, 2021 6:5

19. PUBLIC HEARING AND SECOND READING OF AN ORDINANCE TO AMEND BEAUFORT COUNTY ORDINANCE 2020/_30__ FOR FISCAL YEAR 2021-22 BEAUFORT COUNTY BUDGET TO PROVIDE FOR THE CARRYOVER OF CERTAIN EXPENDITURES FROM FY 2020-21. *Total Carryover Amount: $4,974,270.44*

    VOTE AT FIRST READING: AUGUST 23, 2021 11/0

20. PUBLIC HEARING AND SECOND READING OF AN ORDINANCE AUTHORIZING THE RE-DIRECTION AND EXPENDITURE OF A PORTION OF THE PROCEEDS OF THE BEAUFORT COUNTY, GENERAL OBLIGATION BONDS, SERIES 2020; AND OTHER MATTERS RELATING THERETO

    VOTE AT FIRST READING: AUGUST 23, 2021 11/0

21. PUBLIC HEARING AND SECOND READING OF AN ORDINANCE FOR A 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

    VOTE AT FIRST READING: AUGUST 23, 2021 11/0

22. PUBLIC HEARING AND SECOND READING OF AN ORDINANCE FOR A 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

    VOTE AT FIRST READING: AUGUST 23, 2021 11/0

23. PUBLIC HEARING AND SECOND READING OF AN ORDINANCE AUTHORIZING THE ABANDONMENT OF AN EASEMENT ENCUMBERING PROPERTY IDENTIFIED AS TMS NO. R100 016 000 0199 0000

    VOTE AT FIRST READING: AUGUST 23, 2021 11/0

24. PUBLIC HEARING AND SECOND READING OF AN ORDINANCE FOR A TEXT AMENDEMENT TO ARTICLE 5 ADDING A NEW DIVISION 5.13 TITLED "FILL STANDARDS" TO LIMIT THE AMOUNT OF FILL ON LOW-LYING AREAS

    VOTE AT FIRST READING: AUGUST 23, 2021 11/0

25. TEXT AMENDMENT TO THE BEAUFORT COUNTY COMPREHENSIVE PLAN TO AMEND CHAPTER 12 (PRIORITY INVESTMENT) TO INCLUDE AN ENVIRONMENTAL EDUCATION CENTER AT BINDON PLANTATION IN THE 10-YEAR CAPITAL IMPROVEMENTS PLAN (CIP)

THE NATURAL RESOURCES COMMITTEE UNANIMOUSLY REJECTED THE PROPOSED AMENDMENT AT THE SEPTEMBER 7TH MEETING.

CITIZEN COMMENTS

26. 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)

27. ADJOURNMENT

CONSENT AGENDA

Items Originating from the Community Services and Public Safety Committee

1. A RESOLUTION TO APPROPRIATE $398,000 FROM THE COMMUNITY SERVICES GRANTS PROGRAM FUNDS AS PROVIDED IN THE FISCAL YEAR 2022 BUDGET AS RECOMMENDED BY THE HUMAN SERVICES ALLIANCE, AN INITIATIVE OF THE BEAUFORT COUNTY HUMAN SERVICES DEPARTMENT

Items Originating from the Executive Committee

2. LOWCOUNTRY WORKFORCE BOARD RE-APPOINTMENT OF SARAH MARSHALL, DIRECTOR OF COMMUNITY SERVICES BEAUFORT, JASPER EOC

3. REAPPOINTMENT OF STEPHEN MURRAY TO BEAUFORT COUNTY ECONOMIC DEVELOPMENT WITH AN EXPIRATION OF 2024

4. REAPPOINTMENT OF RICHARD GOUGH TO BEAUFORT COUNTY ECONOMIC DEVELOPMENT CORPORATION EXPIRES 2024

Items Originating from the Natural Resources Committee

5. APPROVAL FOR NAMING THE FORT FREMONT INTERPRETIVE CENTER THE “FORT FREMONT HISTORY CENTER IN MEMORY OF PETE RICHARDS”

END OF CONSENT AGENDA

~ Proclamation ~

Whereas, behavioral health is an essential part of one's overall health and recovery is a process through which people are able to improve their overall wellness, both physically and emotionally, live increasingly self-directed lives, and strive to fulfill their greatest potential; and

Whereas, substance use disorders, including opioid use disorder and co-occurring disorders, affect all communities nationwide; but with commitment and support, people with these disorders can seek help and treatment, recover and achieve healthy lifestyles and lead rewarding lives in recovery; and

Whereas, the focus of National Recovery Month is to combat stigma and resolve misconceptions associated with addiction and to celebrate their journey with the theme Join the Voices for Recovery: Celebrating Connections. Recovery Month spreads the message that prevention and treatment are effective, and people can and do recover every day; and

Whereas, the impact of substance use disorders and co-occurring disorders is apparent locally with an estimated 20,000 people in Beaufort County affected by these conditions. Through National Recovery Month, people become more aware and able to recognize the signs of substance use disorders, as people in need of treatment and recovery services are encouraged to seek help.

Whereas, the National Recovery Month observance seeks to improve the lives of those affected by substance use disorders by raising awareness of these disorders and educating communities about the effective treatment, and recovery services that are available. For the above reasons, the Beaufort County Alcohol and Drug Abuse Department is asking our entire community to join partners and stakeholders across the Palmetto State in celebrating September as National Recovery Month and in observation of the 32nd anniversary of Recovery Month.

Now, therefore, be it resolved, that Beaufort County Council does hereby proclaim September 2021 as

Recovery Month in Beaufort County

Dated this 13th day of September 2021.

_____

Joseph F. Passimenrt, Chairman
Beaufort County Council

NATIONAL RECOVERY MONTH 2021

BEAUFORT COUNTY SOUTH CAROLINA 1769

BEAUFORT COUNTY BCADAD ALCOHOL & DRUG ABUSE DEPARTMENT

~ Proclamation ~

Whereas, Grace Dennis has served as a member of the Beaufort County Disability and Special Needs Board from June 1986 to August 2021; and

Whereas, Ms. Dennis also served as a member of the Beaufort County Mental Retardation Board until June 1990; and

Whereas, Ms. Dennis willingly sacrificed many evenings to faithfully serve the public, to provide assistance and advice to the Beaufort County Disabilities and Special Needs Department staff concerning matters of policy; and

Whereas, Ms. Dennis promoted community awareness of Beaufort County Disabilities and Special Needs Department programs and services; and

Whereas, Ms. Dennis never shied away from offering her input on matters coming before the board and always voted conscientiously; and

Whereas, Ms. Dennis advocates for individuals with disabilities and special needs who are served by the Beaufort County Disabilities and Special Needs Department.

Now, therefore, be it resolved, that Beaufort County Council recognizes Ms. Grace Dennis' vital role and dedication to Beaufort County by making it a better place to live, work, and play for individuals with disabilities.

Dated this 13th Day of September 2021

Joseph Passiment, Chairman
Beaufort County Council

BEAUFORT COUNTY COUNCIL
AGENDA ITEM SUMMARY

ITEM TITLE:
Adoption of recommendations of the Covid-19 Ad Hoc Committee
MEETING NAME AND DATE:
September 13th Council Meeting
PRESENTER INFORMATION:
Eric Greenway
ITEM BACKGROUND:
Councilman McElynn Chaired an Ad Hoc Committee consisting of the following members: council members Howard, Lawson, and Glover, along with administration staff member Scott Marshall, Tom Keaveny, and Quandara Grant. The committee reviewed and developed a list of recommendations for the County Administrator to consider for the response to Covid-19 and has submitted the attached recommendations. County Administrator Eric Greenway and County Attorney Kurt Taylor reviewed the recommendations and met with the ACAs/Department Heads to begin implementing many of the recommendations.
PROJECT / ITEM NARRATIVE:
Please see the attached report from the committee
FISCAL IMPACT:
The unknown but funding source will be APRA.
STAFF RECOMMENDATIONS TO COUNCIL:
Accept the Committee Recommendations.
OPTIONS FOR COUNCIL MOTION:
I MOVE THAT COUNCIL ADOPT THE RECOMMENDATIONS OF THE AD-HOC COMMITTEE (OR ADOPT THE RECOMMENDATIONS OF THE AD-HOC COMMITTEE AS AMENDED). THAT COUNCIL FORWARD THE RECOMMENDATIONS TO THE COUNTY ADMINISTRATOR FOR HIS CONSIDERATION AND ADOPTION AND/OR IMPLEMENTATION AS HE BELIEVES APPROPRIATE AND THAT THE COUNTY COUNCIL CHAIRMAN INSTRUCT ALL BOARDS AND COMMISSIONS AND THE COUNTY COUNCIL TO ADHERE TO THOSE IMPLEMENTED MEASURES FOR 90 DAYS FROM THE EFFECTIVE DATE OF SEPTEMBER 14th, 2021.

The Delta variant of COVID 19 is exceptional at finding vulnerable populations. The CDC says that the COVID 19 Delta variant is more than twice as contagious as its predecessors. No public health measure is perfect, and a single one is never going to be able to handle the continuing pandemic on its own. Layering them all - vaccine; masks; social distancing and isolation to prevent transmission - is our best hope as the path of the virus remains highly dependant on how closely people are packed together, where people are congregating and what precautions they are taking.

Buildings/Facilities Safety Protocols

Consider

Use of masks by employees/visitors
Service by appointment
Building closures
Reduced staff/skeleton crew
Telecommute/remote work protocol

Review/Continue

Quarantine protocols in the event of COVID 19 detection
Detention center safety protocols
EMT safety protocols
First responder safety protocols
Social distancing protocols
Sanitary/hygiene practices
Cleaning protocols

Evaluate/Implement

Allow excused leave to receive vaccine
Arrange on site administration of vaccine for employees
Incentivize vaccination with bonus payment
Extend COVID leave policy indefinitely
Liberal COVID 80 hr leave through 15 oct 21
COVID 40 hr leave effective 16 Oct 21 with 30 day review.
Alternate leave sources i.e. workmen's comp- leave bank
Multiple grants of COVID leave for line of duty transmissions with supervisory certification

BEAUFORT COUNTY COUNCIL
AGENDA ITEM SUMMARY

ITEM TITLE:

Consideration of an authorization to allow the County Administrator to sign a CDBG Grant Certification and enter into an IGA with Town of Ridgeland for a CDBG Grant.

MEETING NAME AND DATE:

County Council September 13, 2021

PRESENTER INFORMATION:

Eric Greenway

ITEM BACKGROUND:

Lowcountry Council of Governments is currently submitting (via the Town of Ridgeland) a CDBG application to secure $25,000 in funds to perform a facilities assessment of the 10 senior centers and nutrition sites that we serve through our Area Agency on Aging (AAA) with the purpose of reviewing accessibility, energy efficiency and best utilization of space. This is a second phase of work that will expand upon an initial assessment of current programming in the facilities as we work to update, revitalize and expand opportunities for our growing senior population in the Lowcountry. The work of both phases will directly tie to sites our AAA serves in Burton Wells and St. Helena. LCOG is providing match funds towards the project so there is no cost incurred to the County and as it is with our regional planning grant this project will in no way affect the County's ability to meet grant thresholds to pursue their own projects.

The Town of Ridgeland has agreed to serve as our lead applicant; however, we are required to get grant certifications executed by all four counties in addition to the Town's certifications. *Our application will be due in Columbia on Friday, September 17, 2021 before close of business.*

PROJECT / ITEM NARRATIVE:

See Above

FISCAL IMPACT:

N/A

STAFF RECOMMENDATIONS TO COUNCIL:

Approve the Authorization

OPTIONS FOR COUNCIL MOTION:

Motion to approve the authorization to allow the County Administrator to sign a CDBG Grant Certification and enter an IGA with Town of Ridgeland for a CDBG Grant.

INTERGOVERNMENTAL AGREEMENT

FOR

COMMUNITY DEVELOPMENT BLOCK GRANT PROJECT

The AGREEMENT, made the _____ day of _____, 20_____, by and among the following:

Town of Ridgeland, Beaufort County, Colleton County,
Hampton County and Jasper County

WHEREAS, the parties to the Agreement have the authority pursuant to the South Carolina Home Rule Act, to enter into intergovernmental agreements for the purpose of providing any service or performing any function which they can perform individually;

WHEREAS, the parties to this Agreement desire to cooperate in developing and carrying out a Community Development Block Grant (CDBG) project, the purpose of which is to conduct a facilities assessment of senior / nutrition centers that participate in the Area Agency on Aging's programs**.**

NOW, THEREFORE, the parties hereby mutually agree as follows:

1. The Town of Ridgeland shall act as the lead entity in developing and carrying out said proposed CDBG project.
2. In its capacity of lead entity, the Town of Ridgeland shall be the lead jurisdiction in making application to the South Carolina Department of Commerce for CDBG funds and shall be the grantee of the State of South Carolina "(the State") of such funds. As the grantee of the State, it shall be fully and solely responsible to the other parties to this Agreement for compliance with all financial management, environmental review, civil rights, recordkeeping, reporting and other requirements of the CDBG program and of the grant contract with the State, except as specified in Paragraph 3 hereinafter.
3. Each party to this Agreement shall be individually responsible for compliance with the following requirements of the CDBG program unless otherwise authorized:

a) The development and presentation, for public review and comment, of a written Citizen Participation Plan (CP Plan);
b) Identification of the jurisdiction's housing and community development needs, in accordance with the requirements of the jurisdiction's CP Plan;
c) An application public hearing held in accordance with the requirements of the jurisdiction's CP Plan;
d) Development of a residential anti-displacement plan; and
e) An action plan taken to affirmatively further fair housing during the course of the grant period.

Furthermore, each party shall provide documentation to the Town of Ridgeland demonstrating its compliance with the requirements specified in this Paragraph 3 and the Town of Ridgeland shall retain such documentation and other required records and documents for the period of time specified by the State.

4. The Town of Ridgeland shall contract with the Lowcountry Council of Governments to carry out the responsibilities assumed by the Town of Ridgeland under this Agreement and its grant contract with the State.

This Agreement shall remain in full force and effect for so long as the parties to this Agreement are pursuing CDBG funding for said project or carrying out such project activities. Any party to this Agreement may, however, terminate its participation in this Agreement six months after providing written notice of such termination to the other parties to this Agreement. This Agreement may be terminated at any time by agreement of all parties to this Agreement unless a grant contract is in effect with the State. In that case, the State must approve such termination and arrangements for completing this project prior to termination of this Agreement. The terms of this Agreement may be modified or changed at any time by agreement of all parties to this Agreement.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the day first above written.

FOR Town of Ridgeland

Dennis E. Averkin

By:

Position:

Ridgeland Town Administrator

FOR Beaufort County

Eric Greenway

By:

Position:

Beaufort County Administrator

FOR Colleton County

J. Kevin Griffin

By:

Position:

Colleton County Administrator

FOR Hampton County

Rose Dobson-Elliott

By:

Position:

Hampton County Administrator

FOR Jasper County

Andrew Fulghum

By:

Position:

Jasper County Administrator

CDBG Funding Proposal
Project Information

Block 1: Project Title Regional Facilities Assessment

Blocks 2: Application Type ☐ Individual ☒ Joint

Block 3: Funding Sources **Amount**

Block 4: Applicant Information

Applicant Name and Address

Town of Ridgeland

POB 1119, Ridgeland SC 29936

Chief Elected Official: Joesph Malphrus

Local Administrator: Dennis E. Averkin

Joint Applicant: Beaufort, Colleton, Hampton and Jasper Counties

Date of Intergovernmental Agreement: TBD

Date Approved by DOC: Pending approval

CDBG Funds Requested	$25,000
Non-CDBG Funds*	$16,000
Grand Total Project Funding	$41,000

*Non-CDBG funding must equal or exceed 10% of the CDBG funds requested. Identify all non-CDBG sources and amounts needed to complete the project:

Source: LCOG **Amount:** $16000.00

Block 5: Program Category

☐ Community Infrastructure ☐ Neighborhood Revitalization ☒ Special Projects ☐ ARC

☐ Community Enrichment ☐ Ready to Go ☐ Business Development

Block 6: National Objectives (check one)

☐ Low and Moderate Income Area Benefit:

Census Tract(s) and Block Group(s) for project beneficiaries

LMI determined using: ☐ Census ☐ Survey

☒ Low and Moderate Income Limited Clientele

☐ Low and Moderate Income Housing

☐ Urgent Need

☐ Low and Moderate Income Jobs:

☐ Presumption

Census Tract(s) and Block Group(s)

☐ New Jobs ☐ Retained Jobs

☐ Slum/Blight: ☐ Area ☐ Spot

Block 7: Subrecipient ☐ N/A ☒ Name: Lowcountry Council of Governments

Block 8: Project Summary Ridgeland in coordination with Beaufort, Colleton, Hampton and Jasper counties is seeking CDBG funds to conduct a facilities assessment of the 10 senior centers/nutrition sites in the region that are a part of the Area Agency on Aging (AAA).

