County Council Meeting
Beaufort County, SC

Burton Wells Recreation Center
1 Middleton Recreation Dr
Beaufort, SC 29906

Monday, September 22, 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: Anna Maria Tabernik, Vice-Chair
3. STATEMENT OF COMPLIANCE WITH FOIA: Alice Howard, Chair
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES
    a. Minutes from Caucus and County Council September 8, 2025
6. PROCLAMATIONS
    a. Proclamation recognizing the Corners Community of St. Helena Island - *Council Member Glover*
    b. Proclamation recognizing National Preparedness Month September 2025 - *Council Member Cunningham*
7. ADMINISTRATOR'S REPORT
8. PRESENTATION
    a. Presentation of new format for tax bills - *Maria Walls, Beaufort County Treasurer*
9. PUBLIC COMMENT PERIOD - 30 MINUTES TOTAL
10. APPROVAL OF CONSENT AGENDA

CONSENT AGENDA

a. Items originating from the Community Services Committee

1. Appointments of Ariel Perry and Christian Kata to the Parks and Recreation Board for a partial term with an expiration date of February 2026.

2. Appointment of Mary Christian, Pharm. D., M.B.A. to the Beaufort Memorial Hospital Board of Trustees for a four-year term with an expiration date of August 2029.

3. Appointment of Stephen H Marbut to the Beaufort Memorial Hospital Board of Trustees for a partial term with an expiration date of February 2028.

b. Item Originating from the Executive Committee

1. Reappointments of Darwin Cleveland, Julie Washington, and Quandara Grant to the Lowcountry Workforce Development Board for a three-year term with an expiration date of June 2028.

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

1. Appointments of Nick Borreggine, Anne Marie Wemmlinger, and Ashlee Houck to the local 3% ATAX Committee for a four-year term with an expiration date of August 2029.

END OF CONSENT AGENDA

11. RESOLUTIONS:

a. 2025/53: A resolution establishing a Capital Project Sales Tax Commission for the purpose of considering proposals for funding capital projects within the county and formulating a question to appear on the ballot in 2026.

b. 2025/55: A Resolution amending the Beaufort County Personnel Handbook Policy Section 3.3 Remote Work/Telecommuting, A-9 County Emergency Disaster Policy, and A-10 Beaufort County Emergency Attendance & Pay Policy.

c. 2025/56: A Resolution authorizing the County Administrator to execute the documents necessary and to provide funds to the Town of Bluffton for their procurement of fee simple real property located in Bluffton, known as the Buckwalter PUD Tracts – Parcel 5A and Parcel 5B (PIN# R610 030 000 0138 0000, R610 030 000 1971 0000), not to exceed the requested amount ($2,143,678)

d. 2025/57: A Resolution authorizing the County Administrator to execute the documents necessary and to provide funds to contribute to the procurement by The Open Space Institute on behalf of the applicant, The Open Land Trust, for the acquisition of fee simple real property located in Beaufort County, known as the Buckfield Tracts - Phase I (Pin# R700-005-000-0004-0000, R700-005-000-0002-0000, R700-005-000-001C-0000, R700-005-000-0001-0004, R700-005-000-0005-0000, R700-001-000-0013-0000, R710-001-000-0020-0000, R710-001-000-0013-0000), not to exceed the requested amount ($7,000,000)

e. 2025/58: A Resolution to express Beaufort County Council's support of a childcare and early learning demonstration project utilizing the tri-share funding model in Beaufort and Jasper counties and such other counties as may be appropriate

f. 2025/59: A Resolution repealing resolution 2024/20 and replacing with resolution 2025/59 committing funds to Technical College of the Lowcountry and Beaufort Memorial Hospital for capital projects.

g. 2025/54: A Resolution Authorizing the County Administrator to Accept a Historic Preservation Grant Award From The National Park Service (Cemetery Surveys)

12. ORDINANCES FOR THIRD 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
The vote at Second Reading on September 8, 2025 - passed 10:0

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

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.
The vote at Second Reading on September 8, 2025 - passed 10:0

13. ORDINANCES FOR FIRST READING:

a. 2025/42: Text Amendments To The Community Development Code (CDC): Division 5.10 (Historic Preservation), Section 7.2.120 (Certificate Of Appropriateness), Section 7.3.80 (Historic Designation), Section 7.4.50 (Public Hearing Scheduling And Notice), And Section 7.5.40 (Historic Preservation Review Board (HPRB)). **(Public Hearing)**

The vote at the Natural Resources Committee on September 2, 2025 - Passed 8:0

b. 2025/43: An Ordinance amending the FY2026 Budget Ordinance to re-purpose millage allocated from TCL & BMH to the County's Debt Service.

The vote at the Finance, Administration, and Economic Development Committee Meeting on September 15, 2025 - passed 6:0.

c. 2025/44: An Ordinance to approve a Development Agreement Between Pine Island Property Holdings, LLC, a South Carolina 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)**

d. 2025/45: An Ordinance Amending The Zoning Map For 437 Acres Located On Dulamo Road And St. Helenville Road (R300 012 000 0254 0000; R300 012 000 0255 0000; R300 012 000 0001 0000; R300 007 000 0002 0000; R300 011 000 0275 0000) For The Removal From The Cultural Protection Overlay (CPO) District **(Public Hearing)**

14. ADJOURNMENT

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