

COUNTY COUNCIL OF BEAUFORT COUNTY  
ADMINISTRATION BUILDING  
BEAUFORT COUNTY GOVERNMENT ROBERT SMALLS COMPLEX  
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BEAUFORT, SOUTH CAROLINA 29901-1228

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SPECIAL COUNSEL

THOMAS J. KEAVENY, II  
COUNTY ATTORNEY

SUZANNE M. RAINEY  
CLERK TO COUNCIL

AGENDA  
COUNTY COUNCIL OF BEAUFORT COUNTY

Monday, April 25, 2016

6:00 p.m.

Executive Conference Room, Administration Building  
Beaufort County Government Robert Smalls Complex  
100 Ribaut Road, Beaufort

Citizens may participate telephonically in the public comments and public hearings segments from the Hilton Head Island Branch Library as well as Mary Field School, Daufuskie Island.

1. CALL TO ORDER - 6:00 P.M.
2. REGULAR SESSION
3. PLEDGE OF ALLEGIANCE
4. INVOCATION – Councilman Tabor Vaux
5. ADMINISTRATIVE CONSENT AGENDA
  - A. Approval of Minutes
    1. April 11, 2016 [caucus](#) and April 11, 2016 [regular session](#)
  - B. Committee Reports (next meeting)
    1. Community Services (April 25 at 2:00 p.m., ECR)
    2. Executive (May 9 at 3:00 p.m., ECR)
      - a. Minutes – April 11, 2016 ([backup](#))
    3. Finance (May 16 at 2:00 p.m.)
      - a. Minutes – April 18, 2016 ([backup](#))
    4. Governmental (May 2 at 4:00 p.m., ECR)
    5. Natural Resources (May 17 at 2:00 p.m., ECR)
      - a. Minutes – April 19, 2016 ([backup](#))
    6. Public Facilities (May 16 at 4:00 p.m., ECR)
      - a. Minutes – April 18, 2016 ([backup](#))
  - C. Appointments to Boards and Commissions ([backup](#))
6. PUBLIC COMMENT – Speaker sign-up encouraged no later than 5:45 p.m. day of meeting.



7. NEW BUSINESS

A. CONTRACT AWARD / ST. GREGORY / BLUFFTON TOWNSHIP FIRE STATION FRONTAGE ROAD SIGNALIZATION ([backup](#))

1. Contract award: Walker Brothers, Inc., Lexington, South Carolina
2. Contract amount: \$154,642.40
3. Funding source: Sales Tax Projects account 47010013-54504
4. Ten Percent Project Contingency: \$15,464.24
5. Funding source: Sales Tax Projects account 47010013-54504

8. CONSENT AGENDA

A. AN ORDINANCE TO TERMINATE A DEVELOPMENT AGREEMENT BETWEEN BEAUFORT COUNTY AND OAKS CONSTRUCTION COMPANY, INC., *ET AL.*, PURSUANT TO SECTION 6-31-90 OF THE *CODE OF LAWS FOR SOUTH CAROLINA*, 1976, AS AMENDED ([backup](#))

1. Consideration of second reading approval to occur April 25, 2016
2. Public hearing announcement – Monday, May 9, 2016, beginning at 6:30 p.m. in Council Chambers of the Administration Building, Beaufort County Government Robert Smalls Complex, 100 Ribaut Road, Beaufort
3. First reading approval occurred April 11, 2016 / Vote: 11:0
4. Natural Resources Committee discussion and recommendation to move forward with the notification procedure of the termination of Oaks Development Agreement. Approval occurred on February 1, 2016 / Vote 4:0

B. 2016 SCDOT COUNTY TRANSPORTATION COMMITTEE (CTC) ROADWAY RESURFACING CONTRACT AWARD ([backup](#))

1. Contract award: Lane Construction, Beaufort, South Carolina
2. Contract amount: \$5,599,857.20
3. Funding source: County Nonrecurring 2016 C Fund
4. Ten Percent Project Contingency: \$560,000
5. Funding source: C Fund Account 2342001C-54901–Road Resurfacing and Improvement
6. Public Facilities Committee discussion and recommendation to approve the contract award occurred on April 18, 2016 / Vote 6:0

C. BEAUFORT COUNTY AV EQUIPMENT AND INSTALLATION SERVICES FOR BUCKWALTER RECREATION CENTER ([backup](#))

1. Contract award: Stage Front Presentation Systems, Savannah, Georgia
2. Contract amount: \$202,928
3. Funding sources: Account 40090011-54606 and \$42,928 from Parks and Leisure Services impact fees Account 26520011-54450
4. Public Facilities Committee discussion and recommendation to approve the contract award occurred on April 18, 2016 / Vote 6:0

- D. AN ORDINANCE CREATING PROCEDURE FOR ESTABLISHING DIRT ROAD MAINTENANCE AND THE ESTABLISHMENT OF A SPECIAL PURPOSE TAX DISTRICT TO COVER COSTS ASSOCIATED WITH IMPROVEMENTS ([backup](#))
1. Consideration of first reading approval to occur April 25, 2016
  2. Public Facilities Committee discussion and recommendation to approve ordinance on first reading. Approval occurred on April 18, 2016 / Vote 5:1
- E. AN ORDINANCE AUTHORIZING THE RELINQUISHMENT OF AN EASEMENT ENCUMBERING PROPERTY IDENTIFIED AS TMP R200-007-000-0049-0000 ([backup](#))
1. Consideration of first reading approval to occur April 25, 2016
  2. Public Facilities Committee discussion and recommendation to approve ordinance on first reading. Approval occurred on April 18, 2016 / Vote 5:1
- F. A RESOLUTION ADOPTING THE BEAUFORT COUNTY STORMWATER UTILITY ADJUSTMENT AND CREDIT MANUAL ([backup](#))
1. Natural Resources Committee discussion and recommendation to adopt the April 2016 Stormwater Utility Adjustment and Credit Manual. Action occurred on April 19, 2016 / Vote 5:0
  2. Stormwater Utility Staff recommends adoption of the April 2016 Stormwater Utility Adjustment and Credit Manual
  3. Stormwater Management Utility Board discussion and recommendation occurred on March 23, 2016 / Vote 7:0
- G. CONTRACT AWARD / SENIOR CARE SERVICES FOR BEAUFORT COUNTY'S PARKS AND LEISURE SERVICES DEPARTMENT ([backup](#))
1. Discussion to occur at the Community Services Committee on Monday, April 25, 2016 beginning at 4:15 p.m. in the Executive Conference Room, Administration Building, Beaufort County Government Robert Smalls Complex, 100 Ribaut Road, Beaufort

9. PUBLIC HEARING – 6:30 P.M.

- A. SOUTHERN BEAUFORT COUNTY BLOODY POINT PLANNED UNIT DEVELOPMENT (PUD) MASTER PLAN AMENDMENT FOR R800 027 00A 0076 0000, R800 027 00A 0078 0000, R800 027 00A 0085 0000, AND R800 027 00A 0092 0000 (179.99 ACRES) (SPECIAL CONDITIONS: (I) THE INN/HOTEL SHALL BE LIMITED TO 60 ROOMS IN ADDITION TO THE 7-ROOM OSPREY COTTAGE, (II) COMMERCIAL USES SHALL BE CAPPED AT 25,000 GROSS SQUARE FEET, (III) RESIDENTIAL SHALL BE CAPPED AT 125 DWELLING AND/OR HOSPITALITY UNITS, AND (IV) TIMESHARES ARE PROHIBITED) ([backup](#))
1. Consideration of third and final reading to occur April 25, 2016
  2. Second reading approval occurred April 11, 2016 / Vote: 11:0
  3. First reading approval occurred on March 28, 2016 / Vote 11:0
  4. Natural Resources Committee discussion and recommendation to approve on first reading the Bloody Point PUD Master Plan amendment. Approval occurred on March 22, 2016 / Vote 4:2
  5. Natural Resources Committee discussion and recommendation to approve on first reading the Bloody Point PUD Master Plan amendment. Approval occurred on March 7, 2016 / Vote 7:0

B. TEXT AMENDMENTS TO THE 2010 BEAUFORT COUNTY COMPREHENSIVE PLAN AS A RESULT OF THE FIVE-YEAR REVIEW OF THE PLAN: FIVE-YEAR ASSESSMENT; CHAPTER 4. LAND USE; CHAPTER 6. CULTURAL RESOURCES; AND CHAPTER 9. ENERGY ([backup](#))

1. Consideration of second reading to occur April 25, 2016
2. Consideration of second reading was held in abeyance April 11, 2016 in order to allow staff an opportunity to correct the land use maps in the Land Use Element from errors in the properties that were part of Marine Corps Air Station Beaufort fee simple acquisitions and the purchase of restrictive easements for parcels in the Air Installation Compatible Use Zone (AICUZ).
3. First reading approval occurred on March 28, 2016 / Vote 11:0
4. Natural Resources Committee discussion and recommendation to approve on first reading the text amendments to the 2010 Comprehensive Plan as a result of the five-year review of the Plan. Approval occurred on March 22, 2016 / Vote 7:0

10. MATTERS ARISING OUT OF EXECUTIVE SESSION

11. PUBLIC COMMENT - Speaker sign-up encouraged.

12. ADJOURNMENT



Official Proceedings  
County Council of Beaufort County  
April 11, 2016

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

A caucus of the County Council of Beaufort County was held Monday, April 11, 2016 beginning at 5:00 p.m. in the Executive Conference Room of the Administration Building, Beaufort County Government Robert Smalls Complex, 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.

**CALL FOR EXECUTIVE SESSION**

It was moved by Mr. Flewelling, seconded by Mr. Vaux, that Council go immediately into executive session to receive legal advice for pending or threatened claims – Grays Hill Baptist Church and receipt of legal advice for pending or threatened claims – St. James Baptist Church. 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.

**EXECUTIVE SESSION**

**RECONVENE OF CAUCUS**

**RECEIPT OF COUNTY ADMINISTRATOR'S TWO-WEEK PROGRESS REPORT**

Mr. Gary Kubic, County Administrator, presented his Two-Week Progress Report, which summarized his activities from March 28, 2016 through April 8, 2016.

**RECEIPT OF DEPUTY COUNTY ADMINISTRATOR / SPECIAL COUNSEL'S TWO-WEEK PROGRESS REPORT**

Mr. Joshua Gruber, Deputy County Administrator / Special Counsel, presented his Two-Week Progress Report, which summarized his activities from March 28, 2016 through April 8, 2016.

**DISCUSSION ITEM**

Mrs. Howard requested the Chairman remove item 8B, text amendments to the 2010 Beaufort County Comprehensive Plan as a result of the Five-Year Review of the Plan: Five-Year Assessment; Chapter 4-Land Use; Chapter 6-Cultural Resources; and Chapter 9-Energy, from the consent agenda. The purpose is to allow staff an opportunity to correct the land use maps in the Land Use Element from errors in the properties that were part of Marine Corps Air Station Beaufort fee simple acquisitions and the purchase of restrictive easements for parcels in the Air Installation Compatible Use Zone (AICUZ).

**ADJOURNMENT**

Council adjourned at 6:00 p.m.

COUNTY COUNCIL OF BEAUFORT COUNTY

By: \_\_\_\_\_  
D. Paul Sommerville, Chairman

ATTEST:

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

Ratified:

Official Proceedings  
County Council of Beaufort County  
April 11, 2016

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

The regular session of the County Council of Beaufort County was held Monday, April 11, 2016 beginning at 6:00 p.m. in Council Chambers of the Administration Building, Beaufort County Government Robert Smalls Complex, 100 Ribaut Road, Beaufort, South Carolina.

**ATTENDANCE**

Chairman D. Paul Sommerville, Vice Chairman Gerald Stewart and Council members 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.

**INVOCATION**

Councilman Stu Rodman gave the Invocation.

**PROCLAMATION**

**Child Abuse Prevention Awareness and Sexual Assault Awareness Month**

The Chairman proclaimed April as "Child Abuse Prevention Month" and "Sexual Assault Awareness Month." Ms. Christina Wilson, Executive Director, Child Abuse Prevention Association, and Ms. Meredith Bannon and Ms. Shaw Chin Capps, Hope Haven of the Lowcountry, accepted the proclamation.

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

**ADMINISTRATIVE CONSENT AGENDA**

**Review of the Proceedings of the Caucus held March 14, 2016**

This item comes before Council under the Administrative Consent Agenda.

It was moved by Mr. Flewelling, seconded by Mr. McBride, that Council approve the minutes of the caucus held March 14, 2016. 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.

**Review of the Proceedings of the Regular Session held March 14, 2016**

This item comes before Council under the Administrative Consent Agenda.

It was moved by Mr. Flewelling, seconded by Mr. McBride, that Council approve the minutes of the regular session held March 14, 2016. 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.

**Review of the Proceedings of the Caucus held March 28, 2016**

This item comes before Council under the Administrative Consent Agenda.

It was moved by Mr. Flewelling, seconded by Mr. McBride, that Council approve the minutes of the caucus held March 28, 2016. 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.

**Review of the Proceedings of the Regular Session held March 28, 2016**

This item comes before Council under the Administrative Consent Agenda.

There was a correction made to the minutes of the regular session held March 28, 2016: page 5, line 6, change “120 units” to “125 units.”

It was moved by Mr. Flewelling, seconded by Mr. McBride, that Council approve the minutes of the regular session held March 28, 2016. 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.

## **Committee Reports**

### **Executive Committee**

#### **Lady’s Island / St. Helena Island Fire District Commission**

Mr. Stewart, as Chairman of the Executive Committee, nominated Mrs. Pat Harvey-Palmer, representing St. Helena Island, for reappointment to serve as a member of the Lady’s Island / St. Helena Island Fire District Commission.

### **Governmental Committee**

#### **Lowcountry Regional Transportation Authority**

Susan Zellman

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. Mrs. Susan Zellman garnered the six votes required for appointment to serve as a member of the Lowcountry Regional Transportation Authority.

#### **Santa Elena Foundation**

Mr. Rodman, as Chairman of the Governmental Committee, announced an array of upcoming events sponsored by the Santa Elena Foundation: (i) The Santa Elena Conference is scheduled to be held Friday, April 15. This one-day conference brings together a group of eminent historians and archaeologists to share their understanding of the importance of Santa Elena in the history of Spanish Florida and the world. (ii) El Galeón visits Port Royal Sound from April 23 to May 1. El Galeón is a 175-foot, 495-ton authentic wooden replica of a galleon that was part of Spain’s West Indies fleet. Visitors will have the chance to learn about the history that began 450 years ago while admiring the craftsmanship and grandeur of the galleons that reached the coast of Spain’s *La Florida* centuries ago. (iii) Grand Opening Ribbon-Cutting Celebration of the Santa Elena History Center is April 30. The inaugural exhibit will be unveiled and open to the public for the first time.

#### **Economic Development / Path Forward**

Mr. Rodman, as Chairman of the Governmental Committee, gave an update on the status of economic development. We had resolved as a Council to start a 501(c)(3) Economic Development Corporation. Staff is nearing completion of drafting the bylaws, which Council will review in the near future. Council has two alternatives to consider. It can either join the SouthernAlliance or become an alliance onto itself, which does not rule out joining an alliance later. Going forward Mr. Rodman anticipates holding one or two work sessions within the next few weeks. Representatives of SouthernAlliance have extended its invite until May, which will also coincide with the Beaufort County FY 2017 budget.

**Natural Resources Committee**

**Planning Commission**

Caroline Fermin

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. Mrs. Caroline Fermin, representing Port Royal Island, garnered the six votes required for appointment to serve as a member of the Planning Commission.

**Zoning Board of Appeals**

John Chemsak

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. Mr. John Chemsak, representing at-large, garnered the six votes required for appointment to serve as a member of the Zoning Board of Appeals.

**Public Facilities Committee**

**Seabrook Point Special Purpose Tax District**

Tamara Dey

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. Ms. Tamara Dey garnered the six votes required for appointment to serve as a member of the Seabrook Point Special Purpose Tax District.

**Sheldon Fire District Board**

Robert Smalls

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. Mr. Robert Smalls garnered the six votes required for appointment to serve as a member of the Sheldon Fire District Board.

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

**PUBLIC COMMENT**

There were no requests to speak during public comment.

**TEXT AMENDMENTS TO THE 2010 BEAUFORT COUNTY COMPREHENSIVE PLAN AS A RESULT OF THE FIVE-YEAR REVIEW OF THE PLAN: FIVE-YEAR ASSESSMENT; CHAPTER 4. LAND USE; CHAPTER 6. CULTURAL RESOURCES; AND CHAPTER 9. ENERGY**

The Chairman announced that Council's consideration of this issue is held in abeyance in order to allow staff an opportunity to correct the land use maps in the Land Use Element from errors in the properties that were part of Marine Corps Air Station Beaufort fee simple acquisitions and the purchase of restrictive easements for parcels in the Air Installation Compatible Use Zone (AICUZ).

The Chairman announced a public hearing Monday, April 25, 2016, beginning at 6:30 p.m. in Council Chambers of the Administration Building, Beaufort County Government Robert Smalls Complex, 100 Ribaut Road, Beaufort, South Carolina.

**CONSENT AGENDA**

**SOUTHERN BEAUFORT COUNTY BLOODY POINT PLANNED UNIT DEVELOPMENT (PUD) MASTER PLAN AMENDMENT FOR R800 027 00A 0076 0000, R800 027 00A 0078 0000, R800 027 00A 0085 0000, AND R800 027 00A 0092 0000 (179.99 ACRES)**

This item comes before Council under the Consent Agenda. Discussion occurred at the March 7, 2016 meeting of the Natural Resources Committee.

It was moved by Mr. Flewelling, seconded by Mr. Fobes, that Council approve on second reading a Southern Beaufort County Bloody Point Planned Unit Development (PUD) Master Plan Amendment for R800 027 00A 0076 0000, R800 027 00A 0078 0000, R800 027 00A 0085 0000, and R800 027 00A 0092 0000 (179.99 acres) with the following special conditions: (i) The inn/hotel shall be limited to 60 rooms in addition to the 7-room Osprey Cottage, (ii) Commercial uses shall be capped at 25,000 gross square feet, (iii) Residential shall be capped at 125 dwelling and/or hospitality units, and (iv) Timeshares are prohibited. 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 announced a public hearing Monday, April 25, 2016, beginning at 6:30 p.m. in Council Chambers of the Administration Building, Beaufort County Government Robert Smalls Complex, 100 Ribaut Road, Beaufort, South Carolina.



**RESOLUTION AUTHORIZING BEAUFORT COUNTY TO SELF-FUND EMPLOYEE BENEFITS PLAN**

This item comes before Council under the Consent Agenda. Discussion occurred at the March 21, 2016 meeting of the Finance Committee.

It was moved by Mr. Flewelling, seconded by Mr. Fobes, that Council adopt a resolution effective FY 2017 Beaufort County will self-fund its medical and pharmacy plan and Beaufort County Administrator is hereby authorized to execute and enter into the agreements necessary to transition to a self-funded plan and to enter into all other ancillary and incidental agreements necessary to implement the self-funded plan as presented by representatives of Wells Fargo to the Finance Committee during its meeting of March 21, 2016. 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 TO TERMINATE A DEVELOPMENT AGREEMENT BETWEEN BEAUFORT COUNTY AND OAKS CONSTRUCTION COMPANY, INC., *et al.*, PURSUANT TO SECTION 6-31-90 OF THE CODE OF LAWS OF SOUTH CAROLINA, 1976, AS AMENDED**

This item comes before Council under the Consent Agenda. Discussion occurred at the February 1, 2016 meeting of the Natural Resources Committee.

It was moved by Mr. Flewelling, seconded by Mr. Fobes, that Council approve on first reading an ordinance to terminate a Development Agreement between Beaufort County and Oaks Construction Company, Inc., *et al.*, pursuant to Section 6-31-90 of the Code of Laws of South Carolina, 1976, as amended. 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.

**DELEGATION OF APPOINTMENT OF BEAUFORT / JASPER ECONOMIC OPPORTUNITY COMMISSION PUBLIC SECTOR BOARD MEMBER FROM BEAUFORT COUNTY COUNCIL TO CHAIRMAN OF COUNTY COUNCIL**

This item comes before Council under the Consent Agenda. Discussion occurred at the March 28, 2016 meeting of the Community Services Committee.

It was moved by Mr. Flewelling, seconded by Mr. Fobes, that Council delegate the appointment of the Beaufort / Jasper Economic Opportunity Commission public sector board member from the full Council to the Chairman of County Council. 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.

**PUBLIC HEARING**

**COMMUNITY DEVELOPMENT BLOCK GRANT / BEAUFORT COUNTY IS REQUESTING \$1,000,000 TO EXTEND SEWER SERVICE TO APPROXIMATELY 200 HOMES IN THE BON AIRE ESTATES RESIDENTIAL SUBDIVISION WEST OF PARRIS ISLAND GATEWAY INCLUDING BON AIRE CIRCLE, FALLS ROAD, JOPPA ROAD AND WINSOR ROAD. THE PROJECT, IF FUNDED, WILL SERVE APPROXIMATELY 385 PEOPLE, OF WHICH 51% (195 PERSONS) IDENTIFIED AS BEING LOW-TO-MODERATE INCOME (LMI)**

Mrs. Michelle Knight, Community & Economic Development Director, Lowcountry Council of Governments, stated the application is for \$1,000,000 and due April 16, 2016. The County's share of the grant is \$282,266 and Beaufort/Jasper Water and Sewer's share is \$465,896. The total budget is \$1,748,162. There are 173 structures and this grant will serve 107 low-to-moderate income homes (approximately 62%). There will be installation of approximately 12,000 linear of 8-inch gravity sewer and a pump station installed. All of the work is to take place on property already owned by Beaufort/Jasper Water and Sewer Authority or on public right-of-way.

The Chairman opened a public hearing beginning at 6:32 p.m. for the purpose of receiving comment regarding a Community Development Block Grant Beaufort County is requesting in the amount of \$1,000,000 to extend sewer service to approximately 200 homes in the Bon Aire Estates residential subdivision west of Parris Island Gateway including Bon Aire Circle, Falls Road, Joppa Road and Winsor Road. The project, if funded, will serve approximately 385 people, of which 51% (195 persons) identified as being low-to-moderate income (LMI). After calling three times for public comment and receiving none, the Chairman declared the public hearing closed at 6:33 p.m.

It was moved by Mr. McBride, as Chairman of the Community Services Committee, no second required, that Council adopt a resolution endorsing the Bon Aire Estates Sewer Extension Project, authorizing the County Administrator to prepare and submit a Community Development Block Grant (CDBG) Community Infrastructure Application in the amount of \$1,000,000 for the Bon Aire Estates Sewer Extension Project, committing funds in the amount of 10% of the grant request to meet the matching commitment of the Community Development Program and, further providing an additional \$182,266 to meet the budget of the grant application to be submitted on April 15, 2016, and to commit to sharing cost savings on a pro rata basis. 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.

**MATTERS ARISING OUT OF EXECUTIVE SESSION**

It was moved by Mr. Flewelling, seconded by Mr. McBride, that Council authorize the County Administrator to take such action as may be necessary to pursue an appeal in the matter of Grays Hill Baptist Church vs. Beaufort County, specifically, to protect the County’s Zoning Ordinance. The vote: YEAS – Mrs. Bensch, Mr. Flewelling, Mr. Fobes, Mrs. Howard, Mr. McBride, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. NAYS – Mr. Caporale. ABSTAIN – Mr. Dawson. The motion passed.

**PUBLIC COMMENT**

There were no requests to speak during public comment.

**ADJOURNMENT**

Council adjourned at 6:37 p.m.

COUNTY COUNCIL OF BEAUFORT COUNTY

By: \_\_\_\_\_  
D. Paul Sommerville, Chairman

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

Ratified:

## EXECUTIVE COMMITTEE

April 11, 2016

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

The Executive Committee met Monday, April 11, 2016 beginning at 4:30 p.m. in the Executive Conference Room of the Administration Building, Beaufort County Government Robert Smalls Complex, 100 Ribaut Road, Beaufort, South Carolina.

### ATTENDANCE

Chairman Jerry Stewart and members Gerald Dawson, Brian Flewelling, William McBride and Stu Rodman. Non-Committee members Cynthia Bensch, Rick Caporale, Steven Fobes, Alice Howard and Roberts "Tabor" Vaux.

County staff: Allison Coppage, Assistant County Attorney; Anthony Criscitiello, Planning Director; Phil Foot, Assistant County Administrator-Public Safety; Suzanne Gregory, Employee Services Director; Joshua Gruber, Deputy County Administrator/Special Counsel; James Johnson, Director, Systems Management; Thomas Keaveny, County Attorney; Gary Kubic, County Administrator; Eric Larson, Division-Director Environmental Engineering; Dan Morgan, Director, Mapping and Applications; Monica Spells, Assistant County Administrator-Civic Engagement and Outreach; and Dave Thomas, Purchasing Director.

Public: Frank Turano, Lowcountry Regional Manager, Alliance Consulting Engineers.

Media: Joe Croley, *Lowcountry Inside Track*, and Scott Thompson, *Bluffton Today*.

Councilman Jerry Stewart chaired the meeting.

### ACTION ITEMS

#### **1. Resolution Authorizing Beaufort County to Self-Fund Employee Benefits Plan**

**Notification:** To view video of full discussion of this meeting please visit [http://beaufort.granicus.com/ViewPublisher.php?view\\_id=2](http://beaufort.granicus.com/ViewPublisher.php?view_id=2)

**Discussion:** Mr. Josh Gruber, Deputy County Administrator/Special Counsel, presented this item to the Committee. At the Finance Committee held on March 21, 2016, members were presented a concept of going to a self-insured health insurance plan rather than a fully-insured health insurance plan. The committee heard from our benefit consultant, Wells Fargo, what that means and what the pros and cons of those decisions were. We understood a decision of that magnitude would require an opportunity to answer questions and bring it back, ultimately, to this committee and to Council.

In that intervening time, our benefits consultants received a second unsolicited response from Blue Cross/Blue Shield with regard to providing a fully-insured health insurance plan for the next fiscal year. Four months ago their initial proposal for our premiums for next fiscal year were estimated at \$1.7 million more than what we were paying last year. Since having the discussion going to self-insured, rather than fully-insured, their decrease has gone from \$1.7 million to \$900,000, from \$900,000 to \$500,000, and from \$500,000 to zero. On Friday they presented a proposal that called for a fully-insured health insurance plan with a zero dollar increase for next year.

The issue before us is the need to make a division with regard to what we are going to do next fiscal year because our enrollment period begins May 1, 2016. All along the goal has been not to change our insurance carrier, our plan provider, or benefits; it was simply who owned the responsibility for the claims that were generated for the next fiscal year. In order to make sure that the employees have no gap in coverage, we need to have that 30-day open enrollment period prior to the policy beginning July 1, 2016.

It is Administration's recommendation that we move forward with a self-insured insurance plan. Our benefit consultant, Wells Fargo, has identified a number of both soft cost differences and hard cost differences that we may likely achieve going self-insured. Primarily, we pay about \$700,000 in taxes/fees for our insurance. This \$700,000, if we chose to go self-insured, would be available to pay for claims that we would have to pay in taxes under a fully-insured plan. There is a risk going self-insured, in that, the claims during that year, are our responsibility; however, we will have a stop-loss policy in place. The advantages are that we control our health insurance, maintain a better projection of what those claims might be and, further, given the fact that Blue Cross/Blue Shield was able to come down \$1.7 million in a period of four months, tells us that we think we can reasonably anticipate to be at, or below, our current costs.

**Motion:** It was moved by Mr. Rodman, seconded by Mr. Flewelling, that Council adopt a resolution effective FY 2017 Beaufort County will self-fund its medical and pharmacy plan and Beaufort County Administrator is hereby authorized to execute and enter into the agreements necessary to transition to a self-funded plan and to enter into all other ancillary and incidental agreements necessary to implement the self-funded plan as presented by representatives of Wells Fargo to the Finance Committee during its meeting of March 21, 2016. The vote: YEAS – Mr. Dawson, Mr. Flewelling, Mr. McBride, Mr. Rodman and Mr. Stewart. The motion passed.

**Recommendation:** Council adopt a resolution effective FY 2017 Beaufort County will self-fund its medical and pharmacy plan and Beaufort County Administrator is hereby authorized to execute and enter into the agreements necessary to transition to a self-funded plan and to enter into all other ancillary and incidental agreements necessary to implement the self-funded plan as presented by representatives of Wells Fargo to the Finance Committee during its meeting of March 21, 2016.

## 2. Consideration of Reappointments and Appointments

- **Lady’s Island / St. Helena Island Fire District Commission**

**Notification:** To view video of full discussion of this meeting please visit [http://beaufort.granicus.com/ViewPublisher.php?view\\_id=2](http://beaufort.granicus.com/ViewPublisher.php?view_id=2)

**Motion:** It was moved by Mr. Flewelling, seconded by Mr. McBride, that Executive Committee nominate Pat Harvey-Palmer, representing St. Helena Island, for reappointment to serve as a member of Lady’s Island / St. Helena Island Fire District Commission. The vote: YEAS – Mr. Dawson, Mr. Flewelling, Mr. McBride, Mr. Rodman and Mr. Stewart. The motion passed.

**Recommendation:** Council nominate Pat Harvey-Palmer, representing St. Helena Island, for reappointment to serve as a member of Lady’s Island / St. Helena Island Fire District Commission.

## INFORMATION ITEMS

### 3. CONSIDERATION OF CONTRACT AWARD

- **Veeam Availability Suite Enterprise Plus for VMware (Backup and Replication Enterprise Plus) (< \$100,000)**

**Notification:** To view video of full discussion of this meeting please visit [http://beaufort.granicus.com/ViewPublisher.php?view\\_id=2](http://beaufort.granicus.com/ViewPublisher.php?view_id=2)

**Discussion:** Mr. Dave Thomas, Purchasing Director, reviewed this item with the Committee. A recent assessment by an outside vendor, Nimble, has determined our current IT data recovery infrastructure is inadequate to meet the growing needs of the County's enterprise system. The purpose of the requested purchase is to replace the current Unitrends backup system and help ensure a structure that more soundly provides data security, backup, replication, and restoration of critical applications such as the Microsoft Exchange server, in a reliable and efficient manner. Through the GSA Schedule Program, the County received a quote from NWN for \$80,479.44.

**Motion:** It was moved by Mr. McBride, seconded by Mr. Flewelling, that Executive Committee award a contract to NWN, Greenville, South Carolina to purchase Veeam Availability Suite Enterprise Plus for VMware (Backup and Replication Enterprise Plus) in the amount of \$80,479.44. The source of funding is account 10001150-51110, IT-Systems Management Department-Maintenance Contracts. The vote: YEAS – Mr. Dawson, Mr. Flewelling, Mr. McBride, Mr. Rodman and Mr. Stewart. The motion passed.

**Status:** Committee awarded a contract to NWN, Greenville, South Carolina to purchase Veeam Availability Suite Enterprise Plus for VMware (Backup and Replication Enterprise Plus) in the amount of \$80,479.44. The source of funding is account 10001150-51110, IT-Systems Management Department-Maintenance Contracts.

#### **4. Update / Economic Development**

**Notification:** To view video of full discussion of this meeting please visit [http://beaufort.granicus.com/ViewPublisher.php?view\\_id=2](http://beaufort.granicus.com/ViewPublisher.php?view_id=2)

**Discussion:** Mr. Rodman, as Chairman of the Governmental Committee, updated the Committee on the status of economic development which he sees bringing to conclusion within the short term. Staff is in the process of nearing completion of drafting the bylaws and articles of incorporation. He reviewed the board composition, funding, and SouthernAlliance's invitation to join them.

**Status:** Update only. No action is required.

**DRAFT**



## FINANCE COMMITTEE

April 18, 2016

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

The Finance Committee met Monday, April 18, 2016 beginning at 2:00 p.m. in the Executive Conference Room, Administration Building, Beaufort County Government Robert Smalls Complex, 100 Ribaut Road, Beaufort, South Carolina.

### ATTENDANCE

Chairman Jerry Stewart, and members Cynthia Bensch, Rick Caporale, Gerald Dawson, Brian Flewelling, William McBride and Stu Rodman. Vice Chairman Steven Fobes absent. Non-committee members Alice Howard and Gerald Dawson 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: Ed Allen, Coroner; Jim Beckert, Auditor; Allison Coppage, Assistant County Attorney; Suzanne Cook, Chief Financial Officer, Sheriff's Office; Phil Foot, Assistant County Administrator-Public Safety; Joshua Gruber, Deputy County Administrator/Special Counsel; Chief Hatfield, Sheriff's Office; Tom Keaveny, County Attorney; Gary Kubic, County Administrator; PJ Tanner, Sheriff; and Maria Walls, Treasurer.

Fire Districts: Gordon Bowers, Chairman, Lady's Island/St. Helena Island Fire District Commission; Paul Boulware, Deputy Chief, Administration, Bluffton Fire District; Bruce Kline, Chief, Lady's Island/St. Helena Island Fire; Pat Harvey-Palmer, Lady's Island/St. Helena Island Fire District Commission; Harry Rountree, Chief, Burton Fire; and John Thompson, Chief, Bluffton Township Fire.

School District: Jeffrey Moss, Superintendent, and Phyllis White, Chief Finance and Operations Officer.

Public: Morris Campbell, a resident of Hilton Head Island, and Jocelyn Staiger, Government Affairs Director, Hilton Head Island Association of Realtors.

Media: Joe Croley, *Lowcountry Inside Track*; Lucas High, *Beaufort Gazette/Island Packet*; and Scott Thompson, *Bluffton Today*.

Councilman Stewart chaired the meeting.

## **INFORMATION ITEMS**

### **1. Presentation / Sheriff's Office FY 2017 Budget Proposal**

**Notification:** To view video of full discussion of this meeting please visit [http://beaufort.granicus.com/ViewPublisher.php?view\\_id=2](http://beaufort.granicus.com/ViewPublisher.php?view_id=2)

**Discussion:** Mrs. Suzanne Cook, provided the Committee a PowerPoint presentation of the Sheriff's Office FY2017 budget proposal. She outlined a budget with a \$1,402,799 total General Fund increase. The increase includes \$689,874 of General Fund annual increases, to include \$474,200 of Capital Sales Tax items, as well as \$712,925 in total new personnel for 4 new patrol officers, and 1 new investigator. Additionally, the Sheriff's Office is requesting four patrol officers and one investigator from the Town of Hilton Head Island. The Town would reimburse the County for these expenditures, if approved. The total FY2017 Sheriff's Office budget request, as of April 18, 2016, is \$31,772,825. Questions and concerns from the Committee included the following:

- Where does payment from the Town of Hilton Head Island show to offset the budget?
  - The payments are included in the Intergovernmental Fund, under Revenue.
- If Hilton Head Island does not approve the budget increase, is the expense of the five new personnel (four patrol officers, one investigator) passed on to the County?
  - No. If the increase is not approved, the positions will not be created.
- When were new positions hired for the Town of Hilton Head Island and Beaufort County?
  - New positions were created to serve the Town of Hilton Head Island in 2010. Information relative to Beaufort County was unknown, but will Staff forward the information to County Council.
- Is the budget increase due to an increase in crime?
  - Resources and deployment of resources have changed tremendously throughout the years. The growth in the Bluffton area caused the redeployment of assets to other areas due to the reduced size of unincorporated Beaufort County in that area. Also, the increases are due to the cost of service, not the increase in crime.
- What is the reason for the reduction in 911 revenue?
  - There was an initial one-time expenditure needed when the Sheriff's Office took over the Communications Center.

**Status:** Information only.

## 2. Discussion / Beaufort County School District Funding Expectations

**Notification:** To view video of full discussion of this meeting please visit [http://beaufort.granicus.com/ViewPublisher.php?view\\_id=2](http://beaufort.granicus.com/ViewPublisher.php?view_id=2)

**Discussion:** Dr. Jeffrey Moss, Superintendent, and Mrs. Phyllis White, Chief Financial and Operations Officer, provided the Committee with a PowerPoint presentation on the FY2016-2017 preliminary General Fund budget proposal.

### Expenditure Increases

#### **\$5,381,827 - Total State/Federal Mandated Increases**

- 2% COLA for teachers - \$2,127,958
- Salary Step for certified staff - \$1,333,067
- Retirement Increase - \$814,305
- Health Insurance Increase - \$803,997
- 4.5 Special Education teachers - \$292,500
- JROTC Instructor Match - \$10,000

#### **\$2,874,956 - Local – Increases due to enrollment growth and includes staff at May River High School**

- 25.8 School-Based employees - \$1,388,538
- 10 teachers for additional growth - \$650,000
- Athletic & Academic Stipends - \$356,279
- Charter School Allocation (+38 students) - \$243,526
- School Non-Salary Allocations - \$172,921
- School Resource Officer - \$63,692

#### **\$1,390,182 – Operational Increases**

- Contractual Increase - \$565,114
- Utilities - \$440,498
- Property Insurance - \$261,845
- Repairs Maintenance - \$62,725
- Storm Water Utility - \$60,000

#### **\$390,000 – Increases due to program expansion**

- Career & Technical Education (CATE) – 6 teachers - \$390,000

#### **\$2,470,475 – Other Increases**

- Locality supplement for teachers - \$1,866,651
- Step increase for classified - \$414,783
- Step increase for administrators - \$189,041

**Expenditure Decreases**

**\$569,377 - Total Decreases**

- TAN Interest - \$5,000
- Telecommunications - \$49,640
- Unemployment Claims - \$10,000
- 8 Staff moved to Special Revenue - \$495,000
- District Level Departmental - \$9,737

A recap of the proposed preliminary budget was presented as follows:

Type Increase	Amount	# of Mills	% of Total Increases
State/Federal Mandated	5,381,827	4.41	43%
Local Enrollment	2,874,956	2.36	23%
Local Operational	1,390,182	1.14	11%
Other	2,860,475	2.35	23%
Total Increases	12,507,440		
Less Decreases	(569,377)	(0.47)	
Net Increases	11,938,063	9.79	
Current Year Budget	203,513,932		
FY 2016-2017 Preliminary	215,451,995		

Questions and concerns from the Committee were as follows:

- Is the cost for ACE still the same, even with the CATE expansion?
  - Yes. There are less students attending ACE; but, the cost is still the same due to the inability to agree on a new contract.
- Regarding state mandates, the state is not providing the necessary dollars – has the School District discussed any solutions to eliminate the double taxation?
  - It is being proposed that Beaufort County School District will receive 19% this fiscal year, versus the 11% received in the current fiscal year. Beaufort County is labeled as high performing. The District attends the meetings and has provided recommendations for solutions, but nothing has been enacted as of yet. One of the solutions proposed, is to see if 4% homeowners are willing to pay for their children’s education by way of referendum.

**Status:** Information only.

### 3. Adoption / FY 2016-2017 Budget and Submission to Full Body of Council

**Notification:** To view video of full discussion of this meeting please visit [http://beaufort.granicus.com/ViewPublisher.php?view\\_id=2](http://beaufort.granicus.com/ViewPublisher.php?view_id=2)

**Discussion:** Mr. Joshua Gruber, Deputy County Administrator/Special Council, provided the Committee the same PowerPoint on the proposed FY 2016/2017 Beaufort County Operations budget presented March 21, 2016.

Mr. Rodman provided to the Committee an Economic Development proposal that outlined the process of creating a Beaufort County Economic Development Corporation, information relative to joining SouthernAlliance, and funding needs moving forward. He asked that the Committee to support \$295,000 appropriations in FY2017, of which \$195,000 would be the amount needed to join the alliance, and \$100,000 to be used towards the Beaufort County Economic Development Corporation.

Mr. Dawson stated the Economic Development Subcommittee met to discuss where we are with regard to economic development in Beaufort County. At that time, the consensus of the Subcommittee was to forgo joining any alliance, but to move forward with the creation of the Economic Development Corporation and the hiring of an Economic Development Director.

Mr. Stewart stated the intent was to create the Economic Development Corporation and then hire a Director. It is the director's responsibility to look at opportunities and guide this process. He does not foresee this happening until next fiscal year, and feels the \$90,000 allocated for economic development sufficient at this time.

Mr. Flewelling felt the money set aside could always be invested in an economic development opportunity if the need arises.

**Motion:** It was moved by Mr. Rodman, seconded by Mr. Flewelling, that Committee approve directing staff to adjust the current proposed FY2016-2017 County Administrations Operations budget to include a \$295,000 line item for economic development. The vote: YEAS – Mrs. Bensch, Mr. Caporale, Mr. Flewelling, and Mr. Rodman. NAYS - Mr. McBride and Mr. Stewart. ABSENT – Mr. Fobes. The motion passed.

Mr. Gruber provided the Committee with the Fire Districts' FY 2017 Budget requests and asked Council to review their district's budget proposal and bring forward their recommendation for approval at the May 17, 2016 meeting of the Finance Committee.

Mr. Gruber and Mrs. Maria Walls, Treasurer, provided the Committee with a sample property tax bill that includes additional descriptions of taxes and fees to include line items for unfunded state mandates, as well as a sample tax bill insert defining unfunded state mandates.

**Status:** Committee directed staff to adjust the current proposed FY 2016-2017 County Administrations Operations budget to include a \$295,000 line item for economic development.

**4. Consideration of Reappointments and Appointments**

- **Tax Equalization Board**

**Notification:** To view video of full discussion of this meeting please visit [http://beaufort.granicus.com/ViewPublisher.php?view\\_id=2](http://beaufort.granicus.com/ViewPublisher.php?view_id=2)

**Status:** This item will be taken up at a later meeting.

**DRAFT**

## NATURAL RESOURCES COMMITTEE

April 19, 2016

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

The Natural Resources Committee met Monday, April 19, 2016 beginning at 3:30 p.m., in the Executive Conference Room, Administration Building, Beaufort County Government Robert Smalls Complex, 100 Ribaut Road, Beaufort, South Carolina.

### ATTENDANCE

Committee Chairman Brian Flewelling, Vice Chairman Alice Howard and members Gerald Dawson, William McBride and Jerry Stewart present. Committee members Steve Fobes and Roberts Vaux absent. Non-committee members Cynthia Bensch 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: Allison Coppage, Assistant County Attorney; Tony Criscitiello, Planning Director; Joshua Gruber, Deputy County Administrator/Special Counsel; Thomas Keaveny, County Attorney; Gary Kubic, County Administrator; Eric Larson, Division Director-Environmental Engineering; and Rob Merchant, Long-Range Planner/Development Review Planner.

Public: Bob Bender, Lowcountry Estuary; Greg Campbell; Lisa Lord, Beaufort County Open Land Trust; Tony Maglione, Vice President, Applied Technology & Management, Inc.; Keith Redling, Raftelis Financial Consultants, Inc.; and Kate Schaefer, South Coast Director, Coastal Conservation League.

Mr. Flewelling chaired the meeting.

### ACTION ITEMS

#### **1. Resolution Adopting the Port Royal Sound Estuarine System**

**Notification:** To view video of full discussion of this meeting please visit [http://beaufort.granicus.com/ViewPublisher.php?view\\_id=2](http://beaufort.granicus.com/ViewPublisher.php?view_id=2)

**Motion:** It was moved by Mrs. Howard, seconded by Mr. Dawson, that Natural Resources Committee recommend Council adopt a resolution supporting admission of the Port Royal Sound Estuarine System as a member of the National Estuary Program. The vote: YEAS – Mr. Dawson, Mr. Flewelling, Mrs. Howard, Mr. McBride and Mr. Stewart. ABSENT – Mr. Fobes and Mr. Vaux. The motion passed.



