

County Council Meeting  
Monday, November 8, 2010

4:00 p.m.

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Council Chambers  
Administration Building

# COUNTY COUNCIL OF BEAUFORT COUNTY

ADMINISTRATION BUILDING  
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WM. WESTON J. NEWTON  
CHAIRMAN

D. PAUL SOMMERVILLE  
VICE CHAIRMAN

## COUNCIL MEMBERS

STEVEN M. BAER  
RICK CAPORALE  
GERALD DAWSON  
BRIAN E. FLEWELLING  
HERBERT N. GLAZE  
WILLIAM L. McBRIDE  
STEWART H. RODMAN  
GERALD W. STEWART  
LAURA VON HARTEN

GARY KUBIC  
COUNTY ADMINISTRATOR

BRYAN J. HILL  
DEPUTY COUNTY ADMINISTRATOR

LADSON F. HOWELL  
COUNTY ATTORNEY

SUZANNE M. RAINEY  
CLERK TO COUNCIL

## AGENDA COUNTY COUNCIL OF BEAUFORT COUNTY Monday, November 8, 2010 4:00 p.m. Council Chambers Administration Building

Citizens may participate in the public comment periods and public hearings from telecast sites at the Hilton Head Island Branch Library as well as Mary Field School, Daufuskie Island.

**4:00 p.m.**

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. INVOCATION
4. REVIEW OF MINUTES – [October 25, 2010](#)
5. PUBLIC COMMENT
6. RECOGNITION / AWARD TO BE PRESENTED BY REP. SHANNON ERICKSON  
Paliete Sharpe, Whale Branch Middle School  
Dajai Osborne, Beaufort Middle School
7. PROCLAMATIONS
  - Veterans Day  
Parade Grand Marshall Robert Waldrop  
Veteran, U. S. Army Air Corps, World War II POW and Purple Heart recipient  
Mr. Ed Ray, Director, Veterans Affairs Department
  - America Recycles Day  
Mr. Jim Minor, Supervisor, Solid Waste and Recycling
8. [COUNTY ADMINISTRATOR'S REPORT](#)  
Mr. Gary Kubic, County Administrator
  - The County Channel / Broadcast Update
  - [Two-Week Progress Report](#)

Over



- Recognition / Amanda Flake and Judith Timmer / Arborist Certifications
- Announcement / Delivery of Donated Items from Lowe's for County Animal Shelter
- [Presentation / 2011 Calendar](#)
- [Immigration Joint Initiative Planning Group](#)  
Mr. Fred Washington, Chairman, Beaufort County School Board
- Presentations / 2010 Comprehensive Annual Financial Report / Bond Sale / Property Tax Agreed-Upon Procedures  
Mr. David Starkey, Chief Financial Officer  
Mr. Thomas McNeish, Elliott Davis LLC

9. DEPUTY COUNTY ADMINISTRATOR'S REPORT

Mr. Bryan Hill, Deputy County Administrator

- [Two-Week Progress Report](#)
- Construction Project Updates  
Mr. Robert McFee, Division Director, Engineering and Infrastructure  
One Cent Sales Tax Referendum Projects:  
U.S. Highway 17 Widening  
New Bridge over Beaufort River / U.S. 21 / S.C. 802 Construction Project  
S.C. Highway 802 Roadway Construction Project  
S.C. Highway 46 and Simmonsville Road  
U.S. Highway 278 Resurfacing  
Capital Improvement Projects:  
Disabilities and Special Needs Adult Day Care Center  
Hilton Head Airport Aircraft Rescue Firefighting Facility

CONSENT AGENDA

Items 10 through 14

10. EDDINGS POINT BOAT LANDING FLOATING DOCK ADDITION ([backup](#))
  - Public Facilities Committee discussion and recommendation to approve occurred October 26, 2010 / Vote 6:0
  - Contract award: R.L. Morrison & Sons, Inc., McClellanville, South Carolina
  - Contract amount: \$167,903
  - Funding source: \$215,000 SC Department of Natural Resources grant. FY 2007 CIP Account #11437-56000 with a current balance of \$379,047. The FY 2007 contingency fund would then be reimbursed from the SCDNR grant.
11. LADY'S ISLAND COMMUNITY PARK PHASE 1 DESIGN-BUILD PROJECT
  - Public Facilities Committee discussion and recommendation to approve occurred October 26, 2010 / Vote 6:0 ([backup](#))
  - Contract award: JOCO Construction, Lady's Island, South Carolina
  - Contract amount: \$529,800

- Funding source: CIP Account #11431-54455, Lady's Island Community Park, with a current balance of \$125,109 and Parks and Leisure Services Impact Fees, Lady's Island, with a current balance of \$642,002.
12. HILTON HEAD ISLAND AIRPORT AIRCRAFT RESCUE AND FIRE FIGHTING (ARFF) STATION CONSTRUCTION CHANGE ORDER ([backup](#))
    - Public Facilities Committee discussion and recommendation to approve occurred October 26, 2010 / Vote 6:0
    - Construction Change Amount: \$118,223 to Creative Structures,
    - Funding source: The FAA has agreed to cover 95% of the cost of the change order under their existing grant offer for this project. Since the State does not routinely modify their grant offers, the remaining 5%, which amounts to \$5,911 will come from the Airports Account #13580-59040 which has a current balance of \$17,834.
  13. SCDOT GUIDESHARE PROJECTS ([backup](#))
    - Public Facilities Committee discussion and recommendation to approve occurred October 26, 2010 / Vote 6:0
    - Recommendation: Approve the project priority list to be submitted to LCOG for inclusion in the Long-Range Transportation Plan and funded with State of South Carolina Guideshare funds.
  14. ADOPTION OF THE 2010 BEAUFORT COUNTY COMPREHENSIVE PLAN (A COMPILATION OF PREVIOUSLY APPROVED UPDATED ELEMENTS, THE DEMOGRAPHICS ELEMENT, A NEW INTRODUCTION AND HISTORY CHAPTER, AND ALL OF THE 1997 COMPREHENSIVE PLAN APPENDICES)
    - Consideration of first reading November 8, 2010
    - Natural Resources discussion and recommendation to approve occurred November 1, 2010 / Vote 7:0 ([ordinance](#)) ([chapter-2](#)) ([chapter-3](#))
  15. AN ORDINANCE OF THE COUNTY OF BEAUFORT, SOUTH CAROLINA, TO EXTEND THE 2010 SUNSET DATE FOR GREENHEATH PLANNED UNIT DEVELOPMENT, INVOLVING 97.80 ACRES ON LADY'S ISLAND, FOR AN ADDITIONAL TEN YEARS WITH CONDITIONS
    - Announcement of a public hearing **only** – Monday, November 29, 2010 beginning at 6:00 p.m. in Council Chambers of the Administration Building, 100 Ribaut Road, Beaufort, South Carolina
    - Natural Resources discussion and recommendation to approve occurred November 1, 2010 / Vote 7:0
    - Public hearing occurred November 9, 2009
    - Second reading approval occurred October 26, 2009 / Vote 5:3
    - First reading approval occurred August 25, 2008 / Vote 10:1
  16. AN ORDINANCE TO APPROVE A DEVELOPMENT AGREEMENT BETWEEN BEAUFORT COUNTY AND GLEASON PLACE, L.P., A SOUTH CAROLINA

LIMITED PARTNERSHIP, PURSUANT TO SECTION 6-31-30 OF THE *CODE OF LAWS OF SOUTH CAROLINA*, 1976, AS AMENDED

- Announcement of a public hearing **only** – Monday, November 29, 2010 beginning at 6:00 p.m. in Council Chambers of the Administration Building, 100 Ribaut Road, Beaufort, South Carolina
- Natural Resources discussion and recommendation to approve occurred November 1, 2010 / Vote 7:0
- Public hearing occurred November 9, 2009 (Two of two)
- Second reading approval occurred October 26, 2009 / Vote 3:4:1
- Public hearing November occurred 26, 2009 (One of two)
- First reading approval occurred October 12, 2009 / Voted 7:4
- Natural Resources Committee discussion and recommendation occurred October 5, 2009 / Vote 3:2
- Beaufort County Board of Education approval occurred September 15, 2009 / Vote 11:0
- Development Agreement Subcommittee of Natural Resources Committee discussion occurred September 2, 2009
- Natural Resources Committee discussion occurred July 16, 2009
- Development Agreement Subcommittee of Natural Resources Committee discussion occurred July 14, 2009
- Development Agreement Subcommittee of Natural Resources Committee discussion occurred June 23, 2009

PUBLIC HEARING

Item 17

- 6:00 p.m.** 17. ORDINANCE OF THE COUNTY OF BEAUFORT, SOUTH CAROLINA, TO AMEND CHAPTER 14, ARTICLE II, ANIMAL CONTROL ORDINANCE, SECTION 14-27, STERILIZATION AND MICROCHIP IDENTIFICATION; SECTION 14-29, IMPOUNDMENT; SECTION 14-30, REDEMPTION OF IMPOUNDED ANIMALS; AND SECTION 14-31, ADOPTION FEES AND STERILIZATION ([backup](#))
- Consideration of third and final reading November 8, 2010
  - Second reading occurred October 25, 2010 / Vote 11:0
  - Public hearing – Monday, November 8, 2010 beginning at 6:00 p.m., Council Chambers, Administration Building, Beaufort
  - First reading occurred October 11, 2010 / Vote 11:0
  - Public Safety Committee discussion and recommendation to approve occurred October 4, 2010 / Vote 7:0
  - Joint Community Services, Natural Resources and Public Safety Committees discussion and recommendation to adopt occurred October 18, 2010 / Vote 7:0
18. [COMMITTEE REPORTS](#)
19. PUBLIC COMMENT

20. EXECUTIVE SESSION – Receipt of legal advice relating to pending and potential claims

21. ADJOURNMENT

County TV Rebroadcast	
Monday	4:00 p.m.
Wednesday	9:00 p.m.
Saturday	12:00 p.m.
Sunday	6:30 a.m.

Cable Casting of County Council Meetings <i>The County Channel</i>	
Charter Cable	CH 20
Comcast	CH 2
Hargray Cable	CH 252
Hargray Video on Demand	600
Time Warner Hilton Head Cable	CH 66
Time Warner Sun City Cable	CH 63

Official Proceedings  
County Council of Beaufort County  
October 25, 2010

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

The regularly scheduled meeting of the County Council of Beaufort County was held at 4:00 p.m. on Monday, October 25, 2010, in the large meeting room of the Hilton Head Island Branch Library, 11 Beach City Road, Hilton Head Island, South Carolina.

**ATTENDANCE**

Chairman Weston Newton, Vice Chairman D. Paul Sommerville and Councilmen Steven Baer, Rick Caporale, Gerald Dawson, Brian Flewelling, Herbert Glaze, William McBride, Stu Rodman, Gerald Stewart and Laura Von Harten.

**PLEDGE OF ALLEGIANCE**

The Chairman led those present in the Pledge of Allegiance to the Flag.

**INVOCATION**

Councilman William McBride gave the Invocation.

**REVIEW OF PROCEEDINGS OF THE REGULAR MEETING HELD SEPTEMBER 27, 2010**

It was moved by Mr. Flewelling, seconded by Mr. Stewart, that Council approve the minutes of the regular meeting held September 27, 2010. The vote was: FOR – Mr. Baer, Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mr. McBride, Mr. Newton, Mr. Rodman, Mr. Sommerville and Mr. Stewart. ABSENT – Mr. Glaze and Ms. Von Harten. The motion passed.

**REVIEW OF PROCEEDINGS OF THE REGULAR MEETING HELD OCTOBER 11, 2010**

It was moved by Mr. Flewelling, seconded by Mr. Stewart, that Council approve the minutes of the regular meeting held October 11, 2010. The vote was: FOR – Mr. Baer, Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mr. McBride, Mr. Newton, Mr. Rodman, Mr. Sommerville and Mr. Stewart. ABSENT – Mr. Glaze and Ms. Von Harten. The motion passed.

**PUBLIC COMMENT**

The Chairman recognized Mr. Kevin Farruggio, Vice President of Westbury Park Residential Owners Association (Westbury Parkway), who spoke briefly about a proposed second entrance

to the Estates at Westbury (Estates). Council was given copies of a petition that circulated around the community the past few weeks that contains more than 190 signatures requesting the County consider condemning a small sliver of land at the northeast corner of the Estates development for a second access point into that development from the new Plantation Business Park frontage road. We understand Council will be receiving an update from the Engineering Department tonight on the status of this frontage road, and we thought it was appropriate to bring this opportunity to Council's attention. In order to give Council some context and history of this project, currently there is only one entrance and exit to the 320-unit condominium complex known as the Estates and that is through the 350-unit residential development known as Westbury Park along Kensington Boulevard. This road is simply overwhelmed with traffic from both communities. The second entrance option presented itself last year after we reviewed the Plantation Business Park frontage road plans and saw where the road swings very close to the rear part of this development. Mr. Farruggio has submitted an aerial exhibit along with the petition. We shared this idea with the Engineering Department last year. Seeing the wisdom and merits of the idea, Beaufort County agreed to pay for the design and construction of the entrance as part of the frontage road project scope with the stipulation, however, the road easement be donated to the County. We understand surveying work, engineering work and design work for the entrance road is already complete and ready to go. Westbury Park then presented this opportunity to the Estates Board of Directors (a separate board) with the additional assurance that we, Westbury Park, would accept full financial responsibility for the additional security gate, signage and landscaping needed for the new entrance and also pay for the additional maintenance associated with the new entrance. Unfortunately, in February 2009, Westbury Park received a letter stating the Estates Board of Directors did not want to participate in donating the easement area and did not want the second area because of traffic and general property value concerns. Since then construction of the frontage road has progressed. We feel that right now is the best opportunity to build the road with the contractor on site and with the funds available. The right of way simply needs to be purchased by the County in order to move this project forward. The public benefits of this project: (i) the new entrance will serve as additional evacuation route for the residents of both the Estates and Westbury Park, (ii) access to US Highway 278 provides convenient interconnectivity to the commercial services and secondary roadways keeping traffic off of US Highway 278, and (iii) provides an additional access point for critical fire, police and emergency services thus cutting down on response time. The second entrance will serve as a traffic safety valve for the Buck Island Road entrance. When Westbury Park median is closed on US Highway 278 and widened to six lanes, much of that traffic that will enter the US Highway 278 gate will be routed down Buck Island Road worsening a very dangerous intersection. Again, this entrance will serve as a safety valve for that. Hopefully, Council will consider moving forward with this small, but significant project.

Mr. Thomas C. Barnwell, Jr. is honored to update Council on the Mitchelville Preservation Project. The Mitchelville Committee (Committee) has been working more than seven years on this project. He is happy to say progress is being made. The Town of Hilton Head Island has now assigned staff to help coordinate activities. The Committee has a contract with Wood Partners, Inc. and they have prepared the Mitchelville Freedom Park Preliminary Master Plan. Hopefully, Council will help in the acquisition of properties identified as Parcel 1, 2 and 3. The



website is [www.mitchelvillepreservationproject.com](http://www.mitchelvillepreservationproject.com). Mr. Barnwell, Committee members, and planners plan to make a formal presentation to Council in the immediate future.

Mr. Aaron Seelback, a Westbury Park resident, spoke to the possibility of a second entrance into the Estates at Westbury (Estates). With these two communities there are 670 residential units. His concern is in the event of a catastrophic event and evacuation, all traffic from that entire area would be going down one road, Kensington Avenue, to exit onto Buck Island Road. That has potential danger. With the current frontage road going through, the opportunity presents itself for that second entrance and exit into the Estates. He asked Council to consider that proposal.

Ms. Mary Aiana, Westbury Park Homeowners Association, thanked Council for the opportunity to talk about the badly needed gate for Estates of Westbury Park (Estates). She has owned a home at 43 Kensington Avenue since 2004. Her house is located directly across the street from the neighborhood park where many children enjoy our new playground. She is worried about children playing in this area because that area is a direct traffic route to the Estates. She has witnessed many cars going toward the apartments, going over the speed limit or not paying attention creating the possibility for a tragic event. However, if the Estates had its own gate, it would cut down significantly on the traffic making this street safer for our children and residents. Also, the concentration of traffic that is going to be placed on Buck Island Road entrance with the crossover on US Highway 278 being closed and closed in front of Westbury Park will also create additional problems. All residents of Westbury Park and the Estates wanting to go westbound on US Highway 278 will be forced to use the side gate on Buck Island Road. This is going to create an enormous traffic problem as that gate has a line of sight problem when you come around the corner from Bluffton Parkway. It is quite dangerous and only about 100 yards. When people are coming around there at 45 mph or 50 mph, it could cause a significant traffic problem. With the new gate for the Estates being built it would relieve traffic from Buck Island Road making it much safer for our residents as well as the community at large using Buck Island Road. Having witnessed many emergency vehicles going toward the Estates, Ms. Aiana is concerned about public safety issues when these vehicles have to drive down Kensington Avenue all the way to the apartments. The delay in reaching the Estates could also create a hazard to the residents there, not to mention only having one exit if there was ever a need for an evacuation. In Ms. Aiana's opinion, the expense of building the gate is minimal compared to the safety concerns that are created by the lack of the gate.

Mr. Stewart has heard the three speakers mention the fact about emergency conditions. "Do you have any communication from the fire district and / or EMS Department as to what their concerns would be or what their position would be with respect to this issue"?

Mr. Farruggio replied he does not, specifically, but has communicated with the Engineering Department that they had solicited comments and they were all favorable to the fact that it cuts down response time.

Mr. Stewart commented if there are any specifics from the fire district and / or EMS Department, he would appreciate hearing it and knowing what their particular input would be to this issue.

Mr. Newton thanked the homeowners for attending today's Council meeting. Council appreciates the petition circulated. Staff has it and has not responded back to Council. He has two particular concerns that come immediately to mind. One issue is Westbury Park ROA has offered to pay for the gate and the Estates HOA does not want to participate. The County cannot use public funds for a private road. You cannot put your private gate on a public road. So there is an immediate obstacle even if there was a will of Council to say it wants to use public dollars for that gate it cannot be gated at that juncture. Mr. Newton does not know how that could be solved, perhaps, on the apartment complex property. He believes it is going to require parties coming together, which may not have done so at this point in time, to solve it simply because there may be some legal obstacles the County just does not have the ability to do regardless if the land cost was only one dollar.

Mrs. Lynne Miller, President of Friends of Hilton Head Island Library, stated the Friends provide programs, awareness, volunteer and financial support when there is a need at the at the Hilton Head Island Branch Library (Library). We have around 600 members. We have lots of volunteers and a lot of help. The Friends have been given a portion of an estate of Major General Joseph Bastion. He was career military. He helped plan the African Campaign and become Secretary to General Eisenhower. He died on Hilton Head Island at age 99. He left his estate to four charities on Hilton Head Island, Technology College of the Lowcountry and Salvation Army. This is such a large gift, a lot of the money was set aside for future expansion of the library and a large portion was given to the Hilton Head Island Library for materials as a matching grant. Over the last several years the Friends have watched the materials line-item become a victim of budget cuts. We have watched it decrease across Beaufort County, and we are concerned about that. Now with the collapsing economy the Friends are making every effort to make sure our libraries will continue to be a viable source for our community. Our intention with this grant is to match the 2010 materials item-line and update some of the older collections of outdated materials and keep the libraries current for the community. Of course, these materials are available throughout Beaufort County. The Friends are making every effort to supplement library budgets with money for programs and materials, but that is all we can do. We have also become concerned about the loss of staffing. The library has lost, at this point, 22% of its staffing in Beaufort County. These people have not been replaced. The demand for library services is up. There were 75,000 library cards at the end of 2009. By the end of 2010 we are projecting 90,000 library cards. When librarians open in the mornings, there are people outside the door waiting to come in. It is difficult for us to imagine, but many people have had to discontinue their internet access. It is estimated that one-third of the people in Beaufort County do not have computers. Many people come to the library to rent movies as movie channels are a luxury to most people. Although to us this seems like something staff does not need to be involved with, can you image her surprise when a couple in their mid-20's sat down to use a computer to write a resume' and they did not know anything about Word. South Carolina Lends is a great program and she loves getting a book in a few days that otherwise would take weeks. It gives access to a great many more books, but it also has to be shipped and received by people. What happens when the computers are down? Every single book has to be handwritten when it is checked out. We need our staff. The Friends have the financial capacity to continue to work together with the County. We hope we can make every effort to continue to make the library the most valuable resource we have.

Mr. Bill John, members of the Friends of the Hilton Head Library Board of Directors, is author of the back materials for today's agenda item regarding the acceptance of the Friends of the Hilton Head Library Materials Grant in the amount of \$78,835. Many organizations have come before Council seeking funding for initiatives to make our County more competitive. Two recent ones that come to mind include economic development and tourism. The Friends are here offering to assist Council in making our County more competitive in terms of literacy, reading and knowledge. We have long been aware of the deficiencies in the library materials collection. In reviewing statewide South Carolina library statistics, he noted several metrics that he would like to mention to Council this evening. First, the Beaufort County library system is in the lower half of South Carolina counties with respect to books on the shelf per resident. An immediate infusion of 34,000 books is needed to catch up to the State average. The grant offer will buy 3,000 of those 34,000 books. Second, the Beaufort County library system spends proportionately less for materials than the vast majority of South Carolina counties. We spend 11% of our budget for materials while the average is 15%. Only five counties in South Carolina spend less for materials than Beaufort County. Third, the Beaufort County library system buys relatively inexpensive books. We spend only two-thirds of the cost per book versus the state average. This tends to indicate to Mr. John that we are purchasing fewer non-fiction and reference materials. When this year's Beaufort County general fund budget was approved, Mr. John noted that \$488,000 was spent for library materials last year, but only \$420,000 was budgeted this fiscal year. That is a 14% reduction year-over-year. The prospect of starting out in the lower half of the South Carolina counties and then facing a reduced budget for this year, this became a call for action. For the last four years the Friends have been investing, saving and raising funds to buy additional library materials. Mr. John was able to convince the Board of Directors to offer a matching grant for purchase of library materials this year. These are not donor-restricted funds. This is the Friends decision. It is a need we feel we can help support. Please approve the agenda item and help us spend Green.

### **2010 CITIZEN VOLUNTEERS / COUNTY BOARDS AND COMMISSIONS**

The Chairman recognized 13 citizens for their volunteer service on the County's various agencies, boards, commissions and authorities: John B. Catoe, Construction Adjustment and Appeals Board, May 2002 to December 2009; James A. Charles, III, B/J Water and Sewer Authority, March 2991 to July 2010; Noel Duncan, Airports Board, August 2008 to October 2010; Craig Forrest, Lowcountry Regional Transportation Authority Board, March 2007 to May 2010; William R. Grayson, Parks and Leisure Services Board, March 2004 to December 2009; Joseph C. Harden, County Transportation Committee, January 2000 to May 2010; Katrina Johnston, Library Board, January 2006 to April 2010; Lawrence McElynn, Alcohol and Drug Abuse Board, March 2007 to December 2009; Richard North, Lowcountry Regional Transportation Authority, May 2005 to February 2010; Lynda Potter, Accommodations Tax Board, February 2006 to July 2010; Rainie Steedley, Bluffton Township Fire District, September 2002 to April 2010; Stephen P. Wilson, Southern Corridor Review Board, July 2005 to December 2009; and Carol Myers, Disabilities and Special Needs Board, July 2006 to May 2010.

## **COUNTY ADMINISTRATOR'S REPORT**

Mr. Gary Kubic, County Administrator, was absent.

### **The County Channel / Broadcast Update**

Mr. Bryan Hill, Deputy County Administrator, reported the Beaufort Regional Chamber of Commerce sponsored the Beaufort City Council, County Treasurer, Board of Education and Congressional race Candidate Forum on Thursday, October 21, 2010. Parks and Leisure Services Department Champion Football game age 10- and 11-year old aired this past weekend and will air again November 11, 2010. The Champion Football game 8- and 9-year old will air October 26, 2010 and again October 28, 2010. Mr. Hill thanked Harold Sanders, Rex Ward, Mark Lenox, Darryl Cotulla and Jean King for making this another successful production of Parks and Leisure Services Department football.

The County Channel will televise local high school football games beginning with the Beaufort High School Eagles versus Summerville High School Green Wave. This game will undoubtedly be for first place Regional Championship. This is the first time we have had a partnership with the School District. Mr. Hill thanked Superintendent Valerie Truesdale and Board of Education Chairman Fred Washington for allowing the viewing of this game. The game will be played October 29, 2010 beginning at 7:30 p.m. and broadcast Saturday, October 30, 2010. Our goal is to provide County residents a Game-of-the-Week broadcast live during the next football season.

A joint session of County Council and Hilton Head Island Town Council will occur Wednesday, October 27, 2010 beginning at 6:00 p.m. at the Hilton Head Island High School Performing Arts Center. It will be broadcast live on The County Channel and streamlined on the county website.

Other counties are taking note of The County Channel. Coastal Kingdom, our award winning nature series, hosted by Tony Miles, will be appearing on Comcast Channel 2 in Charleston. Comcast representatives have seen the show, were impressed with its quality, content and programming. At no cost to Beaufort County the show will appear in a regular timeslot on this Charleston-based station. It will act as a billboard showcasing the beautiful natural habitats of Beaufort County. One of several concepts to prompt Beaufort County natural resources as well as increase our tourism, the production will have the opportunity to be viewed by more than a half million homes on Comcast Channel 2. This partnership will, hopefully, expand viewership to other Comcast networks such as Greenville and Augusta.

### **Two-Week Progress Report**

Mr. Bryan Hill, Deputy County Administrator, submitted the County Administrator's Two-Week Progress Report, which summarized his activities from October 11, 2010 through October 22, 2010.

## **DEPUTY COUNTY ADMINISTRATOR'S REPORT**

### **Two-Week Progress Report**

Mr. Bryan Hill, Deputy County Administrator, submitted his Two-Week Progress Report, which summarized his activities from October 11, 2010 through October 22, 2010.

Mr. Baer referred to the Monthly Progress Report on the One Percent Sales Tax Projects. He finds the reports very confusing and really makes it difficult to see what is really going on. Are we going to discuss this tonight or is this germane to another evening?

Mr. Hill replied it is germane to another evening. He will be working with Division-Director Infrastructure and Engineering Rob McFee, County Engineer Bob Klink and Mr. Dan Dennis, President of the Dennis Corporation, on getting those reports uniform. We have a couple of issues being corrected now. Mr. Hill was unaware this Report had been provided to Council.

Mr. Baer stated Project 5A, Bluffton Parkway, shows an \$11,578,000 contract. He cannot tell whether the balance available total in the column on the right includes that contract or not. Regarding the term, balance available totals, a better title is funds required to complete. It is not balance available. It is really funds required to complete on any of these projects. When staff is ready to revise this Report, he has several comments on it.

