County Council Meeting
Beaufort County, SC

Beaufort County Courthouse
102 Ribaut Road
Beaufort, SC 29902

Monday, September 8, 2025
6:00 PM

AGENDA

COUNCIL MEMBERS:

Alice Howard, Chair
David P. Bartholomew
Logan Cunningham
York Glover
Lawrence McElynn
Thomas Reitz
Anna Maria Tabernik, Vice-Chair
Paula Brown
Gerald Dawson
Mark Lawson
Joseph Passiment

1. CALL TO ORDER: Alice Howard, Chair
2. PLEDGE OF ALLEGIANCE AND INVOCATION: Council Member Gerald Dawson
3. STATEMENT OF COMPLIANCE WITH FOIA: Alice Howard, Chair
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES
    a. Minutes- August 11,2025 Caucus and Council, August 18, 2025 Special Called Council Meeting, and August 20, 2025 Special Called Council Meeting
6. PROCLAMATION
    a. Proclamation recognizing September 17-23 as Constitution Week - *Vice-Chair Tabernik*
    b. Proclamation recognizing September 2025 as National Recovery Month - *Council Member McElynn*
7. ADMINISTRATOR'S REPORT
8. PUBLIC COMMENT PERIOD - 30 MINUTES TOTAL
9. LIAISON AND COMMITTEE REPORTS
    - Community Services Committee
    - Natural Resources Committee
    - Finance, Administration, and Economic Development Committee

- Public Facilities Committee

10. APPROVAL OF CONSENT AGENDA

CONSENT AGENDA

a. Items Originating from the Finance, Administration, and Economic Development Committee

1. Reappointments of Rich Sells and James Starnes to the Airports Board for a two-year term with an expiration date of August 2027.

b. Items Originating from the Public Facilities and Safety Committee

1. Contract award to Wood and Partners for the planning, permitting and construction oversight of Bermuda Bluff ($236,850)

2. Approval of Talbert, Bright, and Ellington (TBE) Work Authorization (WA) 2119-2501 for Beaufort Executive Airport (ARW) Partial Parallel Taxiway (Design & Bidding)

3. Approval of a Work Authorization to Talbert, Bright, and Ellington for construction administration at the Hilton Head Island Airport for the Airfield Drainage Improvements $240,923.36.

4. Approval of a Work Authorization for Talbert, Bright, and Ellington to prepare the Environmental Assessment for Taxiway "F" Runway Object Free Area project at the Hilton Head Island Airport $322,129.21

5. Award to Infrastructure Consultants & Engineering for the 2025 Pavement Evaluation & Maintenance Plan $355,294.50.

6. Award to Sandhill ALS Construction, Inc. for the Alljoy Road Sidewalk Project in the amount of $2,759,374.20.

7. Approval of an Intergovernmental agreement between Beaufort County and the Town of Port Royal, Town of Bluffton, Town of Hilton Head Island and the City of Beaufort for participation in the Pavement Evaluation and Maintenance Plan project.

8. Award to Wildwood Contractors, Inc. for the construction of the Depot Road Pathway Project in the amount of $552,531.54

9. Approval of a change order to the Contract with W.M. Roebuck, Inc. for the Construction of Mast Arms at the Intersection of Bluffton Parkway and River Ridge Dr. $124,452.00.

10. Award to Davis and Floyd Engineers for the Alljoy Boat Landing/ Parking Design $544,500

11. Award to Davis and Floyd Engineers for the Wimbee Creek Pier Design $436,700

12. Award to McSweeney Engineers for Marine Facilities Inspections $373,069.12

END OF CONSENT AGENDA

11. ORDINANCES FOR SECOND READING:

a. 2025/37: An ordinance amending the zoning map for 11 acres located on Burnt Church Road (R600 039 000 1552 0000, R600 039 000 0056 0000, R600 039 000 0269 0000) from T3 Hamlet Neighborhood (T3HN) and T4 Hamlet Center (T4HC) to T3 Neighborhood (T3N)

The vote at the Natural Resources Committee on June 2, 2025 - 4:1 & 1 abstained

The vote at First Reading and Public Hearing on June 23, 2025 - Failed 6:5
The vote for Motion to Reconsider at July 14, 2025 County Council Meeting - passed 8:1
The vote at First Reading on August 11, 2025 - passed 10:0

b. 2025/41: An ordinance to amend the FY2025-2026 budget ordinance to carry over FY2025 purchase orders & funds **(Public Hearing)**

The vote at the Finance, Administration, and Economic Development Committee Meeting on August 18th, 2025 - passed 9:0.
The vote at First Reading on August 20th, 2025 - passed 9:0.

12. ORDINANCES FOR FIRST READING:

a. 2025/42: An ordinance amending the zoning map for 86.16 acres located at 98 Jennings Road (R100 028 000 0264 000) from T2 Rural (T2R) to T3 Hamlet Neighborhood (T3HN) and T4 Hamlet Center (T4HC) utilizing the Hamlet Place Type Overlay (PTO) **(Public Hearing)**

b. 2025/43 : An ordinance to approve a Development Agreement for Ramsey Farms located at 98 Jennings Road (R100 028 000 0264 0000) between Pulte Home Company, LLC., a Michigan Limited Liability Company, authorized to conduct business in South Carolina, and the County of Beaufort, South Carolina pursuant to section 6-31-30 of the code of laws of South Carolina, 1976 as amended **(Public Hearing)**

13. RESOLUTIONS:

a. 2025/49: A resolution to accept and to appropriate funds from the South Carolina Opioid Recovery Fund (SCORF)

b. 2025/50: A Resolution establishing a policy that restricts and defines the allowable uses of Beaufort County Council's Economic Development 'Site & Jobs' funds, which are allocated annually for use by the Beaufort County Economic Development Corporation.

c. 2025/51: A Resolution authorizing the County Administrator to enter into a Memorandum of Agreement with Lowcountry Regional Transit Authority (LRTA) for administrative support - Daufuskie Island Ferry Qualified Discount Rider (QDR) passes for fiscal year '26.

d. 2025/52: A Resolution to Accept a South Carolina Aviation Commission (SCAC) Grant for the Hilton Head Island Airport (HXD) Administration Building Conceptual (Design)

e. Approval of a contract award for RFP 052024 Computer Assisted Mass Appraisal (CAMA)/Tax System software for Beaufort County to Harris Govern.

14. ADJOURNMENT

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