**Recommendation:** Council adopt a resolution supporting admission of the Port Royal Sound Estuarine System as a member of the National Estuary Program.

## **2. Resolution Adopting the 2016 Stormwater Utility Fee Credit Manual Update**

**Notification:** To view video of full discussion of this meeting please visit [http://beaufort.granicus.com/ViewPublisher.php?view\\_id=2](http://beaufort.granicus.com/ViewPublisher.php?view_id=2)

**Discussion:** Mr. Keith Redling, Raftelis Financial Consultants, Inc. presented the Committee a PowerPoint presentation on the 2016 Stormwater Utility Fee Credit Manual Update. The presentation reviewed the changes made to the Manual, adopted in 2012, which was updated to match the current rate structure, simplify eligibility and calculations, improve data maintenance and processing, and consolidate and document County process for managing credits.

**Motion:** It was moved by Mr. Stewart, seconded by Mrs. Howard, that Natural Resources Committee recommend Council adopt a resolution approving the 2016 Stormwater Utility Fee Credit Manual Update. The vote: YEAS – Mr. Dawson, Mr. Flewelling, Mrs. Howard, Mr. McBride and Mr. Stewart. ABSENT – Mr. Fobes and Mr. Vaux. The motion passed.

**Recommendation:** Council adopt a resolution approving the 2016 Stormwater Utility Fee Credit Manual Update.

## **INFORMATION ITEMS**

### **3. Update / Status of Spanish Moss Trail**

**Notification:** To view video of full discussion of this meeting please visit [http://beaufort.granicus.com/ViewPublisher.php?view\\_id=2](http://beaufort.granicus.com/ViewPublisher.php?view_id=2)

**Discussion:** Mr. Rob Merchant, Long-Range Planner/Development Review Planner, provided the Committee an update on the status of the Spanish Moss Trail. Phase 7 of the Trail is in the design and build phase now. The PATH Foundation has allocated \$900,000 for the design and build of Phase 7 of the trail from Clarendon Road back to Poppy Hill Road along the periphery of the Clarendon property.

Mr. Sommerville stated that on March 14, 2016 Council authorized the transfer of \$250,000 from the 3% Local Accommodations Tax Fund to the General Fund for the purpose of constructing the Spanish Moss Trail – Phase 7. On March 7, 2016 Council received correspondence from Mr. Dean Moss, Executive Director, Friends of the Spanish Moss Trail, committing a minimum of \$100,000 to the construction of Segment 7 of the Trail. “We will raise those funds through solicitation of our generous current donors and appeals to other businesses and corporations. The Friends of the Spanish Moss Trail very much appreciate County Council's appropriation of \$250,000. With our commitment of \$100,000, there is an additional \$400,000 to raise. Those efforts are underway, but nothing is certain. I hereby request that Beaufort County

communicate with Mr. Ed McBrayer, Executive Director of the PATH Foundation, and provide him assurances that the County will guarantee the remaining \$400,000 if it cannot be raised from other sources . . . .”

Mr. Gruber said staff is looking at the possible means for assuring of the County’s commitment for the project without actually committing the specific dollar amount at this time.

**Status:** Information only.

#### **4. Off Agenda / Update / Transfer of Development Rights (TDR) Program**

**Notification:** To view video of full discussion of this meeting please visit [http://beaufort.granicus.com/ViewPublisher.php?view\\_id=2](http://beaufort.granicus.com/ViewPublisher.php?view_id=2)

**Discussion:** Mr. Tony Criscitiello, Planning Director, provided the Committee an update on the Transfer of Development Rights (TDR) Program, as part of the Community Development Code. It is an approved concept, but the details of implementation are currently being worked on. He will bring forward a formal update within a two-month timeframe.

**Status:** Information only.

#### **5. Off Agenda / Update / Planning Commission Meeting**

**Notification:** To view video of full discussion of this meeting please visit [http://beaufort.granicus.com/ViewPublisher.php?view\\_id=2](http://beaufort.granicus.com/ViewPublisher.php?view_id=2)

**Discussion:** Mr. Tony Criscitiello, Planning Director, stated there was no quorum at the April 4, 2016 Planning Commission meeting.

**Status:** Information only.

#### **6. Executive Session**

**Notification:** To view video of full discussion of this meeting please visit [http://beaufort.granicus.com/ViewPublisher.php?view\\_id=2](http://beaufort.granicus.com/ViewPublisher.php?view_id=2)

**Motion:** It was moved by Mrs. Howard, seconded by Mr. McBride, that Natural Resources Committee go immediately into Executive Session for discussion of negotiations incident to proposed contractual arrangements and proposed purchase of property. The vote: YEAS – Mr. Dawson, Mr. Flewelling, Mrs. Howard, Mr. McBride, and Mr. Stewart. ABSENT – Mr. Fobes and Mr. Vaux. The motion passed.

**Status:** Committee went immediately into Executive Session for discussion of negotiations incident to proposed contractual arrangements and proposed purchase of property.

## PUBLIC FACILITIES COMMITTEE

April 18, 2016

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

The Public Facilities Committee met Monday, April 18, 2016 beginning at 4:00 p.m., in the Executive Conference Room of the Administration Building, Beaufort County Government Robert Smalls Complex, 100 Ribaut Road, Beaufort, South Carolina.

### ATTENDANCE

Chairman Gerald Dawson, Vice Chairman Roberts "Tabor" Vaux and members Cynthia Bensch, Rick Caporale, Alice Howard and William McBride. Committee member Steve Fobes absent.

County Staff: Allison Coppage, Assistant County Attorney; Scott Grooms, Broadcast Manager; Joshua Gruber, Deputy County Administrator/Special Counsel; Colin Kinton, Division Director-Transportation Engineering; Gary Kubic, County Administrator; Eric Larson, Division Director-Environmental Engineering; Robert McFee, Division-Director, Facilities and Construction Engineering; Dave Thomas, Purchasing Director; and David Wilhelm, Public Facilities Director.

Public: State Representative Jeffery Bradley; Chuck Hunter, Daufuskie Island Council; Nancy Hunter, resident of Daufuskie Island; and Frank Turano, Lowcountry Regional Manager, Alliance Consulting Engineers.

Media: Joe Croley, *Lowcountry Inside Track*, and Scott Thompson, *Bluffton Today*.

Mr. Dawson chaired the meeting.

### ACTION ITEMS

#### **1. Consideration of Contract Award**

- **2016 SCDOT County Transportation Committee (CTC) Roadway Resurfacing Contract Award (> \$100,000)**

**Notification:** To view video of full discussion of this meeting please visit [http://beaufort.granicus.com/ViewPublisher.php?view\\_id=2](http://beaufort.granicus.com/ViewPublisher.php?view_id=2)

**Discussion:** Mr. Dave Thomas, Purchasing Director, presented this item to the Committee. In FY 2016, Beaufort County has received \$5,667,823 in a one-time C Program funding distribution. This a one-time FY 2016 C Program distribution must be used for improvements on state-owned secondary roads. On September 16, 2015, the Beaufort County Transportation Committee selected 28 SCDOT roads, approximately 32 miles for resurfacing in 2016.

On April 5, 2016 the County received two bids for the asphalt resurfacing of the 28 SCDOT roads and Lane Construction Corporation bid submittal was reviewed and found to be reasonable. There is no apparent cause for rejecting their bid.

**Motion:** It was moved by Mr. McBride, seconded by Mr. Vaux, that Committee approve and recommend to Council a contract award to Lane Construction Corporation, Beaufort, South Carolina in the amount of \$5,599,857.20 for the 2016 SCDOT Roadway Resurfacing Project. Further, approve a 10% project contingency of \$560,000 for a total project budget of \$6.1 million. The sources of funding are County nonrecurring 2016 C Fund distribution plus a 10% contingency of \$560,000 from C Fund account 2342001C-54901-Road Resurfacing and Improvement account. The vote: Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mrs. Howard, Mr. McBride and Mr. Vaux. ABSENT – Mr. Fobes. The motion passed.

**Recommendation:** Council award a contract to Lane Construction Corporation, Beaufort, South Carolina in the amount of \$5,599,857.20 for the 2016 SCDOT Roadway Resurfacing Project. Further, approve a 10% project contingency of \$560,000 for a total project budget of \$6.1 million. The sources of funding are County nonrecurring 2016 C Fund distribution plus a 10% contingency of \$560,000 from C Fund account 2342001C-54901-Road Resurfacing and Improvement account.

## 2. Consideration of Contract Award

- **Beaufort County AV Equipment and Installation Services for Buckwalter Recreation Center (> \$100,000)**

**Notification:** To view video of full discussion of this meeting please visit [http://beaufort.granicus.com/ViewPublisher.php?view\\_id=2](http://beaufort.granicus.com/ViewPublisher.php?view_id=2)

**Discussion:** Mr. Dave Thomas, Purchasing Director, presented this item to the Committee. On August 25, 2014, Council awarded a contract to Mashburn Construction Company in the amount of \$5,561,076, which included an allowance of \$160,000 for audio visual equipment and installation services. A change order, crediting the \$160,000 back to the County, has been issued to Mashburn. The County will award this work directly.

Beaufort County issued a Request for Proposals from qualified firms to provide audio visual equipment and installation services. A selection committee consisting of the Parks and Leisure Services Deputy Director, Broadcast Manager and CIP Construction Manager reviewed the original proposals and invited the three proposers to interview. Based on these interviews and the evaluation criteria, the selection committee eliminated Summit Systems Inc., and requested best and final offers from Productions Unlimited Inc. and Stage Front Presentation Systems. On the basis of recent and similar experience, quicker response time for service calls, consistency of Countywide equipment, quality of equipment and an additional year warranty (total of two years) it is recommended to award the contract to Stage Front Presentation Systems. The amount of the award will be \$202,928 and differs from the proposed amount by omitting redundant speaker wiring as a cost saving measure.

**Motion:** It was moved by Mr. McBride, seconded by Mr. Vaux, that Committee approve and recommend to Council a contract award to Stage Front Presentation Systems, Savannah, Georgia in the amount of \$202,928 for AV equipment and installation services for Buckwalter Recreation Center. The source of funding is \$160,000 from project account 40090011-54606 and \$52,928 from parks and leisure services impact fees account 26510011-54450. The vote: Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mrs. Howard, Mr. McBride and Mr. Vaux. ABSENT – Mr. Fobes. The motion passed.

**Recommendation:** Council award a contract to Stage Front Presentation Systems, Savannah, Georgia in the amount of \$202,928 for AV equipment and installation services for Buckwalter Recreation Center. The source of funding is \$160,000 from project account 40090011-54606 and \$52,928 from parks and leisure services impact fees account 26510011-54450.

**3. An Ordinance Authorizing the Relinquishment of an Easement Encumbering Property Identified as TMP R200-007-000-0049-0000**

**Notification:** To view video of full discussion of this meeting please visit [http://beaufort.granicus.com/ViewPublisher.php?view\\_id=2](http://beaufort.granicus.com/ViewPublisher.php?view_id=2)

**Discussion:** Mr. Josh Gruber, Deputy County Administrator/Special Counsel, presented this item to the Committee. On or about April 20, 1990, B. Randolph Dunlap and Beaufort County entered into a Settlement Agreement in Case No. 88-CP-07-00743, wherein B. Randolph Dunlap agreed to deed to Beaufort County a five-foot pedestrian easement located on Coosaw Island for public use in exchange for various promises. Due to changes in the condition of the pedestrian easement, it no longer provides safe access for the public to the waterway. Beaufort County and the property owner, B. Randolph Dunlap, now agree that the property owner will release the County from its obligation to maintain the ten-foot seawall in exchange for the County relinquishing the five-foot pedestrian easement.

**Motion:** It was moved by Mr. Vaux, seconded by Mrs. Howard, that Committee approve and recommend to Council first reading of an ordinance authorizing the relinquishment of an easement encumbering property identified as TMP R200-007-000-0049-0000. The vote: Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mrs. Howard and Mr. Vaux. NAYS – Mr. McBride. ABSENT – Mr. Fobes. The motion passed.

**Recommendation:** Council approve on first reading an ordinance authorizing the relinquishment of an easement encumbering property identified as TMP R200-007-000-0049-0000.

#### **4. An Ordinance Creating Procedure for Establishing Dirt Road Maintenance and the Establishment of a Special Purpose Tax District to Cover Costs Associated with Improvements**

**Notification:** To view video of full discussion of this meeting please visit [http://beaufort.granicus.com/ViewPublisher.php?view\\_id=2](http://beaufort.granicus.com/ViewPublisher.php?view_id=2)

**Discussion:** Mrs. Allison Coppage, Assistant County Attorney, presented this item to the Committee. Beaufort County has several hundred miles of paved and unpaved roads, including an undetermined number of miles of dirt surface roads that are private or not otherwise a part of the County Road System. A majority of these dirt surface roads serve as the sole means of ingress and egress by many Beaufort County residents and taxpayers and are not generally maintained creating difficulty for persons living on them to have a reasonable means of access to their property. In order for its residents and citizens to have reasonable access to government provided services including fire and EMS, work, church and other opportunities, a reasonable means of getting to and from their residences is essential. Some private roads are in need of one-time repair by the County based on hardship conditions; therefore, a procedure should be put in place for a resident to petition for repair and establish payment of the benefits received.

S.C. Code Sec. 4-9-30(5)(a)(ii) allows for the establishment of a Special Tax District when a petition is submitted to the County Council signed by seventy – five percent or more of the resident freeholders who own at least seventy – five percent of the assessed valuation of the real property in the proposed special tax district and upon certification of the petition County Council may pass an ordinance establishing the special tax district. At no time will this petition process be utilized to develop a road in an area which is underdeveloped and in which the property owners are seeking assistance from the County to build a road in order for them to subdivide their land to make a profit.

**Motion:** It was moved by Mr. Vaux, seconded by Mrs. Howard, that Committee approve and recommend to Council first reading of an ordinance creating procedure for (the one-time repair of a private road based on hardship conditions) establishing dirt road maintenance and the establishment of a special purpose tax district to cover costs associated with the improvements. The vote: YEAS - Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mrs. Howard and Mr. Vaux. NAYS – Mr. McBride. ABSENT – Mr. Fobes. The motion passed.

**Recommendation:** Council approve on first reading an ordinance creating procedure for (the one-time repair of a private road based on hardship conditions) establishing dirt road maintenance and the establishment of a special purpose tax district to cover costs associated with the improvements.



## 5. Consideration of Reappointments and Appointments

### • County Transportation Committee

**Notification:** To view video of full discussion of this meeting please visit [http://beaufort.granicus.com/ViewPublisher.php?view\\_id=2](http://beaufort.granicus.com/ViewPublisher.php?view_id=2)

**Motion:** It was moved by Mr. Vaux, seconded by Mr. McBride, that Public Facilities Committee nominate James Morrall, representing Council District 5, and Paul Runko, representing Council District 9, to serve as members of the County Transportation Committee. The vote: YEAS - Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mrs. Howard, Mr. McBride and Mr. Vaux ABSENT – Mr. Fobes. The motion passed.

**Recommendation:** Council nominate James Morrall, representing Council District 5, and Paul Runko, representing Council District 9, to serve as members of the County Transportation Committee.

## INFORMATION ITEMS

### 6. Consideration of Contract Award

#### • Request to Purchase Two Pickup Trucks from State Contract for County's Traffic and Transportation Engineering Department (> \$50,000)

**Notification:** To view video of full discussion of this meeting please visit [http://beaufort.granicus.com/ViewPublisher.php?view\\_id=2](http://beaufort.granicus.com/ViewPublisher.php?view_id=2)

**Discussion:** Mr. Dave Thomas, Purchasing Director, presented this item to the Committee. The Purchasing Department received a request from the Director of Traffic Engineering to purchase two Ford F Series pickup trucks from a State contract vendor. The new equipment is a replacement for two pickup trucks assigned to Traffic Engineering. Truck #21044, a 2002 Chevrolet Silverado, has 166,069 miles; the current repair cost to date for this vehicle is more than \$7,000 with an estimated future repair cost at over \$1500. Truck #21045, a 2002 Chevrolet Silverado, has 161,018 miles; the current repair cost to date for this vehicle is more than \$8,000.00 with an estimated future repair cost at over \$1,900. The cost to purchase both trucks is included in the current Traffic and Transportation Engineering budget. The department utilizes these pickup trucks to transport employees, supplies and small tools. The old vehicles will be sold on GovDeals.

**Motion:** It was moved by Mrs. Howard, seconded by Mrs. Bensch, that Committee award a contract to Vic Bailey Ford, Spartanburg, South Carolina in the amount of \$66,088 for the purchase of two 2016 Ford F Series pickup trucks to support Traffic and Transportation Engineering Department operations. The source of funding is account 10001241-54000. The vote: Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mrs. Howard, Mr. McBride and Mr. Vaux. ABSENT – Mr. Fobes. The motion passed.



**Status:** Committee awarded a contract to Vic Bailey Ford, Spartanburg, South Carolina in the amount of \$66,088 for the purchase of two 2016 Ford F Series pickup trucks to support Traffic and Transportation Engineering Department operations. The source of funding is account 10001241-54000.

## 7. Update/ Daufuskie Island Restrooms

**Notification:** To view video of full discussion of this meeting please visit [http://beaufort.granicus.com/ViewPublisher.php?view\\_id=2](http://beaufort.granicus.com/ViewPublisher.php?view_id=2)

**Discussion:** Mr. Josh Gruber, Deputy County Administrator/Special Counsel, presented this item to the Committee. This is the same project the County has bid several times before without receiving responsive bids. The County then had an architectural firm create drawings with regards to a potential scope of the project. Staff put that back out for bid again, and, the fourth time around, we received two responsive bids to that proposal. Both of the bids were significantly in excess of the project budget. Staff is currently working with yet another group of contractors to try to develop a scope that is going to do two things: (i) satisfy the grant requirements for the grant we received from S.C. Department of Recreation and Tourism and (ii) allow us to move forward with carrying out that scope of work for something that is close to what we have insofar as a project budget for this particular improvement. We are hopeful, that with this group of architects and contractors that we are working with now, we will be able to develop a scope of work that we can put back out for bid for a fifth time that will, ultimately, result in a responsive bid that is at, or around, our project budget and will allow us to move forward and complete this improvement.

**Status:** Information only. No action is required.

Boards and Commissions  
Reappointments and Appointments  
April 25, 2016

**1 Executive Committee**

*Lady's Island / St. Helena Island Fire District Commission*

<u>NominateD</u>	<u>Name</u>	<u>Position/Area/Expertise</u>	<u>Reappoint/Appoint</u>	<u>Votes Required</u>	<u>Term/Years</u>	<u>Expiration</u>
04.11.16	Pat Harvey-Palmer	St. Helena Island	Reappoint	10/11	4	5/20

**2 Public Facilities Committee**


*County Transportation Committee*

<u>Nominate</u>	<u>Name</u>	<u>Position/Area/Expertise</u>	<u>Reappoint/Appoint</u>	<u>Votes Required</u>	<u>Term/Years</u>	<u>Expiration</u>
04.25.16	James Morrall	Council District 5	Appoint	6/11	*	2/17
04.25.16	Paul Runko	Council District 9	Appoint	6/11	*	2/17

\* Term aligns with Council District for which members are appointed.



COUNTY COUNCIL OF BEAUFORT COUNTY  
BEAUFORT COUNTY TRAFFIC & TRANSPORTATION  
ENGINEERING DEPARTMENT  
113 Industrial Village Road, 29906  
PO Drawer 1228, Beaufort, SC 29901-1228  
Phone: (843) 255-2940 Fax: (843) 255-9443

TO: D. Paul Sommerville, Chairman, County Council  
VIA: Gary Kubic, County Administrator   
FROM: Colin Kinton, Director of Transportation Engineering  
SUBJ: **Contract Award for Traffic Signal Installation at Bluffton Fire Station Traffic Signal Construction; IFB #042016TE**  
DATE: April 22, 2016

**BACKGROUND.** Beaufort County requested bids for the installation of a new traffic signal at the intersection of US 278 at the Bluffton Fire Station with Mast Arm Poles. The Mast arms, poles and hardware will be provided by the County.

On April 20, 2016, the following bids were received:

Walker Brothers, Inc., Lexington, SC	\$154,642.40
W.M. Roebuck, Inc., Lexington, SC	\$173,465.00
Engineer's Estimate	\$156,134.00

An analysis of Walker Brothers, Inc., bid prices revealed no apparent cause for rejecting their bid. Therefore, Walker Brothers, Inc. is the certified lowest responsible/responsive bidder and is in compliance with the County's SMB Participation Ordinance in that they will be self-performing all construction activities.

Staff is requesting a 10% project contingency of \$15,464.24. Total project budget is \$170,106.64.

**FUNDING.** St. Gregory the Great Frontage Road construction is paid for from sales tax projects. Account #47010013-54504. As of 04/22/16, there is an available budget of \$313,943.

**FOR ACTION.** County Council meeting on April 25, 2016.

**RECOMMENDATION.** County Council approve a contract award to Walker Brothers, Inc., for \$154,642.40 for the traffic signal installation at US 278 and Bluffton Fire Station. Additionally, approve a project contingency of 10% bringing the total budget to \$170,106.64 with funding as outlined above.

Attachments: 1) Bid Certification  
2) Location Map

**PRELIMINARY BID TABULATION**  
PURCHASING DEPARTMENT



<b>Project Name:</b>	Bluffton Fire Station Traffic Signal
<b>Project Number:</b>	IFB 042016TE
<b>Project Budget:</b>	
<b>Bid Opening Date:</b>	20-Apr-16
<b>Time:</b>	3:00
<b>Location:</b>	BIV #2 Conference Room
<b>Bid Administrator:</b>	Dave Thomas
<b>Bid Recorder:</b>	Maggie Hickman

The following bids were received for the above referenced project:

BIDDER	BID FORM	BID BOND	ALL ADDE NDA	SCH OF VALUES	SUB LISTING	SMBE DOCS	Grand Total Price
WM Roebuck, Inc.	X	X	X	N/A	N/A	N/A	\$173,465.00
Walker Brothers	X	CHECK	X	N/A	N/A	N/A	\$154,642.40

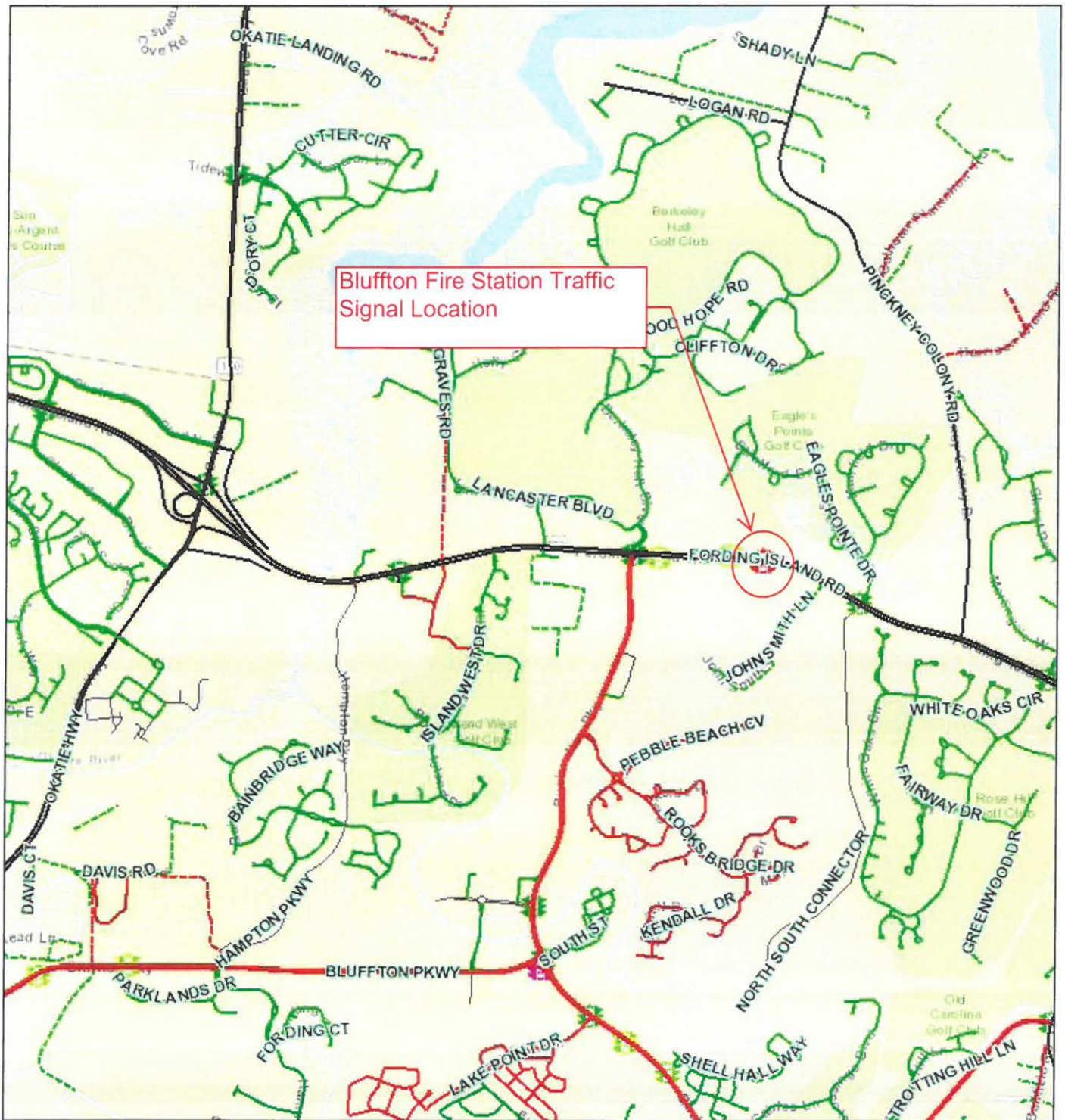
*Beaufort County posts PRELIMINARY bid tabulation information within 2 business days of the advertised bid opening. Information on the PRELIMINARY bid tabulation is posted as it was read during the bid opening. Beaufort County makes no guarantees as to the accuracy of any information on the PRELIMINARY tabulation. The bid results indicated here do not necessarily represent the final compliance review by Beaufort County and are subject to change. After the review, the final award will be made by Beaufort County Council and a certified bid tab will be posted online.*

  
Bid Administrator Signature

\_\_\_\_\_  
Bid Recorder
















# Bluffton Fire Station Traffic Signal

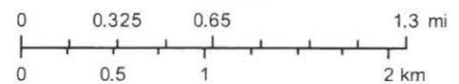


March 23, 2016

1:39,759

## Road Classifications

	PRIVATE, UNPAVED
	<all other values>
	STATE, PAVED
	STATE, UNPAVED
	COUNTY, PAVED
	COUNTY, UNPAVED
	PRIVATE, PAVED
	PRIVATE, UNPAVED
	PRIVATE, UNDETERMINED
	TOWN, PAVED
	TOWN, UNPAVED
	MILITARY / PAVED
	MILITARY / UNPAVED



Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

Project Location

The information and images contained on this web site are for viewing and informational purposes only. Although much of the data is compiled from official sources, such as deeds and plats, it is not intended to be used as such. Please contact the appropriate Beaufort County Office for official or original documents.

**ORDINANCE 2016 /**

**AN ORDINANCE TO TERMINATE A DEVELOPMENT AGREEMENT BETWEEN  
BEAUFORT COUNTY AND OAKS CONSTRUCTION COMPANY, INC., *et al.*,  
PURSUANT TO SECTION 6-31-90 OF THE  
CODE OF LAWS OF SOUTH CAROLINA, 1976, AS AMENDED.**

WHEREAS, the General Assembly of the State of South Carolina has enacted the “South Carolina Local Government Development Agreement Act” as set forth in Section 6-31-10 through 6-31-160 of the *Code of Laws of South Carolina*, 1976, as amended; and

WHEREAS, the Act authorizes local governments, including Beaufort County through its County Council, to enter Development Agreements with developers for the purpose of providing a continuous agreement for development of projects; and

WHEREAS, the Oaks Development Agreement was approved by Beaufort County Ordinance 1999/37 on November 22, 1999; and

WHEREAS, the Oaks Development Agreement was amended by the First Set of Amendments to the Development Agreement dated October 13, 2000, approved by Beaufort County Ordinance 2000/32 on August 28, 2000; and

WHEREAS, the Oaks Development agreement was amended by the Second Set of Amendments to the Development Agreement dated October 13, 2000 approved by Beaufort County Ordinance 2000/40 on September 11, 2000; and

WHEREAS, the South Carolina General Assembly passed the South Carolina General Assembly Permit Extension Joint Resolution in 2010 and extended the affected permits through a subsequent act in 2013; and

WHEREAS, the Joint Resolution extends the Oaks Development Agreement from the initial expiration date of January 1, 2009 to January 1, 2019; and

WHEREAS; pursuant to S.C. Code Ann. 6-31-90 of the Development Agreement Act, if a local government finds and determines that the developer has committed a material breach of the terms or conditions of the agreement, the local government shall serve notice in writing upon the developer, within a reasonable time after the periodic review, setting forth with reasonable particularity the nature of the breach and the evidence supporting the finding and determination, and providing the developer a reasonable time in which to cure the material breach. If the developer fails to cure the material breach within the time given, then the local government unilaterally may terminate or modify the development agreement provided, that the local government has first given the developer the opportunity: (1) to rebut the finding and determination; or (2) to consent to amend the development agreement to meet the concerns of the local government with respect to the findings and determinations; and

WHEREAS, on February 3, 2016, after a periodic review, Beaufort County sent a letter identifying several breaches of the Oaks Development Agreement to all current property owners and notifying all property owners of the ability to contest the County's intent to terminate the Oaks Development Agreement within thirty (30) days of the letter.

NOW, THEREFORE, in consideration and pursuant to Section 6-31-10, of the *Code of Laws of South Carolina*, 1976, as amended, Beaufort County Council herein adopts this Ordinance, to terminate the Oaks Development Agreement including any subsequent amendments thereto.

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

COUNTY COUNCIL OF BEAUFORT COUNTY

By: \_\_\_\_\_  
D. Paul Sommerville, Chairman

APPROVED AS TO FORM:

\_\_\_\_\_  
Thomas J. Keaveny, II, County Attorney

ATTEST:

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

First Reading: April 11, 2016

Second Reading:

Public Hearing:

Third and Final Reading:





**COUNTY COUNCIL OF BEAUFORT COUNTY**  
**BEAUFORT COUNTY ENGINEERING DEPARTMENT**  
104 Industrial Village Road, Building #3, Beaufort, SC 29906  
Post Office Drawer 1228, Beaufort, SC 29901-1228  
Telephone: 843-255-2700 Facsimile: 843-255-9420

TO: Councilman Gerald Dawson, Chairman, Public Facilities Committee

VIA: Gary Kubic, County Administrator *GKubic*  
Josh Gruber, Deputy County Administrator *challgruber*  
Alicia Holland, Assistant County Administrator for Finance  
Dave Thomas, Purchasing Director

FROM: Robert McFee, PE, Division Director of Construction, Engineering & Facilities *Robert McFee*

SUBJ: **2016 SCDOT Roadway Resurfacing Contract Award – IFB #040516E**

DATE: April 12, 2016

**BACKGROUND.** In FY 2016, Beaufort County has received \$5,667,823 in a one-time C Program funding distribution. As noted in the attached SCDOT 7/9/15 correspondence, this one time FY 2016 C Program distribution must be used for improvements on state-owned secondary roads. On September 16, 2015, The Beaufort County Transportation Committee (BCTC) selected 28 SCDOT roads, approximately 32 miles for resurfacing in 2016.

On April 5, 2016 Beaufort County received the following 2 bids for the asphalt resurfacing of the 28 SCDOT roads.

<b>Bidder</b>	<b>ADDRESS</b>	<b>TOTAL BID AMOUNT</b>
The Lane Construction Corporation	Beaufort, SC	\$ 5,599,857.20
Preferred Materials, Inc. (PMI)	Savannah, GA	\$ 6,160,331.00
Engineers Estimate		\$ 6,050,000

Lane Construction Corporation bid submittal has been reviewed and found to be reasonable. There is no apparent cause for rejecting their bid.

**FUNDING.** This project would be funded from County non-recurring 2016 C Fund distribution of \$5,667,823. Engineering staff is also requesting a 10% project contingency totaling \$560,000 funded from the C Fund Acct 2342001C-54901 – Road Resurfacing & Improvement Account with its annual BCTC budget of \$1.5 million. This contingency, if needed, would be applied to the County's 25% mandated annual expenditure from the monthly recurring C Fund distribution.

Construction engineering inspections will be completed by F&ME from their previously approved contract award and funding from professional services account 2342001T-51160 for the Perryclear Bridge rehabilitation that was not used.

**FOR ACTION:** Public Facilities Committee Meeting on April 18, 2016.

**RECOMMENDATION:** The Public Facilities Committee approve and recommend to County Council approval of a contract award to the Lane Construction Corporation for the 2016 SCDOT Roadway Resurfacing Project of \$5,599,857.20 from the funding source listed above. Additionally, recommend approval of a 10% project contingency for a total project budget of \$6.1 million.

JRM/mjh

Attachments: 1) Bid Certification  
2) SCDOT Road Listing  
3) 7/9/15 SCDOT ltr  
4) BCTC 9/16/15 Minutes

2016SCDOT Resf/pfcapp



2016 CTC Resurfacing Priority Listing (approved 16 Sept 2015)

Bid Advertised 2/22/2016  
 Bid Due 4/5/2016

2/24/2016

Road Name & Number	Number	From	Number	To	Number	Length (miles)	AADT
Brickyard Point Road	S-7-72	Middle Road	S-7-750	Pleasant Point Drive	S-7-258	4.30	8200
Burnt Church Road	S-7-163	Bridge Street	S-7-13	Bruin Road	S-7-120	0.50	5600
Joe Frasier Rd	S-7-40	Morrall Drive	S-7-263	Laurel Bay Rd	SC 116	0.61	5000
Bay St	S-7-6	Hamar St	S-7-67	Ribaut Rd	SC 281	0.29	4900
Broad River Blvd	S-7-20	Paris Island Gateway	US 21	Robert Smalls Parkway	SC 170	4.20	4550
Castle Rock Road	S-7-589	Broad River Blvd	S-7-20	Grober Hill Road	S-7-23	1.80	3100
Castle Hall Road	S-7-3	Hampton County Line		Old Sheldon Church Road	S-7-21	0.80	2900
County Shed Road	S-7-73	Parris Island Gateway	US 21	Stanley Road	S-7-390	2.30	2300
Salem Rd	S-7-457/S-7-234	Robert Smalls Parkway	SC 170	End State Maintenance		0.95	2300
Ulmer Road	S-7_592	Benton Field Road	Local Road	Forman Hill Road	Local Road	0.50	2100
Dillon Road	S-7-344	Wm Hilton Parkway	US 278 Business	Beach City Road	S-7-333	1.80	1950
Pinckney Blvd & Connector	S-7-158	Parris Island Gateway	US 21	End of State Maintenance		0.22	1900
B K Smalls Road	S-7-71	Trask Parkway	US 21	Ard Road	Local Road	1.80	1900
Johnny Morrall Circle	S-7-151	Ribault Rd	SC 281	Morall Circle	S-7-153	0.25	1800
Chown Creek Bluff	S-7-838	Sea Island Parkway	US 21	End of State Maintenance		1.30	1800
Burton Hill Road	S-7-764	Robert Smalls Parkway	SC 170	Broad River Blvd	S-7-20	1.00	1700
Shanklin Road	S-7-86	US 21 Project Limit		Laurel Bay Road	SC 116	2.10	1650
Little Capers/Shorts Landing	S-7-254	Sams Point Rd	SC 802	Holly Hall Rd	S-7-112	2.00	1500
Grober Hill Road	S-7-23	Parris Island Gateway	US 21	Savannah Hwy	SC 128	1.30	1300
Bridge Street	S-7-13	Calhoun Street	S-7-13	Burnt Church Road	S-7-163	0.30	1000
Shad St	S-7-427	Alljoy St	S-7-13	Forman Hill Road	Local Road	0.53	1000
<input checked="" type="checkbox"/> Shell Point Rd/Baynard Rd	S-7-256	Savannah Hwy	SC 128	Willow Point	Local road	1.30	1000
Craven St	S-7-62	Carteret St	US 21 Business	Church St	S-7-101	0.31	700
Marina Blvd	S-7-651	Trask Parkway	US 21	End of State Maintenance		0.25	700
Rodgers Street	S-7-171	Boundary Street	US 21 Business	Laudonniere Street	S-7-176	0.50	650
Newcastle St	S-7-100	Prince St	S-110	Bay St	S-7-6	0.18	600
Prince St	S-7-110	Ribaut Rd	US 21 Business	Charles St	S-7-133	0.62	375
Hamar St	S-7-67	Boundary St	US 21 Business	Bay St	S-7-6	0.40	375
Distant Island Drive	S-7-838	Chowan Creek Bluff	S-7-837	Chowan Creek Bluff	S-7-837	0.41	
					TOTAL	32.82	

- Criteria:
- 1) Condition FDP, Microsurfacing,
  - 2) Classification Chipseal, HMA Overlay
  - 3) Traffic Count

Dropped from BCTC Paving List. SCDOT will resurface.





July 9, 2015

Mr. Irvin Campbell, Chairman  
Beaufort County Transportation Committee  
68 Oak View Road  
Hilton Head, South Carolina 29926

RE: State Fiscal Year 2015/2016 C Fund Revenue

Dear Chairman Campbell:

The South Carolina General Assembly recently passed legislation (H.4230), which resulted in the authorization of \$216,329,114 in additional one-time (non-recurring) funding for the CTC program. Individual CTC's portion of the additional funding is determined in accordance with the allocation formula stipulated in S. C. Code Ann. Section 12-28-2740 (the C-Fund law). Beaufort's portion is projected to be \$5,667,823. This money is to be divided into two different categories since it will be made available to the CTC at different times in lump sum payments. The first amount of \$1,847,100, specified as a one-time appropriation, is planned to be made available to the CTC by the end of August. It is anticipated the second amount of \$3,820,723, described as a forecasted additional distribution, will be made available to the CTC later this fall once the state closes the accounting books for SFY14-15. Our office will notify the Committee later this year when the forecasted additional distribution will be made available to the statewide CTC fund account and subsequently released to the individual CTCs.

The new legislation specifies CTCs shall utilize all the non-recurring funds for use on the state-owned secondary road system for paving, rehabilitation, resurfacing, and/or reconstruction, and bridge repair, replacement, or reconstruction. No funds from this allocation shall be used for any road, bridge, or highway that is not part of the state owned system. In order to try to assist the CTCs in identifying potential projects, the South Carolina Department of Transportation (SCDOT) has evaluated the secondary roads and bridges in your county using objective and quantifiable factors in a similar manner as we do to identify candidate projects for our own ACT 114 compliant resurfacing program. This list is not meant to bind the CTC, but to simply provide a starting point for the CTCs to consider as you begin your deliberations on selecting resurfacing projects. A list of potential bridge replacement candidates will be provided upon request. SCDOT will gladly review the list with the Committee and assist in making a recommendation for the CTC's approval. Please contact your local SCDOT engineer, for assistance or guidance in the selection process if needed. In order to properly account for the expenditure of funds on the state system for the recurring and non-recurring, our office has revised the SCDOT Programming Request Form. The CTC can now indicate the correct funding category when programming work on the state system. Please find this revised form enclosed for your use.



Mr. Irvin Campbell  
Page 2  
July 9, 2015

In addition to the non-recurring funding, it is projected that the Committee will also receive \$1,865,700 from the normal (recurring) apportionment for State Fiscal Year (SFY) 2015/2016 to be made available to the Committee in similar monthly distributions as in past years. It is calculated that Beaufort CTC will also receive \$354,557 this SFY for their portion of the donor bonus funds. These funds are to be expended in accordance with the requirements outlined in the C-Fund law.

For paving, rehabilitation, resurfacing, and/or reconstruction programming requests on the state system, SCDOT's administrative charges are 1 percent of the project bid price for engineering services and 6 percent for the construction engineering and inspection services. Please ensure that these amounts are included in the programming requests if SCDOT is administering the projects. These percentages are in line with a recent analysis of SCDOT's costs for these types of projects. The lump sum amounts will constitute full payment for the engineering services. SCDOT would absorb additional costs if these expenses exceed the lump sum price. Similarly should the charges be less than the lump sum price, a credit would not be allowable. If major changes or revisions, either increasing or decreasing the project costs, are required due to unforeseen circumstances, a request by the CTC, or local community action, then necessary adjustments would be made.

If another governmental entity besides SCDOT is managing the work for the non-recurring funds, please ensure that the Committee notifies our office in writing of the proposed project including the state secondary road numbers. This notification can be accomplished through a Request for Programing form or through a letter from you. This is necessary in order to verify prior to expending any funds that the work to be accomplished is in accordance with the requirements of the state law.

The CTC's dedication to the community is greatly appreciated. SCDOT looks forward to working with the Committee to improve the quality of transportation elements in the county. Please do not hesitate to contact me at 803-737-0230 if you have any questions or need additional information.

Sincerely,



Herbert J. Cooper, P.E.  
Local Program Administrator

HJC:seaj  
Enclosures

cc: Christy A. Hall, P.E., Acting Secretary of Transportation  
Leland Colvin, Chief Engineer for Project Delivery  
Jim Feda, Acting Chief Engineer for Operations  
Robert T. Clark, District Six Engineering Administrator  
John Boylston, Low Country Region Production Group Engineer  
J. Allen Hutto, Governmental Relations Officer

File: LPAA/SEAJ/LPAO/HJC

**BEAUFORT COUNTY TRANSPORTATION COMMITTEE  
MINUTES OF MEETING ON SEPTEMBER 16, 2015**

A regular meeting of the Beaufort County Transportation Committee (BCTC) was held on September 16, 2015 in the Conference Room of the Beaufort County Engineering Department located at 104 Industrial Village Road, Building 3, Beaufort, South Carolina.

**MEMBERS PRESENT:** Irv Campbell, Scott Marshall, Jeffrey Gardner, Mark McCain, Joseph Stroman, Oliver Brown

**MEMBERS ABSENT:** J. Craig Forrest, Lynn Russo, Vacant Districts 8 & 11

**OTHERS PRESENT:** Rob McFee, Director of County Engineering  
Darrin Shoemaker, Town Hilton Head Traffic Engineer  
Karen Jarrett, Town of Bluffton Traffic Engineer  
Wendell Mulligan, SCDOT Resident Maintenance Engineer  
Michael Pitts & Roger Sears SCDOT, Columbia, SC  
County Councilman Gerald Dawson  
Residents of Sheldon Township

Chairman Campbell called the meeting to order at approximately 6:00 p.m.

Agenda was reviewed and no additions or deletions were noted.

Motion to approve September 16, 2015 agenda and minutes from May 20, 2015 meeting was made and seconded. Motion passed unanimously.

**Public Comment.** Mr. Edger Williams, representing residents from Sheldon Township had submitted a request to Mr. Stroman asking about the timeline for paving of several dirt roads in their community and the selection process for road paving and resurfacing. These roads were Wimbee Landing Road, George Williams Road, Twickenham Road, Butler Farm Road and Old Country Road. Mr. McFee reviewed the rating sheets for these roads with the committee and provided the following update.

