

COUNTY COUNCIL OF BEAUFORT COUNTY
 ADMINISTRATION BUILDING
 BEAUFORT COUNTY GOVERNMENT ROBERT SMALLS COMPLEX
 100 RIBAUT ROAD
 POST OFFICE DRAWER 1228
 BEAUFORT, SOUTH CAROLINA 29901-1228
 TELEPHONE: (843) 255-2000
 FAX: (843) 255-9401
 www.bcgov.net

D. PAUL SOMMERVILLE
 CHAIRMAN

GERALD W. STEWART
 VICE CHAIRMAN

COUNCIL MEMBERS

CYNTHIA M. BENSCH
 RICK CAPORALE
 GERALD DAWSON
 BRIAN E. FLEWELLING
 STEVEN G. FOBES
 ALICE G. HOWARD
 WILLIAM L. MCBRIDE
 STUART H. RODMAN
 ROBERTS "TABOR" VAUX

GARY T. KUBIC
 COUNTY ADMINISTRATOR

JOSHUA A. GRUBER
 DEPUTY COUNTY ADMINISTRATOR
 SPECIAL COUNSEL

SUZANNE M. RAINEY
 CLERK TO COUNCIL

AGENDA
 COUNTY COUNCIL OF BEAUFORT COUNTY
 Monday, February 9, 2015
 4:00 p.m.
 Large Meeting Room, Bluffton Branch Library
 120 Palmetto Way, Bluffton

Citizens may participate in the public comment periods and public hearings from telecast sites at County Council Chambers, Beaufort as well as Marv Field School, Daufuskie Island.

1. CAUCUS - 4:00 P.M.
 - A. Discussion of Consent Agenda
 - B. Discussion is not limited to agenda items
 - C. Executive Session
 1. Discussion of negotiations incident to proposed contractual arrangements and proposed purchase of property
 2. Receipt of legal advice for pending or threatened claims
 3. Discussion regarding the development of security personnel or devices
2. REGULAR MEETING - 5:00 P.M.
3. CALL TO ORDER
4. PLEDGE OF ALLEGIANCE
5. INVOCATION – Councilman Cynthia Bensch
6. ADMINISTRATIVE CONSENT AGENDA
 - A. Approval of Minutes – January 26, 2015 ([backup](#))
 - B. Receipt of County Administrator’s Two-Week Progress Report ([backup](#))
 - C. Receipt of Deputy County Administrator/Special Counsel’s Two-Week Progress Report ([backup](#))
 - D. Committee Reports (next meeting)
 1. Community Services (March 23 at 2:00 p.m., HHI Branch Library)
 - a. Minutes – January 26, 2015 ([backup](#))
 2. Executive (March 9 at 2:00 p.m., ECR)
 - a. Minutes – February 2, 2015 ([backup](#))
 3. Finance (February 16 at 2:00 p.m., BIV #3)
 4. Governmental (March 2 at 4:00 p.m., ECR)
 5. Natural Resources (March 2 at 2:00 p.m., ECR)
 6. Public Facilities (February 16 at 4:00 p.m., BIV #3)
 - E. Appointments to Boards and Commissions ([backup](#))



7. PUBLIC COMMENT

8. CONSENT AGENDA

A. AN ORDINANCE AUTHORIZING THE DONATION OF APPROXIMATELY 0.39 ACRES OF COUNTY OWNED REAL ESTATE TO THE CHILD ABUSE PREVENTION ASSOCIATION (CAPA) ([backup](#))

1. Consideration of second reading to occur February 9, 2015
2. Public Hearing Announcement – Monday, March 9, 2015, beginning at 6:00 p.m. in Council Chambers of the Administration Building, 100 Ribaut Road, Beaufort
3. First reading approval occurred January 26, 2015/ Vote 11:0
4. Community Services Committee discussion and recommendation to approve occurred January 26, 2015 / Vote 6:0

B. AN ORDINANCE AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE A LEASE AGREEMENT WITH THE SANTA ELENA PROJECT FOUNDATION FOR THE FEDERAL COURTHOUSE ([backup](#))

1. Consideration of second reading to occur February 9, 2015
2. Public Hearing Announcement – Monday, March 9, 2015, beginning at 6:00 p.m. in Council Chambers of the Administration Building, 100 Ribaut Road, Beaufort
First reading, by title only, approval occurred January 26, 2015/ Vote 11:0
3. Community Services Committee discussion and recommendation to approve occurred January 26, 2015 / Vote 6:0
4. Public Facilities Committee discussion occurred November 17, 2014

C. A RESOLUTION OF BEAUFORT COUNTY, SOUTH CAROLINA DISSOLVING THE SOUTHERN CORRIDOR REVIEW BOARD AND THE NORTHERN CORRIDOR REVIEW BOARD ([backup](#))

1. Natural Resources Committee discussion to occur Monday, February 9, 2015 beginning at 2:30 p.m., Bluffton Branch Library, 120 Palmetto Way, Bluffton

9. PUBLIC COMMENT

10. ADJOURNMENT

Official Proceedings
County Council of Beaufort County
January 26, 2015

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

CAUCUS

A caucus of the County Council of Beaufort County was held Monday, January 26, 2015 beginning at 4:00 p.m. in Council Chambers of the Administration Building, 100 Ribaut Road, Beaufort, South Carolina.

ATTENDANCE

Chairman D. Paul Sommerville, Vice Chairman Gerald Stewart and Councilmen Cynthia Bensch, Rick Caporale, Gerald Dawson, Brian Flewelling, Steven Fobes, Alice Howard, William McBride, Stewart Rodman and Roberts "Tabor" Vaux.

DISCUSSION ITEMS

At the suggestion of Mr. Vaux and with the concurrence of Council, the ordinance authoring the donation of approximately 0.39 acres of County-owned real estate to the Child Abuse Prevention Association will include a reveter clause.

At the suggestion of Mr. Vaux and with the concurrence of the members of Council, after Devonwood Drive (Bluffton) is resurfaced, all county vehicles shall use the asphalt portion of this roadway to access and depart from the county fuel depot. The dirt road portion of Devonwood Drive is off limits to county vehicles.

At the request of Mr. Sommerville and with the concurrence of the members of Council, the Chairman will execute an agreement with the consortium of chief elected officials of Beaufort, Colleton, Hampton and Jasper Counties and the Lowcountry Workforce Board and the Lowcountry Council of Governments.

CALL FOR EXECUTIVE SESSION

It was moved by Mr. Rodman, seconded by Mr. Flewelling, that Council go immediately into executive session regarding the: (i) discussion of negotiations incident to proposed contractual arrangements and proposed purchase of property, (ii) receipt of legal advice for pending or threatened claims, and (iii) discussion of matters relating to the proposed location, expansion or the provision of services encouraging location or expansion of industries or other businesses in Beaufort County. The vote: YEAS - Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mrs. Howard, Mr. McBride, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. The motion passed.

Mr. Vaux recused himself, left the room, and was not present for any of the discussion regarding negotiations incident to proposed contractual arrangements and proposed purchase of property.

EXECUTIVE SESSION

RECONVENE OF REGULAR SESSION

REGULAR MEETING

The regular meeting of the County Council of Beaufort County was held Monday, January 26, 2015 beginning at 5:00 p.m., in Council Chambers of the Administration Building, 100 Ribaut Road, Beaufort, South Carolina.

ATTENDANCE

Chairman D. Paul Sommerville, Vice Chairman Gerald Stewart and Councilmen Cynthia Bensch, Rick Caporale, Gerald Dawson, Brian Flewelling, Steven Fobes, Alice Howard, William McBride, Stewart Rodman and Roberts “Tabor” Vaux.

PLEDGE OF ALLEGIANCE

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

INVOCATION

Chairman D. Paul Sommerville gave the Invocation.

MATTER ARISING OUT OF EXECUTIVE SESSION

It was moved by Mrs. Bensch, seconded by Mr. Flewelling, that Council authorize the County Administrator to execute a loan agreement in the amount of \$4.0 million with Santee Cooper for the construction of a 40,000-square foot prospect building at county-owned property at Myrtle Park. The vote: YEAS - Mrs. Bensch, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mrs. Howard, Mr. McBride, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. NAYS – Mr. Caporale. The motion passed.

The Chairman passed the gavel to the Vice Chairman in order to receive the Administrative Consent Agenda.

ADMINISTRATIVE CONSENT AGENDA

Review of Proceedings of the Regular Meeting held January 12, 2015

This item comes before Council under the Administrative Consent Agenda.

It was moved by Mr. Flewelling, seconded by Mrs. Howard, that Council approve the minutes of the regular meeting held January 12, 2015. The vote: YEAS - Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mr. McBride, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. The motion passed.

County Administrator's Two-Week Progress Report

This item comes before Council under the Administrative Consent Agenda.

Mr. Gary Kubic, County Administrator, presented his Two-Week Progress Report, which summarized his activities from January 12, 2015 through January 23, 2015.

Deputy County Administrator/Special Counsel's Two-Week Progress Report

This item comes before Council under the Administrative Consent Agenda.

Mr. Josh Gruber, Deputy County Administrator/Special Counsel, presented his Two-Week Progress Report, which summarized his activities from January 12, 2015 through January 23, 2015.

Committee Reports

Community Services Committee

Lease of Former Federal Courthouse Building (Bay Street)

It was moved by Mr. McBride, seconded by Mr. Flewelling, that Council hear an off-agenda to take up first reading, by title only, an ordinance authorizing the County Administrator to execute a Lease Agreement with the Santa Elena Project Foundation for the Federal Courthouse (1501 Bay Street). The vote: YEAS - Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mrs. Howard, Mr. McBride, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. The motion passed.

It was moved by Mr. McBride, as Chairman of the Community Services Committee (no second required), that Council approve on first reading, by title only, an ordinance authorizing the County Administrator to execute a Lease Agreement with the Santa Elena Project Foundation for the Federal Courthouse (1501 Bay Street). The vote: YEAS - Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mrs. Howard, Mr. McBride, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. The motion passed.

The Chairman referred the item to the Public Facilities Committee to tweak and finalize the lease agreement.

Beaufort Memorial Hospital Board

Mr. McBride, as Chairman of the Community Services Committee, nominated Terry Murray and James Simmons, for reappointment to serve as members of the Beaufort Memorial Hospital Board.

Library Board

Mr. McBride, as Chairman of the Community Services Committee, nominated Brenda Powell, representing Council District 1, to serve as a member of the Library Board.

Finance Committee

Accommodations Tax (2%) State Board

Mr. Stewart, as Chairman of the Finance Committee, nominated Dick Farmer, representing at-large, for reappointment to serve as a member of the Accommodations Tax Board.

Tax Equalization Board

Mr. Stewart, as Chairman of the Finance Committee, nominated Robert Brown, representing Council District 5; Gloria Criscuolo, representing Council District 9; William John, representing County District 10; Kenneth Joy, representing Council District 3; Neil Lipsitz, representing Council District 4; and Alan Obstler, representing Council District 4 for reappointment to serve members of the Tax Equalization Board.

Mr. Stewart, as Chairman of the Finance Committee, nominated Mr. Allan Miller, representing at-large, to serve as a member of the Tax Equalization Board.

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

PUBLIC COMMENT

The Chairman recognized Mr. Bill Moss, Executive Director, South Carolina Youth Leadership Conference, who requested \$2,750 from the remaining funds of the Lowcountry Economic Alliance dissolution to non-profit organizations. The funds would support one sophomore student from each high school between Beaufort and Jasper Counties. These monies will be used to pay room and board at USCB's Gateway Campus as well as other expenses associated with the program.

Ms. Christina Wilson, Executive Director, Child Abuse Prevention Association, thanked Council for considering our acquisition of a 0.39-acre tract adjacent to our existing children's home. Last year CAPA had to turn away 74 children due to space limitation at our current shelter. We would utilize that acreage to expand our existing shelter and change those statistics.

CONSENT AGENDA

A RESOLUTION TO APPROVE THE MEMORANDUM OF UNDERSTANDING AND AGREEMENT BETWEEN THE COUNTY AND THE SOUTH CAROLINA ASSOCIATION OF COUNTIES RELATING TO THE SOUTH CAROLINA ASSOCIATION OF COUNTIES BEING AUTHORIZED AND DESIGNATED AS THE CLAIMANT AGENT FOR THE COUNTY PURSUANT TO THE SETOFF DEBT COLLECTION ACT OF 2003, AS AMENDED, AND TO AUTHORIZE THE BEAUFORT COUNTY LIBRARY TO USE THE PROCEDURES PROVIDED IN CHAPTER 56, TITLE 12 AS THE INITIAL STEP IN THE COLLECTION OF DELINQUENT FEES

This item comes before Council under the Consent Agenda. Discussion occurred at the January 20, 2015 meeting of the Finance Committee.

It was moved by Mr. Flewelling, seconded by Mr. McBride, that Council adopt a resolution to approve the Memorandum of Understanding and Agreement between the County and the South Carolina Association of Counties relating to the South Carolina Association of Counties being authorized and designated as the claimant agent for the County pursuant to the Setoff Debt Collection Act of 2003, as amended, and to authorize the Beaufort County Library to use the procedures provided in Chapter 56, Title 12 as the initial step in the collection of delinquent fees. The vote: YEAS - Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mrs. Howard, Mr. McBride, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. The motion passed.

CONDEMNATION REQUEST FOR DEVONWOOD DRIVE, BLUFFTON

This item comes before Council under the Consent Agenda. Discussion occurred at the January 20, 2015 meeting of the Finance Committee.

It was moved by Mr. Flewelling, seconded by Mr. McBride, that Council approve the condemnation of the platted right of way for Devonwood Drive in order to facilitate paving of the road. After Devonwood Drive is resurfaced, all county vehicles shall use the asphalt portion of this roadway to access and depart from the county fuel depot. The dirt road portion of Devonwood Drive is off limits to county vehicles. The vote: YEAS - Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mrs. Howard, Mr. McBride, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. The motion passed.

CONDEMNATION OF TROTTER'S LOOP DIRT ROAD RIGHT OF WAY

This item comes before Council under the Consent Agenda. Discussion occurred at the January 20, 2015 meeting of the Finance Committee.

It was moved by Mr. Flewelling, seconded by Mr. McBride, that Council authorize the acquisition of Trotter's Loop, by condemnation, if necessary, along those parcels in the first 3,600 feet of this dirt road. The vote: YEAS - Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mrs. Howard, Mr. McBride, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. The motion passed.

COMMUNITY DEVELOPMENT BLOCK GRANT 2015 NEEDS ASSESSMENT PRIORITY RANKINGS

This item comes before Council under the Consent Agenda. Discussion occurred at the January 26, 2015 meeting of the Community Services Committee.

It was moved by Mr. Flewelling, seconded by Mr. McBride, that Council approve the Community Development Block Grant 2015 Needs Assessment priority rankings as follows: (i) Neighborhood Improvement Projects (multiple activities) in low-to-moderate income neighborhoods to include Buckingham Point, Crystal Lake, Salem Road, and others as identified, (ii) Public Infrastructure and Facilities to include County Community Services One-Stop facility, water/sewer service in Seabrook, Stuart Point, other areas as identified, as well as drainage (areas that qualify and are priorities of the Stormwater Utility Department), (iii) infrastructure to support new and existing businesses. The vote: YEAS - Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mrs. Howard, Mr. McBride, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. The motion passed.

PURCHASE OF SIX NEW MINIVANS FROM STATE CONTRACT FOR BEAUFORT COUNTY'S DEPARTMENT OF DISABILITIES AND SPECIAL NEEDS

This item comes before Council under the Consent Agenda. Discussion occurred at the January 26, 2015 meeting of the Community Services Committee.

It was moved by Mr. Flewelling, seconded by Mr. McBride, that Council award a contract to Butler Dodge, Chrysler, Jeep of Beaufort, South Carolina in the amount of \$141,246 for the purchase of six 2015 Dodge Grand Caravans. The source of funding is the Department of Disabilities and Special Needs – Vehicle Purchases. The vote: YEAS - Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mrs. Howard, Mr. McBride, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. The motion passed.

AMENDMENT TO INDOOR POOL HOURS

This item comes before Council under the Consent Agenda. Discussion occurred at the January 26, 2015 meeting of the Community Services Committee.

It was moved by Mr. Flewelling, seconded by Mr. McBride, that Council amend the indoor pool hours at two facilities: (i) Beaufort High School - Monday, Wednesday, Friday from 6:00 a.m. to 8:00 p.m. and Tuesday and Thursday from 12:00 Noon to 8:00 p.m. (ii) Battery Creek High School – Monday, Wednesday, Friday from 12:00 Noon to 8:00 p.m. and Tuesday and Thursday from 6:00 a.m. to 8:00 p.m. The vote: YEAS - Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mrs. Howard, Mr. McBride, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. The motion passed.

AN ORDINANCE AUTHORIZING THE DONATION OF APPROXIMATELY 0.39 ACRES OF COUNTY OWNED REAL ESTATE TO THE CHILD ABUSE PREVENTION ASSOCIATION (CAPA)

This item comes before Council under the Consent Agenda. Discussion occurred at the January 26, 2015 meeting of the Community Services Committee.

It was moved by Mr. Flewelling, seconded by Mr. McBride, that Council approve on first reading an ordinance authorizing the donation of approximately 0.39 acres of County-owned real estate to the Child Abuse Prevention Association (CAPA). Further, the property shall be held by the Child Abuse Prevention Association, its successor and assigns and for so long as the premises are used as a house for abused children. If the premises at any time are not so used or are used for any other purpose or by any other organization, the premises shall revert to Beaufort County. The vote: YEAS - Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mrs. Howard, Mr. McBride, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. The motion passed.

Mr. Caporale left the meeting at 5:40 p.m.

Mrs. Bensch left the meeting at 5:45 p.m.

PUBLIC HEARINGS

AN ORDINANCE TO APPROPRIATE FUNDS NOT TO EXCEED \$412,500 FROM THE LOCAL (3%) ACCOMMODATIONS TAX FUNDS TO THE COUNTY GENERAL FUND FOR DESIGN AND REHABILITATION IMPROVEMENTS FOR THE DAUFUSKIE ISLAND PIER

The Chairman opened a public hearing beginning at 6:02 p.m. for the purpose of receiving public comment regarding an ordinance to appropriate funds not to exceed \$412,500 from the local (3%) accommodations tax funds to the County General Fund for design and rehabilitation improvements to the Daufuskie Island pier. After calling three times for public comment and receiving none, the Chairman declared the hearing closed at 6:03 p.m.

It was moved by Mr. Dawson, as Chairman of the Public Facilities Committee (no second required), that Council approve on third and final reading an ordinance to appropriate funds not to exceed \$412,500 from the local (3%) accommodations tax funds to the County General Fund for design and rehabilitation improvements to the Daufuskie Island pier. The vote: YEAS - Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mrs. Howard, Mr. McBride, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. ABSENT – Mrs. Bensch and Mr. Caporale. The motion passed.

AN ORDINANCE AUTHORIZING THE EXECUTION AND DELIVERY OF A RIGHT OF WAY ENCUMBERING PROPERTY OWNED JOINTLY BY BEAUFORT COUNTY AND THE TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA

The Chairman opened a public hearing beginning at 6:04 p.m. for the purpose of receiving public comment regarding an ordinance authorizing the execution and delivery of a right of way encumbering property owned jointly by Beaufort County and the Town of Hilton Head Island, South Carolina. After calling three times for public comment and receiving none, the Chairman declared the hearing closed at 6:05 p.m.