### **2011 Health Benefits Plan**

Mr. Hill reported Gallagher Benefit Services, Inc. is the new health benefit consultant, replacing Mercer, Inc. Open enrollment begins November 8, 2010. There is a 5% overall increase in health insurance of which 2.62% is due to healthcare reform. Employee contributions run about 19%. The national standard is about 30%. The County is going to try to keep as close as possible to that 19% employee contribution going forward. Due to good budgeting last year, this 5% overall increase is going to be more like a 3% to 4% increase as opposed to a 5% increase. We budgeted 1,240 employees, are somewhere in the neighborhood 1,100 and that allows us to reduce our rate going forward. We will still be with Blue Cross/Blue Shield for health insurance, United Concordia for dental insurance, United Healthcare Vision for vision insurance, and ING for life, accidental death and dismemberment, short-term disability, long-term disability and employee assistance program. There is no change in the 2011 Health Benefits Plan. The major change this year the Affordable Care Act requires plans and issuers that offer coverage to children on their parents' plan to make the coverage available until the adult child reaches the age of 26. The issued regulations state that young adults are eligible for this coverage regardless of any, or a combination of any, of the following factors: financial dependency, residency with parent, student status, employment and marital status.

## **ORDINANCE OF THE COUNTY OF BEAUFORT, SOUTH CAROLINA, TO AMEND CHAPTER 14, ARTICLE II, ANIMAL CONTROL ORDINANCE, SECTION 14-27, STERILIZATION AND MICROCHIP IDENTIFICATION; SECTION 14-29,**

**IMPOUNDMENT; SECTION 14-30, REDEMPTION OF IMPOUNDED ANIMALS; AND SECTION 14-31, ADOPTION FEES AND STERILIZATION**

This item comes before Council under the Consent Agenda. It was discussed and approved at the October 4, 2010 Public Safety Committee.

It was moved by Mr. Flewelling, seconded by Mr. Rodman, that Council approve on second reading an ordinance of the County of Beaufort, South Carolina, to amend Chapter 14, Article II, Animal Control Ordinance, Section 14-27, Sterilization and Microchip Identification; Section 14-29, Impoundment; Section 14-30, Redemption of Impounded Animals; and Section 14-31, Adoption Fees and Sterilization. The vote was: FOR – Mr. Baer, Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mr. McBride, Mr. Newton, Mr. Rodman, Mr. Sommerville and Mr. Stewart. ABSENT – Mr. Glaze and Ms. Von Harten. The motion passed.

**FRIENDS OF HILTON HEAD ISLAND LIBRARY MATCH OF LIBRARY IMPACT FEES IN AN AMOUNT NOT TO EXCEED \$78,835**

This item comes before Council under the Consent Agenda. It was discussed and approved at the October 18, 2010 joint Community Services, Natural Resources and Public Safety Committees.

It was moved by Mr. Flewelling, seconded by Mr. Rodman, that Council accept the Friends of the Hilton Head Library Materials Grant in the amount of \$78,835, with the understanding the County's matching fund source (either impact fees or general fund) will be determined by staff. The vote was: FOR – Mr. Baer, Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mr. McBride, Mr. Newton, Mr. Rodman, Mr. Sommerville and Mr. Stewart. ABSENT – Mr. Glaze and Ms. Von Harten. The motion passed.

**EXTENSION OF THE DAUFUSKIE FERRY AGREEMENT**

Mr. Rodman said his comments are no reflection on staff because they did their job. It is not a reflection on the parties. This contract works out to about \$75,000 out of the general fund for an estimated five people to be able to come back and forth. We, as a County, have to spend a fair amount of money and the costs are higher because Daufuskie Island is remote from the rest of the County and is not land connected. He agrees that both the School District and County should pay their fair share of the costs when they use the Haig Point Ferry. Haig Point has been very generous over the years in providing services many times at no charge. It does, however, seem to Mr. Rodman, in this particular case, the various parties -- Haig Point, County and School District – somehow could have come together to figure out a way to avoid spending \$75,000 for five people. He will support the motion.

Mr. Caporale referred to a letter dated October 22, 2010 from the attorney representing J & W Corporation. Mr. Newton replied Mr. Ladson Howell, staff attorney, has spoken with Mr. Morris Campbell, Division Director Community Services, and the issues will be resolved in part by Council's vote on this motion and worked out over the next 30 days.

Mr. Newton agrees with Mr. Rodman's thoughts. This is a particular vexing problem. The County's funding has increased and thank goodness it has over the last handful of years. It is still a limited opportunity for ridership to and from Daufuskie Island. He is hopeful, through the efforts of a lot of folks looking at the issue, not the least of which has been Mr. Rodman's individual efforts and now LRTA, that perhaps there is a global solution that involves some additional assistance, perhaps, from the State and otherwise to put in a real system that provides multiple opportunities on Daufuskie Island. It is worth noting that Mr. Newton checked with the Daufuskie Island Council, after this issue was approved by members of the Community Services Committee, and they did recommend that Council move forward and thanked Council for its efforts in doing so.

It was moved by Mr. Rodman, seconded by Mr. Glaze, that Council approve a contract renewal for Daufuskie Island Ferry Service to J & W Corporation with the anticipated cost of \$180,000 for the life of the contract. The contract will last for one year, beginning November 1, 2010 and ending October 31, 2011, with the option to renew for three (3) additional years, not to exceed five (5) years. The subsidy is \$300 per morning roundtrip and will be on a trial basis beginning November 1, 2010 and ending January 31, 2011. The vote was: FOR – Mr. Baer, Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mr. Glaze, Mr. McBride, Mr. Newton, Mr. Rodman, Mr. Sommerville and Mr. Stewart. ABSENT – Ms. Von Harten. The motion passed.

### RESOLUTION TO SUPPORT THE CREATION OF A REGIONAL ECONOMIC DEVELOPMENT PLAN

Mr. Jerry Stewart, as Public Safety Committee Chairman, commented in November 2007 Beaufort County and Jasper County recognized the need for regional cooperation with respect to economic development and together formed the Lowcountry Economic Alliance (Alliance). By doing so they were the last two counties in the state to come together and form such an alliance. The Alliance was formed to create an economic vision, to attract new businesses and to diversify the tax base for the two-county region. To date efforts of the Alliance have been guided by its Board of Directors with support of Lowcountry Economic Network (Network) and its members which serves as staff and implementation arm of the Alliance. The Board of Directors of both the Alliance and Network have endorsed a diversified economic vision for Beaufort and Jasper Counties based on the sectors of aeronautics and defense, ports and logistics, Green industry, knowledge intensive businesses, have partnered on several multi-county industrial park districts in the two-county region, have enlisted the support of the regions' municipalities, educational institutions and business leaders in support of its efforts and collectively acknowledge the need and desire to work toward the creation of a Regional Economic Development Plan. The Alliance is asking Beaufort County Council to endorse the creation of a Regional Economic Development Plan, commit appointed staff and at least one council member to the regional planning process; and encourage Beaufort County's municipalities also to appoint staff and a council member to the regional planning process. Jasper County Council is also in the process of passing a similar resolution requesting like support from Jasper County and its municipalities. In addition to governmental jurisdictions, the Alliance is also requesting support in this effort from regional leaders and other concerned citizens.

Mrs. Kim Statler, Director of the Network, provided additional detail with respect to the Regional Economic Development Plan. In August 2010 the Network held a two-day summit. The issue that came out of that meeting was also the same issue we continue to see with prospect traffic. Anytime a prospect looks at our region the factors – education, environment, infrastructure and product -- continue to be sort of on the benchmark of how we are measured and whether we can translate that prospect. It is the Network's job to drive that prospect to look at this area and evaluate that area. Of course, we look to Council and many other elected bodies as the leadership to guide us in this effort. How does this matter to us? As an example, CareCore National actually started its South Carolina operation leasing space in Jasper County. They ultimately built new space in Buckwalter Place because plans for development were in place. The project came together through county, municipal, private partnership with assistance of state incentives and federal dollars. The plan also included Jasper County as it was a Multi-County Industrial Park designation. To date there are about 500 jobs and \$14 million in capital investment. How did the region factors – education, environment, infrastructure and product – fit CareCore National? Education – the regional workforce included proximity to Savannah and Sun City (retired nurses). Environment – quality of life. The CEO lives on Hilton Head Island. Infrastructure – infrastructure was assisted by the county, municipal partnership, and federal / state level. Product – Buckwalter Place was in the works.

Why will a prospect not translate? In the case of Project Kelly, they had chosen Jasper County's Cypress Ridge as its top South Carolina site. The workforce pool was to draw from Beaufort, Jasper, Hampton and Colleton Counties. The plan was to include commitment of federal stimulus dollars. The total investment was to be 450 jobs and \$35 million in capital investment. The Network translated how the region factors – education, environment, infrastructure and product – did not fit Project Kelly? Education – the regional workforce and training offered by Technical College of the Lowcountry and ReadySC. Environment – quality of life. The executive officers wanted to be within 30 minutes of Savannah. Infrastructure – the Network was a little more than \$1 million deficit in gas infrastructure to the site. Product – Buckwalter Place was in the works.

Mr. Newton stated the frustration and difficulty we have with economic development in Beaufort County and this region often get misconstrued as criticism of the public / private partnership the County created a decade ago. He does not want it to be viewed in that light. He supports this resolution. Beaufort County has a history of being on the forefront as embracing the concept of regionalism which is evident from everything from our efforts in Regional Implementation Plans, both north and south, as well as 2007 development of the Alliance. As a region, we will be able collectively to move things forward better than we can independently. This is a very positive step. When can Council anticipate receiving the Action Plan, assuming we get buy-in from all the local governments?

Mrs. Statler replied the Network would like to have something for Council to review and take to its retreat January 2011. The Network is very concerned that time is of the essence. We do not want to recreate the wheel. The municipalities have their comprehensive plans as well as the counties. It is a point of bringing them together, finding the points of infrastructure, the points of



influence, where we can work together to move as quickly as possible. Our dependency on certain sectors in the economy has all of us very concerned. What we are wrestling with right now is the appropriate way to move pieces and parts forward and provide the kind of input we want from the business community and the public as well. The hope is we come together from the Network and the collective municipal and county staffs, whomever they assign, to sit in a room and agree to the outline of the plan. We have borrowed a couple of outlines from locations for folks to take a look at and tweak as we go. During the Job Summit, more than 100 people came forward and said they want to participate and provide input. We are going to create an opportunity for that as well and try to do that succinctly so we have a document to Council to review in January 2011. It will never be a completed document. We will always be changing and modifying. This is probably the most unstable market any of us in economic development have worked in. There is no consistency in the prospect list. It is everything from a small one to a large one, to renewable emergency to manufacturing. There are some big threads of influence in infrastructure and properties that we can attach to today and know that if we make those as competitive as possible we increase our chances of business here.

Mr. Newton asked if the Action Plan will identify regional deficiency. Mrs. Statler replied in the affirmative.

Mr. Newton asked if the Network envisions the Action Plan including recommendations as to how to address those deficiencies?

Mr. Statler replied in the affirmative. There are some properties that have already been evaluated based on engineers, assigned to them from the private sector, and have brought it forward to say we have "x" million dollars in deficiencies on infrastructure and need partnerships in that regard. Some will include further integration of partners. Some of our deficiencies are just in making our existing structures work together better and creating umbrellas so that can happen. As an elected body, if Council says it wants to see how all its pieces and parts work together, as we look to Council to work this problem, that will set the tone to address some of the issues whether it is with, as an example, agriculture and how we are addressing the small farmer and the ability to translate more purchase of goods and more of internal market discussion versus what the Network constraints is cultivating external businesses to want to be here. There still needs to be some internal conversation about how we help the small cottage businesses grow. We have a lot of small business out there, but they are not under an umbrella that easily managed. How can we encourage that to happen? There is some internal discussion and shifting that can happen that will not necessarily require resources. But there are some issues we have got to address, that are infrastructure driven, and cross county lines. It will not just be Beaufort County acknowledging it is an issue, but it will be Jasper County acknowledging it as well.

Mr. Newton asked if it would be premature to think the Action Plan would include regional problems, regional solutions and whether funding is the problem to that. Does the Network envision the Action Plan recommendations for that?

Mrs. Statler replied in the affirmative. How we get that formula she is not sure because sometimes those dollars are controlled at a totally different government level. If they are

transportation related, it may be a state or federal conversation. If they are gas line related issues, it is collectively us working with the Utility. Every time the Network tries to make a gas line come into play with a prospect, you cannot use government dollars to pay for that gas line because it held by a private utility. How do we get there because it is not a piece of public infrastructure that is allowable by law? There are tracts of lands the Network has not utilized yet. Some are in foreclosure that could be utilized for economic development, but we need to talk about it. There is 1,000 acres along Interstate 95 that is part of the Traditions entire footprint that has infrastructure close to it and is served by an outer road already. We need to talk, as a region, about while that property is in its present situation, what we can do to position it. Do we have the resources? What is the timeframe? There is no one out there right now saying the answer is to build more homes. There is not a builder out there saying that. There are not enough resources to do everything we would like, but we need to prioritize based on opportunities. We may not know exactly what it would take to get that property teed up, but we are going to take a run at letting you know as much information as possible by January.

Mr. Newton believes in benchmarks. He is delighted that we are moving in this regional direction. He is curious as to whether it is a reasonable expectation or not that we create 500 jobs regionally in five years. Maybe his belief in benchmarks, in this particular instance, is misplaced, but it does seem if we collectively come at this from multiple fronts, recognizing the job creation may be in Jasper County or even in Hampton County, it creates opportunities for folks in Beaufort County to have an above-average paying job. Is that a reasonable expectation?

Mrs. Statler replied in the affirmative. She does not ever want to send the message that we should not be using that as a benchmark or capital investment. She does not want us to think that measurement is going to drive the kind of change that we need when we have deficiencies inside those bubbles. If we are working in tandem, as partners, to identify those problems and come up with solutions, you are going to see those benchmarks met and exceeded. The Network has been deficient in the past not bringing this discussion forward in that collective manner. The Network has been trying its output without looking at the whole picture which has created a bunch a frustration among all of us. If we look at the deficiencies and agree together that those things have to be corrected, and we work toward that end, we are going go see a job creation number we are all going to be happy with.

Ms. Von Harten thanked Mrs. Statler for all her work on this issue. This is the most useful dialogue we have had regarding economic development in years, because we are finally getting to that point of trust where we can say these are the stumbling blocks, here is what we need to do and Council can say what it is fearful about.

The Chairman congratulated Mr. Stewart on his appointment as Chairman of the Network.

It was moved by Mr. Stewart, as Public Safety Committee Chairman (no second required) that Council adopt a resolution (i) endorsing creation of a regional economic development plan, (ii) committing to appointed and at least one Council member to the regional planning process and (iii) encouraging Beaufort County municipalities to appoint staff and a council member to the regional planning process. The vote was: FOR – Mr. Baer, Mr. Caporale, Mr. Dawson, Mr.

Flewelling, Mr. Glaze, Mr. McBride, Mr. Newton, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Ms. Von Harten. The motion passed.

### **TEXT AMENDMENTS TO COUNCIL RULES AND PROCEDURES**

It was moved by Mr. McBride, seconded by Mr. Sommerville, that Council adopt the text amendments to Council Rules and Procedures.

Mr. Baer would have preferred the Rules include the following amendments: (i) page 15, item B and any other places such as several places on the flow chart n page 16, where a number of days occurs. We need to specify calendar or business days. (ii) page 16, item F, we need to have lines coming out of the first, second and third reading box that says what happens if the vote fails. Does it go back to committee and start the whole process again from the beginning?

Ms. Von Harten does not want to propose an amendment to the Rules now, but would like to work in the future about creating a more dialogue-oriented process. At present it seems like at the beginning of the meeting there is public comment, people talk at Council, the Administrator talks at Council and there is no real dialogue. When Council is talking amongst itself, we call it speeches and you can give two speeches per question. That seems so 19<sup>th</sup> Century. It does not seem like that is the way information flows and the way that culture gets built nowadays. Ms. Von Harten would like Council to have a more dialogue-oriented process between the public, staff and itself.

Mr. McBride commented the reason for the time limit is to make a Council member think about what he / she is going to say, to get to the point and to allow the meeting to adjourn at a reasonable time. If there was no time limit, the meeting could go on until midnight.

The vote was: FOR – Mr. Baer, Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mr. Glaze, Mr. McBride, Mr. Newton, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Ms. Von Harten. The motion passed.

The Chairman passed the gavel to the Vice Chairman in order to receive committee reports.

### **COMMITTEE REPORTS**

#### **Community Services Committee**

##### **Compliance Officer**

It was moved by Mr. McBride, as Community Services Committee Chairman (no second required), that Council endorse the action of the County Administrator regarding the creation of compliance officer position for Beaufort County. The vote was: FOR – Mr. Baer, Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mr. Glaze, Mr. McBride, Mr. Newton, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Ms. Von Harten. The motion passed.

### **Disabilities and Special Needs Board**

Mr. McBride, as Community Services Committee Chairman, nominated Ms. Marion McCall to serve as a member of the Disabilities and Special Needs Board.

### **Finance Committee**

#### **Internal Auditor**

Mr. Baer inquired as to the status of the internal auditor position.

Mr. Hill replied the county external auditor is Elliott Davis. The former internal auditor is no longer an employee of Beaufort County. Mr. David Starkey, Chief Financial Officer, and his CPA Team have assumed the internal audit function. The internal auditor position has been abolished and the funds returned to the general fund.

Mr. Baer stated there have been comments about auditing the FBO data given to Council. The FBO at the airport submits revenue statements and the County gets 3% of those revenue statements. But in the past years there have been large corrections in them made retroactively to the tune of thousands of dollars. It has been pointed out to Mr. Baer, as well as Mr. Caporale, that no one ever audits them. Do you have an internal auditor who handles those kinds of functions?

Mr. Hill replied restructuring of the Finance Department includes Mr. Starkey, CPA, who is assisted by two CPAs. One of those two CPAs has been directed to work with the airport and their financial staff to handle the type of issues Mr. Baer has brought forward.

Mr. Caporale said the County did have, at one point, someone on staff whose dedicated function was internal auditor for a brief period of time. Is that person still on staff?

Mr. Hill replied that person is no longer on staff.

Mr. Caporale inquired as to the number of employees that comprise the Finance Department. Mr. Hill replied the Department consists of Mr. Starkey, two CPAs, the Purchasing Department and Accounts Payable.

Mr. Caporale clarified what Mr. Baer had said -- the comments came from members of the Airports Board. In fact, the contract with Signature, the FBO, does allow for audits, but we have never conducted one. Mr. Caporale has asked a number of times about the detail regarding credits Signature have had made themselves and the final answer appears to be their auditors recommended those credits at some point based on adjustments to payments that they have previously made to the County. Somewhere down the road we would like to be sure that someone representing our team gets a look at the same data and comes to the same conclusion. We also have a recommendation regarding the 1,000 acres along Interstate 95, but will save that conversation for a later time.

## **Quarterly Report / September 2010 Unaudited Selected Funds Interim Financial Statements**

Mr. Rodman, as Finance Committee Chairman, announced Mr. David Starkey, Chief Financial Officer, will be sending out shortly the September 2010 Unaudited Selected Funds Interim Financial Statements. This report is identified as a Top Priority in the 2010 Management Agenda.

### **Hilton Head Island Airport Master Plan Proposal**

Mr. Rodman provided Council, under separate cover, copies of two reports compiled by Captain Nick Esposito, dated September 21, 2010 – Hilton Head Island airport Runway Assessment Report / Runway Extension Analysis and Hilton Head Island Airport Noise Assessment / Current and Proposed Aircraft Analysis. The Master Plan is somewhat of a facilities plan. It is put together under the guidelines of what the FAA wants to see and does not necessarily have operational data in it. Captain Esposito has put some of that together. Hopefully, Council will find that useful. Capt. Esposito has degrees in aviation management and flight technology. He has been a Captain with United Airlines for more than 25 years. He has been an airport owner and operator, a commuter airline owner and operator, an airline consultant and an expert witness in several general and commercial aviation accidents. We are fortunate to have him living in the community and having taken the time to put that together.

Mr. Rodman commented there is one item that potentially could come up at the joint session on October 27, 2010 that only affects the County, not the Town of Hilton Head Island. When you look at the different lengths of the runways and whether or not that would impact the viability of the airport, if, in fact, we got into a situation where we were actually looking at closing the airport, Mr. Rodman wanted to make sure he understood what would be the impact on the County financial statement. It turns out our un-depreciated fixed assets at the Hilton Head Island Airport (Airport) are about \$18 million. Generally there is not much market for used runways and used control towers. By and large if the Airport were to close we would essentially have to write off all of those fixed assets and would essentially equal to our fund balance and a sizeable tax increase in order to restore our fund balance.

Mr. Baer stated Mr. Esposito is a member of the group that is trying to expand the Airport as large as they can and move the runway 803 feet closer to the church. Mr. Esposito is a fine fellow, but one should read his documents with that in mind. There are substantial gaps and anomalies and potential errors in the Talbert & Bright data we have seen. Mr. Baer spent an entire weekend, about 16 hours, going through the report in detail and was just able to do it partially. Other people have been looking at specific sections. There are tremendous anomalies that do not make sense. The Airport is 92 acres in one place and 175 in another. The passengers are 65,000 in one place and 75,000 in another. In fact, the *Island Packet* picked that one up. The vertical clearance to the church is going down to 12.5 feet, but when a number of citizens tried to reproduce those computations, it has it getting 6 feet closer than that to the church. Talbert & Bright has shown us that data. That is high school geometry. That should be one piece of 8 ½ x

11 inch paper. We do not have that data. We have asked Talbert & Bright for data on what size runway we need to go to Atlanta and Charlotte. We have asked it three times and have asked it a fourth time this month. Mr. Baer has not seen it yet. This will all come out of Wednesday. There are substantial issues at hand here – large number of homes, large number of people, coming 850 feet closure to the church, the jet exhaust is going to be 1,153 feet from the church steeple and even closer to the wall.

### Natural Resources Committee

#### **Beaufort/Port Royal Metropolitan Planning Commission**

Mr. Sommerville passed the gavel back to the Chairman in order to make a motion.

It was moved by Mr. Sommerville, seconded by Ms. Von Harten, that Council suspend the Rules to allow nominating and voting on Mr. Jim Hicks and Mr. Robert Semmler to serve as members of the Beaufort-Port Royal Metropolitan Planning Commission.

Mr. Newton remarked the reason for suspending the Rules is to try to seat Messrs. Hicks and Semmler so the Beaufort/Port Royal Metropolitan Planning Commission is a capable of having a November meeting.

The vote was: FOR – Mr. Baer, Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mr. Glaze, Mr. McBride, Mr. Newton, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Ms. Von Harten. The motion passed.

The Chairman returned the gavel to the Vice Chairman in order to continue committee reports.

Mr. Jim Hicks and Mr. Robert Semmler

The vote was: FOR – Mr. Baer, Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mr. Glaze, Mr. McBride, Mr. Newton, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Ms. Von Harten. Mr. Jim Hicks and Robert Semmler garnered the six votes required to serve as members of the Beaufort/Port Royal Metropolitan Planning Commission until such time as an ordinance is in place that defines their terms of service or they are duly replaced by Council.

The Vice Chairman passed the gavel back to the Chairman in order to continue the meeting.

### PUBLIC COMMENT

The Chairman recognized Mr. Dan Dennis, President of the Dennis Corporation, stated for the last couple of years Dennis Corporation has been working on the County Sales Tax Program. Mr. Dennis feels the corporation has done an excellent job for the County. The proof is in the pudding. We have gotten a lot of projects accelerated. A lot of projects are done. There are tough economic times out there. Our firm does work for about 27 counties in South Carolina and all of them are experiencing some form of income reduction primarily due to sales tax. Just like

Beaufort County. There is an on-going debate between him and staff over some of his charges. We are going to work through that. He is very confident of that. He has been in this business a very long time in South Carolina. He does not plan on leaving. Dennis Corporation is a very well known and admired firm. What he is asking, and staff wants to do this too, is to get this resolved. Just like the County had to lay off employees in Engineering, Mr. Dennis had to lay off 21 folks primarily because this year the Corporation will bill \$10 million in fees. He has an ongoing accounts receivable of \$3 million of which \$1.5 million in any given period is from Beaufort County. Some of that money is in dispute. We will get that resolved. For Mr. Dennis to keep Dennis Corporation in business and not have to lay any more folks off and to give his bank a sense of security that they are not going to call his loans due, we have got to get this resolved. Mr. Bryan Hill and he can do that. We have to find the time to sit down and get it done. Mr. Dennis is asking Council to hear him out and whatever is necessary that staff needs to find the time get this settled. We need to get this settled and move on. Nobody announced it tonight, he thought SCDOT Highway Commissioner Craig Forrest would, but Mr. Hill and he put together an application for the Federal Aid Match Program and Beaufort County received \$5 million last week which should cover the shortfall on US Highway 278. That is some good news.

Mrs. Fran White, a Hilton Head Island resident, stated we come here and give Council three minutes. Every time we talk it is like adversarial. She is talking about the Hilton Head Island Airport. If we had a process where we could all sit down and have a workshop and come to some conclusion on what are the issues, what are the problems and how can those problems be solved so that everyone interests can be preserved. She just heard tonight some information from Mr. Rodman and was tempted to yell out “you lie” but was too respectful to do something like that. There were issues thrown out about safety at the airport. We have come to find out the airport is safe and no changes need to be made for safety. We have heard issues on enplanements. We have heard statistics on dollars, amounts, lengths of runways. There is so much to be discussed, yet we do not have an opportunity to do it in a civil fashion. We do need a way to discuss issues that are less adversarial and more fact finding. You will come up with a better solution if you really understand what the facts are and then move on those.

**ADJOURNMENT**

Council adjourned at 5:55 p.m.