Wimbee Landing Road from Community Center Road to Keans Neck Road has been approved for paving. Remaining section from Community Center to Kinloch Road is scheduled for paving in 2017.

George Williams Road – Ranked #92 of 212 dirt roads. George Williams Road is not scheduled for paving in the current 4 year program. George Williams Road is off of Kelly Road which is a County dirt road that is scheduled for paving in Contract 51. Contract 51 could be advertised for bid in late 2016 or early 2017.

Mr. Williams also asked about the status of the SCDOT resurfacing the Keans Neck Road. Mr. Mulligan will update status when he presents SCDOT projects.

**New Business.**

**2016 SCDOT Road Resurfacing Project.** The County Engineering Department with the assistance of Mr. Mulligan and municipality staff has produced a listing of 31 SCDOT roadways that are recommended for resurfacing. The attached listing was provided by Mr. McFee and reviewed with the committee. For FY2015/2016, the General Assembly has authorized a one-time (non-recurring) funding for the CTC program. The BCTC will receive \$5.6 million for this one-time funding and it has been specified that this funding must be spent on state-owned secondary roads. The BCTC annual recurring distribution for FY 2015/2016 will be \$1.8 million with an additional \$350,000 for the donor bonus funds. The County Engineering Department would advertise the roads for resurfacing and administer the project.

**Motion.** Mr. McCain made the motion to approve and accept the recommended SCDOT roads presented in order for staff to move forward with letting resurfacing project for a future bid. The motion was seconded by Mr. Brown. The motion passed unanimously.





COUNTY COUNCIL OF BEAUFORT COUNTY  
**PURCHASING DEPARTMENT**

102 Industrial Village Road, Bldg 3 Post Office Drawer 1228  
Beaufort, South Carolina 29901-1228

TO: Councilman Gerald Dawson, Chairman, Public Facilities Committee

FROM: Dave Thomas, CPPO, Purchasing Director *DT*

**SUBJECT:** Beaufort County AV Equipment and Installation Services (RFP #111215) for Buckwalter Community Center

**DATE:** April 7, 2016

**BACKGROUND:** Mashburn Construction Company contract amount of \$5,561,076 included an allowance of \$160,000 for Audio Visual equipment and installation services. A change order crediting the \$160,000 back to the County has been issued to Mashburn. The county will award this work directly.

Beaufort County issued a Request for Proposals from qualified firms to provide Audio Visual Equipment and Installation Services. A selection committee consisting of the PALS Deputy Director, Broadcast Manager and CIP Construction Manager reviewed the original proposals and invited the three proposers to interview. Based on these interviews and the evaluation criteria the selection committee eliminated Summit Systems Inc., and requested best and final offers from Productions Unlimited Inc., and Stage Front Presentation Systems. On the basis of recent and similar experience, quicker response time for service calls, consistency of County wide equipment, quality of equipment and an additional year warranty (total 2 years) it is recommended to award the contract to Stage Front Presentation Systems. The amount of the award will be \$202,928 and differs from the proposed amount by omitting redundant speaker wiring as a cost saving measure.

**RFP RESPONSES:**

**Cost for Services (taxes included)**

- |   |                           |
|---|---------------------------|
| 1. Productions Unlimited Inc., Greer, SC          | \$192,844 (1-yr warranty) |
| 2. Stage Front Presentation Systems, Savannah, GA | \$213,052 (2-yr warranty) |
| 3. Summit Systems, Inc., Buford, GA               | \$200,234 (2-yr warranty) |

*DT* **FUNDING:** \$160,000 from project budget account #40090011-54606. \$42,928 from PALS impact fees account #26520011-54450

**FOR ACTION:** Public Facilities Committee meeting on April 18, 2016



**RECOMMENDATION:** The Purchasing Department recommends that Public Facilities Committee approves and recommends to County Council the contract award to the aforementioned vendor for a total amount of \$202,828.

**CC:** Gary Kubic, County Administrator *GK*  
Josh Gruber, Deputy Administrator/Special Counsel  
Alicia Holland, Assistant County Administrator, Finance *CL*  
Shannon Loper, Interim PALS Director *for PALS*  
Scott Grooms, Broadcast Services Director *sgrooms/cm*

Att:

1. Summary Rank Order
2. Bid Results
3. Community Center Schematic
4. MUNIS Account Summary

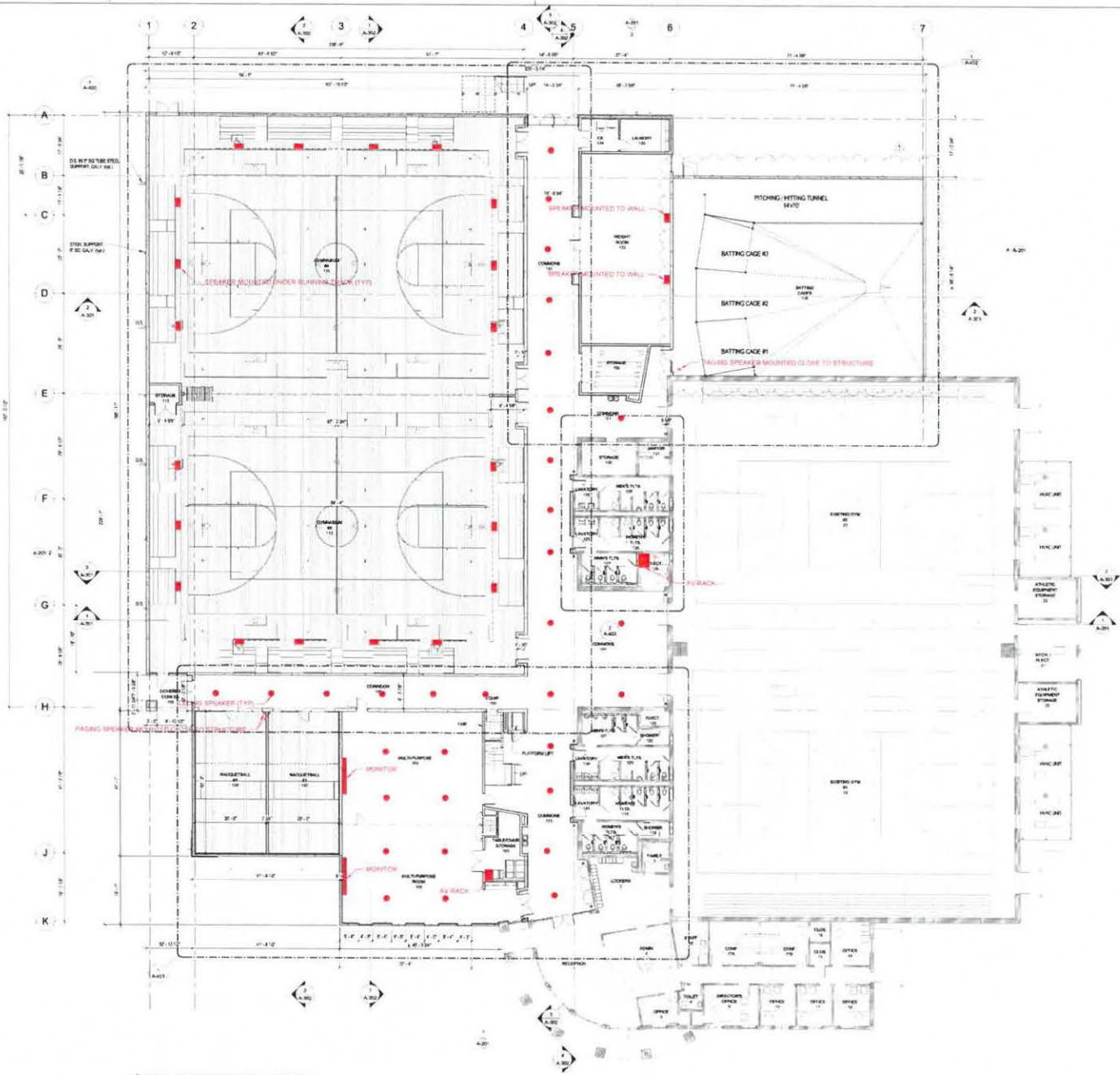
RFP 111215, REQUEST FOR PROPOSALS FOR EQUIPMENT AND INSTALLATION SERVICES FOR A MULTI-ZONE SOUND SYSTEM AND AUDIO/VISUAL MEETING ROOM DESIGN FOR BEAUFORT COUNTY'S BUCKWALTER RECREATION CENTER EXPANSION  
Interview Scoring Evals

Column1	Column2	Column3	Column4
	<b><u>Name of Company</u></b>		
	<u>Productions Unlimited, Inc.</u>	<u>Stagefront Presentation Systems</u>	<u>Summit Systems, Inc.</u>
<b>Evaluators</b>			
A. Atherton	80	88	70
S. Grooms	80	80	70
S. Loper	92	93	50
TOTALS:	252	261	190

1. Stagefront Presentation Systems 261
2. Productions Unlimited, Inc. 252
3. Summit Systems, Inc. 190

**Buckwalter AV/IT RFP - Bid Results**

	<b>Productions Unlimited</b>	<b>Stage Front</b>	<b>Summit Systems</b>
Bid	\$ 185,200	\$ 213,052	\$ 181,664
Sales Tax	\$ 7,644	Included	\$ 6,762
2 Year Warranty	<u>Not Included</u>	<u>Included</u>	<u>\$ 11,808</u>
<b>Grand Total</b>	<b>\$ 192,844</b>	<b>\$ 213,052</b>	<b>\$ 200,234</b>



1 **1** LOCATED BY DIMENSION LAYOUT. 1/8"=1'-0" (NOT TO SCALE)

**CLANCY WELLS ARCHITECTS**  
 205 W. MAIN STREET, CHARLOTTE, NC 28202  
 PH: 704.779.3131 FAX: 704.779.5600  
 WWW.CLANCYWELLS.COM



**Buckwalter Community Recreation Center**  
 905 Buckwalter Parkway,  
 Bluffton, South Carolina

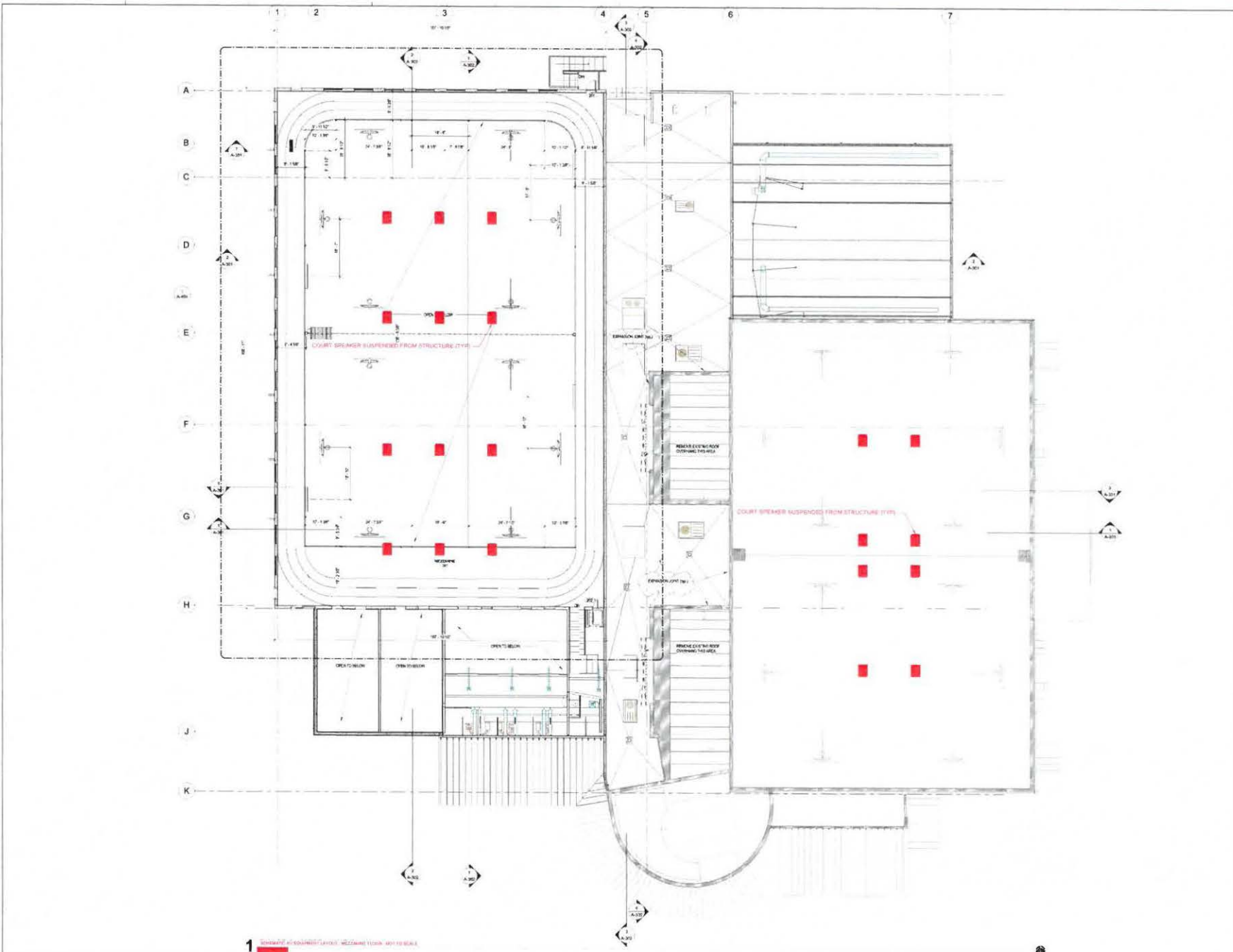
Notes

Symbol	Call Description
•	9-10001 18-100

Sheet Title:  
**PHASE 2 - FIRST FLOOR**

DATE:  
 25 June, 2015  
 DRAWING NUMBER:  
 1405

Sheet #  
**A-101**



1 SUMMARY OF CONSTRUCTION LAYOUT, MEZZANINE FLOOR, 40% TO SCALE

**CLANCY WELLS ARCHITECTS**  
 2435 WINDSOR DRIVE, CHARLOTTE, NC 28212  
 PH: 843.795.6200 FAX: 843.795.6260  
 WWW.CLANCYWELLS.COM



**Buckwalter Community Recreation Center**  
 905 Buckwalter Parkway,  
 Bluffton, South Carolina

Notes:

Revisions:  
 # Date Description  
 1 5/22/15 40% PER

Sheet Title:  
**PHASE 2 - MEZZANINE PLAN**

Date:  
 25 June, 2015  
 Civil Project #:  
 1405  
 Sheet #:

**A-102**



04/14/2016 09:06  
clewis

BEAUFORT COUNTY  
G/L ACCOUNT - MASTER INQUIRY

P 1  
glactinq

Org code: 40090011 2014A GENERAL OBLIGATION BONDS Type: E  
Object code: 54606 VINE STREET Status: A  
Project code: Budgetary: Y

Fund 4009 2014A GENERAL OBLIGATION BONDS  
Division 80 CAPITAL PROJECTS  
Department 0011 EXPENDITURES  
Project 000 GENERIC  
Object Code 00000

\*UNKNOWN\*  
\*UNKNOWN\*

Full description: BUCKWALTER EXPANSION PH II Short desc: BUCK PH II  
Reference Acct: Auto-encumber? (Y/N) N

----- CURRENT YEAR MONTHLY AMOUNTS -----				
PER	ACTUAL	ENCUMBRANCE	BUD TRANSFER	BUDGET
00	.00	.00	.00	.00
01	.00	4,731,324.00	.00	4,705,967.00
02	.00	.00	.00	.00
03	187,199.52	-187,148.00	.00	.00
04	184,606.88	-182,873.25	.00	.00
05	339,400.00	-339,400.00	.00	.00
06	501,164.00	-501,164.00	.00	.00
07	275,686.50	-275,686.50	.00	.00
08	302,215.22	-302,209.50	.00	.00
09	.00	.00	.00	.00
10	.00	.00	.00	.00
11	.00	.00	.00	.00
12	.00	.00	.00	.00
13	.00	.00	.00	.00
Tot:	1,790,272.12	2,942,842.75	.00	4,705,967.00

----- CURRENT YEAR TOTAL AMOUNTS -----			
Actual (Memo)	1,790,272.12	Original Budget	4,705,967.00
Encumbrances	2,942,842.75	Budget Tranfr In	.00
Requisitions	49,377.96	Budget Tranfr Out	.00
Total	4,782,492.83	Carry Fwd Budget	.00
Available Budget	-76,525.83	Carry Fwd Bud Tfr	.00
Percent Used	101.63	Revised Budget	4,705,967.00
Inceptn to SOY	.00	Inceptn Orig Bud	.00
		Inceptn Revsd Bud	.00
Encumb-Last Yr	.00	REQUESTED	5,000,000.00
Actual-Last Yr	.00	PROPOSED	.00
Estim-Actual	4,705,967.00	PENDING	.00
	.00	IN PROCESS	.00
		APPROVED	4,705,967.00

PER	LAST YEAR MONTHLY AMOUNTS		
	ACTUAL	ENCUMBRANCE	BUDGET
00	.00	.00	.00
01	.00	.00	416,666.63
02	.00	.00	416,666.67
03	.00	.00	416,666.67
04	.00	.00	416,666.67
05	107,275.00	-107,275.00	416,666.67
06	.00	5,000,000.00	416,666.67
07	22,400.00	-22,400.00	416,666.67
08	56,800.68	-56,400.00	416,666.67
09	.00	.00	416,666.67
10	76,102.00	-76,102.00	416,666.67
11	31,455.00	-31,455.00	416,666.67
12	.00	-4,706,368.00	416,666.67
13	.00	.00	.00
Tot:	294,032.68	.00	5,000,000.00

		PRIOR YEARS TOTAL AMOUNTS		
2015	Actual	294,032.68	2015 Orig Budget	5,000,000.00
2015	Closed @ YE	294,032.68	2015 Bud Tfr In	.00
2015	Encumbrance	.00	2015 Bud Tfr Out	.00
2015	Memo Bal	294,032.68	2015 C Fwd Budget	.00
2014	Actual	.00	2015 Revsd Budget	5,000,000.00
2013	Actual	.00		
2012	Actual	.00	2014 Orig Budget	.00
2011	Actual	.00	2014 Revsd Budget	.00
2010	Actual	.00	2013 Orig Budget	.00
2009	Actual	.00	2013 Revsd Budget	.00
2008	Actual	.00		
2007	Actual	.00	2015	0.00
2006	Actual	.00	2014	0.00
			2013	0.00

		FUTURE YEAR AMOUNTS		
PER	2017 BUDGET		BUDGET	
00	.00	2017 REQUESTED	.00	.00
01	.00	2017 PROPOSED	.00	.00
02	.00	2017 PENDING	.00	.00
03	.00	2017 IN PROCESS	.00	.00
04	.00	2017 APPROVED	.00	.00
05	.00	2017 Revised	.00	.00
06	.00	2018 Estimate	.00	.00
07	.00	2019 Estimate	.00	.00
08	.00	2020 Estimate	.00	.00
09	.00	2021 Estimate	.00	.00
10	.00			
11	.00	2017 Memo Bal	.00	
12	.00	2017 Encumbrance	.00	
13	.00	2017 Requisition	.00	
Tot:	.00			

----- ACCOUNT NOTES -----



04/14/2016 09:08  
clewis

BEAUFORT COUNTY  
G/L ACCOUNT - MASTER INQUIRY

P 1  
glactinq

Org code: 26520000 PALS IMPACT FEES - BLUFFTON Type: B U  
Object code: 31510 FUND BALANCE, UNRESERVED Status: A N  
Project code: Budgetary: N

Fund 2652 PALS IMPACT FEES - BLUFFTON  
Division 60 CULTURAL & RECREATIONAL  
Department 0000 BALANCE SHEET  
Project 000 GENERIC  
Object Code 00000  
\*UNKNOWN\*  
\*UNKNOWN\*

Full description: FUND BALANCE, UNRESERVED Short desc: FUND BALAN

----- CURRENT YEAR MONTHLY AMOUNTS -----					
PER	ACTUAL	ENCUMBRANCE	BUD TRANSFER	BUDGET	
00	-2,642,317.25	.00	.00	.00	
01	.00	.00	.00	.00	
02	.00	.00	.00	.00	
03	.00	.00	.00	.00	
04	.00	.00	.00	.00	
05	.00	.00	.00	.00	
06	.00	.00	.00	.00	
07	.00	.00	.00	.00	
08	.00	.00	.00	.00	
09	.00	.00	.00	.00	
10	.00	.00	.00	.00	
11	.00	.00	.00	.00	
12	.00	.00	.00	.00	
13	.00	.00	.00	.00	
Tot:	-2,642,317.25	.00	.00	.00	

----- CURRENT YEAR TOTAL AMOUNTS -----			
Actual (Memo)	-2,642,317.25	Original Budget	.00
Encumbrances	.00	Budget Tranfr In	.00
Requisitions	.00	Budget Tranfr Out	.00
Total	-2,642,317.25	Carry Fwd Budget	.00
Available Budget	.00	Carry Fwd Bud Tfr	.00
Percent Used	.00	Revised Budget	.00
Inceptn to SOY	.00	Inceptn Orig Bud	.00
		Inceptn Revsd Bud	.00
Encumb-Last Yr	.00	REQUESTED	.00
Actual-Last Yr	.00	PROPOSED	.00
Estim-Actual	.00	PENDING	.00
		IN PROCESS	.00
		APPROVED	.00

PER	ACTUAL	LAST YEAR MONTHLY AMOUNTS		BUDGET
		ENCUMBRANCE		
00	-2,309,010.53	.00		.00
01	.00	.00		.00
02	.00	.00		.00
03	.00	.00		.00
04	.00	.00		.00
05	.00	.00		.00
06	.00	.00		.00
07	.00	.00		.00
08	.00	.00		.00
09	.00	.00		.00
10	.00	.00		.00
11	.00	.00		.00
12	.00	.00		.00
13	-333,306.72	.00		.00
Tot:	-2,642,317.25	.00		.00

----- PRIOR YEARS TOTAL AMOUNTS -----			
2015 Actual	-2,642,317.25	2015 Orig Budget	.00
2015 Closed @ YE	-2,642,317.25	2015 Bud Tfr In	.00
2015 Encumbrance	.00	2015 Bud Tfr Out	.00
2015 Memo Bal	-2,642,317.25	2015 C Fwd Budget	.00
2014 Actual	-2,309,010.53	2015 Revsd Budget	.00
2013 Actual	-1,642,972.90		
2012 Actual	-1,215,346.19	2014 Orig Budget	.00
2011 Actual	-1,384,749.09	2014 Revsd Budget	.00
2010 Actual	-1,039,861.27	2013 Orig Budget	.00
2009 Actual	-1,774,413.42	2013 Revsd Budget	.00
2008 Actual	-2,508,010.48		
2007 Actual	-1,063,552.49		
2006 Actual	-104,563.74		

----- FUTURE YEAR AMOUNTS -----			
PER	2017 BUDGET		BUDGET
00	.00	2017 REQUESTED	.00
01	.00	2017 PROPOSED	.00
02	.00	2017 PENDING	.00
03	.00	2017 IN PROCESS	.00
04	.00	2017 APPROVED	.00
05	.00	2017 Revised	.00
06	.00	2018 Estimate	.00
07	.00	2019 Estimate	.00
08	.00	2020 Estimate	.00
09	.00	2021 Estimate	.00
10	.00		
11	.00	2017 Memo Bal	.00
12	.00	2017 Encumbrance	.00
13	.00	2017 Requisition	.00
Tot:	.00		

----- ACCOUNT NOTES -----

04/14/2016 09:07  
clewis

BEAUFORT COUNTY  
G/L ACCOUNT - MASTER INQUIRY

P 1  
glactinq

Org code: 26520011 PALS IMPACT FEES - BLUFFTON Type: E  
 Object code: 54450 OTHER IMPROVEMENTS Status: A  
 Project code: Budgetary: Y

Fund 2652 PALS IMPACT FEES - BLUFFTON  
 Division 60 CULTURAL & RECREATIONAL  
 Department 0011 EXPENDITURES  
 Project 000 GENERIC  
 Object Code 00000

\*UNKNOWN\*  
 \*UNKNOWN\*

Full description: OTHER IMPROVEMENTS Short desc: OTHER IMPR  
 Reference Acct: Auto-encumber? (Y/N) N

----- CURRENT YEAR MONTHLY AMOUNTS -----				
PER	ACTUAL	ENCUMBRANCE	BUD TRANSFER	BUDGET
00	.00	.00	.00	.00
01	20,965.00	593,580.40	.00	.00
02	281,757.00	-281,757.00	.00	.00
03	182,677.00	-182,677.00	.00	.00
04	.00	.00	.00	.00
05	.00	.00	.00	.00
06	.00	.00	.00	.00
07	.00	.00	.00	.00
08	.00	.00	.00	.00
09	.00	.00	.00	.00
10	.00	.00	.00	.00
11	.00	.00	.00	.00
12	.00	.00	.00	.00
13	.00	.00	.00	.00
Tot:	485,399.00	129,146.40	.00	.00

----- CURRENT YEAR TOTAL AMOUNTS -----			
Actual (Memo)	485,399.00	Original Budget	.00
Encumbrances	129,146.40	Budget Tranfr In	.00
Requisitions	.00	Budget Tranfr Out	.00
Total	614,545.40	Carry Fwd Budget	.00
Available Budget	-614,545.40	Carry Fwd Bud Tfr	.00
Percent Used	.00	Revised Budget	.00
Inceptn to SOY	.00	Inceptn Orig Bud	.00
		Inceptn Revsd Bud	.00
Encumb-Last Yr	.00	REQUESTED	451,500.00
Actual-Last Yr	.00	PROPOSED	.00
Estim-Actual	.00	PENDING	.00
		IN PROCESS	.00
		APPROVED	.00



PER	LAST YEAR MONTHLY AMOUNTS		
	ACTUAL	ENCUMBRANCE	BUDGET
00	.00	.00	.00
01	.00	.00	37,625.00
02	.00	.00	37,625.00
03	.00	.00	37,625.00
04	.00	.00	37,625.00
05	4,363.60	-4,363.60	37,625.00
06	36,199.00	524,877.00	37,625.00
07	1,105.00	137,480.00	37,625.00
08	1,000.00	.00	37,625.00
09	30,855.00	-30,855.00	37,625.00
10	.00	.00	37,625.00
11	7,299.00	-7,299.00	37,625.00
12	22,191.80	-619,839.40	37,625.00
13	.00	.00	.00
Tot:	103,013.40	.00	451,500.00

		PRIOR YEARS TOTAL AMOUNTS		
2015 Actual	103,013.40	2015 Orig Budget		451,500.00
2015 Closed @ YE	103,013.40	2015 Bud Tfr In		.00
2015 Encumbrance	.00	2015 Bud Tfr Out		.00
2015 Memo Bal	103,013.40	2015 C Fwd Budget		.00
2014 Actual	6,368.10	2015 Revsd Budget		451,500.00
2013 Actual	191,191.26			
2012 Actual	.00	2014 Orig Budget		1,993,973.00
2011 Actual	.00	2014 Revsd Budget		1,993,973.00
2010 Actual	88.81	2013 Orig Budget		.00
2009 Actual	.00	2013 Revsd Budget		.00
2008 Actual	.00			
2007 Actual	.00	2015		0.00
2006 Actual	.00	2014		0.00
		2013		0.00

		FUTURE YEAR AMOUNTS		
PER	2017 BUDGET		BUDGET	
00	.00	2017 REQUESTED	.00	.00
01	.00	2017 PROPOSED	.00	.00
02	.00	2017 PENDING	.00	.00
03	.00	2017 IN PROCESS	.00	.00
04	.00	2017 APPROVED	.00	.00
05	.00	2017 Revised	.00	.00
06	.00	2018 Estimate	.00	.00
07	.00	2019 Estimate	.00	.00
08	.00	2020 Estimate	.00	.00
09	.00	2021 Estimate	.00	.00
10	.00			
11	.00	2017 Memo Bal	.00	
12	.00	2017 Encumbrance	.00	
13	.00	2017 Requisition	.00	
Tot:	.00			

----- ACCOUNT NOTES -----

ORDINANCE 2016/\_\_\_\_\_

AN ORDINANCE CREATING PROCEDURE FOR ESTABLISHING DIRT ROAD MAINTENANCE AND THE ESTABLISHMENT OF A SPECIAL PURPOSE TAX DISTRICT TO COVER COSTS ASSOCIATED WITH IMPROVEMENTS

WHEREAS, Beaufort County has a duty to provide for the general public works including roads, drainage, bridges and related access services.

WHEREAS, Beaufort County has several hundred miles of paved and unpaved roads including an undetermined number of miles of dirt surface roads that are private or not otherwise a part of the County Road System; and

WHEREAS, a majority of these dirt surface roads serve as the sole means of ingress and egress by many Beaufort County residents and taxpayers and are not generally maintained creating difficulty for persons living on them to have a reasonable means of access to their property; and

WHEREAS, Beaufort County Council recognizes that in order for its residents and citizens to have reasonable access to government provided services including fire and EMS, work, church and other opportunities, a reasonable means of getting to and from their residences is essential; and

WHEREAS, Beaufort County Council recognizes that some private roads are in need of one-time repair by the County based on hardship conditions; therefore, a procedure should be put in place for a resident to petition for repair and establish payment of the benefits received; and

WHEREAS, S.C. Code Sec. 4-9-30(5)(a)(ii) allows for the establishment of a Special Tax District when a petition is submitted to the County Council signed by seventy – five percent or more of the resident freeholders who own at least seventy – five percent of the assessed valuation of the real property in the proposed special tax district and upon certification of the petition County Council may pass an ordinance establishing the special tax district; and

WHEREAS, it should be noted that at no time will this petition process be utilized to develop a road in an area which is underdeveloped and in which the property owners are seeking assistance from the County to build a road in order for them to subdivide their land to make a profit.

NOW, THEREFORE, BE IT ORDAINED, by Beaufort County Council that the following procedure is enacted for the one-time repair of a private road based on hardship conditions and the establishment of a special tax district for the benefits gained from some such improvement.

CHAPTER 34, Article 1

Section 34.1 PURPOSE

Beaufort County Council recognizes that some private roads are in need of one-time repair by the County based on hardship conditions so its residents and citizens can have reasonable access to government provided services including fire and EMS, work, church and other opportunities.

Section 34.2 PROCEDURE

- 1) Upon receipt of a signed petition of the residents for a one-time maintenance request, the Beaufort County Public Works Director will review the roadway and determine whether roadway maintenance is necessary and appropriate.
- 2) If deemed necessary and appropriate and the one-time maintenance would provide reasonable access to government-provided services including fire and EMS, work, church and other opportunities, the Public Works Director shall prepare a cost estimate for road maintenance and provide a copy to the property owners.
- 3) Upon receipt of the cost estimate, seventy – five percent or more of the resident freeholders who own at least seventy – five percent of the assessed valuation of the real property adjacent to any road proposed roadway project shall sign a petition affirming the approval of establishment of a special purpose tax district for the purpose of a one-time roadway maintenance project.
- 4) After receiving 75% approval from the resident freeholders, the Public Works Director will forward the cost estimate and maintenance proposal to County Council for review and approval.
- 5) Upon approval, County Council shall create a special tax district pursuant to S.C. Code Sec. 4-9-30(5)(a)(ii) to cover the costs of the maintenance.

Adopted this \_\_\_\_ day of May, 2016.

COUNTY COUNCIL OF BEAUFORT COUNTY

By: \_\_\_\_\_  
D. Paul Sommerville, Chairman

APPROVED AS TO FORM:

\_\_\_\_\_  
Thomas J. Keaveny, II, County Attorney

ATTEST:

\_\_\_\_\_  
Suzanne M. Rainey, Clerk to Council  
First Reading:  
Second Reading:  
Public Hearing:  
Third and Final Reading:

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE AUTHORIZING THE RELINQUISHMENT OF AN EASEMENT  
ENCUMBERING PROPERTY IDENTIFIED AS TMP R200-007-000-0049-0000**

**WHEREAS**, on or about April 20, 1990, B. Randolph Dunlap and Beaufort County entered into a Settlement Agreement in Case No. 88-CP-07-00743, wherein B. Randolph Dunlap agreed to deed to Beaufort County a five-foot (5') pedestrian easement located on real property identified as TMP R200-007-000-0049-0000 for public use in exchange for various promises; and

**WHEREAS**, a five-foot (5') pedestrian easement, as contemplated within the settlement agreement, was recorded with the Beaufort County Register of Deeds at Book 553/Page 536; and

**WHEREAS**, due to changes in the condition of the pedestrian easement, it no longer provides safe access for the public to the waterway; and

**WHEREAS**, Beaufort County and the property owner now agree that the property owner will release the County from its obligation to maintain the ten-foot (10') seawall in exchange for the County relinquishing the five-foot (5') pedestrian easement; and

**WHEREAS**, Beaufort County Council has determined that it is in its best interest to relinquish the five-foot (5') easement attached hereto and incorporated by reference as "Exhibit A."; and

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

**NOW, THEREFORE, BE IT ORDAINED, BY BEAUFORT COUNTY COUNCIL**, that the County Administrator is hereby authorized to take all other actions as may be necessary to relinquish the easement as described, with particularity, within Exhibit A.

Adopted this \_\_\_\_ day of \_\_\_\_\_, 2016.

COUNTY COUNCIL OF BEAUFORT COUNTY

By: \_\_\_\_\_  
D. Paul Sommerville, Chairman

APPROVED AS TO FORM:

\_\_\_\_\_  
Thomas J. Keaveny, II, County Attorney  
ATTEST:

\_\_\_\_\_  
Suzanne M. Rainey, Clerk to Council  
First Reading:  
Second Reading:  
Public Hearings:  
Third and Final Reading:





April 18, 2016

1:5,551

**Road Classifications**

— <all other values>

— STATE, PAVED

--- STATE, UNPAVED

— COUNTY, PAVED

--- COUNTY, UNPAVED

— PRIVATE, PAVED

--- PRIVATE, UNPAVED

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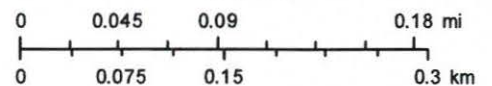
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□ Parcels



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**Resolution 2016/\_\_\_\_\_**

**A RESOLUTION ADOPTING THE BEAUFORT COUNTY  
STORMWATER UTILITY ADJUSTMENT AND CREDIT MANUAL**

**WHEREAS**, the Beaufort County Stormwater Utility was created in 2001 with the mission to address the stormwater needs of the County while protecting its water resources; and

**WHEREAS**, the County's Stormwater Management Utility establishes a mechanism for billing the costs of operating and maintaining the County's stormwater management system and financing the necessary repairs, replacement, improvements and extensions; and

**WHEREAS**, to meet the increasing demands on the Stormwater Management Utility in the areas of federally mandated municipal Separate Stormsewer Systems (MS4) permitting, capital project needs, and cost of service and operations and maintenance, as well as evolving understanding of the impacts of the urban environment on water quality, the Stormwater Management Utility found it necessary to amend the structure in which rates are determined and adjust the rates charged to the citizens of Beaufort County to meet said demands in a fair and equitable manner; and

**WHEREAS**, to determine rate modifications required, Beaufort County engaged Applied Technology Management and Raftelis Financial Consultants to perform a comprehensive rate analysis; and

**WHEREAS**, Applied Technology Management and Raftelis Financial Consultants provided a rate study on July 10, 2015 which recommended certain amendments to the current stormwater rate structure; and

**WHEREAS**, Beaufort County Council adopted the Beaufort County Stormwater Rate Study, the recommendations contained therein, and amended Chapter 99, Article II of the Beaufort County Code accordingly; and

**WHEREAS**, Beaufort County Council adopted the Adjustment and Credit Manual in August 2012 which outlines the guidelines under which the County will grant adjustments and credits to stormwater user fees, and grant credits to nonresidential and other privately owned stormwater facilities that provide value to the Utility by controlling stormwater quantity or quality; and

**WHEREAS**, based on the aforementioned modifications to the Beaufort County Stormwater Rate Study and the adoption of amendments to Chapter 99, Article II of the Beaufort County Code, it is appropriate and in the best interest of the citizens of Beaufort County to update and modify the Adjustment and Credit Manual.

**NOW, THEREFORE, BE IT ORDAINED BY BEAUFORT COUNTY COUNCIL**, that the Beaufort County Stormwater Adjustment and Credit Manual is hereby amended and replaced with the manual as provided in Exhibit A.

DONE this \_\_\_\_ day of April, 2016.

COUNTY COUNCIL OF BEAUFORT COUNTY

By: \_\_\_\_\_  
D. Paul Sommerville, Chairman

APPROVED AS TO FORM:

\_\_\_\_\_  
Thomas J. Keaveny, II, County Attorney

**STORMWATER ADJUSTMENT AND CREDIT MANUAL  
BEAUFORT COUNTY, SOUTH CAROLINA**

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## **Section 1. Introduction**

Beaufort County established a Stormwater Management Utility on September 10, 2001. The utility provides the County with the authorization to establish and collect just and equitable rates, fees, and charges for the services and facilities provided by the utility system. The County is further authorized by the South Carolina Statutes to construct, reconstruct, improve, and extend the Stormwater Management system.

The County's Stormwater Management Utility establishes a mechanism for billing the costs of operating and maintaining the County's stormwater management system, and financing the necessary repairs, replacements, improvements, and extensions. The County's ordinance provides the mechanisms for billing and payment, accounting for capital contributions, and establishing the Stormwater Utility Fund. This Adjustment and Credit Manual outlines the guidelines under which the County will grant adjustments and credits to stormwater user fees.

### **1.1 Credit Program Goals**

The County is not required to develop or employ a stormwater credit program. Doing so is a business decision intended to improve the County's relationship with its customers, allow the County to nimbly address changing circumstances on the ground, and incentivize or reward activities or measures that, in turn, reduce the County's costs to provide stormwater management services. It is not the intent of this program to reduce fees based on a ratepayer's ability to pay, or to treat any particular class of customer differently other than based on rate metrics.

The County holds a National Pollutant Discharge Elimination System (NPDES) municipal separate storm system (MS4) permit, which will require certain control measures to improve the quality of water leaving the County and entering receiving water bodies. The permit requires some measures, such as public education, that can be at least partially supported through external activities and provide a non-structural way for utility customers to decrease the program's costs by providing a relevant service independently and reducing the need for the County to do so. For these reasons, the credit program aligns stormwater management related costs and the extent to which those costs can be reduced, to the reduced fees passed on to some customers that are driving down the demand for service.

### **1.2 Nexus with Revised Rate Structure**

In 2015, the County completed a rate study that included a recommended revised rate structure. Unincorporated Beaufort County adopted this new structure. The County's revised rate structure is built upon three elements of cost recovery. First, there is a fixed fee component that includes County costs related mostly to stormwater utility business operations and some services (like outreach and water quality monitoring) that are related more to the number of utility customers than the characteristics of those customers or their properties. In addition to the fixed fee, other costs are recovered through variable charges for both a property's impervious area and a property's gross area. Costs are split between these two factors approximately 80% and 20% respectively, a division determined in the rate structure analysis to

provide for the optimal blend of equitable cost allocability, reducing the impact of the rate structure change on sensitive customers, providing continuity with the previous rate structure, and ensuring appropriate cost recovery from undeveloped lands still greatly served through the County's stormwater service provision.

Given the three elements of the underlying rate structure, the County's credit policy can provide a nexus between reduction in costs and reduction in a customer's fee. That is, depending on the particular type of credit, it may be appropriate to reduce one or more component(s) of the fee to reflect the actual cost type and level. The recommended credit policy elements are in the following sections, and each references the component of the charge recommended to be eligible for reduction.

Users of this Credit Manual will find references to older rate structure based solely on the Single Family Detached Unit (SFU) billable unit. These are included for the benefit of the jurisdictions that have elected to continue with the older rate structure.

### 1.3 Definitions

The following definitions shall apply in the use of this Adjustment and credit Manual. Words used in the singular shall include the plural, and the plural, the singular; words used in the present tense shall include the future tense. The word "shall" is mandatory and not discretionary. The word "may" is permissive. Words not defined herein shall be construed to have the meaning given by common and ordinary use as defined in the latest edition of Webster's Dictionary.

**ADJUSTMENT.** The adjustment of the user fee assessed to a particular parcel based on the more detailed assessment of the impervious area on that parcel.

**AGRICULTURAL USE EXEMPTION POLICY.** Properties under agricultural use as defined by South Carolina State law are exempt from having their stormwater fees increase by ordinary rate increases or rate structure changes. Beaufort County complies with this policy and automatically identifies these properties and suppresses their stormwater fees as needed. No credit application or other efforts by property owners are required.

**APPEAL.** The process of filing a dispute with the fee determination, fee adjustment or fee credit as recognized by the County.

**APPLICANT.** Any person, or a duly designated representative applying for a permit or other type of county, federal, or state regulatory approval to proceed with a project.

**AQUIFER.** An underground formation, group of formations, or part of a formation that is permeable enough to transmit, store, or yield usable quantities of water.

**AS-BUILT PLANS.** The final plans amended to include all locations, dimensions, elevations, capacities, features and capabilities, as actually constructed and installed.

**BEST MANAGEMENT PRACTICES (BMP), Manual for Stormwater Best Management Practices, Current Edition.** County manual defining acceptable programs, technologies, processes, site layout techniques and criteria, operating methods, measures, or devices to maintain or restore pre-development hydrology with regard to rate, volume, quality, and duration of the water flow.



**CHANNEL.** A natural stream that conveys water. A ditch, or passageway, excavated to permit or accommodate the flow of water.

**CLEARING.** The removal of trees, brush, and other ground cover from all or a part of a tract of land, but shall not include mowing.

**CONCENTRATED STORM RUNOFF.** Surface runoff that converges and flows primarily through water conveyance features such as swales, gullies, waterways, channels, or storm sewers and which exceeds the maximum specified flow rates of filters or perimeter controls intended to produce or control sheet flow.

**COUNCIL.** The County Council of Beaufort County, South Carolina.

**COUNTY.** Beaufort County, South Carolina and its authorized agents.

**CUSTOMER.** The owner of any parcel that is receiving a stormwater utility fee from Beaufort County, South Carolina.

**DETENTION or TO DETAIN.** The prevention of, or to prevent, the discharge, directly or indirectly, of a given volume of stormwater runoff into surface waters by providing temporary on-site storage.

**DEVELOPMENT or DEVELOPMENT ACTIVITY.** The alteration, construction, installation, demolition or removal of a structure, impervious surface, pipe, conduit, cable or line, above or below ground, or the clearing, scraping, grubbing, killing or otherwise removing the vegetation from a site; or adding, removing, exposing, excavating, leveling, grading, digging, burrowing, dumping, piling, dredging or otherwise significantly disturbing the soil, mud, sand or rock of a site.

**DIRECTLY CONNECTED IMPERVIOUS AREAS.** Those impervious areas which are directly connected to the County's drainage system by a ditch, storm sewer, channel, or other man-made device for the conveyance of stormwater runoff.