Block 9: Proposal Contact

Name: Michelle Knight Telephone: 843-473-3970

Email: mknight@lowcountrycog.org

Block 10: Authorized Signature *By signing this funding proposal, I hereby certify that the information being submitted is complete and correct and that the local government has authorized this submission and the commitments implied within.*

Dennis E. Averkin/Town Administrator		9/17/21
Name and Title of Chief Elected/Administrative Official	Signature	Date

Submit original, five copies (two copies for non-competitive programs) and an electronic (MS Word or PDF) version

Budget

Grant #

	CDBG Funds Requested *COLUMN 1*	Non-CDBG Funds* *COLUMN 2*
Acquisition		
Property Disposition		
Clearance		
Code Enforcement		
Rehabilitation- Private Property		
Rehabilitation- Commercial		
Rehabilitation- Personnel		
New Housing Construction		
Relocation ☐ Temporary ☐ Permanent		
Water Facilities		
Sewer Facilities		
Flood and Drainage Facilities		
Street Improvements		
Community Center/Facility		
Identify _____		
Other Public Facilities Improvements		
Identify _____		
Removal of Architectural Barriers		
Interim Assistance		
Public Services		
Economic Development Assistance to "Non-Profit"		
Economic Development Assistance to "For-Profit"		
Microenterprise Assistance		
Other Activities		
Identify _____		
Engineer/Architect		
Planning Only	25,000	16,000
General Administration		
Grand Total	25,000	16,000

☐ *** If non-CDBG funds include non-cash contributions, please check this box and include an itemized list in the attachments. (behind Tab 1)**

Target Plan

Primary Activities (From Budget Page-do not list engineering or administration)	CDBG Eligibility Section	National Objective	Measures (Benefits)			
			Total Persons	LMI Persons	% LMI	# of Units
Planning Only	105(a)(12)(14)	LMC	367	367	100	N/A

Budget (Attach PER or detailed budget)

Activity (from Budget Page)	Non-CDBG Funding Source	Non-CDBG Funds	CDBG Funds
Planning	LCOG	$16,000	$25,000
Administration			
▪ Pre-agreement costs for proposal preparation			
▪ Pre-agreement costs for environmental review (only if applicable)			
▪ General Administration			
Cost Estimate: Date: **July 2021**	**Subtotals**	**$16,000**	**$25,000**
Source: Lowcountry COG Planning		**Project Total:**	**$41,000**

Work Plan

Milestones (Tasks) (i.e. Start Up, Design, etc.)	Resources (Responsible Persons/Organizations)	Cumulative Timeframe (months x-x)
Start Up	LCOG	**Month 1**
RFP for services	LCOG/Town	**Month 1-2**
Contract approval	LCOG/Town/GA	**Month 2-3**
Assessment Tasks	LCOG/ AE consultant	**Month 4-8**
Final Report	LCOG/ AE consultant	**Month 8-9**
Program Monitoring by State	LCOG/ Town/ AE Consultant	**Month 7-9**
Closeout	LCOG/ Town/ GA	**Month 10-11**

Program Certifications

As chief executive official of the local government, I hereby make the following certifications:

1. Is following the citizen participation requirements for the Community Development Block Grant (CDBG) Program including:

(a) Provides for and encourages citizen participation, particularly by low and moderate income persons who reside in slum or blighted areas and areas in which CDBG funds are proposed to be used;

(b) Ensures that citizens will be given reasonable and timely access to local meetings, information, and records relating to this unit of local governments proposed use of and actual use of CDBG funds;

(c) Furnishes citizens information, including but not limited to:

(1) The amount of CDBG funds expected to be made available for the current fiscal year (including the grant and anticipated program income);

(2) The range of activities that may be undertaken with CDBG funds;

(3) The estimated amount of CDBG funds proposed to be used for activities that will meet the national objective of benefit to low and moderate income persons; and

(4) The proposed CDBG activities likely to result in displacement and the unit of local governments anti-displacement and relocation plans as required.

(d) Provides for technical assistance to groups representative of persons of low and moderate income that request such assistance in developing proposals in accordance with the procedures developed by the State. Such assistance need not include providing funds to such groups;

(e) Provides for a minimum of two public hearings, each at a different stage of the program, for the purpose of obtaining citizens' views and responding to proposals and questions. Together the hearings cover community development and housing needs, development of proposed activities and a review of program performance. The public hearings to cover community development and housing needs must be held before submission of an application to the State. There must be reasonable notice of the hearings and they must be held at times and locations convenient to potential or actual beneficiaries, with accommodations for the disabled. Public hearings shall be conducted in a manner to meet the needs of non-English speaking residents where a significant number of non-English speaking residents can reasonably be expected to participate;

(f) Provides citizens with reasonable advance notice of, and opportunity to comment on, proposed activities in an application to the State and, for grants already made, activities which are proposed to be added, deleted or substantially changed from the unit of local government's application to the State. Substantially changed means changes made in terms of purpose, scope, location or beneficiaries as defined by criteria established by the State;

(g) Provides citizens the address, phone number, and times for submitting complaints and grievances, and provides timely written answers to written complaints and grievances within 15 working days, where practicable.

2. Assures that all reasonable steps have been taken to minimize the displacement of persons (families, individuals, businesses, nonprofit organizations, and farms) as a result of CDBG assisted activities.

3. Will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR Part 24; and it has in effect and is following a residential anti-displacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG program.

4. Will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income including any fee charged or assessment made as a condition of obtaining access to such public improvements. However, if CDBG funds are used to pay the proportion of fee or assessment that relates to the capital costs of such public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

5. Has adopted and is enforcing:
   (a) A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

   (b) A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

6. Will conduct and administer the grant in conformance with Title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations and agrees to take actions to affirmatively further fair housing.

7. Will certify, to the best of the certifying official's knowledge and belief, that:
   (a) No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan or cooperative agreement;

   (b) If any funds other than Federal funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee with this Federal contract, grant, loan or cooperative agreement, it will complete and submit Standard Form-LLL, Disclosure Form to Report lobbying in accordance with its instructions; and

   (c) It will require that the language of paragraphs 1 and 2 of this certification be included in the award documents for all sub-awards at all tiers (including subcontracts, sub-grants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

8. Will comply with the provisions of Title I of the Housing and Community Development Act of 1974, as amended, and with other applicable State and Federal laws.

I declare that I am duly authorized, under the laws of the above-named unit of general local government, to make the foregoing certifications and acknowledge that these certifications may not be construed to restrict the responsibility or authority of the above-named unit of local government for the development and execution of its community development program as required by Title I of the Housing and Community Development Act of 1974, as amended, and the laws, regulations, and the policies of the State of South Carolina.

Eric Greenway/ County Administrator	Beaufort County
Name and Title of Chief Elected/Administrative Official	**Unit of Local Government**
	9/17/21
Signature	**Date**

RESOLUTION 2021 / __

A RESOLUTION RECOGNIZING THE POLICY SUPPORTING FAIR HOUSING FOR ALL NOT ONLY DURING FAIR HOUSING MONTH, BUT THROUGHOUT THE YEAR

WHEREAS, April 11th 2021, marks the 53rd anniversary of the enactment of the Civil Rights Act of 1968, title VIII of which (42 U.S.C. 3601 et seq.) commonly known as the Fair Housing Act; and

WHEREAS September 13, 2021, will mark the 33rd anniversary of the congressional passage of the Fair Housing Amendments Act of 1988;

WHEREAS, the State of South Carolina enacted the South Carolina Fair Housing Law in 1989 supporting the policy of Fair Housing without regard to race, color, creed, national origin, sex, familial status, and handicap, and encourages fair housing opportunities for all citizens; and

WHEREAS, the County Council of Beaufort County is committed to addressing discrimination in our community, supporting programs that will educate the public about the right to equal housing opportunities, and planning partnership efforts with other organizations to help assure every citizen of their right to fair housing; and

WHEREAS, the County Council of Beaufort County rejects discrimination on the basis of race, religion, color, sex, national origin, disability, and/or familial status in the sale, rental, or provision of other housing services; and

WHEREAS, the County Council of Beaufort County desires that all its citizens be afforded the opportunity to attain a decent, safe, and sound living environment.

NOW, THEREFORE, BE IT RESOLVED, that the County Council of Beaufort County does hereby recognizes the policy supporting Fair Housing for all not only during Fair Housing month, but throughout the year.

Adopted this 13th day of September, 2021.

COUNTY COUNCIL OF BEAUFORT COUNTY

By: _____
Joseph Passiment, Chairman

ATTEST:

_____
Sarah W. Brock, Clerk to Council

BEAUFORT COUNTY COUNCIL
AGENDA ITEM SUMMARY

ITEM TITLE:
Text amendment to Code of Ordinances, Chapter 42, Article II, Division 3 (Sheldon Fire District)
MEETING NAME AND DATE:
Community Services Committee - August 9, 2021
PRESENTER INFORMATION:
Thomas J. Keaveny, II Deputy County Attorney
ITEM BACKGROUND:
The Sheldon Fire District currently provides fire service to areas of the Town of Yemassee which are located in Beaufort County. The Code of Ordinances is outdated in that it indicates the district does not provide service to these areas. The sole purpose of the amendment is to update the description of the district's boundaries to include these areas.
PROJECT / ITEM NARRATIVE:
See above
FISCAL IMPACT:
None
STAFF RECOMMENDATIONS TO COUNCIL:
The code needs to be updated to accurately reflect the district's boundaries.
OPTIONS FOR COUNCIL MOTION:
◊ Motion to approve/deny text amendment ◊ Move forward to Council for First Reading on August 23, 2021

DIVISION 3. SHELDON FIRE DISTRICT[1]

Sec. 42-81. Creation boundaries.

There is created a Sheldon Fire District for the purpose of serving all properties located in the County north of the Whale Branch and Combahee Rivers including those areas within the town limits of Yemassee which are located in Beaufort County.

(Ord. No. 2013/8 , 2-11-2013)

Sec. 42-81.1. Fire district board.

(a) *Membership.* There is hereby established a Sheldon Fire District Board, composed of a seven-member Board appointed by the Beaufort County Council. The board members shall be appointed at large from the Sheldon service area. At no point in time shall an elected official for a municipal, county, state, or federal office serve concurrently as a member of the fire district board.

(b) *Terms.* Terms of the office shall be four years or reappointed until successors are appointed and qualify. Provided, however, that of those first appointed, three shall serve for four years and two shall serve for two years, the respective terms of office being designated by County Council in its appointments. The members of the board shall serve without pay and shall file an annual report with the Beaufort County Council not later than the first of November of each year, showing all activities and disbursements made by the district during the fiscal year.

(Ord. No. 2013/8 , 2-11-2013)

Sec. 42-81.2. Powers, duties and responsibilities.

(a) *Sheldon Fire District Board.* The board shall have the following powers, duties and responsibilities:

(1) To approve and adopt an annual budget subject to the approval by the county council.

(2) To implement the annual budget for the operation of the District and approve the expenditure of all funds.

(3) To provide managerial controls to ensure the effective oversight of the Sheldon Fire District's annual budget.

(4) To approve and adopt plans for the purchase of such firefighting, medical and rescue equipment as the board deems necessary for the purpose of controlling fires and effecting medical and rescue response within the money allocated or made available to the district for such purpose.

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[1]Editor's note(s)—Ord. No. 2013/8 , adopted Feb. 11, 2013, amended div. 3 in its entirety to read as herein set out. Former div. 3 pertained to the same subject matter, consisted of §§ 42-81—42-86, and derived from the 1982 Code.

(5) To approve and adopt plans for the selection, procurement of land and construction of buildings, fire and EMS stations within the area where firefighting apparatus, medical and rescue equipment shall be kept and maintained subject to the approval by the county council.

(6) Subject to the approval by the county council to approve and adopt plans for borrowing money on such terms and for such a period as the Sheldon Fire District board may deem most beneficial for the fire district in anticipation of taxes. The indebtedness shall be evidenced by a note issued by Beaufort County Council and the county treasurer.

(7) The fire district board shall be responsible for developing a list of qualified candidates for the position of fire chief which shall be presented to the county administrator who shall have the authority, after consultation with the fire district board, to hire the fire chief.

(8) The fire district board in consultation with the county administrator shall be responsible for developing performance standards to effectively evaluate the fire chief. The fire district board shall be responsible for conducting an annual performance evaluation implementing such performance standards with such evaluation being provided to the county administrator for purposes of promotion, demotion, and termination. The county administrator shall have the authority to make decisions regarding the performance of the fire chief, after consultation with the fire district board, in regards to the promotion, demotion, or termination of the fire chief.

(9) To manage fire and rescue resources and services for the Beaufort County citizenry residing within the Sheldon Fire District.

(10) To approve and adopt policies to ensure that firefighting, rescue and medical equipment is properly utilized to the best advantage of the fire district.

(11) To adopt and approve a "hiring and retention" policy that will comply with established Beaufort County Council goals and objectives and provide the district with qualified salaried personnel to effectively provide fire suppression and medical services.

(12) Consistent with the Beaufort County Code Section 2-194, the board shall be responsible for the development of a fire district strategic plan, including goals and objectives congruent with the comprehensive plan formulated and written by the council, which shall have a scope of five years and shall contain specific, measurable and time-phased goals for the current budget year and four out-years. In addition, the board shall present the strategic plan to the council annually as scheduled by the county administrator. The time period for compliance with the ordinance in this respect is six months after formulation, finalization and approval of the county's strategic plan.

(13) To provide a forum for public opinion concerning the Sheldon Fire District's Strategic Plan.

(14) All board members and staff will adhere to those policies that are adopted in accordance with sections 2-191 through 2-198 of the Beaufort County Code of Ordinances when conducting administrative and managerial functions of the fire district.

(Ord. No. 2013/8 , 2-11-2013)

Sec. 42-81.3. Fire chief responsibilities.

(a) *Sheldon Fire District Fire Chief.* The Sheldon Fire Chief shall have certain responsibilities related to the operation of the Sheldon Fire Department. These responsibilities include, but are not limited to, the responsibilities outlined below:

(1) To prepare and submit an annual budget to the Sheldon Fire District Board for all expenditures of the Sheldon Fire District.

(2) To provide managerial controls to ensure the effective oversight of the Sheldon Fire District's Annual Budget.

(3) To prepare and submit plans to the Sheldon Fire District Board for the purchase of such firefighting, medical and rescue equipment and procurement of land and construction of buildings and fire stations as the fire chief deems necessary for the purpose of controlling fires and effecting medical and rescue response within the money allocated or made available to the fire chief for such purpose and to ensure proper controls and coordination of all purchasing activities in accordance with Beaufort County Procurement requirements.

(4) To prepare and make recommendations, including plans, to the Sheldon Fire District Board for the selection and procurement of firefighting, medical and rescue equipment.

(5) To prepare and submit plans in compliance with the Sheldon Fire District Hiring Policy for the selection and hiring of salaried and non-salaried personnel staff to effectively provide fire protection services and serve the Beaufort County citizenry residing within the Sheldon Fire District.

(6) To hire, supervise, train, promote, provide direction, discipline and terminate Sheldon Fire District employees in compliance with Sheldon Fire District policies and procedures.

(7) To administer annual performance standards as established by the Sheldon Fire District policies and procedures to effectively evaluate fire district employee's work performance.

(8) To plan and organize activities of the fire district regarding utilization of personnel, facilities and equipment, fire prevention, public education, training, code enforcement, fire suppression, rescue and emergency medical service.

(9) To establish overall equipment specification requirements and major equipment purchase recommendations.

(10) To ensure the proper upkeep, maintenance, repair and inspection of Sheldon Fire District fire apparatus and equipment.

(11) To respond to public inquiries and aid in conflict resolution with citizens and fire/rescue personnel.

(12) To represent the Sheldon Fire District on various community commissions, committees and public safety concerns.

(13) To approve and adopt such operational rules and regulations as he/she may deem proper and necessary to ensure that the equipment is used and firefighting service is provided to the best advantage of the district.

(14) To present the Sheldon Fire District's Strategic Plan, in coordination with the Sheldon Fire District Board, to the Beaufort County Council annually as scheduled by the county administrator. The time period for compliance with the ordinance in this respect is six months after formulation, finalization and approval of the county's strategic plan.

(15) To provide an initial forum for public opinion concerning the Sheldon Fire District's Strategic Plan.

(16) To make recommendations and presentations, in coordination with the Sheldon Fire District Commission, to Beaufort County Council for final judgment concerning the Sheldon Fire District's Strategic Plan.

(17) To take all actions necessary to ensure that the district remains eligible to receive funds pursuant to South Carolina Code of Laws § 23-9-310 et seq.

(Ord. No. 2013/8 , 2-11-2013)

Sec. 42-82. Enforcement of fire laws.

All members of the Sheldon Fire District may direct and control traffic at the scene of any fire, medical or rescue emergency in the area of the district and enforce the state laws relating to the following of fire, medical and rescue apparatus, the crossing of fire hose or interfering with firefighters in the discharge of their duties in connection with a fire, medical or rescue emergency in a like manner as provided for the enforcement of such laws by peace officers.

(Ord. No. 2013/8 , 2-11-2013)

Sec. 42-83. Unlawful acts; penalties.