COUNTY COUNCIL OF BEAUFORT COUNTY

By: \_\_\_\_\_  
Wm. Weston J. Newton, Chairman

ATTEST: \_\_\_\_\_  
Suzanne M. Rainey, Clerk to Council

Ratified:

**OFFICE OF THE COUNTY ADMINISTRATOR  
COUNTY COUNCIL OF BEAUFORT COUNTY**

**GARY KUBIC**  
COUNTY ADMINISTRATOR

**CHERYL HARRIS**  
EXECUTIVE ASSISTANT

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[www.bcgov.net](http://www.bcgov.net)

**BRYAN J. HILL**  
DEPUTY COUNTY ADMINISTRATOR

**LADSON F. HOWELL**  
STAFF ATTORNEY

**COUNTY ADMINISTRATOR'S REPORT  
Monday, November 8, 2010  
County Council Chambers, Administration Building**

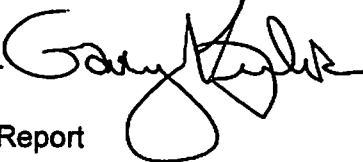
**INFORMATION ITEMS:**

- The County Channel / Broadcast Update
- Two-week Progress Report (Enclosure)
- Recognition / Amanda Flake and Judith Timmer / Arborist Certifications
- Announcement / Delivery of Donated Items from Lowe's for Beaufort County Animal Shelter
- Presentation / 2011 Calendar
- Immigration Joint Initiative Planning Group (Enclosure)  
Mr. Fred Washington, Chairman, Beaufort County School Board
- Presentations / 2010 Comprehensive Annual Financial Report / Bond Sale / Property Tax Agreed-Upon Procedures  
Mr. David Starkey, Chief Financial Officer  
Mr. Thomas McNeish, Elliott Davis LLC





## Memorandum

DATE: November 5, 2010  
TO: County Council  
FROM: Gary Kubic, County Administrator   
SUBJ: County Administrator's Progress Report

The following is a summary of activities that took place October 25, 2010 through November 5, 2010:

October 25, 2010

- Executive Golf Club vs. Beaufort County condemnation trial at Beaufort County Courthouse (Day 1)
- County Council meeting (unable to attend due to above referenced trial)

October 26, 2010

- Executive Golf Club vs. Beaufort County condemnation trial (Day 2)
- Public Facilities Committee meeting (unable to attend)

October 27, 2010

- Executive Golf Club vs. Beaufort County condemnation trial (Day 3)
- Joint Session - County Council and Hilton Head Island Town Council re: Talbert & Bright - Hilton Head Island Airport Master Plan / HHI Airport Runway Length Resolutions at Hilton Head High School Performing Arts Center, Hilton Head

October 28, 2010

- Executive Golf Club vs. Beaufort County condemnation trial (Day 4)

October 29, 2010

- Meeting with David Starkey, Chief Financial Officer, Edra Stephens, Director of Business License, Lad Howell, Staff Attorney re: Business License Penalty Waivers

November 1, 2010

- Natural Resources Committee meeting

November 2, 2010

- Meeting with Mark Roseneau, Director of Facilities Management, and Ed Allen, Coroner re: office space
- Staff meeting re: Daufuskie Ferry Feasibility Study

November 3, 2010

- Agenda review
- Meeting with Kim Statler, Executive Director of Lowcountry Economic Network re: Status of Beaufort Commerce Park
- Spring Island Board meeting re: Presentation of Telly Awards

November 4, 2010

- Meeting with Arthur Middleton and Pastor Abraham Murray, of Brick Baptist Church, re: St. Helena Branch Library project
- Meeting with Carlotta Ungaro, President of Beaufort Chamber of Commerce and Jon Rembold re: County permitting processes
- Meeting with Chief Barry Turner, Deputy Chief John Thompson, Secretary – Treasurer, Bluffton Township Fire District, and Deputy County Administrator Bryan Hill re: Property purchase

November 5, 2010

- Meeting with William Winn, Director of Public Safety
- Meeting with Port Royal Town Manager Van Willis

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# 2011 COUNTY CALENDAR

# 2011 Calendar

*Preserving and protecting the natural beauty of the South Carolina Lowcountry.*

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*Peaceful Harbor at the Barringer Tract by Margery Boyle*

*Celebrating the Beaufort County Rural and Critical Land Preservation Program*



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### *Tranquility at Widgeon Point by Sandy Dimke*

You would never think that such a bucolic scene would be found so close to heavily traveled Route 170. Yet, the morning my husband, my dog and I were there, it was just us and the birds. It was very tranquil. — Sandy Dimke



Widgeon Point is the "crown jewel" of Lemon Island which lies on the west bank of the Broad River. Lemon Island has been preserved as an important natural habitat, but was once considered for high-density development.

## *Galleries at Fort Fremont by Jean-Marie Cote*

Nature has its own way of coming back and reclaiming what man has taken away. This reminds me what I saw in Tikal, Guatemala where nature had completely covered all the Maya's temples. If it was not of our will to preserve these historical buildings, in no time we will not even know that they were there. – Jean-Marie Cote

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Fort Fremont on St. Helena Island contains the remnants of a Spanish-American War battery. Its purchase preserves an important part of the nation's history and provides public access to the beaches at Lands End.

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*The Shoreline at the Barringer Tract by Nancy Promislow*

There are very few places I've been where trees, water and grass combine to make such beauty. – Nancy Promislow



The Beaufort County Rural and Critical Land Preservation Program has saved more than 17,000 acres – including the Barringer Tract – from development. Two successful bond referenda have provided the program with \$90 million for conservation.

*Wigeon Point Pearl by Stacy Bradshaw*

While trying to capture the perfect shot I happened upon this cluster of oyster shells lying against a sea of grass and felt blessed to be surrounded by such magnificent "pearls" in Beaufort County. — Stacy Bradshaw

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Oyster shells and Virginia glasswort bake in the sun in the salt flats of Wigeon Point. The succulent glasswort, a "halophyte" that thrives in salty coastal environments, is edible and sometimes used in salads.



*Quiet Time at Jones Landing by Russ Dimke*

The morning light was beautiful on the marsh and the darker sky made the trees stand out.  
I loved the way Station Creek flowed in and out around the grasses – Russ Dimke

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Jones Landing on Station Creek offers recreational fishing and shell fishing that can be done from the shore. The demand for shore-based fishing is evident in the number of people fishing from bridges in Beaufort County.

*Birds in Flight at Widgeon Point by Scott Quarforth*

One of my favorite places to photograph is the Low Country because of the endless scenery and wildlife. Widgeon Point offered a great opportunity to capture wildlife in action. – Scott Quarforth

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Flocks of white ibis are often seen moving from site to site in search of food. They are common in coastal freshwater, saltwater and brackish marshes, rice fields, mudflats, and lagoons in Beaufort County.

## *Majestic Live Oak at Pinckney Colony by Edward Allen*

This beautifully-aged majestic live oak tree can be described as both peaceful and strong. The trees, often draped with Spanish moss, are found throughout Beaufort County and represent the tranquility of the coastal Lowcountry area. – Edward Allen



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The purchase of the 38-acre Pinckney Colony Preserve not only provided a much needed passive park, but, by eliminating future development, removed 2,000 potential daily vehicle trips from an already congested US 278.

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*Pals at Stoney Preserve by Ron Roth*

These White Ibises ambled in tandem through the cordgrass mudflats of Stoney Creek's marshes, their elegantly arced beaks spearing crabs dashing to burrows for cover. Straying none too far from each other, they moved with the slow, tranquil grace of meditation. — Ron Roth

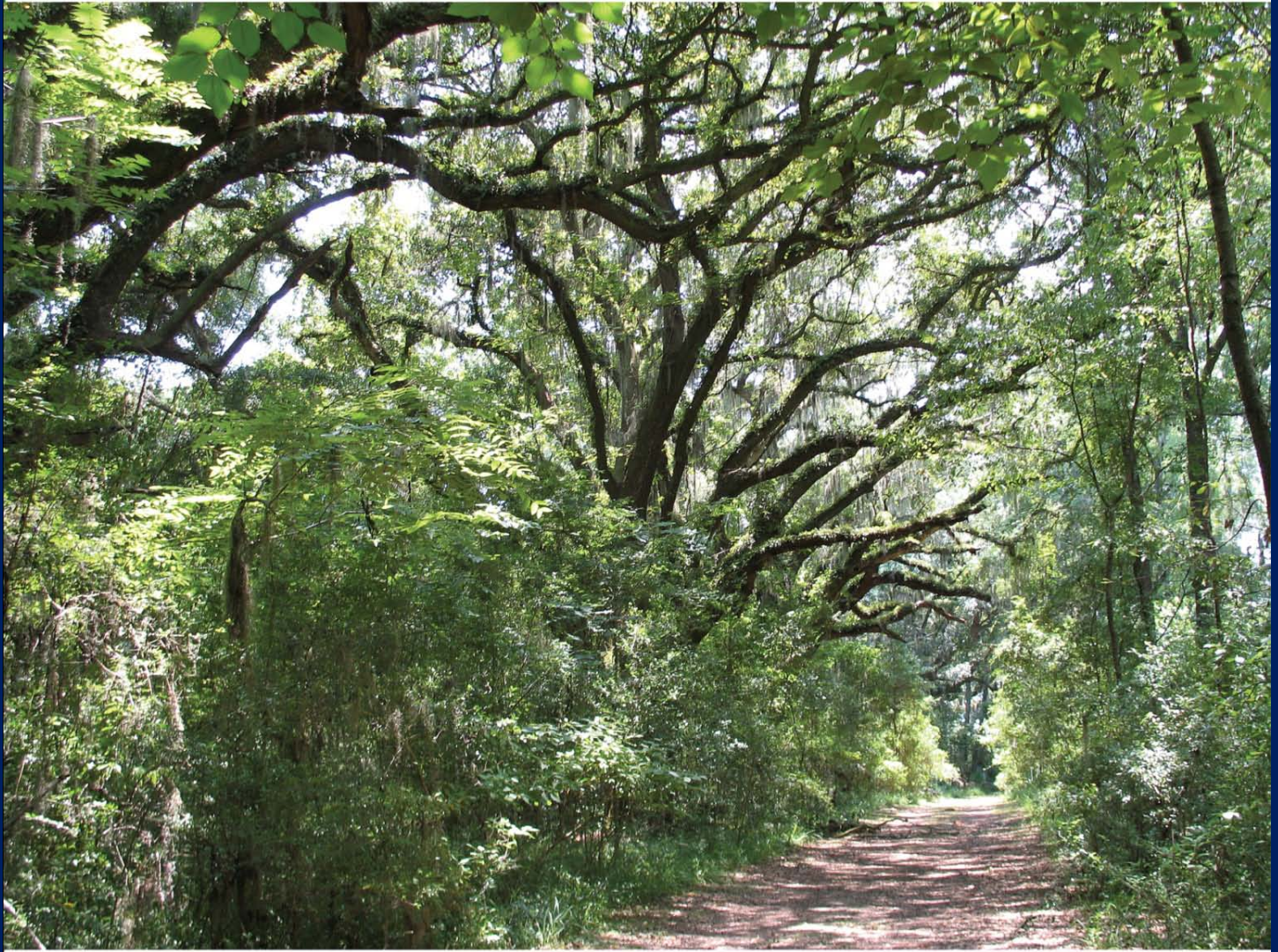


The 3.5 acre Stoney Preserve was jointly purchased by the Town of Hilton Head Island and Beaufort County to provide the public with water access to Jarvis Creek. It is a popular fishing and kayaking site.

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### *Altamaha Preserve 1 by Barre Wright*

As my husband Barry and I walked along the rough path of Altamaha, the graceful arching branches of the old trees reminded us that 'the groves were God's first temple.' (from William Cullen Bryant's 'A Forest Hymn'). — Barre Wright



Altamaha Preserve lies on the Okatie River at the site of a Yemassee Indian settlement. An upscale gated community was once planned here. Now it is being developed as a park and interpretive historic site.

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*Birds at Widgeon Point by Jean-Marie Cote*

My first photo of this lagoon was reflecting the peacefulness of this place, just an empty, quiet space. I waited patiently to finally see the birds coming back in big flocks and as in a well-choreographed dance, they all gracefully landed there. — Jean-Marie Cote



Widgeon Point on Lemon Island is home to a thriving native wildlife population and migratory waterfowl such as ducks, wading birds and white pelicans. The island is also home to an active bald eagle nest.

*Peaceful Waters at Station Creek by Donna Varner*

The Station Creek site is elegant in its simplicity, and tranquil in its expansiveness. I was drawn to this location because of the graceful curves of the creek and the feeling of calmness created by its cool colors and quiet lines. — Donna Varner

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Marshes stabilize the shoreline and help absorb floodwaters and storm surges. The health of Beaufort County's waterways and marshes is vital to the region's identity, culture and local economy.

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*Summer Day's End at the Bluffton Oyster Company by Marci Tressel*

The end of another perfect day in the low country, as Larry Toomer and friends wind down after a day of work at the Bluffton Oyster Company on the May River. – Marci Tressel



In 2002, Beaufort County purchased the site of the Bluffton Oyster Company, one of the last oyster shucking facilities in the state. This also provided citizens with a passive park and deepwater access to the May River.



## **Immigration Joint Initiative Planning Group**

The purpose of the Immigration Joint Initiative Planning Group is to conduct a community education forum to dispense facts regarding legal issues surrounding immigration in Beaufort County. The November 17<sup>th</sup> forum will focus on specific impact areas; education, health and human services, law enforcement and business communities.

Mr. Washington is looking for the council to go on record in support of the proposed November 17, 2010 Beaufort County Immigration Information Forum and agree to be a participant; further, that the Council will go on record and say that they do not condone illegal immigration into our community, but supports legal immigration avenues.



## Memorandum

DATE: November 5, 2010  
TO: County Council  
FROM: Bryan Hill, Deputy County Administrator  
SUBJECT: Deputy County Administrator's Progress Report

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The following is a summary of activities that took place October 25, 2010 thru November 5, 2010:

October 25, 2010 (Monday):

- Attend Executive Golf Condemnation Trial
- County Council - HHI Library

October 26, 2010 (Tuesday):

- Meet with David Starkey re: Response to Audit
- Meet with Sharon Burris, Auditor re: AUP Non-Responses
- Meet with Joy Logan, Treasurer re: AUP Signature Request
- Meet with Morris Campbell, Community Services Director, Amy Matthews and Jeremy Way re: PALS Reorganization
- Public Facilities Committee Meeting

October 27, 2010 (Wednesday):

- Meet with Roland Gardner re: St. Helena Library Project
- Bluffton Hours P.M.
- Joint Session Beaufort County Council and Town of Hilton Head Island re: HHI Airport Runway Length Resolutions

October 28, 2010 (Thursday):

- Executive Golf Trial
- MIS - Sharepoint Issues
- Work on Dennis Corporation Invoicing Breakdowns

October 29, 2010 (Friday):

- Meet with Gary Kubic, County Administrator and Ladson Howell, Staff Attorney re: Dennis Corporation Contract and Monetary Status
- Meet with Mitzi Wagner at DSN re: Employee Issue

November 1, 2010 (Monday):

- MIS - Visit and Software Upgrade
- Meet with Suzanne Gregory, Employee Services
- Meet with Robert McFee, Engineering and Infrastructure Director
- Natural Resources Committee Meeting

November 2, 2010 (Tuesday):

- Meet with Rob McFee, Engineering and Infrastructure Director
- Meet with Dan Morgan, MIS/GIS Director
- Meet with Gary Kubic, County Administrator, Morris Campbell, Community Services Director, Eddie Bellamy, Public Works Director, Anthony Criscitiello, Planning and Development Director and Dave Thomas, Purchasing Director re: Daufuskie Ferry Service Feasibility Study
- Meet with Gary Kubic, County Administrator re: Pre-Disciplinary Review/Fuel Management

November 3, 2010 (Wednesday):

- Agenda Review
- Dennis Corporation Invoice Review and Computation

November 4, 2010 (Thursday):

- Meet with Arthur Middleton, Pastor Murray and Gary Kubic re: St. Helena Library
- Meet with Gary Kubic and Chief Barry Turner, Bluffton Fire District
- Meet with Morris Campbell, Community Services Director and Joe Penale, PALS
- Bluffton Hours - P.M.

November 5, 2010 (Friday):

- PLD



**COUNTY COUNCIL OF BEAUFORT COUNTY  
BEAUFORT COUNTY ENGINEERING DIVISION  
102 Industrial Village Road, Building #3, Beaufort, SC 29906  
Post Office Drawer 1228, Beaufort, SC 29901-1228  
Telephone: 843-255-2692 Facsimile: 843-255-9420**

TO: Councilman Herbert N Glaze, Chairman, Public Facilities Committee

VIA: Gary Kubic, County Administrator *G. Kubic*  
Bryan Hill, Deputy County Administrator *B. Hill*  
David Starkey, Chief Financial Officer *D. Starkey*  
Robert McFee, Director of Engineering & Infrastructure *J. R. McFee*

FROM: Bob Klink, County Engineer *B. Klink*

SUBJ: **Eddings Point Boat Landing Floating Dock Addition IFB #2912/110910**

DATE: October 7, 2010

**BACKGROUND.** On October 6, 2010, Beaufort County accepted bids for improvements to the County's Eddings Point Boat Landing located on Eddings Point Road on St. Helena Island, SC. This project will include the addition of a courtesy floating dock which will provide easier access to Jenkins Creek. A certified tabulation of the bid results is attached and totals for each of the 5 companies submitting bids as follows:

<u>Company Name</u>	<u>Location</u>	<u>Bid Price</u>
R. L. Morrison & Sons, Inc.	623 Morrison St, McClellanville, SC	\$167,903.00
Alpha Construction Company, Inc.	4250 Ogeechee Road, Savannah	\$182,857.00
Salmons Dredging Inc	1884 Herbert St, Charleston, SC	\$192,200.00
Nix Construction Company, Inc.	Suite 203 The Professional Bldg. HHI, SC	\$230,000.00
O'Quinn Marine Construction	95 Sheppard Rd, Beaufort, SC	\$248,000.00
Engineer's Estimate		\$215,000.00

R.L. Morrison & Sons submitted the lowest qualified/responsible bid of \$167,903.00. R. L. Morrison & Sons' bid was reviewed and found to be reasonable and is in compliance with the County's SMBE Ordinance. There is no apparent cause for rejecting their bid.

**FUNDING.** Beaufort County has an agreement with SC Department of Natural Resources (SCDNR) for boating access facility improvements. The County has been granted a budget from SCDNR of up to \$215,000 for renovations to Eddings Point Boat Landing. It is requested that funds for this project be used from the FY 07 CIP Contingency Account #11437-56000 with a current balance of \$379,047.00. The FY 07 Contingency Fund would then be reimbursed from the SCDNR grant.

**RECOMMENDATION.** The Public Facilities Committee approve and recommend to County Council the award of a construction contract to R.L. Morrison & Sons, Inc., in the amount of \$167,903.00 for the Eddings Point Boat Landing Dock Addition utilizing the funding sources listed above.

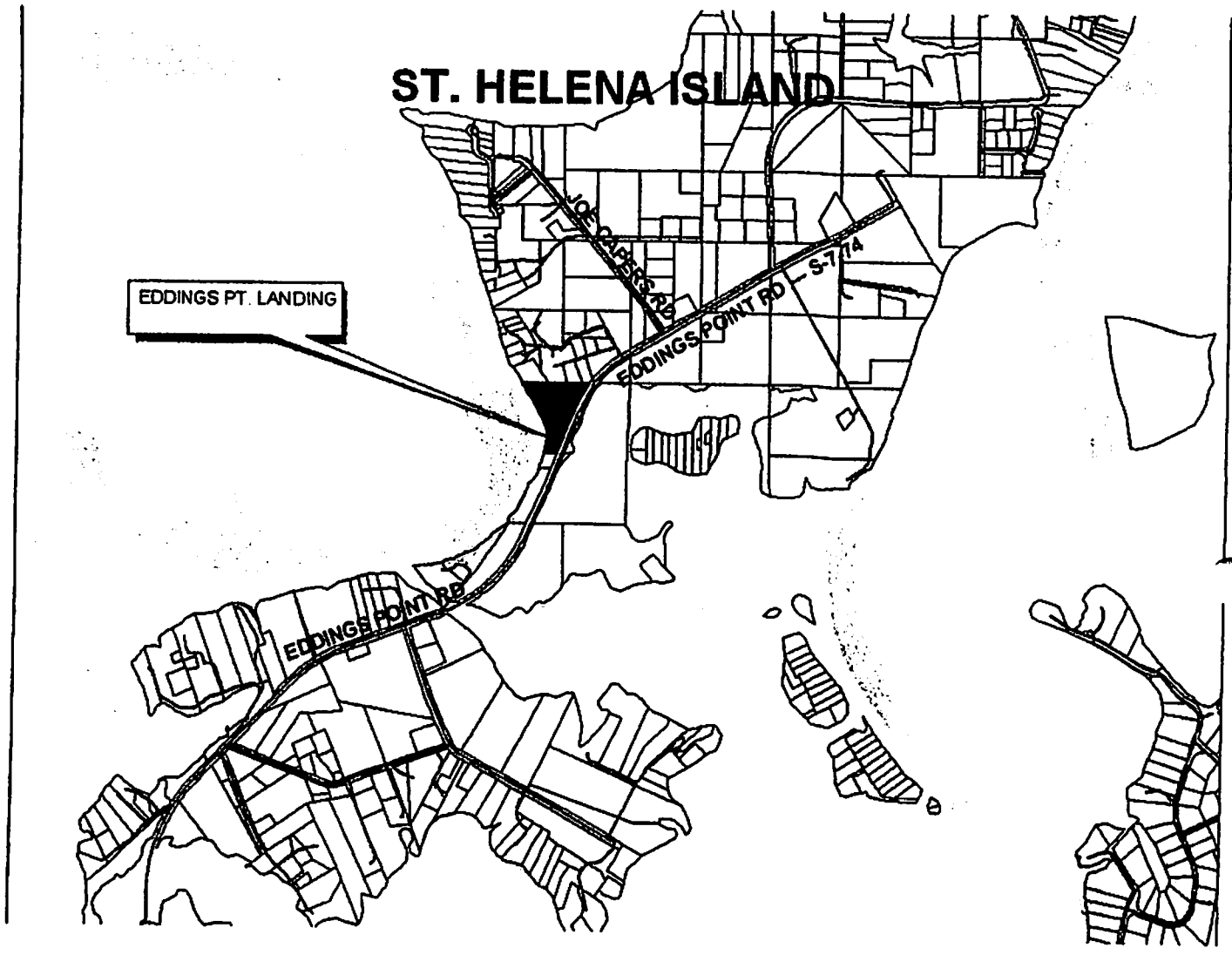
REK/JF/mjh

Attachments: 1) Bid Certification  
2) SMBE Documents  
3) SCDNR Funding Agreement  
4) SC Legislation Delegation 11/10/08 ltr

cc: Eddie Bellamy  
Dave Thomas

Contracts/Eddings Point BL/pfcapp

# LOCATION MAP





**COUNTY COUNCIL OF BEAUFORT COUNTY  
BEAUFORT COUNTY ENGINEERING DIVISION  
102 Industrial Village Road, Building #3, Beaufort, SC 29906  
Post Office Drawer 1228, Beaufort, SC 29901-1228  
Telephone: 843-255-2692 Facsimile: 843-255-9420**

TO: Councilman Herbert N Glaze, Chairman, Public Facilities Committee

VIA: Gary Kubic, County Administrator  
Bryan Hill, Deputy County Administrator  
David Starkey, Chief Financial Officer  
Robert McFee, Director of Engineering and Infrastructure

FROM: Bob Klink, County Engineer

SUBJ: **LADY'S ISLAND COMMUNITY PARK PHASE 1 DESIGN-BUILD PROJECT RFP# 2971/110914**

DATE: October 13, 2010

**BACKGROUND.** In 2001, County Council approved CIP funds for the development of a community park on Lady's Island. In November 2008, the County purchased approximately 7.4 acres near Springfield Road and Sam's Point Road. This 7.4 acres purchase with the adjacent 17.7 acres already owned by the County completed the 25 acres for the Lady's Island Community Park. The design-build project for Phase 1 of the Lady's Island Community Park includes construction and design of the entire Phase 1 site grading and drainage, driveway & parking lot paving, one multi-purpose ball field, signage, security gates and fencing. It also includes design and construction of one pavilion with picnic tables, grill, playground equipment installation and irrigation system with associated electrical work. Beaufort County issued a Request for Proposals for qualified firms to design and build a community park. The following firms responded and provided proposals for the project on 9/10/10:

<b>PROPOSER</b>	<b>ADDRESS</b>	<b>AMOUNT</b>
JOCO Construction	45 Shorts Landing, Lady's Island, SC	\$529,800.00
International Public Works	7623 Dorchester Rd, Charleston, SC	\$585,614.13
The Greenery, Inc.	1036 Sgt Jasper Park Rd, Hardeeville, SC	\$615,398.00
Fraser Construction	12-B Arley Way, Bluffton, SC	\$693,998.00
Beaufort Construction, Inc.	2723 Depot Road, Beaufort, SC	\$700,220.84
REA Contracting, LLC	42 Jeter Road, Beaufort, SC	\$711,217.00
Three Oaks Contractors	5629 Savannah Hwy, Ravenel, SC	\$730,130.00
Newtech Construction	6 Ghost Pony Road, Bluffton, SC	\$829,018.40
Engineer's Estimate		\$550,000.00

A selection committee consisting of the Assistant County Engineer, CIP Manager, Construction Manager, Facility Management Deputy Director and a representative from PALS evaluated and ranked the proposals using established criteria. The proposals were reviewed, evaluated and ranked using established criteria basis of the "best value offered" rather than solely on the lowest price. As a result of the interviews, JOCO Construction. was selected as the proposer providing the best value for the design and construction of this project.

After ranking, JOCO Construction proposal the highest for offering the best overall value, the Engineering Division entered into negotiations with JOCO Construction Inc. to develop cost saving strategies to include value engineering and scope of work reductions. In response to the negotiations, JOCO Construction submitted a revised proposal on 10/14/10 in the amount of \$514,800.00. JOCO Construction proposal complies with the County's SMB Ordinance.

**PROPOSED FUNDING SOURCE                      AVAILABLE BALANCE                      PROPOSE SPENDING**

CIP Acct #11431-54455 Lady's Island Community Park	\$125,109	\$125,109
PALS Impact Fees- Lady's Island	\$642,002	\$389,691

**RECOMMENDATION.** That the Public Facilities Committee approve and recommend to County Council approval of a contract award to., JOCO Construction to design and build the Lady's Island Community Park for the amount of \$514,800.00 along with funding as proposed above.