It was moved by Mr. Dawson, as Chairman of the Public Facilities Committee (no second required), that Council approve on third and final reading an ordinance authorizing the execution and delivery of a right of way encumbering property owned jointly by Beaufort County and the Town of Hilton Head Island, South Carolina. (Spanish Wells Road (S-7-79) which is more particularly known as R511-077-000-075A and R511-007-000-075F located on Spanish Wells Road (S-7-79). The vote: YEAS - Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mrs. Howard, Mr. McBride, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. ABSENT – Mrs. Bensch and Mr. Caporale. The motion passed.

AUTHORIZING AND PROVIDING FOR THE ISSUANCE AND SALE OF NOT TO EXCEED \$8,500,000 LIMITED GENERAL OBLIGATION BONDS OF BEAUFORT COUNTY, SOUTH CAROLINA (BLUFFTON TOWNSHIP FIRE DISTRICT), SERIES 2015 OR SUCH OTHER APPROPRIATE SERIES DESIGNATION; FIXING THE FORM AND DETAILS OF THE BONDS; AUTHORIZING THE COUNTY ADMINISTRATOR OR HIS DESIGNEE TO DETERMINE CERTAIN MATTERS RELATING TO THE BONDS; PROVIDING FOR THE PAYMENT OF THE BONDS AND DISPOSITION OF THE PROCEEDS THEREOF; AND OTHER MATTERS RELATING THERETO (PROJECTS: MAINTENANCE FACILITY, FIRE ENGINE FLEET REPLACEMENT, TRAINING FACILITY AND AREA)

The Chairman opened a public hearing beginning at 6:06 p.m. for the purpose of receiving public comment regarding an ordinance authorizing and providing for the issuance and sale of not to exceed \$8,500,000 Limited General Obligation Bonds of Beaufort County, South Carolina (Bluffton Township Fire District), Series 2015 or such other appropriate series designation; fixing the form and details of the bonds; authorizing the County Administrator or his designee to determine certain matters relating to the bonds; providing for the payment of the bonds and disposition of the proceeds thereof; and other matters relating thereto (Projects: Maintenance

Facility, Fire Engine Fleet Replacement, Training Facility and Area). After calling three times for public comment and receiving none, the Chairman declared the hearing closed at 6:07 p.m.

It was moved by Mr. Stewart, as Chairman of the Finance Committee (no second required), that Council approve on third and final reading an ordinance authorizing and providing for the issuance and sale of not to exceed \$8,500,000 Limited General Obligation Bonds of Beaufort County, South Carolina (Bluffton Township Fire District), Series 2015 or such other appropriate series designation; fixing the form and details of the bonds; authorizing the County Administrator or his designee to determine certain matters relating to the bonds; providing for the payment of the bonds and disposition of the proceeds thereof; and other matters relating thereto (Projects: Maintenance Facility, Fire Engine Fleet Replacement, Training Facility and Area). The vote: YEAS - Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mrs. Howard, Mr. McBride, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. ABSENT – Mrs. Bensch and Mr. Caporale. The motion passed.

ZONING MAP AMENDMENT (LADY’S ISLAND) R200-15-51, -51A, -724, AND -725 (39.03 ACRES, KNOWN AS THE VILLAGE AT OYSTER BLUFF PUD, FROM LADY’S ISLAND COMMUNITY PRESERVATION (LICP) DISTRICT AND LADY’S ISLAND EXPANDED HOME BUSINESS DISTRICT (LIEHB) TO PLANNED UNIT DEVELOPMENT (PUD)

The Chairman opened a public hearing beginning at 6:08 p.m. for the purpose of receiving public comment regarding a Zoning Map amendment (Lady’s Island) R200-15-51, -51A, -724, and -725 (39.03 acres, known as the Village at Oyster Bluff PUD, from Lady's Island Community Preservation (LICP) District and Lady's Island Expanded Home Business District (LIEHB) to Planned Unit Development (PUD) with conditions: (i) Approval of this PUD does not constitute endorsement of the proposed right-in/right-out intersection on Sams Point Road. Any additional access on Sams Point road would need to meet the County’s separation standards; be carefully considered during the development permitting process; and, if approved, be accompanied by necessary on-site and off-site mitigation as determined by the Beaufort County Transportation Engineer. (ii) As recommended by the Beaufort County Transportation Engineer, the applicant should include traffic calming measures for Sunset Boulevard into the proposed Master Plan to address and minimize vehicle speeds above the posted speed limit. (iii) The PUD document should address the timing of the paving of Oyster Factory Road at a point in the development where 30% of the houses have been constructed.

After calling once for public comment, the Chairman recognized Mr. Dan Riedel, representing the Sunset Boulevard Homeowner’s Association, who expressed support for the design and layout of this project as revised. Our preference would be to have the property support beer cans and weeds; but, in the event that it is to be developed, this is a sensible development. However, we are very concerned about the traffic that will impact our street. Sheriff Tanner has characterized Sunset Boulevard as an old, narrow, unsafe street, which is now about to be impacted with 113 more residences. We urge Council to amend with specificity the measures to traffic calm this street now, in light of this proposed development. It appears, in working with the County Planning, Zoning and Transportation Departments and SCDOT, traffic circles have

been proposed and appear to be the modern method to calm this traffic. We support and urge Council to consider adding an amendment with some specificity to this ordinance that would require the developer to calm traffic that will be aggravated at Oyster Factory Road and Sunset Boulevard with the traffic circle. We will be working independently with the County Planning, Zoning and Transportation Departments and SCDOT for a second traffic circle and, we hope the impact along with a review of the speed limit will calm this traffic.

Mr. Kevin Cuppia, a resident of Sunset Boulevard, asked Council to consider installing no passing signs along Sunset Boulevard.

After calling twice more for public comment and receiving none, the Chairman declared the hearing closed at 6:11 p.m.

Main motion: It was moved by Mr. Flewelling, as Chairman of the Natural Resources Committee (no second required), that Council approve on third and final reading a Zoning Map amendment (Lady's Island) R200-15-51, -51A, -724, and -725 (39.03 acres, known as the Village at Oyster Bluff PUD, from Lady's Island Community Preservation (LICP) District and Lady's Island Expanded Home Business District (LIEHB) to Planned Unit Development (PUD) with conditions: (i) Approval of this PUD does not constitute endorsement of the proposed right-in/right-out intersection on Sams Point Road. Any additional access on Sams Point road would need to meet the County's separation standards; be carefully considered during the development permitting process; and, if approved, be accompanied by necessary on-site and off-site mitigation as determined by the Beaufort County Transportation Engineer. (ii) As recommended by the Beaufort County Transportation Engineer, the applicant should include traffic calming measures for Sunset Boulevard into the proposed Master Plan to address and minimize vehicle speeds above the posted speed limit. (iii) The PUD document should address the timing of the paving of Oyster Factory Road at a point in the development where 30% of the houses have been constructed.

Motion to amend by substitution: It was moved by Mr. Flewelling, seconded by Mr. McBride, that Council substitute considers #3 and #4 as follows: (3) In order to assist with traffic calming on Sunset Boulevard, which has a pre-existing speeding problem as caused by adjacent land development activities, the Land Owner/Developer agrees to fund up to \$30,000 to a County-led effort to implement a solution, which may include a lane alteration on Sunset Boulevard that achieves traffic calming. The County-led effort also includes measures at Miller Drive and Sunset Boulevard which are not the Land Owners/Developer's responsibility, but which will be studied at the same time as those at Oyster Factory Road for economies of scale and to provide a comprehensive approach to the issues to be addressed. Such an alteration at Oyster Factory Road will occur within the existing right-of-way and up to ten (10') feet of buffer being provided by the Land Owner/Developer with funding by the Land Owner/Developer to be provided at the same time the asphaltting improvements to Oyster Factory Road are required. If the lane alterations indicated by the County-led study have not already been included in a County construction contract at the time the payment from the Land Owner/Developer is required to pave Oyster Factory Road, and, therefore, provide the funds for the land alterations, the Land Owner/Developer agrees to include the lane alteration construction as part of the Oyster Factory

Road paving contract, subject to the overall cap on funding to be provided by the Land Owner/Developer hereinabove. Conversely, should the County seek to provide the road improvements at Miller Road prior to the required installation of the asphalt pavement for Oyster Factory Road, the County will include the lane alterations at Oyster Factory Road and Sunset Boulevard in a combined contract, and the Land Owner/Developer shall provide the agreed upon funding at the time agreed upon for those to be undertaken as set forth below. (4) In order to address the timing of the paving improvements for Oyster Factory Road, the Land Owner/Developer agrees that such will be constructed at such time as thirty percent (30%) of the permitted residential units are completed. The vote: YEAS - Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mrs. Howard, Mr. McBride, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. ABSENT – Mrs. Bensch and Mr. Caporale. The motion passed.

Vote on the amended motion, which is now the main motion, and includes the motion to amend by substitution: The vote: YEAS - Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mrs. Howard, Mr. McBride, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. ABSENT – Mrs. Bensch and Mr. Caporale. The motion passed.

PUBLIC COMMENT

There were no requests to speak during public comment.

ADJOURNMENT

Council adjourned at 6:15 p.m.

COUNTY COUNCIL OF BEAUFORT COUNTY

By: _____

D. Paul Sommerville, Chairman

ATTEST _____

Suzanne M. Rainey, Clerk to Council

Ratified:



Memorandum

DATE: February 6, 2015
TO: County Council
FROM: Gary Kubic, County Administrator *Gary Kubic*
SUBJ: County Administrator's Progress Report

The following is a summary of activities that took place January 26, 2015 through February 6, 2015:

January 26, 2015

- Employee orientation
- Community Services Committee
- Joshua Gruber
- Caucus / County Council

January 27, 2015

- Joshua Gruber, Jim Minor, Eddie Bellamy, and Scott Fennell re: Future Beaufort County Solid Waste and Recycling Alternatives
- Employee meeting
- Steve Wilson / John Cunningham re: Greater Island Council Regional Committee / Regionalism

January 28, 2015

- Lyle Sumeck phone conference re: 2015 Council Annual Planning Retreat
- Frank Sczurek, Sun City Veterans Affairs

January 29, 2015

- Joshua Gruber, Alicia Holland, Suzanne Gregory, Allison Coppage, Chanel Lewis and Carla Hartsoe, Gallagher representative re: July Health Benefits Renewal
- Joshua Gruber, Jon Rembold, Steve Fobes, Colin Kinton, Mayor Bennett, Steve Riley and staff re: Palmetto Hall Barrier Wall

January 30, 2015

- P.J. Tanner, Lt. Colonel Neil Baxley, Allison Coppage and Joshua Gruber re: Hilton Head Island - Bluffton Chamber of Commerce Request to host IRONMAN 70.3 Triathlon
- DSN Community Training Home Visits

February 2 - 5, 2015

- Personal leave

February 6, 2015

- Joshua Gruber
- Bill Miles re: IRONMAN Triathlon



Memorandum

DATE: February 6, 2015
TO: County Council
FROM: Joshua A. Gruber, Deputy County Administrator
SUBJECT: Deputy County Administrator's Progress Report

The following is a summary of activities that took place January 26, 2015 through February 6, 2015:

January 26, 2014 (Monday):

- Meet with Alljoy Road Preservation Beach Property Owners in Bluffton
- Community Services Committee
- County Council

January 27, 2014 (Tuesday):

- Meet with Gary Kubic, County Administrator
- Meet with Gary Kubic, County Administrator, Jim Minor, Solid Waste Director and Scott Fennell, Waste Management
- Conference Call re: Osprey Point Property

January 28, 2014 (Wednesday):

- Meet with Dean Moss re: Sheldon Church Road Powerline Relocation
- Meet with Alicia Holland, CFO, Eric Larson, Environmental Engineer, Eddie Bellamy, Public Works Director and Robyn Clevinger, PW re: Beaufort County Fuel Facilities - Future Outlook
- Meet with Rob McFee, Facilities & Construction and Cleland Representatives re: SC170 Construction Status
- Meet with Taber Vaux, Councilman and the Alljoy Road Preservation Beach Property Owners in Bluffton

January 29, 2014 (Thursday):

- Visit Public Works
- Attend Meeting to Review July Health Benefits Renewal with Gallagher

- Attend Meeting to Discuss Delinquent Personal Property Tax Sale Process
- Attend Town of Hilton Head / Palmetto Hall Barrier Wall Meeting (Airport)

January 30, 2014 (Friday):

- Conference Call with School District - Phyllis White & Roberta Edwards re: Summer Food Service Program a/k/a Summer Nutrition Program
- Attend Meeting with the Hilton Head Island-Bluffton Chamber of Commerce to Discuss County's Support of Future Events
- Meet with Eric Larson, Environmental Engineer
- Meet with Tab Bendle, Esquire at Howell, Gibson and Hughes to Execute HHI Airport Closing Documents

February 2, 2014 (Monday):

- Meet with Phil Foot, Public Safety Director
- Conference Call with Phil Foot, Public Safety Director and Hillary Austin, Zoning Director
- Conference Call with New Counsel Representing County on Jellyball Ordinance Issue
- Attend Executive Committee Meeting

February 3, 2014 (Tuesday):

- Roundtrip Travel to Atlanta, GA with Jon Rembold, Airports Director, Alicia Holland, CFO and Judy Elder to meet with FAA Representatives

February 4, 2014 (Wednesday):

- Meet with Phil Foot, Public Safety Director
- Agenda Review
- Meet with Suzanne Gregory, Employee Services Director
- Telephone call with Stan Barnett, Esq. re: St. Gregory Access Road
- Meet with Tony Criscitiello, Planning Director and Richard Gough re: TCL Plans

February 5, 2014 (Thursday):

- Meet with Rob McFee, Facilities & Construction Engineering and Engineer Position Candidate
- Beaufort Office Hours

February 6, 2014 (Friday):

- Road, LLC vs. BC (Pinckney Colony RCLP Access Law Suit) - Deposition of Joshua Gruber at Howell, Gibson and Hughes, PA

COMMUNITY SERVICES COMMITTEE

January 26, 2015

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

The Community Services Committee met Monday, January 26, 2015, beginning at 2:00 p.m. in the Executive Conference Room, Administration Building, 100 Ribaut Road, Beaufort, South Carolina.

ATTENDANCE

Chairman William McBride, Vice Chairman Gerald Dawson and Committee members Rick Caporale, Steven Fobes, Alice Howard and Roberts Vaux. Non-committee members Cynthia Bensch, Brian Flewelling, Stu Rodman and Paul Sommerville present. (Paul Sommerville, as County Council Chairman, serves as an *ex-officio* member of each standing committee of Council and is entitled to vote.)

County staff: Morris Campbell, Division Director-Community Services; Allison Coppage, Assistant County Attorney; Tony Criscitiello, Planning Director; Andrew Dalkos, Division Director-Systems Management; Phil Foot, Assistant County Administrator-Public Safety; Joshua Gruber, Deputy County Administrator/Special Counsel; Gary Kubic, County Administrator; Scott Marshall, Parks and Leisure Services Director; Monica Spells, Assistant County Administrator-Civil Engagement and Outreach; Dave Thomas, Purchasing Director; and Mitzi Wagner, Disabilities and Special Needs Director.

Media: Joe Croley, Hilton Head Island-Bluffton Chamber of Commerce.

Councilman William McBride chaired the meeting.

ACTION ITEMS

1. Prioritization / 2015 Community Development Block Grant (CDBG) Needs

Notification: To view video of full discussion of this meeting please visit http://beaufort.granicus.com/ViewPublisher.php?view_id=2

Discussion: Mr. Morris Campbell, Community Services Director, and Ms. Michelle Knight, Community & Economic Development Director, Lowcountry Council of Governments, reviewed this item with the Committee. This is a request for Council's prioritization of projects for the 2015 South Carolina Community Development Block Grant (CDBG) needs. The South Carolina CDBG Program is designed to assist units of government in improving economic opportunities and meeting community revitalization needs, particularly, for persons of low-and-moderate income. In 2014, Council ranked priorities as follows: (1) Multiple Neighborhood

Improvement Projects, (2) Water, Sewer and/or Drainage Improvements, (3) Infrastructure to Support New and/ or existing Businesses, and (4) Improvements to Public Facilities. She provided the Committee with the following recommendations:

Neighborhood Improvement Projects in low-to-moderate income neighborhoods:

- Buckingham Point
- Crystal Lake
- Salem Road
- Others as identified

Public Infrastructure and Facilities:

- County Community Services One-Stop Facility
- Water/Sewer service (Seabrook, Stuart Point, Other areas as identified)
- Drainage (areas that qualify and are priorities of the Stormwater Utility Department)

Infrastructure to Support New and/or Existing Businesses

Motion: It was moved by Mr. Dawson, seconded by Mrs. Howard, that Committee approve and recommend Council approve the 2015 Community Development Block Grant priority rankings as follows: (1) Neighborhood Improvement Projects in low-to-moderate income neighborhoods to include Buckingham Point, Crystal Lake, Salem Road, and others as identified; (2) Public Infrastructure and Facilities: County Community Services One-Stop Facility, Water/Sewer service (Seabrook, Stuart Point, and other areas as identified), Drainage (areas that qualify and are priorities of the Stormwater Utility Department); (3) Infrastructure to Support New and/or Existing Businesses. The vote: YEAS – Mr. Caporale, Mr. Dawson, Mr. Fobes, Mrs. Howard, Mr. McBride and Mr. Vaux. The motion passed.

Recommendation: Council approve the 2015 Community Development Block Grant priority rankings as follows: (1) Neighborhood Improvement Projects in low-to-moderate income neighborhoods to include Buckingham Point, Crystal Lake, Salem Road, and others as identified; (2) Public Infrastructure and Facilities: County Community Services One-Stop Facility, Water/Sewer service (Seabrook, Stuart Point, and other areas as identified), Drainage (areas that qualify and are priorities of the Stormwater Utility Department); (3) Infrastructure to Support New and/or Existing Businesses.

2. Consideration of Contract Award

- **Purchase of Six New Minivans from State Contract for Beaufort County's Department of Disabilities and Special Needs**

Notification: To view video of full discussion of this meeting please visit http://beaufort.granicus.com/ViewPublisher.php?view_id=2

Discussion: Mr. Dave Thomas, Purchasing Director, reviewed this item with the Committee. The Purchasing Department received a request from the Department of Disabilities and Special Needs to purchase six new 2015 Dodge Grand Caravan minivans from Butler Dodge of Beaufort, South Carolina, a State contract vendor. Two of the vehicles are for staff support at the two new Community Training Homes in Bluffton. The other vans will replace high mileage

vans and support the Adult Employment (Day Program) whose numbers have increased dramatically in FY 2015.

Motion: It was moved by Mr. Dawson, seconded by Mr. Vaux, that Committee approve and recommend Council approve the purchase of six 2015 Dodge Grand Caravans from Butler, Dodge, Chrysler, Jeep of Beaufort, South Carolina in the amount of \$141,246. Funding will come from the Department of Disabilities and Special Needs – Vehicle Purchases. The vote: YEAS – Mr. Caporale, Mr. Dawson, Mr. Fobes, Mrs. Howard, Mr. McBride and Mr. Vaux. The motion passed.

Recommendation: Council approve the purchase of six 2015 Dodge Grand Caravans from Butler, Dodge, Chrysler, Jeep of Beaufort, South Carolina in the amount of \$141,246. Funding will come from the Department of Disabilities and Special Needs – Vehicle Purchases.