It is unlawful to interfere with a member of a fire department in the discharge of his duties in the Sheldon Fire District or to interfere with any fire, medical or rescue apparatus used by the fire department in the district and any person so offending shall be subject to a fine not to exceed $200.00 or imprisonment not to exceed 30 days.

(Ord. No. 2013/8 , 2-11-2013)

Secs. 42-84—42-115. Reserved.

ORDINANCE 2021/ _____

TEXT AMENDMENTS TO BEAUFORT COUNTY CODE OF ORDINANCES, CHAPTER 42, ARTICLE II, DIVISION 3, SECTION 42.-81 TO UPDATE BOUNDARIES.

WHEREAS deleted text is stricken through; added text is underlined.

Adopted this _____ day of _____, 202___.

COUNTY COUNCIL OF BEAUFORT COUNTY

By: _____

Joseph Passiment, Chairman

ATTEST:

_____

Sarah w. Brock, JD, Clerk to Council

First Reading:
Second Reading:
Third reading:

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 Tl Natural Preserve zone and the ~~all~~ T2 Rural zone~~s~~ (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:

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

MEETING NAME AND DATE:

Beaufort County Council – September 13, 2021

PRESENTER INFORMATION:

Robert Merchant, AICP, Acting Director, Planning and Zoning

10 minutes needed for presentation.

ITEM BACKGROUND:

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. The Natural Resources Committee unanimously supported these amendments at their September 7 meeting.

PROJECT / ITEM NARRATIVE:

This series of amendments currently under consideration build on the changes made in 2018 and address the following issues:

- *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.*
- *Apparent discrepancies between the consolidated use table and the campground standards have been corrected.*
- *100-foot-wide opaque buffers are required for all three campground types.*
- *More clarity is provided on what types of trailers and RVs are permitted in each campground type.*
- *Semi-developed and Developed campgrounds are required to be served by public sewer and water.*

FISCAL IMPACT:

No Fiscal Impact

STAFF RECOMMENDATIONS TO COUNCIL:

Staff recommends approval.

OPTIONS FOR COUNCIL MOTION:

To approve or deny proposed amendments to revise the Campground Standards in the Community Development Code.

BEAUFORT COUNTY COUNCIL
AGENDA ITEM SUMMARY

ITEM TITLE:

Notice of Public Hearing Concerning Applications to be submitted to the South Carolina Department of Commerce

MEETING NAME AND DATE:

County Council – September 13, 2021

PRESENTER INFORMATION:

Jared Fralix, Assistant County Administrator - Engineering

ITEM BACKGROUND:

Requirement of grant application to provide notice of public hearing.

PROJECT / ITEM NARRATIVE:

Beaufort County is requesting approximately $200,000 to construct a pedestrian walkway along Stuart Point Road in the Seabrook area. This project, if funded, will benefit approximately 350 residents, of which at least 51% are LMI persons.

Beaufort County is also requesting approximately $750,000 to construct a new roadway along with multi-use pathways to serve a neighborhood known as Sea Island Parkway and Meridian Drive and Lady's Island Drive on Lady's Island. This project, if funded, will benefit approximately 680 residents, of which at least 51% are LMI persons.

FISCAL IMPACT:

Revenue of up to $950,000 for capital projects.

STAFF RECOMMENDATIONS TO COUNCIL:

N/A

OPTIONS FOR COUNCIL MOTION:

N/A

Notice of Public Hearing Concerning Applications
Beaufort County

NOTICE IS HEREBY GIVEN that on Monday, September 13, 2021, at 6:00PM in Beaufort County Council Chambers located at 100 Ribaut Road, Beaufort, SC, Beaufort County will hold a public hearing concerning applications to be submitted to South Carolina Department of Commerce, Grants Administration on or before September 17, 2021, for two Community Development Block Grants. Public Hearing comments will be accepted in writing via email to the Clerk to Council at sbrock@bcgov.net or PO Drawer 1228, Beaufort SC 29901.Citizens may attend the meeting in-person or virtually.

Beaufort County is requesting approximately $200,000 to construct a shared use pathway along Stuart Point Road in the Seabrook area. This project, if funded, will benefit approximately 350 residents, of which at least 51% are LMI persons.

Beaufort County is also requesting approximately $750,000 to construct a new roadway along with multi-use pathways to serve a neighborhood bordered by Sea Island Parkway and Meridian Drive and Lady's Island Drive on Lady's Island. This project, if funded, will benefit approximately 680 residents, of which at least 51% are LMI persons.

This public hearing and the matters to be discussed are subject to the provisions of Beaufort County's Citizen Participation Plan, developed in anticipation of participation in the State of South Carolina's Community Development Block Grant (CDBG) Program, providing for the participation of the citizens of Beaufort County in the planning and implementation of community and economic development projects which will involve CDBG funds.

The Citizen Participation Plan is available for review at Beaufort County, 100 Ribaut Road, Beaufort, SC or Lowcountry Council of Governments, 634 Campground Road, Yemassee, SC between the hours of 9:00 a.m. and 5:00 p.m. Persons with questions or comments concerning the public hearing or the Citizen Participation Plan may contact Jessica Dailey, Lowcountry Council of Governments, Post Office Box 98, Yemassee, SC 29945, (843) 473-3960.

Beaufort County does not discriminate on the basis of age, color, religion, sex, national origin, familial status or disability in the admission or access to, or treatment or employment in its federally assisted programs or activities. W. Kurt Taylor, Beaufort County Attorney, PO Drawer 1228, Beaufort, SC, 843-255-2021, has been designated to coordinate compliance with the nondiscrimination requirements contained in the U. S. Department of Housing and Urban Development's regulations.

Note: Assistance will be provided to accommodate the special needs of disabled and/or LEP persons, upon request.

Nota: Se proporcionará asistencia para satisfacer las necesidades especiales de personas discapacitadas y/o LEP, bajo petición.

BEAUFORT COUNTY COUNCIL
AGENDA ITEM SUMMARY

ITEM TITLE:

Amendment to Article 3, Section 3.4.90 (Overlay Zones)

MEETING NAME AND DATE:

County Council, August 23, 2021

PRESENTER INFORMATION:

Robert Merchant, AICP, Acting Director, Planning and Zoning

5 minutes needed for presentation.

ITEM BACKGROUND:

The Coastal Resilience Overlay District is a recommended action in the Lady's Island Plan, adopted in April 2019. The ordinance was developed by a Sea Level Rise Task Force made up of county and municipal planners, stormwater managers, flood officials, environmental experts, and members of the development community. This amendment first went before the County Planning Commission in March 2021, where it was recommended for approval. However, based on concerns presented by several local realty associations during the meeting, staff held subsequent meetings with realty association representatives and made changes. The resulting revised ordinance was considered at the July 2021 Planning Commission meeting and recommended for approval pending two conditions. The Commission asked that the disclosure be presented prior to closing and that the disclosure not be recorded with the deed or plat of record. The final revision of the ordinance was recommended for approval during the Natural Resources Committee meeting held on August 9, 2021. Six members of the committee approved, one opposed.

PROJECT / ITEM NARRATIVE:

The Coastal Resilience Overlay District will provide for the general public health, safety, and welfare by requiring notification during all real estate transactions prior to entering a contract of the vulnerability of property in Zone X (shaded) to sea level rise and coastal flooding. Staff is recommending that the boundary of the Coastal Resilience Overlay District be land within Zone X (shaded) on the FIRM. Zone X (shaded) is the area with a 0.2-percent-annual-chance of flooding. While flood insurance is not required in these areas, they still face flood risks. Staff believes it is important that residents and property owners in the 500-year flood zone [Zone X (shaded)], be informed of the risk of flooding now and in the future, and be encouraged to purchase flood insurance. Staff further recommends the Coastal Resilience Overlay District disclosure be presented with the State mandated South Carolina Residential Property Condition Disclosure statement (SCRPCD).

FISCAL IMPACT:

No Fiscal Impact

STAFF RECOMMENDATIONS TO COUNCIL:

Staff recommends approval.

OPTIONS FOR COUNCIL MOTION:

To approve or deny proposed amendment to add Section 3.4.90 Coastal Resilience Overlay.

MEMORANDUM

To: Beaufort County Council

From: Robert Merchant, AICP, Acting Director

Subject: Coastal Resilience Overlay District

Date: August 23, 2021

STAFF REPORT:

Case No.	ZTA 2021-02
Applicant:	Planning and Zoning Department
Proposed Text Change:	Text amendment to Section 3.4.90 of the Community Development Code to add a Coastal Resilience Overlay District to require real estate disclosure when property is transferred in Zone X (shaded).

A. SUMMARY: The Coastal Resilience Overlay District is established to provide for the general public health, safety, and welfare by requiring notification during all real estate transactions prior to entering a contract 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.

B. HISTORY: The Coastal Resilience Overlay District is a recommended action in the Lady's Island Plan, adopted in April 2019. The ordinance was developed by a Sea Level Rise Task Force made up of county and municipal planners, stormwater managers, flood officials, environmental experts, and members of the development community. The Task Force oversaw the development of this ordinance, as well as the proposed fill amendment, along with looking at larger policy issues related to coastal flooding and sea level rise.

The County Planning Commission considered the original Coastal Resilience ordinance at their March 2021 meeting and recommended approval. At that meeting, the Planning Commission received a letter signed by several local realty associations outlining a number of concerns with the proposal. Staff subsequently held several meetings with realty association representatives to discuss these concerns and a number of significant changes were made to the ordinance as a result.

The resulting revised ordinance was considered at the July 2021 Planning Commission meeting and recommended for approval pending two conditions. The Commission asked that the

disclosure be presented prior to closing and that the disclosure not be recorded with the deed or plat of record. The final revision of the ordinance, which includes the conditions put forth by the Planning Commission, was recommended for approval during the Natural Resources Committee meeting held on August 9, 2021. Six members of the committee approved, one opposed.

C. REVISED ORDINANCE: Based on the concerns raised at the realtor meetings, staff proposed a different approach to the ordinance. Instead of basing the overlay district on an elevation contour as originally proposed (which may be hard to map or otherwise identify), staff has recommended that the ordinance be based on a commonly used, understood, and available tool, the Flood Insurance Rate Map (FIRM). Flood maps are used by realtors, contractors, and developers on a regular basis. Residents and property owners are also familiar with flood maps, since federally regulated or insured lenders must require flood insurance for property in the Special Flood Hazard Zone.

Staff is recommending that the boundary of the Coastal Resilience Overlay District be land within Zone X (shaded) on the FIRM. Zone X (shaded) is the area with a 0.2-percent-annual-chance of flooding. This area is commonly called the "500-year flood zone." FEMA considers Zone X (shaded) an area at moderate risk of flooding. Flood insurance is not required in X zones, and while the risk of being flooded under current conditions is reduced, it is not completely removed: one in four insurance claims come from outside high-risk flood areas. Fortunately, flood insurance is available to residents in X zones and is currently provided under lower-cost Preferred Risk Policies. Staff believes it is important that residents and property owners in the 500-year flood zone [Zone X (shaded)], be informed of the risk of flooding now and in the future, and be encouraged to purchase flood insurance.

Staff further recommends the Coastal Resilience Overlay District disclosure be presented with the State mandated South Carolina Residential Property Condition Disclosure statement (SCRPCD). The SCRPCD statement details information about the condition of the property, including minimal information regarding flood hazards. It is completed by the owner and provided to the purchaser prior to the time the owner and the purchaser sign a real estate contract. The owner provides a signed copy to the purchaser and keeps a copy signed by the purchaser. The Coastal Resilience Overlay District disclosure will supplement the information provided on the SCRPCD. Presenting it at the same time as the SCRPCD will ensure the purchaser is provided the information well before closing. It will also ensure they and the owner have a signed copy for their records.

D. FREQUENTLY ASKED QUESTIONS: Below are some frequently asked questions about the proposed ordinance.

1. *Isn't notification of flood risk already required?* Yes, but the notifications can be somewhat vague. For example, on the SCRPCD, the property owner is required to answer yes, no, or no representation to the question, do you have any actual knowledge or notice concerning Flood hazards, wetlands, or flood hazard designation affecting the property." However, flood hazards are not defined. Does "flood hazard" include areas in Zone X and Zone X (shaded)? And if everything is considered as being in some type of flood zone, is the disclosure meaningful? Similarly, the owner is required to answer yes, no, or

no representation to the question, "Flood insurance covering the property." Is this asking if the current owner has a flood insurance policy? But what if the owner doesn't have flood insurance because they don't have a mortgage on the property? Or they do have insurance, but the property is outside the Special Flood Hazard Area? In these cases, is the disclosure actually helpful?

2. *Won't this be a duplication of existing disclosures*? Yes, and no. As noted above, disclosures are required, but they can be ambiguous. At the same time, duplication could be considered a good thing when it comes to education. The Community Rating System (CRS) offers reductions in flood insurance rates for communities that attain certain scoring levels. The CRS Coordinator's Manual states that, "The same message can and should be conveyed via different, multiple methods." Further, "To be most effective, the same message should be repeated in many projects." Credit for CRS education projects is based on three factors, one of which is "How often they are delivered." The CRS Manual notes that, "Research has shown that awareness of the flood hazard is not enough to motivate people to take action to protect themselves and their property. People need to be told repeatedly, through various means, what specific actions to take before they will change their behavior"—for example, to purchase flood insurance.
3. *Don't the new flood maps adequately convey flood risk?* The FIRM for unincorporated Beaufort County was adopted in March 2021. The map is based on modeling completed in April 2015--before Hurricanes Bonnie, Hermine, Matthew, Irma, Dorian, and Bertha. The modeling for the current maps did not consider climate change, sea level rise, and/or increasing frequency and intensity of storms. Interestingly, the new maps show a fairly dramatic decrease in the amount of land in the Special Flood Hazard Area (SFHA) (where disclosure and insurance are required). In unincorporated Beaufort County, 21,100 parcels were removed from the SFHA in the new maps, while 3,900 were added. County-wide, almost 40,800 parcels were removed from the SFHA and just over 5,000 were added. While the current Flood Insurance Study for the County notes that the storm surge from an August 1940 hurricane, "flooded the entire business area of Beaufort to a depth of 2 to 3 feet," the new FIRM for the downtown Beaufort area shows both sides of Bay Street as now outside the SFHA--with the exception of the lots on the south side of the Bay/Scott Street intersection. Bay Street properties were moved from the SFHA to Zone X (shaded). It seems appropriate that new property owners in Zone X (shaded) be informed there is a risk of moderate flooding and that flood insurance is available at a reduced rate.
4. *How will the ordinance be enforced?* The proposed ordinance is an amendment to the Community Development Code (CDC) and so will be enforced the same way all zoning requirements are. The CDC contains a similar disclosure for properties in the AICUZ.
5. *Are other Beaufort County jurisdictions being asked to adopt a similar ordinance?* The Task Force has recommended that other local governments in the County consider a similar ordinance, and staff has shared and will continue to share information with other local planning departments. At the same time, each local government has a different approach to flood hazard management and risk tolerance.

E. RECOMMENDATION: Staff recommends approval.

ORDINANCE 2021 / __

TEXT AMENDMENT TO SECTION 3.4.90 OF THE COMMUNITY DEVELOPMENT CODE TO ADD A COASTAL RESILIENCE OVERLAY DISTRICT TO REQUIRE REAL ESTATE DISCLOSURE WHEN PROPERTY IS TRANSFERRED IN ZONE X (SHADED).

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

3.4.90 Coastal Resilience Overlay (CRO) Zone Standards

A. Purpose - The Coastal Resilience Overlay Zone is established to provide for the general health, safety, and welfare by requiring notification prior to entering all real estate contracts of the vulnerability of low-lying property due 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.

Currently properties located within the special flood hazard areas subject to inundation by the 1% annual chance flood as defined and delineated in the FEMA Flood Insurance Rate Maps (FIRM) require flood insurance through the National Flood Insurance Program. In addition, this information is also required by state law to be disclosed when real property is transferred. However, these requirements do not apply to areas defined as Zone X (shaded) on the FIRM Maps which still face flooding risks. The purpose of the Coastal Resilience Overlay Zone is to inform the public that properties located in Zone X (shaded) may still be vulnerable to coastal flooding and may face increased flooding risks due to increasingly intense storm events, king tides, and rising sea level. Additionally, the disclosure requirement will inform property owners that private flood insurance is available to properties located in Zone X (shaded). The Coastal Resilience Overlay Zone does not include the unshaded portions of Zone X.

The Coastal Resilience Overlay (CRO) shall overlay other zoning classifications that shall be referred to as base zoning. The CRO District includes all lands within an established footprint affected by sea level rise.

B. District Boundaries - The district boundaries of the Coastal Resilience Overlay Zone is defined as all lands located within Zone X (shaded) on the FEMA Flood Insurance Rate Maps for unincorporated Beaufort County.