**DISCHARGE.** The flow of water from a project, site, aquifer, drainage basin, or other drainage facility.

**DITCH.** An artificial waterway for the purpose of irrigation or for stormwater conveyance.

**DRAINAGE SYSTEM.** All facilities used for the movement of stormwater through and from a drainage area including, but not limited to, any and all of the following:

- conduits, pipes and culverts, including appurtenant features such as catch basins, inlets, manholes, and headwalls,
- channels, ditches, flumes, curbs, streets and other paved areas, and
- all watercourses, standing or flowing bodies of water, and wetlands.

While some such facilities may be isolated in a given storm event, all are interconnected in a given drainage system for a storm event exceeding a certain magnitude.

**DWELLING UNIT.** Any building or portion thereof designed or used exclusively as the residence or sleeping place of one or more families, but not including a tent, cabin, trailer or trailer coach, boarding or rooming house, or hotel.

**EASEMENT.** A grant by a property owner for a specified use of all or a specified portion of land to a person or the public at large.

**EROSION.** The wearing or washing away of soil by the action of water.

**EQUIVALENT IMPERVIOUS COVER (EIC)** – Metric that measures how effectively impervious surface runoff is reduced relative to pre-development pervious surface runoff.

**EVAPOTRANSPIRATION** – Retention of stormwater in a manner that allows for the runoff to return to atmosphere.

**FACILITIES.** Various drainage works that may include inlets, conduits, manholes, energy dissipation structures, channels, outlets, retention/detention basins, and other structural components.

**FREEBOARD.** The space from the top of an embankment to the highest water elevation expected for the largest design storm stored. The space is often required as a safety margin in a pond or detention basin.

**FREQUENCY YEAR STORM.** A rainfall event expressed as an exceedance probability with a specified chance of being equaled or exceeded in any given year, as follows:

One Year.....	100 percent
Two Year.....	50 percent
Ten Year.....	10 percent
Twenty-Five Year.....	4 percent
Fifty Year.....	2 percent
One-Hundred Year.....	1 percent

**GROUNDWATER.** Water below the surface of the ground, in known or defined natural channels, whether flowing or not.

**GROSS AREA.** The total area of a tax parcel as contained in the County’s geographic parcel data.

**HYDROGRAPH.** A graph of inflow and/or discharge versus time for a selected point in the drainage system.

**IMPERVIOUS AREA.** The surface area which has been compacted or covered with a layer of material so that it is resistant to infiltration by water, including semi-pervious surfaces such as compacted clay, most conventionally surfaced streets, roofs, sidewalks, parking lots, and other similar surfaces.

**INSPECTOR.** A person designated by the Stormwater Utility Manager who conducts the necessary inspection of stormwater related work to ensure conformance with the Approved Plan and the provisions of this chapter.

**INTENSITY.** The depth of accumulated rainfall per unit of time.

**MAINTENANCE.** The action taken to protect, preserve, or restore the as-built, functionality of any facility or system.

**NONRESIDENTIAL DEVELOPED PROPERTY.** A developed property that is not utilized for dwelling units with the County.

**NOTICE.** A written or printed communication conveying information or warning.

**OPEN CHANNEL.** An uncovered ditch, channel, or swale used to convey stormwater runoff.

**OWNER.** The person in whom the fee, ownership, dominion, or title of property (i.e., the proprietor) is vested. This term may also include a tenant, if chargeable under his lease for the maintenance of the property, and any agent of the owner or tenant including a developer.

**PARCEL or PARCEL OF LAND.** A tract, or contiguous tracts, of land in the possession of, owned by, or recorded as property of the same claimant person as of the effective date of the Stormwater Regulations.

**PEAK RATE OF FLOW.** The maximum rate of discharge resulting from a given storm event.

**PERMITTEE.** Any person who has been granted a permit to proceed with a project.

**PERSON.** Any individual, firm, corporation, governmental agency, business trust, estate, trust, partnership, association, two or more persons having a joint or common business interest, or any other legal entity.

**POA (PROPERTY OWNER'S ASSOCIATION).** The legally recognized, non-profit group or organization representing the interest of the property owners within a specified jurisdiction.

**POST-DEVELOPMENT.** The hydrologic and hydraulic condition of a project site immediately following completion of the development for which a permit has been approved.

**PRE-DEVELOPMENT.** The hydrologic and hydraulic condition of a project site immediately before development or construction begins.

**PRIVATE.** Property or facilities owned by individuals, firms, entities, corporations, and other organizations and not by local, state or federal governments.

**PROFESSIONAL ENGINEER.** A professional engineer licensed by the State of South Carolina, skilled in the practice of civil engineering and the engineer of record for the project under consideration.

**PUBLIC.** Property or facilities owned by local, state or federal governments.

**RATE.** Volume of water, or other material, per unit of time.

**RECEIVING WATERS or WATER BODY.** Any water body, watercourse, or wetland into which surface water flows.

**RETENTION or TO RETAIN.** The prevention of, or to prevent, the discharge, directly or indirectly, of a given volume of stormwater runoff into surface waters by complete on-site storage.

**REUSE** – The retention of stormwater runoff to use for irrigation or other beneficial use.

**SEDIMENT.** Solid material, whether mineral or organic, that is in suspension, is being transported, or has been moved from its place of origin by water.

**SINGLE FAMILY DETACHED UNIT (SFU).** The statistical average estimated to be 4,906 square feet of impervious area for each single family detached residential dwelling unit within the County and as established by Ordinance.

**SITE.** Any tract, lot, or parcel of land or contiguous combination of tracts, lots, or parcels of land that is in one ownership, or contiguous and in diverse ownership, where development is to be performed as part of a unit, subdivision, or project.

**SOUTH CAROLINA STORMWATER MANAGEMENT AND SEDIMENT CONTROL HANDBOOK.** This handbook includes all existing South Carolina stormwater management regulations required for individuals to submit a stormwater management and sediment reduction permit application to the Department of Health and Environmental Control (SCDHEC).

**STORM EVENT.** A storm of a specific duration, intensity, and frequency.

**STORMWATER OR RUNOFF.** Refers to the flow of water which results from, and which occurs during and following a rainfall event.

**STORMWATER MANAGEMENT FEES AND CREDIT APPEALS BOARD.** The Stormwater Management Fees and credit Appeal Board will advise the County Administrator on appeals to decisions rendered by the Stormwater Utility Manager and will consist of three members.

**STORMWATER DESIGN STANDARDS.** The design standards presented in the Stormwater Regulations, and such other standards that may be adopted by the County from time to time.

**STORMWATER MANAGEMENT SYSTEM OR FACILITIES.** Refers to the existing, designed, and/or constructed features which collect, convey, channel, store, inhibit, or divert the movement of stormwater.

**STORMWATER MANAGEMENT PLAN.** The technical and policy manuals, plans, regulations and/or calculations, and any subsequent updates or amendments thereto, used by the Stormwater Utility Manager to administer the stormwater regulations.

**STORMWATER UTILITY MANAGER.** Person responsible for daily operations of the Beaufort County Stormwater Management Utility and reporting to the County Administrator.

**STRUCTURE.** Anything constructed or installed with a fixed location on or in the ground.

**SWALE.** An artificial or natural waterway which may contain contiguous areas of standing or flowing water following a rainfall event. A swale may be planted with or otherwise contain vegetation suitable for soil stabilization, stormwater re-treatment, and/or nutrient uptake; or may be designed to accommodate or account for soil erodibility, soil percolation, slope, slope length, and contributing area, so as to prevent erosion and reduce the pollutant concentration of any discharge.

**UTILITY.** The stormwater management utility provided for in Chapter 99 of Beaufort Code of Ordinances.

**VACANT LAND.** A lot or parcel of land that is without any building, structure or improvement, including impervious surfaces, but does not include recreation, green or open space created around private or public facilities nor parcels connected or contiguous thereto for the same or similar uses.

**WATER BODY.** Any natural or artificial pond, lake, reservoir, or other area that ordinarily or intermittently contains water, and which has a discernible shoreline.

**WATERCOURSE.** Any natural or artificial stream, creek, channel, ditch, canal, waterway, gully, ravine, or wash in which water flows either continuously or intermittently, and which has a definite channel, bed, or banks.

**WATER QUALITY.** Those characteristics of stormwater runoff from a land disturbing activity that relate to the physical, chemical, biological or radiological integrity of water.

**WATER QUANTITY.** Those characteristics of stormwater runoff that relate to the rate and volume of the stormwater runoff to downstream areas resulting from land disturbing activities.

**WET DETENTION.** A detention basin that contains a permanent pool of water that will retain runoff for a minimum period of 14 days for an average summer rainfall, and which has a littoral zone over a substantial portion of the pond surface area.

**WETLAND.** An area that is inundated or saturated by surface or groundwater with a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas.

**WORKS.** All artificial, manmade structures, including, but not limited to, canals, ditches, swales, conduits, channels, culverts, pipes, and other construction that connects to, draws water from, drains water into, or is placed in or across the waters of the state.

## Section 2. User Fee Adjustment and Credits

The following procedures address both adjustments and credits for Stormwater user fees. The County grants user fee adjustments when customers identify incorrect information contained in the County's billing database. Adjustments typically occur when the County has incorrectly delineated the impervious area within a nonresidential property, or when residential customers are assigned an incorrect stormwater billing unit.

User Fee credits are associated with the construction, operation, and maintenance of privately owned stormwater facilities that provide beneficial use to the County in meeting the objectives for the Utility set by County Council. Both residential and nonresidential customers can qualify for user fee adjustments; whereas only nonresidential customers and other stormwater facility operators such as Property Owner's Associations (POAs) qualify for user fee credits. **Appendix A** contains Stormwater Management Utility Forms that are used as part of the adjustment and credit policy.

The Stormwater Utility Manager, or his designee, will review adjustment and credit requests made during the first fiscal year that the revised stormwater user fee is imposed and when customers implement a change to their existing stormwater facility. These requests will be reviewed within a 3-month period from the date of filing of the request.

### 2.1 User Fee Adjustments

Requests for adjustment of the stormwater user fee shall be submitted through the Stormwater Utility Manager's office, which has authority to administer the procedures and standards, and review criteria for the adjustment of fees as established herein. All requests shall be judged on the basis of site characteristics.

The following procedures shall apply to all adjustment requests of the stormwater user fee:

- Any residential property owner who believes the impervious area or gross area components of his stormwater user fee to be incorrect may submit an adjustment request on a form supplied by the Stormwater Utility Manager, or his designee. Stormwater Management Utility Residential SWU Fee Adjustment Form is for residential fee adjustments.
- Any nonresidential property owner who believes the impervious area or gross area components of his stormwater user fee to be incorrect may submit an adjustment request on a form supplied by the Stormwater Utility Manager, or his designee. Stormwater Management Utility Non-Residential SWU Fee Adjustment Form is for nonresidential fee adjustments.
- The first step in the adjustment process will be a review of the County's calculation of the impervious and gross area. If resolution is not achieved, the County may request the customer to provide supplemental information to the Stormwater Utility Manager including, but not limited to, survey data prepared by a registered Professional Land Surveyor (P.L.S.) that represents the amount of impervious area on a parcel and/or engineering reports



prepared by registered Professional Engineer (P.E.). Failure to provide such information may result in the denial of the adjustment request.

- The Stormwater Utility Manager shall respond in writing to all adjustment requests. The response shall provide an explanation of adjustment approval or denial as well as requests for additional information.

Adjustment denials may be appealed to the Stormwater Management Fees and Credits Appeals Board as presented in Section 4.

### **2.1.1 Additional Stormwater Adjustments**

In addition to the requirements presented above, adjustments may also be given when an owner meets any of the following requirements:

- Owner demonstrates rainfall that occurs on an impervious area does not generate runoff (has no outlet), is completely watertight, and has at least 18 inches of freeboard. This adjustment is for unusual structures, such as swimming pools, hazardous material storage areas, etc. For these specific cases, a customer's SFUs will be adjusted by removing from the SFU calculation the amount of impervious area that does not generate runoff.
- Owner demonstrates that on-site gravel is not compacted, not used for vehicular traffic, and thus not impervious. The County may grant adjustments for non-compacted gravel areas used for landscaping or other purposes. The County considers all compacted gravel areas (drives, storage areas, etc.) as impervious areas, and as such, no adjustment will be granted. The Stormwater Utility Manager will make the decision regarding the intended purpose of gravel areas and the degree of imperviousness but will not allow more than 50% credit.

## **2.2 User Fee Credits**

Nonresidential customers and other privately owned stormwater facility operators may qualify for user fee credits when they can demonstrate that their existing or proposed stormwater facilities meet current stormwater standards and provide the County value in managing stormwater quantity, quality or auxiliary services. User fee credits provide incentive to the private facility operators to improve their facilities as County ordinances and standards are changed. For properties within incorporated jurisdictions, the portion of a property's stormwater fee that is the Countywide Infrastructure charge is creditable in the same percentages for gross and impervious area as it would be credited were it in the unincorporated County.

### **2.2.1 Restrictions**

- a. No public or private property shall receive credit to offset Fees for any condition or activity unrelated to the County's cost of providing stormwater management services.
- c. Credits will not apply to Stormwater Pollution Prevention Plan (SWPPP) Review and Inspection fees attributable to new development or redevelopment projects.

- d. Any BMP or portion(s) of the stormwater management within a permanent storm drainage easement maintained by the government (municipality, county or state), shall not be eligible for a fee credit.
- e. Credit shall only be given to the property owner of record. If there are multiple owners in credit application, then the owner who is the applicant is responsible for submitting a cooperation agreement from other owners participating in application.

### **2.2.2 Terms**

- a. Unless noted in the credit description, all credits require submittal of a complete application and approval by the County. No separate submittal is required for CWI credits.
- b. Credits will only be applied if requirements outlined in this Manual are met, including, but not limited to: maintaining compliance with stormwater standards at the time of initial credit, completion of on-going maintenance, guaranteed right-of-entry for inspections, and submittal of annual self-reports.
- c. Credits will be defined as percent (%) reductions applied as credit adjustment to components of the Fee, as described for each credit type.
- d. Some credits can be combined for an additive reduction. The following table describes these allowable scenarios.

	<b>Structural BMP Credit</b>	<b>Integrated Non-Structural BMP Program Credit</b>	<b>Other BMPs</b>	<b>NPDES Industrial Stormwater Permit Credit</b>	<b>Education Credit</b>	<b>Inundated Property Credit</b>	<b>Permanently Undevelopable Land Credit</b>
<b>Structural BMP Credit</b>		Only POAs	Considered	No	No	Yes	Yes
<b>Integrated Non-Structural BMP Program Credit</b>	Only POAs		Considered	No	No	Yes	Yes
<b>Other BMPs</b>	Considered	Considered		Considered	Considered	Considered	Considered
<b>NPDES Industrial Stormwater Permit Credit</b>	No	No	Considered		No	Yes	Yes
<b>Education Credit</b>	No	No	Considered	No		Yes	Yes
<b>Inundated Property Credit</b>	Yes	Yes	Considered	Yes	Yes		Only if applied to different areas
<b>Permanently Undevelopable Land Credit</b>	Yes	Yes	Considered	Yes	Yes	Only if applied to different areas	

- e. As long as the BMPs are functioning as approved (as demonstrated by self-certification reports and County inspections), the credit reduction will be applied to the Fee. If the approved practice is not functioning as approved or is terminated, the credit reduction will be cancelled and the Fee will return to the baseline calculation. Once the credit reduction has been cancelled, a customer may not reapply for credit for a period of 12 months and only then if the deficiency has been corrected, as determined by County inspection. (See Section 5 for more details).
- f. Stormwater utility customers seeking fee credit will be required to submit their credit application and supporting documents as of July 1 preceding the County's issuance of tax bills.
- g. Approved credit will be applied to each subsequent bill (as long as the credit is active) and will be retroactively applied to the current year's bill. Retroactive credits will be processed as an additional credit to the next year's

stormwater fee. In the event a retroactive credit exceeds the calculated billed amount for the next year's bill, a refund will be issued by the Beaufort County Treasurer upon approval of the credit.

- h. This credit manual is only applicable in jurisdictions that have adopted a rate structure consistent with a fixed fee, impervious area fee, and gross area fee as defined in the Beaufort County Rate Study completed in 2015. This is the rate structure consistent with that of the County. Jurisdictions that have not adopted this rate structure and continue to use a rate structure based solely on the SFU are eligible for stormwater fee credits in a manner similar to that under the prior Stormwater Fee Adjustment and credit Manual, dated December 2012. Each credit section below contains footnotes to define how SFU-based credit are to be calculated.

### **2.2.3 Structural BMP Credit - Water Quality, Peak Runoff, and Volume Controls**

Structural BMPs designed in accordance with the County BMP Manual will be eligible for a fee credit if flows generated on-site and from upstream areas greater than 0.5 sq. mi are directed through the BMP and provide

- reduction of target pollutants to acceptable levels in accordance with a 10% effective imperviousness site,
- control the peak runoff rate in accordance with the 25-year, 24-hour storm event,
- provide 100% retention, reuse, or reduction of the runoff volume in accordance with the 1.95", 24-hour storm event.

Structural BMPs are eligible for credit only if all three controls are met. This credit will be based upon hydrologic data, water quality data, design specifications, and other pertinent data supplied by qualified, licensed professionals on behalf of property owners. In order to receive credit reduction as applied to the Fee calculation equation, property access, adequate and routine facility maintenance, and annual self-reporting must be provided by the property owner to the County to verify that the BMP structure is providing its intended benefit.

The Credit will be applied as a 50% reduction in the impervious area component of the fee and the CWI portion of the fee.<sup>1</sup> For POAs, the flat structural BMP credit of 50% off the impervious area component of the fee may be added to the non-structural BMP credit of 25% for a

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<sup>1</sup> This credit calculation method is only applicable in jurisdictions that have adopted a rate structure consistent with a fixed fee, impervious area fee, and gross area fee as defined in the Beaufort County Rate Study completed in 2015. Jurisdictions that have not adopted this rate structure and continue to use a rate structure based solely on the SFU will be eligible for a flat Structural BMP credit of 10% of the stormwater fee for peak control and 35% of the stormwater fee for volume control, including CWI fees. Water quality control is assumed met with volume control and no additional credit is provided.

maximum of 75% off the impervious area component of the fee. The property owner must complete and submit data that quantifies and demonstrates the achievement of water quality, peak runoff, and volume control goals. This documentation must be prepared by a qualified, licensed professional engineer and be accompanied by one or combination of the following: testing, modeling, design, and/or construction data that substantiates the hydrologic peak flow reduction or volume control requirements obtained from the BMP Manual. All requests will be reviewed on an individual basis with findings of the review transmitted back to the customer within ninety (90) days of receipt of a completed application.

Water quality and volume reduction BMPs that are eligible for credit include, but are not limited to, the following:

- Wet or dry detention basins
- Bioretention, rain gardens, and other devices, and
- Rooftop practices such as green roofs, evaporative cooling on flat roofs
- Pervious pavement<sup>2</sup>
- Runoff capture used for irrigation
- Disconnection of impervious areas
- Swales for runoff from highways and roadways.

In order to receive credit, property access, adequate and routine facility maintenance and annual self-reporting must be provided by the property owner to the County to verify that the BMP structure is providing its intended benefit.

Credit will be perpetual until such time that the property owner fails to demonstrate adequate BMP performance.

## 2.2.4 Integrated Non-Structural BMP Program Credit

Credits may be issued for a Site with ongoing implementation of an integrated suite of fundamental non-structural BMPs that will help the County meet its permit objectives. To receive a 25% credit adjustment as applied to the impervious area component of the fee<sup>3</sup>, including the CWI portion of the fee, , documentation must be provided to verify that 6 of the 9 following BMPs have been met:

BMP1:	Educational Program
BMP2:	On-Site Refuse Control Program
BMP3:	On-Site Stormwater System Maintenance and Cleaning Program

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<sup>2</sup> Pervious pavement, as a special category of structural BMP credit, will be credited as a 50% reduction in the impervious area charge for only the portion of the impervious area comprised of pervious pavement.

<sup>3</sup> This credit calculation method is only applicable in jurisdictions that have adopted a rate structure consistent with a fixed fee, impervious area fee, and gross area fee as defined in the Beaufort County Rate Study completed in 2015. Jurisdictions that have not adopted this rate structure and continue to use a rate structure based solely on the SFU will be eligible for a flat Integrated Non-Structural BMP Program credit of 10% of the stormwater fee, including CWI fees.



BMP4:	Paved Area Sweeping Program
BMP5:	Used Motor Oil Recycling Program
BMP6:	Sanitary Sewer/Storm Sewer Cross-Connection Inventory
BMP7:	Landscaping for Run-Off Rate Control and Water Quality
BMP8:	Storm Drain Stenciling Program
BMP9:	Designated Vehicle Washing Area

Upon receipt of completed Stormwater credit Application, application approval, and satisfactory on-site inspection to insure that all criteria are being met, credit will be applied. All requests will be reviewed on an individual basis with findings of the review transmitted back to the customer within ninety (90) days of receipt of a completed application. Integrated non-structural BMP credit must be renewed annually.

#### **2.2.4.1 Educational Program**

Nonresidential customers who wish to receive Fee credit for educating employees in the area of water quality awareness and protection must agree to the following minimum standards:

- a. Devote fifteen minutes per quarter (or an hour annually) to educating employees about water quality awareness and protection. Additionally, provide basic stormwater management information to new employees. Organizations will be required to submit programs or agendas to the County for environmental education sessions that will include information concerning number of attendees, time(s), place(s), and topic(s) covered during each session along with confirmation that a 50% employee participation goal was met. Pre- and post-session surveys are recommended. Topics must rotate on at least an annual basis.
- b. Post stormwater and water quality-specific educational information obtained from the County, state/federal environmental agencies, or from any other reputable educational resource center in employee frequented areas. Information posted must be clearly visible. Information topics must rotate on at least an annual basis. Copies of posted materials must be provided to the County.
- c. Distribute stormwater and water quality-specific literature obtained from the County, state/federal environmental agencies, or any other reputable educational resource center to all employees on a quarterly basis and provide copies to the County with the annual self-report. Literature topics must rotate on at least an annual basis.
- d. All materials to be used in presentations should be reviewed/ approved by the Stormwater Utility Manager or his designee before use in this program.

Nonresidential customers who wish to receive Fee credit for educating the County regional customer base in the area of water quality awareness and protection must agree to meet the following minimum standards:

- a. Disseminate stormwater and water quality-specific information obtained from the County, state/federal environmental agencies, or any other reputable educational resource center to customers on a quarterly basis using high traffic area kiosks,

advertised special events, customer mailings, product label advertisements, public service announcements, ads, educational curricula, or other mass distribution techniques. Information topics must rotate on at least an annual basis. Copies of disseminated materials must be provided to the County along with estimates of the number of customers reached in each annual self-report.

- b. All materials to be used in presentations should be reviewed/approved by the Stormwater Utility Manager or his designee before use in this program.

#### **2.2.4.2 On-Site Refuse Control Program**

In order to receive credit for the On-Site Refuse Control Program, the following minimum criteria must be satisfied:

- a. Identify or develop the organization's on-site refuse control plan and submit a copy to the County.
- b. Initiate and maintain a solid waste recycling program that meets the County's minimum recycling requirements.
- c. Keep refuse containers covered to eliminate exposure to wind, rain, and snow and where possible, place refuse containers in areas that do not drain to storm sewers.

#### **2.2.4.3 On-Site Stormwater System Maintenance and Cleaning Program**

In order to receive credit for the On-Site Stormwater System Maintenance and Cleaning Program, a detailed management plan for maintaining on-site (nonpublic right-of-way) stormwater structures must be submitted along with documentation that the planned activities were completed. At a minimum, the management plan must address the following structures, where applicable:

- a. Building rain gutters/downspouts – must be directed to vegetated areas wherever possible and cleaned at least annually.
- b. Catch basins – must be cleaned of litter, debris, and sediment at least once per year.
- c. Stormwater outfalls to private ditches, ravines, or creeks on private land must be cleaned at least once per year.
- d. On-site drainage ditches or channels must be cleaned of any litter and debris and obstructive vegetation should be trimmed at least once per year.

#### **2.2.4.4 Paved Area Sweeping Program**

In order to receive credit for the Paved Area Sweeping Program, the following minimum criteria must be satisfied:

- a. Submit a detailed paved area sweeping plan to include definition of areas to be swept, frequency of sweeping (a minimum of twice per month), debris disposal method, and type of sweeper used.

- b. Provide documentation of plan implementation, such as copies of paid invoices or employee timesheets, or a certification of work accomplished prepared and signed by an officer of the company.

#### **2.2.4.5 Used Motor Oil Recycling Program**

In order to receive credit for the Used Motor Oil Recycling Program, the following minimum criteria must be satisfied:

- a. Provide documentation to confirm disposal of used motor oil at used oil recycling sites (i.e., waste oil generated on-site by the property owner).
- b. Display the County's current list of used oil recycling sites in clearly visible and publicly frequented locations.

#### **2.2.4.6 Sanitary Sewer/Storm Sewer Cross-Connection Inventory Program**

In order to receive credit for the Sanitary Sewer/Storm Sewer Cross-Connection Inventory Program, the following minimum criteria must be satisfied:

- a. Conduct a visual building and grounds survey to identify and inventory the locations of all sanitary and storm sewer connection points.
- b. Provide building and site plans to the County that document the locations of all sanitary sewer and storm sewer connection points and sanitary and storm sewer line locations on a parcel of property.
- c. If instances are found where sanitary sewage plumbing is connected to a storm sewer, the cross connection must be eliminated within thirty (30) days.
- d. If any discharges are in question, the owner should contact the County to determine if elimination for the discharge is required.

#### **2.2.4.7 Landscaping for Run-Off Rate Control and Water Quality Program**

In order to receive credit for the Landscaping and Run-Off Rate Control and Water Quality Program, the following minimum criteria must be satisfied:

- a. Develop a landscape maintenance plan for properties with landscaped areas, utilizing lawn and garden practices that reduce stormwater run-off rates and protect water quality, including, but not limited to, the following recommended practices:
  - i. Unless otherwise indicated by current soil tests, use phosphorus free fertilizer.
  - ii. Apply all yard and garden chemicals sparingly, using the correct rates and recommended times, and not before a rainstorm.
  - iii. Direct sprinklers to vegetated areas and not overlap onto impervious surfaces.
  - iv. Where turf is considered necessary, maintain it by mowing grass to a height of 2-3". If necessary, seed in the spring and fall, and aerate and de-thatch in the fall. Leave grass clippings on the lawn as a natural fertilizer.

- v. Select hardy plants most suited to this climate and, where possible, reduce the amount of maintained turf and increase naturalized areas.
- vi. Mulch flowerbeds, shrubs and trees to retain water on-site.
- vii. Keep lawn and garden chemicals, garden debris, lawn clippings, and leaves off hard surfaces.

If appropriate to site conditions, the following practices are also recommended:

- viii. Landscapes should be designed to eliminate or at least minimize directly-connected impervious areas.
  - ix. Maintain a 15' to 25' filter strip of tall grass or plantings along water bodies.
  - x. Plant rain gardens in depressions that otherwise have standing water or to receive roof run-off.
- b. Provide a copy of the landscape management plan to the County along with documentation of employee training for landscape management or landscape contracts that include the above provisions.

#### **2.2.4.8 Storm Drain Stenciling Program**

In order to receive credit for the Storm Drain Stenciling Program, the following minimum criteria must be satisfied:

- a. The County will provide suggestions to any owner/group interested in providing the labor.
- b. Post decals or stencil all storm drain inlets with information identifying that it drains to a local water resource. For example, "drains to river" or "drains to creek".
- c. Provide the County with number and location of storm drains on subject parcel.
- d. Provide the County with plan for maintaining stencils/decals.

#### **2.2.4.9 Designated Vehicle Washing Area**

In order to receive credit for the Designated Vehicle Washing Area, the following minimum criteria must be satisfied:

- a. Provide area for vehicles to be washed away from stormwater drains and water resources.
- b. Use environmentally sensitive cleaning materials.
- c. Post location of vehicle washing area.
- d. Provide the County with plan for location of vehicle washing area.

#### **2.2.5 Other BMPs**

Nonresidential customers that implement BMPs or provide services above and beyond the basic structural or non-structural BMPs described above may be eligible for additional credit. Examples of BMPs creditable at a higher level include: structural control measures that

effectively receive and treat runoff from other properties, educational activities well in excess of the required minimums (described below), more than six non-structural BMPs, or a combination of structural and non-structural BMPs benefitting the same property or region.

The County will evaluate requests for additional credit on a case-by-case basis. The duration of the Credit will depend on the specific BMP and be as determined by the Stormwater Utility Manager.

## **2.2.6 NPDES Industrial Stormwater Permit Credit**

The South Carolina Department of Health and Environmental Control, on behalf of the USEPA, requires certain types of industry to obtain and comply with an NPDES Industrial Stormwater Permit to manage and monitor stormwater runoff from industrial sites. When an NPDES Stormwater Permit issued to a nonresidential customer requires the specified industry to conduct water quality monitoring, they may be eligible for a 10% credit on the impervious area component of the permitted property's fee<sup>4</sup>, including the CWI portion of the fee, if:

- a. Water quality testing results are consistently at least 10% below their permit required discharge limits during each sampling event,
- b. Copies of the water quality test results are provided to the County, and
- c. Industry is in compliance with all permit requirements.

Credit must be renewed every five (5) years.

## **2.2.7 Education Credit**

Those schools, public or private, wishing to receive Fee credit for educating students and employees in the area of water quality awareness and protection must agree to the following minimum standards:

- a. Devote two hours per half (four hours annually) to educating one grade level of students (or split between two grade levels) about water quality awareness and protection. Educational institutions will be required to submit programs or agendas to the County for environmental education sessions that will include information concerning number of attendees, time(s), place(s), and topic(s) covered during each session. The County will assist with providing materials for the education program. Pre- and post-session surveys are recommended. Topics must rotate on at least an annual basis, or become part of the curriculum for the same grade level each year.
- b. Devote fifteen minutes per quarter (or an hour annually) to educating employees about water quality awareness and protection. Additionally, provide basic

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<sup>4</sup> This credit calculation method is only applicable in jurisdictions that have adopted a rate structure consistent with a fixed fee, impervious area fee, and gross area fee as defined in the Beaufort County Rate Study completed in 2015. Jurisdictions that have not adopted this rate structure and continue to use a rate structure based solely on the SFU will be eligible for a flat NPDES Industrial Stormwater Permit credit of 5% of the stormwater fee, including CWI fees.



- stormwater management information to new employees. Topics must rotate on at least an annual basis.
- c. Post stormwater and water quality-specific educational information obtained from the County, state/federal environmental agencies, or from any other reputable educational resource center student and employee frequented areas. Information posted must be clearly visible. Topics must rotate on at least an annual basis. Provide copies of posted materials to the County.
  - d. Distribute stormwater and water quality-specific literature obtained from the County, state/federal environmental agencies, or any other reputable educational resource center to target students and all employees on an annual basis and provide copies to the County with the annual self-report. Topics must rotate on at least an annual basis.

Credit for this category is applied as 30% off the impervious area component of the fee, including the CWI portion of the fee, for the property(ies) where educational activities take place.<sup>5</sup> Credit must be renewed annually.

### **2.2.8 Inundated Property Credit**

All along the coast, there are deeded parcels of land that have, since the time of their establishment, become inundated and have (in whole or in part) ceased to be functional properties. The County keeps these properties on the tax roll but does not levy a tax on the inundated portion of these properties as they have no value (at present). Because they exist as tax parcels, their stormwater fee is calculated using the same three-component structure, so the resulting fee includes fixed, gross area, and impervious area elements. In the case of entirely inundated properties, impervious area is nonexistent, so the fee in effect only includes the other two components. Given the circumstances of these properties, it is appropriate to exempt the inundated portion from the gross area component of the charge. Even properties that are entirely inundated will still be charged for the fixed portion, which covers administration of the utility. This reflects the fact that utility costs are not entirely negated by the property being inundated. Rather, that property still has to be considered with all others extant land parcels as far as how fees are administered.

Deeded parcels of land that are categorized by the County Assessor's office as marginal water will receive a 100% credit on the gross area component of their stormwater fee, including the CWI fee, for the proportion of the property that is inundated.<sup>6</sup> Credit will be granted in perpetuity, until a point in time when the characteristics of the land change.

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<sup>5</sup> This credit calculation method is only applicable in jurisdictions that have adopted a rate structure consistent with a fixed fee, impervious area fee, and gross area fee as defined in the Beaufort County Rate Study completed in 2015. Jurisdictions that have not adopted this rate structure and continue to use a rate structure based solely on the SFU will be eligible for a flat Education credit of 5% of the stormwater fee, including CWI fees.

<sup>6</sup> This credit calculation method is only applicable in jurisdictions that have adopted a rate structure consistent with a fixed fee, impervious area fee, and gross area fee as defined in the Beaufort County Rate Study completed in 2015. Jurisdictions that have not adopted this rate structure and continue to use a rate structure based solely on the SFU

## **2.2.9 Permanently Undevelopable Land Credit**

Maintaining lands in a permanently undevelopable state reduces the County's burden to maintain infrastructure and policies intended to preserve future developability. As such, land in this state is entitled to a fee credit. Saltwater marshlands that will remain in that state fall under this category of permanently undevelopable land, as do portion of properties with a conservation easement requiring no development. The credit for these areas is 100% on the gross area component of the charge, including the CWI portion of the fee, for the portion of the property included.<sup>7</sup>

To qualify for this credit, a customer must submit documentation of their intention to retain a property's undeveloped state, such as a conservation easement or notification of saltwater marshland status documented by the County Assessor. Credit will be granted in perpetuity, until a point in time when the characteristics of the land change.

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will be eligible for an Inundated Property credit of up to 100% of the stormwater fee, including CWI fees, proportional to the percent of property that is inundated.

<sup>7</sup> This credit calculation method is only applicable in jurisdictions that have adopted a rate structure consistent with a fixed fee, impervious area fee, and gross area fee as defined in the Beaufort County Rate Study completed in 2015. Jurisdictions that have not adopted this rate structure and continue to use a rate structure based solely on the SFU will be eligible for a Permanently Undevelopable Land credit of up to 100% of the stormwater fee, including CWI fees, proportional to the percent of property that is deemed permanently undevelopable.

## 2.2.10 Summary

The following table summarizes the available credit types, durations, and calculations. Within any jurisdiction that has adopted a fixed charge, impervious area, gross area rate structure, these credits extend to the CWI portion of any ratepayers fee automatically.

	<b>Application Required</b>	<b>Credit Duration</b>	<b>Credit Amount</b>	<b>Credited Fee Component</b>
<b>Structural BMP Credit</b>	YES	ONGOING	50% <sup>1</sup>	IMPERVIOUS AREA
<b>Integrated Non-Structural BMP Program Credit</b>	YES	ONE YEAR	25%	IMPERVIOUS AREA
<b>Other BMPs</b>	YES	VARIES	VARIES	IMPERVIOUS AREA
<b>NPDES Industrial Stormwater Permit Credit</b>	YES	FIVE YEARS	10%	IMPERVIOUS AREA
<b>Education Credit</b>	YES	ONE YEAR	30%	IMPERVIOUS AREA
<b>Inundated Property Credit</b>	NO	ONGOING	100%	GROSS AREA INUNDATED
<b>Permanently Undevelopable Land Credit</b>	YES	ONGOING	100%	GROSS AREA UNDEVELOPABLE

<sup>1</sup> FOR POROUS PAVEMENT AS A BMP, THIS PERCENTAGE IS THE PERCENTAGE OF IMPERVIOUS AREA THAT IS THE POROUS PAVEMENT.

## 2.2.11 Fee credit Calculation – Example 1

As an example of how a Fee credit would be applied to a POA that is responsible for stormwater management facilities and provides additional non-structural BMPs within its community:

- |  |  |       |  |
|--|--|-------|--|
| 1. Structural BMP credit   | 50% off impervious area component of fee |       |  |
| 2. Non-Structural BMP credit   | 25% off impervious area component of fee |       |  |
| <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;">Total</td> <td style="width: 50%;">75% off impervious area component of fee</td> </tr> </table> |  | Total | 75% off impervious area component of fee |
| Total  | 75% off impervious area component of fee |       |  |

To determine the example fee, assume the parcel has 30,500 square feet of impervious area on 2 acres of land. The baseline fee and credit calculations would be as follows:

Fee Component	Rate	Units	Original Fee	Credit	Final Fee
Fixed	\$12.00	1	\$12.00		\$12.00
Gross Area	\$10.00	1	\$10.00		\$10.00
Impervious Area	\$65.00	7 <sup>#</sup>	\$455.00	75%	\$113.75
			\$477.00		\$135.75

# Impervious area calculated as 30,500 sq.ft. / 4,906 sq.ft. per SFU = 6.21 SFU, rounded up to 7 SFU.

For the original fee, the fixed charge in the County is \$12, the gross area charge is \$10 per equivalent unit (2 acres is unit), and the impervious area charge is \$65 per 4,906 square feet or a portion thereof. Thus, the original fee is \$477.00.

The credit is applied to the impervious area portion of the charge, resulting in a final fee of \$135.75.

### 2.2.12 Fee credit Calculation – Example 2

Consider a property of 30 acres with one Tier 2 single family home and on which 25 acres are placed under a conservation easement rendering them perpetually undevelopable. This would proportionally reduce the gross area component of the charge as follows:

Fee Component	Rate	Units	Original Fee	Credit	Final Fee
Fixed	\$12.00	1	\$12.00		\$12.00
Gross Area*			\$130.00	83%	\$21.67
Impervious Area	\$65.00	1	\$65.00		\$65.00
			\$207.00		\$98.67

\* Gross area determined by a declining block: \$10 for first 2 acres, then \$5 per acre up to 10 acres, then \$4 per acre up to 100 acres, and then \$3 per acre above 100 acres. In this example, \$10 + (\$5 x 8acres) + (\$4 x 20acres) = \$130.00

The original fee of \$207.00 is reduced to \$98.67 when the gross area component of the charge is reduced by 5/6 (or 83%).

### 2.2.13 Fee credit Calculation – Example 3

A POA represents a type of customer uniquely able to implement both structural and non-structural BMPs to achieve a greater beneficial impact to the stormwater impact. In the case of a POA property of 10 acres with 20,000 square feet of impervious area and a structural BMP, where six of the nine non-structural BMP requirements are satisfied, the credit is additive.

Fee Component	Rate	Units	Original Fee	Credit	Final Fee
Fixed	\$12.00	1	\$12.00		\$12.00
Gross Area*			\$50.00		\$50.00
Impervious Area	\$65.00	5 <sup>#</sup>	\$325.00	75%	\$81.25
			\$387.00		\$143.25

\* Gross area determined by a declining block: \$10 for first 2 acres, then \$5 per acre up to 10 acres, then \$4 per acre up to 100 acres, and then \$3 per acre above 100 acres. In this example, \$10 + (\$5 x 8 acres) = \$50.00

# Impervious area calculated as 20,000 sq.ft. / 4,906 sq.ft. per SFU = 4.07 SFU, rounded up to 5 SFU.

This POA property can reduce its overall fee from \$357.00 to \$143.25 with the approval of both types of credit.

### **2.2.14 Fee credit Calculation – Example 4**

A property that is both partially inundated (resulting in a gross area credit) and the holder of an NPDES Industrial Stormwater Permit would receive both credits in conjunction. The credit calculation would be as follows for a 20 acre property with 20,000 square feet of impervious area and where 10 acres are inundated:

Fee Component	Rate	Units	Original Fee	Credit	Final Fee
Fixed	\$12.00	1	\$12.00		\$12.00
Gross Area*			\$90.00	50%	\$45.00
Impervious Area	\$65.00	5#	\$325.00	10%	\$292.50
			<u>\$427.00</u>		<u>\$349.50</u>

\* Gross area determined by a declining block: \$10 for first 2 acres, then \$5 per acre up to 10 acres, then \$4 per acre up to 100 acres, and then \$3 per acre above 100 acres. In this example, \$10 + (\$5 x 8 acres) + (\$4 x 10 acres) = \$90.00

# Impervious area calculated as 20,000 sq.ft. / 4,906 sq.ft. per SFU = 4.07 SFU, rounded up to 5 SFU.

The resulting fee is reduced from \$427.00 to \$349.50 when the credits are combined.

## **Section 3. Application Procedures**

A property owner seeking a Fee credit must comply with the procedures outlined in this Manual and must submit a Fee credit application (provided in Appendix A). It is recommended that a pre-application meeting with the Beaufort Stormwater Utility Department be held. All information necessary for the Stormwater Utility Manager to make a determination must be supplied as outlined in the Manual and the credit application. Failure to comply with the procedures outlined in the Manual will result in a denial of the credit application.

In cases requiring a hydrologic analysis, a qualified professional engineer registered in the State of South Carolina must prepare and certify the documentation provided to verify the hydrologic circumstances.

## **Section 4. Appeals**

### **4.1 Process**

Any person disagreeing with the interpretation or application of a provision in this manual, or the related laws or ordinances pertaining to Stormwater Management in Beaufort County, may appeal in writing by using Stormwater Management Utility Petition to Appeal Form.

All appeals will be processed first through Stormwater Utility Manager and then the Stormwater Management Fees and credits Appeals Board, for a recommendation, and then to the Beaufort County, County Administrator for final decision.

Any person still aggrieved may appeal the County Administrators decision to a court of competent jurisdiction.

### **4.2 Stormwater Management Fees and credits Appeals Board**

The Fees and credits Appeals Board exists for the purpose of advising the County Administrator on appeals to decisions rendered by the Stormwater Utility Manager, or his designee, in the determination of the correct amount of impervious surface located on a person's property and the proper application of the adopted mathematical calculation to determine the required stormwater fee and/or any adjustments to that fee provided for in Section 2.2 of this manual.

The Board shall also advise the County Administrator on appeals to decisions rendered by the Stormwater Utility Manager on applications for User Fee credits provided for in Section 2.2 of this manual.

The Board shall consist of three members (two primary and one designated third member) from the Stormwater Utility Board members who are appointed by County Council for two year terms. If the appeals board feels that they need technical support on a case the Utility will supply contracted technical support. On appeals involving fees in municipal jurisdictions, the ex-officio board member for that jurisdiction will be replacing the third board member.

## **Section 5. Enforcement Policy**

The County reserves the right to review the application for accuracy and/or inspect and review documentation confirming the provision of the BMPs at any time. If, after its review or inspection, the County finds the application to be inaccurate or the projected level of service is not being provided or continued, the customer will be notified in writing and given 45 days to correct the deficiency. The property owner must provide written documentation to the Stormwater Utility Manager within 45 days of the original notice by the Stormwater Utility Manager that the BMP is being provided or continued as agreed in addition to such evidence as



the Stormwater Utility Manager reasonably requires showing that the deficiency has been corrected. If, in the opinion of the Stormwater Utility Manager, the deficiency is not satisfactorily corrected, the Fee credit attributable to the deficiency will be terminated on the following billing cycle and will remain in effect for a minimum of 12 months. Reapplication for Fee credit will not be reviewed until the delinquent BMP has been adequately reinstated for three continuous months and evidence of the corrections has been provided with the reapplication.

**Annual self-reports will be required every July 31<sup>st</sup> to document service provision for the preceding calendar year. If the self-reports are incomplete or are not submitted to the County by the required date, the property shall be considered to be in non-compliance with the credit Program requirements. Non-compliant properties will lose the credit benefit and the Fee credit suspension will remain in effect for a minimum of 3 months and will not be reinstated until the complete annual report is received with documentation that the program is being implemented as intended.**

Once the credit reduction has been canceled, a customer may not reapply for that particular credit for a period of 12 months and then only if the deficiency has been corrected, as determined by the County inspection. It will be the responsibility of the customer to prove the stormwater management goals are met prior to the credit being reissued.