3. Amendment to Indoor Pool Hours

Notification: To view video of full discussion of this meeting please visit http://beaufort.granicus.com/ViewPublisher.php?view_id=2

Discussion: Mr. Scott Marshall, Parks and Leisure Services Director, provided the Committee with a PowerPoint presentation regarding the requested modification to hours for Beaufort County pools as well as an update on the activities of the Parks and Leisure Services Board (PALS Board). A three-month study of indoor pool usage revealed minimal use between the hours of 6:00 a.m. and 3:00 p.m. at both Beaufort High and Battery Creek High Schools. These results were presented to the Committee October 27, 2014. The PALS Board is recommending modifying the hours as follows:

Bluffton High School

- No changes recommended

Beaufort High School

- Monday, Wednesday, Friday: 6:00 a.m. to 8:00 p.m.
- Tuesday, Thursday: 12:00 Noon to 8:00 p.m.
- Saturday: 7:00 a.m. to 2:00 p.m.

Battery Creek High School

- Monday, Wednesday, Friday: 12:00 Noon to 8:00 p.m.
- Tuesday, Thursday: 6:00 a.m. to 8:00 p.m.

Mr. Marshall reviewed both pros and cons of such modifications. The pros of the suggested hour changes include a cost difference of over \$56,000 in personnel costs alone, and allows for at least one pool north of the Broad River to be open for early morning lap swimmers Monday through Friday. The cons involve greater travel distance for some early-morning swimmers and change to the existing schedule.

Mr. Marshall reviewed with the Committee the PALS Board activity. The PALS Board approved two policy directives at the meeting of December 14, 2014 -- Late Pick-up Policy as

well as the Establishment and Management of Registration Periods. He spoke of the imposed fees and procedures for children picked up late from after school and summer camp, as well as reviewed the elimination of late registration period and late fees when it comes to sports.

Mr. Marshall informed the committee that the PALS Board Strategic Planning Committee will meet in January and a tentative joint meeting will follow.

Motion: It was moved by Mr. Fobes, seconded by Mr. Caporale, that Committee approve and recommend Council amend the indoor pool hours at two facilities: (i) Beaufort High School - Monday, Wednesday, Friday from 6:00 a.m. to 8:00 p.m. and Tuesday and Thursday from 12:00 Noon to 8:00 p.m. (ii) Battery Creek High School – Monday, Wednesday, Friday from Noon to 8:00 p.m. and Tuesday and Thursday from 6:00 a.m. to 8:00 p.m. The vote: YEAS – Mr. Caporale, Mr. Dawson, Mr. Fobes, Mrs. Howard, Mr. McBride and Mr. Vaux. The motion passed.

Recommendation: Council amend the indoor pool hours at two facilities: (i) Beaufort High School - Monday, Wednesday, Friday from 6:00 a.m. to 8:00 p.m. and Tuesday and Thursday from 12:00 Noon to 8:00 p.m. (ii) Battery Creek High School – Monday, Wednesday, Friday from 12:00 Noon to 8:00 p.m. and Tuesday and Thursday from 6:00 a.m. to 8:00 p.m.

4. Child Abuse Prevention Association (CAPA) Request to Acquire 0.39 Acre Parcel of County-Owned Property

Notification: To view video of full discussion of this meeting please visit http://beaufort.granicus.com/ViewPublisher.php?view_id=2

Discussion: Mrs. Allison Coppage, Assistant County Attorney, presented this item to the Committee. The Child Abuse Prevention Association's (CAPA) mission is to provide prevention, intervention and programs targeted at breaking the cycle of child abuse and neglect that has increased. The shelter is currently operating at, or near, capacity, and there is a great need for expansion. CAPA would like Beaufort County to donate 0.39 acres of real estate to CAPA in order enhancing serving Beaufort County in preventing child abuse.

Motion: It was moved by Mr. Vaux, seconded by Mrs. Howard, that Committee approve and recommend Council approve on first reading an ordinance authorizing the donation of approximately 0.39 acres of County-owned property to the Child Abuse Prevention Association (CAPA). The vote: YEAS – Mr. Caporale, Mr. Dawson, Mr. Fobes, Mrs. Howard, Mr. McBride and Mr. Vaux. The motion passed.

Recommendation: Council approve on first reading an ordinance authorizing the donation of approximately 0.39 acres of County-owned property to the Child Abuse Prevention Association (CAPA).

5. Off Agenda Item – Lease of Former Federal Courthouse Building (1501 Bay Street)

Notification: To view video of full discussion of this meeting please visit http://beaufort.granicus.com/ViewPublisher.php?view_id=2

Motion: It was moved by Mr. Vaux, seconded by Mr. Dawson, that Committee hear an off-agenda item regarding the execution of a Lease Agreement with the Santa Elena Project Foundation for the Federal Courthouse (1501 Bay Street). The vote: YEAS – Mr. Caporale, Mr. Dawson, Mr. Fobes, Mrs. Howard, Mr. McBride, Mr. Sommerville and Mr. Vaux. The motion passed.

Discussion: Mr. Rodman reviewed this item with the Committee. This item is time sensitive. The Santa Elena Foundation is interested in leasing the Federal Courthouse and repurposing the facility as a historical interpretation center, archeological laboratory, museum for research, and public education on the Spanish 16th Century Community Santa Elena.

Motion: It was moved by Mr. Sommerville, seconded by Mr. Fobes that Committee approve and recommend that Council approve on first reading, by title only, an ordinance authorizing the County Administrator to execute a Lease Agreement with the Santa Elena Project Foundation for the Federal Courthouse (1501 Bay Street). The vote: YEAS – Mr. Caporale, Mr. Dawson, Mr. Fobes, Mrs. Howard, Mr. McBride, Mr. Sommerville and Mr. Vaux. The motion passed.

Recommendation: Council approve on first reading, by title only, an ordinance authorizing the County Administrator to execute a Lease Agreement with the Santa Elena Project Foundation for the Federal Courthouse (1501 Bay Street).

6. Consideration of Reappointments and Appointments

- Beaufort Memorial Hospital Board

Notification: To view video of full discussion of this meeting please visit http://beaufort.granicus.com/ViewPublisher.php?view_id=2

Motion: It was moved by Mr. Vaux, seconded by Mr. Caporale, that Committee nominate Terry Murray and James Simmons for reappointment to serve as members on the Beaufort Memorial Hospital Board. The vote: YEAS – Mr. Caporale, Mr. Dawson, Mr. Fobes, Mrs. Howard, Mr. McBride and Mr. Vaux. The motion passed.

Recommendation: Council nominate Terry Murray and James Simmons for reappointment to serve as members on the Beaufort Memorial Hospital Board.

7. Consideration of Reappointments and Appointments
• **Library Board**

Notification: To view video of full discussion of this meeting please visit http://beaufort.granicus.com/ViewPublisher.php?view_id=2

Motion: It was moved by Mr. Dawson, seconded by Mr. Vaux, that Committee nominate Brenda Powell, representing Council District 1, to serve as a member of the Library Board. The vote: YEAS – Mr. Caporale, Mr. Dawson, Mr. Fobes, Mrs. Howard, Mr. McBride and Mr. Vaux. The motion passed.

Recommendation: Council nominate Brenda Powell, representing Council District 1, to serve as a member of the Library Board.

INFORMATION ITEMS

8. Update / DSS Program; Julie Schneider, County DSS Director

Notification: To view video of full discussion of this meeting please visit http://beaufort.granicus.com/ViewPublisher.php?view_id=2

Discussion: Mrs. Julie Schneider, County Department of Social Services Director, provided the Committee with an update on the Department of Social Services (DSS) Programs. The information provided included review measurements, Summary Report for Child Welfare Quality Assurance Review, 2012 versus 2014 comparison and charts.

Status: No action required. Information only.

9. Consideration of Reappointments and Appointments
• **Alcohol and Drug Abuse Board**

Notification: To view video of full discussion of this meeting please visit http://beaufort.granicus.com/ViewPublisher.php?view_id=2

Status: No action taken.

10. Consideration of Reappointments and Appointments
• **Children's Foster Care Review Board**

Notification: To view video of full discussion of this meeting please visit http://beaufort.granicus.com/ViewPublisher.php?view_id=2

Status: No action taken.

11. Consideration of Reappointments and Appointments
• Disabilities and Special Needs Board

Notification: To view video of full discussion of this meeting please visit http://beaufort.granicus.com/ViewPublisher.php?view_id=2

Status: No action taken.

12. Consideration of Reappointments and Appointments
• Parks and Leisure Services Board

Notification: To view video of full discussion of this meeting please visit http://beaufort.granicus.com/ViewPublisher.php?view_id=2

Status: No action taken.

DRAFT

EXECUTIVE COMMITTEE

February 2, 2015

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

The Executive Committee met Monday, February 2, 2015 beginning at 4:00 p.m. in the Executive Conference Room of the Administration Building, 100 Ribaut Road, Beaufort.

ATTENDANCE

Chairman Jerry Stewart and members Gerald Dawson, Brian Flewelling, William McBride and Stu Rodman. Paul Sommerville (as County Council Chairman, serves as an *ex-officio* member of each standing committee of Council and is entitled to vote.) Non-Committee member Cynthia Bensch present.

County staff: Lt. Col. Neil Baxley, Emergency Management Director; Allison Coppage, Assistant County Attorney; Josh Gruber, Deputy County Administrator/Special Counsel; and Sheriff P. J. Tanner.

Media: Joe Croley, Hilton Head Island-Bluffton Chamber of Commerce, and Zach Murdock, *The Island Packet/The Beaufort Gazette*.

Councilman Jerry Stewart chaired the meeting.

INFORMATION ITEM

1. Discussion of County Services and Costs for the Proposed IRONMAN 70.3 Triathlon Event / Hilton Head Island/Bluffton Chamber of Commerce and World Triathlon Corporation

Notification: To view video of full discussion of this meeting please visit http://beaufort.granicus.com/ViewPublisher.php?view_id=2

Status: Mr. Josh Gruber, Deputy County Administrator, informed Committee members that County staff was made aware of discussions going on late last week regarding the Hilton Head Island/Bluffton Chamber of Commerce (“Chamber”) hosting an IRONMAN 70.3 Triathlon event on Hilton Head Island. There are currently discussions that are taking place. We do not have a copy of an agreement that has been reached; but, are reaching out to the Chamber to gain some additional information. We will report to Committee once we have that information.

Status: The meeting today was in anticipation that members would have that information. Unfortunately, the meeting is premature. When a proposed contract is available, Committee members would like to look at it as soon as possible.

**REAPPOINTMENTS AND APPOINTMENTS
TO
BOARDS AND COMMISSIONS**

February 9, 2015

1. Community Services Committee

① Beaufort Memorial Hospital Board

Nominated	Name	Position/Area/Expertise	Reappoint/Appoint	Votes Required
01.26.15	Terry Murray	At-Large	Reappoint	10/11
01.26.15	James Simmons	At Large	Reappoint	10/11

② Library Board

Nominated	Name	Position/Area/Expertise	Reappoint/Appoint	Votes Required
01.26.15	Brenda Powell	Council District 1	Appoint	6/11

2. Finance Committee

① Accommodations Tax (2%) Board

Nominated	Name	Position/Area/Expertise	Reappoint/Appoint	Votes Required
01.26.15	Dick Farmer	At-Large	Reappoint	10/11

② Tax Equalization Board

Nominated	Name	Position/Area/Expertise	Reappoint/Appoint	Votes Required
01.26.15	Robert Brown	Council District 5	Reappoint	8/11
01.26.15	Gloria Criscuolo	Council District 9	Reappoint	8/11
01.26.15	William John	Council District 10	Reappoint	8/11
01.26.15	Kenneth Joy	Council District 3	Reappoint	8/11
01.26.15	Neil Lipsitz	Council District 4	Reappoint	8/11
01.26.15	Alan Obstler	Council District 8	Reappoint	8/11
01.26.15	Allan Miller	At-Large	Appoint	6/11

3. Public Facilities Committee

① Solid Waste and Recycling Board

Nominated	Name	Position/Area/Expertise	Reappoint/Appoint	Votes Required
01.26.15	Ben Wheatley	Solid Waste Dist 7 (LI)	Reappoint	8/11

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING THE DONATION OF APPROXIMATELY 0.39 ACRES OF COUNTY OWNED REAL ESTATE TO THE CHILD ABUSE PREVENTION ASSOCIATION (CAPA)

WHEREAS, Beaufort County Parks and Leisure Services owns real property located in Port Royal, South Carolina; and

WHEREAS, the Child Abuse Prevention Association, (hereinafter, “CAPA”), is a local non-profit organization that has served Beaufort County since 1978 and operated the Open Arms Shelter since 1985; and

WHEREAS, the Open Arms Shelter has operated at or near capacity in 2014 and increased programs directed at family intervention by the South Carolina Department of Social Services creates a need to expand the Open Arms Shelter; and

WHEREAS, CAPA requests County Council to donate approximately 0.39 acres of property located within Port Royal; and

WHEREAS, Beaufort County Council has determined that it is in its best interests to authorize the donation of the requested property to further the mission of CAPA; and

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

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

SECTION 1. Donation of Property:

The County Administrator is hereby authorized to take all other and further actions as may be necessary to complete the conveyance of the property.

SECTION 2. Reversion:

The property shall be held by the Child Abuse Prevention Association, its successor and assigns and for so long as the premises are used as a house for abused children. If the premises at

any time are not so used or are used for any other purpose or by any other organization, the premises shall revert to Beaufort County.

SECTION 3. CAPA Obligations:

CAPA shall have the approximately 0.39 acres surveyed and a legal description prepared for the conveyance of the Port Royal property.

SECTION 3. Severability:

If any section, phrase, sentence or portion of this Ordinance is, for any reason, held or deemed to be invalid or unconstitutional by any court of competent jurisdiction, then such section, phrase, sentence or portion shall be deemed a separate, distinct and independent provision and shall not affect the remaining portion thereof.

SECTION 4. Effective Date:

This Ordinance shall become effective upon its adoption by Beaufort County Council.

**ADOPTED BY BEAUFORT COUNTY COUNCIL, BEAUFORT, SOUTH CAROLINA,
ON THIS _____ DAY OF _____, 2015.**

COUNTY COUNCIL OF BEAUFORT COUNTY

BY: _____
D. Paul Sommerville, Chairman

APPROVED AS TO FORM:

Joshua A. Gruber, Deputy County Administrator
Special Counsel

ATTEST:

Suzanne M. Rainey, Clerk to Council

First Reading, By Title Only: January 26, 2015
Second Reading:
Public Hearing:
Third and Final Reading:

ORDINANCE _____

**AN ORDINANCE AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE
A LEASE AGREEMENT WITH THE SANTA ELENA PROJECT FOUNDATION FOR
THE FEDERAL COURTHOUSE**

WHEREAS, Beaufort County owns and operates the Federal Courthouse located at 1501 Bay Street, Beaufort, South Carolina; and

WHEREAS, on October 8, 2014 Beaufort County solicited for Requests for Proposals (“RFP”) (RFP/#100814) for the potential future use of the Federal Courthouse; and

WHEREAS; the Santa Elena Foundation Project Foundation, duly submitted a response to the RFP requesting use of the building as a historical interpretive center and archaeological laboratory; and

WHEREAS, Beaufort County Council believes that it is in the best interests of its citizens to lease the Federal Courthouse upon such terms and conditions as provided in Exhibit A.

NOW, THEREFORE, BE IT ORDAINED by Beaufort County Council that the County Administrator is hereby authorized to negotiate and enter into a lease agreement with the Santa Elena Foundation for the use of the Federal Courthouse.

Adopted this ____ day of _____, 2015.

COUNTY COUNCIL OF BEAUFORT COUNTY

By: _____
D. Paul Sommerville, Chairman

APPROVED AS TO FORM:

Joshua A. Gruber, Deputy County Administrator
Special Counsel

ATTEST:

Suzanne M. Rainey, Clerk to Council

First Reading, By Title Only: January 26, 2015

Second Reading:

Public Hearing:

Third and Final Reading:

STATE OF SOUTH CAROLINA)	
)	
COUNTY OF BEAUFORT)	
)	
COUNTY OF BEAUFORT,)	
)	REAL ESTATE TRIPLE NET LEASE
Landlord,)	1501 BAY STREET
)	BEAUFORT, SOUTH CAROLINA 29902
and)	
)	
SANTA ELENA PROJECT FOUNDATION,)	
)	
Tenant.)	

This LEASE AGREEMENT ("Lease") is made as of the _____ day of _____, 2015 between COUNTY OF BEAUFORT ("Landlord"), a body politic and political subdivision of the State of South Carolina, having its address at 100 Ribaut Road, Beaufort, South Carolina 29902, and SANTA ELENA PROJECT FOUNDATION ("Tenant"), a South Carolina eleemosynary corporation, having its address at P.O. Box 1005, Beaufort, South Carolina 29901.

ARTICLE 1
DESCRIPTION OF DEMISED PREMISES

1.1 Landlord hereby leases and lets to the Tenant and Tenant hereby takes and hires from Landlord, upon and subject to the terms, covenants and provisions hereof, the entire building having an address at 1501 Bay Street, Beaufort, South Carolina 29902, consisting of approximately _____ total square feet (the "Demised Premises"), together with the exclusive right to park on the land and access across the land described in the Lease Agreement attached hereto as Exhibit A and incorporated herein by reference (the "Land").

1.2 Continued occupancy of the Demised Premises shall be deemed Tenant's acceptance of the Demised Premises in "as is" condition.

ARTICLE 2
TERM

2.1 The initial term of this Lease shall be for a period of three (3) years beginning on July 1, 2015, the "Commencement Date" and, unless terminated or extended, shall end on three (3) years following the "Commencement Date"; provided, however, that if there is no continuing event of default hereunder by Tenant, that Landlord and Tenant may mutually agree to renew and extend this agreement for such additional periods as may be agreed to by the Parties.

2.2 Notwithstanding the proceeding, no sublessee or assignee of Tenant shall have the right to exercise any renewal option as provided herein. In the event Tenant exercises its right to extend the Lease term as specified above, the terms and conditions of this Lease shall remain in full force and effect.

ARTICLE 3
RENT

3.1. The Tenant's obligation to pay rent due hereunder shall commence on the Commencement Date. Base Rent payments shall be made monthly on the first of each month in advance, without demand, deduction or offset. In the event the Commencement Date is other than the first of the month, the rent payment for the fractional calendar month at the beginning or end of the Lease term shall be prorated.

3.2 The monthly Base Rent for the Term shall be one and 00/100 Dollar (\$1.00). During the term of the Lease, the monthly Base Rent may be adjusted by Landlord as it deems prudent and appropriate provided that Landlord shall provide Tenant with written notice no less than one hundred-twenty (120) days in advance of any such Base Rent adjustment. However, the parties shall attempt in good faith to negotiate any such increase in Base Rent prior to its implementation.

3.3 Tenant shall pay all the real property taxes, assessments, stormwater fees and governmental charges of any kind or nature levied against the Demised Premises and the Land by any municipality, county or government agency (the "Taxes") that accrue on the Demised Premises and the Land. Such payment may be made by tenant directly to the Beaufort County Tax Collector. Real property taxes shall be prorated on a calendar year basis for any partial year of occupancy or ownership based upon the Commencement Date in the event that the Lease terminates or the Tenant purchases the building from Landlord. In the event the Tenant fails to pay the Taxes within thirty (30) days after a Tax Bill is issued, Landlord may elect to pay Taxes on Tenants behalf in which event the amount of such Taxes shall be owed by the Tenant to Landlord and shall be due upon demand.

3.4 Tenant shall be responsible for paying all personal property taxes accrued on any personal property owned by the Tenant.