# BEAUFORT COUNTY LADY'S ISLAND

LADY'S ISLAND PARK

SPRINGFIELD RD S-7-144

HEWLETT RD

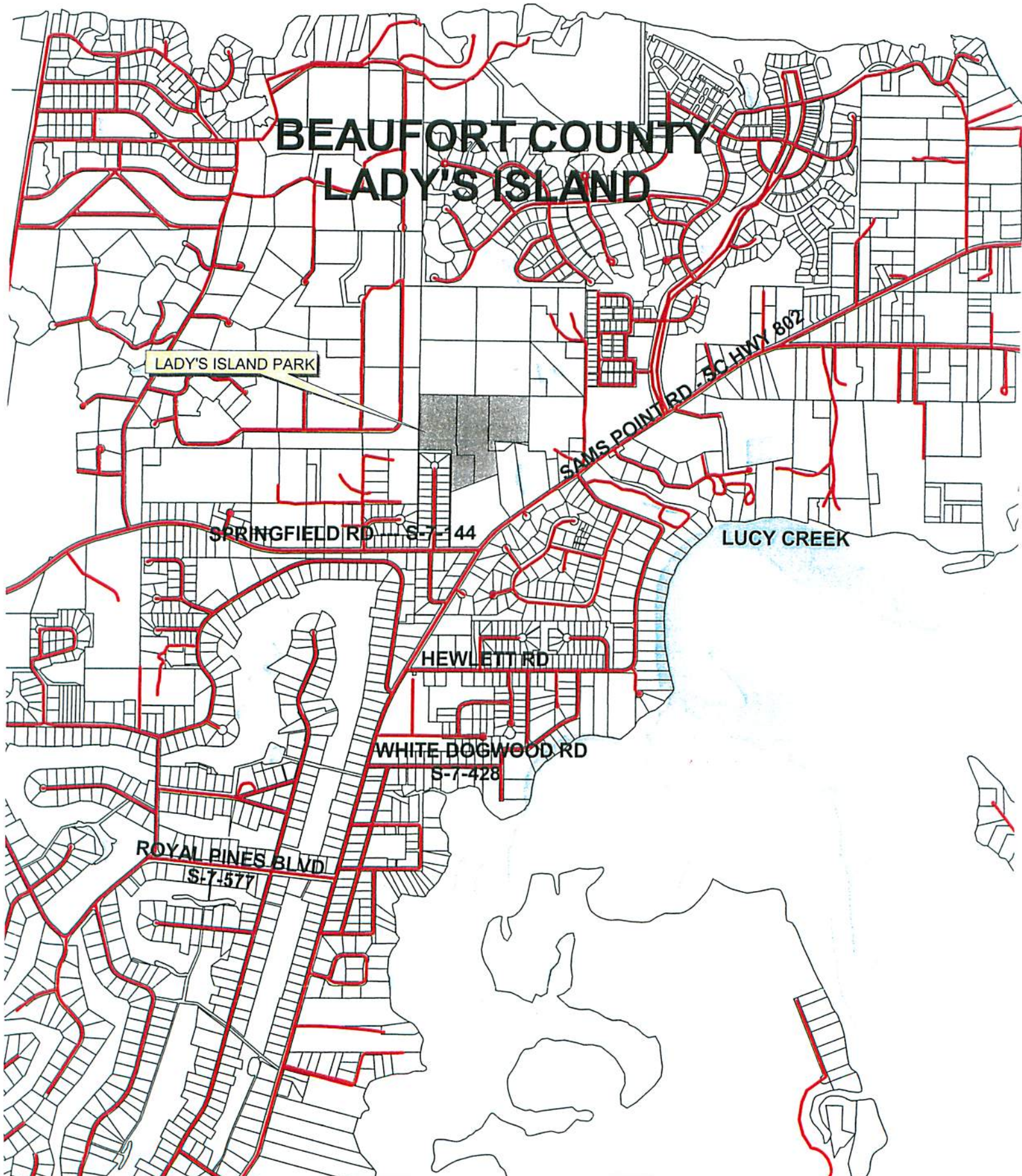
WHITE DOGWOOD RD

S-7-428

ROYAL PINES BLVD  
S-7-577

SAMS POINT RD SC HWY 802

LUCY CREEK





County Council of Beaufort County  
Hilton Head Island Airport – [www.hiltonheadairport.com](http://www.hiltonheadairport.com)  
Beaufort County Airport – [www.beaufortcoairport.com](http://www.beaufortcoairport.com)  
Post Office Box 23739 – 120 Beach City Road  
Hilton Head Island, South Carolina 29925-3739  
Phone: (843) 689-5400 - Fax: (843) 689-5411

TO: Councilman Herbert Glaze, Chairman, Public Facilities Committee

VIA: Gary Kubic, County Administrator  
Bryan Hill, Deputy County Administrator  
David Starkey, Chief Financial Officer  
Rob McFee, Director, Engineering and Infrastructure Division  
Robert Klink, County Engineer

FROM: Paul Andres, Director of Airports *PA*

SUBJ: **Hilton Head Island Airport Aircraft Rescue & Fire Fighting (ARFF) Station  
Construction Change Order**

DATE: October 19, 2010

**BACKGROUND.** Construction of the new ARFF Station at the Hilton Head Island Airport is approximately 60% complete. Since starting this project some construction change order items have been identified. These additional cost items are the result of FAA, County, and Town of Hilton Head building requirements not included in the project plans and specifications. A list of the items is attached for your information. The construction management team has reviewed these costs and determined them to be reasonable. The single most expensive item, flood panels, are needed in order to ensure that the facility can withstand a Category 3 storm event. The total amount of the construction change order is \$118,223.00.

**FUNDING.** The FAA has agreed to cover 95% of the cost of this change order under their existing grant offer for this project. Since the State does not routinely modify their grant offers, the remaining 5%, which amounts to \$5,911.00, will come from the Airports Account #13580-59040 which has a current balance of \$17,834.00.

**RECOMMENDATION.** That the Public Facilities Committee approve and recommend to County Council approval of a construction change order in the amount of \$118,223.00 to Creative Structures for the new Aircraft Rescue & Fire Fighting Station at the Hilton Head Island Airport.

PAA/paa

Attachments: FAA Funding Approval





## MEMORANDUM

TO: Councilman Herbert N Glaze, Chairman, Public Facilities Committee

VIA: Robert McFee, Director Engineering and Infrastructure *Robert McFee*

FROM: Colin Kinton, County Traffic Engineer *CK*

SUBJ: **Prioritized County Project List Submittal to Low Country Council of Governments for Long Range Transportation Plan**

DATE: October 21, 2010

### BACKGROUND:

As a result of revisions of the SCDOT Guideshare funding allocations to Low Country Council of Governments (LCOG), there is an expected increase in annual funding for roadway improvement projects being made available. In an effort to assist LCOG with the Long Range Transportation Plan (LRTP) process, Traffic Engineering has prioritized a list of roadway and intersection improvement projects based on established SCDOT and LCOG evaluation criteria. The project priority list is attached along with brief descriptions, priority matrix score and preliminary cost estimates.

### RECOMMENDATION:

The Public Facilities Committee approve and recommend to County Council the project priority list to be submitted to LCOG for inclusion in the LRTP and funded with State of South Carolina Guideshare funds.

Attachments: LRTP Priority List

cc: Bryan Hill, Deputy County Administrator  
Bob Klink, County Engineer

## LRTP Priority List

Priority Project #	Description	Matrix Score	Preliminary Cost Estimate
1	US 278 @ Windmill Harbor	300	\$2,500,000
2	US 21 @ Shanklin Rd	280	\$500,000
3	SC 170 Widening	278	\$5,000,000
4	US 278 @ Malphrus Rd	273	\$1,500,000
5	US 278 @ Pinckney Island	270	\$1,200,000
6	US 21 Bus (Sea Island Pkwy) @ Meridian Rd	258	\$500,000
7	SC 46 @ Gibbett Rd	238	\$2,000,000
8	US 21 @ SC 116	220	\$2,500,000
9	US 21 @ Parker Dr (Commerce Park TIA)	215	\$2,500,000
10	Ribaut Rd @ Bay St/Depot Rd	188	\$1,500,000
11	US 21 @ Grays Hill and vicinity	148	\$1,000,000
12	Burnt Church Rd @ Bruin Rd	143	\$1,500,000
13	Robert Small Pkwy @ Neil Rd/Salem Rd	140	\$1,500,000
14	Matthew Rd @ Marshland Rd	131	\$1,250,000
15	SC 802 @ Springfield Rd	130	\$1,500,000
16	Joe Frazier Rd	125	\$5,000,000
17	Buck Island Rd	120	\$5,000,000
18	US 21 @ Broad River/Burton Hill Rd	108	\$1,500,000
19	SC 802 @ Brickyard Point/Holly Hall	106	\$1,500,000
20	Port Royal Rail-Trail	103	\$8,750,000
21	Brickyard @ Springfield/Middle Rd	83	\$1,500,000
22	Simmons ville Rd @ Buck Island Rd	81	\$1,500,000
23	US 17 Multi-use Pathway	75	\$500,000
24	Simmons ville Rd @ Bluffton Pkwy	60	\$1,000,000

2010 /

AN ORDINANCE OF THE COUNTY OF BEAUFORT, SOUTH CAROLINA, TO ADOPT THE 2010 BEAUFORT COUNTY COMPREHENSIVE PLAN (A COMPILATION OF PREVIOUSLY APPROVED UPDATED ELEMENTS, THE DEMOGRAPHICS ELEMENT, A NEW INTRODUCTION AND HISTORY CHAPTER, AND ALL OF THE 1997 COMPREHENSIVE PLAN APPENDICES).

BE IT ORDAINED, that the County Council of Beaufort County, South Carolina hereby adopts the 2010 Beaufort County Comprehensive Plan under the authority of the South Carolina Local Government Comprehensive Planning Enabling Act of 1994, Chapter 29, Title 6, Section 6-29-510, *et. seq.*, of the *Code of Laws of South Carolina*, 1976, as amended.

Adopted this \_\_\_ day of \_\_\_\_\_, 2010.

COUNTY COUNCIL OF BEAUFORT COUNTY

BY: \_\_\_\_\_

Wm. Weston J. Newton, Chairman

APPROVED AS TO FORM:

\_\_\_\_\_  
Ladson F. Howell, Staff Attorney

ATTEST:

\_\_\_\_\_  
Suzanne M. Rainey, Clerk to Council

First Reading:

Second Reading:

Public Hearing:

Third and Final Reading:

(Amending 99/12)

# 2

## *Beaufort County Comprehensive Plan* History





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## Native Americans

### Shell Rings

Shell Rings are circular or semi-circular Native-American sites consisting of deposits of shell, bone, soil and artifacts. They are located on barrier islands along the Southeastern coast from South Carolina to Florida and date from the Late Archaic Period, 3000 to 5000 years ago. They range in size from large rings that can be as much as 9 to 15 feet high and 300 feet in diameter to much smaller rings only a few feet in height and diameter. There is a debate among archaeologists as to what shell rings represent. Are they intentionally formed mounds for ceremonies or feasts, are they the accumulation of seasonal or permanent occupations, or are they a combination of both?

The first identified presence of the aboriginal, or Native American, people who inhabited the Southeastern coastal area dates to approximately 1800 B.C. Early inhabitants were hunters and gatherers who moved seasonally in search of favorable weather and changing food sources, leaving few permanent features on the landscape. Seasonal encampments, such as the Fish Haul Archaeological site on Hilton Head Island were located at sites that offered an abundance of food staples, such as hickory nuts, fish, shellfish and game.

### Early Settlements

Remains of structures such as shell rings, ceremonial mounds, and burial mounds indicate the more settled life of subsequent groups of Native Americans. Beaufort County has at least seven identified large shell rings and a few smaller rings that are believed to date from about the second millennium B.C. and contain some of the earliest known pottery in North America. Large mounds believed to be religious temples dating from approximately 900-1400 A.D are located at the Indian Hill site on St. Helena Island and the Little Barnwell site on the Whale Branch. Judging from the size of the Indian Hill mound, it probably served as a regional ceremonial center with an adjacent village near by. A mound constructed around 500 A.D. for burial purposes only is located at the Hassell Point site on the Colleton River. Evidence indicates that burned human remains as well as pottery and other materials were buried in layers and that a number of graves were located in one shell ring.

### The Yemassee

Around 1680 Native Americans began moving to the Carolina coast from Florida, fleeing Spanish settlers. Among these were the Yemassee. Until 1715, the Yemassee coexisted and traded with the English settlers, unified by their mutual adversary – Spanish Florida. The Yemassee were granted a reserve that covered a huge tract of land from the Combahee River in the north to the Savannah River to the south. However, increasing tensions over trade abuses eventually led to the Yemassee War (1715-17). The war began when Yemassee attacked the Port Royal



The Sea Pines shell ring site is one of 20 or more prehistoric shell rings located on the southeast coast. All are believed to date early in the second millennium BC, and they contain some of the earliest pottery known in North America.

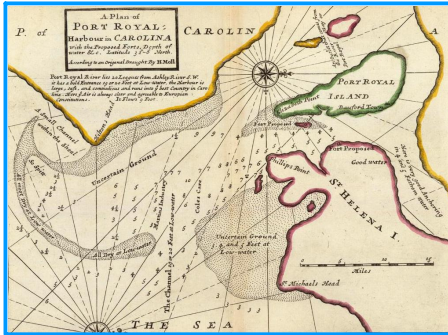
settlement, and massacred all but a few of the residents, as well as most of the settlers living on the inland plantations. Eventually, the Yemassee and their allies were driven from the area.

There are two identified remaining archaeological sites that were Yemassee town sites – Pocosabo Town, located near present day Sheldon, and Altamaha Town, located in the Okatie area near the Colleton River and Chechessee Creek. These settlements were scattered villages that covered as much as 125 acres and probably had as many as forty households. Altamaha, believed to be inhabited by Native Americans for over 3,200 years, was the head town of the lower region and was the home of the head chief.

### Legacy

In addition to shell rings, mounds, artifacts, and place names, perhaps the most identifiable legacy of Native American habitation is the location of many of our current roads and highways. US Highway 21, for example, follows a route from northern Beaufort County to Fripp Island that was originally an Indian trail. Where possible the road follows the high ground, especially across the barrier islands. Many of these trails crossed rivers and creeks making a trip of any distance one that required more than one method of transportation.





## Early Explorers and Settlers

From 1520 when the Spanish first sailed the waters along the coast of present day South Carolina to the early 18th century when the English gained a permanent foothold, the region was sought after and contested for by the Spanish, French, English, and Scots. The influence of these Europeans, as well as the Africans they brought in slavery, is apparent today in Beaufort County in the names of places, by the built environment and archaeological sites, and in the language and customs of the people.

### Spain

In 1526, Captain Lucas Vasquez de Ayllon brought a company of 550 men to what is now Beaufort County. The fort that he built was short-lived as hostile Indians as well as cold and exposure killed most of his men. The rest returned to Hispaniola leaving no trace of this first European settlement. In 1566, the Spanish, intending to establish a northern outpost to protect Florida from the French and English, returned to build another fort named San Felipe which lasted 10 years. The Spanish returned in 1577 and built another fort, San Marcos, about 100 feet from San Felipe. Like its predecessor, San Marcos had a town within its walls. During its eleven year existence, San Marcos was a thriving place. The settlement, now known as Santa Elena, contained over 60 houses. The presence of women, children, agriculture, and Catholic priests gave the settlement a sense of permanence and stability. However, in 1588, the inhospitable Indians and climate forced the Spanish to return to Florida. Today, Santa Elena exists as an important archaeological site on Parris Island and is invaluable as a source of information about the first European settlers in Beaufort County.



Archaeological dig at the site of Santa Elena and Charles Forte on the southern tip of Parris Island.

### France

Arriving in 1562, the French Huguenots were the next Europeans to try and establish themselves in Beaufort County. Led by Captain Jean Ribault, the French explorers cast anchor in "a mighty river" he named Porte Royall because of "the largeness and fairness thereof." He said that there was "No fayrer or fyttter place than Porte Royall."



In 1562, Captain Jean Ribault, in an attempt to establish a French colony in the new world, cast anchor in a river he named Porte Royall because of the “largeness and fairness thereof.” He said that there was “no fayrer of fyttter place than Porte Royall.”

Ribault built a fort of logs and clay that he named Charles Forte located on present day Parris Island. The French stayed only a few months and like the Spanish before them, abandoned the fort. Ribault and his men were later massacred by the Spanish near St. Augustine. While Charles Forte lasted only a short time, it has the distinction of being the first Protestant settlement in North America. The most obvious reminder of the French presence here is the name of Beaufort County's largest island as well as one of its principal towns, Port Royal, and the use of the name Ribaut.

### Scotland

In 1684, a Scotsman, Lord Cardross, with 148 of his countrymen, established a colony he named Stuart Town at Spanish Point on the Beaufort River. Difficulties with the English authorities in Charles Town over the fur trade and raids by the Spanish from Florida soon led to the demise of Stuart Town. In 1686, a Spanish force attacked the town and killed or captured most of the Scots. The survivors fled and the town was destroyed. While the approximate site of Stuart Town is known, the exact location has never been determined.

### England

For nearly 100 years after the Spanish left, there was no permanent settlement in the area although Spanish priests continued to sporadically operate missions along the coast. Port Royal Sound provided refuge for privateers and warships of all nations as they raided one another and attempted to gain a foothold. In 1663, Captain William Hilton, for whom Hilton Head Island is named, became the first Englishman to explore the region. He reported back favorably to the Crown, and in 1670 the first shipload of colonists arrived in Port Royal Sound. They intended to establish a colony there since they considered the area to be the most favorable for settlement. However, they went further north where they established a colony near present day Charleston that became the first permanent English settlement.



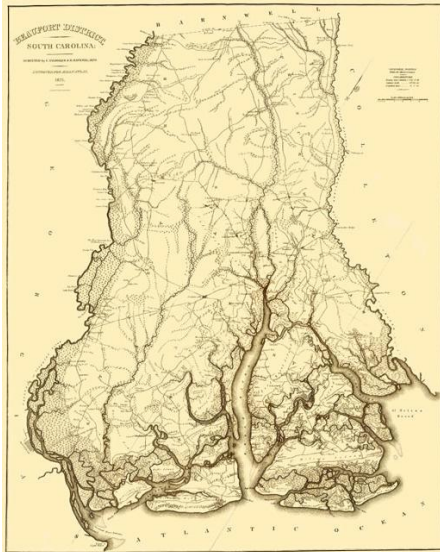
## Colonial Period

In 1710, the Lords Proprietors of Carolina ordered the establishment of Beaufort Town, in honor of one of the Lords Proprietors, the Duke of Beaufort. The location of the town was chosen primarily because it offered a safe harbor on the Beaufort River away from the open Port Royal Sound. The growth of the town was initially slow due to its remote island location, skirmishes with the Yemassee Indians, and the continued threat of invasion by the Spanish. In 1721, it was reported that there were only thirty white and forty-two black inhabitants.

Concerned about the defense of the area, authorities in Charles Town appropriated 1,500 pounds to construct a fort at Port Royal. In 1734, a tabby structure named Fort Frederick was constructed on the Beaufort River under the supervision of the colony's treasurer, Alexander Parris, for whom Parris Island is named. Unfortunately, Fort Frederick was poorly situated and rapidly deteriorated until it was finally abandoned. Tabby ruins of Fort Frederick still exist at the site near the Naval Hospital. When Fort Frederick was abandoned, a new, more formidable tabby fort named Fort Lyttelton was built upriver at Spanish Point, and was used through the Revolutionary War.

Not only did the town of Beaufort develop slowly, but the Sea Island planters did not share in the great wealth being accumulated by the rice and indigo planters of the Charles Town and Georgetown areas. The lack of large freshwater swamps so plentiful on the mainland prevented them from having success with rice, the colony's most profitable export crop. Indigo was the most profitable money crop on the islands and was supported by an imperial bounty which was abolished after the Revolution. Rather than owning huge plantations tilled by hundreds of slaves, the average Sea Island area planter was middle class and owned few slaves and roughly 500 acres of mostly wilderness.

It was not until 1763 when the English finally solidified their hold on North America and the Colonial wars ended that the Port Royal area began to experience prosperity and growth. Between 1763 and 1776 the population of the area quadrupled. The economy grew with the population and the area became a center of the shipbuilding industry.



Beaufort County was established in 1769 and originally included what is now Jasper and Hampton Counties.

### Tabby

Tabby is a cement like material made of oyster shells, lime, sand and water that when hardened becomes a strong material. Neither stone nor the ingredients needed to make brick are found in the area.

Tabby incorporates easily available, inexpensive materials into a reliable building material. There are differing opinions as to where the formula for making tabby originated. Some credit the Africans for bringing it here while others believe that Native Americans were the first to use tabby.



Ruins of Fort Frederick (circa 1735-1758). The fort was named after Frederick, son of George II of England and was the main defense of Beaufort until replaced by Fort Lyttleton at Spanish Point.

During that period several large ocean going vessels were constructed of live oak and cypress at boat yards in Beaufort and on Hilton Head, Lady's and Daufuskie Islands.

### The American Revolution

As sentiment for a break from England grew in the colonies and among some Beaufort people, many of the prominent families like the Bulls and the Stuarts remained Loyalist. As a result, the revolutionary government in Charles Town had little confidence in the residents of Beaufort. The smuggling of contraband to England in defiance of colonial authority was a constant problem.

The early years of the Revolutionary War were relatively quiet in the area. Then in February 1779, the British attacked in what was to become known as the Battle of Port Royal. While the battle was an American victory and the British were repelled, the American forces left soon after to aid in the defense of Charles Town. The British then occupied Beaufort and Port Royal Island and remained until near the end of the War. Frequent raids on plantations and settlements along the area's rivers were conducted by the British from Port Royal causing extensive damage. After three years of occupation and warfare, the area was devastated. A returning citizen noted that "all was desolation . . . every field, every plantation showed signs of ruin and devastation." The area did, however, produce some revolutionary heroes such as Daniel Heyward, Jr., and John Barnwell.

### Legacy

A small but significant group of 18th century buildings remain in Beaufort today. Among the most prominent are St. Helena's Episcopal Church (c. 1724) and the Hepworth-Pringle House (c. 1720) considered to be the oldest house in Beaufort. The most significant 18th century structure outside of the city of Beaufort is the ruins of the Prince William's Parish Church (c. 1745-55). Commonly known as Old Sheldon Church, it is said to be the first conscious attempt in America to imitate a Greek temple and is considered to have been one of the finest revival buildings in the country. It was burned by British forces in 1779, rebuilt in 1826 and later burned by Sherman's troops in 1865 and never rebuilt. At least two extant homes in Beaufort are made completely of tabby (see sidebar) and several others in the area have raised tabby basements or walls of tabby. A number of significant tabby ruins also exist. Among the most prominent are the ruins of the St. Helena Parish Chapel of Ease (c. 1740) on St. Helena Island and several tabby buildings on Spring Island. The Chapel of Ease was built to serve the planters of St. Helena Island, for whom it was too far to travel to the church in Beaufort.



## The Antebellum Era and Civil War

The reconstruction and economic growth of Beaufort after the Revolutionary War was slow. It was not until the introduction and spread of long-staple Sea Island cotton that Beaufort began to enjoy the prosperity it had long awaited. Production of Sea Island cotton in South Carolina and Georgia increased from 10,000 pounds in 1790 to eight and one-half million pounds in 1801. The cotton was shipped from Charleston, Savannah and Port Royal to mills in England.

At this time the landscape of the area, especially the Sea Islands began to change dramatically. Forests were cleared for cotton fields. Marshes and swamps were filled and diked for agricultural lands. The small planters and middle class yeomen of the colonial era were gradually replaced by wealthy planters with large holdings. The wealth of the area began to be concentrated in the hands of a few families. Typical were the St. Helena Island planters like the Fripps, Coffins, Sams, and Chaplins who owned thousands of acres of land and many hundreds of slaves. They often owned large working plantations on St. Helena and the other Sea Islands as well as homes in Beaufort or Charleston.

The prosperity brought by Sea Island cotton facilitated by the invention of the cotton gin had a direct impact on the growth of slavery in Beaufort County during this period. The planters began to realize the enormous profits to be made; the more astute began to buy more land and more slaves. As a result, the African American population of the Beaufort area, especially on the Sea Islands, grew dramatically. By 1800 over 80 percent of the population of the Beaufort area were slaves and slightly higher on the Sea Islands. Like in much of the southeast Atlantic coast, the African Americans in Beaufort County held on to many of the West African customs, religion, and traditions. The historic isolation of the Sea Islands has preserved this culture, known as “Gullah.” Gullah communities continue to thrive on the Sea Islands. Today the Gullah are noted for the continued preservation of their African roots and traditions: the language, arts, foods, architecture, dress and customs of the Gullah are all African based. They speak a language that derives

### Praise Houses

Praise houses were places of worship for slaves who had no formal churches of their own. First appearing around 1840, they were usually very small, frame structures sometimes built by the planters but often as not constructed by the slaves themselves with whatever material they could find. Elders led services that were a mixture of Christian and African customs. At one time dozens of praise houses dotted the landscape of the Sea Islands. They served not only as places of worship but as community centers for the Africans on the islands. Today, only four 20th century praise houses remain in Beaufort County.



The gothic revival Church of the Cross in Bluffton was constructed in 1857. The church survived widespread burning by Union troops in 1863.

most of its vocabulary from English but many of the words and rhythms are African in origin.

Today a number of significant buildings from the plantation era remain in the County, mostly on the Sea Islands. Many of the finest homes and important public buildings and churches in the 304 acre Beaufort City National Historic Landmark District were built during this time. Included are the Beaufort College Building (c. 1852), the First Baptist Church (c. 1844), Tabernacle Baptist Church (c. 1840), and the Beaufort Arsenal (c. 1852), which was built to house the Beaufort Volunteer Artillery. The oldest known extant plantation house in the area is Retreat Plantation (c. 1740), also known as the Jean de la Gaye House, on Battery Creek near Beaufort. A number of plantation house ruins are found on Daufuskie, Lady's, Hilton Head, St. Helena, and Port Royal Islands. Some of the more prominent churches from the plantation era are Brick Baptist Church (c. 1855) on St. Helena Island, The Church of the Cross (c. 1857) in Bluffton, and St. Luke's Church (c. 1824) near Bluffton.

### The Civil War

As might be expected from an area that had a wealthy planter class whose fortunes were dependent upon slave labor, Beaufort County had a strong secessionist movement. On July 31, 1844, Robert Barnwell Rhett, known as South Carolina's "father of secession," spoke at a meeting held under a giant live oak tree in Bluffton. This is believed to be the first secession meeting and "The Bluffton Movement" for secession was born. Later an important secession meeting was held in 1851 in the Milton Maxcy House in Beaufort, the "Secession House," which at the time was owned by Edmund Rhett, the brother of Robert Barnwell Rhett. Both the "Secession Oak" and the Milton Maxcy House are still standing.



Fort Walker during the Battle of Port Royal, November 1861.

In 1860 when South Carolina seceded from the Union, the Beaufort Artillery along with other units such as the St. Helena Mounted Rifles joined in the defense of the area. Their primary fear was that the U.S. Navy would attempt to gain control of the deep harbor of Port Royal Sound. While Beaufort and Port Royal were of little use since there were no well developed port or railroad facilities, the Sound, was a natural anchorage for large warships and other vessels. Two fortifications, Fort Walker on Hilton Head Island and Fort Beauregard on Bay Point, were constructed to defend against attack from the sea. Remains of these earthworks exist today.

The Confederate fears were justified when on November 7, 1861, Union naval and ground forces attacked Confederate forces on Hilton Head Island. The Union won a complete victory routing the Confederates and forcing them to evacuate not only Fort Walker and Fort Beauregard, but all of Hilton Head Island, Port Royal Island and the

### Penn Center

Under the leadership of Laura Towne and Ellen Murray, the Penn School was located first at the Oaks Plantation and later at a campus in the center of St. Helena. The school operated for over a century as a center of learning, teaching young blacks not only academic subjects but job skills as well. When the school closed in the 1960s, the Penn Community Center was established and still functions as a center of cultural, political and social activities. During the civil rights movement of the 1960s, Dr. Martin Luther King Jr. and his associates used Penn as a retreat and as a place to plan such activities as the March on Washington. While none of the original buildings remain at Penn, a number of 20th century buildings are in use on the campus today. The Penn Center campus is a National Historic Landmark District, one of only four in South Carolina.



A photograph of Mitchelville in 1865 showing typical housing.

other Sea Islands. By December of 1861, Union forces occupied Beaufort and gained control of the entire area.

During this occupation, most of the planters and others of means fled the area going to Charleston, Columbia and other locations. They left their homes in Beaufort and their plantations with no one but the slaves to maintain them. The Union army used a number of Beaufort houses as headquarters, living quarters, and hospitals throughout the occupation and later during Reconstruction. Some Beaufort homes including the Milton Maxcy House and the George Parsons Elliott House have historic graffiti written on the walls by Union troops garrisoned there.