All structural water quality control systems that are not listed in the BMP Manual may require, at the request of the County and at no cost to the County, periodic certified laboratory water quality sampling and reporting to insure that the water quality standards are being met.

## APPENDIX A

Beaufort County Stormwater Management Department

**Stormwater Credit Application**  
(Please Type or Print)

This application is for:

	FIRST APPLICATION	RENEWAL APPLICATION (EXPIRED)	RENEWAL APPLICATION (SUSPENDED)
Structural BMP Credit			
Integrated Non-Structural BMP Program Credit			
Other BMPs			
NPDES Industrial Stormwater Permit Credit			
Education Credit			
Permanently Undevelopable Land Credit			

**If this is a first application, please address all questions and provide documentation that BMPs will be in place within 60 days of submitting this application. Existing BMPs will require proof of implementation, while new BMPs will require the submittal of implementation plans.**

**If this is a reapplication for renewed credit after a credit suspension, please complete Part I and provide information on BMPs listed in Part II that were suspended. Evidence that the deficiency resulting in the credit suspension was corrected for *at least three months prior to reapplication* must be attached to the reapplication.**

**Please provide specific responses to the following questions, using additional pages if necessary, to provide a complete and comprehensive application.**

**PART I. GENERAL INFORMATION**

1. Customer Contact Information:

Name/Title \_\_\_\_\_

Company \_\_\_\_\_

Address \_\_\_\_\_

Phone \_\_\_\_\_ E-mail \_\_\_\_\_

2. Property Parcel ID #(s): \_\_\_\_\_

3. Property Address/Description: \_\_\_\_\_

## PART II. INDIVIDUAL CREDIT OPPORTUNITIES

### Structural BMP Credit

1. Please attach the following items to show that the property meets the Fee Credit criteria. If applying for Credit for multiple BMPs, please attach additional required sheets.
  - a) Site Plan(s) showing:
    - Property location with parcel boundaries
    - Impervious areas (IA)
    - Description and location of BMP(s)
    - Topography and drainage boundaries for BMPs or open spaces and their associated % discharges
    - Documentation on stormwater reuse
    - Drainage discharge locations to off-site properties (natural and constructed)
  - b) BMP plans and design calculations, including
    - Total Site Area = \_\_\_\_\_ acres
    - Drainage Area (DA) to BMP = \_\_\_\_\_ acres
2. Summarize the key points of the site sensitivity analysis to describe potential down gradient impacts to surface or ground water from drainage captured on-site.
3. Provide documentation of steps taken during regular maintenance activities and the most recent inspection report, if applicable.
4. Provide an executed Stormwater BMP Maintenance Agreement to the County. The agreement form can be found in the Beaufort County Stormwater Best Management Practices (BMP) Manual, current edition.

## **Integrated Non-Structural BMP Program Credit**

Please refer to Section 2.2.4 in the Credit Manual and provide the necessary background information and documentation to prove that the following programs are in place and functioning on a continuing basis. Documentation may include such things as contracts, invoices, operating procedures, plans, maps, etc. All of the following criteria must be met to receive the 25% Fee Credit for this category. If any of the criteria listed below do not pertain to your non-residential property, please write "does not apply" followed by a description explaining the exception. If a representative other than the one identified under Part I is overseeing this component of the credit program, please provide the following information:

Name/Title, Address, Phone #, and e-mail address of the person responsible for coordinating non-structural BMPs, along with the time of day the person may be reached:

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Integrated Non-structural BMPs Selected:

<b>BMP</b>	<b>Description</b>	<b>YES</b>	<b>NO</b>
1	Educational Program		
2	On-Site Refuse Control Program		
3	On-Site Stormwater System Maintenance and Cleaning Program		
4	Paved Area Sweeping Program		
5	Used Motor Oil Recycling Program		
6	Sanitary Sewer/Storm Sewer Cross-Connection Inventory Program		
7	Landscaping for Run-Off Rate Control and Water Quality Program		
8	Storm Drain Stenciling Program		
9	Designated Vehicle Washing Area		

NOTE: A minimum of 6 BMPs must be implemented to be eligible for integrated non-structural BMP credit



**(BMP 1) Educational Program**

1. Describe the audience(s) that will receive the water quality information, how the information will be selected and disseminated.
  
2. Describe where stormwater and water quality-specific educational information will be posted (provide picture if possible).

**(BMP 2) On-Site Refuse Control Program**

1. Identify where solid waste disposal and recycling information will be posted.
2. Describe your on-site recycling program (number of collection site, types and volumes of materials recycled each year, collection frequency, recycling destination, etc.)
3. Describe how outdoor solid waste and recycling containers are protected from exposure to wind, rain, and snow and connection to storm sewers.
4. Describe your refuse control plan.

**(BMP 3) On-Site Stormwater System Maintenance and Cleaning Program**

1. Using a site plan, identify the locations of stormwater management structures located on the property, but not in the public right-of-way.
  
2. Define the maintenance and cleaning schedule for each of the on-Site stormwater structures:
  - Rain gutters:
  
  - Catch basins:
  
  - Curbs and gutters:
  
  - Outfalls:
  
  - Other structures (describe):

**(BMP 4) Paved Area Sweeping Program**

1. Provide a site plan that identifies the paved area being swept, define the frequency (days and times) of paved area sweeping, and describe the type of equipment used to complete the sweeping.
  
2. If using a contracted firm to conduct sweeping, please indicate the contract information (company name, address, contact person, telephone number, contract number, contract length, and contract expiration date).

**(BMP 5) Used Motor Oil Recycling Program**

1. Is used motor oil reprocessed on-site? Yes [ ] No [ ]
2. If it is not reprocessed on-site, identify the name of the company that collects and/or recycles your used motor oil. (Provide company name, address, contact person, telephone number, contract number, contract length, and contract expiration date.)
3. Indicate the amount of used motor oil collected on-site each month.
4. Indicate where Beaufort County's current list of used oil recycling sites will be displayed.

**(BMP 6) Sanitary Sewer/Storm Sewer Cross-Connection Inventory Program**

1. Using a site plan, identify the locations of all sanitary and storm sewer connection points and sanitary and storm sewer line locations on the property.
2. If instances are found where sanitary sewage plumbing is connected to a storm sewer, identify what steps were taken to eliminate the cross connection and the date the work was completed.



**(BMP 7) Landscaping for Run-Off Rate Control and Water Quality**

1. Provide a copy of a landscape maintenance plan that identifies what lawn and garden practices are utilized to reduce stormwater run-off rates and protect water quality, using the practices recommended in the Credit Manual as a baseline.
  
2. Describe the employee landscape management training plan or provide contract and contact information for firms contracted to complete landscape maintenance using the provisions in the landscape maintenance plan.

**(BMP 8) Storm Drain Stenciling Program**

1. Provide a copy of the decal or stencil that will be used to mark storm drains.
2. Provide a plan showing location and number of storm drains to be labeled.
3. Provide a copy of storm drain stencil maintenance plan that identifies annual inspections and maintenance for decals/stencils.

**(BMP 9) Designated Vehicle Washing Area**

1. Provide a plan showing the location of the proposed vehicle washing area. Plan must indicate site topography and show any existing storm drains and water courses.

## **Other BMP Credit**

1. Describe any additional structural or non-structural approaches to reduce runoff and improve water quality implemented by this customer, along with an assessment of its benefit to the County.

County staff will work with the customer to procure appropriate documentation.

## **NPDES Industrial Stormwater Permit Credit**

1. Attach a copy of your NPDES Industrial Stormwater Permit.
2. Attach copies of water quality monitoring data with a comparison to the permit-required discharge limits.
3. Attach data that defines discharge volumes, rates, and frequency of discharges.
4. Describe how the permitted discharges are providing a positive impact and value that complements the County's stormwater management system goals and provide any supporting documentation.

## **Education Credit**

1. Provide copies of programs or agendas for environmental education sessions. Include information on the number of attendees, time(s), place(s), and topics covered during each session.
2. Provide planned questions for pre and post education surveys.
3. Provide copies of educational materials used for employees on water quality awareness and protection.
4. Provide copies of water quality-specific educational materials that will be posted. Indicate where the material will be posted.

## **Permanently Undevelopable Land Credit**

1. Provide a map prepared by a Licensed Land Surveyor of the property with permanently undevelopable lands shown clearly.
2. If this credit is sought for areas under conservation easement, provide a copy of the conservation easement.



**The application packet should consist of the completed application form and a copy of all necessary documentation, including the applicable site plans that will allow for a complete review of the site and existing stormwater management BMPs. Incomplete applications will not be processed. Submit the application, plans, and calculations to:**

**Beaufort County Stormwater Management Department**

**Signature of Owner**

**Date**

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**Signature of Licensed Professional Engineer  
Providing Hydrologic Evaluation or Licensed  
Professional Land Surveyor providing a property survey**

**Date**

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For Office Use Only

Credit	Percent	Component of Fee	Eligible Proportion	Approved (Initial and date)
Structural BMP Credit*	50 %	Imp. Area	%	
Non Structural BMP Credit	25 %	Imp. Area	100 %	
Other BMPs	%	Imp. Area	100 %	
NPDES Industrial Stormwater Permit	10 %	Imp. Area	100 %	
Education Credit	30 %	Imp. Area	100 %	
Inundated Property Credit	100 %	Gross Area	%	
Permanently Undevelopable Land Credit	100 %	Gross Area	%	

**\*The eligible portion of impervious area to be credited will only be less than 100% if the credit is for pervious pavement. In this case, the eligible portion is the portion of the impervious area that is pervious pavement.**

Total Impervious Credit %: \_\_\_\_\_

Total Gross Area Credit % \_\_\_\_\_

**BEAUFORT COUNTY, SOUTH CAROLINA  
STORMWATER MANAGEMENT UTILITY  
RESIDENTIAL SWU FEE ADJUSTMENT**

DATE:

PARCEL I.D. #:

TYPE OF RESIDENTIAL UNIT (CHECK APPROPRIATE BOX):

- |   |   |
|---|---|
| <input type="checkbox"/> Single Family Small (Tier 1) 0.5 SFU | <input type="checkbox"/> Apartment 0.39 SFU Apartment |
| <input type="checkbox"/> Average (Tier 2) 1.0 SFU             | <input type="checkbox"/> Townhouse 0.60 SFU Townhouse |
| <input type="checkbox"/> Large (Tier 3) 1.5 SFU               | <input type="checkbox"/> Mobile Home 0.36 SFU         |
| <input type="checkbox"/> Condo 0.27 SFU                       |   |

Parcel Size (based on GIS measurement): \_\_\_\_\_

REASON FOR SFU ADJUSTMENT:

- Incorrect Residential Class
- Incorrect Gross area
- Apartment or multi-family complex is being billed more SFUs than the number of units in complex.
- Number of SFUs being billed: \_\_\_\_\_  
Number of Units in complex: \_\_\_\_\_
- Other, explain

APPLICANT'S SIGNATURE:

APPLICATION REVIEWED BY:

APPLICATION APPROVED:             Yes     No

COMMENTS:

<b>BEAUFORT COUNTY, SOUTH CAROLINA STORMWATER MANAGEMENT UTILITY NONRESIDENTIAL SWU FEE ADJUSTMENT</b>	
DATE:	
PROPERTY ADDRESS:	
PARCEL I.D. #:	
TYPE OF DEVELOPMENT:	
PARCEL GROSS AREA (acres):	
Billed Number of SFUs:	
REASON FOR SFU ADJUSTMENT:	
<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p>€ CONDITION 1 Incorrect amount of impervious area</p> </div> <div style="width: 45%;"> <p>€ CONDITION 2 Incorrect gross area</p> </div> </div> <p>€ CONDITION 3 Gravel areas not used for regular vehicular traffic (ingress/egress or parking) included as impervious area on utility bill</p> <p>€ Other, explain:</p>	
<p>If Condition 1 or 2 is checked, complete the following:</p> <p>Property Impervious Area _____ (sq ft)</p> <p>Revised Number of SFUs _____</p> <p>Revised Parcel Gross Area _____ (acres)</p>	<p>If Condition 3 is checked, complete the following:</p> <p>Non-vehicular Gravel Area _____ (sq ft)</p> <p>Remaining Imp. Area _____ (sq ft)</p> <p>Revised Number of SFUs _____</p>
APPLICANT'S SIGNATURE:	
APPLICATION REVIEWED BY:	DATE:
APPLICATION APPROVED:      € Yes      € No	
CONDITIONS OF APPROVAL OR REASON FOR DENIAL AND COMMENTS:	

**BEAUFORT COUNTY, SOUTH CAROLINA  
STORMWATER MANAGEMENT UTILITY  
PETITION TO APPEAL SWU FEE**

DATE: \_\_\_\_\_

COMPLAINANT: \_\_\_\_\_

COMPLAINANT'S ADDRESS:

\_\_\_\_\_  
\_\_\_\_\_

PARCEL I.D. NUMBER: \_\_\_\_\_

PARCEL'S ADDRESS: \_\_\_\_\_

\_\_\_\_\_

TYPE OF DEVELOPMENT (Check one)                       Residential     Non-residential

Reason for Appeal (State where a County ruling, interpretation, or order is erroneous and attach a copy of said ruling, interpretation or order from the County, or specify County provision or applicable County Code exemption):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

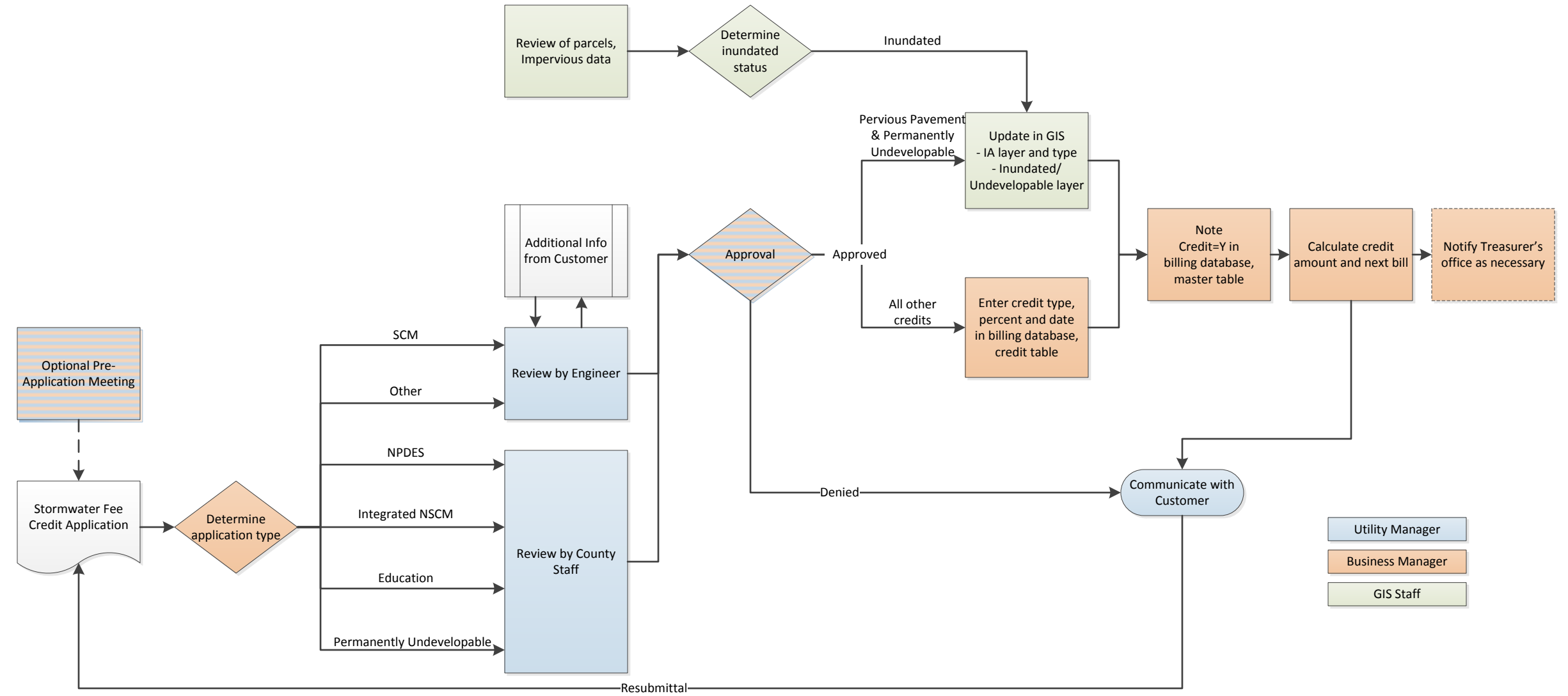
The Appeal has been reviewed by the Beaufort County Stormwater Appeals Board on \_\_\_\_\_, 20\_\_\_\_. On this date, The Stormwater Appeals Board

APPROVED                       DENIED

the requested appeal. Comments or conditions:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Beaufort County Stormwater Utility  
Credit Processing Workflow



- Utility Manager
- Business Manager
- GIS Staff



COUNTY COUNCIL OF BEAUFORT COUNTY  
**PURCHASING DEPARTMENT**  
106 Industrial Village Road, Bldg 3 Post Office Drawer 1228  
Beaufort, South Carolina 29901-1228

TO: Councilman William McBride, Chairman, Community Services Committee  
FROM: Dave Thomas, CPPO, Purchasing Director *dt*  
SUBJ: **RFP # 032416, Senior Care Services for Beaufort County's Parks and Leisure Services Department**  
DATE: April 20, 2016

**BACKGROUND:** Beaufort County's Purchasing Department received one proposal for Senior Services from Love House Academy for the Parks and Leisure Services (PALS) Department as requested in RFP #032416. The services provided will include: support to senior citizens throughout Beaufort County, Monday through Friday, 4-8 hours per day. The sites currently included are Booker T. Washington, Port Royal Center, and Scott Community Center. The program is designed to enhance learning, as it is never too late to learn new skills, enjoy friends, and enhance energy to keep the body and mind active and healthy. Contract term is an initial five years from July 1, 2016, to June 30, 2021.

**VENDOR INFORMATION:**

Love House Learning Academy, Beaufort, SC

**CONTRACT PRICE:**

\$120,000 x 5 = \$600,000

*cl* **FUNDING:** Account #10001606 -51160, Professional Services

**FOR ACTION:** Community Services Committee meeting occurring on April 25, 2016.

**RECOMMENDATION:** The Community Services Committee approve and recommend to County Council the contract award to Love House Learning Academy for \$600,000 for Beaufort County's PALS Senior Services from the funding source listed above.

CC: Gary Kubic, County Administrator *GKubic*  
Joshua Gruber, Deputy Administrator/Special Council *JG*  
Alicia Holland, Assistant County Administrator, Finance  
Phil Foot, Assistant County Administrator, Public Safety *PF*  
Shannon Loper, PALS Acting Director *SL*

Att: Love House Proposal



# ORIGINAL

RECEIVED  
MAR 18 2016  
PURCHASING DEPT.

PROPOSAL NOTICE NO: 032416

*Qm*  
*3/18/16*

CLOSING DATE AND TIME:

March 24, 2016, 3:00 PM

PROPOSAL TITLE:

PALS –Senior Care Services

**Love House Academy  
Senior Day Program**



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COUNTY COUNCIL OF BEAUFORT COUNTY  
PURCHASING DEPARTMENT  
POST OFFICE DRAWER 1228  
BEAUFORT, SOUTH CAROLINA 29901-1228  
TELEPHONE: (843) 255-2350 FAX: (843) 255-9437

PROPOSAL NOTICE NO. 032416

Page 1 of 25

CLOSING DATE AND TIME: March 24, 2016, 3:00 PM

PROPOSAL TITLE: PALS –Senior Care Services

You are invited to submit proposals in accordance with the requirements of this solicitation which are contained herein.

**There will be a Pre-Proposal meeting on March 3, 2016 at 2:00 pm at the Finance conference room located at 106 Industrial Village Road, Building #2, Beaufort, SC 29906. All vendors are encouraged to attend.**

In order for your proposal to be considered, it must be submitted to the Purchasing Office no later than the date and time as listed above, at which time respondents to this request will be recorded in the presence of one or more witnesses. Proposals received by the Purchasing Office after the time specified will be returned to the offeror unopened. Due to the possibility of negotiation with all offerors, the identity of any offeror or the contents of any proposal shall not be public information until after the contract award is made; therefore, the public is not invited to the proposal closing.

The proposals must be signed by an official authorized to bind the Offeror, and it shall contain a statement to the effect that the proposal is firm for a period of at least 90 days from the closing date for submission of proposals. **Proposals must be submitted in a sealed opaque envelope/container showing the above proposal number, closing date, and title.**

All submittals (see Part V, Submission Requirements) received in response to this Request for Proposals will be rated by County Selection Committee, based upon the Evaluation Criteria as listed in Part IV. If the best offeror is clearly identified from the point summary, there will not be a need for oral presentations. If not, then an oral presentation from a minimum of the top two rated firms shall be required.

This solicitation does not commit Beaufort County to award a contract, to pay any costs incurred in the preparation of a proposal, or to procure or contract for the articles of goods or services. The County reserves the right to accept or reject any or all proposals received as a result of this request, to negotiate with all qualified offerors, or to cancel in part or in its entirety this proposal, if it is in the best interests of the County to do so.

BEAUFORT COUNTY

David L. Thomas, CPPO  
Purchasing Director

## PART I

### GENERAL INFORMATION

1. Proposals will be considered as specified herein or attached hereto under the terms and conditions of this proposal.
2. Proposals must be made in the official name of the firm or individual under which business is conducted (showing official business address) and must be signed in ink by a person duly authorized to legally bind the person, partnership, company, or corporation submitting the proposal.
3. Offerors are to include all applicable requested information and are encouraged to include any additional information they wish to be considered.
4. **One (1) clearly identified original and four (4) copies of your proposal are required.**
5. Qualification Statements will be received by the Beaufort County Purchasing Department until 3:00 p.m. on the closing date shown.

Qualification Statements are to be mailed to:

Beaufort County Purchasing Department  
P. O. Drawer 1228  
Beaufort, SC 29901-1228

Hand deliver and/or Express mail to:

Beaufort County Purchasing Department  
102 Industrial Village Road, Building # 3  
Beaufort, SC 29906-4291

The submitting offeror is required to have printed on the envelope or wrapping containing his proposal the RFP number, closing date, and title.

**Offerors who desire to receive a copy of the Statement of Award must include a self-addressed stamped envelope.**

6. Prohibition of Gratuities: It shall be unethical for any person to offer, or give, or agree to give any County employee or former County employee, or for any County employee or former County employee to solicit, demand, accept, or agree to accept from another person, a gratuity or an offer of employment in connection with any decision, approval, disapproval, recommendation, or preparation of any part of a purchase request, influencing the content of any specification or procurement standard, rendering of advice, investigation, auditing, or in any other advisory capacity in any proceeding or application, request for ruling, determination, claim or controversy, or other particular matter, pertaining to any program requirement or a contract or subcontract, or to any solicitation or proposal therefore.
7. Questions: Fax or e-mail (e-mail questions are preferred) any questions you have, at least ten (10) calendar days prior to proposal closing date to:

Dave Thomas, Beaufort County Purchasing Department, (843) 255-9437. Confirm receipt of fax by calling Dave Thomas at 843-255-2350, or e-mail Dave Thomas at [dthomas@bcgov.net](mailto:dthomas@bcgov.net).

Linda Maietta-

Answers to questions received that would change and/or clarify this solicitation will be provided in writing to all firms that have received the original Request for Proposal.

## **PART II**

### **BACKGROUND**

Beaufort County is requesting services for senior citizens of Beaufort County, with the understanding that additional locations may be added and the listed locations may change, depending on program needs. The estimated number of participants is 50 senior citizens.

### **SCOPE OF SERVICES AND REQUIREMENTS**

- A. The Provider shall provide services for senior citizens of Beaufort County at the following locations with the understanding that additional locations may be added, and listed locations may change, as mutually agreed upon by the vendor and Parks and Leisure Services, depending on program needs. The locations are:
1. Port Royal Recreation Center, 1514 Richmond Ave., Port Royal, SC 29935
  2. Booker T. Washington Recreation Center, 182 Booker T. Washington Cr., Sheldon, SC 29941
  3. Scott Recreation Center, 242 Scott Hill Rd., St Helena, SC 29920
  4. Broomfield Recreation Center, 205 Brickyard Point Road North, Lady's Island, SC 29907.

Service locations may be added and listed locations may change upon mutual agreement of the parties and shall be stated in an addendum to this agreement.

### **COUNTY RESPONSIBILITIES:**

- A. The County shall provide facility access, utilities and maintenance for the senior citizens service programs at the following locations:
1. Port Royal Recreation Center, 1514 Richmond Ave., Port Royal, SC 29935
  2. Booker T. Washington Recreation Center, 182 Booker T. Washington Cr., Sheldon, SC 29941
  3. Scott Recreation Center, 242 Scott Hill Rd., St Helena Island, SC 29920
  4. Broomfield Recreation Center, 205 Brickyard Point Road North, Lady's Island, SC 29907

- B. Beaufort County will make reasonable accommodations, as necessary, to ensure that the Provider can maximize the use of each facility in the delivery of senior services.
- C. Beaufort County will refer all registration for senior programs to the Provider through the Parks and Leisure Services' web site.
- D. Beaufort County will provide access to certain Beaufort County Vehicles (to be understood as the "vehicles" referred to herein) to provide senior citizens transportation from their homes to senior citizens program sites and scheduled field trips and outings associated with the program. The Provider must coordinate and obtain approval from Beaufort County Parks and Leisure services prior to use. Prior to use Beaufort County shall require proof of valid driver's license, CDL license when applicable, and acceptable driving record from each driver. All employees that drive a vehicle must attend a Beaufort County driver's education training session. If they are unable to attend they must provide a certificate of attendance with a national driver's education program. Beaufort County shall be responsible for maintenance and repair of vehicles associated with general use.

**SENIOR CITIZEN SERVICES**

- A. The Provider shall provide services for senior citizens of Beaufort County at the locations identified within the Scope of Services and Requirements during times mutually agreed upon by the Provider and Beaufort County Parks and Leisure Services. Senior services will include, but are not limited to: social interaction, general enrichment activities, and assistance as needed. This program shall be offered to Beaufort County residents only.
- B. The Provider shall conduct registration for services- to include reasonable attempts to advertise and make senior service programs available to any individual that meets the qualifications as a senior citizen- without regard to race, creed, color or religion.
- C. The Provider shall provide senior citizen program staff with proper training, adequate supervision and compensation. This shall include CPR/AED training and criminal background checks. Beaufort County will be provided a list of all staff providing services to the seniors to include: name, address, phone number, starting and ending dates in the program and training certifications before the program began. It is mutually agreed on that the Provider, its agents and personnel are independent contractors and will exercise complete control over their actions and the actions of their employees, staff, agents or contractor, in performing the services described herein. Employees of the Provider shall not be considered employees of Beaufort County for any purpose.
- D. The Provider shall provide all fuel for any vehicles used and will also maintain the vehicles so as to have a clean appearance while in use.

## **ANNUAL PRICE ADJUSTMENT**

The price agreed upon for the rendering of these services shall remain firm for the first year following award of the contract. Thereafter, the Contractor, or Beaufort County shall be entitled to request an annual price adjustment which shall be calculated in the manner provided by this paragraph. The request for price adjustment by the Contractor shall be submitted to the Purchasing Director within thirty (30) days before the contract's anniversary date of each year- beginning with the end of the 1st year of the contract term. The Purchasing Director shall notify the Contractor of its request for an extension of the term of the agreement within the same time period.

Price adjustment shall be based on the Index for All Urban Consumers, for United States City Average of the Consumer Price Index, as published by the United States Department of Labor, Bureau of Labor Statistics.

A price increase or decrease will be determined by dividing the current index for a contract anniversary month by the same month's index from the previous year. All calculations will be carried to two places only, with rounding to the next digit. Increases shall not exceed two percent (2%) annually from one adjustment period to the next.

The consideration of escalation and the renewal of each contract year are at the discretion of Beaufort County.

## **MINIMUM QUALIFICATIONS**

- A. **Prior Experience.** The provider must provide experience of a minimum of five years of successful programming.
- B. **Offeror's Capacity.** The Offeror must demonstrate the capability to provide for the potential volume and type of services described in Scope of Services and Requirements. The Offeror must be available at all times to render services required under the Contract for all the areas in which the Offeror proposes to provide services.



EVALUATION CRITERIA

EVALUATOR: \_\_\_\_\_ DATE: \_\_\_\_\_

RFP#: \_\_\_\_\_ TITLE: \_\_\_\_\_

OFFEROR: \_\_\_\_\_

	<u>POINT RANGE</u>	<u>POINTS ASSIGNED</u>
1.0 Demonstrated understanding of the problems and needs presented by the project.	_____ Points	_____
2.0 Soundness of offeror's approach to the problems and needs presented by the project, including offeror's methodology for achieving specific tasks and objectives.	_____ Points	_____
3.0 Experience and capacity of offeror, including recent and related experience. Name of Project Manager and Resumes of Key Personnel.	_____ Points	_____
4.0 Qualifications of project personnel and offeror's ability to commit a capable staff and support for a project of this size under the time constraints as listed in the RFP.	_____ Points	_____
5.0* Cost effectiveness and reasonableness of offeror's proposed fee.	_____ Points	_____
TOTAL POINTS:	<u>100 Points</u>	<u>                    </u>

## PART III

### CONTRACTUAL REQUIREMENTS

- 1.0 EXCUSABLE DELAY: The Contractor shall not be liable for any excess costs if the failure to perform the contract arises out of causes beyond the control and without the fault or negligence of the Contractor. Such causes may include, but are not restricted to, acts of God or of the public enemy, acts of the Government in either its sovereign or contractual capacity, fires, floods, epidemics, quarantine restrictions, strikes, freight embargoes, and unusually severe weather; but in every case the failure to perform must be beyond the control and without the fault or negligence of the Contractor. If the failure to perform is caused by the default of a subcontractor, and if such default arises out of causes beyond the control of both the Contractor and the subcontractor, and without the fault or negligence of either of them, the Contractor shall not be liable for any excess costs for failure to perform, unless the supplies or services to be furnished by the subcontractor were obtainable from other sources in sufficient time to permit the Contractor to meet the required delivery schedule.
  
- 2.0 S.C. LAW CLAUSE: Upon award of a contract under this proposal, the person, partnership, association, or corporation to whom the award is made must comply with local and State laws which require such person or entity to be authorized and/or licensed to do business in Beaufort County. Notwithstanding the fact that applicable statutes may exempt or exclude the successful offeror from requirements that it be authorized and/or licensed to do business in Beaufort County, by submission of this signed proposal the offeror agrees to subject itself to the jurisdiction and process of the Fourteenth Judicial Circuit Court of Beaufort County, as to all matters and disputes arising or to arise under the contract and the performance thereof including any questions as to the liability for taxes, licenses, or fees levied by State or local government.
  
- 3.0 OFFEROR'S QUALIFICATIONS: Offeror must, upon request of the County, furnish satisfactory evidence of their ability to furnish products or services in accordance with the terms and conditions of this proposal. The Purchasing Department reserves the right to make the final determination as to the offeror's ability to provide the services requested herein, before entering into any contract.
  
- 4.0 OFFEROR RESPONSIBILITY: Each offeror shall fully acquaint himself with conditions relating to the scope and restrictions attending the execution of the work under the conditions of this proposal. It is expected that this will sometimes require on-site observation. The failure or omission of an offeror to acquaint himself with existing conditions shall in no way relieve him of any obligation with respect to this proposal or to the contract.
  
- 5.0 AFFIRMATIVE ACTION: The Contractor will take affirmative action in complying with all Federal and State requirements concerning fair employment and employment of the handicapped and concerning the treatment of all employees, without regard or discrimination by reason of race, religion, sex, national origin, or physical handicap.
  
- 6.0 PRIME CONTRACTOR RESPONSIBILITIES: The Contractor will be required to assume sole responsibility for the complete effort, as required by this RFP. The County will consider the

Contractor to be the sole point of contact with regard to contractual matters.

- 7.0 SUBCONTRACTING: If any part of the work covered by this RFP is to be subcontracted, the Contractor shall identify the subcontracting organization and the contractual arrangements made with same. All subcontractors must be approved, in writing by the County, or when applicable a political subdivision within the County with the County's concurrence. The successful offeror will also furnish the corporate or company name and the names of the officers of any subcontractors engaged by the vendor. The County reserves the right to reject any or all subcontractors and require substitution of a firm qualified to participate in the work as specified herein.
- 8.0 OWNERSHIP OF MATERIAL: Ownership of all data, material, and documentation originated and prepared for the County pursuant to this contract shall belong exclusively to the County.
- 9.0 PAYMENT AND PERFORMANCE BOND: The successful Contractor shall furnish, within ten (10) days after written notice of acceptance of proposal, a Payment and Performance Bond. Contractor shall provide and pay the cost of a Payment and Performance Bond. The Bond shall be in the amount of one-hundred percent (100%) the annual contract cost, issued by a Surety Company licensed in South Carolina with an "A" minimum rating of performance as stated in the most current publication of "Best's Key Rating Guide, Property Liability" which shall show a financial strength rating of at least five (5) times the Contract Price. The Bond shall be accompanied by a "Power of Attorney" authorizing the attorney-in-fact to bind the surety and certified to include the date of the bond.
- 10.0 NONRESIDENT TAXPAYERS: If the offeror is a South Carolina nonresident taxpayer and the contract amount is \$10,000.00 or more, the offeror acknowledges and understands that in the event he is awarded a contract offeror shall submit a Nonresident Taxpayer Registration Affidavit (State form #1-312-6/94), before a contract can be signed. Affidavit must certify that the nonresident taxpayer is registered with the S.C. Department of Revenue or the S.C. Secretary of State's Office, in accordance with Section 12-9-310(A)(2)(3) of S.C. Code of Laws (1976) as amended.
- 11.0 BUSINESS LICENSE: In accordance with the *Beaufort County Business License Ordinance, 99-36, Article III*, as enacted November 22, 1999, any business or individual generating income in the unincorporated area of Beaufort County is required to pay an annual license fee and obtain a business license. The ordinance referenced is available on the Beaufort County website at [www.bcgov.net](http://www.bcgov.net) or by calling the Business License Administrator at (843) 255-2270 for a list of schedules.
- 12.0 ADDITIONAL ELIGIBILITY: Other Beaufort County Public Procurement units shall, at their option, be eligible for use of any contracts awarded pursuant to this Invitation.
- 13.0 INSURANCE REQUIREMENTS: Prior to commencing work hereunder, Contractor, at his expense, shall furnish insurance certificate showing the certificate holder as Beaufort County, P.O. Drawer 1228, Beaufort, SC 29901-1228, Attention: Purchasing Director and with a special notation naming Beaufort County as an Additional Insured on the liability coverages. If not otherwise specified, the minimum coverage shall be as follows:

- 13.1 Worker's Compensation Insurance - Contractor shall have and maintain, during the life of this contract, Worker's Compensation Insurance for his employees connected to the work/delivery, in accordance with the Statutes of the State of South Carolina and any applicable laws.
- 13.2 Commercial General Liability Insurance - Contractor shall have and maintain, during the life of this contract, Commercial General Liability Insurance. Said Commercial General Liability Policy shall contain Contractual Liability and Products/Completed Operations Liability subject to the following minimum limits: BODILY INJURY of at least \$1,000,000 PER PERSON, \$1,000,000 PER OCCURRENCE; PROPERTY DAMAGE of at least \$1,000,000 PER OCCURRENCE; or BODILY INJURY/PROPERTY DAMAGE of at least \$2,000,000 COMBINED SINGLE LIMIT.
- 13.3 Comprehensive Automobile Liability Insurance - The Contractor shall have and maintain, during the life of this contract, Comprehensive Automobile Liability, including non-owned and hired vehicle, of at least \$1,000,000 PER PERSON, \$1,000,000 PER OCCURRENCE; PROPERTY DAMAGE of at least \$1,000,000 PER OCCURRENCE, or BODILY INJURY/PROPERTY DAMAGE of at least \$2,000,000 COMBINED SINGLE LIMIT.
- 13.4 The required insurance policy at the time of issue must be written by a company licensed to do business in the State of South Carolina and be acceptable to the County.
- 13.5 The Contractor/vendor shall not cause any insurance to be canceled or permit any insurance to lapse. All insurance policies shall contain a clause to the effect that the policy shall not be canceled or reduced, restricted or limited until fifteen (15) days after the County has received written notice, as evidenced by return receipt of registered or certified letter. Certificates of Insurance shall contain transcript from the proper office of the insurer, the location, and the operations to which the insurance applies, the expiration date, and the above-mentioned notice of cancellation clause.
- 13.6 The information described above sets forth minimum amounts and coverages and is not to be construed in any way as a limitation on the Contractor's liability.
- 14.0 INDEMNITY: The Contractor hereby agrees to indemnify and save harmless the County, its officers, agents, and employees from and against any and all liability, claims, demands, damages, fines, fees, expenses, penalties, suits, proceedings, actions and cost of actions, including attorney's fees for trial and on appeal of any kind and nature arising or growing out of or in any way connected with the performance of the Agreement, whether by act of omissions of the Contractor, its agents, servants, employees or others, or because of or due to the mere existence of the Agreement between the parties.
- 15.0 TERMINATION FOR DEFAULT:
- 15.1 The performance of Work under the Agreement may be terminated by the Purchasing Director, in accordance with this clause, in whole or in part, in writing, whenever the

Director of Purchasing shall determine that the Contractor has failed to meet the performance requirements of this Agreement.

15.2 The Purchasing Director has the right to terminate for default, if the Contractor fails to make delivery of the supplies or perform the Work, or if the Contractor fails to perform the Work within the time specified in the Agreement, or if the Contractor fails to perform any other provisions of the Agreement.

16.0 TERMINATION FOR CONVENIENCE: The County may without cause terminate this contract in whole or in part at any time for its convenience. In such instance, an adjustment shall be made to the Contractor, for the reasonable costs of the work performed through the date of termination. Termination costs do not include lost profits, consequential damages, delay damages, unabsorbed or under absorbed overhead of the Contractor or its subcontractors, and/or failure to include termination for convenience clause into its subcontracts and material purchase orders shall not expose the County to liability for lost profits in conjunction with a termination for convenience settlement or equitable adjustment. Contractor expressly waives any claims for lost profit or consequential damages, delay damages, or indirect costs which may arise from the County's election to terminate this contract in whole or in part for its convenience.

## PART IV

### SPECIAL INSTRUCTIONS

1.0 INTENT TO PERFORM: It is the intent and purpose of Beaufort County that this request permits competition. It shall be the offeror's responsibility to advise the Purchasing Department if any language, requirements, etc., or any combinations thereof inadvertently restricts or limits the requirements stated in this RFP to a single source. Such notification must be submitted in writing and must be received by the Purchasing Department not later than ten (10) days prior to the proposal closing date. A review of such notifications will be made.

2.0 RECEIPT OF PROPOSAL: Proposals, amendments thereto, or withdrawal requests received after the time advertised for proposal closing will be void, regardless of when they were mailed.

### 3.0 PREPARATION OF PROPOSAL

3.1 All proposals should be complete and carefully worded and **must convey all of the information requested by the County**. If significant errors are found in the offeror's proposal, or if the proposal fails to conform to the essential requirements of the RFP, the County and the County alone will be the judge as to whether that variance is significant enough to reject the proposal.

3.2 Proposals should be prepared simply and economically, providing a straightforward, concise **description of offeror's capabilities to satisfy the requirements of the RFP**. Emphasis should be on completeness and clarity of content.



3.3 Each copy of the proposal should be bound in a single volume where practical. All documentation submitted with the proposal should be bound in that single volume.

3.4 If your proposal includes any comment over and above the specific information requested in our Request for Proposal (RFP), you are to include this information as a separate appendix to your proposal.

4.0 AMENDMENTS: If it becomes necessary to revise any part of the RFP, an amendment will be provided to all offerors who received the original Request for Proposal. The County shall not be legally bound by an amendment or interpretation that is not in writing.

5.0 ADDITIONAL INFORMATION: Offerors requiring additional information may submit their questions, in writing to the Purchasing Department. Answers to questions received that should change and/or clarify this solicitation will be provided in writing to all offerors via an amendment.

6.0 ORAL PRESENTATION/DISCUSSIONS: **Any offeror or all offerors may be requested to make an oral presentation of their proposal to the County, after the proposal opening.** Discussions may be conducted with responsible offerors, who submit proposals determined to be reasonably susceptible of being selected for award **for the purpose of clarification to assure full understanding of and responsiveness to the solicitation requirement.**

Offerors shall be accorded fair and equal treatment with respect to any opportunity for discussions and revision of proposals, and such revisions may be permitted after submissions and prior to award, for the purpose of obtaining best and final offers. The purpose of these presentations/discussions will be to:

6.1 Determine in greater detail such offeror's qualifications.

6.2 Explore with the offeror the scope and nature of the project, the offeror's proposed method of performance, and the relative utility of alternative methods of approach.

6.3 Determine that the offeror will make available the necessary personnel and facilities to perform within the required time.

6.4 Agree upon fair and reasonable compensation, taking into account the estimated value of the required services/equipment, the scope and complexity of proposed project, and nature of such services/equipment.

7.0 FUNDING: The offeror shall agree that funds expended for the purposes of the contract must be appropriated by the County Council for each fiscal year included within the contract period. Therefore, the contract shall automatically terminate without penalty or termination costs if such funds are not appropriated. In the event that funds are not appropriated for the contract, the offeror shall not prohibit or otherwise limit the County's right to pursue and contract for alternate solutions and remedies, as deemed necessary by the County for the conduct of its affairs. The requirements stated in this paragraph shall apply to any amendment or the execution of any option to extend the contract.

- 8.0 AWARD: An award resulting from this request shall be awarded to the responsive and responsible offeror whose proposal is determined to be most advantageous to the County, **taking into consideration price and the evaluation factors set forth herein; however, the right is reserved to reject any and all proposals received**, and in all cases the County will be the sole judge as to whether an offeror's proposal has or has not satisfactorily met the requirements of this RFP.
- 9.0 PUBLIC ACCESS TO PROCUREMENT INFORMATION: No such documents or other documents relating to this procurement will be presented or made otherwise available to any other person, agency, or organization until after award. Commercial or financial information obtained in response to this RFP, which is privileged and confidential, will not be disclosed. Such privileged and confidential information includes information which, if disclosed, might cause harm to the competitive position of the offeror supplying the information. All offerors, therefore, must visibly mark as "Confidential" each part of their proposal, which they consider to contain proprietary information.
- 10.0 DEVIATIONS: Any deviations from the requirements of this RFP must be listed separately and identified as such in the table of contents.
- 11.0 ALTERNATES: Innovative alternative proposals are encouraged, provided however, that they are clearly identified as such and all deviations from the primary proposal are listed.
- 12.0 GRATUITIES: It shall be unethical for any person to offer, or give, or agree to give any County employee or former County employee; or for any County employee or former County employee to solicit, demand, accept, or agree to accept from another person a gratuity or an offer of employment in connection with any decision, approval, disapproval, recommendation, or preparation of any part of a program requirement or a purchase request, influencing the content of any specification or procurement standard, rendering of advice, investigation, auditing, or in any other advisory capacity in any proceeding or application, request for ruling, determination, claim or controversy, or other particular matter pertaining to any program requirement, or a contract or subcontract, or to any solicitation or proposal therefore.
- 13.0 KICKBACKS: It shall be unethical for any payment, gratuity, or offer of employment to be made by or on behalf of a subcontractor under a contract to the prime contractor or higher tier subcontractor, or any person associated therewith, as an inducement for the award of a subcontractor order.
- 14.0 PROTEST PROCEDURES
- 14.1 Right to Protest: Any actual or prospective proposer, offeror, or contractor who is aggrieved, in connection with the solicitation or award of a contract, may protest to the Purchasing Director. The protest shall be submitted in writing fourteen (14) days after such aggrieved person knows or should have known of the facts giving rise thereto. The protest must be accompanied by a detailed statement, indicating the reasons for such protest.