3.5 Tenant shall procure general liability, fire and extended coverage insurance on the Demised Premises and Land and shall name Landlord as primary insured on the fire and extended coverage insurance. The requirements for coverage are more fully set forth in Section 11.1 of this Lease.

3.6 Tenant shall be responsible for all of the reasonable costs and expenses of the operation, repair and maintenance of the Demised Premises and the Land, its interior and exterior areas, including driveways and parking areas, reasonable costs of lawn maintenance, light maintenance, snow removal, cleaning of the exterior and interior of the Demised Premises, maintenance of all Demised Premises systems, including plumbing, mechanical, electrical and HVAC, and lighting, and all other operation, repair and maintenance not specifically referenced herein as the obligation of Landlord.

3.7 Tenant shall pay all charges for utility costs for the Demised Premises, including, but not limited to water, sewer, electricity, gas, telephone, storm sewer, cable and any other utility not supplied to the Demised Premises. Tenant shall be responsible for its own janitorial services and trash removal.

3.8 Tenant shall pay all charges, costs and fees associated with the lease of the parking lot adjacent to the Demised Premises as described in that certain Lease Agreement between Beaufort County and G.G. Dowling Family Partnership, LP., attached hereto as Exhibit A and incorporated herein by reference.

ARTICLE 4
PURCHASE OPTION

4.1 Tenant shall have the right to purchase from Landlord, and Landlord shall have the obligation to sell Tenant (the "Option"), the real property consisting of all that certain piece, parcel, or tract of land situate, lying and being in Beaufort County, South Carolina, together with all improvements consisting of the Demised Premises on such terms as may be more fully stated herein.

4.2 In the event that the Tenant exercises its Option to purchase the above described Property, the Landlord shall sell to Tenant and Tenant shall buy from Landlord the Property for a purchase price of Three Million, Five Hundred Thousand and No/100 Dollars (\$3,500,000.00) (the "Purchase Price").

4.3 In the event that the Tenant exercises its Option under this Lease, Tenant hereby agrees to accept the purchase of the Demised Premises in an "as-is" condition with no warranty as to the condition of the Demised Premises, either express or implied.

4.4 The Option shall remain open and in effect from the commencement date of the Lease until such time as Landlord may notify Tenant in writing that the Option has been rescinded. The Tenant may exercise its option at any time during this period by providing written notice to the Landlord, either by regular U.S. Mail, facsimile, or electronic means, of its intent to acquire the Property under the terms expressed herein and as may be more fully developed in any subsequent purchase agreement.

4.5 If the Tenant timely exercises its Option, the parties shall enter into a purchase and sale agreement and the transaction contemplated by this Agreement shall be closed on or before thirty (30) days after the exercise of the Option, at a time and place mutually agreeable to the parties. The parties may arrange to close by mail. Landlord shall deliver to Tenant at closing a limited warranty deed for the Property, together with a bill of sale for any and all personal property appurtenant to the Property as well as affidavit attesting to the absence of any liens, boundary line disputes, or proceedings involving Landlord which may affect title to the Property.

4.6 As a condition of the purchase and sale agreement, Landlord agrees to assign and Tenant agrees to accept, all of the rights, responsibilities, and conditions under the certain Lease Agreement between Beaufort County and G.G. Dowling Family Partnership, LP., attached hereto as Exhibit A and incorporated herein by reference.

ARTICLE 5
REPAIR AND MAINTENANCE

5.1 Landlord may, but shall not be required to, maintain, repair and replace the roof, downspouts, gutters, foundations, exterior walls, structural or load-bearing walls of the Demised Premises and utility lines located outside the Demised Premises. However, Landlord shall take such actions as may be necessary so as to ensure that the exhibits and other contents that may be placed inside the Demised Premises shall not be harmed on the account of maintenance or repairs. Notwithstanding the preceding, Tenant shall repair, replace and pay for damage to the foregoing caused by the negligence of Tenant or Tenant's employees, agents or invitees, or caused by Tenant's default hereunder. Maintenance by Landlord of the exterior walls does not include windows, glass or plate

glass, doors or special entries, or other such items, which shall be maintained by Tenant. Tenant shall immediately give Landlord written notice of any defect or need for repairs, after which Landlord may, after having a reasonable opportunity to repair same, cure such defect.

5.2 Tenant shall be responsible for all maintenance and repair of the Demised Premises, except as specifically set forth in the preceding paragraph except as caused by any casualty covered by insurance on the Demised Premises. If Tenant fails to perform its repair and maintenance obligations, Landlord shall have the right to enter the Demised Premises to perform the obligations of Tenant and shall be entitled to reimbursement from Tenant of Landlord's actual costs in performing such obligations. Tenant shall reimburse such costs, as additional rent, upon demand.

ARTICLE 6 USE

6.1 Tenant shall have the right to use the Demised Premises for any lawful purpose. However, it is understood that it is the intention of the Tenant to install a series of exhibits and other associated improvements which shall convey information pertaining to the establishment of the Santa Elena settlement by Spanish explorers. Tenant shall at its own cost and expense, obtain the licenses and permits necessary for its use of the Demised Premises and shall comply with all laws, ordinances and regulations relating to the use of the Demised Premises. Tenant shall not receive, store, use or otherwise handle any product, material or merchandise which is explosive, flammable, combustible, corrosive, caustic or poisonous, other than items typically used in office machinery or for office cleaning purposes. Tenant will not use the Demised Premises for any purpose which would render insurance thereon void or the insurance risks more hazardous.

6.2 Landlord and its agent or representatives shall have the right to enter and inspect the Demised Premises: (1) at any time during business hours for the purpose of ascertaining the condition of the Demised Premises, or (2) in order to make repairs as may be permitted to be made by Landlord under this Lease, or (3) in the last six (6) months of the Lease term or any renewal term, to show the Demised Premises to any prospective purchaser or lender. Except in case of emergency or default, Landlord shall give Tenant reasonable notice of any entry and shall make all entry with minimal interference with Tenant's occupancy and use of the Demised Premises. In the event of an emergency, Landlord will provide notice to Tenant of the entry as soon as reasonably possible thereafter.

ARTICLE 7 ASSIGNMENT AND SUBLETTING

7.1 Tenant shall not sublet the Demised Premises or assign this lease without the prior written consent of Landlord. Landlord may withhold its consent for matters relating to the proposed use of the Demised Premises by the new tenant, its creditworthiness, willingness of the proposed new tenant to provide appropriate security deposits or guaranty in order to establish security for the tenant's obligation (such matters having been waived for Tenant), or for any other reason deemed appropriate by Landlord in considering whether Tenant shall have the right to assign or sublease the Demised Premises.

7.2 Any act required to be performed by Tenant pursuant to the terms of this Lease may be performed by an assignee or sublessee of Tenant and the performance of such act shall be deemed to be performance by the Tenant.

ARTICLE 8
LANDLORD'S REPRESENTATION AND WARRANTIES

8.1 Landlord represents and warrants to Tenant that:

(a) Landlord is the owner of the Property and Demised Premises and that title is marketable and, to Landlord's knowledge, title is not subject to any defects or encumbrances which would prohibit the intended use of purchase Option of the Demised Premises as contemplated by this Lease; Landlord has full right, power and authority to execute and deliver this Lease and purchase Option and to grant to Tenant the exclusive use and possession of the Demised Premises.

(b) Landlord has received no notice that the Property or the Demised Premises, or any portion thereof, is being condemned or taken by eminent domain or that such proceedings are contemplated by any lawful authority;

(c) There is available to the Demised Premises public water, gravity fed sanitary sewer, storm sewer, electricity and telephone service; and

(d) Landlord will provide peaceful and quiet enjoyment of the Demised Premises to Tenant and will not allow such peaceful and quiet enjoyment to be disrupted or interfered with by anyone claiming under Landlord.

ARTICLE 9
TENANT'S COVENANTS

9.1 Tenant covenants and agrees that it shall:

(a) Pay rent when due, provided that should Tenant fail to pay Rent upon its due date, Landlord shall give Tenant notice in writing to pay same and Tenant shall have fifteen (15) days after receipt of such notice to pay the Rent before Tenant shall be in default;

(b) Maintain the Demised Premises in a clean and good condition and return the Demised Premises to Landlord at the termination of this Lease with normal wear and tear excepted. Tenant shall not be obligated to make any repairs arising out of or in any way caused by (1) settling of the building in which the Demised Premises are located, or (2) defects in the Demised Premises as a result of the initial construction, including labor, workmanship, materials, fixtures or equipment, supplied or installed by or on behalf of Landlord, or (3) the negligence of Landlord, its agents or employees;

(c) Comply with all statutes, codes, ordinances, rules and regulations applicable to the Demised Premises and all other provisions contained within this Lease Agreement; and

(d) Give Landlord reasonable notice of any accident, damage, destruction or occurrence affecting the Demised Premises.

ARTICLE 10
ARCHITECTURAL BARRIERS

10.1 Landlord represents that, to its actual knowledge, the Property and Demised Premises comply with all applicable state and federal laws, rules and regulations with respect to architectural barriers or design that would prohibit free and full access to and use of the Property and Demised Premises, or any part thereof by aged, disabled or physically handicapped persons.

ARTICLE 11
ADDITIONS, IMPROVEMENTS AND ALTERATIONS

11.1 Tenant may, with prior written consent of the Landlord, which shall not be unreasonably withheld, make nonstructural additions, improvements or alterations to the Demised Premises ("Alterations") at its sole cost and expense. Each such Alteration shall be completed in a good and workmanlike manner and in accordance with all applicable codes, rules and regulations.

11.2 Tenant agrees that all trade fixtures, signs, equipment, furniture or other personal property of whatever kind or nature kept or contained within the Demised Premises that is not utilized by Tenant shall be properly stored and cared for during Tenant's possession of the property. Such items shall not become the property of Tenant or a part of the realty no matter how affixed to the Demised Premises and shall be returned to their prior location and condition within the Demised Premises upon the expiration of this Lease Agreement.

ARTICLE 12
FIRE AND CASUALTY DAMAGE

12.1 Tenant agrees to acquire fire and hazard insurance coverage for the building in which the Demised Premises are located in such amounts as may be necessary to fully insure the Demised Premises, which at no time shall be less than the amount indicated as the purchase option price identified in Article 4 above. The policy shall name Landlord as the primary insured. The policy may be a part of a mast policy obtained by Tenant, but must provide that all casualty losses are paid to Landlord. Tenant shall provide to Landlord within five (5) days after the execution of this Lease a copy of the policy referenced herein.

12.2 If the Demised Premises should be damaged or destroyed by any peril covered by the insurance to be provided by Landlord under subparagraph 12.1 above, Tenant shall give immediate written notice thereof to Landlord.

12.3 If the Demised Premises should be totally destroyed or if damaged or destroyed in the final year of the Lease term, or if they should be so damaged thereby that rebuilding or repairs cannot in Landlord's estimation, be completed within one hundred twenty (120) days after the date upon which Landlord is notified by Tenant of such Damage, this Lease may be terminated by Landlord or Tenant, and the rent shall be abated during the unexpired portion of this Lease, effective upon the date of occurrence of such damage. Notice of intent to terminate must be delivered within twenty (20) days after Landlord gives Tenant written notice of its estimate of repair time. Landlord shall provide notice of estimated repair time within thirty (30) days after notice of the damage.

12.4 If the Demised Premises should be damaged but only to such extent that rebuilding or repairs can, in Landlord's estimation, be completed within one hundred twenty (120) days after the date upon which Landlord is notified by Tenant of such damage, and if such damage is not in the last year of the Lease term, this Lease shall not terminate, and Landlord shall, at its sole cost and expense, thereupon proceed with reasonable diligence to rebuild and repair the Demised Premises to substantially the same condition in which it existed prior to such damage, except that Landlord shall not be required to rebuild, repair, or replace any part of the additions or improvements which may have been placed in, on or about the Demised Premises by Tenant. If the Demised Premises are untenable in whole or in part following such damage, the rent payable hereunder during the period in which they are untenable shall be reduced or abated entirely to such extent as may be fair and reasonable under all of the circumstances. If any damage shall be caused by the Landlord, then the Landlord shall be responsible for repairs of such damage.

12.5 Notwithstanding anything herein to the contrary, in the event the holder of any indebtedness secured by a mortgage covering the Demised Premises requires that the insurance proceeds be applied to such indebtedness, then Landlord shall have no obligation to repair or restore the Demised Premises and, upon written notice thereof delivered to Tenant, may terminate this Lease.

12.6 Landlord hereby waives and releases all rights of recovery which it might otherwise have against Tenant, its agents and employees, for loss or damage to Landlord's property under the provisions of this Lease to the extent the same are recoverable by Landlord's insurance, notwithstanding that such loss or damage may result from the negligence or fault of Tenant, its agents or employees. Policies required to be maintained by Landlord, or on Landlord's behalf hereunder, shall contain waivers of subrogation by the insurers against Tenant and endorsements authorizing Landlord and Tenant to execute mutual releases as between themselves. Tenant hereby waives and releases all rights of recovery which it might otherwise have against Landlord, its agents or employees, for loss or damage to the Tenant's contents furniture, furnishings, fixtures or other property removable by Tenant under the provisions of this Lease to the extent that the same are covered by Tenant's insurance, notwithstanding that such loss or damage may result from the negligence or fault of Landlord, its agents or employees. Policies required to be maintained by Tenant hereunder shall contain waivers of subrogation by the insurers against Landlord and endorsements authorizing Tenant and Landlord to execute mutual releases as between themselves.

12.7 The obligation of the Landlord in this Section 12 to repair and restore the Demised Premises and the building as herein provided, does not include an obligation of the Landlord to repair trade fixtures, equipment, or personal property of Tenant, which Tenant shall insure for its benefit.

12.8 The period of time within which repair and restoration of the Demised Premises must be completed shall be extended due to delays occasioned by force majeure. In the event of any termination pursuant to this Section 12, any rent paid for the period beyond the date of damage shall be returned to Tenant and the parties shall have no further rights or obligations hereunder.

ARTICLE 13
INSURANCE

13.1 The Tenant shall be responsible for obtaining and maintaining its own insurance coverage protecting it from loss, damage or injury by whatever means with respect to all furniture, fixtures, machinery, equipment, stock in trade, and all other items used or maintained by the Tenant in, on or about the Demised Premises.

13.2 At all times during the term of this Lease, Tenant shall keep in full force and effect a commercial general liability policy insuring against bodily injury, including death, or damage to tangible property in the amount of Three Hundred Thousand and No/100 Dollars (\$300,000.00) per person arising from a single occurrence or Six Hundred Thousand and No/100 Dollars (\$600,000.00) total sum per occurrence. Tenant shall furnish to Landlord a certificate of insurance evidencing coverage as set forth in this Section 13.2.

ARTICLE 14
CONDEMNATION

14.1 If the whole or any substantial portion of the Demised Premises should be taken for any public or quasi-public use under governmental law, ordinance or regulation, or by right of eminent domain, or by private purchase in lieu thereof, and the taking would prevent or materially interfere with the use of the Demised Premises by Tenant for the purposes provided for herein, this Lease shall terminate and the rent shall be abated during the unexpired portion of this Lease, effective when the physical taking of the Demised Property shall occur.

14.2 If the whole or any substantial portion of the Demised Premises should be taken for any public or quasi-public use under governmental law, ordinance or regulation, or by right of eminent domain, or by private purchase in lieu thereof, and the taking would not prevent or materially interfere with the use of the Demised Premises by Tenant for the purposes provided for herein, this Lease shall not terminate, but the rent payable hereunder during the unexpired portion of this Lease shall be reduced in an amount that shall be reasonable under all the circumstances, effective when the physical taking of the Demised Property shall occur.

14.3 In the event of any such taking or purchase in lieu thereof, Landlord shall be entitled to receive and retain all awards as may be provided in any condemnation proceedings other than those specifically awarded Tenant for a taking of Tenant's personal property, loss of use, or loss of business and moving expenses.

ARTICLE 15
EXEMPTIONS

15.1 Landlord and Tenant agree that Tenant shall be specifically exempt from the payment of, furnishing or providing to Landlord of any of the following:

- (a) Security deposits for rent or other damages to be paid by the Tenant pursuant to this Lease or for service or items supplied to Tenant by Landlord; and

ARTICLE 16
SUBORDINATION, NON-DISTURBANCE AND ESTOPPEL

16.1 Tenant accepts this Lease subject and subordinate to any mortgage(s) now or at any time hereafter constituting a lien or charge upon the Demised Premises or the Property; provided, however, that if the mortgagee, trustee, or holder of any such mortgage or deed of trust elects to have Tenant's interests in this Lease superior to any such instrument, then by notice to Tenant from such mortgagee, trustee or holder, this Lease shall be deemed superior to such lien, whether this Lease was executed before or after said mortgage or deed of trust. Tenant shall at any time hereafter or upon demand execute and provide Landlord within ten (10) days of a request therefore, any instruments, releases or other documents which may be required by any mortgagee or trustee for the purpose of further subjecting and subordinating this Lease to the lien of any such mortgage. In the event Landlord's interest in the Demised Premises passes to a successor by sale, lease, foreclosure, or in any other manner, Tenant and Landlord and the Landlord's successor shall be bound to all of the terms of this Lease for the balance of the term with the same force and effect as if the successor were the Landlord under the Lease. Tenant is deemed to treat the successor as its Landlord and no further documents shall be required to effectuate this attornment. Tenant agrees that, if Landlord's successor requires additional documentation, Tenant will execute same.

16.2 Any mortgage which may now or hereafter affect the Land, the building, the Demised Premises, or the Property, or any part thereof, and any renewals, modifications, consolidations, replacements or extensions thereof shall provide that so long as there shall be no continuing event of default by Tenant hereunder, the leasehold estate of Tenant created hereby and Tenant's peaceful and quiet possession of the Demised Premises shall not be undisturbed by any foreclosure of such mortgage.

16.3 Within ten (10) business days of any request, Tenant agrees to execute and estoppels certificate setting forth such facts with respect to its date of occupancy, the Lease term, the amount of rent due, and date to which rent is payable, whether or not Tenant has any defense or offsets to the enforcement of the lease, its knowledge of any default or breach by Landlord, and whether or not this Lease is in full force and effect, inclusive of all modifications and/or amendments.

ARTICLE 17
MECHANIC'S LIENS

17.1 Tenant shall have no authority, express or implied, to create or place any lien or encumbrance of any kind or nature whatsoever upon, or in any manner to bind, the interest of Landlord in the Demised Premises or to change the rentals payable hereunder for any claim in favor of any person dealing with Tenant, including those who may furnish material or perform labor for any construction or repairs, and each such claim shall affect and each such lien shall attach to, if at all, only to the leasehold interest granted by Tenant by the instrument. Tenant covenants and agrees that it will pay or cause to be paid all sums legally due by it on account of any labor performed or materials furnished in connection with any work performed on the Demised Premises on which any lien is or can be validly and legally asserted against its leasehold interest in the Demised Premises.

ARTICLE 18
NOTICES

18.1 Unless as otherwise provided herein, all notices, demand, requests, consents, approvals, offers, statements, and other instruments or communications required or permitted to be given hereunder shall be in writing and shall be deemed to have been given when delivered or when mailed by certified or registered mail, return receipt requested, or by Federal Express, or other nationally recognized overnight courier services, charges prepaid, or by facsimile addressed as follows:

AS TO LANDLORD:

Mr. Gary Kubic
Beaufort County Administrator
P.O. Box 1228
Beaufort, SC 29901-1228
Facsimile: 843-255-9414

AS TO TENANT:

With copy to:

ARTICLE 19
AMENDMENTS

19.1 This Lease may not be amended, modified, or terminated, nor may any obligation hereunder be waived orally, and no such amendment, modification, termination or waiver shall be effective for any purpose unless it is in writing and signed by the party against whom enforcement is sought.