The former slaves who remained in the area were not officially free until January 1, 1863 when the Emancipation Proclamation was read to them at Camp Saxon on the Beaufort River near Fort Frederick. The Green on St. Helena is another place where the good news was given, and it has traditionally been a meeting place for celebration on the island. Both of these sites are listed in the National Register of Historic Places.

During the occupation of Hilton Head Island, one of the many issues facing the Union Army was how to deal with the many freed slaves that either lived on the island or were descending on the island from other areas still under control of the Confederacy. Tent cities and large barracks were originally built to provide housing for freed slaves but did little to help this population to experience and learn about their new freedom. During the fall of 1862, General Ormsby Mitchel, commander of the Union forces on Hilton Head Island, selected a site near the Drayton Plantation, and by March, 1863 a town for freed slaves was built and named after the commander. The town was self governing in matters of education, police, sanitary conditions, public order, tax collection, dispute resolution, and elections. Every child between six and fifteen years of age was required to attend school- the first compulsory education law in South Carolina. By 1865 about 1,500 people lived in Mitchelville. The town included simply built homes, located on about ¼ acre of land for the planting of gardens, as well as stores, a church, a jail, and a school. Many of the freedman worked for the Union Army while others worked for wages on the plantations they once worked on as slaves. No extent buildings or other physical features of Mitchelville remain today.

The Union occupation was characterized by a number of social experiments which served as a prelude to the later occupation of the Southern states during the Reconstruction Era. During the occupation Beaufort was visited by a number of well intentioned Northern missionaries whose purpose was to bring education and culture to the newly liberated freedman who had been released from slavery once the army arrived and their masters fled. While some of the missionary's plans for the freedman were not realized, some of the so called "Port

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Royal Experiment" was successful. Perhaps the most lasting was the establishment of the Penn School on St. Helena Island by the Port Royal Relief Committee of Philadelphia. Under the leadership of Laura Towne and Ellen Murray, the Penn School was located first at the Oaks Plantation and later at a campus in the center of St. Helena.

The era of wealthy planters had come to an end. Many never returned, others came back and were able to reacquire some of the lands they had lost. But their influence was never the same. And while Beaufort was spared much of the physical destruction of the war, the political and social upheaval that resulted would change the face of Beaufort forever.

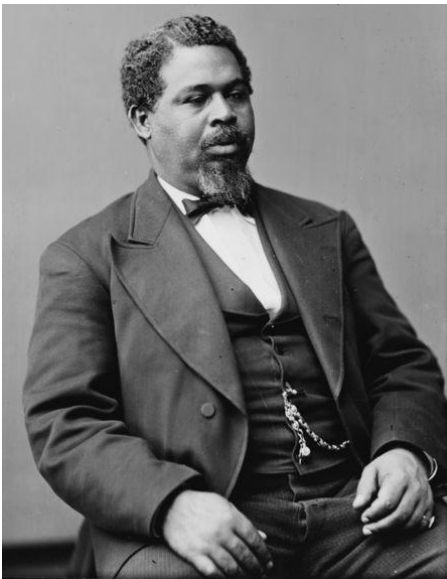




## Late 19<sup>th</sup> and Early 20<sup>th</sup> Centuries

### The Reconstruction Era (1865-1877)

Reconstruction brought about radical change in South Carolina. The most important of the changes seen was the enfranchisement and entry into the political arena of African-Americans. During this time, forty six of the 124 members of the Reconstruction Era South Carolina Legislature were black. There were two black Lieutenant Governors, eight members of Congress, six delegates to the Constitutional Convention, and several judges, including a State Supreme Court Chief Justice. Many of the men were from Beaufort County.



During reconstruction, Robert Smalls was a member of the South Carolina House of Representatives (1865-1870) and the South Carolina Senate (1871-1874).

Perhaps the most distinguished of these representatives from Beaufort County was Robert Smalls. Smalls first gained fame when during the Civil War he commandeered a boat called "The Planter," that he served on as a crewman, and brought a number of slaves from Charleston to the freedom of Beaufort. Later he was to serve as a member of the U.S. Congress for nine years, as a member of both the House and Senate of the S.C. State Legislature, and as a delegate to two Constitutional Conventions.

In April of 1877, the Reconstruction Era in South Carolina came to an end amid charges of corruption and malfeasance. The Republican Governor, D.H. Chamberlain, and most other Republican leaders, including most blacks, resigned from office and the political winds of South Carolina changed dramatically. Wade Hampton, a Confederate General during the Civil War, became the Governor. The imposition of the notorious "Black Codes," a system of government designed to keep African-Americans from gaining political, social and economic equality changed the lives of both black and white South Carolinians.

The Reconstruction Era was one of poverty and little change in the South. Most people, black and white, barely got by. Many lived on food they grew or raised themselves and little change occurred to the landscape. While most of the county did not suffer extensive damage during the Civil War, the Town of Bluffton had been burned by Union

### Packing Sheds

The most notable structures related to the truck farming business were the large packing sheds that still dot the landscape near agricultural areas. These buildings were originally used to pack vegetables grown on the islands by truck farmers for shipment to markets around the country. Currently the sheds are used to ship tomatoes and watermelons.

The oldest is the Corner Packing Shed (circa 1930) on St. Helena Island. The others in use were built after 1950. Some packing sheds have been adapted for reuse as retail stores, farmers markets or as sites for social gatherings such as oyster roasts.

troops as well as many of the plantations on the Combahee, Broad and Edisto Rivers. However, much of Beaufort was preserved intact because the owners did not have the money to make changes.

### Post Civil War Economy

**Agriculture:** Perhaps the most significant change to the landscape during the late 19th century was in the field of agriculture. Land that had once been part of huge cotton plantations was now divided into smaller truck farms, where tomatoes, cucumbers, corn, squash, melons, berries, broccoli, asparagus and beans, among others were cultivated for shipment to towns and cities. In time, successful truck farms consolidated acreage and expanded their operations. By the early 20th century a number of families operated large successful farms in the county, including the Trask family who owned farms throughout the county; the Bellamys in Burton; the McLeods in Seabrook; the Mitchells in Lobeco; the Godleys at the Oaks Plantation; and the Bishops at Yard Farm on St. Helena. Many of the farms had access to the Port Royal Railroad that ran from Port Royal to Yemassee with connections to the main line, where their produce was shipped to the cities of the north. Truck farming was to grow through the first half of the 20th century, reaching its peak in the 1950s. By the 1960s a decline had set in as farming became less profitable. As traditional agriculture declined in the early 20th century, timbering, or silvaculture, emerged as a major industry in the state and in Beaufort County.

**Seafood:** Along with agriculture another economic force in the County during this time was the seafood business. Fish, shrimp, crabs and oysters have been a staple of the Lowcountry diet since the days of the Native American inhabitants. However, it was not until the 1880s that shrimping began on a larger scale. From that time until well into the 1920s-30s most of the shrimping was done by migrant shrimpers operating mostly out of Florida. Then more local shrimpers began to buy and build the big, diesel powered boats like the ones seen today and the industry began to have an economic impact on the area. Ice houses and processing facilities began to appear on the waterfronts of Beaufort, Port Royal and the islands. Oystermen, operating out of Daufuskie, St. Helena and the other islands, as well as Bluffton, could be seen in their small, flat bottomed boats called "bateaus" working with huge tongs as they pulled clusters of oysters from their beds and placed them in their boats. In the 1880s the first major oyster packing house was established by the Maggioni family on Factory Creek across from Beaufort on Lady's Island. An oyster packing house, the ruins of which are still visible, was also opened during the same time period in Bluffton.

**Phosphate Industry:** In the late 19th century, the area experienced a brief economic boom from the phosphate industry. The Port Royal Railroad was built to haul phosphate to ships docking at the Port of Port Royal, and the Town of Port Royal was established during this time as



Historic lighthouses such as the Hunting Island Lighthouse and Keeper's Dwelling (c. 1875) are a visible reminder of Beaufort County's maritime history.

well. Phosphate was mined along the coastal areas in Charleston and Beaufort Counties for a few years until the industry eventually succumbed to competition from Florida and the hurricane of 1893. The high winds and ensuing flooding from the “great hurricane of ‘93” resulted in damaged crops, killed livestock, destroyed buildings, and loss of lives.

From the Reconstruction Era to the 1930s, a number of wealthy individuals, mostly Northern industrialists, purchased large tracts of land along the Carolina and Georgia coasts for use as hunting retreats and winter vacation homes. Often the land they purchased was on former plantations where the houses had been destroyed during the Civil War. Often building on the historic foundations, the new owners built new large beautiful homes often in revival styles. Among some of the notable examples of these homes are Bonny Hall Plantation (c. 1867), Twickenham Plantation (c. 1878), Brays Island Plantation (c. 1938), and Clarendon Plantation (c. 1935). Perhaps the most unique is Auldbrass Plantation designed by Frank Lloyd Wright. Started in 1940 it was never completed. In 1988 the present owner began an extensive restoration, and has completed most buildings from the original site design.



## 1950 - Present

Much of Beaufort County's slow economic growth during the late 19<sup>th</sup> and early 20<sup>th</sup> centuries was due to its geographic isolation. Modern development, which is dependent on rail and automobile accessibility was slow until the construction of bridges began. In the 1920s a bridge was first constructed between Port Royal Island and the mainland and in the 1930s Port Royal and Lady's Islands were bridged. Not until the 1950s were northern and southern Beaufort County joined with bridges across the Broad and Chechessee Rivers; and Hilton Head Island joined to the mainland.

### Growth of Southern Beaufort County

These transportation improvements set the stage for the growth of the tourism and retirement community industries in Beaufort County. Hilton Head Island, like the other Sea Islands, was largely agricultural in the middle of the century before its bridge to the mainland was built in 1956. At that time the Hilton Head Company had been in the process of purchasing many of the large tracts on the island for timbering. Charles Fraser, the son of one of the principals, set his sights on developing a resort community on the southern portion of the island that became Sea Pines. The concept of a large master planned community with amenities such as tennis, golf, and preserved open space caught on in other large land holdings on the island. By the time the Town incorporated in 1983, 10 large master-planned communities had been approved making up approximately 70% of the island.



Modern development began in Southern Beaufort County with the opening of the bridge to Hilton Head Island in 1956

Prior to the initial development of Moss Creek and Rose Hill in the mid 1970's, the mainland of Southern Beaufort County was largely rural. Bluffton had scarcely 500 people and covered roughly one square mile. While residential and commercial growth in the Bluffton area had been occurring at a significant pace during the previous two decades, the most significant event that accelerated the spread of development onto the mainland was the arrival of DelWebb (Sun City) on over 6,000 acres of pine forest 11 miles west of Hilton Head Island. In 1993, Beaufort County Council approved a 6,385-unit retirement community that became an anchor for the western part of the U.S. 278 Corridor. Sun City was followed by Belfair, Eagle's Point, Crescent Plantation, Berkeley



Aerial view of Sun City, located approximately 11 west of the bridge to Hilton Head Island.

Hall, Island West and many other smaller developments. Commercial development in mainland southern Beaufort County followed population growth lining the U.S. 278 corridor with businesses such as Home Depot, Target and outlet malls. The accumulating development along the U.S. 278 corridor in Beaufort County contributed considerably to the current traffic congestion experienced on the roadway today. The Town of Bluffton, which consisted of roughly one square mile before 1998, began to look at annexation as a means to possess more local control over future development. In November 1998, Bluffton annexed Palmetto Bluff and the Shults Tract. In 2000, two more large tracts, the Buckwalter Tract and the Jones Estate annexed into Bluffton, increasing the Town to over 50 square miles, making it one of the largest municipalities (in area) in South Carolina.

### **Growth of Northern Beaufort County**

Tourism also increased in northern Beaufort County to a lesser extent due, in part, to an overall growth in heritage tourism. Many tourists drawn to Charleston or Savannah also stop in Beaufort when visiting and often return to visit again, or in many cases to live. Another growing tourism sector is African-American oriented tourism, with Penn Center and the sea island Gullah culture attracting increasing numbers of African-American tourists from around the nation.

In addition to tourism, the growth of the military installations in the 20<sup>th</sup> century also greatly influenced the social life, economy and built environment of northern Beaufort County. The Navy first acquired a portion of Parris Island in the 1890's and was later given over to the Marine Corps in the early 20<sup>th</sup> century. Today, the island is the site of the Marine Corps Recruit Depot, Parris Island, the East Coast training area for Marines. The establishment of the Marine Corps Air Station dates back to 1941 when 1,300 acres in Beaufort were purchased by the Civil Aeronautics Authority for an auxiliary air station that supported advanced training for anti-submarine patrol squadrons. During the Korean War the Navy decided to establish a Marine Corps air station in Beaufort and the land was purchased by the Federal government. Today the entire installation includes 6,900 acres at the air station, 1,076 acres at Laurel Bay and an additional 5,182 acres at the Townsend Bombing Range in Georgia, the weapons training installation for the air station.

# 3

## *Beaufort County Comprehensive Plan*

### Population and Demographics



**PROVISIONAL**  
**Pending Data**  
**from 2010 Census**

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**Provisional**  
**Pending Data**  
**from 2010 Census**





## Introduction

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In less than 30 years, Beaufort County has more than doubled in population. In 1980, the U.S. Census reported that the County had 65,364 persons. The most recent Census projections (2008) estimates that the County's population now exceeds 146,000. The sheer magnitude of this population growth and the likelihood that it will continue into the future has tremendous policy implications on the provision of public facilities, the transportation network, the availability of affordable housing, natural resources, water quality and cultural resources. Population growth has brought about many changes in the County's demographics. Much of the recent growth has been a result of people moving to Beaufort County from other parts of the country or from other countries for retirement or to seek economic opportunities. Compared to 1980, on average, today's population is older, lives in smaller households, is better educated and is wealthier. However, these demographic trends do not apply evenly to all population subgroups or across geographic regions of the County.

The purpose of this chapter is to analyze historic and current population and demographic trends; and to provide reasonable projections of future population growth to help guide policy decisions through the lifespan of this plan (2025). Each of the following chapters of this plan utilize these projections to help shape their recommendations. It is important to note that nine years have elapsed since the 2000 Census. This chapter uses 2008 U.S. Census estimates and information compiled in the 2006-2008 American Community Survey (also conducted by the U.S. Census Bureau). When the County receives data from the 2010 U.S. Census, this chapter will be updated to reflect this data.



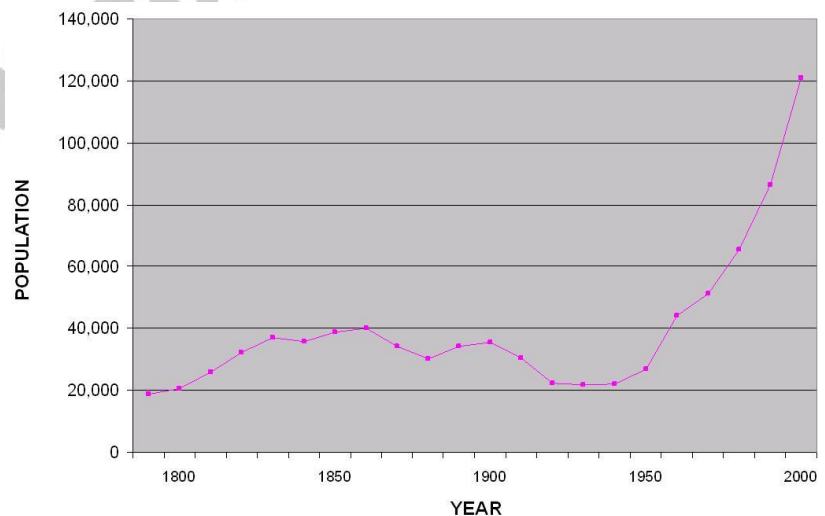
## Historic, Current, and Projected Growth Trends

### Beaufort County Population Growth – 1790-2000

Year	Population
1790	18753
1800	20428
1810	25887
1820	32199
1830	37032
1840	35794
1850	38805
1860	40053
1870	34359
1880	30176
1890	34119
1900	35495
1910	30355
1920	22269
1930	21815
1940	22037
1950	26993
1960	44187
1970	51136
1980	65364
1990	86425
2000	120937

Beaufort County's rapid growth rate is a relatively recent phenomenon in its 240-year history. The County was established in 1769 when South Carolina was still a British Colony. Over 200 years of census data reveal that Beaufort County's growth rate began to consistently trend upward after the 1950 census. Two events helped to spur this growth. In Northern Beaufort County the establishment of the US Marine Corps Air Station in 1955 eventually brought thousands of military and civilian jobs to the region. In Southern Beaufort County, the construction of a bridge to Hilton Head Island in 1956 spurred the development of the County's tourism and retirement based infrastructure.

**Figure 3-1: Historic Population Growth Trends 1790-2000<sup>1</sup>**



<sup>1</sup> Beaufort County's original boundaries included present-day Hampton and Jasper Counties. Two historic downward growth trends can be explained by the establishment of Hampton County in 1877 and Jasper County in 1912.

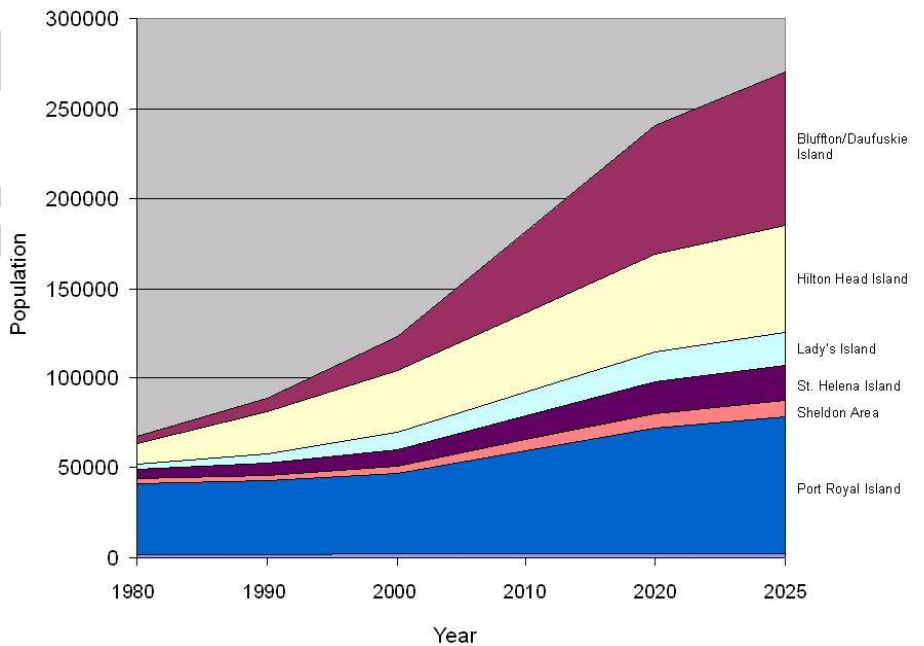
### Current Year-round Population

The US Census estimates that Beaufort County’s current population (July 2008) is 146,743. This figure represents a 125% increase in population since 1980. This is a dramatic increase compared to population increases in South Carolina and the United States during the same period (Figure 3-2). Figure 3-3 helps to illustrate that this growth has occurred and will continue to occur unevenly across the County with the greatest increases occurring in Bluffton, Hilton Head Island and on Lady’s Island.

**Figure 3-2: Comparison of Growth Rates 1980-2008**

	Beaufort County	South Carolina	United States
<b>1980</b>	65,364	3,122,814	226,545,805
<b>1990</b>	86,425	3,486,703	249,639,692
<b>2000</b>	120,937	4,012,012	281,421,906
<b>2008<sup>2</sup></b>	146,743	4,403,175	301,237,703
<b>%change 1980-2008</b>	124.5%	41.0%	32.9%

**Figure 3-3: Comparison of Growth by Planning Area 1980 - 2025**



<sup>2</sup> US Census estimate as of July 1, 2008.

### Average Daily Population

In addition to Beaufort County's permanent population, tourists and other visitors, seasonal residents, and a net influx of daily commuters increases the County's population by 34% on an average day. This increase has a significant impact on the County's roadways, other public facilities and the provision of public services such as law enforcement, fire protection, and emergency medical services. Figure 3-4 summarizes the County's estimated average daily population.

- **Tourists and Other Visitors:** According to estimates from the Hilton Head Island Chamber of Commerce and estimates based on accommodations tax receipts, Beaufort County had approximately 2,961,285 visitors in 2008. Factoring in an average stay of 5 nights for a vacationer to Hilton Head Island, this translates to 30,211 visitors on an average day. This number peaks in July at over 40,000 visitors a day.
- **Seasonal Residents:** Based on the 2000 Census and estimates for 2008, there are 14,206 seasonal dwellings in the County. Assuming that one third of seasonal dwellings are occupied on any given time, there are 10,702 seasonal residents on an average day.
- **Net Influx of Commuters:** Based on the 2000 Census and estimates for 2008, there is net influx of 8,993 commuters daily in Beaufort County.

**Figure 3-4: Beaufort County Average Daily Population**

Population Segment	Estimated 2008 Average Daily Population
Year-round Residents	146,743
Tourists and Other Visitors	30,211
Seasonal Residents	10,702
Net Commuters	8,993
<b>Average Daily population</b>	<b>196,649</b>

### Population Projections

The imperfect nature of population projections results in a number of different predictions of future growth in the County. For planning purposes, the County utilizes the projections employed in its transportation model.

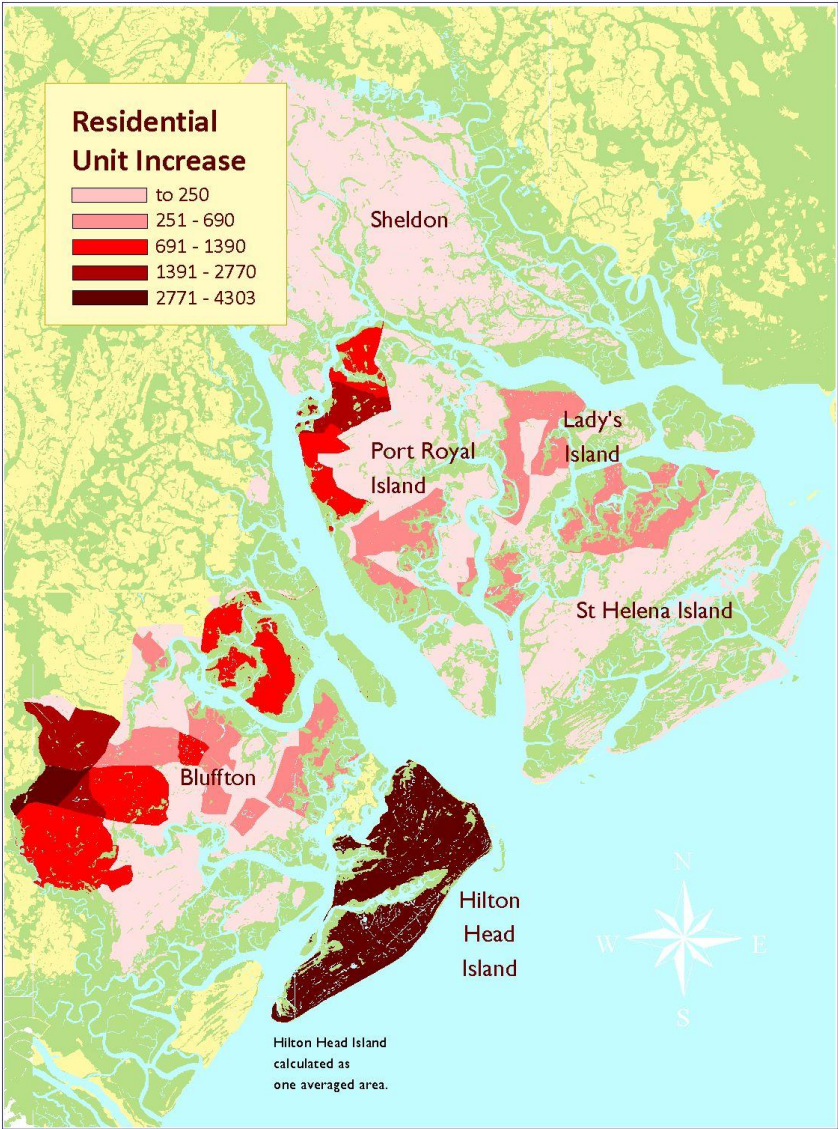
**Figure 3-5: Beaufort County Population Estimates from its Transportation Model**

Planning Area	2006 Dwelling Units	2006 Population	2025 Dwelling Units	2025 Population
Port Royal I.	19,875	50,244	30,587	76,299
Sheldon	2,123	5,266	3,696	9,203
Lady's I.	4,855	11,918	7,430	18,911
St. Helena I.	7,599	13,190	8,937	19,119
Greater Bluffton Area	17,510	36,864	39,291	83,616
Hilton Head I.	28,299	39,985	38,692	53,329
Daufuskie I.	170	340	315	630
<b>TOTAL</b>	<b>80,431</b>	<b>157,807</b>	<b>128,948</b>	<b>261,107</b>

The model utilizes projections compiled by the County's planning staff that divides the County into 124 Transportation Analysis Zones (TAZ). Within each TAZ, historic growth rates, planned development patterns, and land capacity are used to predict future growth. Other sources of population forecasts include the SC Budget and Control Board and Woods and Poole Economics, Inc. It is important to note that population estimates derived from national and state sources tend to be lower than locally derived data. Large area sampling methodologies tend toward conservative averaging, while local, area-specific transportation modeling tends toward maximal accounting.

Map 3-1 helps to illustrate where future growth is likely to occur over the next 15 to 20 years. The western portion of southern Beaufort County is projected to receive the greatest number of dwelling units as existing approved subdivisions build out in those areas. Additional growth is forecasted on Port Royal Island in the vicinity of Habersham and Clarendon Plantation, and in northern Lady's Island. Based on

**Map 3-1: Projected Residential Unit Increase by Transportation Analysis Zone: 2005-2025**



current projections, southern Beaufort County (south of the Broad River) is anticipated to surpass northern Beaufort County in year-round population in 2012 or 2013. This population shift will have implications on County Council representation in future years.