- 14.2 Authority to Resolve Protest: The Purchasing Director shall have authority, prior to the commencement of an action in court concerning the controversy, to settle and resolve a protest of an aggrieved proposer, offeror, or contractor; actual or prospective, concerning the solicitation or award of a contract.
- 14.2 Decision: If the protest is not resolved by mutual agreement, the Purchasing Director shall issue a decision, in writing within ten (10) days. The decision shall,
- 14.2.1 State the reasons for the action taken; and
  - 14.2.2 Inform the protestant of its right to administrative review as provided in this Section.
- 14.4 Notice of Decision: A decision under Subsection (3) of this Section shall be mailed or otherwise furnished immediately to the protestant and any other party intervening.
- 14.5 Finality of Decision: A decision under Subsection (3) of this Section shall be final and conclusive, unless fraudulent, or
- 14.5.1 **Any person adversely affected by the decision appeals administratively, within ten (10) days after receipt of decision** under Subsection (3) to the County Council in accordance with this Section.
  - 14.5.2 Any protest taken to the County Council or court shall be subject to the protestant paying all administrative costs, attorney fees, and court costs when it is determined that the protest is without standing.

**15.0 CERTIFICATION REGARDING DEBARMENT, SUSPENSION, INELIGIBILITY, AND VOLUNTARY EXCLUSION**: The contractor certifies, by submission of this document or acceptance of a contract, that neither it nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any State, Federal department or agency. It further agrees by submitting this qualification statement that it will include this clause without modification in all lower tier transactions, solicitations, proposals, contracts, and subcontracts. Where the bidder/contractor or any lower tier participant is unable to certify this statement, it shall attach an explanation to this solicitation/bid.

**State whether or not your company has been involved in any litigation within the past five (5) years arising out of your performance by circling YES or NO.**

**If you circled YES, explain fully in a separate attachment.**

## PART V

### SUBMISSION REQUIREMENTS

#### **1.0 Letter of Transmittal - limit to four printed pages.**

#### **1.1 Briefly state your firm's understanding of the work to be done, and make positive commitment to perform the work.**

The Senior Day Program is a program designed for the retired adults over the age of 60 who are looking for a place where they can stay healthy in their minds, bodies and souls. This is a day program that is local which benefits seniors who may be confined to their environment, but are looking for an outlet to help them enjoy life. This program is designed to support the child who is the care taker of their parent. Our target audience is the local seniors, but we welcome participation by the public as well. By creating this program within the Beaufort Community, our senior citizens have easy access to a facility which will therefore encourage their consist attendance.

We do understand that by providing a day center for the senior population, we become a partner with the individuals who assist and support these persons behind the scenes: the children who are raising their parents. We understand that although the senior citizens desire to have their independence they need support. Some assistance is welcomed while other support is rejected for fear of loss of independence. We are here to support these seniors while providing the family with time and freedom to complete daily tasks, errands, and work while their parents are at a place where they want to be.

#### **1.2 Identify your proposal's principal strengths.**

The Senior Day Program has four major goals:

1. Promote socialization and reduce feelings of isolation.
2. Engage our aging population with our younger generation to bridge the gap.
3. Promote health and nutrition awareness.
4. Increase physical wellness and daily activities to exercise the mind, body and soul.

Our goal is to create a daily curriculum where seniors will come together to develop skills that will help produce healthy lifestyles that would develop longer, happier lives. This program helps reduce feelings of isolation and promote socialization within our new growing majority population of the aging community. Our senior citizens will also aid our afterschool and summer program with mentorship and homework assistance, and simultaneously transferring knowledge and history to the next generation. This portion of support will allow the senior citizens to re-connect to the younger population who are struggling to find their way, and become mentors and adopted grandparents to at risk youth from the community. This relationship will help guide troubled youth into a world of hope, love and prosperity. The seniors will also aid the younger population by putting into the youth the wisdom they've gained from life experiences through story telling of the great historical moments experienced in their lives. <sup>1</sup> Hopkins University found

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<sup>1</sup> <http://chronicle.umbmentoring.org/mentoring-youth-promotes-cognitive-gains-in-older-adults/>

that “older adults who participated in a youth mentoring program made gains in key brain regions that support cognitive abilities important to planning and organizing one’s daily life.”

Our volunteer Fitness Director comes and teaches our seniors how to gain a healthy lifestyle in their current lives. Where many seniors have lost their ability to be completely mobile, our fitness director helps them learn how to exercise and move their bodies to re-gain strength, mobility and circulation that will prevent further loss of motor skills- all within their limits. Our volunteer Health and Food Specialist will partner with our seniors to develop creative meals that encourage healthy eating. We understand that our seniors are on fixed earnings which causes them to alter how well they eat so our Health Specialist will teach and train our seniors to eat better while living with financial constraints. The Second Helpings has committed to allow the distribution of food to our sites for our senior citizens. These added ingredients will aid in their longer independence.

Our volunteer local artist has committed to teach painting as a method of relaxation, releasing anxieties and fear- all while being creative with paint. This art course was designed to allow the senior citizens the ability to be creative from within. They will be given tools and canvases that will help them learn fun and creative works at the center and continue them when they go to their private residences. This is a creative way to help their minds remain active while developing a love for yet another great creative method of learning. Responsibly Artistry has committed to provide entertainment through voice lessons, old hymns and the “oldies but goodies” music. This reflection helps bring back to life their good old times while moving their bodies which produces laughter, entertainment and many memories.

We received numerous requests from the senior citizens within our community for support and entertainment. These seniors were looking for local activities, events and opportunities where they can participate and interact with individuals like themselves without accruing great costs to do so. This program provides a financial relief to this community through new methods of thinking and better methods of living. The Senior Day Program, an outreach program of Love House Ministries, is free to all participants and welcomes everyone regardless of race, religion, or national origin. It is believed that 42% of all seniors are living 200% below poverty level within our community. This number is staggering and cannot be changed, so local support is a necessity for this group of people and we are here to offer our services and assistance where we can to reduce further devastation to health and wellness of the mind, body and soul of people who hold the history of our community. With our seniors program, we provide service to approximately 50 individuals on a daily basis.

We are in the process of seeking more transportation for those seniors who do not have the ability to travel themselves. These vehicles will travel locally to transport these seniors so they will be able to participate in and benefit from the Senior Day Program.

We aim to become a venue where life is given a chance be live again. AARP has verified that the aging population for South Carolina is one of the fastest growing populations. Statistics project that within 25 years the number of South Carolinians age 60 and over will double from its current number of 638,000 to more than 1.3 million. It was also found that many participants in this group are expected to receive their assistance from at home health care programs and community based services which would allow these individuals the ability to remain in their homes and not be removed from their communities. South Carolina Aging network believes the primary services needed for this population are personal care, home delivery assistance, help with feeding and nutrition, transportation and home environmental support. This

information validates the need of our program to assist with meeting a great need of our aging community and supply them with service and assist with allowing them to remain in their residence longer. "Aging Research Statistics" 2

**1.3 Give the names of the persons who will be authorized to make representations for your firm, their titles, addresses, and telephone numbers.**

- April Redd, Grant Writer, PO Box 522, St. Helena SC 29920. (843) 592-2799
- Portia Siler, Educator, 4401 Pinewood Circle, Bft, SC 29906 (843) 252-4147
- Tamekia Judge, Administrative Support, 5 Horse Nettle Ln, Seabrook SC 29940 (843) 476-1580
- Pastor Randy Roberts, Senior Pastor, PO Box 4132, Bft, SC 29903. (843) 525-1043
- Theresa A. Roberts, Director, 423 Parris Island Gtwy, Bft, SC 29906 (843) 525-1043

**1.4 State whether or not your firm has been involved in any litigation within the past five (5) years, arising out of your performance. Explain fully if it has been involved in any litigation.**

- We have not been involved in any litigation.

**1.5 Indicate the number and dates of amendments that you have received.**

- We have not received any amendments.

**2.0 Table of Contents - clearly identify the material, by section and page number.**

**3.0 Proposed implementation plan.**

We are currently running and operating Beaufort Council's Seniors Day Programs in Port Royal, Scott Center and Booker T. Washington Center. Our plans for the centers and the upcoming development includes a daily curriculum where seniors will come together to develop skills that will help to produce healthy lifestyles that would in turn develop longer happier lives. We will introduce our seniors to a community who will embrace their knowledge, wisdom and historical expertise to include our Afterschool Program and Summer Learning Center. We are gradually engaging our seniors with our children's programs and allowing the seniors to become mentors and adopted grandparents to at risk youth from our community. This relationship will help gear a troubled youth into a world of hope, love and prosperity. We are in the process of training staff to prepare for the CDL testing to allow for transporting larger groups of seniors who do not have the ability to travel.

The senior program went under strategic planning for its grand re-opening in the fall of 2015 under the management of Love House Learning Academy. Because this is a program developed for those struggling to live beyond poverty, we will continue not to charge a fee for our service, dues or other unnecessary cost. Donations for these and other events are encouraged but, our service to this community is our contribution to preserving the History one life at a time.

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2 <http://aging.sc.gov/SiteCollectionDocuments/A/AgingResearchAndStats.pdf>

We have partnered with several members within the community, who are committed and dedicated to volunteer on a daily basis and to share with our seniors their professional careers, skills, and hobbies. This component is essential to our program because our seniors are encouraged and empowered with hope that is great when demonstrated but, it will take hard work and determination to work together to make this possible.

- 4.0 List several of Offeror's prior similar projects with name, address, and phone of a contact with whom County can discuss proposers past performance.

Child and Adult Care Food Program. Kara Moore, Child and Senior Hunger Programs Manger, LowCountry Food Bank, 2864 Azalea Dr, Charleston, SC 29405 (843) 747-8146, x110

Child and Adult Care Food Program. Susan Haire, Child and Senior Hunger Programs Manger, LowCountry Food Bank, 2864 Azalea Dr, Charleston, SC 29405 (843) 747-8146

"Everyone Counts". Fred Leyda, Director of Human Services for COZY, 801 Carteret St, Bft SC 29902, RM 118 (843)521-3153

"The Giving". Steve Curless, Director Helps of Beaufort, 1910 Baggett St, Beaufort, SC 29902, (843) 524-1223

"Operation Holiday Heroes". Chrystie Turner, United Way, 2266 Boundary St Ste 101, Bft, SC 29902. (843) 982-3040

- 5.0 List any exceptions to this RFP.

None

- 6.0 Other information and materials which the proposer wishes to submit in support of his proposal, qualifications, etc.



**LOCAL VENDOR PREFERENCE – PARTICIPATION AFFIDAVIT**

**SECTION 2.537.1**

A competitive procurement made by Beaufort County shall be made from responsive and responsible resident vendors in the County for procurement, if such bid does not exceed the lowest qualified bid from a non-county vendor by more than five (5%) percent or Ten Thousand (\$10,000.00) Dollars, whichever is less, of the lowest non-county bidder. The resident vendor has the discretion to match the bid submitted by the non-county vendor and receive the contract award.

A vendor shall be deemed to be a "local vendor" if such vendor is an individual, partnership, association or corporation that is authorized to transact business within the state, maintains an office in Beaufort County, has a business license of Beaufort County or one of the municipalities within Beaufort County, and maintains a representative inventory of commodities within Beaufort County or one of the municipalities on which the bid is submitted and has paid all taxes duly assessed.

If no bids are received from a Beaufort County Local Vendor a vendor shall be deemed to be a "local vendor" if such vendor is an individual, partnership, association or corporation that is authorized to transact business within the state, maintains an office in Jasper, Hampton, and Colleton Counties (local preference only applies if Jasper, Hampton and Colleton Counties offer reciprocity to Beaufort County). A competitive procurement made by the county shall be made from responsive and responsible resident vendors in the respective counties for procurement, if such bid does not exceed the lowest qualified bid from a non-local vendor by more than five (5%) percent or \$10,000.00, whichever is less, local vendor has the discretion to match the bid submitted by the non-local vendor and receive the contract award.

If the procurement is to be made pursuant to state or federal guidelines which prohibit or restrict a local or state preference, there shall be no local or state preference unless a more restricted variation is allowed under the guidelines. Local/state preference shall not be applied to the procurement of construction services.

The undersigned hereby attests that the criteria of the "RESIDENT VENDOR PREFERENCE, SECTION 2.537.1" are met for the purposes of bid document 032416 dated March 17, 1016.

Company Name: LOVE HOUSE MINISTRIES Principal Name: LOVE HOUSE ACADEMY  
Company Address: 423 PARRIS ISLAND GTWY, BFT, SC 29906  
PO BOX 4132, BFT, SC 29903-4132

Secretary of State Designation: (**Corporation**, Individual, Partnership, other) \_\_\_\_\_

Beaufort County Business License/Classification: NON-FOR PROFIT

Tax Obligation Current: No, We do not owe any past taxes<sup>9</sup>

Signature of Principal/Date: Shirley A. Roberts 3/17/16

Witness/Date: Melissa Roberts 3/17/16

Form 2.537.1

**NON-DISCRIMINATION STATEMENT (SEC 2.537.2.1)**

The offeror certifies that:

- (1) No person shall be excluded from participation in, denied the benefit of, or otherwise discriminated against on the basis of race, color, national origin, or gender in connection with any RFP submitted to Beaufort County or the performance of any contract resulting there from;
- (2) That it is and shall be the policy of this Company to provide equal opportunity to all business persons seeking to contract or otherwise interested in contracting with this Company, including those companies owned and controlled by racial minorities, cultural minorities, and women;
- (3) In connection herewith, We acknowledge and warrant that this Company has been made aware of, understands and agrees to take affirmative action to provide such companies with the maximum practicable opportunities to do business with this Company;
- (4) That this promise of non-discrimination as made and set forth herein shall be continuing in nature and shall remain in full force and effect without interruption;
- (5) That the promises of non-discrimination as made and set forth herein shall be and are hereby deemed to be made as part of and incorporated by reference into any contract or portion thereof which this Company may hereafter obtain and;
- (6) That the failure of this Company to satisfactorily discharge any of the promises of non-discrimination as made and set forth herein shall constitute a material breach of contract entitling the Beaufort County to declare the contract in default and to exercise any and all applicable rights and remedies including but not limited to cancellation of the contract, termination of the contract, suspension and debarment from future contracting opportunities, and withholding and or forfeiture of compensation due and owing on a contract.

  
\_\_\_\_\_  
Signature

  
\_\_\_\_\_  
Title



## COUNTY COUNCIL OF BEAUFORT COUNTY Title VI Statement to Contractors and Subcontractors



It is the policy of the County Council of Beaufort County, South Carolina, hereafter referred to as "Beaufort County" or "the County", to comply with Title VI of the 1964 Civil Rights Act (Title VI) and its related statutes. To this end, Beaufort County gives notice to all Prime Contractors, Subcontractors, Architects, Engineers, and Consultants that the County assures full compliance with Title VI and its related statutes in all programs, activities, and contracts. It is the policy of Beaufort County that no person shall be excluded from participation in, denied the benefit of, or subjected to discrimination under any of its programs, activities, or contracts on the basis of race, color, national origin, age, sex, disability, religion, or language regardless of whether those programs and activities are Federally funded or not.

Pursuant to Title VI requirements, any entity that enters into a contract with Beaufort County including, but not limited to Prime Contractors, Subcontractors, Architects, Engineers, and Consultants, may not discriminate on the basis of race, color, national origin, age, sex, disability, religion, or language in their selection and retention of first-tier subcontractors, and first-tier subcontractors may not discriminate in their election and retention of second-tier subcontractors, including those who supply materials and/or lease equipment. Further, Contractors may not discriminate in their employment practices in connection with highway construction projects or other projects assisted by the U.S. Department of Transportation (USDOT) and/or the Federal Highway Administration (FHWA).

**In all solicitations either by competitive bidding or negotiation made by the Contractor for work to Beaufort County to be performed under a subcontract, including procurements of materials or leases of equipment, each potential subcontractor or supplier shall be notified by the Contractor of the Contractor's obligations under the contract and the Title VI regulations relative to nondiscrimination on the basis of race, color, national origin, age, sex, disability, religion, or language by providing such a statement in its bidding and contract documents.**

Upon request, the Contractor shall provide all information and reports required by Title VI requirements issued pursuant thereto, and shall permit access to its books, records, accounts and other sources of information, and its facilities as may be determined by Beaufort County, USDOT, and/or FHWA to be pertinent to ascertain compliance with such regulations, orders, and instructions. Where any information required of a Contractor is in the exclusive possession of another who fails or refuses to furnish this information, the Contractor shall so certify to USDOT or FHWA, as appropriate and via Beaufort County, and shall set forth what efforts it has made to obtain the information. In the event of the Contractor's non-compliance with nondiscrimination provisions of this contract, USDOT may impose such contract sanctions as it or FHWA may determine to be appropriate, including, but not limited to:

- Withholding of payments to the Contractor under the contract until the Contractor complies, and/or
- Cancellation, termination, or suspension of the contract, in whole or in part.

In the event a Contractor becomes involved in, or is threatened with, litigation with a subcontractor or supplier as a result of this direction to comply with Title VI, the Contractor may request USDOT to enter into such litigation to protect the interests of USDOT and FHWA. Additionally, the Contractor may request the United States to enter into such litigation to protect the interests of the United States.

Any person or Subcontractor who believes that they have been subjected to an unlawful discriminatory practice under Title VI has a right to file a formal complaint within one hundred eighty (180) days following the alleged discriminatory action. Any such complaint must be filed in writing or in person:

Beaufort County Compliance Department  
Post Office Drawer 1228 · Beaufort, SC 29901-1228  
843.255.2354 Telephone · 843.255.9437 Facsimile  
E-mail: [compliance@bcgov.net](mailto:compliance@bcgov.net)

### NARRATIVE ON THE APPROACH TO THE SCOPE OF WORK

(Proposals should respond to the Scope of Work point by point by numeric reference.)

1.1 The Senior Day Program is made to directly impact our senior citizens population; however we also intend to have a positive impact on the community outside of this demographic as well. Due to the largely growing population of children raising parents' households, we realize that helping one senior may make the difference in helping a family stay together. This day program gives our seniors a safe place to enjoy their day while their children are away at work. Last year our Senior Day Program directly serviced approximately 51 seniors a day, but had an indirect impact on approximately 4,800 people. We used the following formula to arrive at that calculation:

51 Senior citizens a day x (average of 4 family members) = 204 people a day  
204 people x (average of 20 days a month at each sites)  
4080 people are indirectly impacted every month

- 1.1.1 Our program helps senior citizens maintain lifestyles which allows them to continue living within their desired homes and outside treatment homes by:
- A. Helping them with these supportive features:
    - a. Maintain a healthy mind, healthy body and a healthy soul,
    - b. Develop and maintain motor skills,
    - c. Enhance their overall lifestyles.
  - B. Providing a welcoming environment that, for many, serves as a home away from home
  - C. Developing creativity
  - D. Creating new lifestyles
  - E. Reducing depression
  - F. Extending life by enhancing the lifecycle with friends and outings
  - G. Creating a place where new relationships are developed thru friends with like life experiences

Our motto is "Age causes you to grow older, Time allows you to grow wiser, and Friends help you to laugh louder."

- 1.1.2 We have partnered with several members within the community, who are committed and dedicated to volunteer on a daily basis and to share with our children on their professional careers, skills, and hobbies. This component is essential to our program because our children will be encouraged and empowered with hope that is greater when demonstrated but, it will take hard work and determination to work together to make this possible.
- 1.1.3 We are developing plans that would assist the senior citizens with physical fitness, healthy eating choices, reducing addictive behaviors, reading, writings, dancing,

storytelling, singing, entertainment and other creative activities that will produce healthy living. This aging population is at great risk when driving due to deteriorated hearing and sight loss, so local programs are a necessity for them; however, to be effective and meet a need, programs must be accessible to them.

- 1.1.4 Meals will be provided for our seniors by our local chef to help promote healthy eating and reduce loss of appetite by creating desired choice meals. These meals are currently only being prepared for breakfast and lunch, but dinner plans are being looked into for a full daily supplemental meals.
- 1.2 Combined, our current support advisory leaders offers almost 120 years of experience with senior citizen support and community involvement. Love House Ministries has been in existence since 2001. Since our ministry began we have been able to strategically develop programs that have helped our community. We developed a Food Closet in 2002 which fed hundreds of families within Beaufort County. Through our achievement, we introduced many organizations into this establishment and helped to create more entities throughout Beaufort County to become distribution sites- which many are still in existence today. We developed an After School program for at risk youth in 2009 which has grown to service over 200 children every day after school. With the success and continued growth of this program, we have been successful with training and supporting agencies with the necessary tools to open and create duplicate programs throughout our community. This program was so effective that the School Board has adopted a similar program before school to assist parents to drop their children off with their own \$1 A Day before school program. We have partnered with United Way for almost seven years to support children within Beaufort County with Christmas toys. Through the triumph and continued growth of this program, we have been able to support our community with tens of thousands of toys for the holidays. Through the success of this program, we were considered as the primary drop off site for Toys for Tots in Beaufort where we now distribute all toys donated through their collections within Beaufort. In September of 2013, we were successful with purchasing the old Ribaut Lanes Bowling Center. We turned this facility around to be a Community Outreach Center to again help support our community by providing services to those with needs. Since our opening, we have productively introduced to our community to monthly outreach programs for the youth and families within the community. We have had youth lock-ins which allowed us to house children from the hours of 11:00 pm until 7:00 am while entertaining them with hours of music, games, challenges, rap session, food, bowling and so much more. We have now come to meet the needs of another community who is seeking our support and we would like to offer them the same consistent support that we have with others in the past. We are proven to be an organization that is committed to the community with continued dedication and excellence.
- 1.3 We are partners with Second Helpings who have agreed to supply our seniors with foods and snacks to assist with healthy eating. With the support of our Healthy Eating Coach, they will teach senior citizens how to produce healthy eating choices within the food choices provided that are affordable. We will also partner with healthy choices experts for those individual who still struggle with breaking habits of smoking and/or other addictive behaviors. We have a retired educator who will entertain our seniors with storytelling, book reading and writing exercises. This is a mental stimulation which allows the mind to draw picture while causing

interactive communication within the audience.

Because this is a program developed for those struggling to live beyond poverty we will not charge fees, dues or other unnecessary cost for this service. Donations for these and other events are encouraged but our service to this community is our contribution to preserving the History one life's story at a time.

Some of our other supporters are listed below.

April J. Redd	Grant Writing and Finance, PO Box 522, St. Helena SC 29920. (843) 592-2799
Beaufort County Government	Fred Leyda, Director of Human Services for COZY, 801 Carteret St, Bft SC 29902, RM 118 (843)521-3153
Bessie Washington	Supervisor of Port Royal Senior Day Program, 1514 Richmond Ave, Port Royal, SC 29935 (843) 255-6745
Clarissa Douglas	Supervisor of Scott Senior Day Program, 81 Scott Hill Rd, St. Helena, SC 29920 (843) 255-6781
Janice Jones	Supervisor of Booker T. Washington Senior Day Program, 182 Yemassee, SC 29945 (843) 441-2975
Love House Community Bowling Center	Pastor Randy Roberts, Contributor, PO Box 4132, Bft, SC 29903. (843) 379-2695
Love House Ministries	Pastor Randy Roberts, Contributor, PO Box 4132, Bft, SC 29903. (843) 525-1043
Monique Dawson	Public Health Educator, PO Box 4241, Bft, SC 29903 , (843) 812-0874
Portia Siler	Educator, C&S Services Director, 4401 Pinewood Circle, Bft, SC 29906 (843) 252-4147
Second Helpings of Beaufort	Maureen Korzik, Executive Director, PO Box 23621, Hilton Head, SC 29925. (843) 689-3689
Tamekia Judge	Administrative Support, 5 Horse Nettle Ln, Seabrook SC 29940 (843) 476-1580
United Way of Beaufort	Chrystie Turner, Grant Supporter, 2266 Boundary St Ste 101, Bft, SC 29902. (843) 982-3040
Vivian Watts	Health Care Specialist, 34 Brindlewood Dr, Bft, SC 29907, (843) 473-8823
Wal-Mart of Beaufort	Shaniequa Washington, Grant Contributor, 113 Prescott Dr, Bft, SC 29902 (843) 441-9535

### SCHEDULE OF EVENTS

The Offeror should briefly describe each step of the schedule of events in his proposed plan of action to accomplish the scope of work in a sequential manner, identifying the specific assignment of key personnel and the time required to complete each step.

Step #	Schedule of Events	Time Required	Person Assignment
--------	--------------------	---------------	-------------------

1. Each of our facilities are currently staffed with a site supervisor with an average of 30-years of experience each. Each center is individually operated with a Daily Schedule for our programs by follow these standard guidelines:

9:00	Pick up seniors from residence, others drive who are available
10:00	Daily Devotional & Dialogues
10:30	Morning stretch and exercise time
11:00	Social Time for catching up on what our day contains
12:00	Lunch
1:00	Activities which include enhancement of motor skills and memory
2:00	Wrap up and wind down to prepare for departure
3:00	Delivery time on the bus with social conversations on a ride home

2. Monthly Activities include events to promote community awareness

January	Bingo Blitz
February	Valentine's Day Ball & Black History Events
March	Birthday Bash
April	Orlando Florida
May	Myrtle Beach Senior Retreat
June	Grandparents & Fathers' Day Celebration
July	Walk for Life Fund Raiser
August	Senior Beach Walk
September	Community Appreciation Luncheon
October	Breast Cancer Awareness Fund Raiser
November	Sports Health Event
December	End of Year Awards Banquet

RFP NO. 032416

EXHIBIT C

PAGE \_\_\_\_\_ of \_\_\_\_\_

### OFFEROR'S EXPERIENCE

1. Contract Title: PALS – SENIOR CARE SERVICES & SUMMER CAMP & AFTER SCHOOL PROGRAM
2. Contract Period: From 4/2015 To CURRENT
3. Geographic Area Serviced: BEAUFORT COUNTY
4. Scope of Work: SENIOR CARE SERVICES & AFTER SCHOOL PROGRAM & SUMMER CAMP FOR NINE CENTERS THROUGHOUT BEAUFORT COUNTY

References: Contracting Office BEAUFORT COUNTY PALS  
Title: PALS – AFTERSCHOOL PROGRAM  
Address: 1 MIDDLETON ROAD  
City: BEAUFORT State SC Zip 29906  
Telephone #(s): 843-255-6680

### OFFEROR'S EXPERIENCE

1. Contract Title: \$1 A DAY AFTER SCHOOL CARE CENTER
2. Contract Period: From 8/2009 To CURRENT
3. Geographic Area Serviced: BURTON AREA OF BEAUFORT COUNTY
4. Scope of Work AFTER SCHOOL CARE CENTER FOR CHILDREN AND FAMILIES

References: Contracting Office CHRYSTIE TURNER, UNITED WAY OF THE LOWCOUNTRY  
Title: DIRECTOR OF ALLOCATION AND COMMUNITY ENGAGEMENT  
Address: 2266 BOUNDARY ST, STE 101  
City: BEAUFORT State SC Zip 29902  
Telephone #(s): (843) 982-3040







RFP NO. 032416

EXHIBIT E

PAGE 1 of 3

### PRICE PROPOSAL AND CERTIFICATION

The undersigned LOVE HOUSE LEARNING ACADEMY, having carefully examined the information (Name of Offeror) contained in the Beaufort County RFP Number # 032416 dated March, 2016, proposes to provide Senior Service Program services to Beaufort County Government, as outlined in this proposal, at the prices specified below:

In compliance with the Request for Proposal #032416, and subject to all conditions thereof, the undersigned agrees:

- (a) This proposal, as stated, is open for acceptance for a period of 90 calendar days from the date of opening; and
- (b) To furnish all services, materials, and equipment necessary and incidental to perform the subject audits.

### CERTIFICATION

#### CONTRACTOR

HAS A FEDERAL AGENCY OR A FEDERALLY CERTIFIED STATE OR LOCAL AGENCY PERFORMED ANY REVIEW OF YOUR ACCOUNTS OR RECORDS IN CONNECTION WITH ANY GRANT OR CONTRACT WITHIN ANY GRANT OR CONTRACT WITHIN THE PAST TWELVE MONTHS?

YES

NO

(IF "YES" GIVE NAME, ADDRESS, AND TELEPHONE NUMBER OF REVIEWING OFFICE.)

United Way of the Low Country,  
2266 Boundary St Ste 101, Bft, SC 29902.  
(843) 982-3040

Howard and Eddies Tax Services  
12 Jenkins Road  
Yemassee, SC 29945  
843-644-5100

RFP NO. 032416

EXHIBIT E

PAGE 2 of 3

This proposal is submitted for use in connection with and in response to Beaufort County RFP # 032416. This is to certify, to the best of my knowledge and belief, that the cost and pricing data summarized herein are complete, current, and accurate as of March 17, 2016, and that a financial accounting capability exists to fully and accurately account for the financial transactions under this project. I further certify that I understand that the sub-agreement price may be subject to downward renegotiation and/or recoupment where the above cost and pricing data have been determined, as a result of audit, not to have been complete, current, and accurate as of the date above.

This cost proposal is made without prior understanding, agreement, or connections with any corporation, firm, or person submitting a proposal for the same service and is in all respect fair and without collusion or fraud. I agree to abide by all conditions of this proposal and certify that I am authorized to sign this proposal.

Signature of Offeror's Representative authorized to enter into contract with Beaufort County Council:

FIRM NAME: LOVE HOUSE LEARNING ACADEMY

BY: *Theresa A Roberts* DATE: 3/17/2016  
(Signature)

TYPE/PRINT: THERESA A. ROBERTS. DIRECTOR  
(Name) (Title)

ADDRESS: 423 PARRIS ISLAND GTWY  
(Street Address and/or P. O. Box Number)

BEAUFORT SC 29906  
(City) (State) (Zip Code)

PHONE: (843) 525-1043 FAX: ( )  
(Area Code) Phone Number (Area Code) Fax Number

EMAIL: THERESA@LOVEHOUSEMINISTRIES.ORG

FEDERAL ID#: 57-1122533 S.C. TAX #: 2128719-000

RFP NO. 032416

EXHIBIT E

PAGE 3 of 3

- IS YOUR FIRM:
- 1. SOLE PROPRIETORSHIP  YES  NO
  - 2. PARTNERSHIP  YES  NO
  - 3. CORPORATION  YES  NO

IF COMPANY IS A SOLE PROPRIETORSHIP, LIST THE OWNER'S FULL LEGAL NAME:

IF COMPANY IS A PARTNERSHIP, LIST THE PARTNERS' FULL LEGAL NAMES:

IF COMPANY IS A CORPORATION, LIST THE FULL LEGAL NAME, AS LISTED ON THE CORPORATE CHARTER:

LOVE HOUSE OUTREACH MINISTRIES INCORP.

IS THIS FIRM A MINORITY, OR WOMAN-OWNED BUSINESS ENTERPRISE?

YES  NO IF YES, SPECIFY:  MBE  WBE

HAS THIS FIRM BEEN CERTIFIED AS A MINORITY/WOMAN-OWNED BUSINESS ENTERPRISE BY ANY GOVERNMENTAL AGENCY?  YES  NO

IF YES, SPECIFY GOVERNMENTAL AGENCY: \_\_\_\_\_

DATE OF CERTIFICATION: \_\_\_\_\_

# ORIGINAL

**PROPOSAL NOTICE NO: 032416**

**CLOSING DATE AND TIME:**

March 24, 2016, 3:00 PM

**PROPOSAL TITLE:**

PALS –Senior Care Services

**Love House Academy  
Senior Day Program**







2016 /

SOUTHERN BEAUFORT COUNTY BLOODY POINT PLANNED UNIT DEVELOPMENT (PUD) MASTER PLAN AMENDMENT FOR R800 027 00A 0076 0000, R800 027 00A 0078 0000, R800 027 00A 0085 0000, AND R800 027 00A 0092 0000 (179.99 ACRES).

Special conditions for the Bloody Point Planned Unit Development Amendment:

- The inn/hotel shall be limited to 60 rooms in addition to the 7-room Osprey Cottage
- Commercial uses shall be capped at 25,000 gross square feet
- Residential shall be capped at 125 dwelling and/or hospitality units
- Timeshares are prohibited

Adopted this \_\_\_\_ day of \_\_\_\_\_, 2016.

COUNTY COUNCIL OF BEAUFORT COUNTY

By: \_\_\_\_\_  
D. Paul Sommerville, Chairman

APPROVED AS TO FORM:

\_\_\_\_\_  
Thomas J. Keaveny, II, County Attorney

ATTEST:

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


First Reading: March 28, 2016  
Second Reading: April 11, 2016  
Public Hearing:  
Third and Final Reading:



Amendment to the Bloody Point Planned Unit Development (PUD)  
to include R800 027 00A 0076 0000, R800 027 00A 0078 0000,  
R800 027 00A 0085 0000, and R800 027 00A 0092 0000 (a  
179.99-acre portion of the 337.1-acre tract)

Prepared by Beaufort County GIS Division

Map Generated December 14, 2015

 Amendment Parcels





# BLOODY POINT PLANNED UNIT DEVELOPMENT ZONING MAP AMENDMENT

DAUFUSKIE ISLAND, SOUTH CAROLINA

Submitted: November 24, 2015

Revised: February 9, 2016

Revised: March 29, 2016



PREPARED FOR  
Bloody Point Properties, LLC



P.O. Box 23949 ■ Hilton Head Island, SC 29925  
843.681.6618 ■ www.woodandpartners.com

November 19, 2015

Mr. Anthony Criscitiello, Planning Director  
Beaufort County Planning Department  
100 Ribaut Road, Room 115  
Beaufort, SC 29902

**Re: Bloody Point PUD Zoning Map Amendment**

Mr. Criscitiello:

We have prepared the following Bloody Point PUD Zoning Map Amendment application. This submittal includes the following:

1. The signed zoning map amendment application
2. Check for \$2,500 application fee
3. Zoning map amendment narrative and exhibits

Please review this application for completeness and provide comments to us. We would like to thank you and the planning staff for your time and assistance during the pre-application process.

Thank you for your assistance on this submittal.

**Wood+Partners Inc.**



Mark L. Baker

Cc: Brian McCarthy, Owner

G:\Projects-HHI\Community\Bloody Point\Documents\PUD Submittal\Bloody Point PUD Amendment Cover Letter






9. Explanation (continue on separate sheet if needed):

Please refer to the attached Narrative Statement for more information.

Parcel Numbers: R800 027 00A 0076 0000  
R800 027 00A 0078 0000  
R800 027 00A 0085 0000  
R800 027 00A 0092 0000

It is understood by the undersigned that while this application will be carefully reviewed and considered, the burden of proof for the proposed amendment rests with the owner.

  
Signature of Owner (see Item 5 on page 1 of 1) 11/18/15  
Date  
Printed Name: Brian McCarthy Telephone Number: (770)777-1167

Address: 9390 Old Southwick Pass, Alpharetta, GA 30022

Email: mccarthyflowerspa@aol.com

Agent (Name/Address/Phone/email): Mark Baker, Wood+Partners Inc., (843)681-6618  
PO Box 23949, Hilton Head Island 29925, mbaker@woodandpartnerts.com

UPON RECEIPT OF APPLICATIONS, THE STAFF HAS THREE (3) WORK DAYS TO REVIEW ALL APPLICATIONS FOR COMPLETENESS. BEAUFORT COUNTY PLANNING COMMISSION MEETING SCHEDULES ARE LISTED ON THE APPLICATION PROCESS (ATTACHED).

**COMPLETE APPLICATIONS MUST BE SUBMITTED BY NOON THREE WORK DAYS AND FOUR (4) WEEKS PRIOR FOR PLANNED UNIT DEVELOPMENTS (PUDs) -OR- THREE WORK DAYS AND THREE (3) WEEKS PRIOR FOR NON-PUD APPLICATIONS TO THE APPLICABLE PLANNING COMMISSION MEETING DATE.**

PLANNED UNIT DEVELOPMENT (PUD) APPLICANTS ARE REQUIRED TO SUBMIT FIFTEEN (15) COPIES TO THE PLANNING DEPARTMENT. CONSULT THE APPLICABLE STAFF PLANNER FOR DETAILS.

FOR MAP AMENDMENT REQUESTS, THE PLANNING OFFICE WILL POST A NOTICE ON THE AFFECTED PROPERTY AS OUTLINED IN DIV. 7.4.50 OF THE COMMUNITY DEVELOPMENT CODE. CONTACT THE PLANNING DEPARTMENT AT (843) 255-2140 FOR EXACT APPLICATION FEES.

**FOR PLANNING DEPARTMENT USE ONLY:**

Date Application Received:  
(place received stamp below)



Date Posting Notice Issued:

Application Fee Amount Received:

Receipt No. for Application Fee:

ZMA 2015-15

December 1, 2015

Ms. Barbara Childs, Administrative Assistant  
Beaufort County Planning Department  
100 Ribaut Road, Room 115  
Beaufort, SC 29902

**Re: Bloody Point PUD Zoning Map Amendment Application**

Ms. Childs:

Please find attached the Articles of Organization for Bloody Point Properties stating Brian McCarthy is the Manager of the LLC. This document provides authority to Mr. McCarthy to sign documents on behalf of Bloody Point Properties LLC.

Let us know if you need anything further to complete this application.

Thank you for your assistance on this submittal.

**Wood+Partners Inc.**



Mark L. Baker

Cc: Brian McCarthy, Owner

Enclosures:

Bloody Point Properties LLC Article of Organization  
Bloody Point Properties LLC Certificate of Existence

G:\Projects-HHI\Community\Bloody Point\Documents\PUD Submittal\Application Documents\Bloody Point PUD Amendment Application Letter

Nov 30 2015  
REFERENCE ID: 1511301348461

*Mark Hammond*  
SECRETARY OF STATE OF SOUTH CAROLINA

Print Form

STATE OF SOUTH CAROLINA  
SECRETARY OF STATE  
ARTICLES OF ORGANIZATION  
Limited Liability Company – Domestic  
Filing Fee - \$110.00

**TYPE OR PRINT CLEARLY IN BLACK INK**

The undersigned delivers the following articles of organization to form a South Carolina limited liability company pursuant to S.C. Code of Laws §33-44-202 and §33-44-203.

1. The name of the limited liability company (Company ending must be included in name\*)

Bloody Point Properties LLC

\*NOTE: The name of the limited liability company must contain one of the following endings: "limited liability company" or "limited company" or the abbreviation "L.L.C.", "LLC", "L.C." or "LC". "Limited" may be abbreviated as "Ltd.", and "company" may be abbreviated as "Co."

2. The address of the initial designated office of the limited liability company in South Carolina is

10 Rosebud Lane

Street Address

Daufuskie Island SC

City

29915  
Zip Code

3. The initial agent for service of process is

Andrew J. Mason

Name

*Andrew J. Mason*  
Signature of Agent

and the street address in South Carolina for this initial agent for service of process is

10 Rosebud Lane

Street Address

Daufuskie Island SC

City

29915  
Zip Code

4. List the name and address of each organizer. Only one organizer is required, but you may have more than one:

- (a) Patrick M. Connolly

Name

191 Peachtree Street NE Suite 4200

Street Address

Atlanta GA 30303

City

State

Zip Code

- (b)

Name

Street Address

City

Zip Code

110622-0080 FILED: 06/20/2011

BLOODY POINT PROPERTIES LLC

Filing Fee: \$110.00 ORIG



Mark Hammond

South Carolina Secretary of State

Form Revised by South Carolina  
Secretary of State, May 2011



Nov 30 2015

REFERENCE ID: 1511301348461

*Mark Hammond*  
SECRETARY OF STATE OF SOUTH CAROLINA

Name of Limited Liability Company Bloody Point ~~4, 4, 4~~ Properties, LLC

5.  Check this box only if the company is to be a term company. If the company is a term company, provide the term specified. \_\_\_\_\_
6.  Check this box only if management of the limited liability company is vested in a manager or managers. If this company is to be managed by managers, include the name and address of each initial manager.
- (a) Brian J. McCarthy  
Name  
9390 Old Southwick Pass  
Street Address  
Alpharetta GA 30022  
City State Zip Code
- (b) \_\_\_\_\_  
Name  
\_\_\_\_\_  
Street Address  
\_\_\_\_\_  
City State Zip Code
7.  Check this box only if one or more of the members of the company are to be liable for its debts and obligations under §33-44-303(c). If one or more members are so liable, specify which members, and for which debts, obligations or liabilities such members are liable in their capacity as members. This provision is optional and does not have to be completed.
8. Unless a delayed effective date is specified, these articles will be effective when endorsed for filing by the Secretary of State. Specify any delayed effective date and time.  
\_\_\_\_\_
9. Any other provisions not inconsistent with law which the organizers determine to include, including any provisions that are required or are permitted to be set forth in the limited liability company operating agreement may be included on a separate attachment. Please make reference to this section if you include a separate attachment.
10. Each organizer listed under number 4 must sign.

*Robert M. Connolly*  
Signature of Organizer

6-13-11  
Date

\_\_\_\_\_  
Signature of Organizer

\_\_\_\_\_  
Date

# *The State of South Carolina*



*Office of Secretary of State Mark Hammond*

## **Certificate of Existence**

**I, Mark Hammond, Secretary of State of South Carolina Hereby Certify that:**

**BLOODY POINT PROPERTIES LLC,**  
a limited liability company duly organized under the laws of the State of South Carolina on June 20th, 2011, with a duration that is at will, has as of this date filed all reports due this office, paid all fees, taxes and penalties owed to the State, that the Secretary of State has not mailed notice to the company that it is subject to being dissolved by administrative action pursuant to S.C. Code Ann. §33-44-809, and that the company has not filed articles of termination as of the date hereof.

Given under my Hand and the Great Seal  
of the State of South Carolina this 30th day  
of November, 2015.