ARTICLE 20
HOLDOVER

20.1 In the event Tenant shall remain in the Demised Premises after the Term has expired or been terminated, Tenant shall be deemed a tenant from month to month and Tenant shall continue to pay rent at as may be agreed to between the parties provided that such month-to-month tenancy may be terminated on thirty (30) days written notice. No holdover by Tenant shall operate to extend this Lease, except as expressly provided.

ARTICLE 21
RIGHT OF FIRST REFUSAL

21.1 Landlord does hereby grant to Tenant a Right of First Refusal on the Demised Premises for as long as this Lease is in effect. Tenant shall have fifteen (15) days from the date of its receipt of Landlord's notice of an offer to purchase the facility and may agree to purchase the Property under the same terms and conditions offered by the third party to the Landlord. If Tenant fails to deliver written acceptance of the right to purchase as provided herein within the fifteen (15) day period, then Tenant shall be deemed to have waived its rights and Landlord may proceed to sell the property pursuant to the third-party offer.

ARTICLE 22
EVENTS OF DEFAULT

22.1 The following events shall be deemed events of default by Tenant under this Lease:

(a) Tenant shall fail to pay any installment of any Base Rent or any additional rent herein reserved, or payment with respect to taxes or insurance hereunder, or any other payment or reimbursement to Landlord required herein, within fifteen (15) days after receipt of written notice from Landlord for failure to pay such Rent.

(b) Tenant shall become insolvent, or shall make a transfer in fraud of creditors, or shall make an assignment for the benefit of creditors.

(c) Tenant shall file a petition under any section or chapter of the Bankruptcy Reform Act, as amended or under any similar law or statute of the United States of any state thereof; or Tenant shall be adjudged bankrupt or insolvent in proceedings filed against Tenant thereunder.

(d) A receiver or trustee shall be appointed for all or substantially all of the assets of Tenant.

(e) Tenant shall fail to yield up immediate possession of the Demised premises to Landlord upon termination of this Lease.

(f) Tenant shall fail to comply with any term, provision or covenant of this Lease (other than provisions of subparagraphs (a), (b), (c), (d) and (e) of this Paragraph 22) and shall not cure such failure within thirty (30) days after written notice thereof to Tenant.

ARTICLE 23 REMEDIES

23.1 Upon the occurrence of any event of default as stated in Article 22 hereof, Landlord shall have the option to pursue any remedy at law or in equity, including, but not limited to, termination of this Lease, pursue legal means of entering upon and taking possession of the Demised Premises and evicting Tenant, accelerate and demand payment of all Base Rent, additional rent, and other charges due and payable hereunder over the term of this Lease. Landlord shall, however, have a duty to mitigate its damages and shall make every reasonable effort to relet the Demised Premises.

23.2 Tenant shall reimburse Landlord for any and all loses, fees, costs, expenses (including legal expenses or reasonable attorney's fees), and damages suffered by Landlord by reason of Landlord's reentry, removal and storage of Tenant's property.

23.3 Pursuit of any of the foregoing remedies shall not preclude pursuit of any of the other remedies herein provided or any other remedies provided by law or equity, nor shall pursuit of any remedy herein provided constitute a forfeiture or waiver of any rent due to Landlord hereunder or of any damages accruing to Landlord by reason of violation of any of the terms, provisions and covenants herein contained. Forbearance by Landlord to enforce one or more of the remedies herein provided upon an event of default shall not be deemed or construed as a waiver of such default or Landlord's right to enforce any such remedies with respect to such default or any subsequent default.

ARTICLE 24 EVENT OF DEFAULT BY LANDLORD

24.1 In the event of default by Landlord, Tenant shall have the option to any and all remedies available to it both legal and equitable. Landlord shall be responsible for all costs incurred by Tenant related to Landlord's breach of this Lease and/or Tenant's enforcement of this Lease including but not limited to all costs and attorney's fees.

ARTICLE 25 MISCELLANEOUS

25.1 All obligations of Tenant hereunder not fully performed as of the expiration or earlier termination of the term of this Lease shall survive the expiration or early termination of the Lease, including, without limitation all payment obligations concerning the condition of the Demised Premises. Upon expiration or earlier termination of the term hereof, and prior to Tenant's vacating the Demised Premises, Tenant shall restore the Demised Premises, including, without limitation, all heating and air conditioning systems and equipment therein, to the condition of the commencement date of this Lease, subject to normal wear and tear. In the event Tenant fails to do so, Landlord may complete such

restoration and Tenant shall pay to Landlord upon demand all amounts incurred in the restoration of the Demised Premises. Tenant shall also, upon vacating the Demised Premises, shall pay to Landlord the prorated amount of Tenant's obligations hereunder for real estate taxes and insurance premiums for the year in which the Lease expires or terminates. All such amounts shall be used and held by Landlord for payment of such obligations of Tenant hereunder, with any excess to be returned to Tenant after all such obligations have been determined and satisfied, as the case may be.

25.2 In the event of a transfer by Landlord of its interests in the Demised Premises, Landlord shall be release from all obligations and liabilities under the terms of this Lease that accrue subsequent to transfer.

25.3 If any clause or provision of this Lease is illegal, invalid, or otherwise unenforceable under present or future laws effective during the term of this Lease, then in that event, it is the intention of the parties hereto that the remainder of this Lease shall not be affected thereby, and it also is the intention of the parties to this Lease that in lieu of each clause or provision of this Lease that is illegal, invalid or unenforceable, there be added as part of this Lease contract a clause or provision similar in terms to such illegal, invalid or unenforceable clause or provision as may be possible and be legal, valid and enforceable.

25.4 Landlord shall not be in default in the performance of its obligations hereunder unless and until Landlord shall have failed to perform such duties or obligations within thirty (30) days after receipt of written notice by Tenant to Landlord and to any mortgagee with a lien on the land or the building in which the Demised Premises are located, provided Tenant has been notified in writing of the name and address of such mortgagee. Notices to Landlord and its mortgagee may be given and cure period may run concurrently. All such notices must specify the specific nature of any failure to perform. Time is of the essence of this Lease.

25.5 Landlord and Tenant shall not be in default in the performance of any of their obligations hereunder unless and until either party shall have failed to perform such duties or obligations within thirty (30) days after written notice. Properly specifying wherein the defaulting party has failed to perform any such duty or obligation.

25.6 This Lease may not be recorded. Upon request and at the expense of Tenant, Landlord shall execute a memorandum of this Lease suitable for recording which shall omit the financial terms herein but which shall indentify the Demised Premises, "The Land" and the term of this Lease and shall contain such other information as required by law to constitute sufficient notice of this Lease. Upon the expiration of this Lease, a recorded memorandum of this Lease may be canceled of record by a document executed by Landlord, or its successors in interest for such purpose.

25.7 The parties agree that any dispute arising out of this agreement will be subject to the jurisdiction of the Court of Common Pleas of the State of South Carolina, County of Beaufort, and all provisions of this agreement will be interpreted in accordance with the laws of the State of South Carolina.

SPACE INTENTIONALLY LEFT BLANK

IN WITNESS WHEREOF, the parties have executed this Lease as of the day and year first above written.

WITNESS:

LANDLORD:

BEAUFORT COUNTY, SOUTH CAROLINA

By: _____

Name: _____

Its: _____

[Probate appears on following page]

DRAFT

STATE OF SOUTH CAROLINA

)

)

PROBATE

COUNTY OF BEAUFORT

)

Personally appeared before me _____ who being duly sworn, states that s/he, saw the within named _____, sign, seal and as his act and deed, execute this written instrument; and that s/he with _____ (L.S.) witnessed the execution thereof.

SWORN to before me this ___ day of _____, 2012.

Signature of Witness

Notary Public for South Carolina

My commission expires: _____

WITNESS:

SANTA ELENA PROJECT FOUNDATION
TENANT:

By: _____
Name: _____
Its: _____

[Probate appears on following page]

STATE OF SOUTH CAROLINA
COUNTY OF BEAUFORT

)
)
)

PROBATE

Personally appeared before me _____ who being duly sworn, states that s/he, saw the within named _____, sign, seal and as his act and deed, execute this written instrument; and that s/he with _____ (L.S.) witnessed the execution thereof.

SWORN to before me this ___ day of _____, 2012.

Signature of Witness

Notary Public for South Carolina

My commission expires: _____

DRAFT

Resolution 2015 /

**A RESOLUTION OF BEAUFORT COUNTY, SOUTH CAROLINA
DISSOLVING THE SOUTHERN CORRIDOR REVIEW BOARD
AND THE
NORTHERN CORRIDOR REVIEW BOARD**

WHEREAS, the Beaufort County Council adopted the Beaufort County Comprehensive Plan on January 10, 2011; and

WHEREAS, the Beaufort County Planning Commission on May 5, 2014 forwarded a duly written Community Development Code to County Council;

WHEREAS, the County Council has determined that the Community Development Code will effectively implement the Beaufort County Comprehensive Plan; and

WHEREAS, the Community Development Code was duly adopted December 8, 2014 and effectively replaced the Zoning Ordinance (“ZDSO”); and

WHEREAS, the ZDSO and Beaufort County Ordinance 106-231 *et, seq.* created two corridor review boards, the Southern Corridor Review Board and Northern Corridor Review Board, to review all proposed projects and developments situated within their respective jurisdictions; and

WHEREAS, the Community Development Code provides for the creation of a Design Review Board which effectively assumes the responsibilities of the aforementioned Review Boards.

NOW, THEREFORE, BE IT RESOLVED by Beaufort County Council, duly assembled, that the Southern Corridor Review Board and Northern Corridor Review Board are hereby dissolved.

DONE this _____ day of _____, 2015.

COUNTY COUNCIL OF BEAUFORT COUNTY

By: _____
D. Paul Sommerville, Chairman

APPROVED AS TO FORM:

Joshua A. Gruber, Deputy County Administrator
Special Counsel

ADD-ONS

The document(s) herein were provided to Council for information and/or discussion after release of the official agenda and backup items.

Topic: Petition Opposing Gun Park, Washington Farm Road

Date Submitted: February 9, 2015

Submitted By: William Shouse

Venue: County Council Meeting

Phone 846-6810

Good Afternoon Council,

My name is William Shouse Jr. and I live at 365 Washington Farm Rd., just outside the Dale Community of northern Beaufort County.

Thank you for the opportunity to address council. This is about the proposed gun park on Washington Farm Rd.

I have with me an article that was published in the Island Packet about a meeting that was held last fall at Davis Elementary School. The article states that many of the more than two-dozen residents who were in attendance supported a gun park. I was in attendance at this meeting and to say that two-dozen were in attendance might be stretching it just a little. The low attendance might be the result of people not being informed. I only found out about it the day before. I am against building this gun park and to my recollection only three or four of those in attendance were for it.

I also have with me a copy of another article in the Island Packet written by a lady from Sun City Hilton Head in which she says "When I and others voted for the land-purchase referendum, we did so to protect our beautiful views, save vulnerable waterside areas and maintain a home for wildlife and native plants—not provide land for a privately developed shooting range."

I have issues with taking native farm and woodland and turning it into mountainous fifty foot high berms. To me this does not represent land and wildlife preservation.

I have with me 188 signatures from people in the surrounding area of the proposed gun park who are opposed to it, that I will submit for your review.

I believe there are many in Beaufort County outside these proposed areas that are against this project for various reasons.

Respectfully,



William H. Shouse Jr.

William Shouse

February 9, 2015

County Council Meeting

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div
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The Island Packet

Beaufort County aiming to open public shooting range

By ZACH MURDOCK

zmurdock@beaufortgazette.com January 24, 2015

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Beaufort County leaders want to take a shot at a public shooting range for local gun owners and are working on a proposal to build one on newly acquired property in Lobeco on U.S. 21, officials said last week.

Although still in its early stages, the potentially multi-million-dollar facility already has the support of many community members and some local shooters who say they have few other nearby options for a safe, controlled firing range.

"We definitely could use it, and it's needed in this area," said Jim VanDam, president of the Parris Island Rod and Gun Club. "There's no range that's really close here, so I think it would be a great addition."

The deal likely would include the county leasing out the land to a developer, who would design, build and operate the facility, deputy county administrator Josh Gruber said.

The proposed facility and ranges would sit on 78 acres of Duncan Farms off U.S. 21 and Washington Farm Road near Lobeco and Dale, Gruber said.

Last month, the county bought that land for \$875,000 and placed the surrounding 144 acres of the farms under conservation easement, ensuring they cannot be developed.

Put together, the purchase will give the county and a private developer enough space to build a large enough facility to safely accommodate full rifle, pistol, archery, and trap and skeet shooting ranges, Gruber said.

County leaders hope to solicit bids from developers for the project this summer.

The developer shoulders the cost of the range. The county's cost was the land purchase, made through the Rural and Critical Lands Program, Gruber said. That program is mostly funded by the issuance of bonds approved by countywide referendums.

Today, the closest facilities include only two small indoor pistol ranges in Ridgeland and Hardeeville and a large outdoor rifle and pistol range operated by the S.C. Department of Natural Resources an hour away in Hampton County. Marine Corps Recruit Depot Parris Island also has a recreational range available, but the base's strict rules sometimes deter shooters, VanDam said.

Instead, area gun owners often turn to their own rural backyards or other empty areas in unincorporated Beaufort County, said Shane Clevenger, owner of Able Tactical in Beaufort. But with little to no oversight, there are obvious dangers when shooters strike out on their own, he said.

"I think it's always a good thing to have a centralized place people can come and train properly and safely, regulating it," he said.

The county is working with consultant KB-Analytics to study the financial feasibility of such a facility and the potential noise effects of the range on neighborhoods in that area, Gruber said. Last fall, County Councilman Gerald Dawson, whose district includes Dale and Lobeck, held a community meeting to discuss the idea, and many of the more than two-dozen residents who attended supported it, he said last week.

"To help our sportsmen and teach our younger children marksmanship, I'd say, 'Yes, we need one right here -- as long as the neighbors don't mind,'" VanDam said.

Follow reporter Zach Murdock at twitter.com/IPBG_Zach.

Related content:

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Shooting-range idea bad for land program

By IslandPacket

newsroom@islandpacket.com January 28, 2015

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It's outrageous to use land purchased through our Rural and Critical Lands program for a shooting range to be built by a private developer. The land cost \$875,000, plus the future costs of interest on the bonds used to purchase it.

Have we lost our marbles?

County Councilman Gerald Dawson says of the plan, "We need one ... as long as the neighbors don't mind."

What about the Beaufort County citizens and taxpayers? I, for one, mind a great deal. When I and others voted for the land-purchase referendum, we did so to protect our beautiful views, save vulnerable waterside areas and maintain a home for wildlife and native plants -- not provide land for a privately developed shooting range.

Ann Lau

Sun City Hilton Head

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Mom who lives near shooting range says stray bullet hit her

Published February 04, 2015

FoxNews.com

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Linda Sperling considers herself lucky the bullet didn't do more damage when she was hit Jan. 26 while in her yard. (Steven Lane/The Columbian)

Previous Next

The family of a Washington state woman who was grazed in the head by a bullet says they can't prove it came from the neighboring shooting range, but a metal detector turned up more than a pound of bullets in their yard.

Linda Sperling of Brush Prairie is still recovering from a concussion. She considers herself lucky the bullet didn't do more damage when she was hit Jan. 26 while in her yard. "It's just not my time," she told the paper. Brush Prairie is near Vancouver, Washington, just across the Columbia River from Portland, Oregon.

The Columbian reported Sperling's husband and son believe she was hit by a stray bullet from the Clark Rifles shooting range, which is next door. The paper reported that the shooting range has a number of ranges, with a 300-yard rifle range that points directly toward the property.

The vice president of the range, Dave Christie, says there's no proof. The sheriff's office says it appears to be an "unintended, unfortunate incident."

The Sperling family is considering legal action against the shooting range.

"It's kind of a danger zone," Andy Sperling, her husband, said. "Nobody deserves to be shot on their property."

The Associated Press contributed to this report

Trending in U.S.

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- 2

Petition

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Therefore, we pray and petition The Beaufort County Rural and Critical Lands Preservation Board, Beaufort County Council, and County Zoning Board of Appeals to:

- (1) Take no further steps to acquire this land, if it might be used for a gun park;
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Gladys White
 Name: Gladys White Address: 44 Patsy White Road

Comment: *NOT NEEDED* Yemassee SC 29945-7811

Name: *Kevin Boyd* Address: P.O. Box ⁵⁵ Sheldon SC 29941

Comment:

Name: *Shameka Bryan* Address: 35 Kinlaw Lane Seabrook SC 29940

Comment: *NOT NEEDED we already have enough crime*

Name: *Ruth Green* Address: 117 Charleston Hwy

Comment: *Terrible Idea - Already to many GUNS*

Name: *John Johnson* Address: 116 CHARLESTON SURFACE Hwy

Comment:

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Name Brenda Address Meyers #18 Bigestate Rd.

Comment: It will take away from our neighborhood.

Name Joseph Address Meyers #14 Bea Estate Rd - Two May kids around

Name _____ Address _____

Comment: _____

Name _____ Address _____

Comment: _____

Name _____ Address _____

Comment: _____

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Name Jacqueline Scott Address 40 Flora Dr.

Comment: I don't want it in my neighborhood

Name Eva M. Polta Address

Comment: I don't want it in my backyard

Name Kabrina Causa Address 40 Flora Dr

Comment: I have 5 daughters and this isn't good for kids

Name Patricia B... Address 114 Pull Creek Rd

Comment: Don't want it in my neighborhood why were we not notified???

Name Harry Reid Address 259 Morgan Rd

Comment:

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Name	Address
<u>ENOCH NORRIS</u>	<u>P. Box 947 Lobeco SC 29931</u>

Comment:

Name	Address
<u>HELEN NORRIS</u>	<u>P.O. Box 947 Lobeco S.C 29931</u>

Comment:

Name	Address
<u>KAREN RIVERS</u>	<u>39 DEAN HALL RD SEABROOK, SC 29940</u>

Comment:

Name	Address
<u>BARBARA ALBERGOTTIE</u>	<u>45 Dean Hall Rd Seabrook SC 29940</u>

Comment:

Name	Address
<u>LAWANDA FERGUSON</u>	<u>53 Dean Hall Rd Seabrook SC 29940</u>

Comment:

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Name Robert White Address 42 Rubie Ln. Yem se 29945

Comment:

Name Bernette Hamilton Address 66 Enoch Norris Rd Upm SC 29945

Comment:

Name Nancy Washington Address 44 Washington Family Rd Beaufort, SC 29906

Comment:

Name Emily [Signature] Address 37 By Estate Rd Yemassee, SC 29945

Comment: Spencer Singleton 2163 Charleston Hwy Yemassee, SC

Name _____ Address _____

Comment:

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Name Elizabeth S. Givens Address 93 Bull Corner Road Yemassee, South Carolina 29945

Comment: Do not need this in our area.

Name May Bell Hays Address 26 Wedelia Lane Seabrook SC 29940

Comment: Don't bring this in our area. Too many guns already.