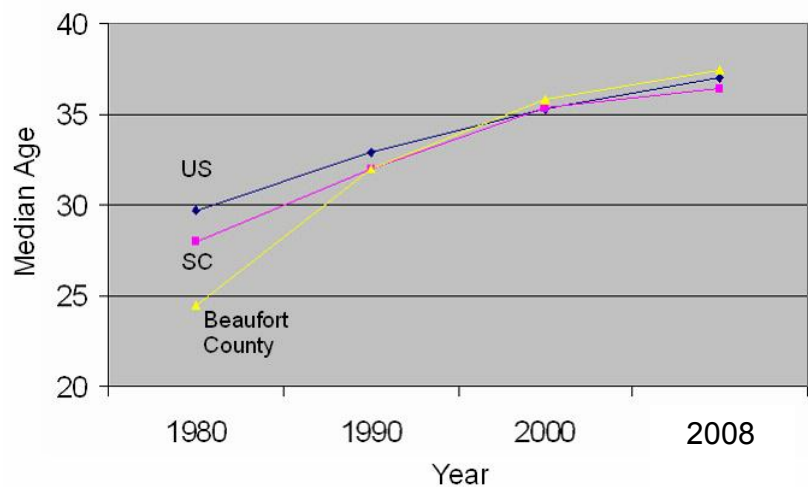
## Characteristics of Population

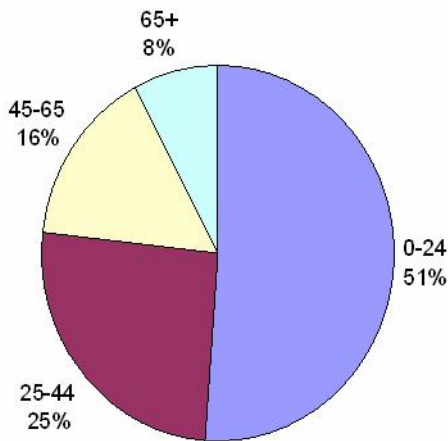
This section explores various attributes of Beaufort County's population including age, household size, race and ethnicity, educational attainment, and income. There are two noteworthy demographic trends in Beaufort County. One trend is the increased proportion of residents over 65 years of age. The other trend is the significant growth of the County's Hispanic community. In many ways, these two trends stand in contrast to each other. For example, the median age of the County's Hispanic population is 12 years younger than the County average. Hispanic households are, on average, 1.35 persons larger than the County average while elderly residents tend to live in smaller households. While these two demographic trends reflect national trends, they are amplified in Beaufort County by the region's popularity as a retirement destination and its relative prosperity over the last 15 years, which has attracted in-migration.

### Age

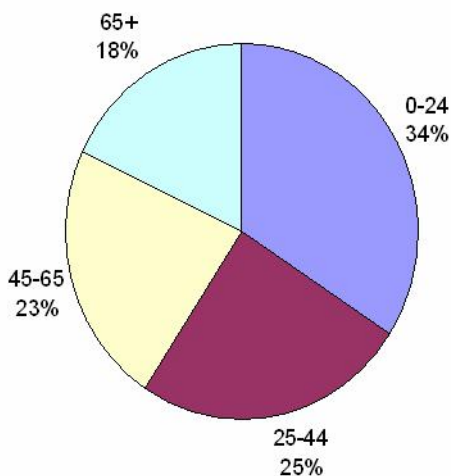
The age of Beaufort County's population has changed significantly since the 1980 census. In 1980, the median age was 24.5, much lower than both state and national median ages (see Figure 3-6).

**Figure 3-6: Comparison of Median Age 1980-2008**





1980 distribution of population among age groups.



2008 distribution of population among age groups.

In 2008, Beaufort County’s median age grew to 38.1, slightly higher than the state and the nation. Another significant statistic is the growth of the 65-year and older age cohort. In 1980, this group only made up 8% of the County’s population. In 2008, it was estimated that over 18% of County residents were 65 years or older (see sidebar).

Beaufort County’s aging population can be attributed to several factors; primarily the County’s popularity as a retirement destination. Other factors include the advance of the Baby Boom generation and improvements in the standard of living as Beaufort has transformed from a poor rural county to a relatively prosperous urbanizing county.

In 2011, the first Baby Boomers will turn 65. The US Census predicts that the 65 and older population will grow from 34.9 million (one in eight Americans) to 53.7 million (one in six) by 2020. This national demographic trend is anticipated to have a significant impact and policy implications on Beaufort County and the surrounding region. The Atlanta Regional Commission (ARC), through a series of public meetings, developed a set of strategies to deal with the issue of an aging population. The ARC “Lifelong Communities” program was set up with the goal to develop communities where older adults can age in place. Many of these strategies have land use, housing and transportation components and are very relevant to Beaufort County. The following is a summary of some of the “Lifelong Communities Strategies and Solutions”:

- **Land Use Issues:** Strategies are aimed at developing walkable communities to eliminate the need for older adults to drive; and to develop land use policies that promote a diversity of housing choices so that older adults can live near children and grandchildren.
- **Transportation:** Transportation strategies include enhancing public transportation options to better serve older adults; Integrating modifications to new and existing roadways to reduce accidents and assist older drivers (left hand turn lanes, improved signage, and lighting); and improving sidewalk infrastructure.
- **Housing:** Housing strategies are aimed at allowing older adults to age at home or in proximity to their families. Strategies include incentivizing accessory dwelling units; expanding housing rehabilitation programs, including weatherization, to help older adults to stay in their houses; and providing incentives to develop housing for seniors<sup>3</sup>.

These strategies will be addressed further in the Land Use, Transportation, Housing and Energy chapters of this plan.

<sup>3</sup> Atlanta Regional Commission. “Lifelong Communities: A Regional Approach to Aging: Strategies and Solutions,” [http://www.atlantaregional.com/documents/ag\\_llc\\_solutions\\_strategies\\_5\\_13\\_08.pdf](http://www.atlantaregional.com/documents/ag_llc_solutions_strategies_5_13_08.pdf)



### Household size

An average household in Beaufort County in 2008 contained 2.41 persons compared to 2.84 in 1970. This reduction in household size mirrors the national trend of a growing number of smaller families, single parent households and an aging population. This downward trend will likely continue as the County's population ages.

**Figure 3-7: Comparison of Persons per Household 1980-2008**

	1980	1990	2000	2008
United States	2.75	2.63	2.59	2.61
South Carolina	2.93	2.68	2.53	2.52
Beaufort County	2.84	2.59	2.51	2.41

### Race and ethnicity

Population growth over the last 30 years has brought about several changes to the racial and ethnic makeup of the County. From 1980 to 2008, Beaufort County's white population grew by 155% while the black population grew by only 39%. In 1980, one third of all Beaufort County residents were African-American compared to 20% in 2007. This demographic change is largely due to the influx of new residents, including retirees, from other parts of the county.

**Figure 3-8: Racial Trends 1980-2008**

	1980	1990	2000	2008
White	42,454	59,843	85,451	108,366
Black	21,504	24,582	29,005	29,864
Asian, Pacific Islander	610	813	1,016	1,196
Native American	161	251	321	254
Other	635	936	4,823	7,063

Another significant trend is the growth of Beaufort County's Hispanic community. Nationally, the Hispanic population is the fastest growing demographic segment. Until the early 1990s, Hispanic immigration was largely limited to southwestern states, and a handful of other states including Florida and Illinois. Since the early 1990's, there has been a significant growth in Hispanic immigration to other parts of the country including the southeast. For example, between 1990 and 2000, South Carolina's Hispanic population grew by 211% from 30,551 to 96,178. Within South Carolina, Beaufort County has the second largest Hispanic community (Figure 3-9).

**Figure 3-9: Hispanic Population**

	1980	1990	2000	2008
# of Hispanics	1,329	2,168	8,208	14,122
% of total population	2.0%	2.5%	6.7%	9.6%

Mexicans make up approximately 57% of the County's Hispanic population with Puerto Ricans (8.5%) making up the second largest group. Over 33% are from various countries in Central and South America. It is likely that the actual numbers and percentages of Hispanic residents are significantly higher than reported census data and estimates. National and regional evidence supports that this population is undercounted.

The recent growth of Beaufort County's Hispanic community poses several challenges to public policy makers. One challenge is the language barrier. According to recent data, 57% of foreign-born Hispanics in the southeast do not speak English or do not speak it fluently.<sup>4</sup> This barrier presents a challenge to public service providers, public safety officials and teachers. Another concern is health care. Approximately 66% of Hispanics in the United States, who primarily speak Spanish, do not have a regular doctor; 45% have no insurance; and 33% use only public health services.<sup>5</sup>

#### **Educational attainment**

Another significant change over the last 30 years in Beaufort County's population is educational attainment. From 1980 to present, Beaufort County went from having nearly 30% of its population lacking a high school diploma to exceeding state and national averages in terms of the percentage of high school and college graduates (Figure 3-10). In 2000, 40% of Beaufort County's residents that were 65 years or older had a college degree compared to the only 33% of the general population. This statistic indicates that some of the improvements in educational attainment are a result of an influx of educated retirees.

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<sup>4</sup> "The Growing Hispanic Population in South Carolina: Trends and Issues", Richard D. Young, Institute of Public Service and Policy Research, University of South Carolina, 2005

<sup>5</sup> "Uninsured Hispanics with limited English face formidable barriers to health care", The Commonwealth Fund, 2003

**Figure 3-10: Comparison of Educational Attainment: 1980-2008**

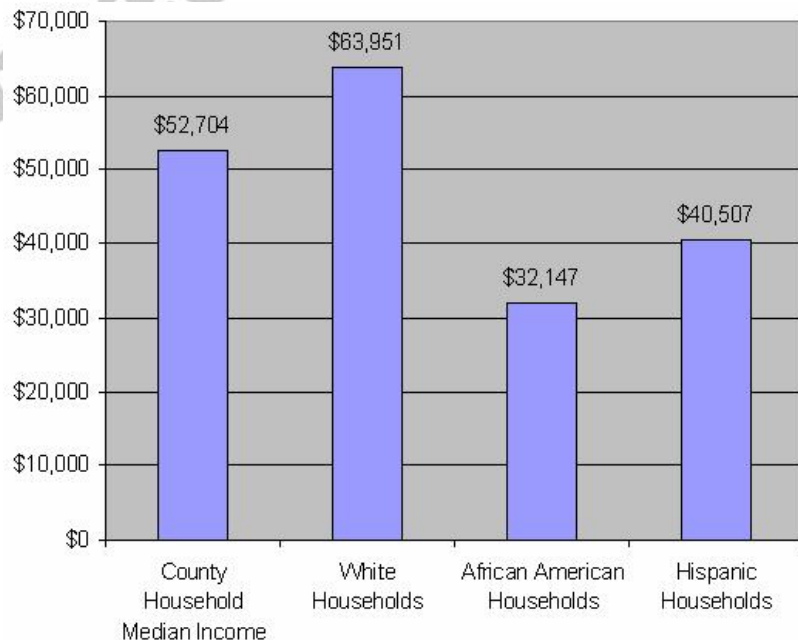
	1980	1990	2000	2008
No High School Diploma	28.0%	16.6%	12%	9.8%
High School Graduate	50.1%	56.8%	54.6%	53.3%
4-year College or greater	21.9%	26.5%	33.2%	36.9%

### Income

In terms of per capita and median income, Beaufort County is the wealthiest in South Carolina. However, the County is unique in that only 56% of household income is derived from actual wages. A large percentage (30.6%) of personal income comes from interest, dividends and rent. This is indicative of the County's large retiree population. Beaufort County's median income was estimated to be \$65,150 in 2008. This is slightly higher than the national median income (\$63,211) and 19% higher than the state average (\$54,710). At the same time, statewide average weekly wages (\$668) exceed the County's average (\$595) by 12%. This data begins to indicate that Beaufort County's wealth does not evenly benefit all segments of the County's population.

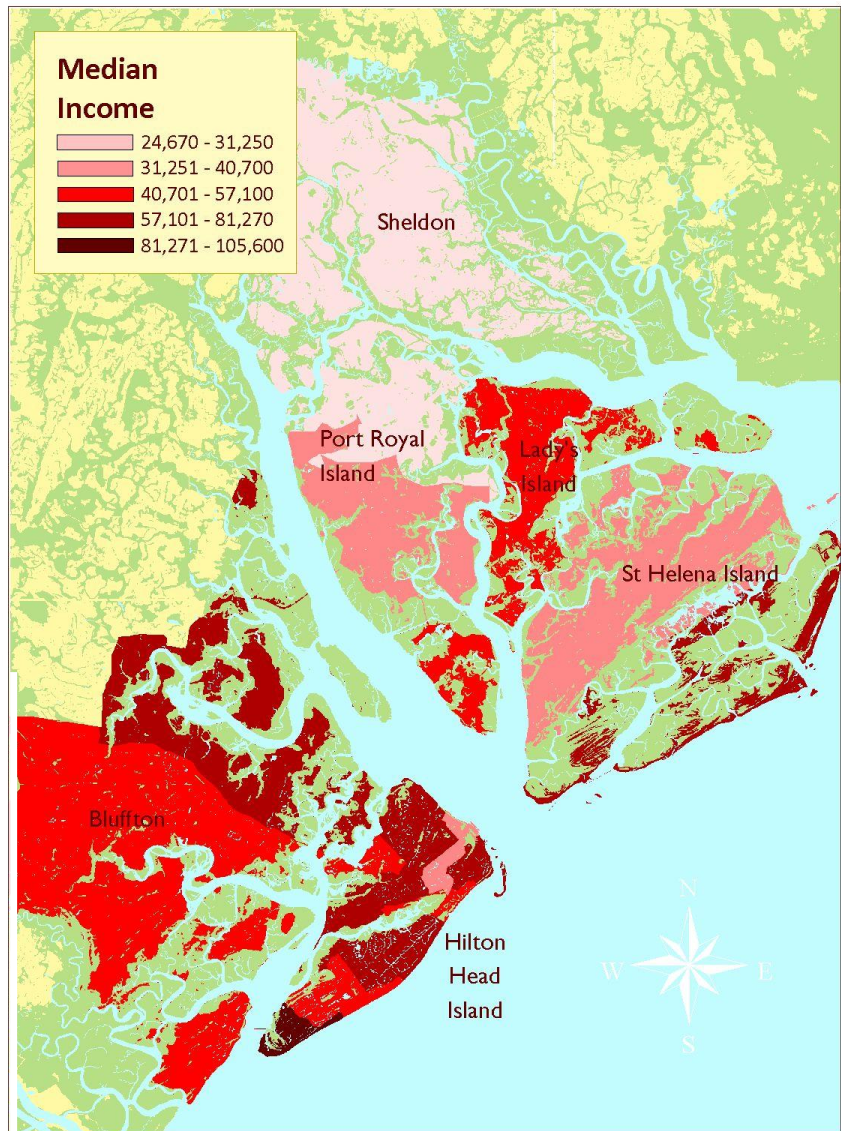
There is a disparity of income among racial and ethnic groups and among geographical regions of the County. Figure 3-11 shows that the median income for African American and Hispanic households is significantly lower than the County as a whole.

**Figure 3-11: Comparison of Median Household Income among Racial and Ethnic Groups (2000 U.S. Census)**



Map 3-2 indicates that wealth is not spread evenly countywide. Higher income households are generally concentrated in Southern Beaufort County. Rural communities, such as Sheldon and St. Helena Island have much lower household incomes than the County's median income.

**Map 3-2: Median Income per Census Tract (2000 U.S. Census)**



PROV  
Per  
from

AN ORDINANCE OF THE COUNTY OF BEAUFORT, SOUTH CAROLINA, TO AMEND CHAPTER 14, ARTICLE II, ANIMAL CONTROL ORDINANCE, SECTION 14-27, STERILIZATION AND MICROCHIP IDENTIFICATION; SECTION 14-29, IMPOUNDMENT; SECTION 14-30, REDEMPTION OF IMPOUNDED ANIMALS; AND SECTION 14-31, ADOPTION FEES AND STERILIZATION.

**Sec. 14-27. - Sterilization and microchip identification.**

- (a) *Sterilization.* No impounded pet may be redeemed without (a) first having been surgically sterilized and a fee paid therefore, which fee shall not exceed the fee charged by the shelter for the sterilization of animals prior to adoption, or (b) paying ~~a redemption fee~~ an intact animal fine of \$200.00 to redeem the pet intact. If an intact pet comes to be impounded for a second or subsequent time in a calendar year, the ~~intact redemption fee~~ intact animal fine shall be \$1,000.00. ~~These provisions shall apply to pets whose owners' residence is within Beaufort County.~~

Sterilization under this section may not take place sooner than after the fifth working day following the pet's placement in the custody of the shelter, or when the owner appears at the shelter to redeem the animal, whichever is sooner.

The shelter must give written notice of the policies and options regarding redemption and sterilization set forth herein to owners seeking to redeem their pets.

- (b) *Microchip identification and fee.* When a dog or cat is adopted from the county animal shelter, the animal shelter may implant a microchip in the dog or cat identifying the owner and all other information as provided by law. The county animal shelter shall charge a fee for implantation of a microchip in an amount recommended by the county administrator.
- (c) *Fee for redemption of a microchipped animal.* A microchipped animal returned to the county animal shelter may be reclaimed by the owner upon the owner's payment to the county animal shelter of a redemption fee. A redemption fee shall be in the amount recommended by the county administrator.
- (d) *Fee for redemption and microchipping of an unmicrochipped animal.* All reclaimed animals are required to be microchipped prior to release to their owners along with payment of a redemption fee. Both the fee for implantation of a microchip and the redemption fee shall be in the amount recommended by the county administrator.

(Ord. No. 2010/7, 4-26-2010)

**Sec. 14-28. - Restraint of animals by owners.**

- (a) *Running at large.* It shall be unlawful for any owner or custodian of any dog, cat, or other animal to permit the dog, cat, or other animal to run at large at any time upon any street or highway or other property within the county (S.C. Code 1976, § 47-7-110).
- (b) *Control of animals generally.* No owner shall fail to exercise proper care and control of his animals to prevent them from becoming a public nuisance.
- (c) *Female dogs and cats in heat.* Every female dog and cat in heat shall be confined in such a manner that such female dog or cat cannot come into contact with another animal.

(Ord. No. 2010/7, 4-26-2010)

**Sec. 14-29. - Impoundment.**

- (a) *Seizure of animals running at large generally.* Any dog, cat, dangerous animal, or other animal running at large may be seized by an animal control officer and transported to the county animal shelter and there confined in a humane manner for a period of not less than five working days and may thereafter be disposed of in a humane manner if not claimed by the owner. However, If the animal is terminally ill, critically injured or a threat to the shelter staff and/or other animals being housed at the shelter, the County Veterinarian or Director may waive the five day hold period and the animal may be immediately disposed of in a humane manner.
- (b) *Disposition of animals at large.* When an animal is found running at large and its ownership is known to an animal control officer, such animal need not be impounded but can be returned to the owner, and the officer may cite the owner of such animal to appear before a county magistrate to answer to charges of violation of this article. Upon the seizure of any animal found running at large with a rabies tag, the county animal shelter and control will screen the rabies records and attempt to notify the owner or custodian by written notice and/or telephone that the animal is being held by a shelter for disposition (S.C. Code 1976, § 47-3-540). All animals will be scanned for microchip identification.
- (c) *Disposition of unclaimed animals.* Animals not claimed by their owners after notification or attempted notification or before the expiration of five working days, shall become the property of a the county animal shelter and control and

may be placed for adoption or euthanized at the discretion of the director of the county animal shelter and control.

- (d) *Records of impounded animals.* It shall be the duty of the director of the county animal shelter and control or other persons designated by the county council to keep accurate and detailed records of seizures and dispositions of all animals coming into their custody and to file this report with the county administrator or his designee each month. Any reports prepared by a designee shall also be filed with the director of the county animal shelter and control.
- (e) *Abandoned animals.* When determined that an animal has been left unattended for a period of 24 hours or longer, it will be considered abandoned. The animal control officers may enter the property for the purpose of removing the animal. The animal will then be taken to the animal shelter and confined there for a period of five working days. It is unlawful to abandon an animal.
- (f) *Diseased animals.* Any diseased animal presented to a county animal shelter and control whose condition endangers the health of other animals in the shelter or any severely injured animal may be euthanized immediately, notwithstanding the five working day holding period, as specified in subsections (a) and (c) of this section.
- (g) *Shelter space allocations.* At any time the number of animals presented to the county animal shelter and control for holding exceeds the holding space available, the animal shelter director shall ration the available spaces among the municipal, county and military animal control officers and the general public. If all local rescuers are full and the number of animals exceeds the holding space available, the Director can network with other organizations from within and outside Beaufort County for their care and placement.

(Ord. No. 2010/7, 4-26-2010)

**Sec. 14-30. - Redemption of impounded animals.**

- (a) *Procedure.* The owner shall be entitled to resume possession of any impounded animal upon proof of ownership and payment of impoundment fees and fines as set forth in this section.
- (b) *Failure to redeem within holding period.* The owner of an animal impounded and not redeemed within the required holding period shall be responsible for any costs incidental to impoundment in the amount set forth in this section.

- (c) *Payment of fees.* Any impounded animal may be redeemed as provided in this section upon payment of the fees by the owner to the county animal shelter and control.
- (d) *Redemption fees.* The redemption fee shall be ~~\$100.00~~ \$50.00 for the first 24 hours of confinement for the first impoundment; the redemption fee for the second impoundment will be ~~\$250.00~~ \$125 and the redemption fee for the third impoundment and each subsequent offense will be ~~\$500.00~~ \$250. ~~The director of the animal shelter has discretion to reduce or waive fees.~~
- (e) *Boarding fee.* A boarding fee not to exceed \$25.00 a day will be imposed following the first 24 hours.
- (f) *Posting of fees.* All fees shall be published and posted in a prominent place within the county animal shelter and control.
- (g) *Proof of rabies [vaccination].* In order to redeem an impounded animal from the county animal shelter and control, a current and valid rabies certificate must be presented at the time of redemption or obtained from a licensed veterinarian within three business days and provided to the county animal shelter. Proof of the rabies vaccination certificate must be presented or obtained at the time of the redemption. If a rabies certificate is not presented within 3 business days, an animal control officer will issue the owner a ticket, which will be processed through the Magistrate's Court in Beaufort County.

(Ord. No. 2010/7, 4-26-2010)

**Sec. 14-31. - Adoption fees and sterilization.**

- (a) *Adoption fee established.* Animal adoption fees shall be established by the administrator and the director of the county animal shelter and control.
- (b) *Sterilization.* Animals adopted from the county animal shelter and control will be sterilized prior to going into the adopted home. Sterilization fees shall be collected by the county animal shelter and control at the time of adoption.
- (c) *Authority to refuse adoption.* The county animal shelter and control director or designee shall have the authority to refuse adoption of an animal to any person deemed unable to provide proper shelter, confinement, medical care and food or to any person who has a past history of inhumane treatment of or neglect to animals. Any person seeking adoption of an animal more frequently than 90 days shall be subject to refusal of adoption. Any person who has been refused adoption of an animal may appeal his case to the deputy administrator for community services. If any person turns in an owned animal to the animal shelter an



control, they will not be able to adopt an animal for ninety days. Persons turning in more than one owned animal within one year will no longer be allowed to adopt an animal from the shelter.

*(Ord. No. 2010/7, 4-26-2010)*

Adopted this \_\_\_\_ day of \_\_\_\_\_, 2010.

COUNTY COUNCIL OF BEAUFORT COUNTY

BY: \_\_\_\_\_  
Wm. Weston J. Newton, Chairman

APPROVED AS TO FORM:

\_\_\_\_\_  
Ladson F. Howell, Staff Attorney

ATTEST:

\_\_\_\_\_  
Suzanne M. Rainey, Clerk to Council

First Reading: October 11, 2010  
Second Reading: October 25, 2010  
Public Hearing:  
Third and Final Reading:

**Committee Reports**  
**November 8, 2010**

**A. COMMITTEES REPORTING**

**1. Community Services**

① Disabilities and Special Needs Board

<i>Nominated</i>	<i>Name</i>	<i>Position / Area / Expertise</i>	<i>Reappoint / Appoint</i>	<i>Votes Required</i>
10.25.10	Marion McCall	Countywide	Appoint	6 of 11

**2. Natural Resources**

① Minutes provided from the [November 1](#) meeting. See main agenda items 14, 15 and 16.

**3. Public Facilities**

① Minutes provided from the [October 26](#) meeting. See main agenda items 10, 12, 12 and 13.

<i>Nominate</i>	<i>Name</i>	<i>Position / Area / Expertise</i>	<i>Reappoint / Appoint</i>	<i>Votes Required</i>
11.08.10	Richard Wirth	Qualification	Appoint	6 of 11

**B. COMMITTEE MEETINGS ([Vacancy Report](#)) ([Tracking Data](#))**

**1. Community Services**

*William McBride, Chairman*

*Gerald Dawson, Vice Chairman*

➔ Next Meeting – Monday, November 15 at 2:00 p.m., Building 2, BIV (Joint with Finance)

**2. Executive**

*Weston Newton, Chairman*

➔ Next Meeting – To be announced.

**3. Finance**

*Stu Rodman, Chairman*

*William McBride, Vice Chairman*

➔ Next Meeting – Monday, November 15 at 2:00 p.m., Building 2, BIV (Joint with Community Services)

**4. Natural Resources**

*Paul Sommerville, Chairman*

*Jerry Stewart, Vice Chairman*

➔ Next Meeting – Monday, December 6 at 2:00 p.m.

**5. Public Facilities**

*Herbert Glaze, Chairman*

*Steven Baer, Vice Chairman*

➔ Next Meeting – Tuesday, November 30 at 4:00 p.m.

**6. Public Safety**

*Jerry Stewart, Chairman*

*Brian Flewelling, Vice Chairman*

➔ Next Meeting – Monday, December 6 at 4:00 p.m.