  
Mark Hammond, Secretary of State

**BLOODY POINT  
PLANNED UNIT DEVELOPMENT  
ZONING MAP AMENDMENT  
DAUFUSKIE ISLAND, SOUTH CAROLINA**

Submitted: November 24, 2015

Revised: December 3, 2015

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**Cover Letter**

**Application**

**Application Attachments**

**1. Narrative**

- A. The Property
  
- B. Intent of the Planned Unit Development Zoning Map Amendment
  
- C. Master Plan
  - 1. Proposed Arrangement of Land Use
  - 2. Boundary Survey
  - 3. Adjacent Parcel Land Uses
  - 4. Site Plan
  - 5. Topographic Survey
  - 6. Existing and Recorded Streets
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  - 8. Proposed Land for Public Facilities
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  - 11. Stormwater Management, Water & Sewer Plans
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  - 17. ARB Guidelines
  - 18. Letters of Capability and Intent to Serve
  - 19. Statement Describing Character of and Rationale for PUD
  - 20. Letter in Support of PUD Zoning Map Amendment from Bloody Point Club Property Owners Association

**2. Exhibits**

- Exhibit A Existing Conditions
  - 1. Bloody Point Existing Conditions Plan
  - 2. Stormwater Master Plan for Daufuskie island Resort Planning District (2006)
  - 3. Water Distribution Master Plan for Daufuskie Island Resort Planning District (2006)
  - 4. Wastewater Management Master Plan for Daufuskie Island Resort Planning District (2006)

- Exhibit B Site Plans
  - 1. Bloody Point Conceptual Master Plan
  - 2. Aerial with Proposed Roads Overlay
  
- Exhibit C Proposed Land Use Plan
  
- Exhibit D Boundary Survey
  - 1. Bloody Point Boundary Survey (1988)
  - 2. Bloody Point Project Parcels Map
  - 3. Deed for Bloody Point Properties, LLC
  
- Exhibit E Existing Lots, Roads, Rights-of-Way and Land Uses
  - 1. Existing Lots, Roads, Rights-of-Way and Land Uses Map
  - 2. Adjacent Lots Ownership Key
  
- Exhibit F Topographic Survey
  - 1. Topographic Survey for Daufuskie Island Resort Planning District (2006)
  - 2. Bloody Point LiDAR Contours
  
- Exhibit G Bloody Point Drainage Master Plan
  
- Exhibit H Bloody Point Water Master Plan
  
- Exhibit I Bloody Point Wastewater Master Plan
  
- Exhibit J Letters of Utility Capability and Intent to Serve
  - 1. Power and Gas, SCE&G
  - 2. Water and Sewer, Daufuskie Island Utility Company
  - 3. Fire Department, Daufuskie Island Fire District
  - 4. Phone, Hargray
  - 5. Solid Waste, Dolphin Shared Management Services, LLC
  
- Exhibit K Agency Letters
  - 1. Bloody Point Club Property Owners Association

**BLOODY POINT  
PLANNED UNIT DEVELOPMENT  
ZONING MAP AMENDMENT  
DAUFUSKIE ISLAND, SOUTH CAROLINA**

Submitted: November 24, 2015

Revised: February 9, 2016

**REVISED NARRATIVE STATEMENT  
MARCH 29, 2016**

**A. The Property**

Daufuskie Island is one of a series of Atlantic Sea Islands along the eastern seaboard of the United States. The Island, comprising of a total of approximately 5,000 acres is located in Beaufort County, South Carolina. The Island is endowed with nearly 11 miles of ocean, sound and Intracoastal Waterway frontage. Daufuskie has evidence of habitation four or five thousand years ago. While Spanish sailed near the Island in 1520, it was not until 1740 that King George II of England bestowed on David Mongin an Island in the area known as “Daufuskie”. The Island, smaller than Hilton Head, is located less than a mile to the south across Calibogue Sound. Much like its larger neighbor to the north, Daufuskie Island has enjoyed a rich history as an active plantation and farming community during the Nineteenth Century and into the early Twentieth Century. Beaufort County and Daufuskie Island are located within The Gullah/Geechee Cultural Heritage Corridor, adding cultural richness to the Island. The unique location of Daufuskie in this historic corridor, its position between Hilton Head and Savannah, and the lack of a bridge have all been factors in the preservation of its historic and rural qualities. These qualities have allowed the Island to serve as an alternative to the more developed destinations nearby.

The Bloody Point Planned Unit Development is a +/-337.1 acre tract located on the southern tip of Daufuskie Island with frontage on the Atlantic Ocean and the Mungen Creek. Bloody Point Properties, LLC owns and operates community amenities, dock and ferry service, golf facilities and parcels within Bloody Point PUD totaling +/-180 acres. These parcels, owned by Bloody Point Properties, LLC, are located in the center of the Bloody Point PUD and is bounded on the west by Mungen Creek, on the north by River Road residential lots and Pappy’s Landing Road, on the east by Beach Road, and on the southeast by Fuskie Lane and residential lots. Pappy’s Landing Road provides vehicular access to Bloody Point and the community entrance, which is located at the intersection of Bloody Point Drive and Pappy’s Landing Road. There are three roads within Bloody Point including Bloody Point Drive, River Road and Fuskie Lane. All three roads are owned and maintained by the Bloody Point Club Property Owners Association. Boat and ferry access to Bloody Point are provided at the Bloody Point Dock and Landing located on Mungen Creek. This landing has internal vehicular access to Fuskie Lane. Transportation within Bloody Point is largely accommodated by golf carts, bicycles and walking paths. Gasoline vehicles are generally limited to service vehicles and community transportation vehicles, shuttles, vans and busses.

For additional information on the Planning District refer to *Exhibit A, Existing Conditions*.

## **B. Intent of the Planned Unit Development Zoning Map Amendment**

For this section, please refer to documents in *Exhibit B, Site Plans*.

The intent of this Zoning Map Amendment for the Bloody Point Planned Unit Development is to modify development rights for the central portion of the PUD for parcels currently owned by Bloody Point Properties, LLC to allow hospitality uses, commercial uses, single family attached and detached uses and recreational uses. As indicated above, the PUD designation already exists for Bloody Point. The parcels owned by Bloody Point Properties, LLC are located within the Bloody Point PUD and are primarily used as an existing golf course, including an eighteen-hole golf course, golf clubhouse, cart barn, inn, associated amenities, boat dock and ferry landing, beach access, swimming pool and other supporting club facilities. The current golf course operation is under-performing, as such the proposed alternate land uses can help enhance values. The proposed Conceptual Master Plan, *Exhibit B*, and Proposed Land Use Plan, *Exhibit C*, allows for single family detached and attached dwelling units including single units, duplex units and triplex units totaling up to 125 dwelling units, with a maximum of 75 building sites. Consideration may be taken to convert these to hospitality units for use with the inn. The proposal also includes an inn/hotel with up to 60 rooms in addition to the 7 rooms in the existing Osprey Cottage and up to 25,000 square feet of commercial space, open spaces with linear park, leisure trails, boardwalks, fishing docks and overlooks, a ferry landing and dock and pier, a nature center and a local food production farm and vineyard. Timeshare units are not allowed.

In order to accommodate a flexible mix of land uses in traditional village-like settlement patterns reflecting the planning principles native to the low country as outlined in the Daufuskie Island Code, this application is being submitted to provide for suitable and responsible planning and development of the property. Infill dwelling units are carefully placed in a relaxed, low density manner overlooking internal and external natural assets including tidal marshes, existing and proposed lakes, open space and greenways. Connectivity is an essential component of this plan which includes a comprehensive greenways and trails system linking both existing and proposed dwelling units across the community with the centrally located inn district and village core. Generous internal open spaces including greenways, lakes and tidal marshes separate existing home sites from proposed development while providing key pedestrian and bicycle connections to the village core while enhancing value.

This plan proposes a relaxed village-like setting drawing from Daufuskie Island's unique qualities and characteristics while offering an alternative to conventional golf oriented amenity communities and resorts across the region. This plan supports the development of a viable and successful community with an emphasis on creating an alternative destination that builds on active, nature based recreation and protection and sustainment of the Property's cultural and natural resources.

It is intended that the plan will allow for flexibility to accommodate specific site conditions, environmental assets, physical constraints, market conditions and design parameters. Accordingly, the exact location of boundary lines within tracts, the location of land uses indicated within planning areas and preliminary design concepts for tracts described herein shall be subject to change. Development phases within the planned area will be submitted for final plan review over the life of the development and minor changes are allowed, provided that maximum densities and land use quantities are not exceeded within the overall development plan. Major changes in the plan including increases in overall density or land uses, will require additional PUD Zoning Map Amendments.



## C. Master Plan

### 1. Proposed Arrangement of Land Uses

Refer to *Exhibit B, Bloody Point Conceptual Master Plan* and *Exhibit C, Proposed Land Use Plan*.

### 2. Boundary Survey

Owner will be required to complete boundary survey prior to developing parcels.

Refer to *Exhibit D, Boundary Survey* for supporting documents.

### 3. Adjacent Parcel Land Uses

Refer to *Exhibit E, Existing Lot, Roads, Rights-of-Way and Land Uses*.

### 4. Site Plan

Refer to *Exhibit B, Bloody Point Conceptual Master Plan* and *Aerial with Proposed Roads*.

### 5. Topographic Survey

Refer to documents in *Exhibit F, Topographic Survey*.

### 6. Existing & Recorded Streets

Beach Road is owned by Bloody Point Properties, LLC, and no changes will be made to this road. Bloody Point Drive, River Road and Fuskie Lane are owned by Bloody Point Club Property Owners Association. Bloody Point Drive will have minor modifications made to it to accommodate proposed improvements.

Refer to *Exhibit E, Existing Lot, Roads, Rights-of-Way and Land Uses* and *Exhibit K, Letter from Bloody Point Club Property Owners Association*, and *Exhibit B, Bloody Point Conceptual Master Plan* and *Aerial with Proposed Roads*.

### 7. Existing & Recorded Lots

Refer to documents in *Exhibit E, Existing Lot, Roads, Rights-of-Way and Land Uses*.

### 8. Proposed Land for Public Facilities

N/A.

### 9. Proposed Street Layout

Refer to *Exhibit B, Bloody Point Conceptual Master Plan* and *Aerial with Proposed Roads*.

## 10. Traffic Impact Analysis

Traffic studies are not warranted nor necessary for this application since the majority of traffic in the community is limited and via golf cart. There is limited motor vehicle traffic on Daufuskie Island and the primary mode of transportation for residents within Bloody Point is now, and will be in the future, by golf cart or shuttle system. Off-island traffic is not impacted by the proposed PUD zoning map amendment. The current ownership provides ferry service.

## 11. Stormwater Management, Water & Sewer Plans

### a) Stormwater Management Plan

The existing storm water management system for Bloody Point includes a combination of interconnected wet detention ponds, grassed swales, and gently sloping open spaces to filter and attenuate storm water runoff from the existing development. Final discharge of storm water runoff from Bloody Point is conveyed through the interconnected wet detention ponds before reaching the adjacent critical area.

As additional development is introduced to Bloody Point, the existing system will be supplemented with additional facilities and BMPs meeting current OCRM and Beaufort County storm water management standards.

Refer to *Exhibit G, Bloody Point Drainage Master Plan*.

### b) Potable Water Plan

Daufuskie Island Utility Company, Inc. provides potable water and fire flow to the existing development at Bloody Point. The water supply and distribution system is comprised of four deep wells with a total pumping capacity of 2,600 gallons per minute. Each well site includes a 10,000 gallon hydropneumatic storage tank. The distribution system is comprised of 10", 8", and 6" diameter water mains located generally within road right-of-ways.

Refer to *Exhibit H, Bloody Point Water Master Plan*.

### c) Wastewater Collection, Treatment and Disposal

Daufuskie Island Utility Company, Inc. manages wastewater collection, treatment, and disposal for Bloody Point. The collection system is comprised of gravity sewer, pump stations and manifolded force mains. The system was designed with multiple pump stations to limit the depth of gravity sewer mains. A series of pump stations collects wastewater flows from their respective services areas. A manifolded force main network conveys wastewater from Bloody Point to the Bloody Point (f/k/a Daufuskie Island Club) Wastewater Treatment Facility (the "BP WWTF") located in the northwest corner of the Eigelberger tract. The proposed redevelopment of the golf course will extend gravity sewer from an existing pump station and proposes the addition of one

new pump station to manifold into the existing forcemain within Bloody Point Drive right-of-way.

At the BP WWTF, the wastewater is treated and routed through an aeration lagoon and seven day holding pond. To meet the demand of the proposed development an upgrade to the existing treatment plant is proposed to include additional aeration.

When treatment is completed, the effluent is conveyed back to Bloody Point for spray disposal on the Bloody Point Golf Course. Redeveloping the golf course will eliminate the effluent spray field while increasing the demand for effluent disposal. A combination of surface spray disposal within the Grand Lawn and underground drip disposal throughout the community is proposed to address the effluent demand.

Refer to *Exhibit I, Wastewater Master Plan*.

12. Overlay District Boundary

N/A

13. Comments from Affected Agencies

Comments from affected agencies, if any, will be addressed when received.

If required, the Owner will be responsible for conducting necessary archeology and environmental studies prior to beginning development.

Refer to *Exhibit K, Agency Letters*.

14. Proposed Ownership and Maintenance

a) Rights-of-Way

Rights-of-way now existing, or to be constructed or improved shall be owned and maintained by the Owner and/or an affiliate or property owners association now existing or hereafter established in the area containing such rights-of-way. Except as otherwise herein described, all public roads used by the Owner shall continue to be the property and responsibility of the County.

b) Drainage Systems

Drainage systems now existing, or to be constructed or improved shall be owned and maintained by the Owner and/or an affiliate or property owners association now existing or hereafter established in the area containing the drainage systems. Except as otherwise herein described, all public drainage systems used by the Owner shall continue to be the property and responsibility of the County.

c) Water & Sewer Systems

Water and sewer service is provided by Daufuskie Island Utility Company, Inc. Water and sewer infrastructure now existing or hereafter constructed or approved by the Owner and/or the Resort shall be either retained and maintained by the Owner or an affiliate or turned over to the utility company.

d) Open Space Systems

Open space shall be owned and maintained by the Owner and/or an affiliate or property owners association now existing or hereafter established in the area containing such open space.

e) Amenities

All amenities now existing, or to be constructed or improved shall be owned and maintained by the Owner and/or an affiliate. There is currently no plan to turn over any amenity to any property owners association existing or proposed to be created.

f) Covenants, Conditions and Restrictions

The Owner will work with the Bloody Point Club Property Owners Association (POA) to amend the Bloody Point Covenants, Conditions and Restrictions (CCR) to include the new owners in the POA and make available memberships to new amenities if offered such as a beach club and/or a ferry boat service.

15. Proposed Phasing and Schedule of Development

To be provided by the Owner prior to development.

16. Proposed Phasing & Time Schedule for Lands to be Dedicated for Public Facilities

N/A.

17. ARB Guidelines

The existing Bloody Point ARB Guidelines generally apply, with the following exceptions.

Site planning standards for new development within the Bloody Point PUD Amendment are proposed as follows:

- a. Building sizes for single family detached and attached dwelling units shall be minimum 850 square feet per unit.
- b. Freestanding hospitality units, cabins or casita square footages will be provided by the Owner prior to development, but could range between 300 SF and 850 SF.
- c. Inn or hotel room sizes will be provided by the Owner prior to development.
- d. Total open space shall be a minimum of 35% of total acreage (35% of 180 acres equals 63 acres minimum). Open space includes internal greenways, lakes, ponds, internal tidal marshes and wetlands.

Building Setbacks & Height Restrictions:

	Min. Site Area	Min. Lot Area	Min. Lot Width	Min. Street Yard	Min. Side Yard	Min. Rear Yard	Max. Height	Max. Density
Single Family Detached/ Attached (Single, Duplex, Triplex)	n/a	3,000 SF	50'	15'	10'	15'	36'	1 DU/Acre
Inn/Hotel	2 Acre	n/a	n/a	15'	n/a	15'	48'	n/a
Commercial	n/a	n/a	50'	10'	10'	15'	35'	n/a

Notes:

1. Building heights are to be measured from the finished floor elevation of the first floor level which shall not exceed five feet above the minimum FEMA base flood elevation.
2. Each commercial building shall not exceed 15,000 square feet in size.

18. Letters of Utility Capability and Intent to Serve

Refer to *Exhibit J, Letters of Utility Capability and Intent to Serve.*

19. Statement Describing Character of and Rationale for PUD

Refer to *Narrative Section B, Intent of the Planned Unit Development Zoning Map Amendment.*

20. Letter in Support of PUD Zoning Map Amendment from Bloody Point Club Property Owners Association

Refer to *Exhibit K, Letter from Bloody Point Club Property Owners Association.*

END OF NARRATIVE

## **EXHIBIT A**

### **Existing Conditions Exhibits:**

#### **1. Bloody Point Existing Conditions Plan**

Dated: November 30, 2015

Full size copy has been submitted separately.

#### **2. Stormwater Master Plan for Daufuskie Island Resort Planning District**

Prepared by: Thomas & Hutton

Dated: November, 2006

Has remained unchanged.

Full size copy has been submitted separately.

#### **3. Water Distribution Master Plan for Daufuskie Island Resort Planning District**

Prepared by: Thomas & Hutton

Dated: November, 2006

Has remained unchanged.

Full size copy has been submitted separately.

#### **4. Wastewater Master Plan for Daufuskie Island Resort Planning District**

Prepared by: Thomas & Hutton

Dated: November, 2006

Has remained unchanged.

Full size copy has been submitted separately.





- Key**
- Parcels
  - Existing Buildings
  - Flood Zone AE
  - Flood Zone VE
  - AE 16 Flood Zone Label**  
Number indicates FEMA Base Flood Elevation (BFE)
  - Top of Lagoon Bank
  - Approximate Lagoon Water Line
  - Approximate Tidal Marsh Line
  - Topographic Contour Line
  - Paved Streets and Roads
  - Unpaved Streets and Roads

**EXHIBIT A**

1 inch = 200 Feet      November 30, 2015



**STORMWATER MASTER PLAN  
FOR  
DAUFUSKIE ISLAND RESORT  
PLANNING DISTRICT**

DAUFUSKIE ISLAND, SOUTH CAROLINA  
 PREPARED FOR:  
**DAUFUSKIE ISLAND PROPERTIES, LLC**  
 HILTON HEAD ISLAND, SOUTH CAROLINA

PREPARED BY:



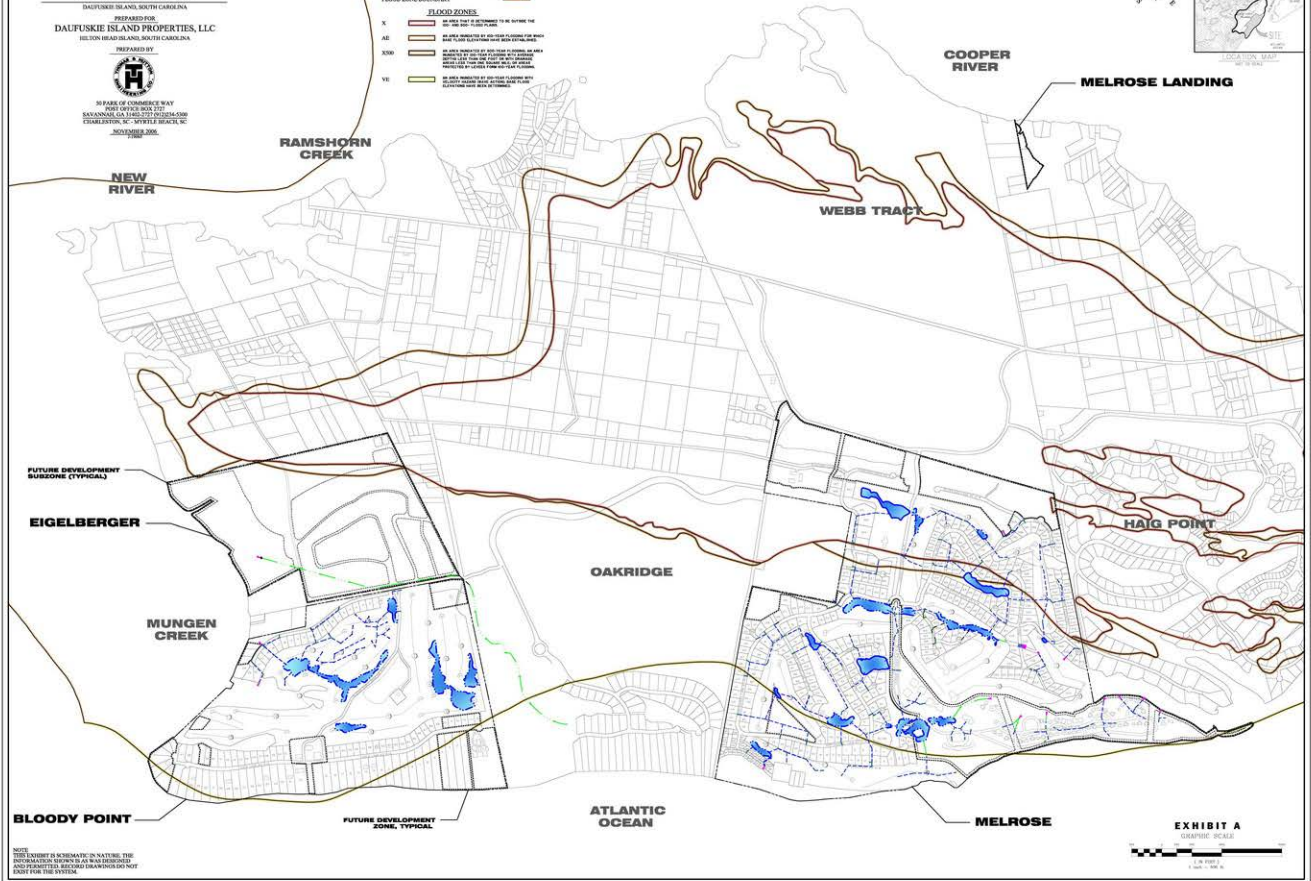
H & M GROUP  
 30 PEARL OF COMMERCE WAY  
 FOUR OFFICE SUITES 200  
 SAVANNAH, GA 31401-2024/24000  
 ESTABLISHED IN 1976, 30 YEARS OF SERVICE  
 NOVEMBER 2006

**LEGEND**

PIPE	12" - 36" DIA.	12" - 36" DIA.
GRATE INLET	12" - 36" DIA.	12" - 36" DIA.
STORM MANHOLE	12" - 36" DIA.	12" - 36" DIA.
YARD INLET	12" - 36" DIA.	12" - 36" DIA.
OUTFALL STRUCTURE	12" - 36" DIA.	12" - 36" DIA.
FLOODING BOUNDARY	12" - 36" DIA.	12" - 36" DIA.

**FLOODED ZONES**

X	12" - 36" DIA. IN DEVELOPMENT TO BE SERVED
AE	12" - 36" DIA. IN DEVELOPMENT TO BE SERVED
300	12" - 36" DIA. IN DEVELOPMENT TO BE SERVED
VI	12" - 36" DIA. IN DEVELOPMENT TO BE SERVED



NOTE:  
 THIS DRAWING IS REPRESENTATIVE OF THE  
 INFORMATION PROVIDED AS WAS DEVELOPED  
 AND PREPARED. REVIEW DRAWINGS FOR  
 DATA FOR THE SYSTEM.

**WATER DISTRIBUTION MASTER PLAN  
FOR  
DAUFUSKIE ISLAND RESORT  
PLANNING DISTRICT**

DAUFUSKIE ISLAND, SOUTH CAROLINA

PREPARED FOR:  
DAUFUSKIE ISLAND PROPERTIES, LLC  
HILTON HEAD ISLAND, SOUTH CAROLINA

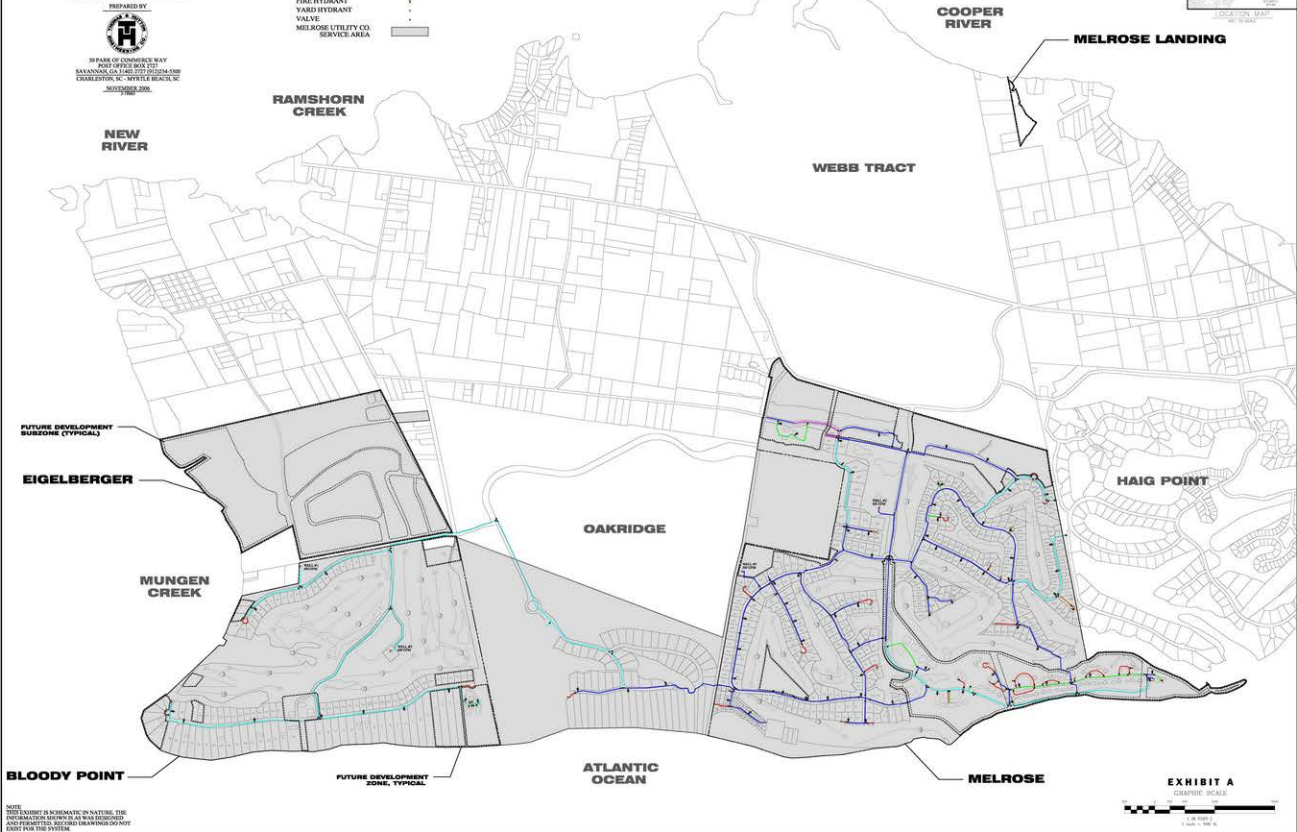
PREPARED BY:



STATE OF SOUTH CAROLINA  
DEPARTMENT OF TRANSPORTATION  
SAXENBERG, CA 1485 (707) 224-6300  
CONSTRUCTION OF NEWELL BRIDGE DE  
NOVEMBER 2006

**LEGEND**

- 2" WATER MAIN
- 4" WATER MAIN
- 6" WATER MAIN
- 8" WATER MAIN
- 12" WATER MAIN
- 18" WATER MAIN
- PORTABLE WELL
- FIRE HYDRANT
- YARD HYDRANT
- VALVE
- MELROSE UTILITY CO. SERVICE AREA



FUTURE DEVELOPMENT  
SUBZONE (TYPICAL)

**EIGELBERGER**

**MUNGUN  
CREEK**

**BLOODY POINT**

FUTURE DEVELOPMENT  
ZONE, TYPICAL

**ATLANTIC  
OCEAN**

**MELROSE**

**EXHIBIT A**  
SHEET 05-01



NOTE:  
THIS DRAWING IS SCHEMATIC IN NATURE. THE  
INFORMATION SHOWN IS AS WAS DEVELOPED.  
CONTRACTOR SHALL VERIFY MEASUREMENTS IN THE  
FIELD FOR THE SYSTEM.



**WASTEWATER MASTER PLAN  
FOR  
DAUFUSKIE ISLAND RESORT  
PLANNING DISTRICT**

DAUFUSKIE ISLAND, SOUTH CAROLINA

PREPARED FOR:

**DAUFUSKIE ISLAND PROPERTIES, LLC**  
HILTON HEAD ISLAND, SOUTH CAROLINA

PREPARED BY:



STATE OF SOUTH CAROLINA  
DEPARTMENT OF TRANSPORTATION  
1000 MARKET STREET, SUITE 1000  
COLUMBIA, SC 29201-1000  
NOVEMBER 2006

**LEGEND**

- GRAVITY SEWER
- 12" FORCE MAIN
- 18" FORCE MAIN
- 24" FORCE MAIN
- 30" FORCE MAIN
- 36" FORCE MAIN
- 42" FORCE MAIN
- 48" FORCE MAIN
- MANHOLE
- JUNCTION
- REGULATION PUMP STATION
- PUMP STATION
- SEWERAGE UTILITY CO. SERVICE AREA



**COOPER RIVER**

**MELROSE LANDING**

**RAMSHORN CREEK**

**WEBB TRACT**

**NEW RIVER**

**FUTURE DEVELOPMENT  
SUBZONE (TYPICAL)**

**EIGELBERGER**

**HAIG POINT**

**MUNGEN CREEK**

**OAKRIDGE**

**BLOODY POINT**

**FUTURE DEVELOPMENT  
ZONE, TYPICAL**

**ATLANTIC OCEAN**

**MELROSE**

**EXHIBIT A**



NOTE:  
THIS DRAWING IS REPRESENTATIVE OF THE  
INFORMATION PROVIDED AS WAS DEVELOPED  
AND PREPARED. REVIEW DRAWINGS FOR  
DETAILS FOR THE SYSTEM.

## **EXHIBIT B**

### **Site Plan Exhibits:**

#### **1. Bloody Point Conceptual Master Plan**

Dated: December 8, 2015

Revised: February 9, 2016

Full size copy has been submitted separately.

#### **2. Aerial with Proposed Roads Overlay**

Prepared by: Thomas & Hutton

Dated: November 16, 2015

Full size copy has been submitted separately.





Vicinity Map



**Key**

**Development Areas**

**(A) Inn District**  
 - 60 Rooms, 3 Story Inn with Existing Osprey Cottage  
 - Renovated Cart Barn  
 - Mix of Village Residential Product  
 - 25,000 SF Commercial

**(B) Commercial Nature Center**  
 - Kayak Launch to Blueway  
 - Community / Resort Kayak Storage  
 - Nature & Interpretive Center  
 - Potential Commercial Opportunities

**(C) Commercial Beach Club & Resort Pool**  
 - Pool Bar & Grill  
 - Resort Style Pool w/ Spa and Splash Pad  
 - Event Lawn for Weddings  
 - Potential Commercial Space

**(D) Tennis**

**(E) Western Marsh & Wetland Cottages**  
 - Mix of Residential Product with Tree'd Sites and Views of Marsh and Wetlands

**(F) Commercial Greeters Camp & Public Dock**  
 - Re-worked Public Dock  
 - Greeters Cottage  
 - Cart Storage Building

**(G) Waterside Cottages**  
 - Clustered Cottage Product Oriented to Internal Water and Marsh Views

**(H) Meadow & Woodland Cottages**  
 - Mixed Residential Product with Meadow and Wooded Site Orientation

**(I) Grand Lawn Cottages**

**(J) East Lagoon Cottages**  
 - Mixed Residential Products with Blueway Site Orientation

**(K) Vineyard Cottages**  
 - Residential Product with Vineyard Orientation

**Residential/ Hospitality Land Use**

- Residential Single Family Unit or Hospitality Casita
- Residential Duplex Single Family Attached Unit or Hospitality Casita
- Residential Triplex Single Family Attached Unit or Hospitality Casita

**EXHIBIT B**

0 100 200 400 600 800 FT

1 inch = 200 Feet  
 December 8, 2015  
 Revised February 9, 2016





**EXHIBIT B**

**AERIAL  
BLOODY POINT**

DAUFUSKE ISLAND, SC  
PREPARED FOR:  
McCarthy Group Florists  
PREPARED BY:



THOMAS & HUTTON  
SURVEYING & ENGINEERING, INC.  
1000 W. BROADWAY, SUITE 1000  
JACKSONVILLE, FL 32202

DATE: 08/20/2014	SCALE: 1" = 50'
PROJECT: BLOODY POINT	SCALE: 1" = 50'
DRAWN: JMM	SCALE: 1" = 50'
CHECKED: JMM	SCALE: 1" = 50'

GRAPHIC SCALE





## **EXHIBIT C**

### **Proposed Land Use Plan**

Dated: December 8, 2015

Revised: February 9, 2016

Revised: March 29, 2016

Full size copy has been submitted separately.





Vicinity Map



### Key

- Project Boundary
- Adjacent Parcels
- Approximate Existing Lagoon
- Approximate Existing Tidal Marsh
- Proposed Streets and Roads
- Existing Paved Streets and Roads
- Existing Unpaved Streets and Roads

### Proposed Land Use

- Linear Park, Open Space & Bike Trails
- Inn and Residential/Hospitality Districts
- Proposed Rights-of-Way
- Inn District

Land Use Type	Approx. Area (acres)
Residential/Hospitality District	
Inn District	112+/-
Rights-of-Way	
Open Space	
Tidal Marsh	68+/-
Lagoons	
Linear Parks & Open Space	
<b>TOTAL</b>	<b>179.99+/-</b>

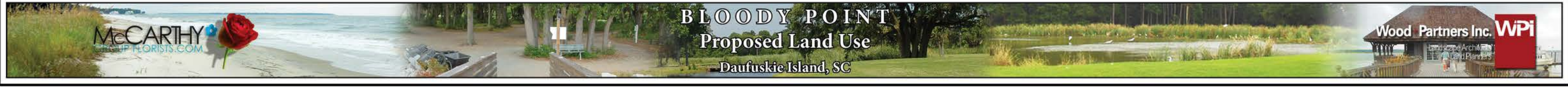
Note: Maximum Density 1 DU per Acre

District	Units
Residential/ Hospitality	
SF-Detached	
SF-Attached Duplex	125 DU
SF-Attached Triplex	
Inn District	
Inn	60 Rooms
Commercial	25,000 Square Feet

**EXHIBIT C**

0 100 200 400 600 800 Ft

1 inch = 200 Feet  
 December 8, 2015  
 Revised: March 29, 2016





## **EXHIBIT D**

### **Boundary Survey Exhibits:**

#### **1. Bloody Point Boundary Survey**

Prepared by: Southeastern Surveying, Inc.

Dated: 1988

Has remained unchanged.

Full size copy has been submitted separately.

#### **2. Bloody Point Project Parcels Map**

Dated: November 24, 2015

Full size copy has been submitted separately.

#### **3. Deed for Bloody Point Properties, LLC**

Dated: July, 2011

Deed Book 3082, Page 1981.

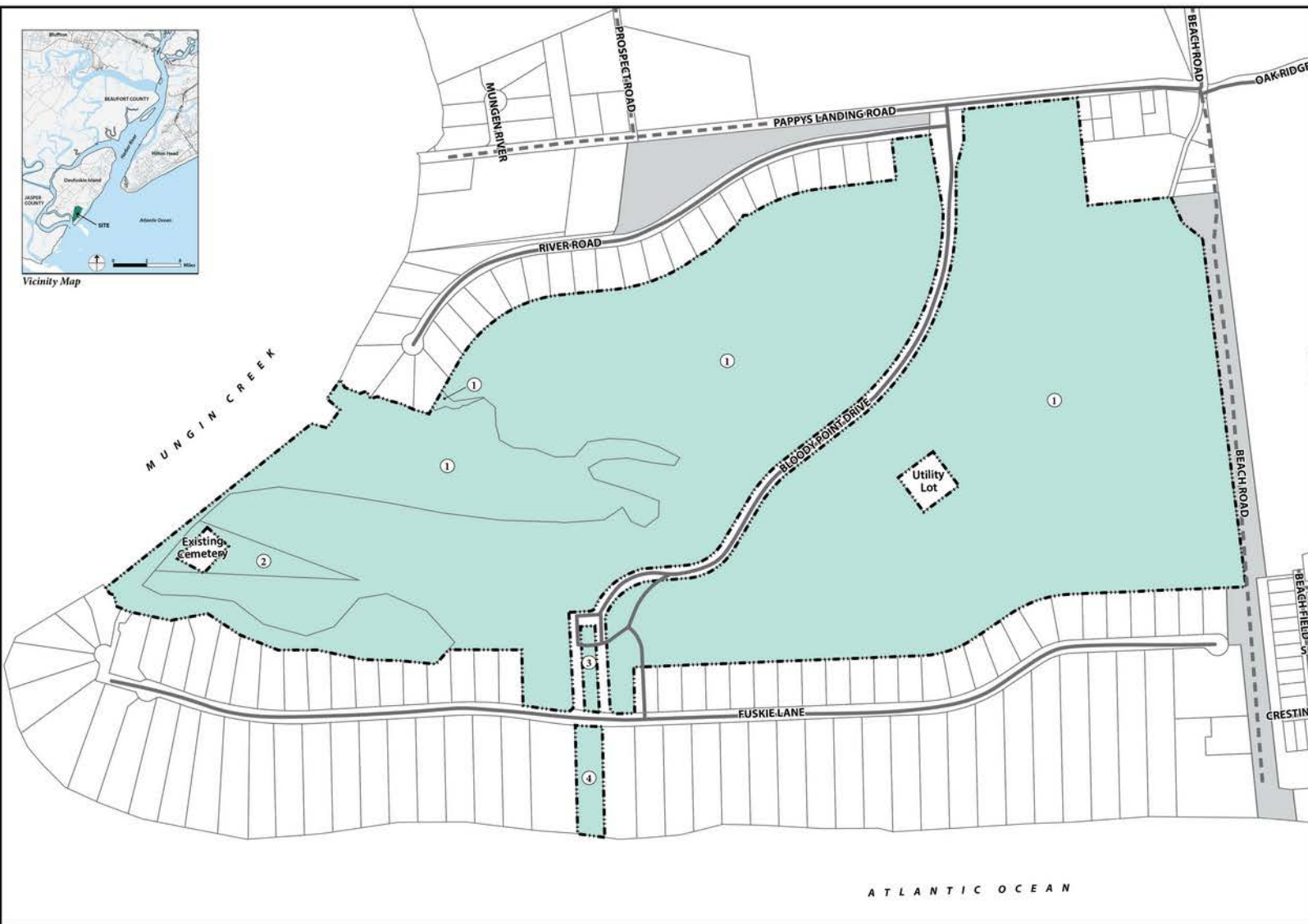
Has remained unchanged.

(6 pages)





Vicinity Map



- Key**
- Project Boundary
  - Bloody Point Properties LLC Project Parcels
  - Bloody Point Properties LLC Non-Project Parcels
  - Adjacent Lots
  - Paved Streets and Roads
  - Unpaved Streets and Roads

- Project Parcels**
- R800 027 00A 0076 0000  
**1** Bloody Point Properties LLC  
 176.30 Acres
  - R800 027 00A 0078 0000  
**2** Bloody Point Properties LLC  
 Approx. 2.0 Acres
  - R800 027 00A 0085 0000  
**3** Bloody Point Properties LLC  
 0.75 Acres
  - R800 027 00A 0092 0000  
**4** Bloody Point Properties LLC  
 0.949 Acres
- TOTAL AREA: +/- 180 ACRES

**EXHIBIT D**

0 100 200 400 600 800 FT

1 inch = 200 Feet    November 24, 2015



McCARTHY  
[www.mccarthy.com](http://www.mccarthy.com)

**BLOODY POINT**  
 Project Parcels  
 Daufuskie Island, SC

Wood Partners Inc. **WPI**





The properties conveyed herein are the same properties conveyed to Brian J. McCarthy by Deed from Daufuskie Island Properties, LLC, dated June 17, 2011 and recorded on June 22, 2011 in Book 3066 at Page 3364 in the Office of the Register of Deeds for Beaufort County, South Carolina.

THE within Deed was prepared in the Law Offices of Ruth, MacNeille & Knudsen, P.A., P.O. Box 5706, Hilton Head Island, South Carolina 29938, by Michael K. Knudsen, Esquire.

TOGETHER with all and singular, the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the said Premises unto the said **BLOODY POINT PROPERTIES, LLC**, its successors and assigns, forever, in fee simple.

AND I, the within Grantor, do hereby bind myself, and my heirs, executors and administrators to warrant and forever defend, all and singular, the said Premises unto the said **BLOODY POINT PROPERTIES, LLC**, its successors and Assigns, against me and my Heirs and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.



WITNESS our hands and seals this 26<sup>th</sup> day of July, 2011.

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF:

[Signature]  
Witness

[Signature]  
Brian J. McCarthy

[Signature]  
Notary Witness

STATE OF California )  
COUNTY OF Orange )

ACKNOWLEDGMENT

I, the undersigned notary public, do hereby certify that the within named Brian J. McCarthy, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Sworn to before me this 26<sup>th</sup> day of July, 2011.  
[Signature]  
Notary Public  
My Commission Expires April 26 15.



## EXHIBIT "A"

Parcel I: R800-027-000-0022-0000 (1.98 acres, Tract A, Bloody Point)  
All that certain piece, parcel or tract of land situate, lying and being on Daufuskie Island, Beaufort County, South Carolina, containing 1.98 acres, more or less, known and described as Tract "A", Bloody Point on a plat of the Lands of the Estate of Morton Deutsch and Surfside Development Company prepared by Matthew M. Crawford, SCRLS #9756, dated March 25, 1988, last revised July 21, 1988, and recorded July 28, 1988 in the ROD Office for Beaufort County, South Carolina, in Plat Book 35 at Page 223. For a more detailed description as to courses, metes and bounds, etc., reference may be had to said plat of record.

Parcel II: R800-027-00A-0076-0000 (176.30 acres, Bloody Point Golf Course)  
All that certain piece, parcel or tract of land situate, lying and being on Daufuskie Island, Beaufort County, South Carolina, containing 176.30 acres, more or less, and being more particularly shown and described as the "Golf Area" on a plat of Bloody Point Golf Course & Facilities, prepared by Boyce L. Young, SCRLS #11079, dated May 16, 1990 and revised on March 27, 1997, recorded in the ROD Office for Beaufort County, South Carolina in Plat Book 61 at Page 5A. For a more detailed description as to courses, metes and bounds, etc., reference may be had to said plat of record.

Parcel III: R800-027-00A-0078-0000 (Riverfront Lot and Cemetery Access)  
All that certain piece, parcel or tract of land situate, lying and being on Daufuskie Island, Beaufort County, South Carolina, shown and described as the "Riverfront Lot III, Cemetery Access and Parking Easement" and Lot III on a plat of Bloody Point Golf Course & Facilities, prepared by Boyce L. Young, SCRLS #11079, dated May 16, 1990 and revised on March 27, 1997, recorded in the ROD Office for Beaufort County, South Carolina in Plat Book 61 at Page 5A. For a more detailed description as to courses, metes and bounds, etc., reference may be had to said plat of record.

Parcel IV: R800-027-00A-0085-0000 (0.75 acres, Parcel H, Bloody Point)  
All that certain piece, parcel or tract of land situate, lying and being on Daufuskie Island, Beaufort County, South Carolina, being shown and designated as Parcel "H" containing 0.75 acres and a portion of the right-of-way for Bloody Point Road located to the southwest of Parcel "H" on a plat entitled A Plat of Bloody Point Golf Course & Facilities, prepared by Thomas and Hutton Engineering Co., certified by Boyce L. Young, SCRLS #11079, recorded in the ROD Office for Beaufort County, South Carolina in Plat Book 39 at Page 40. For a more detailed description as to courses, metes and bounds, etc., reference may be had to said plat of record.