Name Marcella White Address 211 Keans Neck Rd. Seabrook 29940

Comment: We don't care for guns, don't need your wild ideas in our area

Name Viola Osbourne Address 40 Poppy Hill Cir Bft S.C. 29906

Comment: we have enough your ideas in the area

Name _____ Address _____

Comment:

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Name Address
Rebecca Lawton 38 Jenkins Rd. Yemassee, SC 29945

Comment:

Name Address
Priscilla Willis 105 Charleston Hwy Yemassee SC 29945

Comment: Geraldine Green 4122 Pinewood Cir Yemassee SC 29945

Name Address
Mildred White 39 Jacob White Rd Yemassee SC 29945

Comment:

Name Address
Jacob White Jr. 39 Jacob White Rd. Yem. SC 29945

Comment:

Name Address
Jericho White 39 Jacob White Road. Yemassee SC 29945-7819

Comment:

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Name	Address
<u>Ruthie Simmons</u>	<u>67 Perquimans Ln Cranford NC 29446</u>

Comment: Not in this neighborhood

Name	Address
<u>Jonathan Meyer</u>	<u>136 Big estate Ct Yemassee SC</u>

Comment:

Name	Address
<u>Lillies M. Bing</u>	<u>5th Bull Corner Rd Yemassee SC 29945</u>

Comment:

Name	Address
<u>Lottie M. Martin</u>	<u>79 Bull Corner Rd Yemassee S.C 29945</u>

Comment:

Name	Address
<u>Pauline Berry</u>	<u>15 Cornelius Dr. Seabrook S.C. 29940</u>

Comment:

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Name Marsha White Address 34 Enoch Norris Rd
Yemassee SC 29945
Comment:

Name Eartha C. Young Address 34 Enoch Norris Rd
Yemassee SC 29945
Comment:

Name Edward Young Address 34 Enoch Norris Rd
Yemassee SC 29945
Comment:

Name Shelia White Address 28 Enoch Norris Rd
Comment:

Name Keyonta Millidge Address 28 Enoch Norris Rd
Comment:

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Name Address
Frederick Williamson 192 Bayley Cir

Comment: No Gun Shop
FW

Name Address
Loretta Bright

Comment: No Gun Shop

Name Address
Bertha Jenkins 162 Bullcorner Rd.

Comment: not in my backyard

Name Address
Mary Calton 6 Calypso Ln Beaufort SC 29906

Comment:

Name Address
Charlie Williams 224 Big Estate Ry

Comment:

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Name Shelly Perry Address 1231 Lady's E. Dr. Port Royal, S.C. 29935

Comment:

Name Lisa Mazzeo Address 6 The Horseshoe Beaufort, S.C. 29907

Comment:

Name Anne Taylor Address _____

Comment: Agree with above

Name Jenna Webb Address 67 Sunset Blvd Beaufort, SC 29907

Comment:

Name Vicki Morris Address 815 Battery Creek Rd Bft, SC 29902

Comment:

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Name	Address
<i>William H. Showers Jr.</i>	<i>365 Washington Farm Rd.</i>

Comment:
Misuse of conservation land funds

Name	Address
_____	_____

Comment:

Name	Address
_____	_____

Comment:

Name	Address
_____	_____

Comment:

Name	Address
_____	_____

Comment:

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Name Jan Bracka Address 40 Jasmine Hall Rd

Comment: Dont want it right where I live.

Name Thomas Brack Address 40 Jasmine Hall Rd

Comment: Dont want it right where I live

Name Mary mansfield Address 68 Nuspah Dr.

Comment: No!

Name Amy Whittington Address 305 Washington Farm Rd

Comment: NOT IN MY FRONT YARD, AND MISWE OF FUNDS!

Name _____ Address _____

Comment:

Petition

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Name Pamela Davis Address 9 - 20 Renewal Circle

Comment:

Name Erica Warko Address 1811 Parkway Ave

Comment: I do not want my tax dollars to pay for this.

Name _____ Address _____

Comment:

Name _____ Address _____

Comment:

Name _____ Address _____

Comment:

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Name John E. Jagan Address 505 EAST ST., BEAUFORT, S.C.
Comment: The wrong use of Rural + Critical Lands money.

Name Charles Ferguson Address 100 Pap-kee Ln
Comment: I believe there are better locations (Bft industrial park)

Name Cannan Ferguson Address 100 Pap-kee Ln
Comment: Not a good location

Name _____ Address _____
Comment: _____

Name _____ Address _____
Comment: _____

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Name Maxine Dause Address P.O. BOX 205

Comment: CHILD CARE + GUN RANGE don't mix SEABROOK S.C. 29940

Name Willie Jones Address 31 Youngs Cir S.C. 29940

Comment:

Name Sarah Raven Address 170 Cooson Plantation Dr.

Comment: why didn't we know???? Seabrook, 29940

Name _____ Address _____

Comment:

Name _____ Address _____

Comment:

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Name Donald O'Bryan Address 52 River Oaks Rd, Seabrook, SC

Comment: NO GUN PARK (DANGEROUS)

Name Nancy O'Bryan Address 52 River Oaks Road Seabrook, SC

Comment:

Name Tara Arquette Address 1574 Trask Pkwy Seabrook SC 29940

Comment: Be too loud & dangerous

Name Robert Arquette Address 1574 Trask Pkwy Seabrook SC 29940

Comment:

Name Ronald L. Glenn Address 277 Morgan Rd Seabrook S.C. 29940

Comment:

No Gun Park

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Name Woods Family Address 241 Wumbee landing

Comment:

Name Tara Arquette Address 1574 Trask Pkwy Seabrook, SC 29940

Comment:

Name Dana Peoples Address 250 Stroban Rd Seabrook, SC 29940

Comment:

Name Sidney Peoples Address 240 Stroban Rd Seabrook, SC 29940

Comment:

Name Lynette Peoples Address 138 Seigler Rd Seabrook, SC 29940

Comment:

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Name Ashtey Peeples Address 230 Stroban Rd Seabrook, SC 29940

Comment:

Name Lisa Melvin Address 260 Stroban Rd Seabrook, SC 29940

Comment:

Name Ryan Harvey Address 478 Paige Point Bluff Seabrook, SC 29910

Comment:

Name Kurt C. Shaw Address 640 Kinlock Rd, Seabrook, SC 29940

Comment: No not want a park near my home. Especially anything with guns.

Name Patsy Warren Address 179 Bailey Circle Sheldon

Comment:

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<u>Name</u> <i>Eileen Dawson</i>	<u>Address</u> <i>P.O. Box 705 Lobeco, SC 29931</i>
-------------------------------------	------------------------------------------------------------

Comment:

<u>Name</u> <i>Michael Brown</i>	<u>Address</u> <i>P.O. Box 705 Lobeco, SC 29931</i>
-------------------------------------	------------------------------------------------------------

Comment: *12,000 sq. ac. for farm land is insane*

<u>Name</u> <i>Fred C KENDRICK</i>	<u>Address</u> <i>121 WASHINGTON FARM RD SEABROOK SC 29940</i>
---------------------------------------	-------------------------------------------------------------------

Comment: *NOISE*

<u>Name</u> <i>Virginia Carr</i>	<u>Address</u> <i>21 Woodville Dr. Seabrook, S.C. 29940</i>
-------------------------------------	----------------------------------------------------------------

Comment:

<u>Name</u> <i>Harry E Carr</i>	<u>Address</u> <i>21 Woodville Dr Seabrook SC 29940</i>
------------------------------------	------------------------------------------------------------

Comment: *THIS DOES NOT COMPLY WITH CRITICAL LANDS OBJECTIVES*

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Name Address
John Seigle 16 NE Wilson Ln Seabrook 29940

Comment: Mrs. Spitzer 35 H. Carr Lane Seabrook SC

Name Address
D. M. Spitzer #18 Morgan Rd. Seabrook S.C. 29940
29940

Comment:

Name Address
Betty League 4 Burlington Land Rd, Beaufort 29906

Comment: Not suitable for neighbouring area

Name Address
Betsy Sell 46 Nilanda Dr. Bft. S.C. 29906

Comment:

Name Address
Balena Morgan 14 Parches Hill Rd
843 441-8159

Comment:

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Name Terry Alston Address PO Box 580 Lobeco SC 29931

Comment: Don't want the noise.

Name William Peters Address 99 MORGAN RD SEABROOK 5-29910

Comment:

Name Nicole Coakley Address 18 Coakley dr Seabrook

Comment: NO Need

Name John Williams Address 950 Kintoch Seabrook

Comment:

Name SAMMIE McBride Address 23 WIMBEE LANDING RD Seabrook 29940

Comment: Robert J. Dimpick Box 764 Lobeco SC 29911

Bady Gatec 163 BROWN ISLAND, SC 29940

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Name Dorlene Single Address 11 H. E. Wilson Ln, Seabrook, SC 29940

Comment: noise and traffic

Name Catherine Nelson Address 49 Indian River Rd, Seabrook, SC 29940

Comment: safety concerns

Name Louise Player Address P.O. Box 807- Labeo, SC 29931

Comment:

Name Janice Walsh Address 35 H. Carr Lane Seabrook SC 29940

Comment: safety concerns and noise

Name Mary L. Graham Address 1 Crystal St., St. Point SC 29940

Comment:

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Name Lisa Elders Address 1565 Trinch PKWY Seabrook SC 29916

Comment:

Name Nal C. Horri Address 56 JASMINE HALL RD

Comment: SO THIS IS WHERE MY TAX MONEY GOES

Name Margaret B. Jhi Address 56 JASMINE HALL ROAD

Comment:

Name Rachel Wassinger Address 54 Seabrook Pt Dr, Seabrook, SC

Comment: Brenda Hamilton 110 Stroup Rd Seabrook SC 29940

Name DAVID CANCEY KENDRICK Address 121 WASHINGTON FARMS RD SEABROOK SC 29940

Comment: NOISE

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Name	Address
<u>Nancy A. Shouse</u>	<u>365 Washington Farm Rd, Seabrook</u>
Comment:	<u>seems Beaufort County Council and zoning board does business like your president liars and cheaters</u>

Name	Address
_____	_____
Comment:	

Name	Address
_____	_____
Comment:	

Name	Address
_____	_____
Comment:	

Name	Address
_____	_____
Comment:	

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Name	Address
<u>Timothy M Woods</u>	<u>241 Wimbee Landing Rd Seabrook S.C. 29942</u>

Comment:

Name	Address
<u>Par Ingeant</u>	<u>445 Washington Farm Rd Seabrook SC</u>

Comment: Will the County pay for the reduced land assessment
Do NOT want this in my vicinity

Name	Address
<u>WILLIAM SHOUSE SR</u>	<u>640 Kinton Rd Seabrook SC</u>

Comment:

Name	Address
<u>Linda Ingeant</u>	<u>445 Washington Farm Rd Seabrook, SC</u>

Comment:

Name	Address
<u>Michael J Ingeant</u>	<u>445 WASHINGTON FARM RD Seabrook</u>

Comment: Don't Like the Development of property in the way I T IS proposed. Don't like the way money IS BEING USED FROM THE CRITICAL LANDS.

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Name

Address

LEONARD

7057 ROSELDA RD

Comment:

Name

Address

Sam Hyde

798 Woodfield Rd

Comment:

Name

Address

Dave The

1620 Columbia Ave

Comment:

Name

Address

Lamar Irons

161 Broad River Blvd.

Comment:

Name

Address

George Porter

18 Pine Grove Rd

Comment:

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Name

[Handwritten Signature]

Address

8 S. Pt. Tr L 29907

Comment:

Name

[Handwritten Signature]

Address

615 Broad River Dr. 29906

Comment:

Name

[Handwritten Signature]

Address

P.O. Box 323 29920

Comment:

Name

[Handwritten Signature]

Address

10 WIMBEE CREEK 29940

Comment:

Name

[Handwritten Signature]

Address

806 16th Street Beaufort 29935

Comment:

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- (2) A gun park will attract to the area poachers and other individuals who engage in violent and illegal activities, and for the safety of our families and businesses we don't want them here;
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Therefore, we pray and petition The Beaufort County Rural and Critical Lands Preservation Board, Beaufort County Council, and County Zoning Board of Appeals to:

- (1) Take no further steps to acquire this land. If it might be used for a gun park;
- (2) Reconsider any votes in that direction that have already been made, and;
- (3) Under no circumstances grant a special use for this property such that it may be used for these dangerous purposes.

Name Address
Beatrice P. Redrick 50 Spann Circle 29940

Comment:
We really don't need a Gun traffic in this area,

Name Address
Aundry Coker 35 Coker Ln Seabrook, S.C. 29940

Comment:
We really don't need a Gun trafficking in this Area

Name Address
John Sanford 170 Cooson Plantation Dr. Seabrook SC 29940

Comment:
Conservation funds should not be used for this purpose

Name Address
Bill Sanford 154 Cooson Plantation Dr Seabrook

Comment:
We own two adjoining sides of the proposed range and have not been notified

Name Address
George Chaplin 73 Browns ISL Rd Seabrook, SC 29940

Comment: *Increase of fatal shooting in Dale;*

Petition

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- (1) Take no further steps to acquire this land, if it might be used for a gun park;
- (2) Revoke any rules in that direction that have already been made, and;
- (3) Under no circumstances grant a special use for this property such that it may be used for these dangerous purposes.

Name

Address

Lori Sexton

101 Bailey Rd. Sheldon
Seabrook

Comment:

Name

Address

Comment:

Name

Address

Comment:

Name

Address

Comment:

Name

Address

Comment:

Petition

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Name Donnette D. Smith Address 8 Schley St 29940
Comment:

Name Christina Now Address 4002 Joann St
Comment: Poor use of tax money

Name Billy B. Now Address 4002 Joann St.
Comment: Poor use of tax money

Name Tyrick JACKSON Address 21 Capehart Circle
Comment:

Name _____ Address _____
Comment:

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Name Stacy Chutkan Address P.O. Box 684 Lobeco SC 29931

Comment:

Name Indira Albany Address #1 Albany Rd Lobeco S.C.

Comment: Trinette Green 9 Lilly dr Lobeco S.C.

Name Shane Washington Address 986 Kinloch Rd SC

Comment: Don't want all that noise have small children

Name Dwendolyn L. Robinson Address 25 mt Pisgah Church Rd. Seaboard

Comment: to much noise, Jan Scare 29904

Name _____ Address _____

Comment:

Petition

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Name

Address

Ronald Roy Russell P.O. Box 5391 Harrisland, NC 27905

Comment:

Name

Address

Comment:

Name

Address

Comment:

Name

Address

Comment:

Name

Address

Comment:

Petition

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Name: _____ Address: _____
Hamilton Mansel Lynn Gunden 14 Beaden R Bft S.C.

Comment:

Name: _____ Address: _____
Loretta D Menden 15 Beaden Rd Bft S.C.

Comment:

Name: _____ Address: _____
Lynette S Peoples 131 Seigler Rd Seabrook, N.C.

Comment:

Name: _____ Address: _____

Comment:

Name: _____ Address: _____

Comment:

Petition

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Name Connie Cordell Address 14009 Sandra Drive

Comment:

Name Christina Massey Address P.O. Box 582 Port Royal, SC 29935

Comment: How safe will this range be for this community that has small children?

Name Vivondelette Porche Address P.O. Box 8054 Beaufort SC 29903

Comment:

Name Sharple Williams Address P.O. Box 486 St. Helena Is. S.C. 29920

Comment: Gun range may bring more crime to area!

Name CACANTHA FRAPP Address 26 PEANUT LANE SAINT HELENA, SC 29920

Comment:

Petition

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Name

Address

Susan Nagel

35 Nightingale Ln Bluffton, SC 29909

Comment: Money for preserved land should not be used to benefit a private developer. I don't want my tax dollars used for this project

Name

Address

Amanda Martin

65 Cleveland Dr. Bft. SC 29906

Comment:

Name

Address

Carroll Torkko

14005 Koder St Beaufort SC 29906

Comment:

Name

Address

Anna Sobiech

19 Wade Hampton Dr. Beaufort SC 29907

Comment:

Name

Address

Mary B Heyward

4 Lottery Lane PR SC 29935

Comment:

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Name _____ Address P.O. Box 36 Saint Helena Island
W. Mac

Comment: _____

Name _____ Address _____
Fran Carl 22 Huspak Ct. Shelton SC

Comment: _____

Name _____ Address _____
Cheryl Burnett 22 Huspak Ct Shelton SC

Comment: _____

Name _____ Address _____
Ron McMillan 302 Perry Glen Dr.
Beaufort, SC 29906

Comment: _____

Name _____ Address _____
Nancy R. Dunston 14 County Lane Blyth SC

Comment: This is my tax dollar

Petition

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Name Address
John and Valerie Coakley 15 Coakley drive

Comment:

Name Address
Alex and Helen Bryan 69 porches Hill Rd

Comment:

Name Address
Corey and Shay Mulligan 98 Indian Hill Rd

Comment:

Name Address
Quandera Coney 76 Porches Hill Rd

Comment:

Name Address
Charles Albury 25 Coker WNE

Comment:

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Name Rachel Albany Address 25 Coker Ln - Seabrook, SC 29940

Comment:

Name Wahine Coker Address 36 Coker Lane - Seabrook, SC 29940

Comment:

Name Aundry Coker Address 35 Coker Lane Seabrook, SC 29940

Comment:

Name Brian Milledge Address 5 Coker Ln - Seabrook, SC 29940

Comment:

Name Steven Chilsom Address 26 Coker Ln Seabrook, SC 29940

Comment:

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Name

Address

ANNETTE KELLEY 6038 VAUX RD, BFT, SC 29906

Comment: MISUSE OF FUNDS!!

Name

Address

Sharra Pierce 41 Mulledge Village Rd BFT, SC 29906

Comment: Misuse of funds!!

Name

Address

Daisy White 27 Little Capers Rd, BFT, SC, 29906

Comment: Paul Mazzeo 6 The Horseshoe, Beaufort, SC 29907

Name

Address

Paul Mazzeo

Comment:

Name

Address

Daniel Coyne 11 Quail Ridge Dr 29906

Comment:

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Name DAVID J. FLORES Address 3117 PALOMINO DR

Comment: BEAUFORT

Name Rachel Todd Address 7614 Joe Allen Dr

Comment:

Name [Signature] Address 54 Sago Palm Drive

Comment:

Name [Signature] Address 15 Quail Run Dr

Comment:

Name Wayne Smith Address 8 Schley St Seabrook, S.C. 29940

Comment:

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Name Susan Mollise Address 3 Azule Ct 29906
Comment:

Name [Signature] Address 13 Salt Marsh Ct. 29907
Comment:

Name Ja Vaughn Gum Address 145 Patriot Court Beaufort, Sc 29907
Comment:

Name [Signature] Address 100 Whitfield Street Bft, S.C. 29902
Comment: Not a good use for critical land. Use the money for our roads or our schools

Name [Signature] Address 71 Bostick Cir.
Comment: Poor use of Tax Money!! I mean come on, alot of things you can use tax money on beside's crap!!

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Name Rufus Williams Address P.O. Box 736 Lobeco, SC 29940

Comment: A gun range is not need in this area.

Name Emidy Williams Address 253 Reams Med Rd Seaboard, SC

Comment: We dont need a gun range.