C. Notification

1. At the time the South Carolina Residential Property Condition Disclosure statement is signed by the purchaser during all real estate transactions involving a property in Zone X (shaded) in the CRO district, the buyer, seller and witnesses shall sign the following form.

   a. Coastal Resilience Overlay Disclosure Form

      The property at _____ (address/location) is located in Zone X (shaded) on the Flood Insurance Rate Map for Beaufort County (effective March 23, 2021). This is an area of moderate flood hazard, encompassing the land between the Special Flood Hazard Area and the 0.2-percent-annual-chance (or 500-year) flood. Beaufort County has determined that the property in Zone X (shaded) has the potential to be subject to flooding and/or damage as a result of coastal flooding caused by increasingly intense storm events, king tides, and rising sea

level. The County has placed a requirement of disclosure within these areas. Flood insurance is available for property in Zone X (shaded). It is recommended that property owners and residents consider purchasing flood insurance for Zone X (shaded) properties.

b. Certification

As the owner of the subject property, I hereby certify that I have informed _____, as a prospective purchaser, that the subject property is located in Zone X (shaded) in the Coastal Resilience Overlay District.

_____

Dated this ____ day of _____, _____.

___

Witness _____ Owner _____

As a prospective purchaser of the subject property, I hereby certify that I have been informed that the subject property is in Zone X (shaded) in the Coastal Resilience Overlay District, and I understand the potential for sea level rise related flooding on the subject property.

_____

Dated this ____ day of _____, _____.

___

Witness _____ Purchaser _____

2. All prospective renters signing a commercial or residential lease shall be notified by the property owner through a written provision contained in the lease agreement if the leased property is located within Zone X (shaded) in the Coastal Resilience Overlay District.

3. All subdivision plats, planned unit development plats, townhouse plats, and/or condominium documents shall contain the following disclosure statement:

a. Coastal Resilience Overlay Disclosure Form

The property lies in Zone X (shaded) on the Flood Insurance Rate Map for Beaufort County (effective March 23, 2021). Beaufort County has determined that the property on the premises has the potential to be subject to flooding and/or damage to property as a result of coastal flooding caused by increasingly intense storm events, king tides, and rising sea level. Purchasers are required to sign a Disclosure Form per Division 3.4.90 of the Beaufort County Community Development Code.

4. In the case of new construction in Zone X (shaded), a signed Coastal Resilience Overlay Disclosure Statement shall accompany the building permit application.

BEAUFORT COUNTY COUNCIL
AGENDA ITEM SUMMARY

ITEM TITLE:

FY21 Carryover Budget Items

MEETING NAME AND DATE:

Finance Committee- August 16th, 2021

PRESENTER INFORMATION:

Pinky Harriott, Budget Director

10 minutes

ITEM BACKGROUND:

FY21 Carryover Items into FY22 as discussed during FY22 Budget Workshops. List Attached

PROJECT / ITEM NARRATIVE:

FISCAL IMPACT:

Carrying over capital items as requested during budget process for FY22.

Total Carryover Amount: $4,974,270.44

STAFF RECOMMENDATIONS TO COUNCIL:

OPTIONS FOR COUNCIL MOTION:

Motion to approve/deny Ordinance to FY21 Carryover Budget Items Move forward to Council for Second Reading.

ORDINANCE 2021/____

AN ORDINANCE TO AMEND BEAUFORT COUNTY ORDINANCE 2020/_30__ FOR FISCAL YEAR 2021-22 BEAUFORT COUNTY BUDGET TO PROVIDE FOR THE CARRYOVER OF CERTAIN EXPENDITURES FROM FY 2020-21.

WHEREAS, on June _30th___, 2021, Beaufort County Council adopted Ordinance No. 2021/_30_ which sets the County's FY 2021-2022 budget and associated expenditures; and

WHEREAS, in the interest of good accounting practices and transparency in the budget process it is beneficial and necessary to amend the budget to reflect certain funds and expenses which are to be carried over from the 2020-21 budget to the 2021-22 budget;

NOW, THEREFORE, BE IT ORDAINED, by Beaufort County Council that the FY 2021-2022 Beaufort County Budget Ordinance (Ordinance 2021/_30_) is hereby amended as shown on the attached **"Exhibit A"** and incorporated herein by reference.

DONE this _____ day of September 2021.

COUNTY COUNCIL OF BEAUFORT COUNTY

By:_____
Joseph Passiment, Chairman

ATTEST:

_____
Sarah Brock, Clerk to Council

First Reading:

Second Reading:

Public Hearing:

Third Reading

FY21 Carryover Items

Purchase Order #	Dept Name	Vendor	Ordered Item	PO Date	Amount	GL Account	Comment	
20211023	Stormwater Capital Improvement Project	CBG INC	EVERGREEN REGIONAL BMP POND CONSTRUCTION	2/28/2021	592,542.50	50260024-51170		
20210415	Stormwater Capital Improvement Project	WARD EDWARDS, INC.	BREWER MEMORIAL PROJECT	7/31/2020	36,769.52	50260017-51160		
	Stormwater Capital Improvement Project	TRULUCK CONSTRUCTION INC	BREWER MEMORIAL CONSTRUCTION		371,212.71	50260017-51160	Construction portion ($371,212.71) of the funds should be rolled over from 50260017-51160 to 50260017-51170. Construction contract has been fully vetted and awarded to Truluck Construction Inc.	
20210414	Stormwater Capital Improvement Project	ANDREWS ENGINEERING COMPANY, INC.		7/31/2020	3,863.22	50260024-51160		
20210421	Stormwater Capital Improvement Project	ANDREWS ENGINEERING COMPANY, INC.	SALT CREEK PROJECT	7/31/2020	67,875.94	50260020-51160		
20211180	TRAFFICE OPS MANAGEMENT	VULCAN INC	SIGNS	5/13/2021	5,867.35	10001241-52340		
20210795	PUBLIC WORKS	GRAYBAR FENCE	PW GATE INSTALL	12/16/2020	18,993.00	10001302-51170		
20210947	PUBLIC WORKS	SHARPER EDGE CUSTOM CONCRETE	CONCRETE SIDEWALK	2/23/2021	3,960.00	10001320-51160		
20211266	Public Works	Vic Bailey	2022 Ford F250 w/service bed	6/9/2021	$48,470.00	10001320-54000	Should be 10001301-54000 if this gets appro	
20211273	Administration	Southern Fence, LLC	Camp St. Mary's Gate	6/11/2021	$24,773.00	10001100-56100		
20211284	Administration	Forms & Supply	Communications Furniture	6/14/2021	$11,656.87	10001100-56100		
20210838	Animal Shelter & Control	VIC BAILEY FORD	2020 Ford Transit Van	12/31/2020	$ 37,430.00	10001270-54000	220091	
20211251	Animal Shelter & Control	TRUCKVAULT, INC.	VIC Vaults	5/31/2021	$ 6,149.00	10001270-51990	220142	
20211257	Animal Shelter & Control	MOTOROLA SOLUTIONS	Radio Equipment	5/31/2021	$ 40,353.72	10001270-51990	220143	
20211355	Emerency Medical Service	NORTHWESTERN EMERGENCY VEHICLES, INC.	Ambulance (1)	6/30/2021	$ 264,072.00	10401230-54000	220172	
20211354	Emerency Medical Service	NORTHWESTERN EMERGENCY VEHICLES, INC.	Ambulance Remount- (2)	6/30/2021	$ 310,878.00	10401230-54000	220173	
20211268	Emerency Medical Service	MOTOROLA SOLUTIONS, INC.	Radio Equipment	5/31/2021	$ 13,484.23	10401230-54200	220174	
20211265	Emerency Medical Service	STRYKER SALES CORP.	Cardiac Monitor	5/31/2021	$ 34,612.58	10401230-54200	220177	
20210149	Mosquito Control	CAROLINA AIR INC.	Heating System for Mos Ctrl Hanger	7/8/2020	$ 21,214.00	10001400-52320	220120	
20211284	Facility Management	Forms & Supply, Inc.	Communication Furniture	6/14/2021	$11,656.87	10001100-56100		
20210737	Facility Management	RMF Engineering	Courthouse RTU Replacement MEP	11/18/2020	$6,110.16	10001310-51130		
20211327	Facility Management	Beau Allen America, LLC	Library Window Replacement	6/22/2021	$15,600.00	10001310-51130		
20211297	Facility Management	Beaufort Design Build	Council Chamber Renovation	6/17/2021	$21,500.00	10001310-51160		
20211179	Facility Management	RMF Engineering	Burton Wells HVAC Replacement A&E	5/10/2021	$23,770.07	10001310-51160		
20211298	Facility Management	RMF Engineering	Admin Building RTU No. 2 Replacement	6/17/2021	$17,115.00	10001310-51160		
20211146	Facility Management	Coastal Air Technologies	Detention Center Hood replacement	4/29/2021	$48,130.00	10001310-51130		
20211295	Facility Management	Vic Bailey Ford	Van	5/31/2021	$27,409.00	10001310-54200		
20211270	Facility Management	Codelynx	Warehouse cameras	6/9/2021	$13,465.78	10001310-51130		
20211276	Facility Management	Codelynx	Public Works South Access	6/11/2021	$7,216.73	10001310-51130		
20210712	Facility Management	Codelynx	Public Works South gate/pole camera	11/13/2020	$9,906.64	10001310-51130		
20211338	Solid Waste and Recycling	Vic Bailey Ford	2021 FORD F 150 - replaces #38278	6/23/2021	$33,256.00	10001340-54200		
20211343	Solid Waste and Recycling	Southern Trailer Depot LLC	Dump Trailer	6/23/2021	$8,155.00	23520012-54200		6,000.00
	Solid Waste and Recycling	Southern Trailer Depot LLC	Dump Trailer			10001340-52990		2,155.00
	Parks & Recreation	Talbot Tennis	Bluffton Rec Basketball		$9,550	10001604-54420	2022 PO	
	Parks & Recreation	Talbot Tennis	Tennis/Pickleball Ulmer		$27,047	10001600-54420	2022 PO	
	Parks & Recreation	Talbot Tennis	Lind Brown Basketball		$15,000	10001600-54420	2022 PO	
	Parks & Recreation	Talbot Tennis	MC Riley Basketball		$10,400	10001604-54420	2022 PO	
	Parks & Recreation	Talbot Tennis	Scott Park Tennis		$16,000	10001600-54420	2022 PO	
	Parks & Recreation	Talbot Tennis	Agnes Major Basketball		$16,750	10001600-54420	PO Pending	
	Parks & Recreation	Talbot Tennis	Booker T Basketball		$9,000	10001600-54420	PO Pending	
	Parks & Recreation	Talbot Tennis	Broomfield Basketball		$9,000	10001600-54420	PO Pending	
	Parks & Recreation	Talbot Tennis	Burton Wells Basketball		$13,894	10001600-54420	PO Pending	
	Parks & Recreation	Talbot Tennis	Wesley Felix Basketball		$8,900	10001600-54420	PO Pending	
	Parks & Recreation	Talbot Tennis	Wesley Felix Tennis		$9,300	10001600-54420	PO Pending	
	Parks & Recreation	Talbot Tennis	Scott Park Basketball		$11,000	10001600-54420	PO Pending	
	Parks & Recreation	Talbot Tennis	Gloria Potts Basketball		$10,800	10001600-54420	PO Pending	

Parks & Recreation	Talbot Tennis	Dale	$9,000	10001600-54420	PO Pending
Parks & Recreation	Wilson and Associates	MC Riley Field renovation	$29,100	10001604-54420	2022 PO
Parks & Recreation	Wilson and Associates	Oscar Frazier Field renovation	$27,900	10001604-54420	2022 PO
Parks & Recreation	Wilson and Associates	Burton Wells Field renovation	$27,900	10001600-54420	PO Pending
Parks & Recreation	Perry Weather	Lighning Detectors	$75,000	10001600 & 10001604-54420	No PO Done- Split 45K & 30K
Parks & Recreation	T-Star	Pool Cover	$14,500	10001600-54420	No PO Done
Parks & Recreation	Site One	Field Sprayer	$15,530	10001600-54200	No PO Done
Parks & Recreation	Graybar	Temp Fencing	$7,200	10001600-51160	No PO Done
Parks & Recreation	Open Yard	Soccer Goals	$13,710	10001600-54200	No PO Done
Parks & Recreation	Home Depot	Floor Scrubber	$10,122	10001604-52612	No PO Done
Parks & Recreation	Carribean Landscaping	Tree Removal Port Royal	$2,850	10001600-54200	Was submitted as a roll over, not yet approved

ELECTED OFFICIALS

PO #	Dept:	VENDOR NAME	OREDERED ITEM	PO DATE	AMOUNT	GL ACCOUNT
	County Council	Various Claimants	Retiree Insurance Settlement		$125,000.00	10001000-56000
20211241	Clerk of Court	Forms & Supply Inc.	New Courthouse Furniture		$87,409.02	10001030-54510

PO #		VENDOR NAME	OREDERED ITEM	PO DATE	ORIGINAL AMOUNT	GL ACCOUNT	ACTION REQUIRED- AS OF 8/3/21
20211233	SHERIFF'S OFFICE	Mock Plumbing & Mechanical	Emergency replacement Prichardville tower HVAC	5/26/2021	$8,430.00	10001220-52400	ROLL $8,430.00
20210386	SHERIFF'S OFFICE	Cloud CM, LLC	Forensics Lab extension	8/5/2020	$428,662.00	10001203-54420	**ROLL $226,400.79**
20210438	SHERIFF'S OFFICE	Beaufort Design Build LLC	Forensics Lab extension	8/19/2020	$11,802.30	10001203-54420	**ROLL $1,028.26**
20210706	SHERIFF'S OFFICE	F&ME CONSULTANTS	Forensics Lab extension	11/13/2020	$5,000.00	10001203-54420	**ROLL $497.50**
20211117	SHERIFF'S OFFICE	SELECTRIC	Forensics Lab extension	4/20/2021	$3,000.00	10001203-54420	**ROLL $3,000.00**
20211310	SHERIFF'S OFFICE	Business Systems of South Carolina	Evidence Lockers	6/18/2021	$89,576.29	10001201-54420	**89,576.29**
	SHERIFF'S OFFICE		Federal Courthouse Renovations		$1,000,000.00	10001201-54420	**1,000,000.00**
Sheriff's GF FY21 PO ROLLOVER							**$1,328,932.84**

PO #	ELECTED OFFICIAL OFFICE OR DEPARTMENT	VENDOR NAME	OREDERED ITEM	PO DATE	ORIGINAL AMOUNT	GL ACCOUNT	ACTION REQUIRED- AS OF 8/3/21
20210289	SHERIFF'S OFFICE	Abbott Informatics	Data Migration (Grant purchase)	7/27/2020	$31,120.00	27160013-51160	ROLL $31,120.00
20210684	SHERIFF'S OFFICE	Indigital	ESINET 9-1-1	7/31/2020	$138,094.00	22010011-54142	ROLL $124,284.60
20210474	SHERIFF'S OFFICE	Vesta Solutions	Rollover BAL 20200394/Replace 911 call handlg syst	8/25/2020	$675,501.07	22010011-54112	ROLL $675,501.07
20210917	SHERIFF'S OFFICE	GEO-Comm	GIS Data Conversion	2/12/2021	$45,101.00	22010011-54112	ROLL $45,101.23
Sheriff's SRF & BOND Funds FY21 PO ROLLOVER							**$876,006.90**
Sheriff's Grand Total							**$2,204,939.74**

TOTAL FY21 CARYYOVER TO FY22: $ 4,974,270.44

BEAUFORT COUNTY COUNCIL
AGENDA ITEM SUMMARY

ITEM TITLE:
Ordinance to redirect expenditures of the General Obligation Bonds Series 2020.
MEETING NAME AND DATE:
Finance Committee 08/16/2021
PRESENTER INFORMATION:
Hayes Williams Interim CFO 10 Minutes
ITEM BACKGROUND:
County Council issued $36,775,000 of GO Bond Series 2020 of which $11,775,000 was dedicated to capital improvements on August 26, 2020.
PROJECT / ITEM NARRATIVE:
The portion of the 2020 Series GO Bond of $11,775,000 had an amount of $5,500,000 that was appropriated for on repairs to the administration building. Since the issuance of the bonds Public Works and Engineering have done a needs assessment of all other County properties and identified a list of necessary capital repairs (the list is attached) that Administration would like to complete with this funding in an amount not to exceed the original $5,500,000 originally appropriated.
FISCAL IMPACT:
None, the funding is already in place, it is a re-direction of funds.
STAFF RECOMMENDATIONS TO COUNCIL:
Staff recommends that the Finance Committee approve this re-direction of bond funds.
OPTIONS FOR COUNCIL MOTION:
Approve the Ordinance and move forward to Council for First Reading and Approval on date?)

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING THE RE-DIRECTION AND EXPENDITURE OF A PORTION OF THE PROCEEDS OF THE BEAUFORT COUNTY, GENERAL OBLIGATION BONDS, SERIES 2020; AND OTHER MATTERS RELATING THERETO.