**7. Transportation Advisory Group**

*Weston Newton, Chairman*

*Stu Rodman, Vice Chairman*

**Terms Expired and Vacancies**  
**Agencies, Boards, Commissions, and Authorities**  
(effective November 1, 2010)

Terms Expired	
	Terms Expired (Reappointment)
<b>Boards</b>	
1. Accommodations Tax (2% State)	0
2. Airports	0
3. Alcohol and Drug Abuse	0
4. Construction Adjustments and Appeals	0
5. Disabilities and Special Needs	0
6. Historic Preservation	0
7. Library	0
8. Northern Corridor Review	0
9. Parks and Leisure Services	0
10. Planning	0
11. Rural and Critical Lands	0
12. Solid Waste and Recycling	0
13. Southern Corridor Review	0
14. Stormwater Management Utility	0
15. Tax Equalization	0
16. Zoning Appeals	0
<b>Agencies</b>	
17. Beaufort Memorial Hospital	0
18. Bluffton Township Fire	0
19. Daufuskie Island Fire	0
20. Sheldon Township Fire	0
<b>Commissions</b>	
21. Burton Fire	0
22. Lady's Island/St. Helena Island Fire	0
<b>Authorities</b>	
23. B/J Economic Opportunity	0
24. B/J Water and Sewer	0
25. Coastal Zone Management Appellate	1
26. Forestry	2
27. Foster Care	0
28. Lowcountry Council of Governments	0
29. Lowcountry Regional Transportation	0
30. Social Services	4
<b>Total</b>	<b>7</b>

Vacancies			
	Number of Vacancies	Position Requirement	Council District (if applicable - otherwise County-wide)
<b>Boards</b>			
1. Accommodations Tax (2% State)	1	Hospitality-Lodging	Countywide
2. Airports	1	Qualifications	Countywide
3. Alcohol and Drug Abuse	1	N/A	Countywide
4. Construction Adjustments and Appeals	0	N/A	N/A
5. Disabilities and Special Needs	1 *	N/A	N/A
6. Historic Preservation	0	N/A	N/A
7. Library	1	N/A	District 4
8. Northern Corridor Review	0	N/A	N/A
9. Parks and Leisure Services	0	N/A	N/A
10. Planning	0	N/A	N/A
11. Rural and Critical Lands	0	N/A	N/A
12. Solid Waste and Recycling	0	N/A	N/A
13. Southern Corridor Review	1 *	Resident of Respective Area Served	Districts 1, 2, 3, 4 and 10
14. Stormwater Management Utility	0	N/A	N/A
15. Tax Equalization	0	N/A	N/A
16. Zoning Appeals	0	Ex Officio	N/A
<b>Agencies</b>			
17. Beaufort Memorial Hospital	0	N/A	N/A
18. Bluffton Township Fire	0	N/A	N/A
19. Daufuskie Island Fire	0	N/A	N/A
20. Sheldon Township Fire	0	N/A	N/A
<b>Commissions</b>			
21. Burton Fire	0	N/A	N/A
22. Lady's Island/St. Helena Island Fire	0	N/A	N/A
<b>Authorities</b>			
23. B/J Economic Opportunity	0	N/A	N/A
24. B/J Water and Sewer	0	N/A	N/A
25. Coastal Zone Management Appellate	0	N/A	N/A
26. Forestry	3	N/A	Countywide
27. Foster Care	1	N/A	Countywide
28. Lowcountry Council of Governments	0	N/A	N/A
29. Lowcountry Regional Transportation	0	N/A	N/A
30. Social Services	1	N/A	Countywide
<b>Total</b>	<b>11</b>		

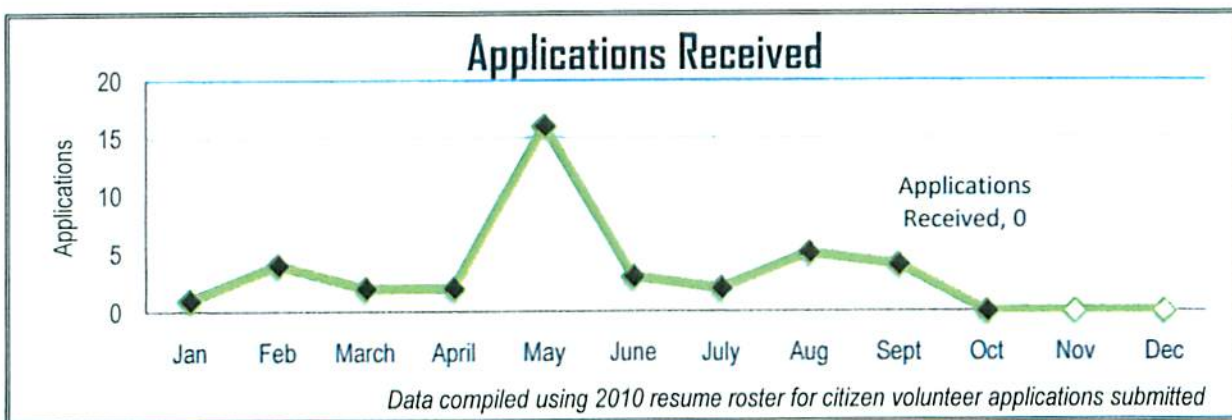
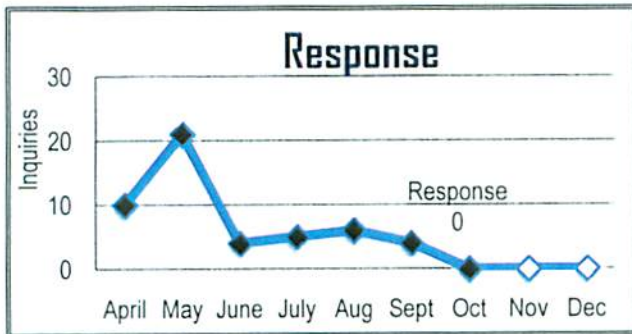
\* Marlon McCall nominated 10.25.10

\* Brian Watkins nominated 04.12.10

# Boards & Commissions Tracking Data 2010

Monthly Summary			
Month	Inquiries	Applications	Total
April	10	0	10
May	5	16	21
June	1	3	4
July	3	2	5
August	1	5	6
September	0	4	4
October	0	0	0
November	0	0	0
December	0	0	0

October Data			
Date	Inquiries	Applications	Total
10/1	0	0	0
10/4	0	0	0
10/5	0	0	0
10/6	0	0	0
10/7	0	0	0
10/8	0	0	0
10/11	0	0	0
10/12	0	0	0
10/13	0	0	0
10/14	0	0	0
10/15	0	0	0
10/18	0	0	0
10/19	0	0	0
10/20	0	0	0
10/21	0	0	0
10/22	0	0	0
10/25	0	0	0
10/26	0	0	0
10/27	0	0	0
10/28	0	0	0
10/29	0	0	0



## NATURAL RESOURCES COMMITTEE

November 1, 2010

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

The Natural Resources Committee met on Monday, November 1, 2010 at 2:00 p.m., in the Executive Conference Room, Administration Building, 100 Ribaut Road, Beaufort, SC.

### ATTENDANCE

Natural Resources Members: Chairman Paul Sommerville, Vice Chairman Jerry Stewart and members Steven Baer, Gerald Dawson, Brian Flewelling, William McBride and Stu Rodman attended. Non-committee member Rick Caporale also attended.

County Staff: Tony Criscitiello, Division Director – Planning and Development; Rob Merchant – County long-range planner.

Media: Joe Croley, Hilton Head Island Association of Realtors.

Public: Reed Armstrong, Coastal Conservation League; Ann Bluntzer, Beaufort County Open Land Trust; David Tedder, local attorney and applicant representative.

Mr. Sommerville chaired the meeting.

### ACTION ITEMS

- 1. Adoption of the 2010 Beaufort County Comprehensive Plan (A compilation of previously approved updated elements, a new introduction and history chapter, and all of the 1997 comprehensive plan appendices)**

**Discussion:** Mr. Sommerville updated the Natural Resources Committee: the document under consideration included previously approved updated portions of the 2010 Beaufort County Comprehensive Plan and three new chapters – an introduction, history and population & demographics chapters. He stated, at the request of at least one committee member, each of the new chapters will be dealt with individually. However, the discussion on the Comprehensive Plan occurred in conjunction.

Mr. Rob Merchant, Beaufort County long-range planner, gave an overview, which focused on the changes of the Comprehensive Plan. He noted the entire Comprehensive Plan is presented. In South Carolina's enabling legislation, there are two options to adopt a Comprehensive Plan, he said. Those are to either adopt chapter-by-chapter or to adopt the entire Plan as a package. He stated, Beaufort County chose to go chapter-by-chapter. This Council approved all but three chapters, which, as outlined above, are before the Natural Resources

Committee. He stated, the entire package is presented in order to give the Council a contextual understanding. Some of the chapters were renumbered to put them into a more logical ordering, Mr. Merchant added. Chapter 1 – Introduction is an overview, giving the authority and summary of the Plan. Chapter 2 – History takes text from the 1997 Comprehensive Plan, condensed it and filled in the last decade's history. Chapter 3 – Population and Demographics went before Council. For several reasons, we decided to go through the process again. Some of Council's recommendations, such as coming up with the average daily population count, needed to go back before the Planning Commission, Mr. Merchant said. He also noted presenting this as an entire Plan would give a better idea of context, as well as some of the changes made to the Chapter. Mr. Merchant then went on to review the other chapters of the Comprehensive Plan with a breakdown of each's legislative evolution. One of the changes to the numbering Mr. Merchant mentioned was placing the chapters on Economic Development and Affordable Housing together.

Mr. Merchant went into greater depth on each of the three chapters before the Natural Resources Committee. In Population and Demographics, there was a question on average daily population estimates, which basically takes permanent population and factors in the number of people in Beaufort County on any given day, Mr. Merchant said. He said there were corrections made to vacationer estimates for Hilton Head Island; some of the data was misread and implied there were 2.9 million discreet visitors on Hilton Head Island. Those visitors could either be 2.9 million individuals who came to the County and spent several days in the County, but the new is based upon the actual number of visitors. The estimation of visitors is significantly higher than when last presented. He noted they looked at vacationers in Hilton Head Island and Accommodations Tax receipts to make assumptions about stays in Beaufort County.

Mr. Baer asked if those numbers could be broken down further for smaller areas such as Hilton Head, Beaufort or Bluffton. Mr. Merchant said it could be done, but could get complicated and would need to be guesstimated. Mr. Baer also asked if the Natural Resources Committee was voting on Chapter 3 – Population and Demographics at the meeting; he thought it was postponed for the 2010 Census data. Mr. Merchant stated that is a larger question. The Council could adopt it now and make the alterations as the data is released in early 2011, or it could postpone until the data is released. The transportation models will be updated, the County will be broken down and population estimates calculated with the new Census data.

Mr. Sommerville reiterated the Natural Resources Committee will have to decide, "obviously things such as transportation and community facilities... among other things depend on population demographics numbers, and so this document will be dynamic as things change. Do we want to move this forward knowing it is going to be updated when the Census figures come trickling in 2011 or do we want to sit on it and wait until our numbers become more credible?" He said he thinks it makes sense to approve with the understanding the population demographics will be significantly updated in 2011. Mr. Merchant stated Mr. Sommerville said what he would say. The population projections feed into transportation and community facilities so if those are reduced then the other sectors will alter.

Mr. Stewart said he did not know when the clock started on this, but an update to the Comprehensive Plan is required every five years. Where are we on that five-year line? Mr. Merchant answered each chapter was adopted individually, so the way it stands now is five years from the date each chapter was adopted. The Planning Commission recommended the Comprehensive Plan move forward as an entire plan, a package.

Mr. Rodman asked when they expect the Census data. Mr. Flewelling replied, "February." Mr. Rodman then asked, as the Council approves each section, how widely the approved materials are distributed. Mr. Merchant said that it is a decision made at the Planning Department level. Mr. Criscitiello said he intends to make a couple hundred copies available for sale to anyone who wishes to have one, otherwise it would be online and in the libraries for free.

Mr. Baer said he is trying to reach a compromise; he would be content to publish the Comprehensive Plan if Chapter 3 has a provision stating it would be updated with 2010 Census data because this is used by so many people. He then said one of the most important sites in the United States of America is not included – Mitchelville. The historic record needs to be made complete by mentioning this, he said. Mr. Sommerville requested staff incorporate an entry on Mitchelville's history in the documentation.

Mr. Caporale reinforced Mr. Baer's comments on Mitchelville. He noted there is a great deal of history in Beaufort County and Mitchelville is the most stunning reminder of what happened in this area during the Civil War. It should be treated differently. Mr. Sommerville commented he thinks it is only a matter of time before the County devotes a considerable amount of its efforts on Mitchelville.

Mr. Rodman said he agrees wholeheartedly on the Mitchelville aspect. Do we get input from the history professors at the University of South Carolina – Beaufort (USCB) on the historical section? He said if the County does not, it would not be a bad exercise to run. He commented if you actually start to study the history of northern Beaufort County, the first French settlement in North America was on Parris Island, as was the first Spanish settlement and the first Protestant. We as a county, really do not play a lot of this up as the Jamestown folks do, he said. We are missing a gigantic tourist opportunity by not doing that; a lot of people come to Hilton Head Island for the first time and only start to figure it out. We as a county really underplay the history, he concluded.

Mr. Merchant stated Mr. Ian Hill, from the Planning Department, worked closely with Dr. Larry Rowland, a USCB professor, when drafting the History Chapter of the Comprehensive Plan.

Mr. Baer said he believes to pass the History Chapter there needs to be at least a half day's work in addition before the Comprehensive Plan is presented before Council.

Mr. Rodman said, on the transportation side, he would prefer to see it not published until the Census data is released, considering the Census data release date is not too far away. The transportation model will take some time, but he said this is something that flows out of the

Census data. He stated he always worries about publishing something, no matter how it is marked, because people will take it as the original and never take the time to look for the updated version. The accuracy has a lot to do with distribution of state and federal money. It always bothered me that the Hilton Head number is totally inaccurate, he said. “The population has stayed the same at about 35,000 for about 10 years. It is off by about 65 to 70 percent. Those of us who live there know it is basically built out.” He said he thinks it is a mistake to publish an inaccurate number, which people may use for other purposes.

Mr. Merchant defended by saying it will be very easy to change the 2008 numbers to the 2010 estimates. Reworking the population projections will happen when staff redoes the transportation model, so the 2025 projections would not be done immediately, he noted.

The Natural Resources Committee members then got into a discussion about how the various transportation and population estimates were calculated, the priority for adjusting calculations, when it would change, etc.

Mr. Sommerville attempted to get the meeting back on track by saying the Natural Resources Committee will need four separate motions – one to adopt the Comprehensive Plan as a whole, one to adopt Chapter 1 – Introduction, one to adopt Chapter 2 – History and one to adopt Chapter 3 – Population and Demographics.

It was moved by Mr. Rodman, seconded by Mr. Stewart, the Natural Resources Committee approves and forwards to Council approve on first reading the 2010 Beaufort County Comprehensive Plan as a whole, except for Chapters 1, 2 and 3. The vote was: FOR – Mr. Baer, Mr. Dawson, Mr. Flewelling, Mr. McBride, Mr. Rodman, Mr. Sommerville and Mr. Stewart. The motion passed.

It was moved by Mr. Stewart, seconded by Mr. McBride, the Natural Resources Committee approves and forwards to Council the Introduction, Chapter 1 of the 2010 Beaufort County Comprehensive Plan. The vote was: FOR – Mr. Baer, Mr. Dawson, Mr. Flewelling, Mr. McBride, Mr. Rodman, Mr. Sommerville and Mr. Stewart. The motion passed.

It was moved by Mr. Baer, seconded by Mr. Flewelling, the Natural Resources Committee approves and forwards to Council the History, Chapter 2 of the 2010 Beaufort County Comprehensive Plan, including the addition of a section on Mitchelville’s history.

Mr. Dawson asked if the Planning staff will have sufficient time to include Mitchelville history in the 2010 Comprehensive Plan before the November 8 Council meeting. Mr. Criscitiello stated he would.

The vote was: FOR – Mr. Baer, Mr. Dawson, Mr. Flewelling, Mr. McBride, Mr. Rodman, Mr. Sommerville and Mr. Stewart. The motion passed.



It was moved by Mr. Rodman, seconded by Mr. Baer, the Natural Resources Committee postpones Population and Demographics, Chapter 3 of the 2010 Beaufort County Comprehensive Plan until the 2010 Census data is released.

Mr. Stewart asked how long Council had to approve the entire Comprehensive Plan package. Is there a timeline?

Mr. Criscitiello said, no. The five elements presented in 2007 were the required elements to maintain zoning, so the actual five-year review is pegged to 2007 in order to stay consistent with state law. The others are capable of being amended when that amendment is convenient for us to accomplish. He said the five- and ten-year periods are in state law, but there is nothing to say Council cannot amend the Comprehensive Plan on a shorter timeframe as long as it meets the five- and 10-year minimums.

Mr. Flewelling spoke in opposition to the motion saying, he understands why to postpone, but he suggested approving what is before Natural Resources, and in 2012, when Council reviews the other major elements it redoes the Population and Demographics section. He said he thinks it will take some time to redo the transportation model and to see the ripple effects on the demographics section. He said right now the calculations are based on the best estimates available, and we will have another chance to review in 2012.

Mr. McBride said he is inclined to agree with Mr. Flewelling; it is best to adopt what is before the Natural Resources Committee and to let people know the figures will be adjusted as the 2010 Census information is available.

Mr. Baer said he seconded the main motion, but he could live with a compromise: publish the chapter now, but include on every page the provision that information will be updated with 2010 Census data.

Mr. Sommerville said he agrees the data will probably change greatly when the Census data is released, but he would like to see the Committee move forward what it has. He added he agrees with the provisional stamp.

Mr. Stewart said he has no problem with it, but throughout the document data and tables are labeled as, “2008 data.” It seems overkill to add a provisional, he said.

Mr. Rodman declined amending his motion because he said he is adverse to publishing documents saying in the future the information will be adjusted. If you want, take the transportation model as an example. We based the information on flood data, out-of-date by years. He said we are close enough to the Census data release that the populations in each of the areas can be calculated. Regardless of what this document says the Census data does not flow from the transportation model, but *vice versa*. We should be able to put the Census data in quickly once we have it.

Mr. Flewelling said Mr. Rodman's argument makes sense, but he commented he is averse to holding up the document.

The vote was: FOR – Mr. Baer and Mr. Rodman. OPPOSED – Mr. Dawson, Mr. Flewelling, Mr. McBride, Mr. Sommerville and Mr. Stewart. The motion failed.

It was moved by Mr. Flewelling, seconded by Mr. Baer, the Natural Resources Committee approves and forwards to Council Population and Demographics, Chapter 3 of the 2010 Beaufort County Comprehensive Plan, with the condition each page be marked with the provision that data will be updated with the release of the 2010 Census data. The vote was: FOR – Mr. Baer, Mr. Dawson, Mr. Flewelling, Mr. McBride, Mr. Rodman, Mr. Sommerville and Mr. Stewart. The motion passed.

Mr. Dawson commended Mr. Criscitiello and his Planning staff on their hard work on the Comprehensive Plan and attention to detail.

**Recommendation:** 1.) Council approves on first reading the 2010 Beaufort County Comprehensive Plan as a whole, except for Chapters 1, 2 and 3. 2.) Council approves the Introduction, Chapter 1 of the 2010 Beaufort County Comprehensive Plan. 3.) Council approves the History, Chapter 2 of the 2010 Beaufort County Comprehensive Plan, including the addition of a section on Mitchelville's history. 4.) Council approves the Population and Demographics, Chapter 3 of the 2010 Beaufort County Comprehensive Plan, with the condition each page be marked with the provision that data will be updated with the release of the 2010 Census data.

**2. Consideration of Development Agreement in Conjunction with Request for Extension of the Greenheath Planned Unit Development (PUD), Involving 97.80 acres on Lady's Island; Owner/Applicant: Gleason Place LP**

**Discussion:** Mr. Sommerville reviewed the background on Greenheath Planned Unit Development (PUD). Discussion on items 2 and 3 were dealt with together. The PUD extension was approved subject to four provisions: 1. the owner enters into a development agreement with Beaufort County, 2. the owner grant a right-of-way along the front of the property to serve as a walking path, 3. there be accessibility/interconnectivity to Coosaw Elementary School and 4. all current impact fees to the Greenheath PUD be provided. This passed in 2009, Mr. Sommerville said. Since then, the County negotiated a development agreement, which reached third and final reading at Council. Then, the question was raised about the specific language of the school capital construction fee portion of the development agreement and how the municipalities who entered into a similar resolution would react to that. Mr. Sommerville said he was instructed to approach the School Board and the municipalities for feedback. He said each entity supported the development agreement in question. He reminded the Natural Resources Committee, the PUD is in an area with rural residential zoning, which is roughly two units per acre. The owner could potentially put 200 units on the property without paying a penny, Mr. Sommerville remarked. Alternatively, if we approve the extension of the PUD, the developer can put approximately 300 units. What the developer and the development agreement negotiating committee ultimately agreed to was: "to allow the owner to pay the, then in agreement school

impact fee for the underlying density of about 200 units, \$1,000 adjusted for inflation (bringing it forward to about \$1,350) and for everything over that, for excess or additional density permitted by the development agreement PUD would then pay the \$6,000,” Mr. Sommerville explained. This topic boils down to them paying \$1,350 for 200 units and \$6,000 for approximately 100 units. This was then sent back to the various municipalities and School Board. This came before the Natural Resources Committee in October seeking approval to move forward to Council. At that time, the developer asked for a modification to give the developer the option to revert to community preservation (CP), 200 by-right units, or whatever was permitted under the approved, extended PUD in the development agreement. The request raised some questions with various Natural Resources Committee members, he said. At this point, the Committee sent the topic for consideration back to staff for review. Thereafter, the owner came forward and said to forget the change and let the item go forward as approved up to third and final reading.

The Committee members then entered into a lengthy discussion on the language and correct version of the document’s Section IX, Part D, concerning school capital construction fees. Ultimately, Mr. Sommerville said there are three portions deleted from Part D. School Capital Construction Fee. In order for this to be corrected those deletions should be included in the version up for discussion.

During the discussion of school capital construction fees, Mr. Tedder said the September 8, 2008 date stamp on one of the versions is incorrect; there is another version of September 4, 2009 with slightly different language. I think the September 4, 2009 version is the one voted on by Council during first reading, came forward for second, and then it was changed, Mr. Tedder said. He stated he thinks whatever went before Council at the October 12, 2009 meeting is what should be reverted to.

Mr. Dawson asked Mr. Tedder what sort of development occurred on the PUD in question, and Mr. Tedder replied there has been essentially no development.

Mr. Flewelling stated, if the Natural Resources Committee reviews something the Council already reviewed for first and second reading without change, the Committee should not have to have a version before it makes a decision; it is an unchanged document this Council has reviewed already. Should it not just go to Council for third and final reading? Mr. Sommerville agreed with Mr. Flewelling, whatever is being moved forward is what was approved on second reading by Council.

Mr. Tedder suggested checking the correct version with the County Attorney before proceeding. Mr. Flewelling noted he wants to also make sure the inflation adjusted value is correct. The Committee agreed upon the value as of October 1, 2010.

It was moved by Mr. Flewelling, seconded by Mr. Stewart, the Natural Resources Committee approves and recommends to Council consideration of development agreement in conjunction with request for extension of the Greenheath Planned Unit Development (PUD), involving 97.80 acres on Lady’s Island; Owner/Applicant: Gleason Place LP, with the exception that the struck-through lines in the version before Natural Resources Committee on November 1, 2010 be

included in the version presented to Council for final approval, and that the County Attorney verifies this is the correct version. The vote was: FOR- Mr. Baer, Mr. Dawson, Mr. Flewelling, Mr. McBride, Mr. Rodman, Mr. Sommerville and Mr. Stewart. The motion passed.

**Recommendation:** The Council approves on third and final reading a development agreement in conjunction with request for extension of the Greenheath Planned Unit Development (PUD), involving 97.80 acres on Lady's Island; Owner/Applicant: Gleason Place LP, with the exception that the struck-through lines in the version before Natural Resources be included in the version, and that the County Attorney verifies this is the correct version.

**3. Request for Extension of the Greenheath Planned Unit Development (PUD), Involving 97.80 acres on Lady's Island; Owner/Applicant: Gleason Place LP**

**Discussion:** There was no discussion on this item as most of the discussion on the Greenheath PUD occurred as notes above. Mr. Sommerville said the passage of the previous item was contingent upon this extension request, so he should have enfolded them in the same and apologized for not consolidating.

It was moved by Mr. Stewart, seconded by Mr. Rodman, the Natural Resources Committee approves and forwards to Council third and final reading of the request for extension of the Greenheath Planned Unit Development (PUD), involving 97.80 acres on Lady's Island, Owner/Applicant: Gleason Place LP. The vote was: FOR – Mr. Baer, Mr. Dawson, Mr. Flewelling, Mr. McBride, Mr. Rodman, Mr. Sommerville and Mr. Stewart. The motion passed.

Mr. Flewelling asked about the sunset date. Mr. Tedder said the development agreement is for five years and the PUD for 10 years, provided the development agreement is renewed at five years, it would be 10 years to whatever date after final approval.

**Recommendation:** Council approves on third and final reading the request for extension of the Greenheath Planned Unit Development (PUD), involving 97.80 acres on Lady's Island, Owner/Applicant: Gleason Place LP.

**INFORMATIONAL ITEM**

**1. Off-agenda item: Consideration of not televising certain meetings**

**Discussion:** Mr. McBride asked Mr. Criscitiello if the law requires the County to have a Southern Corridor Review Board; he replied no, but the County has one based on state enabling legislation, which allows for one. It is an elective opportunity in the state code, Mr. Criscitiello said. Mr. McBride explained he was curious about it since the time of the Greenline Industries and the ordinances they wanted to put on the building to make it more attractive.

Mr. Stewart said he thinks there is a lot of discussion about being developer-friendly and the amount of red tape people must go through to get a project approved to build. He said he knows in many parts of the country people recognize this and are making the process more

stream-lined, more efficient, and easier to do. He said he knows there are two sides to this. But, he said he finds more and more, there is a perception people believe Beaufort County is a terrible place to try to get permitting accepted and to do business. This is clearly the case in a couple of the recent annexation cases. He asked what Mr. Criscitiello's views are in examining the whole process? Mr. Stewart conceded he thinks form-based code will address some of the problems, but it will not remedy all of the problems. He said the County needs to address not being friendly to business.

Mr. Criscitiello said last week there were four days of intense discussion with the consultants on form-based code. The City of Beaufort, the Town of Port Royal, the Town of Bluffton, and the Town of Hilton Head Island were all in conversation about the form-based code. The idea is to do what Mr. Stewart touched on, Mr. Criscitiello said. It is to simplify the process by telling people what they can do, as opposed to what they cannot do. He added the County needs to address the issue of Boards and Commissions as it relates to the new code. The question that will arise is: what the future of entities such as the Corridor Review Board, the Development Review Team, etc. will be in the face of efforts to streamline County government? He said he will present his ideas to Mr. Kubic and Mr. Hill as they go forward with the process, telling them what his intentions and views are on those matters. As we look at the ordinance, he noted Council will be briefed on exactly what is different, what is new, what the improvement is, etc. If you talk about maintaining in terms of flavor, taste and quality there is a lot of subjectivity in that, he said. The Corridor Review Board plays a valuable role in that arena of subjectivity. If we move in a direction where we start to place more of that responsibility on staff, it means staff and the process will have to be different. This has an effect on budget and money.

Mr. Stewart said he thinks the Natural Resources Committee needs only to go back to three projects: the Greenline building, the BMW building on U.S. 278 and the Food Lion near Sun City. The last is a project where the applicants were so frustrated with the Corridor Review Board; that was a huge part of them wanting to be annexed into Hardeeville. All three are prime examples of a lengthy process as opposed to something that could be done in real time, Mr. Stewart said. In the case of Food Lion, because the developer contacted me, they went through three iterations of how to do the building footprint before ending up with their original after months of haggling, he said.

Mr. Criscitiello said the most unpopular answer you can give in land development is, "no."

Mr. Flewelling said, the entire process is built around a delay factor, and it is mostly our responsibility as Council members. It was very clear just today we, as Council, were not going to approve the Greenheath PUD even though we had been dancing around this issue since 2007. He added it was just a small administrative thing causing all of us to be skeptic of passing, but we finally muddled through it. We have to find a way to get out of this micromanagement thing we do so well at Council level, to get to a point where we say "yes" to things to move them along, he said. We should push good things through and hold up the bad, Mr. Flewelling said.

Mr. Baer noted Greenheath would have passed had the developer not requested a change two months ago.

Mr. Rodman stated he tends to agree; the form-based code will drive a lot of long-term thinking. The Beaufort Regional Chamber of Commerce came before Council to suggest beyond form-based code, there may be a few things done to significantly streamline our process. He said he thinks one of those was to have an advocate who helped walk the project through the system. He said it strikes him as something that should be addressed. He said his preference is to have it come forward from staff to the Committee.