Name William Stewart Address 12 Paw Paw Ln Yemassee 29943

Comment: Not Needed Gun Range

Name Keith Biny Address 82 Bullcorner Yemassee 29945

Comment: No Gun Range

Name Jihad ABDUL Address 23 Middlefield Seabrook S.C. 29940

Comment:

Topic: Forum Explores Healthcare-Related Economic
Development Opportunities on Hilton Head Island

Date Submitted: February 9, 2015

Submitted By: Stu Rodman

Venue: County Council Meeting

FOR IMMEDIATE RELEASE

Contact:

Representative Jeff Bradley
SC House of Representatives
(803) 212-6928
jeffbradley@schouse.gov

Don Kirkman, Executive Director
HHI Economic Development Corporation
(843) 686-0868
dkirkman@hhiedc.com

MEDIA RELEASE

Forum Explores Healthcare-Related Economic Development Opportunities on Hilton Head Island

Hilton Head Island, January 5, 2015. Jeff Bradley, newly elected member of the South Carolina House of Representatives, announced today the successful launch of an initiative designed to grow the Hilton Head Island economy in the healthcare, medical and wellness sector. The inaugural Healthcare Forum, held at Hilton Head Health, brought together thought leaders in the field to explore potential healthcare-related economic development opportunities for Hilton Head Island.

"Hilton Head Island is already home to many outstanding companies in the healthcare field, and our goal was to discuss and identify other opportunities that could augment our existing strengths in this sector," said Representative Bradley. "The group today felt that there were numerous strategies to grow this cluster in a way that would bring jobs and investment to the Town of Hilton Head Island."

The Hilton Head Island Economic Development Corporation (HHIEDC) provided staff and logistics support for the forum. Executive Director Don Kirkman noted that the healthcare sector was a priority target for both the HHIEDC and the Hilton Head Island Town Council. "While it is easy to default to medical services when one thinks about healthcare, it encompasses so much more. Our participants today included representatives from education, insurance, investment, and publishing businesses, as well as numerous medical and wellness providers," Kirkman added.

The goal of the forum was to identify specific healthcare, medical and wellness economic development opportunities that could be aggressively pursued to attract new jobs and investment to Hilton Head Island. Future meetings will be organized around specific ideas that emerged from today's forum, and subject matter experts will be enlisted to assist with further research, outreach and engagement to determine if the ideas are feasible for the Town of Hilton Head Island.

Stu Rodman

February 9, 2015

County Council Meeting

HEALTHCARE FORUM MEETING SUMMARY

January 5, 2015, Hilton Head Health

Attendees

Jeff Bradley, Jenny Brasington, David Burke, David D'Amico, Bill Harkins, Don Kirkman, Elizabeth Lamkin, Gordon Maner, Mark O'Neil, Stu Rodman, Dennis Smith, Roscoe Smith, Carol Stratford, Karen Thal, Michael Tompkins, Ray Travlione, Ray Wenig

Introductions

Representative Jeff Bradley called the meeting to order and welcomed participants. He explained that the goal of the meeting was to identify economic development opportunities on Hilton Head Island relating to the healthcare, medical and wellness sectors. Hilton Head Health CEO Michael Tompkins welcomed attendees, and he provided an update on the significant renovations and investments that are in progress at the facility. Each attendee provided a brief introduction. Don Kirkman stated that healthcare was an important economic development target for both the Hilton Head Island Economic Development Corporation and the Hilton Head Island Town Council, and he hoped that by assembling respected leaders from numerous healthcare-related disciplines specific opportunities could be identified that would be feasible for Hilton Head Island.

Destination Medicine (also described as "Medical Hospitality" and "Medical Tourism")

Most participants agreed that it will be difficult for the U.S. to compete in the "medical tourism" industry because of the high-cost structure in the U.S. compared to many international destinations, where patients receive quality services at quality facilities for a fraction of the U.S. costs. Insurers will increasingly promote lower cost international medical care over U.S. care.

Several participants noted that Hilton Head Island had lost its reputation as a first-class resort destination; the marketplace perceived the Island to be "old" and "stale," whose best years were in the 1980's and 1990's. The lack of branding is constraining a wide range of economic opportunities, particularly since Hilton Head Island is competing with newer, fresher resort communities. Attendees noted that healthcare could not be seen in isolation; the community must undertake a comprehensive approach to re-establish its brand as a world-class destination. Healthcare is one issue, but dated real estate, lack of housing, changing demographics (age and race), educational quality and access to employment are all factors that must be addressed holistically if Hilton Head Island wants to reverse its economic trajectory.

There was a general discussion about healthcare services that could possibly attract visitors to Hilton Head Island to seek treatment. Following were ideas or suggestions mentioned by participants:

In the area of specialized medical care:

- Diabetes (comprehensive treatment approach) (could be part of broader wellness-focused strategy)
- Orthopedics (build on/brand around existing spine and orthopedic expertise)
- Dementia/Alzheimer's (the consensus of the group was that diagnosis, treatment, and management were generally handled locally throughout the country; there was skepticism about whether people would travel to HHI for dementia education and management)
- Chemical dependency (high-end "Betty Ford-type" facility; Sunrise is coming to Main Street Inn)
- Alternative medicine
- Cosmetic surgery (note: this was added by Kirkman after today's meeting and was not the subject of discussion at the meeting)

A number of suggestions were offered regarding preventive medicine and wellness:

- Comprehensive diagnostic services for corporate executives (2- or 3-day complete medical evaluation for C-level executives) (concern was expressed that HHI does not currently offer sufficient primary care capacity to support this); could be strengthened with partnership with national high-profile partner (e.g. Mayo, Cleveland Clinic, Duke)
- Building a Hilton Head Island brand around wellness and health was identified as a significant opportunity for HHI; this could attract visitors during the shoulder seasons, as well as families seeking wellness vacations that included numerous outdoor activities, healthy eating, etc.

Concerns were expressed about trying to recruit a "name" institution that would compete with the Tenet healthcare system on HHI and in the lowcountry. Tenet contributes \$150M annually to the local economy and provides over 700 jobs. It was pointed out that approximately 65% of all medical care needs of Hilton Head Island residents were satisfied locally; approximately 25% are referred to specialists outside of Beaufort County because the service is not provided here; the remaining 10% of patients choose to seek treatment at facilities outside of the region (e.g. Mayo). Recruiting additional competition would dilute the economic impact and likely eliminate jobs. Local physicians would resist efforts to recruit specialists who would compete with them in this market. There was general support for exploring opportunities for partnerships with MUSC that would expand the care already being provided through the Tenet-MUSC relationship.

Medical Care Services

This discussion focused on identifying gaps in medical care on Hilton Head Island. The following were identified:

- Cancer (there is an existing MUSC partnership providing breast cancer care, and St. Josephs has a presence in this marketplace)
- Primary care (regional gap, not necessarily on HHI)

- Trauma
- Neonatal
- Pediatrics

Other suggestions included skin cancer, although more diagnoses are now being undertaken remotely.

Attendees noted that the healthcare market is regional, and the provision of some of these services will grow regionally (particularly in Bluffton) as population growth occurs. With the average age on HHI being in the early 50's and the average age of Bluffton residents being 34, many of the medical service providers will be attracted to the area with demographics that match services with demand. The post-acute hospital in Bluffton will serve the entire region.

Other Healthcare Services

This catch-all category included a discussion that extended beyond healthcare. A major impediment to any business enterprise, including those in the healthcare industry, is the lack of a real estate solution. There is very little available, affordable, developable real estate on Hilton Head Island (in part because the Town of HHI has acquired much of the undeveloped property on the Island), and the existing building inventory is poor quality. Owners/landlords are unwilling to make building improvements/tenant upfits because they cannot get financing and/or because they cannot get a satisfactory ROI based on prevailing lease rates. Representatives of both WellTrackONE and Mindstream Academy identified huge challenges with the expansion/retention of those respective companies due to a lack of real estate options. An "infrastructure bank" where the Town could purchase and lease/sell buildings was one option proposed.

Attendees agreed that the Hilton Head market was overserved with diagnostics and lacked the academic capacity to manage clinical trials and research. There was little enthusiasm for trying to attract national organizations to the Island.

The following potential business opportunities were identified by participants:

- Continuing education for medical care providers (for recertification and licensure)
- Call centers (Affordable Care Act will drive need for back-office services)
- Hospice House
- Create a platform to offer qualify, affordable post-discharge care/services that provides efficiencies and economies of scale compared to current service providers
- Radiology/imaging center that has national clientele (perhaps in affiliation with Tenet)

Attendees discussed the adverse impact of business license fees to the attraction of companies to the state/region/Town. The fees (effectively a tax on gross revenue) create a disincentive for corporate locations, making it less likely that healthcare and medical technology companies would choose to locate on Hilton Head Island or in another jurisdiction that imposed significant business license fees. On the positive side, employers generally said the labor market (extending off-Island to Sun City) was good and sufficient to support business growth in the healthcare sector, provided that workers could find adequate and affordable housing.

Next Steps

Don Kirkman will prepare a meeting summary and distribute it, together with a roster of attendees, to the participants. Participants will respond with comments. The group will choose among the topics considered the options that hold the greatest promise for Hilton Head Island, and once those priorities are established, attendees will be offered an opportunity to volunteer to serve on a steering committee to evaluate in greater depth the feasibility/viability of the opportunity on Hilton Head Island. MUSC, which was unable to send a representative to the forum, will be an important partner in several of the initiatives that were identified. If those initiatives emerge as consensus priorities, it will be helpful to meet with the appropriate MUSC representatives as soon as practicable.

Conclusions

1. Healthcare and wellness are economic development targets well-aligned with the economy and culture of Hilton Head Island.
2. The goals of healthcare as an economic development opportunity need to be clarified: Is it to provide better medical services for current/prospective residents? Is it to increase tourism/visitation to HHI? Is it to create new jobs and investment on the Island?
3. Opportunities must be market-driven and must take into consideration demographics (older population and large Medicare population in HHI), existing services/impact of competition, transportation access and regional realities.
4. Keeping existing companies (e.g. Mindstream Academy, WellTrackONE) should be a priority over trying to attract new enterprises; build successes from existing enterprises and gain momentum that can help augment clustering of companies.
5. Branding Hilton Head Island around wellness is key; it is authentic and plays on Hilton Head Island's strengths; can attract individuals (e.g. Hilton Head Health) and families.
6. Hilton Head Island needs a comprehensive approach to its future growth and development that addresses healthcare in a broader context that includes real estate, housing, education, business license fees, and quality of life.



Hilton Head Island Healthcare Cluster Economic Development Forum

Monday, January 5, 2015, 8:00-11:00 a.m.

Please verify contact information below and check box at left to confirm attendance.

✓	Name	Co. Name	Phone #	Email
✓	Bradley, Jeff	SC House	843-342-6918	123jeffbradley@gmail.com
✓	Brasington, Jenny	Hospice of the Lowcountry	843-706-2296	jbrasington@hospicecarelc.org
✓	Burke, David	Burke's Pharmacy	843-681-2622	hhdavidburke@gmail.com
✓	D'Amico, David	WellTrackONE	843-298-1492- c 843-341-9355-w	dwdamico@welltrackone.com
✓	Harkins, Bill	Town of HHI	843-263-3261	wdharkins@hotmail.com
✓	Kirkman, Don	HHIEDC	843-686-0868	DKirkman@hhiedc.com
✓	Lamkin, Elizabeth	Pace Healthcare Cos.	843-422-0812	elizabeth.lamkin@pacehcc.com
✓	Maner, Gordon	Allen Mooney Barnes	843-576-4711	Gordon.Maner@ambwealth.com
✓	O'Neil, Mark	Tenet Healthcare	610-246-9155	moneil5400@comcast.net
✓	Rodman, Stu	Beaufort County	843-422-1276	sturodman@gmail.com
✓	Smith, Dennis	Orion Partners	843-597-4760	dsmith@orionpartners.com
✓	Smith, Roscoe	Intellerus	843-422-2226	roscoe@verusmed.com
✓	Stratford, Carol	Hilton Head Health	843-785-3286, x 142	CStratford@hhhealth.com
✓	Thal, Karen	USC		thal@email.sc.edu
✓	Tompkins, Michael	Hilton Head Health	843-785-3286, x 147	MTompkins@hhhealth.com
✓	Travaglione, Ray	Mindstream Academy	843-842-2029	raytravaglione@gmail.com
✓	Wenig, Ray	ASAP	843-247-2867	rpwenig@gmail.com

Topic: Hilton Head Island Economic Development Corp.
2015-2016 Action Plan

Date Submitted: February 9, 2015

Submitted By: Stu Rodman

Venue: County Council Meeting

Hilton Head Island Economic Development Corporation (HHIEDC)

2015-16 Action Plan

Final: Adopted January 13, 2015

Job Creation and Capital Investment

Background: Two nearly universal goals of economic development organizations are job creation and new capital investment, which adds tax base and tax revenues to state and local governments. New business formation, existing business retention/expansion, and new business attraction in the Town of Hilton Head Island (the "Town") are all part of the core mission of the HHIEDC, as is attracting new capital investment to the Town.

Goal 1. Identify Barriers to New Business Attraction and Existing Business Retention and Expansion on Hilton Head Island and Provide Recommendations to Address such Barriers

Strategy 1.1: The HHIEDC will identify existing impediments to job creation and new capital investments.

Action 1.1.1: Utilizing the existing business survey described in Action 3.1.2, the HHIEDC will compile survey results to determine if there are any issues consistently identified by existing companies as barriers to business growth, hiring and capital investment. The HHIEDC will present the survey results to Town Council.

- Responsibilities: HHIEDC staff
- Mileposts: Survey conducted 1Q15; results compiled/Town Council presentation 2Q15
- Budget: \$0

Action 1.1.2: The HHIEDC will perform a survey or otherwise conduct research on municipal business license fee structures in South Carolina and Georgia and prepare a comparative analysis with business license fees imposed by the Town of Hilton Head Island.

- Responsibilities: HHIEDC staff (in consultation with Town Finance staff, MASC and GMA)
- Mileposts: Survey conducted 1Q15; comparative report 2Q15
- Budget: \$0

Action 1.1.3: The HHIEDC will perform a survey or otherwise conduct research on development impact fee structures in South Carolina and Georgia and prepare a comparative analysis with development impact fees imposed by the Town of Hilton Head Island.

- Responsibilities: HHIEDC staff (in consultation with Town Community Development staff)
- Mileposts: Survey conducted 1Q15; comparative report 2Q15
- Budget: \$0

Stu Rodman

February 9, 2015

County Council Meeting

Strategy 1.2: The HHIEDC will recommend elements of an economic development “tool kit” that could be used by the Town to support its economic development goals.

Action 1.2.1: The HHIEDC will provide recommendations to the Town Council regarding tools and incentives that the Town of Hilton Head Island could develop to encourage business formation, existing business expansion and new business recruitment.

- Responsibilities: HHIEDC staff
- Mileposts: Recommendations presented to Town Council 4Q15
- Budget: \$0

Goal 2. Support an Entrepreneurial Ecosystem that Encourages new Business Formation and Existing Business Retention and Expansion on Hilton Head Island

Strategy 2.1: The HHIEDC will add value to existing organizations that provide support to entrepreneurs and small businesses on Hilton Head Island.

Action 2.1.1: The HHIEDC will maintain a current resource directory describing the capabilities of all Hilton Head Island, lowcountry, state and federal resources that are available to assist entrepreneurs and small business owners/principals; such resource directory will be integrated into the www.hhiedc.com website and be available online.

- Responsibilities: HHIEDC staff; Ray Wenig; Smart Marketing
- Mileposts: Resource directory completed 2Q15; integrated into website 3Q15
- Budget: \$0

Action 2.1.2: The HHIEDC will communicate regularly with entrepreneurial and small business support organizations having Hilton Head Island jurisdiction to offer assistance and support; the HHIEDC will refer prospects to other agencies/organizations as appropriate.

- Responsibilities: HHIEDC staff
- Mileposts: Initial communication 1Q15; quarterly electronic communication thereafter
- Budget: \$0

Strategy 2.2: The HHIEDC will catalyze entrepreneurial activities on Hilton Head Island.

Action 2.2.1: The HHIEDC will organize, convene and provide staff support to an entrepreneurial task force designed to identify strategies to promote new business enterprises on Hilton Head Island. This initiative should specifically address customized strategies to encourage women and minority entrepreneurs.

- Responsibilities: HHIEDC staff, Maryann Bastnagel, Carlton Dallas, Diana McKenzie, Ray Wenig
- Mileposts: Identify participants 1Q15; convene first meeting 2Q15; quarterly meetings thereafter
- Budget: \$2,000 annually (meals, etc. for meetings)

Action 2.2.2: The HHIEDC will organize and sponsor an annual Hilton Head Island entrepreneurial summit for service providers, existing entrepreneurs and individuals interested in starting a new business on Hilton Head Island.

- Responsibilities: HHIEDC staff, in conjunction with other service providers
- Mileposts: Organizing committee designated 3Q15; monthly meetings beginning 4Q15; summit 2Q16
- Budget: \$5,000 FY15-16

Goal 3. Retain and Expand Existing Hilton Head Island Businesses

Strategy 3.1: The HHEIDC will provide assistance to existing HHIEDC companies.

Action 3.1.1: The HHIEDC will create a structured existing business call program focused on unique (not organically connected to the HHI economy) companies located on Hilton Head Island to offer and provide assistance, and the HHIEDC will keep a current database of existing business calls and assistance and services provided.

- Responsibilities: HHIEDC staff
- Mileposts: 4 calls quarterly on ongoing basis
- Budget: \$500 annually

Action 3.1.2: The HHIEDC will undertake an electronic survey of existing Hilton Head Island businesses to gather information on issues and challenges facing existing Island businesses.

- Responsibilities: HHIEDC staff; John Joseph and other board input
- Mileposts: Survey instrument developed/distributed 1Q15; results compiled 2Q15
- Budget: \$2,500 FY 14-15

Action 3.1.3: The HHIEDC will convene a forum for representatives of existing unique companies to share their experiences of doing business on Hilton Head Island with HHIEDC staff and board representatives.

- Responsibilities: HHIEDC staff and board
- Mileposts: Identify invitees 1Q15; host event 2Q15
- Budget: \$1,500 FY 14-15

Action 3.1.4: The HHIEDC will promptly respond to representatives of existing companies who seek the assistance of the HHIEDC and offer support as appropriate.

- Responsibilities: HHIEDC staff
- Mileposts: Ongoing
- Budget: \$0

Goal 4. Attract new Businesses to Hilton Head Island

Strategy 4.1: The HHIEDC will be recognized by state, regional and local business service providers, Town staff, and the general public as the primary point of contact for individuals and companies seeking to locate a new business on Hilton Head Island.

Action 4.1.1: The HHIEDC will promote its role as the primary point of contact for companies seeking to evaluate Hilton Head Island as a potential business location, and the HHIEDC will provide current, relevant and helpful information and assistance to company representatives.

- Responsibilities: HHIEDC staff and board
- Mileposts: Ongoing
- Budget: \$1,500 annually

Strategy 4.2: The HHIEDC will leverage existing Island talent and networks to enhance the Island's economic development efforts.

Action 4.2.1: The HHIEDC will create a database of corporate executives connected to Hilton Head Island (primary residents, second home and timeshare owners and/or frequent visitors) who can add value to the Island's economic development efforts.

- Responsibilities: HHIEDC staff and board (to leverage word of mouth referrals), Realtor® network
- Mileposts: Design database and initially populate 1Q15; ongoing database development through research and referrals
- Budget: \$0

Action 4.2.2: The HHIEDC will create a program to enlist the assistance of those in the database to support the goals and program of work of the HHIEDC.

- Responsibilities: HHIEDC staff and board
- Mileposts: Initial outreach/communication 3Q15; hospitality event 4Q15
- Budget: \$3,000 FY 15-16

Strategy 4.3: The HHIEDC will identify and pursue marketing and outreach strategies to attract the interest of companies in locating on Hilton Head Island.

Action 4.3.1: The HHIEDC will identify opportunities to promote Hilton Head Island to targeted corporate targets and site location consultants representing clients that may be aligned with Hilton Head Island's land uses and values. These efforts may include attending conferences and trade shows and other direct business-to-business outreach.