WHEREAS, pursuant to Amended and Restated Ordinance No. 2019/40 duly enacted on September 9, 2019 (the "Ordinance"), by the County Council (the "County Council") of Beaufort County, South Carolina (the "County"), the County authorized the issuance of not to exceed $11,775,000 General Obligation Bonds, Series 2019B, or such other authorized designation; and

WHEREAS, on August 26, 2020, the County issued its $36,775,000 General Obligation Bonds, Series 2020, which consisted of $25,000,000 for the rural and critical lands program authorized by a separate ordinance and $11,775,000 (the "8% Bonds") for capital improvements which were issued pursuant to the Ordinance; and

WHEREAS, pursuant to the Ordinance, the 8% Bonds were being issued for, among other purposes, to fund capital improvements; and

WHEREAS, at the time of the issuance of the 8% Bonds, one of the capital improvements to be funded with the proceeds of the 8% Bonds (the "8% Bond Proceeds") was renovations to the County Administration Building; and

WHEREAS, the County's Administration has informed the County Council that funding County-wide facility maintenance is a more urgent need at this time than renovations to the County Administration Building.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNTY COUNCIL, AS FOLLOWS:

1. The County Council hereby approves the re-direction of the expenditure of $5,500,000 of 8% Bond Proceeds from the purpose of funding renovations to the County Administration Building to the purpose of funding County-wide facility maintenance.

2. The County Council hereby authorizes the County Administrator to take all actions to accomplish the re-direction of the 8% Bond Proceeds.

3. The County Administrator is authorized to make any additional reallocations of funds which may become necessary or helpful for the completion of appropriate projects in the future. The County Administrator shall notify county council of any such reallocations.

(Remainder of page intentionally left blank)

Enacted this _____ day of _____, 2021.

BEAUFORT COUNTY, SOUTH CAROLINA

_____
Chair, County Council

(SEAL)

ATTEST:

_____
Clerk to County Council

First Reading:
Second Reading:
Public Hearing:
Third and Final Reading:

Title of Project	Location
Facility Management	
Administration Building HVAC replacement	100 Ribaut Road
Administration Building roof replacement	100 Ribaut Road
Barker Field restroom renovations	70 Baygall Road
BIV#3 generator connection	106 Industrial Village Road
Burton Wells Center-HVAC/Energy Mgmt System	1 Middleton Rec. Drive
Courthouse HVAC Chiller replacement	102 Ribaut Road
Courthouse-Replace acoustical tile/panels/hard surfaces	102 Ribaut Road
Daufuskie Island restroom renovations	105 Francis Jones Road
Detention Center acoustical tile, painting	106 Ribaut Road
Detention Center stucco repair	106 Ribaut Road
Detention Center walk-in coolers/freezer	106 Ribaut Road
Detention Center-Replace VCT/flooring	106 Ribaut Road
Elevator upgrades / updates 11 elevators	Various locations
EMS generator	86 Shanklin Road
EMS roof replacement	2727 Depot Road
Government Center South roof replacement	539 William Hilton Parkway
Human Services-painting/flooring	1925 Duke Street
Mosquito Control roof replacement	84 Shanklin Road
Myrtle Park Building generator	4819 Bluffton Parkway
Myrtle Park Building HVAC/Energy Management System	4819 Bluffton Parkway
Myrtle Park Elevator replacement	4819 Bluffton Parkway
Sheriff's Office Evidence locker HVAC	2727 Depot Road
Additional reallocations of funds which may become necessary	Various locations

All repairs and improvements NTE $5,500,000

BEAUFORT COUNTY COUNCIL
AGENDA ITEM SUMMARY

ITEM TITLE:

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

MEETING NAME AND DATE:

Beaufort County Council, August 23, 2021

PRESENTER INFORMATION:

Robert Merchant, AICP, Acting Director, Beaufort County Planning and Zoning

(5 minutes need for item discussion)

ITEM BACKGROUND:

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.

PROJECT / ITEM NARRATIVE:

Staff believes the code should allow more flexibility in approving off-set parking arrangements. Allowing staff to approve off-site parking more than 600' from the premises may make good sense in some situations. (Note that the previous Zoning and Development Standards Ordinance did give staff that flexibility.) A simple shared parking agreement should generally suffice to ensure adequate parking. Shared parking should be encouraged to allow landowners to make the most effective use of their property and to minimize the amount of land (particularly impervious surface) devoted to parking.

FISCAL IMPACT:

Not applicable

STAFF RECOMMENDATIONS TO COUNCIL:

Staff recommends approval.

OPTIONS FOR COUNCIL MOTION:

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

ORDINANCE 2021 / __

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

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

5.5.30 General Parking Standards

A. **Storage and/or Parking of Heavy Trucks and Trailers.** Parking or storage of heavy trucks (vehicles over 20,000 GVW) and trailers in any zone for residential or storage purposes shall be prohibited except as follows:

1. Semi-trailer trucks, their cabs or trailers, and other heavy trucks may be parked or stored on any residential lot within the T2 Rural district;
2. In all other districts, one commercial truck or one semi-trailer cab may be parked on any residential lot of one acre or larger provided it is not prohibited by private covenants and restrictions;
3. Where storage and/or parking of heavy trucks and trailers is permitted, the following shall apply:
   a. The vehicle shall be stored in the rear or interior side setback behind the front of the building, garage, or carport;
   b. There is a principal use of the property, to which such storage would be an accessory use;
   c. No living quarters shall be maintained or any business conducted from within while such trailer or vehicle is so parked or stored; and
   d. The required number of parking spaces on the parcel is maintained in addition to the area used for the stored vehicle(s).

B. **Off-Site/Premises Parking.** If a property owner is unable to provide the required parking on-site, the owner may at the discretion of the Director satisfy the parking requirement off-site provided the following standards are met.

1. **General to All Zones.**
   a. Required parking may be provided in off-street parking facilities on another property within 600 feet of the site proposed for development, as measured:
      (1) Along the street right-of-way; or
      (2) Between the closest edge of such parking facilities to the closest edge of the site being served.

      The Director may approve parking further than 600 feet if it is in conjunction with a plan to provide access to the lot (e.g., valet or shuttle service).
   b. Pedestrian access between the use or the site and the off-premises parking area shall be via paved sidewalk or walkway.
   c. The owner shall provide a written parking agreement reflecting the arrangement with the other site ~~recorded parking agreement reflecting the arrangement with the other site. The shared parking arrangement shall require a recorded covenant running with the land, recorded by the owner of the parking lot,~~ guaranteeing that the required parking will be maintained exclusively for the uses served and remain for the duration of the use.
   d. If the off-premises parking facility is shared, the Director may allow a reduction in the number of required parking spaces. The reduction shall be based on the Shared Parking practices procedures outlined in Section 5.5.40 (Number of Motor Vehicle Parking Spaces Required).

e. All off-street parking facilities shall be located on property zoned for the use which the parking is intended to serve, or specifically permitted for parking facility uses in Table 3.1.60 (Consolidated Use Table).

2. **Specific to Conventional Zones.** Off-site parking facilities for a non-residential use shall not be located in a C3 zone.

C. **Pervious parking.** The use of pervious parking spaces is strongly encouraged to promote on-site stormwater infiltration, aquifer recharging, and improved water quality.

BEAUFORT COUNTY COUNCIL
AGENDA ITEM SUMMARY

ITEM TITLE:

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

MEETING NAME AND DATE:

County Council Meeting, August 23, 2021

PRESENTER INFORMATION:

Robert Merchant, Acting Director, Beaufort County Planning and Zoning

(5 minutes needed for item discussion)

ITEM BACKGROUND:

This application went before the Beaufort County Planning Commission at their July 8, 2021 meeting where they unanimously supported the rezoning. The Metropolitan Planning Commission also unanimously supported the rezoning at their July 19, 2021 meeting. The Natural Resources unanimously approved the proposed map amendment at their August 9, 2021 meeting.

PROJECT / ITEM NARRATIVE:

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 residential development of the lot.

FISCAL IMPACT:

Not applicable

STAFF RECOMMENDATIONS TO COUNCIL:

Staff recommends approval.

OPTIONS FOR COUNCIL MOTION:

To approve or deny the zoning amendment for 24 Zehm Lane from S1 Industrial to C3 Neighborhood Mixed-Use District.

MEMORANDUM

TO: Beaufort County Council

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

DATE: August 23, 2021

SUBJECT: 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; Applicant: John Walker.

STAFF REPORT:

A. BACKGROUND:

Case No.	ZMA-2021-03
Owner/Applicant:	John Walker, Property Owner
Property Location:	The property is located at 24 Zehm Lane, just east of the intersection of Laurel Bay Road and Bay Pines Road. Zehm Lane is a frontage road paralleling Laurel Bay Road.
District/Map/Parcel:	R100 024 000 0423 0000
Property Size:	3.09 acres
Property Use:	Vacant undeveloped land
Future Land Use Designation:	Neighborhood/Mixed-Used
Current Zoning District:	S1 Industrial
Proposed Zoning District:	C3 Neighborhood Mixed Use

B. SUMMARY OF REQUEST:

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 residential development of the lot.

C. EXISTING ZONING:

The property is currently zoned S1 Industrial. S1 Industrial permits office, manufacturing, industrial, warehousing and limited retail uses; residential development is not permitted.

D. PROPOSED ZONING:

According to the Community Development Code, the C3 Neighborhood Mixed Use Zone is designed to provide for high quality, moderate-density residential development (averaging under three dwelling units per acre), with denser areas of multi-family and mixed-use development to provide walkability and affordable housing options. The design requirements in the Neighborhood Mixed Use Zone are intended to provide a suburban character and encourage pedestrian, as well as automobile, access. Open spaces are provided in sufficient quantity to ensure an open quality with a predominance of green space. Non-residential uses are limited to parcels having access to arterial or collector streets or within a Traditional Community Plan. This Zone provides for the lower densities of areas designated Neighborhood/Mixed-Use in the Comprehensive Plan. It is intended to support the development of communities with a diverse range of housing types and uses.

E. COMPREHENSIVE PLAN FUTURE LAND USE MAP:

The lot is designated as Neighborhood/Mixed-Use in the Future Land Use Map in the current comprehensive plan. In neighborhood mixed-use areas, residential is the primary use, with some supporting neighborhood 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 is approximately two dwelling units per acre. No more than 5% to 10% of the land area should consist of commercial development. Commercial uses providing neighborhood retail and services are limited to collectors and arterials and within master planned mixed-use developments.

F. AIR INSTALLATIONS COMPATIBLE USE ZONE (AICUZ):

The project is located outside of the AICUZ and therefore is not subject to the restrictions in the MCAS Airport Overlay Zone. The AICUZ is the area designated by MCAS where there are higher decibel levels and potential for accidents due to military aircraft operations.

G. NORTHERN BEAUFORT COUNTY REGIONAL PLAN:

The proposed parcel is located within the growth boundary as put forth in the Northern Beaufort County Regional Plan. The regional plan and the intergovernmental agreement that implements the plan require that all increases in zoning in unincorporated Beaufort County located within the growth boundary explore options to annex into the appropriate municipality – in this case the City of Beaufort. The intergovernmental agreement states the following:

The county shall encourage any landowner who seeks an increase in densities/intensities under current zoning on lands that are not contiguous to a municipality but within the growth boundary, to explore ways to annex the land. If annexation is not feasible, following the procedures outlined in Section G (below) the County will consult with the Planning Staffs of the City of Beaufort and the Town of Port Royal to determine the following: a. Whether the proposed zoning amendment or planned unit development is consistent with the Comprehensive Plan of the municipality in whose future growth area the proposed development is located; and b. Whether the proposed zoning amendment or planned unit development is consistent with the Northern Beaufort County Regional Plan.

This report has been sent to the City of Beaufort staff. Beaufort County staff will consult with City staff to determine whether annexation is feasible and whether this rezoning is consistent with the Northern Regional Plan. The property is not contiguous to property currently in the city limits of the City of Beaufort.

H. ZONE 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 property is designated Neighborhood/Mixed-Use in the Future Land Use map in the comprehensive plan. The proposed C3 Neighborhood Mixed Use zoning is consistent with that designation.
2. **Is not in conflict with any provision of this Development Code, or the Code of Ordinances;** The proposed rezoning does not conflict with the Community Development Code or the Code of Ordinances.
3. **Addresses a demonstrated community need;** The applicant desires to convert the lot to residential use, consistent with the adjoining uses to the east. While there is no guarantee the unit(s) will be affordable, increasing the supply of housing near the Air Station outside of the AICUZ could be considered a local need.
4. **Is required by changed conditions;** The lot immediately adjacent to the property to the west and the three lots to the north were rezoned from S 1 Industrial and T2 Rural to C4 Community Mixed Use Center in October 2020. As shown on the Existing Zoning Map, the subject property, zoned S1 Industrial, is now surrounded by Mixed Use Zoning (C3 and C4).
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;** The immediate area is a mixture of residential, institutional, and light industrial uses. The site is located approximately one mile east of the entrance to Laurel Bay. The three lots to the east of the property proposed for rezoning are developed for single-family uses. Across Laurel Bay Road is a 32-unit townhouse development. Approximately ½ mile east is an affordable multi-family housing development called Magnolia Park, in addition to a Food Lion and a Dollar General.

6. **Would not adversely impact nearby lands;** The site adjoins single-family dwellings east along Zehm Lane. The property to the west is vacant. The property to the north is a laydown and storage yard. The lots to the north and west were recently rezoned to C4 Community Center Mixed Use, and an affordable multifamily housing is proposed for the site.
7. **Would result in a logical and orderly development pattern**; The subject property adjoins land to the east that is zoned and developed for residential uses and adjoins property to the west and north that is zoned and proposed for residential development.
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 Southern Lowcountry Stormwater Design Manual.
9. **Would result in development that is adequately served by public facilities (e.g., streets, potable water, sewerage, stormwater management, solid waste collection and disposal, schools, parks, police, and fire and emergency medical facilities):** The site is located within the growth area of northern Beaufort County. It is in close proximity to public sewer and water, schools, fire and EMS. It is served by a network of streets and multi-use paths that connect it to MCAS Beaufort and Laurel Bay.

I. STAFF RECOMMENDATION:

Staff recommends approval of the proposed zoning map amendment.

J. BEAUFORT COUNTY PLANNING COMMISSION:

The Beaufort County Planning Commission considered this rezoning request at their July 8, 2021 meeting and unanimously recommended approval.

K. METROPOLITAN PLANNING COMMISSION

The Metropolitan Planning Commission considered this rezoning request at their July 19, 2021 meeting and unanimously recommended approval.

ORDINANCE 2021 / __

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

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

Adopted this ___ day of _____ 2021.

COUNTY COUNCIL OF BEAUFORT COUNTY

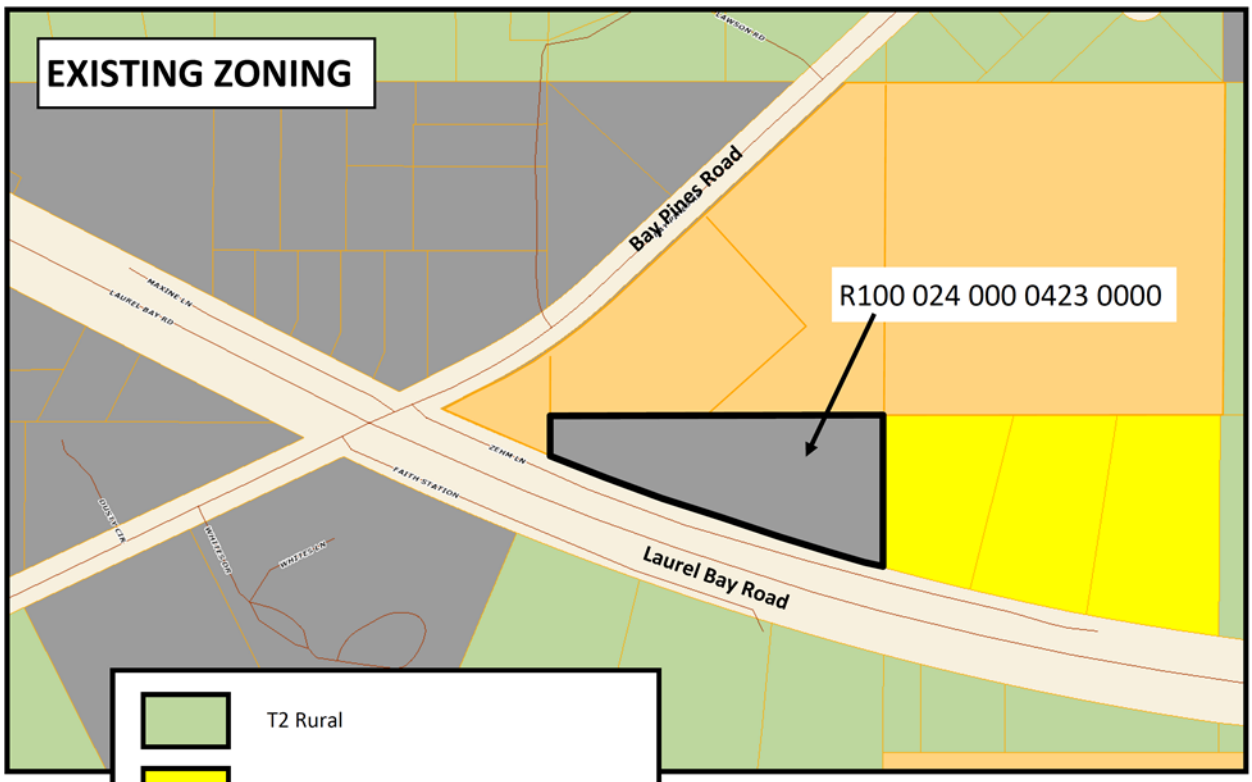
By: _____

Joseph Passiment, Chairman

ATTEST:

_____

Sarah W. Brock, JD, Clerk to Council

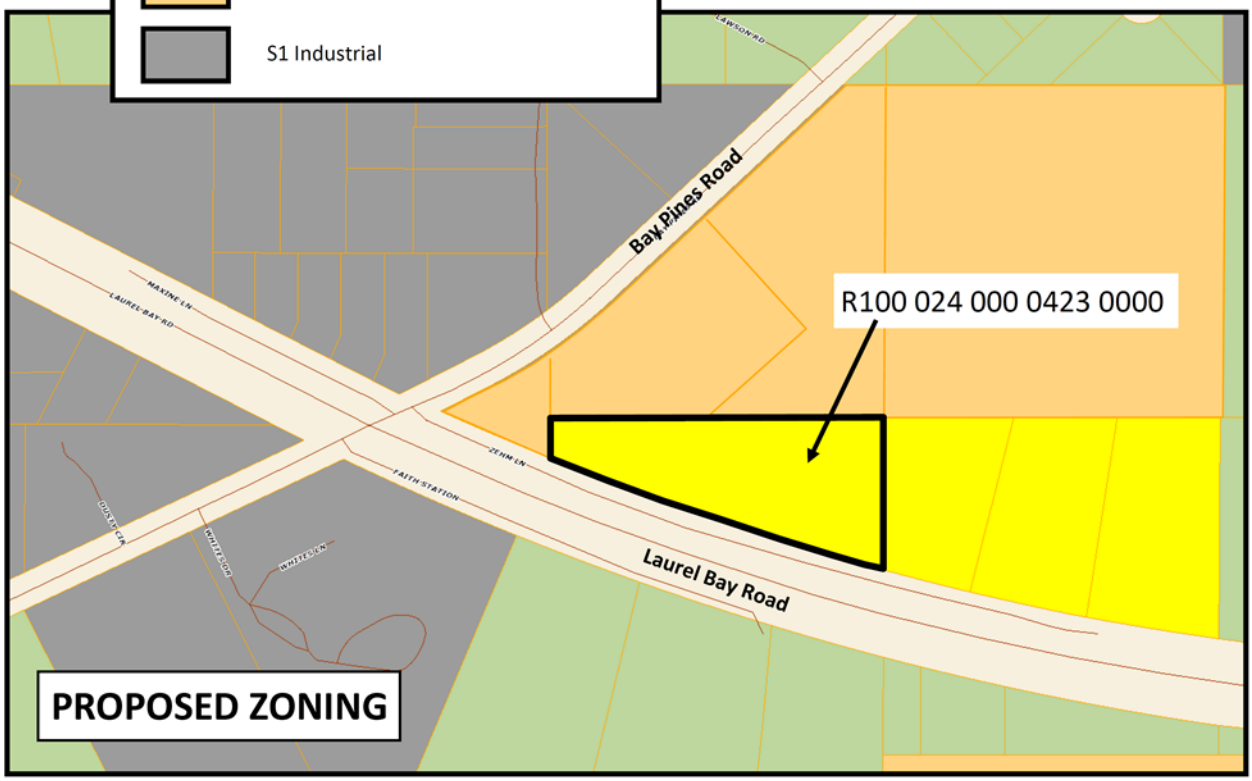


T2 Rural

C3 Neighborhood Mixed-Use

C4 Community Center Mixed-Use

S1 Industrial



BEAUFORT COUNTY COUNCIL
AGENDA ITEM SUMMARY

ITEM TITLE:

An ordinance authorizing the abandonment of an easement encumbering property identified as TMS NO. R100 016 000 0199 0000.

MEETING NAME AND DATE:

County Council Meeting August 23, 2021

PRESENTER INFORMATION:

Jared Fralix, P.E., Assistant County Administrator, Engineering

Neil J. Desai, P.E., Public Works Director

(5 Minutes)

ITEM BACKGROUND:

NRC Unanimously (9:0) approved Ordinance on 8-9-2021

Prior to 2017, the County had already acquired several drainage easements around Bessies Lane and Young Circle, however, there were gaps in easement coverage preventing adequate maintenance of this regionally significant drainage system. At that time, staff renewed efforts to obtain the remaining easements associated with this drainage system. In 2018, due to lack of interest in easement requests from landowners, the Natural Resources Committee (NRC) debated whether the County should abandon the easements it had previously acquired and cease maintenance of the system or complete the system through condemnations. On May 21, 2018 the NRC recommended completing the system rather than abandoning existing easements. On May 29, 2018, Beaufort County Council authorized the Interim County Administrator to pursue condemnation to complete this regionally significant drainage system.

PROJECT / ITEM NARRATIVE:

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.

FISCAL IMPACT:

N/A

STAFF RECOMMENDATIONS TO COUNCIL:

Staff recommends abandoning the easement associated with parcel R100 016 000 0199 0000 once condemnation actions are finalized for parcel R100 016 000 0006 0000.

OPTIONS FOR COUNCIL MOTION:

Motion to approve/deny abandonment of drainage easement on parcel R100 016 000 0199 0000 once condemnation actions are finalized for parcel R100 016 000 0006 0000.

(Next Step) Three readings by County Council

ORDINANCE NO. 2021 / __

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

WHEREAS, on or about September 17, 2009, Betsy Heyward agreed to deed Beaufort County a thirty-foot (30') drainage easement located across the middle of real property identified as TMS No. R100 016 000 0199 0000 in connection with a drainage system; and

WHEREAS, a thirty-foot (30') drainage easement was recorded with the Beaufort County Register of Deeds on September 18, 2009 at Book 2890 / Pages 0973-0975; and

WHEREAS, the easement referred to above is part of a bigger drainage system that services drainage in the local neighborhood and runs very close to a dwelling structure located on aforementioned parcel; and

WHEREAS, Beaufort County Natural Resources Committee recommended on May 21, 2018 to complete the regionally significant drainage system rather than abandon previously acquired easements and cease maintenance responsibility of the drainage system; and

WHEREAS, on May 29, 2018, Beaufort County Council authorized the Interim County Administrator to pursue condemnation on remaining tracts needed to complete the drainage systema; and

WHEREAS, 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; and

WHEREAS, upon a Preliminary Agreement associated with the condemnation of parcel R100 016 000 0006 0000, and all parties agree that once the Condemnation Notice (C/A NO: 2019-CP-07-0201) is Amended and County Council has approved the abandonment of the easement across parcel R100 016 000 0199 0000 as shown on attached Exhibit "A"; and

WHEREAS, Beaufort County agrees to re-route the drainage ditch as set forth in attached Exhibit "A" based upon the request of the heirs of parcel R100 016 000 0006 0000 as part of the Final Agreement of Condemnation Notice (C/A NO: 2019-CP-07-0201 to be amended) ; and

WHEREAS, Beaufort County has determined that it is in the best interest of the County to abandon the easement on parcel R100 016 000 0199 0000 and re-route the drainage ditch as shown in attached Exhibit "A" upon Final Agreement of Condemnation Notice (C/A NO: 2019-CP-07-0201 to be amended); and

WHEREAS, S.C. Code Ann. §4-9-130 requires that the transfer of any interest in real property owned by the County must be authorized by the adoption of an ordinance by Beaufort County Council.

NOW, THEREFORE, BE IT ORDAINED, BY BEAUFORT COUNTY COUNCIL, that the County Administrator is hereby authorized to take all actions as may be necessary to abandon the easement herein described and, with particularity, identified on Exhibit "A".

DONE this ____ day of _____ 2021.

COUNTY COUNCIL OF BEAUFORT COUNTY

By: _____
Joseph Passiment, Chairman

ATTEST:

_____
Sarah W. Brock, Clerk to Council

Third and Final Reading:
Public Hearing:
Second Reading:
First Reading:

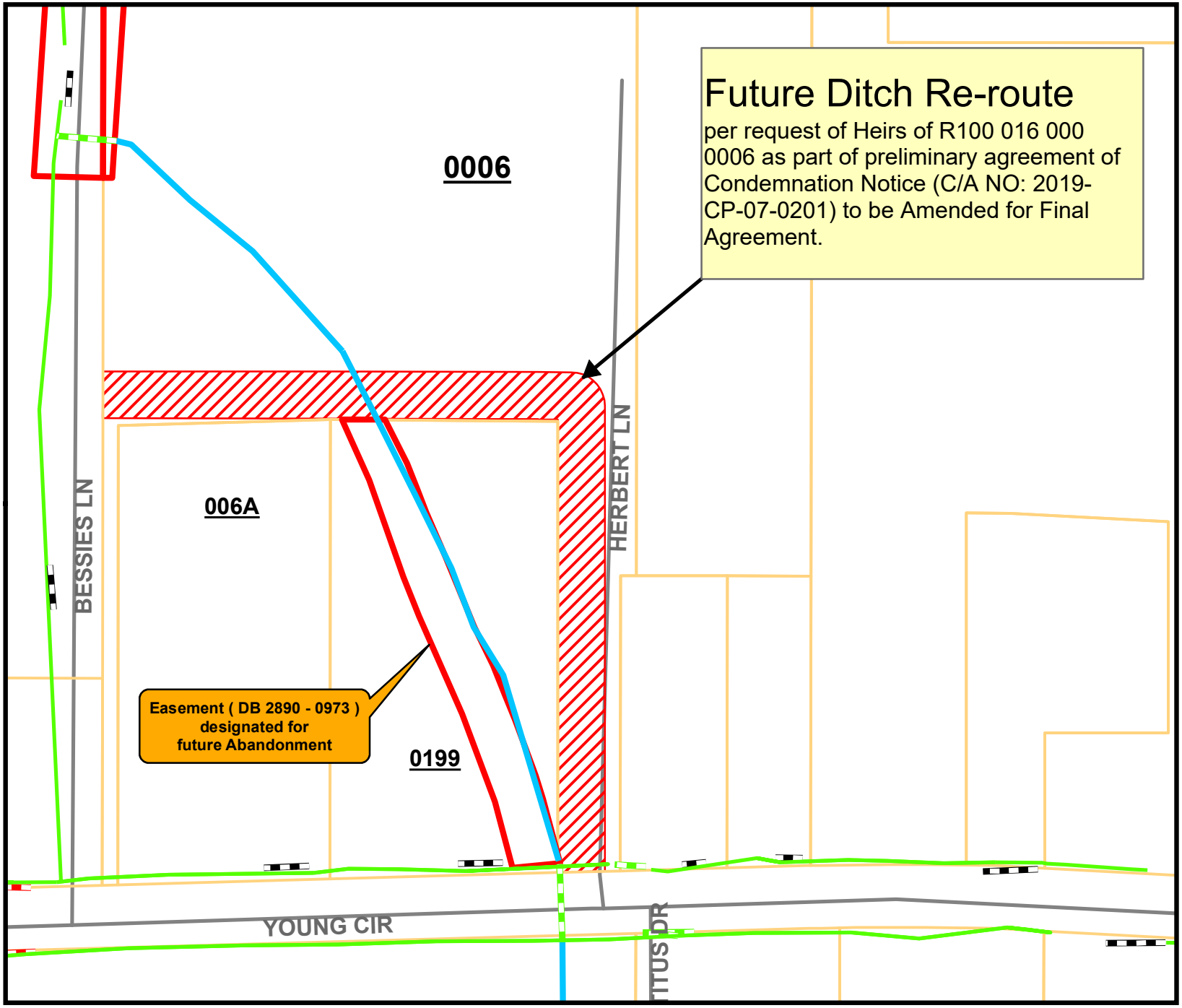
(Exhibit "A")

R100-016-000-0199

Bessies Lane

Activity:Drainage Easement Abandonment

Township: Port Royal Island



Legend

- River
- Creek/Stream
- River/Creek/Marsh BANK
- Channel Pipe
- Roadside
- Roadside Pipe
- Road Pipe
- Crossline Pipe
- Driveway Pipe
- Lateral
- Lateral Pipe
- Access Pipe
- Bleeder Pipe
- Channel (fka Outfall)
- Water Line
- Easements
- Parcels
- Requested Esmt

N W E S

0 50 100 200 Feet

1 inch = 88 feet

Prepared By: Beaufort Co, Stormwater Management Util
Print Date: 01/08/2021
File - C:\stormwater\drainage\R100-016-000_BessiesLane.

BEAUFORT COUNTY COUNCIL
AGENDA ITEM SUMMARY

ITEM TITLE:

Amendment to Article 5 adding Division 5.13 (Fill Standards)

MEETING NAME AND DATE:

County Council, August 23, 2021

PRESENTER INFORMATION:

Robert Merchant, AICP, Acting Director, Planning and Zoning

5 minutes needed for presentation.

ITEM BACKGROUND:

This is a text amendment to Article 5 adding a new division 5.13 titled "Fill Standards" to limit the amount of fill used in low-lying areas. 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 and on neighboring properties. It is a recommended action in the Lady's Island Plan, adopted in April 2019. The ordinance was developed by a Sea Level Rise Task Force made up of county and municipal planners, stormwater managers, flood officials, environmental experts, and members of the development community. This amendment first went before the County Planning Commission in March 2021, where it was recommended for approval. Even though the Planning Commission unanimously supported the draft ordinance, staff subsequently held several meetings with the local boards of realtors and the Hilton Head Area Home Builders Association to discuss their concerns. The resulting revised ordinance was considered at the July 2021 Planning Commission meeting and was unanimously supported. The Natural Resources Committee considered the ordinance at the August 9, 2021 meeting, where it was recommended for approval. Six members of the committee approved, one opposed.

PROJECT / ITEM NARRATIVE:

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. Staff believes that this provides much greater ease of use than the originally proposed 10 feet above sea level approach, as flood maps are used by local governments, in addition to realtors, contractors, and developers on a regular basis. Additionally, single-family residential development on existing lots of record are exempt from the fill requirements. Staff believes that this will reduce the amount of unintended hardships dealing with existing undeveloped lots that are already platted.

FISCAL IMPACT:

No Fiscal Impact

STAFF RECOMMENDATIONS TO COUNCIL:

Staff recommends approval.

OPTIONS FOR COUNCIL MOTION:

To approve or deny proposed amendment to Article 5, Division 5.13 of the Community Development Code to add Fill Standards.

MEMORANDUM

To: Beaufort County Council

From: Robert Merchant, AICP, Acting Director, Planning and Zoning Department

Subject: Fill Standards

Date: August 23, 2021

STAFF REPORT:

Case No. ZTA 2021-01

Applicant: Planning and Zoning Department

Proposed Text Change: Text amendment to Article 5 adding a new division 5.13 titled "Fill Standards" to limit the amount of fill on low-lying areas.

A. SUMMARY: 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.

B. HISTORY: The proposed amendment was originally recommended in the Lady's Island Plan adopted in April 2019. The amendment is largely the result of the concerns raised over the Walmart built on Sea Island Parkway, where significant amounts of fill were used to bring the site above the base flood elevation. As evidenced by the Lady's Island Walmart, elevating a large development site with fill dramatically alters the natural landscape. While the County has stormwater standards in place, there is a lingering concern about the impacts of runoff when a newly-filled development site stands 3, 4, or 5 feet over the adjoining property. Bringing in fill reduces the chances of meaningful tree preservation, as any existing trees would need to be protected in tree wells which are expensive to install and difficult to maintain. The impacts of mining the fill create water quality, nuisance, and social justice concerns in areas that provide the fill. Building using large amounts of fill is not a sustainable development practice. Fortunately, for commercial development in particular, there are other ways to comply with the flood mitigation requirements aside from fill.

Since issues associated with fill have an impact well beyond Lady's Island, the Planning Department set up a Sea Level Rise Task Force made up of county and municipal planners, stormwater managers, flood officials, environmental experts, and members of the development community. The Task Force oversaw the development of this amendment along with looking at larger policy issues related to coastal flooding and sea level rise.

C. REVISED ORDINANCE: Shortly before the March 2021 Planning Commission meeting, the Commission received a letter signed by several local realty associations outlining a number of concerns with the proposal. Even though the Planning Commission unanimously supported the draft ordinance, staff subsequently held several meetings with the local boards of realtors and the Hilton Head Area Home Builders Association to discuss their concerns.

The resulting revised ordinance was considered at the July 2021 Planning Commission meeting and was unanimously supported. The Natural Resources Committee considered the ordinance at the August 9, 2021 meeting, where it was recommended for approval. Six members of the committee approved, one opposed.