Mr. Criscitiello said he invited the Chamber into the process to review the codes and they came forward. He said one thing to be recognized is that not every place in Beaufort County will be form-based code eligible, or desirable. Many of the laws now are laws carried forward in regard to land development simply because they are auto-oriented. Form-based code is primarily pedestrian-oriented development with mixed use. The question is: how will we incentivize that in the future so if electively chosen to develop in a form-based scenario the process is user-friendly and quick. This is one of the basic parts of the code he is attentive to because he wants it to be economically possible, Mr. Criscitiello told the Committee.

Mr. Flewelling suggested using technology whenever possible. In that regard, there are computer programs the County can put online so development can track whose desk a particular project sits upon, what date they will proceed, etc. It will keep it fast-forward and technology intensive.

Mr. Criscitiello said the first form-based effort will be presented tonight to the Planning Commission for Daufuskie Island, and you will see an administrative process outlined within it. What is required? When is it required? How long will it take? There is an absolute flowchart taking place. The opportunity for technology is possible. He added it has been noted; Daufuskie will be like a beta site. We will have an opportunity to see what is operative. He said he wants to work out four or five scenarios showing how this application in this location started and ended, how long it took and what the product output is. This will be on Council's desk in about a month and a half. He said he wants Council and the Planning Commission to see real-life examples based on a hypothetical project with at least four or five different types demonstrating how the form-based code was applied and how long it took. It should not be longer than two months under the worst-case scenario, he said.

Mr. Caporale said when Council had that conversation with the Chamber, he got the impression Mr. Criscitiello was in favor of what the Chamber suggested. Mr. Criscitiello concurred. Mr. Caporale said he disagrees with Mr. Flewelling in terms of micromanagement. He does not think Council did that in the last four years due to the high level of trust for staff, Mr. Caporale said. He added the danger arises when there is the impression a project takes too long.

Mr. Criscitiello said he has been in this business a long time and one thing he would counsel on is Council and the Planning Department change and whatever ordinances are adopted

need to be viewed in the long-run. The composition of Council has its own personality and so does staff. You should look at it in the long-run. How will this best play out?

Mr. Stewart said the County streamlined. For example, look at the commerce park whereby there is a process to streamline the permitting. The County made progress there, but not in necessarily all development areas. The Lowcountry Economic Network also has a flowchart and anyone doing commercial/industrial development may approach the Network, which will walk them through. He said he is not sure people who do not go to the Network on their own know they can get help jumping through all the hurdles. He said the Planning Commission should make people aware of that. He said his main concern is, having gone to some of the Development Review Team (DRT) meetings, people go in with blueprints and plans and there are questions asked of them. The applicants are then sent off to make corrections then come back. The applicant comes back, having made the corrections, and “next you know there are half a dozen more questions or the DRT does not like the way the applicant presents the project, so they are sent to make adjustments and come back.” A lot of this could be worked out by getting everyone around the table instead of an arbitrary, unilateral, “I am sorry. It does not meet what we asked. Go and come back,” Mr. Stewart said. This is not development-friendly.

Mr. McBride said his concept is to have some sort of conference group meeting where applicants and staff could talk about what they want done. Mr. Flewelling interjected, “that is, not on television.”

Mr. Stewart agreed with Mr. Flewelling that televising these meetings is a big impediment.

Mr. Flewelling said it is a big impediment to the information free flow to have [DRT] televised.

Mr. Stewart said, “You do not negotiate on television.” Mr. Criscitiello commented that is above his pay grade. Mr. Stewart said it is not above their right as Council to step up and say something. He added he is not sure where this topic should go.

Mr. Sommerville stated that is a good question. Most people around this table have had discussions about what should and should not be televised. There is probably a range of opinions around the table, but he said he thinks that is a discussion to have. Mr. Stewart suggested the Executive Committee meeting would be a good forum.

Mr. Baer said he has seen it both ways. He said he thinks Ms. Laura Von Harten said this, we as Council should do more collaborative planning. We only seem to be doing collaborative planning at retreats. Mr. Baer said he does not care if the television recording is on or off; after a while you get used to it. He did say the Council does not spend enough time talking amongst each other. Mr. Baer said, on the other hand, he has seen the worst of non-television. Organizations in this county hide from the public, try to evade the public by meeting in diners for private meetings, he said. That is the worst of things and we want to avoid that scenario.

Mr. Flewelling said he thinks the difference is the people around the Natural Resources Committee table are elected officials and are intimately accountable to the voters and residents. Whereas, the DRT is a little different; those members function as administrators. “The [DRT] can negotiate a deal if it is a little quieter, a little less public scrutiny, although they are open to the public and any member of the public would certainly be welcome to come sit in on the meeting. To have them publicized makes people a little less likely to not completely hold the line and demand...You know there is a compromise area. Sometimes I think if they are not on TV they are willing to say, ‘ok, this meets 99 percent of what we are looking for. It may not be 100 percent, but we can live with 99 percent.’” Mr. Flewelling said. He added another thing the Chamber mentioned was the functional equivalence—a level of meeting a percentage of the goals and values for approval. Mr. Criscitiello said the functional equivalence is included in the Daufuskie Island code.

Mr. Stewart said another problem is not doing some tasks in parallel; there is a lot of spreading out the tasks. This flowchart allows you to do things in parallel. These meetings’, and I am using DRT, whole purpose in life is to go in a straight line and to not help the applicants speed things up or improve the process, Mr. Stewart said.

Mr. Criscitiello answered by saying, they enforce the ordinance as it is written; that speaks volumes to what the Committee members are discussing because no one in an administrative position wants to assume authority or power they do not have. Consequently, the opportunity to massage the process a little bit, to get the result we all want, in the end usually happens but sometimes takes a very excruciating process to make it happen. He suggested the Committee keeps in mind what the goal is, to look at the Daufuskie Island code for ideas on how the staff intends to do this countywide; the fact of the matter is a lot of power will be vested in the Planning director.

Mr. Stewart said that is his point; it is management’s job to go to staff and train them, to encourage them to be more friendly and efficient in helping people move through the process. Mr. Stewart said he thinks a lot of this can be solved simply by sitting staff down, having heart-to-heart discussions and saying we do not condone this but rather want to help and be friendly.

Mr. McBride said by the nature of the beast, zoning regulation ordinances are complex. It is usually why the reference documents are so thick as they try to cover every aspect. Much of it is still open to staff interpretation of what can and cannot be done, as well as the method. Mr. McBride said he does not think the County grants enough flexibility in that area, and sometimes staff takes a rigid position even when something can be interpreted another way.

Mr. Sommerville summed up the meeting by asking if the Natural Resources Committee, as a body, desires to address whether or not the DRT meetings should be televised, and if not should we discuss a pre-DRT meeting. If that is the desire of this body, we should figure out the proper channel, he said.



Mr. Rodman said he would be in favor of the staff coming forward with examining the topic, present an alternative or recommendation. He said he thinks that is one meeting for the County to not televise.

Mr. Flewelling stated he thinks one or the other, not all, of the meetings need to be televised. He said he would like to hear staff's recommendations.

Mr. Caporale agreed. He added he thinks this is the way around, the way to avoid micromanaging. If the staff does not bring the idea to us, Council would come up with an idea and push it down the line. He said he thinks it is a lot better for all concerned if the idea comes from them, and everyone knows the goal is to shorten the process.

Mr. Sommerville concluded by saying staff will come back with a recommendation to either the Executive Committee or the Natural Resources Committee on whether or not to televise the DRT meetings, or whether a pre-DRT conference should take place.

Mr. McBride stated he has no objections to staff reviewing this topic, but he wanted to point out the pre-DRT meeting might be a good idea as a venue to coach the applicants on what will happen and on how to get it to happen.

Mr. Flewelling said his only concern with a pre-DRT meeting is that it could add time to the process. He did say he agreed it could be a "road smoother" rather than a road block.

Mr. Sommerville said the Natural Resources Committee should bear in mind of a directive from the County Administrator to televise all these meetings, so we do not want to put staff in a precarious position.

**Status:** Staff will return with a recommendation on whether to end televising DRT meetings, and whether to add a pre-DRT meeting, to either the Natural Resources Committee or the Executive Committee.

# PUBLIC FACILITIES COMMITTEE

October 26, 2010

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

The Public Facilities Committee met on Tuesday, October 26, 2010 at 4:00 p.m., in the Executive Conference Room of the Administration Building, Beaufort, South Carolina.

## ATTENDANCE

Public Facilities Committee Members: Chairman Herbert Glaze, Vice Chairman Steven Baer and members Gerald Dawson, Brian Flewelling, William McBride and Paul Sommerville attended. Member Jerry Stewart was absent.

County staff: Paul Andres, Airports Director; Eddie Bellamy, Public Works Director; Bryan Hill, Deputy County Administrator; Colin Kinton, Transportation/Traffic Engineer; Bob Klink, County Engineering; Rob McFee, Division Director - Engineering and Infrastructure; David Starkey, Chief Financial Officer; and Dave Thomas, Purchasing Director.

Public: Dan Dennis, Dennis Corporation; Doug Frate, SCDOT Transit Division; Jenny Kozak, LCOG Planner; Rochelle Ferguson, LRTA Director; and Jane Frederick.

Media: Kate Cerve, *Island Packet*.

## ACTION ITEMS

1. **Consideration of Contract Award**
  - **Eddings Point Boat Landing Floating Dock Addition**

**Discussion:** Mr. Glaze reviewed this item with the Committee. On October 6, 2010, Beaufort County accepted bids for improvements to the County's Eddings Point Boat Landing located on Eddings Point Road on St. Helena Island, SC. This project will include the addition of a courtesy floating dock which will provide easier access to Jenkins Creek. The following five companies submitted bids:

<b>Company Name / Location</b>	<b>Bid Price</b>
R.L. Morrison and Sons, Inc. McClellanville, SC	\$167,903.00
Alpha Construction Company, Inc. Savannah, GA	\$182,857.00

<b>Company Name / Location</b>	<b>Bid Price</b>
Nix Construction Company, Inc. Hilton Head Island, SC	\$230,000.00
O'Quinn Marine Construction Beaufort, SC	\$248,000.00
Engineer's Estimate	\$215,000.00

R.L. Morrison & Sons submitted the lowest qualified/responsible bid of \$167,903.00. R.L. Morrison and Sons' bid was reviewed and found to be reasonable and is in compliance with the County's Small and Minority Business Enterprise (SMBE) Ordinance. There is no apparent cause for rejecting their bid.

Beaufort County has an agreement with S.C. Department of Natural Resources (SCDNR) for boating access facility improvements. The County has been granted a budget from SCDNR of up to \$215,000 for renovations to Eddings Point Boat Landing. It is requested that funds for this project be used from the FY 07 CIP Contingency Account #11437-56000 with a current balance of \$379,047. The FY 07 Contingency Fund would then be reimbursed from the SCDNR grant.

It was moved by Mr. Sommerville, seconded by Mr. Baer, that Public Facilities Committee approves and recommends Council award a construction contact to R.L Morrison & Sons, Inc., in the amount of \$167,903.00 for the Eddings Point boat landing dock addition. Funds for this project are from the FY 07 CIP Contingency Account #11437-56000 with a current balance of \$379,047.00. The FY 07 Contingency Fund would then be reimbursed from the SCDNR grant.

Mr. McBride stated he was under the impression work had been done to this boat landing.

Mr. Bellamy stated in 2007 the parking lot was cleaned.

The vote was: FOR – Mr. Baer, Mr. Dawson, Mr. Flewelling, Mr. Glaze, Mr. McBride and Mr. Sommerville. ABSENT – Mr. Stewart. The motion passed.

**Recommendation:** Council awards a construction contact to R.L. Morrison & Sons, Inc., in the amount of \$167,903.00 for the Eddings Point Boat landing dock addition. Funds for this project are from the FY 07 CIP Contingency Account #11437-56000 with a current balance of \$379,047.00. The FY 07 Contingency Fund would then be reimbursed from the SCDNR grant.

**2. Consideration of Contract Award**

**• Lady’s Island Community Park Phase I Design-Build Project**

**Discussion:** Mr. Glaze reviewed this item with the Committee. In 2001 County Council approved CIP funds for the development of a community park on Lady’s Island. In November 2008, the County purchased approximately 7.4 acres near Springfield Road and Sam’s Point Road. This 7.4 acres purchased with the adjacent 17.7 acres already owned by the County completed the 25 acres for the Lady’s Island Community Park. The design-build project for Phase 1 of the Lady’s Island Community Park includes construction and design of the entire Phase 1 site grading and drainage, driveway and parking lot paving, one multi-purpose ball field, signage, security gates and fencing. It also includes design and construction of one pavilion with picnic tables, grill, and playground equipment installation and irrigation system with associated electrical work. Beaufort County issued a Request for Proposals for qualified firms to design and build a community park. The following firms responded and provided proposals for the project on 9/10/10:

<b>Proposer</b>	<b>Amount</b>
JOCO Construction Lady’s Island, SC	\$529,800.00
International Public Works Charleston, SC	\$585,614.00
The Greenery, Inc. Hardeeville, SC	\$615,398.00
Fraser Construction Bluffton, SC	\$693,998.00
Beaufort Construction, Inc. Beaufort, SC	\$700,220.84
REA Contracting, LLC Beaufort, SC	\$711,217.00
Three Oaks Contractors Ravenel, SC	\$730,130.00
Newtech Construction Bluffton, SC	\$829,018.40
Engineer’s Estimate	\$550,000.00

A selection committee consisting of the Assistant County Engineer, CIP Manager, Construction Manager, Facility Management Deputy Director, and a representative from Parks and Leisure Services Department evaluated and ranked the proposals using established criteria - the “best value offered” rather than solely on the lowest price. As a result of the interviews, JOCO Construction was selected as the proposer providing the best value for the design and construction of this project.

After ranking, JOCO Construction proposal the highest for offering the best overall value, the Engineering Division entered into negotiations with JOCO Construction, Inc. to develop cost saving strategies to include value engineering and scope of work reductions. In response to the negotiations, JOCO Construction submitted a revised proposal on October 14, 2010 in the amount of \$514,800. JOCO Construction proposal complies with the County's Small and Minority Business Ordinance.

The proposed funding is \$125,109 from CIP Account 11431-54455 Lady's Island Community Park with an available balance of 125,109 and \$389,691 from PALS Impact Fees-Lady's Island with an available balance of \$642,002.

It was moved by Mr. Sommerville, seconded by Mr. McBride, that Public Facilities Committee approves and recommends Council award a contract to JOCO Construction to design and build the Lady's Island Community Park for the amount of \$514,800 along with funding as proposed above. Funding is \$125,109 from CIP Account 11431-54455 Lady's Island Community Park with an available balance of 125,109 and \$389,691 from PALS Impact Fees-Lady's Island with an available balance of \$642,002.

Mr. McBride wanted to know if this project includes a phase 2 and phase 3. He was informed that is so.

Mr. Dawson wanted to know when Council would see the plans for the park as a whole.

Mrs. Robinson replied there is a Master Plan. Council would like to see that plan.

The vote was: FOR – Mr. Baer, Mr. Dawson, Mr. Flewelling, Mr. Glaze, Mr. McBride and Mr. Sommerville. ABSENT – Mr. Stewart. The motion passed.

**Recommendation:** Council awards a contract to JOCO Construction to design and build the Lady's Island Community Park for the amount of \$514,800 along with funding as proposed above. Funding is \$125,109 from CIP Account 11431-54455 Lady's Island Community Park with an available balance of 125,109 and \$389,691 from PALS Impact Fees-Lady's Island with an available balance of \$642,002.

### **3. Consideration of Contract Award**

- **Hilton Head Island Airport Aircraft Rescue and Fire Fighting (ARFF) Station Construction Change Order**

**Discussion:** Mr. Paul Andres, Director of Airports, reviewed this item with the Committee. Construction of the new ARFF Station at the Hilton Head Island Airport is approximately 60% complete. Since starting this project, some construction change order items have been identified. These additional cost items are the result of Federal Aviation Administration (FAA), County and Town of Hilton Head building requirements not included in the project plans and specifications. The construction management team reviewed these costs and determined them to be reasonable. The single most expensive item, flood panels, is needed

in order to ensure that the facility can withstand a Category 3 storm event. The total amount of the construction change order is \$118,223.

The FAA agreed to cover 95% of the cost of this change order under their existing grant offer for this project. Since the State does not routinely modify their grant offers, the remaining 5%, which amounts to \$5,911 will come from the Airports Account #13580-59040 which has a current balance of \$17,834.

It was moved by Mr. Baer, seconded by Mr. Flewelling, that Public Facilities Committee approves and recommends Council approve a construction change order in the amount of \$118,223 to Creative Structures for the new Aircraft Rescue and Fire Fighting (ARFF) Station at the Hilton Head Island Airport. The FAA agreed to cover 95% of the cost of this change order under their existing grant offer for this project. Since the State does not routinely modify their grant offers, the remaining 5%, which amounts to \$5,911 will come from the Airports Account #13580-59040 which has a current balance of \$17,834. The vote was: FOR – Mr. Baer, Mr. Dawson, Mr. Flewelling, Mr. Glaze, Mr. McBride and Mr. Sommerville. ABSENT – Mr. Stewart. The motion passed.

**Recommendation:** Council approves a construction change order in the amount of \$118,223 to Creative Structures for the new Aircraft Rescue and Fire Fighting (ARFF) Station at the Hilton Head Island Airport. The FAA agreed to cover 95% of the cost of this change order under their existing grant offer for this project. Since the State does not routinely modify their grant offers, the remaining 5%, which amounts to \$5,911 will come from the Airports Account #13580-59040, which has a current balance of \$17,834.

#### **4. Presentation SCDOT Guide-Share Project**

**Discussion:** Mr. Colin Kinton, County Traffic Engineer, reviewed this item with the Committee. As a result of the revisions of the South Carolina Department of Transportation (SCDOT) Guideshare Funding allocations to the Lowcountry Council of Governments (LCOG), there is an expected increase in annual funding for roadway improvement projects being made available. In an effort to assist LCOG with the Long-Range Transportation Plan (LRTP) process, Traffic Engineering prioritized a list of roadway and intersection improvement projects based on established SCDOT and LCOG evaluation criteria. He presented the project priority list along with brief descriptions, priority matrix score and preliminary cost estimates.

Mr. Kinton gave the Committee a PowerPoint presentation on the Long Range Transportation Plan. He reviewed the LCOG's LRTP Process: LRTP Establishes Policies; Council Recommend Projects for Inclusion in LRTP; Matrix Evaluation and Prioritization; LCOG Board Transportation Committee Assesses Matrix Priority; Committee Recommends Projects to LCOG Board; LCOG Board Recommends to SCDOT Commission; SCDOT Commission Approves and Adds to STIP List; Projects Implemented; Repeated Every Year. The LRTP Priority Matrix is established by SCDOT. LCOG is permitted to modify based on local conditions. Each evaluation criteria is weighted on importance and projects are scored to determine priority. LRTP priority criteria include the following:

- Volume vs. Capacity
- Accidents (Injuries and Fatalities)
- Hurricane Evacuation
- Multi-Modal System Contributions
- Economic Development
- Environmental Impacts
- County Population Change
- Consistency with Local Land Use Plans
- Financial Viability
- Existing Pavement Quality

He presented Beaufort County's LRTP priority which includes the following:

1. US 278 and Jenkins Island	\$2,500,000
2. US 21 and Shanklin Road	500,000
3. SC 170 Widening	5,000,000
4. US 278 and Malphrus Road	1,500,000
5. US 278 and Pinckney Island NWR	1,200,000
6. US 21 (Business) and Meridian Road	500,000
7. SC 46 and Gibbett Road	2,000,000
8. US 21 and SC 116	2,500,000
9. US 21 and Parker Drive	2,500,000
10. Ribaut Road and Bay St/Depot Road	1,500,000
11. US 21 and Grays Hill	1,000,000
12. Burnt Church Road and Bruin Road	1,500,000
13. SC 170 and Neil Road/Salem Road	1,500,000
14. Mathews Drive and Marshland Road	1,250,000
15. SC 802 at Springfield Road	1,500,000
16. Joe Frazier Road	5,000,000
17. Buck Island Road	5,000,000
18. US 21 and Broad River Road	1,500,000
19. SC 802 and Brickyard Road	1,500,000
20. Port Royal Rail-Trail	8,750,000
21. Brickyard Road and Springfield Road	1,500,000
22. Simmonsville and Buck Island Road	1,500,000
23. US 17 Multi-Use Pathways	500,000
24. Simmonsville and Bluffton Parkway	1,000,000

Mr. Klink then presented project location maps and Beaufort County's LRTP Priority recommendation:

- Presented to BCTAG (Beaufort County Transportation Advisory Group) on September 13, 2010.

- Prioritized list recognizes noted problem areas, but does not necessarily recommend specific solution in all cases.
- Recommendation to forward Priority from County Council to Lowcountry Council of Governments for inclusion in Five-Year Guideshare Funding Plan.

Mr. Kinton also presented the Guideshare recommendation:

- Guideshare Funds distributed among COGs and MPOs by Population and Vehicle Miles of Travel (VMT)
- LCOG Guideshare for FY 2011 \$8,700,000
- Existing Debt Service (1,700,000)
- Net Funds Available 7,000,000
- 70 Percent Beaufort Allocation (Pop. and VMT) 4,900,000
- Total Guideshare for 5-years: \$24,500,000

It was moved by Mr. Sommerville, seconded by Mr. Dawson, that Public Facilities Committee approve and recommend to County Council the project priority list to be submitted to LCOG for inclusion in the Long-Range Transportation Plan (LRTP) and funded with State of South Carolina Guideshare funds.

Mr. Flewelling expressed his concern about it being a small number for dollars spent north of the Broad River vs. south of the Broad River – approximately 80%, for this first 5-year plan.

The vote was: FOR – Mr. Baer, Mr. Dawson, Mr. Flewelling, Mr. Glaze, Mr. McBride and Mr. Sommerville. ABSENT – Mr. Stewart. The motion passed.

**Recommendation:** County Council approves the project priority list to be submitted to LCOG for inclusion in the Long-Range Transportation Plan (LRTP) and funded with State of South Carolina Guideshare funds.

## INFORMATION ITEMS

### 5. Consideration of Contract Award

- Land's End Public Beach Access Improvements

**Discussion:** Mr. McFee circulated a memorandum from the SC Department of Labor, Licensing, and Regulation (LLR), Contractors' Licensing Board, which deals with licenses required to build these structures. This rather unique situation has prompted issues that staff has struggled to answer successfully with LLR. At this date, we have been unable get an affinitive opinion from LLR. Considering the difficulties we have already passed, he would like to pull this item from the agenda until better direction in regard to licensing requirements is received.

It was moved by Mr. Flewelling, seconded by Mr. Dawson, that Public Facilities Committee table this item until further clarification is received. The vote was: FOR – Mr. Baer, Mr.



Dawson, Mr. Flewelling, Mr. Glaze, Mr. McBride, and Mr. Sommerville. ABSENT – Mr. Stewart. The motion passed.

**Recommendation:** This item was tabled until further clarification is received.

**6. Consideration of Contract Award**

- **Bluffton Parkway Construction Management and Construction Engineering and Inspection Services**

**Status:** This item was pulled from the agenda.

**7. Bus Livability Grant**

**Discussion:** Mr. Colin Kinton, County Engineer, presented the Committee with a PowerPoint presentation. He reviewed the revisions to the original grant which are as follows:

- \$24.7 million Grant Application for Federal Transit Administration (FTA): Bus and Bus Facilities Livability Initiative Program – February 2010
- Beaufort County Only Grant Award for Comprehensive Multi-modal System in South Carolina
- FTA Grant Award of \$3.1 million
- Project Team is working with SCDOT Office of Public Transit to Revise Project Scope and Budget

The project scope includes emphasis on transit and transit connectivity, expanded transit in Northern Beaufort County, connected Military installations, residential communities, large employers, shopping services and local colleges, service to military residents and tourists, pathways and sidewalks enhance access to transit, and transit enhances access to pathways. Step one is route analysis and marketing, which is proposed as follows:

- Assess Existing
  - Proposed Routes
  - Employment & Residential Data
  - Transit Objectives
  - University of South Carolina Beaufort (USCB) Marketing Survey
- Identify Transit Solutions
  - Optimum Routes
  - Flex Route, Route Deviation Alternatives
  - Identify Expenditures & Revenues
  - Integrate Mobility Management
  - Develop Operating Budget and Funding
- Develop Marketing Strategy
  - Branding
  - Target Marketing
  - Community Relations

- Promotions
- Web and IT Integration
- Monitor Results and Modify
- Launch and Roll-out
- Develop Long Term Goals & Strategy

He also reviewed the schedule and budget summary with the Committee.

Mr. Doug Frate, SCDOT Transit Division, thanked the Committee for the opportunity and appreciates of efforts of Beaufort County's Staff.

**Status:** No action required. Informational purposes only.

#### **8. Consideration of Appointments and Reappointments – Airports Board**

**Discussion:** Mr. Baer and Mr. Caporale recommended the nomination of Mr. Richard Wirth, representing qualifications.

It was moved by Mr. Baer, seconded by Mr. Flewelling, that Committee approve and recommend to Council the nomination of Mr. Richard Wirth, representing qualifications, to serve as a member of the Airports Board. The vote was: FOR – Mr. Baer, Mr. Dawson, Mr. Flewelling, Mr. Glaze, Mr. McBride and Mr. Sommerville. ABSENT – Mr. Stewart. The motion passed.

**Status:** This item was for informational purposes only.

#### **9. Off Agenda – Dan Dennis Concerns Regarding the Bluffton Parkway 5A Construction Management and Construction Engineering and Inspection Services.**

It was moved by Mr. Flewelling, seconded by Mr. Sommerville, that the Committee approve hearing an off agenda item. The vote was: FOR – Mr. Baer, Mr. Dawson, Mr. Flewelling, Mr. Glaze, and Mr. Sommerville. OPPOSED – Mr. McBride. ABSENT – Mr. Stewart. The motion passed.

**Discussion:** Mr. Dan Dennis just found out about a potential award. Staff is asking for your approval to recommend to Council the approval of a Construction Management and Construction Engineering and Inspection Services for Bluffton Parkway 5A, a contract that Dennis Corporation was awarded in 2008. He also informed Council that they have yet to be paid \$138,000. He expressed his belief that something is very wrong, "Why is this project up for award when it is still awarded to Dennis Corporation"? His belief is that they have done three years of excellent work and have brought money into Beaufort County through grants. Does Beaufort County want Dennis Corporation to work here? He asked that Council look into this matter. Dennis Corporation is prepared to do this project for the amount bid in 2008.

Mr. Glaze stated this item has been pulled from the agenda and will not be discussed tonight.

Mr. Hill stated he does not like discussing these things in the public venue without the County Attorney present. There is a current dispute of \$1.2 million difference in billing currently underway. We have been trying to resolve that.

**Status:** This item was for informational purposes only.

DRAFT