- Responsibilities: HHIEDC staff
- Mileposts: Chamber Business Expo 1Q15; Food and Wine Festival 1Q15; RBC Heritage 2Q15; Concours d'Elegance 4Q15
- Budget: \$15,000 annually

Action 4.3.2: The HHIEDC will materially contribute to the successful recruitment of new businesses to Hilton Head Island.

- Responsibilities: HHIEDC staff and board
- Mileposts: TBD as part of tracking/metrics discussion (Action 10.3.1)
- Budget: Will depend on tracking/metrics decision

Economic Development “Product” and Infrastructure

Background: Every business enterprise requires a real estate solution. Currently, the Town of Hilton Head Island lacks “Class A” office buildings, office parks and quality buildings suitable for the types of businesses that Hilton Head Island desires. In addition, there is little available land on which to construct the building improvements needed to advance the Town’s economic development goals. Hilton Head Island also lacks infrastructure (including sewer, paved roads, and telecommunications infrastructure) to certain geographic areas and at a level/quality that can support many desired economic development activities. Finally, Hilton Head Island also has a very high average housing cost that is unaffordable to many workers and families, and the Island has few undeveloped parcels large enough to support the construction of affordable “workforce” housing.

Goal 5. Help Identify Real Estate Solutions for Entrepreneurial Enterprises, Expanding Hilton Head Island Companies and New Companies Considering HHI as a Business Location

Strategy 5.1: The HHIEDC will be a portal through which prospects can receive current and accurate information about real estate solutions to support their business enterprise.

Action 5.1.1: The HHIEDC will identify commercial Realtors® and leasing agents who sell and/or lease commercial and office properties and will convene a meeting with such representatives to explain the goals and objectives of the HHIEDC and solicit the active assistance of the commercial real estate stakeholders.

- Responsibilities: HHIEDC staff
- Mileposts: Initial outreach 1Q15; host event 2Q15
- Budget: \$1,500 FY 14-15

Action 5.1.2: The HHIEDC will develop an inventory of developable land for new residential and non-residential construction; this will include working with the Town of Hilton Head Island Community Development staff to identify Town-owned parcels that are potentially available for sale or lease, as well as working with private property owners of developable tracts of land to determine their development potential for multi-family and non-residential use.

- Responsibilities: HHIEDC staff, working with Town Community Development staff
- Mileposts: Review existing Town property inventory 1Q15; research 2Q15-3Q15; final report 4Q15
- Budget: \$0

Action 5.1.3: The HHIEDC will develop the capability to quickly access information on existing non-residential Hilton Head Island buildings that are available for sale or lease or that contain vacant offices for lease or sale (if condominiums).

- Responsibilities: HHIEDC staff, in conjunction with commercial Realtors®
- Mileposts: Ongoing
- Budget: \$0

Goal 6. Help Ensure that Adequate Infrastructure is in Place in Locations that will Serve Business Clients and Promote Economic Development Goals

Strategy 6.1: The HHIEDC will assist the Town of Hilton Head Island and other public agencies to help support the expansion of infrastructure Island-wide.

Action 6.1.1: The HHIEDC will make Town representatives aware of properties (land and/or buildings) that could provide significant economic development opportunities that are underserved with sewer and/or road infrastructure, and the HHIEDC will work with the Town, Beaufort County, public service districts and other appropriate agencies to assist in developing strategies for infrastructure expansions and/or improvements to those parcels.

- Responsibilities: HHIEDC staff
- Mileposts: 4Q15
- Budget: \$0

Action 6.1.2: The HHIEDC will work with the Information Technology Task Force and other entities, including the Town and telecom utility providers, to accelerate the construction of fiber networks and cellular towers on Hilton Head Island.

- Responsibilities: HHIEDC staff; Maryann Bastnagel; Steve Riley
- Mileposts: New cell tower construction—timetable to be set by ITTF
- Budget: \$0

Strategy 6.2: The HHIEDC will support efforts to expand air service to Hilton Head Island.

Action 6.2.1: The HHIEDC will work with Beaufort County, the Beaufort County Airports Board and its professional staff to expedite lengthening the Hilton Head Island Airport runway to 5,000 feet.

- Responsibilities: HHIEDC staff
- Mileposts: Ongoing; runway extension to be completed by 4Q17
- Budget: \$0

Action 6.2.2: The HHIEDC will support Hilton Head Airport and the Savannah/Hilton Head International Airport in their respective efforts to attract new air service and expand service from existing commercial carriers.

- Responsibilities: HHIEDC staff, in conjunction with two airport directors
- Mileposts: ongoing
- Budget: \$2,000 annually

Branding and Marketing

Background: Hilton Head Island enjoys a global reputation as a tourism destination, and substantial resources are provided to maintain Hilton Head Island's reputation as a world-class leisure destination. The Island is also recognized as an attractive retirement market. The Island is not currently widely recognized as a business location.

Goal 7. Expand the Hilton Head Island Brand to Include Business and Economic Development

Strategy 7.1: The HHIEDC will help brand Hilton Head Island as an attractive location for business.

Action 7.1.1: The HHIEDC will work closely with the Chamber of Commerce on a new branding strategy for Hilton Head Island that will promote Hilton Head Island as a business location.

- Responsibilities: HHIEDC staff and board; Chamber of Commerce staff and board
- Mileposts: to be negotiated with Chamber; goal to have brand report by 4Q15
- Budget: to be negotiated with Chamber (VCB funds are limited to tourism and hospitality branding, so other funds will be necessary to augment VCB funds)

Action 7.1.2: The HHIEDC will assist in developing a public and media relations effort to elevate the initiative nationally to raise awareness of the Island as an attractive business location.

- Responsibilities: HHIEDC staff and Chamber of Commerce staff
- Mileposts: ongoing after completion of branding report
- Budget: to be negotiated with Chamber

Goal 8. Develop Appropriate Marketing Tools and Resources to Promote Hilton Head Island as an Outstanding Business Location

Strategy 8.1: The HHIEDC will develop marketing materials and disseminate information that promotes new economic development opportunities on Hilton Head Island.

Action 8.1.1: The HHIEDC will develop www.hhiedc.com as a powerful and information-rich resource for business representatives seeking information about operating a

business on Hilton Head Island, and the HHIEDC will continually update the information available on the website to keep it current.

- Responsibilities: HHIEDC staff; Smart Marketing
- Mileposts: 8-page site completed 2Q15; social media integration 3Q15; refinements ongoing
- Budget: \$15,000 FY14-15; \$25,000 FY 15-16

Action 8.1.2: The HHIEDC will develop effective marketing collateral materials and marketing tools to promote Hilton Head Island as a business location. These will include, at a minimum, a rack card/brochure, airport-related marketing products (e.g. kiosks and/or displays), and customizable sector-specific marketing materials.

- Responsibilities: HHIEDC staff
- Mileposts: rack card 1Q15; simple brochure 2Q15; airport displays 4Q15
- Budget: \$4,000 FY 14-15; \$8,000 FY 15-16

Strategy 8.2: The HHIEDC will identify sector-specific economic development opportunities for Hilton Head Island.

Action 8.2.1: The HHIEDC will lead an initiative to identify and cultivate businesses in the health care, medical and wellness sector.

- Responsibilities: HHIEDC staff
- Mileposts: Initial meeting 1Q15; subsequent meetings will depend on first meeting success and suggestions
- Budget: \$1,500 FY 14-15; \$2,000 FY 15-16

Action 8.2.2: The HHIEDC will identify other sectors that could align with the economic development goals of Hilton Head Island that could lend themselves to similar proactive initiatives and identify key stakeholders in those business sectors.

- Responsibilities: HHIEDC staff, with input from board and existing employers
- Mileposts: Initiate one additional sector target with initial meeting prior to 4Q15
- Budget: \$1,500 FY 15-16

Communications

Background: The HHIEDC must play a leadership role in raising awareness of economic development generally and the economic development needs of the Town of Hilton Head Island specifically among multiple constituencies, including residents, organizations and the Town Council.

Goal 9. Communicate Effectively Regarding Economic Development Issues Impacting Hilton Head Island and be Regarded as an Expert Resource on Economic Development Matters

Strategy 9.1: The HHIEDC will raise public awareness and educate the public regarding economic development generally and on Hilton Head Island.

Action 9.1.1: The HHIEDC will convene an annual economic development symposium on Hilton Head Island.

- Responsibilities: HHIEDC staff and board
- Mileposts: Create organizing committee and initiate planning 3Q15; host event 4Q16
- Budget: \$1,000 FY15-16; \$8,000 FY 16-17

Action 9.1.2: HHIEDC staff and board members will contribute articles and letters to area publications to increase public knowledge of economic development.

- Responsibilities: HHIEDC staff and board
- Mileposts: one article/letter quarterly beginning 2Q15
- Budget: \$0

Strategy 9.2: The HHIEDC will communicate its mission, goals, objectives, activities and successes effectively with internal (HHI) audiences and stakeholders.

Action 9.2.1: The Executive Director (and HHIEDC Board members as appropriate) will seek opportunities to speak to Hilton Head Island and Lowcountry audiences to discuss economic development and to share the HHIEDC story.

- Responsibilities: HHIEDC Executive Director; Marketing Coordinator and board as opportunities present
- Mileposts: Minimum average one presentation monthly beginning 1Q15
- Budget: \$0

Action 9.2.2: The Executive Director (and HHIEDC Board members as appropriate) will present information on the activities of the HHIEDC and other related matters to the Town Council as requested.

- Responsibilities: HHIEDC Executive Director (and board/officers if requested)
- Mileposts: As frequently as Town Council requests
- Budget: \$0

Action 9.2.3: The HHIEDC will develop communication tools to regularly disseminate information about the organization and economic development on Hilton Head Island.

- Responsibilities: HHIEDC staff (with contributions by board members)
- Mileposts: Develop e-newsletter template 1Q15; distribute monthly beginning 2Q15
- Budget: \$0

Action 9.2.4: The HHIEDC will produce an annual report that captures the key activities and successes of the organization during the prior fiscal year.

- Responsibilities: HHEIDC staff (with contribution by board chair)
- Mileposts: Produce 3Q15 for 2014-15 year; annually 3Q thereafter
- Budget: \$2,500 FY 2015-16

Research and Data

Background: There is no consensus on the current condition of the Hilton Head Island economy, and there are no common data sets or accepted indicators that reflect the performance of the Town's economy in whole or within key economic sectors.

Goal 10. Provide a Means to Objectively Evaluate the Economic Health of the Town of Hilton Head Island

Strategy 10.1: The HHIEDC will be a resource for current economic information/data on the Town of Hilton Head Island.

Action 10.1.1: The HHIEDC will identify all relevant municipal-level economic and demographic data sets that are available for the Town of Hilton Head Island.

- Responsibilities: HHIEDC staff; USCB (Dr. John Salazar); C2ER
- Mileposts: Identification completed 2Q15
- Budget: \$2,500

Action 10.1.2: The HHIEDC or a partner agency will license appropriate research software to access and make available all such municipal-level information, or the HHIEDC will contract with a third party to maintain data and prepare customized data reports for the HHIEDC.

- Responsibilities: HHIEDC staff; USCB (Dr. John Salazar); C2ER
- Mileposts: 2Q15; ongoing thereafter
- Budget: \$5,000 FY 14-15; \$10,000

Action 10.1.3: The HHIEDC will be a repository (maintaining an online library/inventory) for information relevant to economic development on Hilton Head Island, including research reports, surveys, economic and business forecasts, and initiatives in other areas with relevance to Hilton Head Island.

- Responsibilities: HHIEDC staff and board
- Mileposts: ongoing
- Budget: \$0

Strategy 10.2: The HHIEDC will develop a means by which the Town's economic health/progress will be measured.

Action 10.2.1: The HHIEDC will identify key economic indicators that reflect the economic condition of Hilton Head Island.

- Responsibilities: HHIEDC staff and board
- Mileposts: 2Q15
- Budget: \$0

Action 10.2.2: The HHIEDC will create an economic health dashboard for the Town of Hilton Head Island that will allow an objective evaluation of the Town's current economic health and trends over time.

- Responsibilities: HHIEDC staff
- Mileposts: 4Q2015
- Budget: \$2,500

Strategy 10.3: The HHIEDC will create a tool to evaluate the success and effectiveness of the organization.

Action 10.3.1: Using a combination of data derived from the actions described in Strategy 10.2, a regular review of the HHIEDC Action Plan and the creation of customized metrics specific to the activities of the HHIEDC, the HHIEDC will develop a dashboard or similar instrument to evaluate the effectiveness of the HHIEDC.

- Responsibilities: HHIEDC staff
- Mileposts: 1Q15
- Budget: \$0

Planning

Background: The Town will develop a 5-year update to its 10-year (2010-2020) Comprehensive Plan in 2015. In addition, the Town Council will participate in one or more planning exercises that will determine the Council's and Town's priorities for 2016 and beyond. Economic development will be an element of both planning efforts. Planning at the HHIEDC enterprise level will also be essential to the organization's short- and long-term success.

Goal 11. Enhance the Economic Development Planning Efforts of the Town of Hilton Head Island

Strategy 11.1: The HHIEDC will be a valued resource and partner in the Town's comprehensive planning initiatives, and the HHIEDC will play a leadership role in the Town's and County's economic development planning efforts.

Action 11.1.1: The HHIEDC will prepare (with Town permission and assistance) the draft economic development section of the 2015 HHIEDC Comprehensive Plan update.

- Responsibilities: HHIEDC staff, in conjunction with Town Community Development Department professionals
- Mileposts: To be determined by the Town Planning Commission/staff
- Budget: \$0

Action 11.1.2: The HHIEDC will prepare economic development recommendations to the Town Council as part of the Council's annual planning efforts, and the HHIEDC will provide additional assistance as requested by the Hilton Head Island Town Council.

- Responsibilities: HHIEDC staff, with board input
- Mileposts: Recommendations drafted 3Q15; adopted by board and submitted to Town Council 4Q15; similar timetable each year thereafter
- Budget: \$0

Action 11.1.3: The HHIEDC will collaborate with the Town, Beaufort County, other County municipalities, the Hilton Head Island-Bluffton Chamber of Commerce and other Town, County, regional and state organizations and agencies to ensure that the Town's and HHIEDC's goals are reflected in any multi-jurisdictional planning initiatives.

- Responsibilities: HHIEDC staff, Town staff, other organizations as appropriate
- Mileposts: ongoing
- Budget: \$0

Strategy 11.2: The HHIEDC will provide leadership to the Town Council, staff and citizens on community-wide visioning and planning initiatives.

Action 11.2.1: The HHIEDC will identify other communities that have undertaken similar grass roots planning efforts and compile information on their efforts.

- Responsibilities: HHIEDC staff, with input from board and Town Community Development staff
- Mileposts: 2Q15
- Budget: \$0

Action 11.2.2: If the HHIEDC identifies one or more other communities with strong similarities with Hilton Head Island (maturing resort communities seeking to proactively expand and diversify their economies), the HHIEDC will share best practices from the efforts of those communities with the Town Council and other community leaders. This could result in further dialogue to discuss a city visit or sister-city relationship.

- Responsibilities: HHIEDC staff
- Mileposts: 3Q15
- Budget: \$2,500 FY 14-15

Action 11.2.3: The HHIEDC will play a leadership partnering role in any community visioning and planning initiative in areas affecting the economic health and development of Hilton Head Island.

- Responsibilities: HHIEDC staff and board
- Mileposts: Depends on timing of visioning/planning initiative
- Budget: \$0

Strategy 11.3: The HHIEDC will continually plan for the future of the organization and economic development on Hilton Head Island.

Action 11.3.1: The HHIEDC will prepare a rolling two-year Action Plan and will update the plan annually and more frequently as needed.

- Responsibilities: HHIEDC staff and board
- Mileposts: Adopt 2015-16 plan 1Q 2015; adopt each subsequent plan 1Q each year
- Budget: \$0

Action 11.3.2: The HHIEDC staff will remain current in economic development best practices and will share information with the HHIEDC Board of Directors that will help inform the future direction of the organization.

- Responsibilities: HHIEDC staff
- Mileposts: ongoing
- Budget: \$0

Topic: Audit of Greater Hilton Head Island-Bluffton
Chamber of Commerce

Date Submitted: February 9, 2015

Submitted By: Stu Rodman

Venue: County Council Meeting

Skip Hoagland
P.O. Box 21787
Hilton Head Island, SC 29925
(843) 384-7260
skiphoagland@yahoo.com

COMMENTS BY SKIP HOAGLAND

TO HILTON HEAD ISLAND TOWN COUNCIL

REGARDING AUDIT OF GREATER HILTON HEAD ISLAND-BLUFFTON

CHAMBER OF COMMERCE/VCB

Tuesday, February 10, 2015

GOOD AFTERNOON. MY NAME IS SKIP HOAGLAND, AND AS ALL OF YOU KNOW,
I HAVE BEEN LEADING AN EFFORT TO FORCE TRANSPARENCY AND ACCOUNTABILITY
FROM THE GREATER HILTON HEAD ISLAND-BLUFFTON CHAMBER OF COMMERCE
AND VCB.

MY EFFORTS HAVE RESULTED FROM THE INDISPUTABLE FACT THAT THE CHAMBER
HAS REPEATEDLY AND STEADFASTLY REFUSED TO RELEASE DETAILED FINANCIAL
INFORMATION ABOUT HOW IT HAS SPENT THE MILLIONS OF DOLLARS IN
ACCOMMODATIONS TAX FUNDS YOU HAVE GIVEN THEM OVER THE YEARS.

Skip Hoagland
February 9, 2015
County Council Meeting

AS A RESULT OF THAT ONGOING REFUSAL TO SUBMIT VOLUNTARILY TO
TRANSPARENCY, I HAVE CALLED FOR AN INDEPENDENT AUDIT OF THE CHAMBER.
IN LIGHT OF THEIR SECRECY -- AND ESPECIALLY IN LIGHT OF THE FACT THEY ARE
FIGHTING ME IN COURT TO AVOID THE STATE'S FREEDOM OF INFORMATION ACT --
AN AUDIT IS THE ONLY WAY TO KNOW FOR SURE THAT THE PUBLIC MONEY THEY
RECEIVE IS BEING SPENT EFFICIENTLY AND JUDICIOUSLY.

THE ISSUES AT HAND ARE CLEAR AND SIMPLE -- TRANSPARENCY AND
ACCOUNTABILITY.

I TRUST THAT ALL OF YOU AGREE, IN PRINCIPLE, WITH THE IDEA THAT YOU -- AND THE
PUBLIC -- HAVE A RIGHT TO KNOW HOW EVERY CENT OF THE CHAMBER'S PUBLIC
FUNDING IS SPENT -- AND THAT NONE OF THAT FUNDING IS COMINGLED WITH ITS
STRICTLY PRIVATE FUNCTIONS AS A MEMBER-FUNDED CHAMBER OF COMMERCE.

I WILL CONTINUE TO FIGHT THIS BATTLE UNTIL IT IS WON.

AND I TRUST THAT WHEN THE TIME COMES, I CAN COUNT ON EACH OF YOU TO DO
THE RIGHT THING IN THE PUBLIC INTEREST.

AND I WOULD BE HAPPY NOW TO ADDRESS ANY QUESTIONS YOU MIGHT HAVE -- OR

TO MEET WITH YOU IN THE FUTURE TO ADVANCE THIS IMPORTANT AND TIMELY
CAUSE.

THANK YOU.