Based on the concerns raised at the realtor meetings, staff has made the following revisions to the ordinance:

- Rather than apply to all parcels located at or below 10 feet above mean sea level as originally proposed, the ordinance now applies only to parcels located in the special flood hazard areas as defined and delineated in the FEMA Flood Insurance Rate Maps (FIRM) for Beaufort County. Staff believes that this is more defensible and provides much greater ease of use, as flood maps are used by local governments, in addition to realtors, contractors, and developers on a regular basis. Residents and property owners are also familiar with flood maps, since federally regulated or insured lenders must require flood insurance for property in the Special Flood Hazard Zone.
- Single-family residential development on existing lots of record are exempt from the fill requirements. Staff believes that this will reduce the amount of unintended hardships dealing with existing undeveloped lots that are already platted.

D. RECOMMENDATION: Staff recommends approval.

ORDINANCE 2021 / __

TEXT AMENDMENT TO ARTICLE 5 ADDING A NEW DIVISION 5.13 TITLED "FILL STANDARDS" TO LIMIT THE AMOUNT OF FILL ON LOW-LYING AREAS.

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

Division 5.13: Fill Standards

Sections:

5.13.10 Purpose
5.13.20 Applicability
5.13.30 Fill Restrictions
5.13.40 Administration

5.13.10 Purpose

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.

5.13.20 Applicability

The requirements established in this Division shall apply to all proposed development within the unincorporated County located in the special flood hazard areas subject to inundation by the 1% annual chance flood as defined and delineated in the FEMA Flood Insurance Rate Maps (FIRM) for Beaufort County, except for the following exemptions:

A. Single-family residential development on lots existing prior to the adoption of this Division (September xx, 2021).

B. Fill utilized for agriculture and/or property maintenance. For purposes of this Division, the term "property maintenance purposes" means landscaping, gardening or farming activities, erosion control, and filling in of washed-out sections of land. Property maintenance purposes shall only include the placement of such quantities of fill not to exceed the limitations specified herein and that do not inhibit the free flow of water. Said limited amounts of fill for property maintenance purposes need not be compensated by an equivalent amount of excavation area as specified in 5.13.20.C. Exemptions from fill requirements for erosion control purposes must be accompanied by a stabilization plan and narrative approved by the Public Works Director providing reasoning why fill is necessary to solve an erosion issue.

C. Public roads, pump stations, stormwater management improvements, levees, and other public facilities that are necessary to provide for health, safety, and public welfare needs. Filling on public property shall be approved by the Director coordinating with the appropriate department head or governmental agency.

5.13.30 Fill Restrictions

A. The amount of allowable fill must not increase the existing natural grade of the property by more than three vertical feet.

B. The only portion of the property that may be filled is the area underneath the elevated structure, together with driveway and walkway access to the structure; Fill shall taper at a maximum slope of 1:3 from a five foot perimeter around the outer foundation to the existing site elevation. The minimum amount of fill necessary for grading is permitted for parking, stormwater, and roads.

C. If the lot area is 20 acres or more, in no case shall the maximum lot area of the property filled exceed 33.33 percent of the total area of the lot.

D. If a new or reconstructed structure is to be elevated utilizing fill material, any required building elevation standard exceeding the three-foot fill limitation as referenced in section 5.13.20.B must be achieved through the use of elevation foundations, piers or similar structural elevation techniques that are in compliance with then-applicable county building code requirements as certified by a structural engineer.

E. Non-conforming structures may utilize fill to expand up to 15% of the gross floor area in accordance with Division 8.3 of the Community Development Code.

F. Any fill project must be designed to limit negative impacts upon adjacent and affected upstream and downstream property owners during flood events to the maximum extent practicable.

G. No fill project shall fill in or obstruct any local drainage channels without an alternative drainage plan design, and shall limit soil erosion and water runoff onto adjacent properties to the maximum practicable extent, and be in compliance with the NPDES standards and with the Beaufort County Manual for Stormwater Best Management and Design Practices.

H. All fill material that is brought in from offsite and will be placed at elevations below the seasonal high water table or within 1ft above the seasonal high water table will be required to meet the following clean fill requirements. Offsite soils brought in for use as fill shall be tested for Total Petroleum Hydrocarbons (TPH), Benzene, Toluene, Ethyl Benzene, and Xylene (BTEX) and full Toxicity Characteristic Leaching Procedure (TCLP) including ignitability, corrosivity and reactivity. Fill shall contain a maximum of 100 parts per million (ppm) of total petroleum hydrocarbons (TPH) and a maximum of 10 ppm of the sum of Benzene, Toluene, Ethyl Benzene, and Xylene and shall pass the TCPL test. Determine TPH concentrations by using EPA 600/4-79/020 method 418.1. Determine BTEX concentrations by using EPA SW-846. 3- 3 Method 5030/8020. Perform TCLP in accordance with TCLP from a composite sample of material from the borrow site, with at least one test from each borrow site. Within 24 hours of conclusion of physical tests, submit 3 copies of test results, including calibration curves and results of calibration tests. Fill material shall not be brought on site until tests have been approved by the Stormwater Department.

I. Modulation from Fill Requirements: The Director may grant flexibility from the fill requirements in the following cases:

1. Lots 3 acres or less and all single-family residential lots with sloping terrain may provide greater than 3 feet of fill to provide a level foundation as long as the average fill does not exceed 3 feet.

2. Where no other suitable site configuration is practicable, depressions, sinkholes, and borrow pits that are not part of the natural drainage of the site that are not delineated as tidal or non-tidal wetlands may be filled to provide for a level foundation.

3. Single-family residential structures utilizing raised slabs with a masonry or concrete curtain wall may contain more than 3 feet of fill if it is limited to the footprint of the building.

5.13.40 Administration

Fill activities in accordance with this section may be permitted upon approval by the Director. All fill application permits shall be valid for a period of six months from the date of issuance, may be renewed only upon filing of an application for renewal with the Community Development Department, and then may only be renewed upon a showing of demonstrated progress towards completion of the fill activity. All fill application permits must be accompanied by a detailed plan describing the area to be filled, the estimated amount of fill to be used and the purpose of the fill project. A professional engineer registered in the state must also submit elevation and topographic data illustrating changes in the topography and estimating impacts upon local flood flows. Except as provided in sections 5.13.20.A, 5.13.20.B and 5.13.20.C, adjacent property owners shall be identified and notified of the fill project by the applicant with proof of notification provided to the Director.

BEAUFORT COUNTY COUNCIL
AGENDA ITEM SUMMARY

ITEM TITLE:

Text amendment to the Beaufort County Comprehensive Plan to Amend Chapter 12 (Priority Investment) to include an Environmental Education Center at Bindon Plantation in the 10-year Capital Improvements Plan (CIP)

MEETING NAME AND DATE:

Beaufort County Council

September 13, 2021

PRESENTER INFORMATION:

Robert Merchant, Planning and Zoning Department Acting-Director

10 minutes

ITEM BACKGROUND:

Anthony Criscitiello, the former director of the Beaufort County Community Development Department and resident of the Sheldon community, is requesting an amendment to the existing 2010 Beaufort County Comprehensive Plan. The proposal is to amend the 10-year Capital Improvements Plan in the Priority Investment Chapter to include an Environmental Education Center at Bindon Plantation. This item went before the Beaufort County Planning Commission at their June 7 meeting where they voted to support the amendment. The Natural Resources Committee unanimously rejected the proposed amendment at their September 7 meeting.

PROJECT / ITEM NARRATIVE:

Bindon Plantation is a 1,317 acre parcel located on US 17 in northern Beaufort County approximately 2 miles from Points South. The property is preserved by a conservation easement purchased by the Rural and Critical Lands Preservation Program (RCLPP) in 2012. The proposal calls for the RCLPP to purchase 50 acres to develop a passive park. This park was originally intended to be a future phase of the preservation of Bindon Plantation. The park is also referenced in the Bindon Plantation Conservation Easement addendum that outlined the Beaufort County Open Land Trust's plans for the property. The County does not own the property or have an identified funding source to cover land acquisition or park improvements.

FISCAL IMPACT:

Land acquisition and park improvements are estimated to exceed $3 million.

STAFF RECOMMENDATIONS TO COUNCIL:

If County Council should agree to this amendment, they will need to identify a funding source in order to meet the state requirements for the Priority Investment chapter of the comprehensive plan. Also, if this proposed amendment is agreed upon, the draft 2040 Beaufort County Comprehensive Plan must be revised to carry this project forward in the updated plan.

OPTIONS FOR COUNCIL MOTION:

To approve or deny proposed amendment to the Beaufort County Comprehensive Plan.

MEMORANDUM

To: Beaufort County Council

From: Robert Merchant, AICP, Acting Planning and Zoning Director

Subject: Text amendment to the Beaufort County Comprehensive Plan to Amend Chapter 12 (Priority Investment) to include an Environmental Education Center at Bindon Plantation in the 10-year Capital Improvements Plan (CIP)

Date: September 13, 2021

STAFF REPORT:

A. BACKGROUND:

Applicant: Anthony Criscitiello

Proposed Text Change: Amend Chapter 12 (Priority Investment) of the Beaufort County Comprehensive Plan to include an Environmental Education Center at Bindon Plantation in the 10-year Capital Improvements Plan (CIP)

B. SUMMARY OF REQUEST. Anthony Criscitiello, the former director of the Beaufort County Community Development Department and resident of the Sheldon community, is requesting an amendment to the existing 2010 Beaufort County Comprehensive Plan. The proposal is to amend the 10-year Capital Improvements Plan in the Priority Investment Chapter to include an Environmental Education Center at Bindon Plantation. Bindon Plantation is a 1,317 acre parcel located on US 17 in northern Beaufort County approximately 2 miles from Points South. The property is preserved by a conservation easement purchased by the Rural and Critical Lands Preservation Program (RCLPP) in 2012. The proposal calls for the RCLPP to purchase 50 acres to develop a passive park. This park was originally intended to be a future phase of the preservation of Bindon Plantation. The park is also referenced in the Bindon Plantation Conservation Easement addendum that outlined the Beaufort County Open Land Trust's plans for the property.

C. PROJECT HISTORY. The applicant has provided a good summary of the history of Bindon Plantation in the attached application. Bindon Plantation was annexed by the Town of Yemassee in 2006 and approved for 1,300 homes and 450,000 square feet of commercial. The recession took its toll on development plans for the property and in 2012 a conservation easement for the entire 1,317 acres was purchased through the RCLPP for $2.5 million with $484,850 coming from a grant from the NOAA Coastal and Estuarine Land Conservation Program (CELCP). The County received an additional $1.2 million from the CELCP program to fund the fee simple purchase of 50 acres of the property to develop a passive park with an environmental education center. The County and BCOLT had to return the funds to NOAA due to procedural issues regarding the appraisal of the property's value.

Since that time, the County has not taken any further actions to develop a park at Bindon. The County has, however, devoted significant staff support and resources to develop a Passive Park Program which has given us Crystal Lake Park, Widgeon Point Preserve, Fort Frederick Preserve, and Fort Fremont Preserve with many other parks in the planning stage (Whitehall Park, New Riverside, Ford Shell Ring, Okatie Passive Park, Pineview, and Bailey Memorial Park to name a few). Even with these successes, there are 50 fee simple properties purchased through the RCLPP across Beaufort County with the potential to be developed as passive parks. At the same time, there are limitations to park development funding and staff support.

D. ISSUES TO CONSIDER:

1. **The County does not own the property:**

   The County neither owns the property nor has assurance that the current property is willing to sell. These issues would need to be resolved before any future actions could be taken on the proposal. The property, once delineated, would need to be appraised to start negotiations with the RCLPP on the purchase price.

2. **The County does not have the funds to develop the property:**

   Even if the County were to acquire the property, all existing RCLPP funds designated for passive park development have been obligated via County resolution for other projects. Depending on the extent of the proposal, the project could well exceed $3 million based on the amenities shown in the attached concept plan. Funding for park improvements would need to come from other funding sources or possible future RCLPP referendum dollars set aside for passive park development.

3. **There is no existing strategy to address operations and maintenance:**

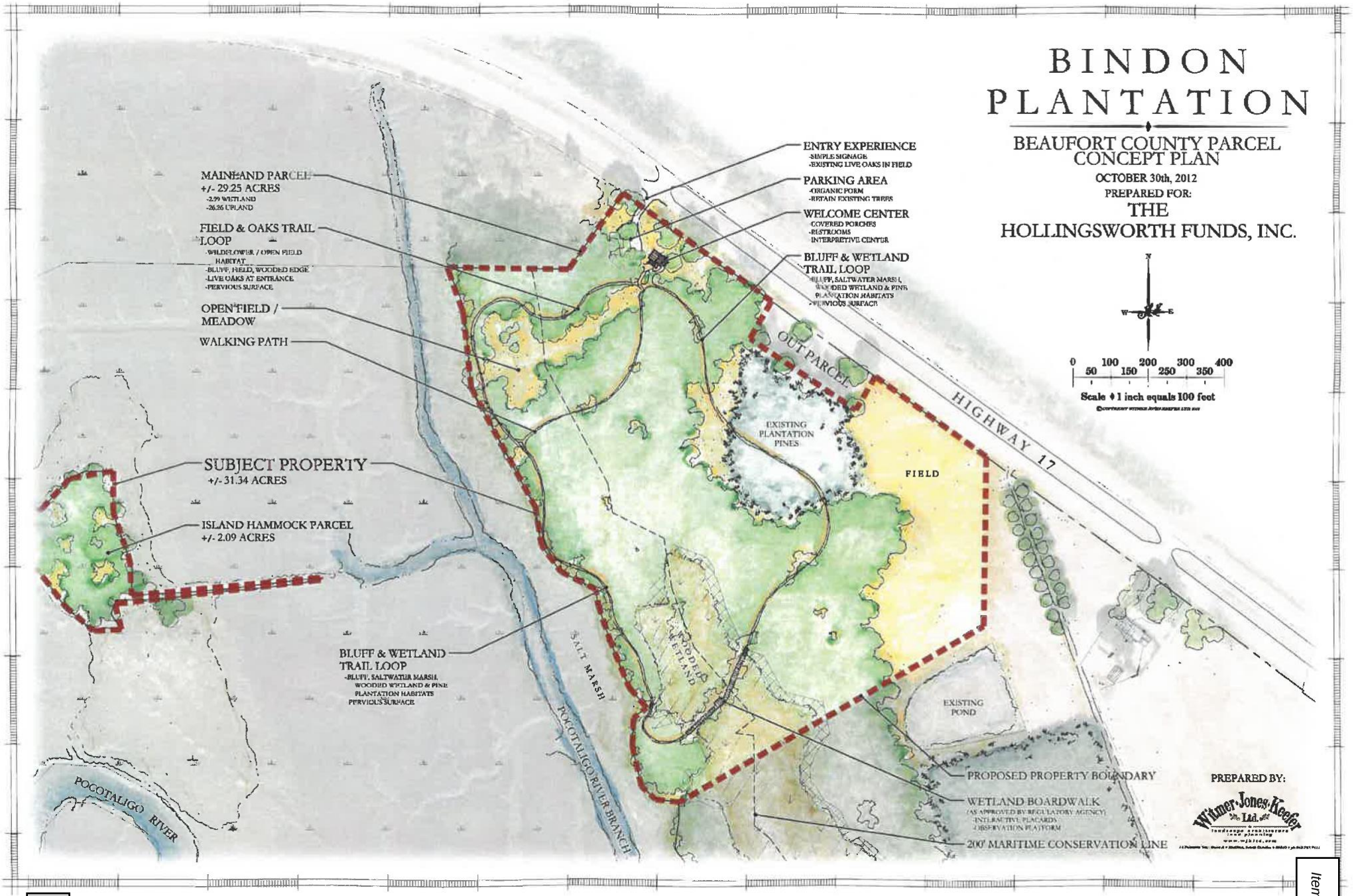
   Having an environmental education program open to the public would require staff and operations and maintenance resources. Fort Fremont is a comparable facility, but its success is dependent on having its interpretive center staffed by volunteers from the Friends of Fort Fremont. A similar partnership with a highly motivated and talented non-profit would be necessary to adequately staff the proposed environmental education center.

E. STAFF RECOMMENDATION: Currently this proposed amendment is calling for an Environmental Education Center on a property that the County's does not own nor has any identified funding sources to cover land acquisition or facility improvements. The South Carolina Local Government Comprehensive Planning Enabling Act in its description of the Priority Investment Chapter requires local communities to analyze federal, state and local funding sources to fund needed public infrastructure improvements over a 10 year time frame. If County Council should agree to this amendment, they will need to identify a funding source in order to meet the state requirements for the Priority Investment chapter of the comprehensive plan. Also, if this proposed amendment is agreed upon, the draft 2040 Beaufort County Comprehensive Plan must be revised to carry this project forward in the updated plan.

E. PLANNING COMMISSION RECOMMENDATION: This proposed amendment went before the Beaufort County Planning Commission at their June 7, 2021 meeting. The Planning Commission voted to support the amendment.

F. ATTACHMENT:

- Bindon Plantation Concept Plan


BINDON PLANTATION
BEAUFORT COUNTY PARCEL CONCEPT PLAN
OCTOBER 30th, 2012
PREPARED FOR:
THE HOLLINGSWORTH FUNDS, INC.
N
W
E
0 50 100 150 200 250 300 350 400
Scale ♦ 1 inch equals 100 feet
MAINLAND PARCEL
+/- 29.25 ACRES
-2.99 WETLAND
-26.26 UPLAND
FIELD & OAKS TRAIL LOOP
-WILDFLOWER / OPEN FIELD HABITAT
-BLUFF, FIELD, WOODED EDGE
-LIVE OAKS AT ENTRANCE
-PERVIOUS SURFACE
OPEN FIELD / MEADOW
WALKING PATH
SUBJECT PROPERTY
+/- 31.34 ACRES
ISLAND HAMMOCK PARCEL
+/- 2.09 ACRES
BLUFF & WETLAND TRAIL LOOP
-BLUFF, SALTWATER MARSH, WOODED WETLAND & PINE PLANTATION HABITATS
PERVIOUS SURFACE
ENTRY EXPERIENCE
-SIMPLE SIGNAGE
-EXISTING LIVE OAKS IN FIELD
PARKING AREA
-ORGANIC FORM
-RETAIN EXISTING TREES
WELCOME CENTER
-COVERED PORCHES
-RESTROOMS
-INTERPRETIVE CENTER
BLUFF & WETLAND TRAIL LOOP
-BLUFF, SALTWATER MARSH, WOODED WETLAND & PINE PLANTATION HABITATS
-PERVIOUS SURFACE
OUT PARCEL
HIGHWAY 17
EXISTING PLANTATION PINES
FIELD
WOODED WETLAND
SALT MARSH
POCOTALIGO RIVER BRANCH
POCOTALIGO RIVER
EXISTING POND
PROPOSED PROPERTY BOUNDARY
WETLAND BOARDWALK
(AS APPROVED BY REGULATORY AGENCY)
-INTERACTIVE PLACARDS
-OBSERVATION PLATFORM
200' MARITIME CONSERVATION LINE
PREPARED BY:
Witmer-Jones-Keefer Ltd.
landscape architecture
land planning
www.wjkltd.com

BEAUFORT COUNTY COUNCIL
AGENDA ITEM SUMMARY

ITEM TITLE:
A resolution to Appropriate $398,000 from the Community Services Grant Program funds
MEETING NAME AND DATE:
Community Services Committee for September 7, 2021
PRESENTER INFORMATION:
Fred E. Leyda, Director, Human Services Department *15 Minutes*
ITEM BACKGROUND:
Council approved $398,000 in its FY22 budget for Community Services Grant Program (Together for Beaufort County/Public Welfare Subsidies 10001598-55600).
PROJECT / ITEM NARRATIVE:
Human Services Annual Grant Appropriations- Beaufort County Human Services Department convened independent review panel to develop recommendations on August 25, 2021.
FISCAL IMPACT:
N/A
STAFF RECOMMENDATIONS TO COUNCIL:
Approve the Community Services Grant Program recommendations.
OPTIONS FOR COUNCIL MOTION:
Motion to approve the Community Services Grant Program or Motion to disapprove the Community Services Grant Program.

RESOLUTION 2020/_____

A RESOLUTION TO APPROPRIATE $398,000 FROM THE COMMUNITY SERVICES GRANTS PROGRAM FUNDS AS PROVIDED IN THE FISCAL YEAR 2022 BUDGET AS RECOMMENDED BY THE HUMAN SERVICES ALLIANCE, AN INITIATIVE OF THE BEAUFORT COUNTY HUMAN SERVICES DEPARTMENT

WHEREAS, the County Council of Beaufort County, South Carolina (County Council) is committed to ensuring a high quality of life for all residents; and

WHEREAS, County Council approved $398,000 in its FY2022 budget for the Community Services Grants Program ("Grant Program");

WHEREAS, the Human Services Alliance, an initiative of the Human Services Department, received grant applications for the Grant Program from local not-for-profit human service organizations that actively participate in the community's collective impact model, also known as *Together for Beaufort County (T4BC)*; and

WHEREAS, the Human Services Alliance convened an independent panel of community stakeholders on Wednesday, August 25, 2021, to consider the grant applications and recommends allocation of funds as provided below; and

WHEREAS, the Community Services Committee considered the recommendations of the Human Services Alliance at the September 7, 2021 meeting and recommends to County Council approval of the grant recipients and the amounts provided as follows:

- AccessHealth Lowcountry $23,000
- Beaufort County DisAbilities Coalition $5,000
- Beaufort County Early Childhood Coalition $5,000
- Bluffton Self-Help $24,000
- Child Abuse Prevention Association $15,000
- Coalition for Aging in Place $5,000
- Community Services Organization $25,000
- Extra Mile Club of the Lowcountry $10,000
- Good Neighbor Free Medical Clinic of Beaufort $30,000
- Gullah Geechee Initiative Foundation, Inc $2,500
- Hilton Head Regional Habitat for Humanity $5,000
- Hopeful Horizons $38,000
- Human Services Alliance Match Funding $10,000
- Lowcountry Area VITA $15,000
- Lowcountry Food Bank $5,000
- Lowcountry Gullah Foundation $1,000
- LowCountry Habitat for Humanity $10,000
- Meals on Wheels Bluffton Hilton Head $10,000
- Mental Health America of Beaufort-Jasper: Island House Program $9,000

DRAFT

- Military and Veterans Service Alliance (MAVSA) $9,000
- Mt. Carmel Baptist Church Med-I-Assist Program $24,000
- NAMI Lowcountry $5,000
- Neighborhood Outreach Connection $15,000
- Ronald McDonald House Charities of the Coastal Empire: Dental Unit $19,000
- Second Helpings $5,000
- T4BC Administration $10,000
- The Children's Center $5,000
- Transitional Workforce Educational Assistance Collaborative (TWEAC) $12,500
- Under One Roof $8,000
- United Way of the Lowcountry: HELPLINE $38,000

NOW, THEREFORE, BE IT RESOLVED, that County Council of Beaufort County hereby adopts this resolution as follows:

Section 1. The above recitals are true and correct and incorporated into this Resolution herein by reference.

Section 2. The County Administrator, is authorized to release the appropriated funds of $398,000.00 to the grant recipients as stated herein.

Adopted this _____ day of October, 11 2021

COUNTY COUNCIL OF BEAUFORT COUNTY

By:

_____

Joseph Passiment, Chairman

ATTEST:

_____

Sarah W. Brock, Clerk to Council

DRAFT

AccessHealth Lowcountry	$23,000
Beaufort County DisAbilities Coalition	$5,000
Beaufort County Early Childhood Coalition*	$5,000
Bluffton Self-Help	$24,000
Child Abuse Prevention Association	$15,000
Coalition for Aging in Place	$5,000
Community Services Organization	$25,000
Extra Mile Club of the Lowcountry	$10,000
Good Neighbor Free Medical Clinic of Beaufort	$30,000
Gullah Geechee Initiative Foundation, Inc	$2,500
Hilton Head Regional Habitat for Humanity	$5,000
Hopeful Horizons	$38,000
Human Services Alliance Match Funding*	$10,000
Lowcountry Area VITA*	$15,000
Lowcountry Food Bank	$5,000
Lowcountry Gullah Foundation	$1,000
LowCountry Habitat for Humanity	$10,000
Meals on Wheels Bluffton Hilton Head	$10,000
Mental Health America of Beaufort-Jasper, AKA Island House Program	$9,000
Military and Veterans Service Alliance (MAVSA)	$9,000
Mt. Carmel Baptist Church Med-I-Assist Program	$24,000
NAMI Lowcountry	$5,000
Neighborhood Outreach Connection	$15,000
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T4BC Administration*	$10,000
The Children's Center	$5,000
Transitional Workforce Educational Assistance Collaborative (TWEAC)	$12,500
Under One Roof	$8,000
United Way of the Lowcountry: HELP Line	$38,000
	$398,000

Human Services Alliance

Community Services Grant Recommendations

Beaufort County Council Community Services Committee

BEAUFORT COUNTY SOUTH CAROLINA 1769

BEAUFORT COUNTY
Human
SERVICES DEPARTMENT

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

Together for Beaufort County (T4BC) is an organizational framework that enhances our community's capacity to address social problems.

The Human Services Alliance coordinates collaborative activities, provides shared measurements for success, and facilitates the development of a shared vision among diverse community partners.

Purpose of the Grant Program

Promote and sustain activities that improve quality-of-life for all Beaufort County residents.

Eligibility

- Registered 501(c)3 non-profit in good standing
- Serve Beaufort County residents
- Active participant in achieving *Together for Beaufort County* goals and objectives
- Registered Human Services Alliance partner

FY22 Review Process

- Received 45 applications.
  15% increase in applications

- Requests totaled $1,172,064.
  38% increase in need

FY22 Review Process

- Evaluated by a diverse volunteer panel of community professionals.
- Applications evaluated on their own merit using a competitive process.

COVID Impact

- Service delivery disrupted by building closures
- Revenue loss from cancelled fundraising events
- Virtual fundraisers are not being well-received
- Education transitioning from building success to preventing learning loss from lockdown

COVID Impact

- Hiring and retention challenges
- Overwhelming demand for basic needs assistance
  - 40% increase in families
  - 200% increase in food demand
- Virtual and mobile service delivery methods have been implemented

FY22 Grant Recommendations

AccessHealth Lowcountry	$23,000
Beaufort County DisAbilities Coalition	$5,000
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FY22 Grant Recommendations

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FY22 Grant Recommendations

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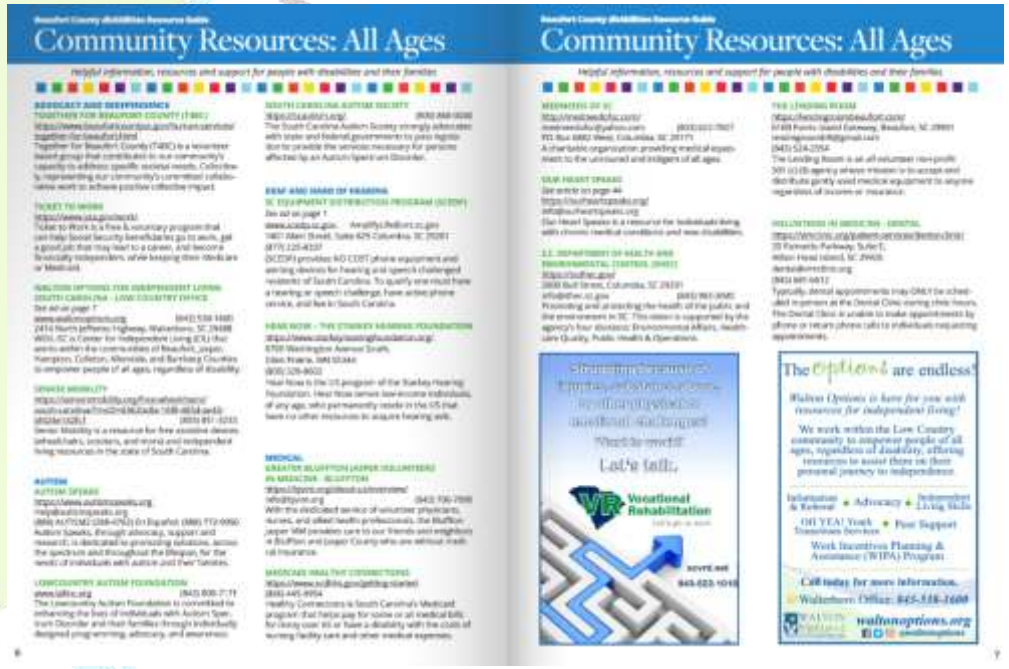
TWEAC	$12,500
Under One Roof	$8,000
United Way of the Lowcountry: HELP Line	$38,000

Successes and Upcoming Activities

- Array of service directories for the community:



- Military and Veterans Guide
- DisAbilities Guide
- Seniors Directory

Successes and Upcoming Activities

- United Way HELPLINE expansion
  - Augmenting resources with COVID-19 relief
  - 147% increase in call volume
  - Shift in demographics toward families entering social service network for the first time

(843) 524-HELP

Successes and Upcoming Activities

- Good Neighbor Free Medical Clinic
  - Upgraded technology to build capacity
  - New secure phone system and laptops facilitate telemedicine
  - Transportation barriers resolved for patients
  - Electronic patient surveys
  - Online volunteer tracking system

Questions?

Together
for Beaufort County
One COUNTY. One FUTURE.

June 7, 2021

Joe Passiment
Chairman Beaufort County Council

Re: Beaufort County LWB Re-Appointment

Dear Mr. Passiment

We are seeking the re-appointment of Sarah Marshall to the Lowcountry Workforce Board seat to be filled by Beaufort County representing Community Based Organization and Youth Build.

Ms. Marshall has served the LWB extremely well and has asked to be re-appointed for another three-year term. We are pleased that she wants to continue to serve and provide her services to the LCOG Workforce Board.

Please consider re- appointing this nominee by signing and returning the original, appointment form to me. This can be done either by scanning and emailing the original or hard copy via mail. A timely turnaround of this re- appointment is greatly appreciated as we must submit approval and re- appointment to the board by July1,2021.

If you have any questions or concerns, please don't hesitate to call. Thank you so much for all of your help.

Sincerely,

Michael V. Butler
Workforce Development Director
Lowcountry Workforce Area

Lowcountry Workforce Board
Appointment

June 7, 2021

The following Beaufort seat requires re-appointment on the Lowcountry Workforce Board:

One (1) CBO Eligible Youth

The following nominations have been received:

Community Based Organization Representatives/ Youth Build

Sarah Marshall, Director of Community Services Beaufort, Jasper EOC

As Chief Elected Official for Beaufort County, I hereby re- appoint the individual listed above to serve as Beaufort County representatives on the Lowcountry Workforce Board.

Joe Passiment
Chairman
Beaufort County Council

Date

TECHNICAL COLLEGE
OF THE LOWCOUNTRY

February 25, 2021

John O'Toole Executive Director
Beaufort County Economic Development Corporation

BY EMAIL

Dear John,

It is my intent, as President of the Technical College of the Lowcountry, to continue serving on the Beaufort County Economic Development Corporation Board of Directors. We look forward to continuing to work together as we strengthen and diversify the area's economy. I understand this is a four year term ending in September of 2024.

Sincerely,

Dr. Richard J. Gough

President

William A. Prokop
CITY MANAGER
843-525-7070
FAX 843-525-7013

CITY OF BEAUFORT

1911 Boundary Street
BEAUFORT, SOUTH CAROLINA 29902

COUNCIL MEMBERS:
Stephen D. Murray III, Mayor
Phil Cromer, Interim Mayor Pro Tem
Mitch Mitchell
Neil Lipsitz

January 25, 2021

John O'Toole
Executive Director
BCEDC
Delivered via email

Dear John,

It is my intent to continue serving as the City of Beaufort's appointee to the Beaufort County Economic Development Corporation Board of Directors. I look forward to our continued work together as we expand economic opportunity, build a more sustainable tax base, and lift the economic prosperity of our citizens.

In Service,

Stephen D. Murray III
Mayor

BEAUFORT COUNTY COUNCIL
AGENDA ITEM SUMMARY

ITEM TITLE:

APPROVAL FOR REAPPOINTMENT

MEETING NAME AND DATE:

EXECUTIVE COMMITTEE MEETING

- AUGUST 2, 2021

PRESENTER INFORMATION:

COMMITTEE CHAIMAN SOMMERVILLE

ITEM BACKGROUND:

REAPPOINTMENT OF RICHARD GOUGH TO BEAUFORT COUNTY ECONOMIC DEVELOPMENT CORPORATION

-

PROJECT / ITEM NARRATIVE:

REAPPOINTMENT OF RICHARD GOUGH TO BEAUFORT COUNTY ECONOMIC DEVELOPMENT CORPORATION

FISCAL IMPACT:

N/A

STAFF RECOMMENDATIONS TO COUNCIL:

APPROVE, MODIFY, OR REJECT

OPTIONS FOR COUNCIL MOTION:

MOTION TO (APPROVE, MODIFY OR REJECT)REAPPOINTMENT OF RICHARD GOUGH TO BEAUFORT COUNTY ECONOMIC DEVELOPMENT CORPORATION

TECHNICAL COLLEGE
OF THE LOWCOUNTRY

John O'Toole Executive Director
Beaufort County Economic Development Corporation

BY EMAIL

Dear John,

It is my intent, as President of the Technical College of the Lowcountry, to continue serving on the Beaufort County Economic Development Corporation Board of Directors. We look forward to continuing to work together as we strengthen and diversify the area's economy. I understand this is a four year term ending in September of 2024.

Sincerely,

Dr. Richard J. Gough

President

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 decreased 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,

Chris Marsh

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:

_____
Clerk to Council

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:

Beaufort County Council, September 13, 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". The Natural Resources Committee unanimously approved the naming of the building at their September 7 meeting.

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".