Parcel V: R800-027-00A-0087-0000 (5.63 acres Future Development, River Rd. R/W)  
All that certain piece, parcel or tract of land situate, lying and being on Daufuskie Island, Beaufort County, South Carolina, containing 5.63 acres, more or less, designated as FUTURE DEVELOPMENT and being more particularly shown and described on a plat of Bloody Point Golf Course & Facilities, prepared by Boyce L. Young, SCRLS #11079, dated May 16, 1990, revised March 27, 1997, and recorded in the ROD Office for Beaufort County, South Carolina, in Plat Book 61 at Page 5. For a more detailed description as to courses, metes and bounds, etc., reference may be had to said plat of record.

Parcel VI: R800-027-00A-0092-0000 (Lot A-2, Founders Cottage Tract)  
All that certain piece, parcel or tract of land situate, lying and being on Daufuskie Island, Beaufort County, South Carolina, containing 0.949 acres, more or less, and being more particularly shown and described as Lot A-2 Founders Cottage Tract, a portion of Daufuskie Island Club property on a plat prepared by Boyce L. Young, SCRLS #11079, dated January 31, 1997, and recorded in the ROD Office for Beaufort County, South Carolina in Plat Book 61 at Page 6. For a more detailed description as to courses, metes and bounds, etc., reference may be had to said plat of record.

EXHIBIT "B"  
BEACH ACT DISCLOSURE STATEMENT

Pursuant to S.C. Code Ann. §48-39-330 (1976), as amended, the Seller discloses to the Purchaser that the Property or a portion thereof if or may be subject to statutory regulation imposed by The South Carolina Coastal Zone Act of 1977, S.C. Code Ann. §48-39-10 et seq. (1976), as amended by the South Carolina Beach Management Act, S.C. Code Ann. §48-39-270 et seq. (1976) (hereinafter collectively called "the Acts"). The Acts involve, and may subject the Property to, the creation and existence of interim and final baselines, setback lines, the velocity zone and an erosion rate, all as is more fully defined in the Acts. Part or all of the Property is or may be located seaward of the setback line, the minimum setback line or interim baseline, and has an erosion rate, all as determined by the Office of Ocean and Coastal Resource Management of the South Carolina Department of Health and Environmental Control, formerly the South Carolina Coastal Council (hereinafter, "OCRM"). All or part of the Property is or may be within the velocity zone as determined by the Federal Emergency Management Agency. The Acts may also restrict the Purchasers' rights to build, repair or rebuild structures on the Property. No structure may be constructed seaward of the setback lines without a permit issued by OCRM. Pursuant to the Acts, the locations of the baselines and interim and final setback lines are subject to change. The methodology utilized in determining the exact location of the setback lines and baselines on the Property and the current applicable erosion rate may be obtained from OCRM. The methodology described above must be utilized in a case-by-case, property-by-property manner in order for an exact, surveyed determination to be made of the location of the baselines and setback lines. The Seller makes no representation to the Purchaser concerning the location of such baselines, setback lines, or the velocity zone, the effect of such regulation on the Property, or the accuracy of the foregoing disclosure.

ADD DMP Record 9/12/2011 14:57:46  
-> Book/Page O BK 3082 PG 1986A  
BEAUFORT COUNTY TAX MAP REFERENCE  
-----  
Dist Map SMap Parcel Block Week  
-----  
R800 027 00A 0076 0000 00  
-----

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-> Book/Page O BK 3082 PG 1986A  
BEAUFORT COUNTY TAX MAP REFERENCE  
-----  
Dist Map SMap Parcel Block Week  
-----  
R800 027 000 0022 0000 00  
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ADD DMP Record 9/12/2011 14:57:46  
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BEAUFORT COUNTY TAX MAP REFERENCE  
-----  
Dist Map SMap Parcel Block Week  
-----  
R800 027 00A 0078 0000 00  
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ADD DMP Record 9/12/2011 14:57:46  
-> Book/Page O BK 3082 PG 1986A  
BEAUFORT COUNTY TAX MAP REFERENCE  
-----  
Dist Map SMap Parcel Block Week  
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R800 027 00A 0085 0000 00  
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ADD DMP Record 9/12/2011 14:57:46  
-> Book/Page O BK 3082 PG 1986A  
BEAUFORT COUNTY TAX MAP REFERENCE  
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Dist Map SMap Parcel Block Week  
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R800 027 00A 0087 0000 00  
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ADD DMP Record 9/12/2011 14:57:46  
-> Book/Page O BK 3082 PG 1986A  
BEAUFORT COUNTY TAX MAP REFERENCE  
-----  
Dist Map SMap Parcel Block Week  
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R800 027 00A 0092 0000 00  
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## **EXHIBIT E**

### **Existing Lots, Roads, Rights-of-Way and Land Uses Exhibits:**

#### **1. Bloody Point Existing Lots, Roads, Rights-of-Way and Land Uses Map**

Dated: November 24, 2015

Full size copy has been submitted separately.

#### **2. Adjacent Lots Ownership Key**

Source: Beaufort County Online GIS Map

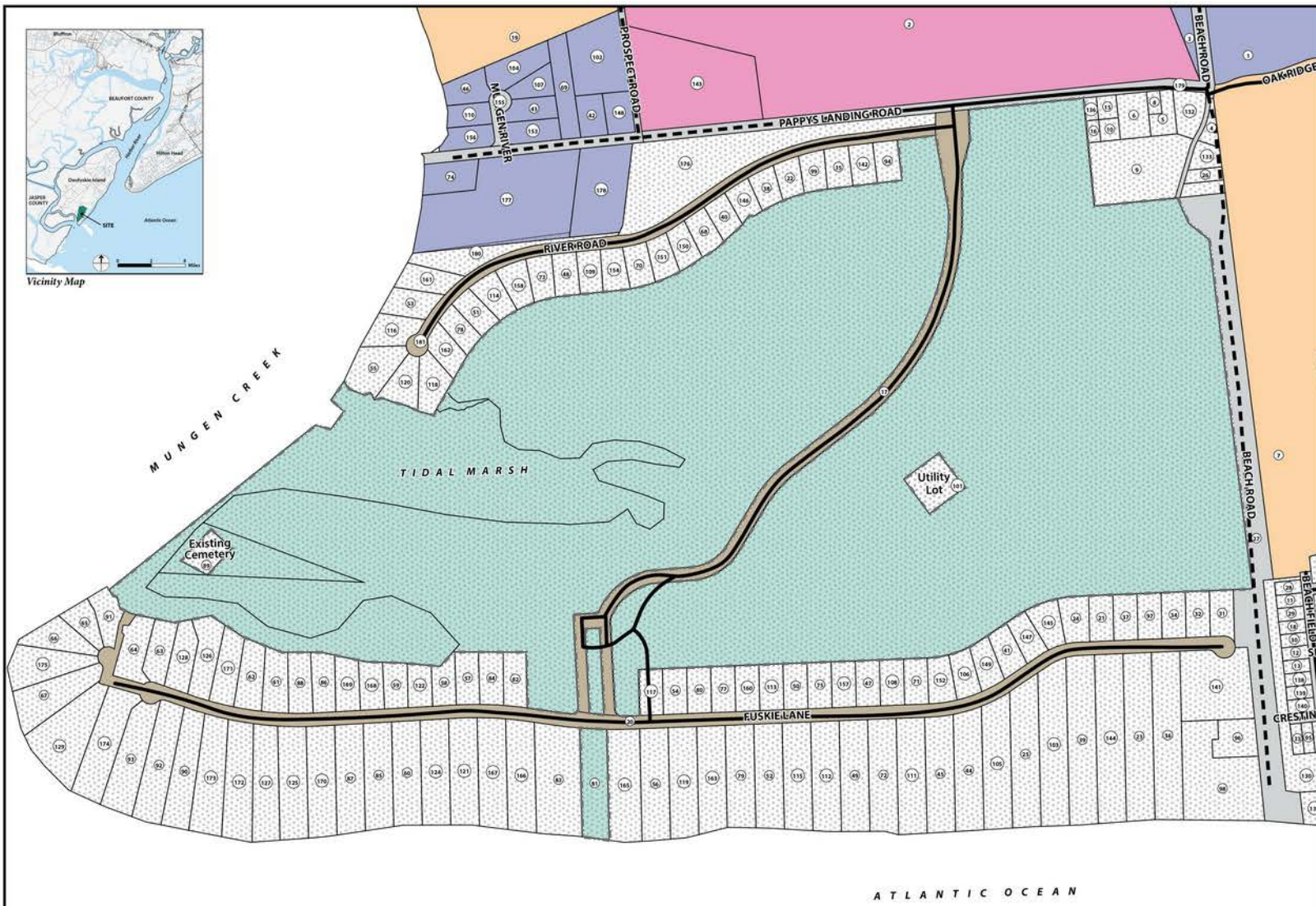
Accessed: November, 2015

(3 pages)





Vicinity Map



- ### Key
- Project Boundary
  - Bloody Point Properties LLC Project Parcels
  - Rights-of-Way owned by Bloody Point Club POA
  - Rights-of-Way
  - Existing PUD Overlay
  - D1 Zoning: DI Natural
  - D2 Zoning: DI Rural
  - D3 Zoning: DI Sub-Urban
  - Paved Streets and Roads
  - Unpaved Streets and Roads

NOTE: ALL EXISTING PUD LOTS OUTSIDE OF PROJECT AREA WILL NOT BE ALTERED OR AMENDED BY THIS PROPOSAL.

SEE ADJACENT LOTS OWNERSHIP KEY ATTACHMENT FOR MORE INFORMATION ABOUT ADJACENT LOT OWNERSHIP PER NUMBERED LOT DESIGNATIONS ON THIS PLAN.

**EXHIBIT E**

0 100 200 400 600 800 FT

1 inch = 200 Feet    November 24, 2015



**BLOODY POINT**  
 Existing Lots, Roads, Rights-of-Way & Adjacent Uses  
 Daufuskie Island, SC

## Exhibit E

### 2. Adjacent Lots Ownership Key

Source: Beaufort County Online GIS Map

Accessed: November, 2015

Map Number	Beaufort County PIN	Owner	Area (Acres)
1	R800 027 000 009A 0000	Daufuskie Land Investments LLC	9.958
2	R800 027 000 0007 0000	Hatcher Holdings LLC	1.214
3	R800 027 000 0016 0000	Dolphin Daufuskie Group LLC	3.168
4	R800 027 000 0020 0000	J&W Corporation of Greenwood	0.235
5	R800 027 000 0008 0000	Charles Thomas Allen II	0.420
6	R800 027 000 008C 0000	Theresa S Nordeen and Mary Margaret L Wu	0.660
7	R800 027 000 0102 0000	Beach Field Properties LLC	3.237
8	R800 027 000 008A 0000	Mildred P Yeomans	0.145
9	R800 027 000 008F 0000	J&W Corporation of Greenwood	2.837
10	R800 027 000 008E 0000	Fred Ward	0.207
11	R800 027 000 0155 0000	MGC Corporation	0.166
12	R800 027 000 0159 0000	Beach Field Properties LLC	0.166
13	R800 027 000 0160 0000	Beach Field Properties LLC	0.167
15	R800 027 000 008D 0000	Edward J and Elizabeth P Hall	0.217
16	R800 027 000 0019 0000	John Gause	0.138
17	R800 027 00A 0094 0000	Daufuskie Island Club Property	5.909
18	R800 027 000 0157 0000	Michael D and Karen R Hammer Jr	0.166
19	R800 027 000 0007 0000	Hatcher Holdings LLC	6.352
20	R800 027 00A 0119 0000	Daufuskie Island Club Property Owner	7.707
21	R800 027 00A 0070 0000	Chou Investments LLC	0.530
22	R800 027 00A 0099 0000	Pensco Trust Co	0.439
23	R800 027 00A 0002 0000	Lordah Trust	2.282
24	R800 027 00A 0069 0000	Thomas D and Mary M Dickinson	0.614
25	R800 027 00A 0006 0000	John J Mellencamp	1.973
26	R800 027 000 0018 0000	Mayme S Jenkins	0.234
27	R800 027 00A 0087 0000	Bloody Point Properties LLC	7.569
28	R800 027 000 0154 0000	William M Madson	0.166
29	R800 027 000 0156 0000	Bradley Schumacher	0.167
30	R800 027 000 0158 0000	Beach Field Properties LLC	0.166
31	R800 027 00A 0075 0000	James Michael Griffin	0.541
32	R800 027 00A 0074 0000	Emily H Conger	0.530
33	R800 027 000 0103 0000	Gracetree Investments LLC	0.161
34	R800 027 00A 0073 0000	Ben S and Melissa H Sellars	0.530
35	R800 027 00A 0097 0000	Robert M and Beth P Senn	0.483
36	R800 027 00A 0001 0000	Maher F and Nagiba A Habashi	2.286
37	R800 027 00A 0071 0000	George J and Terri Oberst	0.530
38	R800 027 00A 0100 0000	Anthony Simonelli	0.442
39	R800 027 00A 0004 0000	Osiris Lotus LLC	2.301
40	R800 027 00A 0102 0000	Timothy C Foley	0.452
41	R800 027 00A 0066 0000	Anthony M Savo	0.549
42	R800 027 000 0177 0000	Nelson Wells	0.547
43	R800 027 000 0175 0000	Dolphin Management Inc	0.539
44	R800 027 00A 0008 0000	Elizabeth A Cervino	1.633
45	R800 027 00A 0009 0000	Anthony M Savo	1.580
46	R800 027 000 0172 0000	Dolphin Management Inc	0.601
47	R800 027 00A 0060 0000	Joanne B Loftus Revocable Trust	0.530
48	R800 027 00A 0109 0000	Loras M Lochmann	0.504
49	R800 027 00A 0012 0000	Jamie D and Angeal Pappas	1.515
50	R800 027 00A 0057 0000	Bruce Alan Jamrozky Living Trust	0.530
51	R800 027 00A 0113 0000	Richard A Silver	0.508
52	R800 027 00A 0015 0000	Susane Habashi Ahigian	1.425
53	R800 027 00A 0121 0000	Nancy R Dougherty	0.646
54	R800 027 00A 0052 0000	Jeffrey A and Linda L McCroy	0.530
55	R800 027 00A 0118 0000	Stephen P Casey	1.008
56	R800 027 00A 0019 0000	SLS Trinity Trust	1.526
57	R800 027 00A 0048 0000	Matthew G and Eileen M Salterelli	0.594
58	R800 027 00A 0047 0000	Jonathan M and Joanna K Varholak	0.507

Map Number	Beaufort County PIN	Owner	Area (Acres)
59	R800 027 00A 0045 0000	Kimberly Ann Manstrangelo	0.525
60	R800 027 00A 0024 0000	Thomas S Post Jr	1.420
61	R800 027 00A 0040 0000	Susan Camille Burns	0.740
62	R800 027 00A 0039 0000	Michael E and Julie M Egan	0.813
63	R800 027 00A 0037 0000	Thomas J Gletner Jr	0.712
64	R800 027 00A 0036 0000	Teresa J Rainey and Lisa M Kelley	0.852
65	R800 027 00A 0080 0000	Milton J Deitch and Sara Schwartz Trustee	0.517
66	R800 027 00A 0081 0000	Patricia Strong Barrett	0.772
67	R800 027 00A 0083 0000	Daufuskie Beach Property LLC	1.362
68	R800 027 00A 0103 0000	John P and Mary F Barry	0.494
69	R800 027 000 0179 0000	Dolphin Management Inc	0.954
70	R800 027 00A 0106 0000	Brian M McKenzie	0.502
71	R800 027 00A 0062 0000	Negin M Mostaghim	0.526
72	R800 027 00A 0011 0000	Elrod Family Holdings LLLP	1.540
73	R800 027 00A 0110 0000	Richard A Silver IRA	0.503
74	R800 027 000 0010 0000	Hoke S Greiner	0.786
75	R800 027 00A 0058 0000	Joanne B Loftus Revocable Trust	0.530
77	R800 027 00A 0054 0000	Martin Barnes and Angelia Bott	0.530
78	R800 027 00A 0114 0000	Jimmy D Faulkner	0.488
79	R800 027 00A 0016 0000	John M and Karen L Shoffner	1.400
80	R800 027 00A 0053 0000	Ashley Oak PArtners LLC	0.530
82	R800 027 00A 0050 0000	Cannon Consulting LLC	0.601
83	R800 027 00A 0093 0000	Maher Nagiba Habashi	2.375
84	R800 027 00A 0049 0000	Elizabeth A Cervino	0.612
85	R800 027 00A 0025 0000	David Symonds	1.442
86	R800 027 00A 0042 0000	Mark F Joyce Trust	0.660
87	R800 027 00A 0026 0000	Richard P Tarantino	1.479
88	R800 027 00A 0041 0000	Keith A and Tonne Ray Hanna	0.688
89	cemetery	Cemetery	0.547
90	R800 027 00A 0032 0000	Lordah Trust	1.411
91	R800 027 00A 0079 0000	Milton J Deitch and Sara Schwartz Trustee	0.584
92	R800 027 00A 0033 0000	Maher Nagiba Habashi	1.589
93	R800 027 00A 0034 0000	Erin P McCarthy	1.577
94	R800 027 00A 0095 0000	H L Boyer Royal	0.479
95	R800 027 000 0104 0000	Gracetre Investments LLC	0.161
96	R800 027 00A 0124 0000	Daufuskie Island Oceanfront LLC	0.746
97	R800 027 00A 0072 0000	Ben S and Melissa H Sellars	0.530
98	R800 027 00A 0125 0000	Daufuskie Island Oceanfront LLC	2.957
99	R800 027 00A 0098 0000	Stephen B Lookadoo Jr	0.458
100	R800 027 000 0182 0000	Beaufort County	1.540
101	R800 027 00A 0086 0000	Melrose Utility Company Inc	0.895
102	R800 027 000 0180 0000	Dolphin Management Inc	1.903
103	R800 027 00A 0005 0000	15 Fuskie Lane LLC	2.203
104	R800 027 000 0173 0000	Alan Conger	0.834
105	R800 027 00A 0007 0000	John J Mellencamp	1.760
106	R800 027 00A 0064 0000	J Daniel Rivers	0.528
107	R800 027 000 0174 0000	Emily H Conger	0.501
108	R800 027 00A 0061 0000	Anthony A and Dianne K Simonelli	0.531
109	R800 027 00A 0108 0000	James F Piperato	0.480
110	R800 027 000 0171 0000	Dolphin Management Inc	0.467
111	R800 027 00A 0010 0000	Teresa J Rainey and Lisa M Kelley	1.580
112	R800 027 00A 0013 0000	Lucky Stars Trust	1.497
113	R800 027 00A 0056 0000	Desiree Mitchell Jamrozy Living Trust	0.531
114	R800 027 00A 0112 0000	Randall J Hoover	0.563
115	R800 027 00A 0014 0000	William H Greenwood	1.462
116	R800 027 00A 0120 0000	Pensco Trust Co	0.689
117	R800 027 00A 0051 0000	Cannon Consulting LLC	0.530
118	R800 027 00A 0116 0000	Geoffrey William Adams	0.701
119	R800 027 00A 0018 0000	James L McDonald	1.502
120	R800 027 00A 0117 0000	David L Fingerhut	0.671
121	R800 027 00A 0022 0000	Richard F Latuska	1.458
122	R800 027 00A 0046 0000	Group 3 Investments LLLP	0.492
124	R800 027 00A 0023 0000	Richard Paul Silver	1.438
125	R800 027 00A 0028 0000	Paula K Nickels	1.534
126	R800 027 00A 0090 0000	Larreategul Family Trust	0.925
127	R800 027 00A 0029 0000	Ben S and Melissa H Sellars	1.440
128	R800 027 00A 0038 0000	Tucker and Ollie Investments LLC	0.759



Map Number	Beaufort County PIN	Owner	Area (Acres)
129	R800 027 00A 0084 0000	James W Hogg	1.970
130	R800 027 000 0166 0000	Beach Field Properties LLC	1.672
131	R800 027 000 0083 0000	Dolphin Management Inc	0.850
132	R800 027 000 0020 0000	J&W Corporation of Greenwood	0.598
133	R800 027 000 008G 0000	Island Drolmuls LLC	0.339
134	R800 027 000 0017 0000	Homer Curtis Jenkins III	0.269
136	R800 027 000 008B 0000	Jeffrey E and Sally V Lewis	0.145
137	R800 027 000 0102 0000	Beach Field Properties LLC	2.290
138	R800 027 000 0161 0000	Berach Field Properties LLC	0.167
139	R800 027 000 0162 0000	Beach Field Properties LLC	0.167
140	R800 027 000 0163 0000	James R and Melissa L Field	0.167
141	R800 027 00A 0123 0000	Sandy Lane Horizontak Property	2.308
142	R800 027 00A 0096 0000	H L Boyer Royal	0.476
143	R800 027 000 0026 0000	Hatcher Holdings LLC	4.945
144	R800 027 00A 0003 0000	Solban Trust	2.293
145	R800 027 00A 0068 0000	Anthony M Savo IRA	0.587
146	R800 027 00A 0101 0000	John M Lashar	0.429
147	R800 027 00A 0067 0000	Neveeen Nagiba Habashi	0.514
148	R800 027 000 0178 0000	Wells and Sanders LLC	0.544
149	R800 027 00A 0065 0000	Negin M Mostaghim	0.524
150	R800 027 00A 0104 0000	FBO Lawrence S Silver IRA	0.471
151	R800 027 00A 0105 0000	Sheila M Cook	0.482
152	R800 027 00A 0063 0000	Toria Homes LP	0.555
153	R800 027 000 0176 0000	Dolphin Management Inc	0.578
154	R800 027 00A 0107 0000	K & K Properties Co Inc	0.505
155	R800 027 000 007A 0000	Dolphin Management Inc	0.385
156	R800 027 000 0170 0000	Dolphin Management Inc	0.536
157	R800 027 00A 0059 0000	Joanne B Loftus Revocable Trust	0.530
158	R800 027 00A 0111 0000	David R Peters	0.552
159	R800 027 000 0181 0000	Dolphin Management Inc	0.010
160	R800 027 00A 0055 0000	David L Fingerhut	0.531
161	R800 027 00A 0122 0000	Patrick A McIntyre	0.644
162	R800 027 00A 0115 0000	Thomas J Gletner Jr	0.549
163	R800 027 00A 0017 0000	Michael W and Catherine S Andrews	1.431
165	R800 027 00A 0091 0000	Solban Trust	1.763
166	R800 027 00A 0020 0000	Robert W Webb Jr	1.508
167	R800 027 00A 0021 0000	Greene Daufuskie Island LLC	1.492
168	R800 027 00A 0044 0000	William H Greenwood MD Enterprises	0.552
169	R800 027 00A 0043 0000	Leah Haunz Johnson Revocable Trust	0.616
170	R800 027 00A 0027 0000	Richard P Tarantino	1.510
171	R800 027 00A 0089 0000	Mark A and Mary C Gunyuzlu	0.827
172	R800 027 00A 0030 0000	J Dub Holdings LLC	1.583
173	R800 027 00A 0031 0000	JGALT LLC	1.601
174	R800 027 00A 0035 0000	George E Mullen	1.686
175	R800 027 00A 0082 0000	Harry B Tremaine	1.153
176	R800 027 00A 0087 0000	Bloody Point Properties LLC	5.252
177	R800 027 000 010A 0000	Francis A Burn	5.691
178	R800 027 000 0025 0000	Hoke S Greiner	2.184
179	R800 027 000 009A 0000	Daufuskie Land Investments LLC	5.854
180	R800 027 00A 0077 0000	Brian McCarthy	1.282
181	R800 027 00A 0088 0000	Daufuskie Island Club Property	3.196

## **EXHIBIT F**

### **Topographic Survey Exhibits:**

Prepared by Thomas & Hutton

#### **1. Topographic Survey for Daufuskie Island Resort Planning District**

Dated: November, 2006

Has remained unchanged.

Full size copy has been submitted separately.

#### **2. Bloody Point LiDar Contours**

Dated: November 16, 2015

Full size copy has been submitted separately.







**EXHIBIT F**  
**LIDAR CONTOURS**  
**BLOODY POINT**  
DARFUGEE ISLAND, SC  
PREPARED FOR:  
McCarthy Group Florists  
PREPARED BY:  
**THOMAS & HUTTON**  
SOUTH OF COLUMBIA RIVER  
SOUTH OF STATE 17222000  
www.thomasandhutton.com

DATE: 11/11/2011	TIME: 10:00 AM
DRAWN: JHM	SCALE: 1" = 50'
CHECKED: JHM	DATE: 11/11/2011
DATE: 11/11/2011	TIME: 10:00 AM

## **EXHIBIT G**

### **Bloody Point Drainage Master Plan**

Prepared by: Thomas & Hutton

Dated: November 16, 2015

Full size copy has been submitted separately.



EXISTING DRAINAGE SYSTEM

EXISTING STORMWATER  
POND (TYPEFACE)  
EXISTING GOLF  
COURSE DRAINAGE

PROPOSED STORMWATER  
POND EXPANSION

FIGURE 1 - 100' SCALE AND 50' W

FIGURE 1 - 100' SCALE AND 50' W

GRAPHIC SCALE



1" = 100' 0"  
1" = 400' 0"

**EXHIBIT G**

DRAINAGE MASTER PLAN

**BLOODY POINT**

DALFUSSIE ISLAND, SC

PREPARED FOR:

McCarthy Group Florists

PREPARED BY:

**THOMAS & HUTTON**

LANDSCAPE ARCHITECTS

1000 W. BROADWAY, SUITE 200

CHARLOTTE, NC 28202

PHONE: 704.375.1100

FAX: 704.375.1101

WWW.THOMASANDHUTTON.COM

DATE: 08/14/2013  
SCALE: AS SHOWN  
SHEET: 001

**EXHIBIT H**

**Bloody Point Water Master Plan**

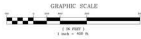
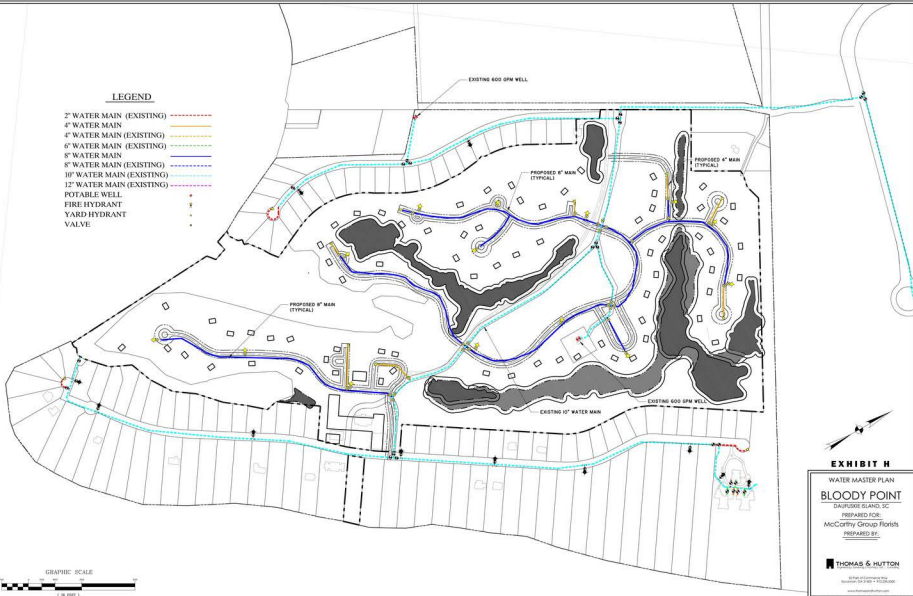
Prepared by: Thomas & Hutton

Dated: November 16, 2015

Full size copy has been submitted separately.

**LEGEND**

- 2" WATER MAIN (EXISTING) - - - - -
- 4" WATER MAIN - - - - -
- 4" WATER MAIN (EXISTING) - - - - -
- 6" WATER MAIN (EXISTING) - - - - -
- 8" WATER MAIN - - - - -
- 8" WATER MAIN (EXISTING) - - - - -
- 10" WATER MAIN (EXISTING) - - - - -
- 12" WATER MAIN (EXISTING) - - - - -
- POTABLE WELL
- FIRE HYDRANT
- YARD HYDRANT VALVE



**EXHIBIT H**

WATER MASTER PLAN  
**BLOODY POINT**  
DAFUSKE ISLAND, SC  
PREPARED FOR:  
McCarthy Group Florists  
PREPARED BY:



DATE: 08/11/2011	SCALE: 1" = 100'
DRAWN BY: J. HUTTON	DATE: 08/11/2011
CHECKED BY: J. HUTTON	DATE: 08/11/2011
APPROVED BY: J. HUTTON	DATE: 08/11/2011

**EXHIBIT I**

**Bloody Point Wastewater Master Plan**

Prepared by: Thomas & Hutton

Dated: November 16, 2015

Full size copy has been submitted separately.



**LEGEND**

- GRAVITY SEWER
- GRAVITY SEWER (EXISTING)
- 10" EFFLUENT MAIN (EXISTING)
- 1 1/2" FORCE MAIN (EXISTING)
- 2" FORCE MAIN
- 2 1/2" FORCE MAIN
- 3" FORCE MAIN
- 4" FORCE MAIN
- 4" FORCE MAIN (EXISTING)
- 6" FORCE MAIN
- 8" FORCE MAIN
- MANHOLE
- JUNCTION
- IRRIGATION PUMP STATION
- PUMP STATION
- PUMP STATION (EXISTING)



**EXHIBIT I**

WASTEWATER MASTER PLAN  
**BLOODY POINT**  
DAUFUSKE ISLAND, SC  
PREPARED FOR:  
McCarthy Group Florists  
PREPARED BY:

**THOMAS & HUTTON**  
1000 W. BROADWAY  
SUITE 200  
DALLAS, TX 75201  
TEL: 214.741.1000  
WWW.THOMASANDHUTTON.COM

DATE: 08/11/2011	SCALE: AS SHOWN
PROJECT: BLOODY POINT	CLIENT: MCCARTHY GROUP FLORISTS
DRAWN BY: J. H. HUTTON	CHECKED BY: J. H. HUTTON
DATE: 08/11/2011	SCALE: AS SHOWN

## **EXHIBIT J**

### **Letters of Utility Capability and Intent to Serve**

#### **Power & Gas**

SCE&G

Dated: 11/19/15.

#### **Water & Sewer**

Daufuskie Island Utility Company, Inc

Dated: 12/3/2015

#### **Fire Department**

Daufuskie Island Fire District

Dated: 12/3/2015

#### **Phone**

Hargray

Dated: 12/3/2015

#### **Solid Waste**

Dolphin Shared Management Services, LLC

Dated: 12/3/2015



Customer Service Engineering - 81 May River Road, Bluffton, S.C. 29910

November 19, 2015

Michael S. Hughes, P.E.  
Thomas & Hutton  
50 Park Of Commerce Way  
Savannah, GA 31405

Re: Proposed 150 Cottages and Inn at Bloody Point, Daufuskie Island, S.C.

Dear Mr. Hughes:

I am pleased to inform you that South Carolina Electric & Gas Company (SCE&G) will be able to provide electric service to the above referenced project. Service can be provided in accordance with SCE&G's General Terms and Conditions, other documents on file with the South Carolina Public Service Commission, and the company's standard operating policies and procedures.

**In order to begin the design process for the project, the following information will need to be provided:**

- 1.) Finalized and approved detailed site plan (hard copy and electronic AutoCAD file) showing barricade plan, all "wet" utilities, buffer zones, and any existing or additional easements. These plans must be received by SCE&G at least two months prior to the issuing of electric design and conduit plans.**
- 2.) Approved lot numbers and premise addresses including street names for the development.**
- 3.) Copy of Army Corps of Engineers approved wetlands delineation letter including referenced site map, or letter from Army Corps of Engineers stating no wetlands exist on site.**
- 4.) All electric load information.**
- 5.) Anticipated timeline for each phase of the development.**
- 6.) A signed copy of this letter acknowledging its receipt and responsibility for its contents and the contents of its enclosures.**

For more information or questions, contact me by phone at (843) 815-8808 or by email at parks.moss@scana.com.

Sincerely,

*Parks Moss*

Project and Account Manager, Sr.  
South Carolina Electric and Gas

AUTHORIZED SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

TITLE: \_\_\_\_\_ PHONE: \_\_\_\_\_

DAUFUSKIE ISLAND UTILITY COMPANY, INC.  
c/o GUASTELLA ASSOCIATES, LLC  
6 Beacon Street, Suite 200  
Boston, MA 02108  
617-423-7878

December 3, 2015

Mr. Michael S. Hughes  
Thomas & Hutton  
50 Park of Commerce Way  
Savannah, GA 31405

Re: Bloody Point Planned Unit Development

Dear Mr. Hughes,

In accordance with our preliminary discussions, Daufuskie Island Utility Company (DIUC) is willing to provide water and sewer service for the Bloody Point Planned Unit Development (Applicant) which is within our service area.

The Applicant must submit a written request for service. The application should include a set of engineering plans for the mains and facilities that will be necessary to connect to DIUC's existing water and sewer utility systems, along with the estimated cost of the extension and the anticipated number and type of customers. Once the application for service is received, we will prepare a proposed extension of service agreement (Agreement) under which service will be provided. In general, the proposed Agreement will be designed to assure that DIUC's existing customers do not bear the risk of the success of the Applicant's development project. You should anticipate that the Agreement will contain provisions for the Applicant to be responsible for all costs to install mains and facilities necessary to provide service, and ownership of all mains and facilities will be transferred to DIUC along with necessary easements or rights of way. On the basis of our preliminary consideration, it is anticipated that at the time the Applicant/Developer sells lots to individual purchasers, those individuals will become customers of DIUC and begin to pay availability or usage rates in accordance with our approved tariff.

Once the Applicant and DIUC execute the agreement, it will be subject to approvals of the Public Service Commission, the Office of Regulatory Staff and the Department of Health and Environmental Control.

We look forward to working with you towards completion of a successful project.

GUASTELLA ASSOCIATES, LLC  
Manager of DIUC



Mike J. Guastella  
Vice President - Operations



# DAUFUSKIE ISLAND FIRE DISTRICT

P.O. BOX 35, 400 HAIG POINT ROAD  
DAUFUSKIE ISLAND, SC 29915  
843-785-2116  
FAX 843-785-6021

December 3, 2015

Mark L. Baker  
Wood & Partners Inc.  
PO Box 23949  
Hilton Head Island, SC 29925

**Re:** Bloody Point Zoning Map Amendment

Dear Mr. Baker,

The Daufuskie Island Fire District is committed to servicing the proposed conceptual master plan for the illustrated area in Bloody Point. The impact fees associated with this development should support any additional equipment that is necessary. That being said, this review is based on the following assumptions:

1. The water flow for fire protection is sufficient as determined by the Insurance Services Organization (ISO), the International Fire Code and the Beaufort County Zoning and Development Standard Ordinances (ZDSO). Fire flow calculations shall be determined by an engineer prior to final approval of any development plans.
2. Where water flow is insufficient for fire protection, residential fire sprinkler systems shall be installed in accordance with NFPA standards or an alternative method of fire protection shall be established.
3. All Fire Apparatus Access Roads shall be a minimum of 20' wide having a vertical clearance of 13'-6".
4. Dead end cul-de-sacs shall have a turning radius of not less than 40'.
5. Bridges shall be built in accordance with DOT standards and be capable of supporting the loads of the fire apparatus.
6. Hydrants shall be spaced and located in accordance with the ZDSO, ISO and approval of the Daufuskie Island Fire District's Fire Marshall.

Please don't hesitate to call if you have any questions with regard to fire protection.

Best wishes,

*Edward A. Boys*

Edward A. Boys  
District Chief  
Established

CC: Hilary Austin, BC Zoning



December 3, 2015

Mark L Baker  
Wood Partners, Inc.  
Hilton Head Island, SC 29928

Dear Mr. Baker:

**SUBJ: Letter of Intent to Provide Service for: Bloody Point, Daufuskie Island**

Hargray Engineering Services has reviewed the master plan for the above referenced project. Hargray Communications has the ability and intent to serve the above referenced project. Forward to our office a digital copy of the plan that has been approved by the county/town for use with Microstation or AutoCAD. Our office will then include owner/developer conduit requirements on the approved plan and return to your office.

By accepting this letter of intent to serve, you also accept sole responsibility to forward the requirements and Project Application Form to the owner/developer. The Project Application Form identifies the minimum requirements to be met as follows:


- Commercial buildings – apartments – villas: Minimum 4 inch diameter conduit Schedule 40 PVC with pull string buried at 24 to 30 inch depth, from the equipment room or power meter location to a point designated by Hargray at the road right-of-way or property line. **Conduits are required from each building site and multiple conduits may apply.**
- Commercial buildings with multiple “units” may require conduit(s) minimum ¾” from main equipment entry point to termination point inside unit. Plenum type ceilings require conduits or flame retardant Teflon wiring to comply with code.
- Hotel or large commercial project requirements would be two (2) 4 inch diameter Schedule 40 PVC underground conduits.
- Equipment rooms to have ¾ inch 4’x8’ sheet of plywood mounted on wall to receive telephone equipment.
- A power ground accessible at equipment room or an insulated #6 from the service panel or power MGN to the backboard.
- Residential wiring requires CAT5E wiring (4 or 6 Pair) twisted wire for Telephone and Data. Industry Standard.
- All interior wiring should be pulled to the area immediately adjacent to the plywood backboard or power meter location. A minimum of 5’ of slack is required for terminations.

**Aid in or Aid to Construction may apply to certain projects.**

Easements are required prior to installing facilities to your site.

Should there be any changes or additions to the original master plan, this letter will only cover those areas which are shown on the original master plan. All changes or additions would require another Letter of Intent to supply service. All costs incurred by the Telephone Company resulting from any requested change or failure to comply with minimum requirements shall be borne by the Developer. **Commercial projects require pre-construction meeting with Telco Company to review requirements.** I am available to discuss these requirements in more detail at your convenience.

Sincerely,



Frank Denmark  
Developer Relations Manager  
843-816-1032  
Hargray Engineering (843) 815-1676



***Dolphin Shared Management Services, LLC***

December 3, 2015

Mark Baker, President  
Wood+Partners, Inc.  
P.O. Box 23949  
Hilton head Island, SC 29925

**Re: Bloody Point PUD Zoning Map Amendment**

Mr. Baker:

After consideration of the Bloody Point Conceptual Master Plan submitted to the Daufuskie Island Transfer Station, we have determined the Transfer Station, owned and operated by Dolphin Shared Management Services, LLC, is able to serve the solid waste needs of the development.

Regards,



Bill Scott  
Owner and Manager  
Dolphin Shared Management Services, LLC

## **EXHIBIT K**

### **Agency Letters**

Bloody Point Club Property Owners Association, dated 11/19/15.

No other comments or letters from Affected Agencies  
have been received to date.

**BLOODY POINT PROPERTY OWNERS ASSOCIATION**

November 19, 2015

To Whom It May Concern:

The Bloody Point Property Owners Association is in support of the PUD Zoning Map Amendment being submitted to Beaufort County.

Sincerely,

Tony Simonelli

A handwritten signature in cursive script, appearing to read "Tony Simonelli", written in black ink.

President, Bloody Point Property Owners Association

2016 /

AN ORDINANCE TO AMEND THE FUTURE LAND USE ELEMENT (CHAPTER 4), CULTURAL RESOURCES ELEMENT (CHAPTER 6), AND ENERGY ELEMENT (CHAPTER 9) OF THE 2010 BEAUFORT COUNTY COMPREHENSIVE PLAN TO INCLUDE RECOMMENDATIONS FROM THE FIVE-YEAR COMPREHENSIVE PLAN ASSESSMENT.

Whereas, amended text is highlighted in yellow, underscored for additions and struck-through for deletions.

Adopted this \_\_\_\_\_ day of April, 2016.

COUNTY COUNCIL OF BEAUFORT COUNTY

BY: \_\_\_\_\_  
D. Paul Sommerville, Chairman

APPROVED AS TO FORM:

\_\_\_\_\_  
Thomas J. Keaveny, II, County Attorney

ATTEST:

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

First Reading: March 28, 2016

Second Reading:

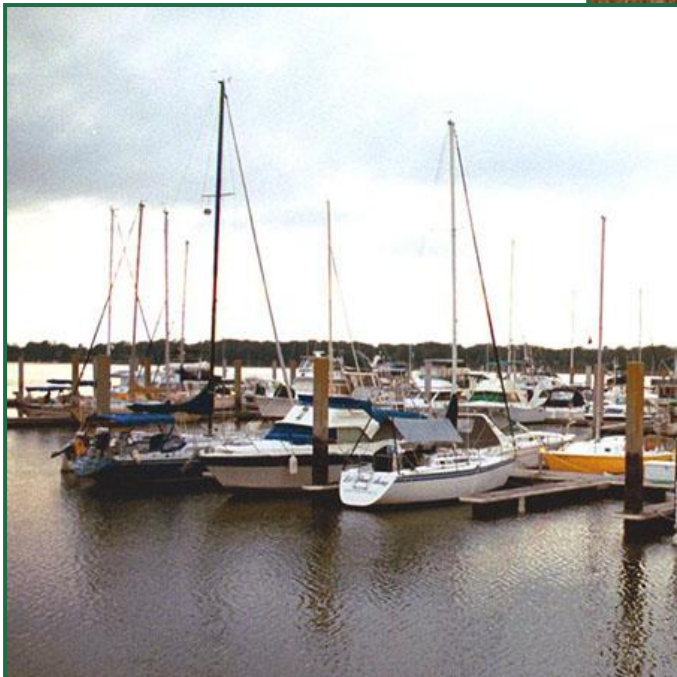
Public Hearing:

Third and Final Reading:

# 4

## *Beaufort County Comprehensive Plan*

### Future Land Use



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## Introduction

This Land Use chapter provides an analysis of existing development patterns, recent planning and plan implementation efforts, and a vision for future land use and growth management policies. This chapter replaces the Future Land Use Plan chapter of the 1997 Beaufort County Comprehensive Plan. The policies in this chapter build on the recommendations of the 1997 Plan and on the recommendations of the Northern and Southern Beaufort County Regional Plans. The policies in this chapter also incorporate the results of the rural planning process conducted during 2007-2008.

### COMMON PLANNING GOALS

The following eleven common land use goals form the foundation upon which the policies and recommendations of the Land Use chapter are built. These goals expand on the original six core planning policies of the 1997 Comprehensive Plan and incorporate the public input gathered during the formulation of the two regional plans. The regional plans included various goals and objectives that were aggregated into the following common land use goals:

- Goal 1:** Beaufort County will work with the municipalities to coordinate growth throughout the county, especially around the current and future edges of the municipalities.
- Goal 2:** Beaufort County will maintain a distinct regional form of compact urban and suburban development surrounded by rural development for the purpose of reinforcing the valuable sense of unique and high quality places within the region.
- Goal 3:** Beaufort County will have livable and sustainable neighborhoods and communities with compatible land uses, mixed-use developments, pedestrian and transportation connections, and integrated open spaces.
- Goal 4:** Development will be coordinated with the planning for and provision of public services and facilities for

transportation, water and sewer facilities, schools, and other related services.

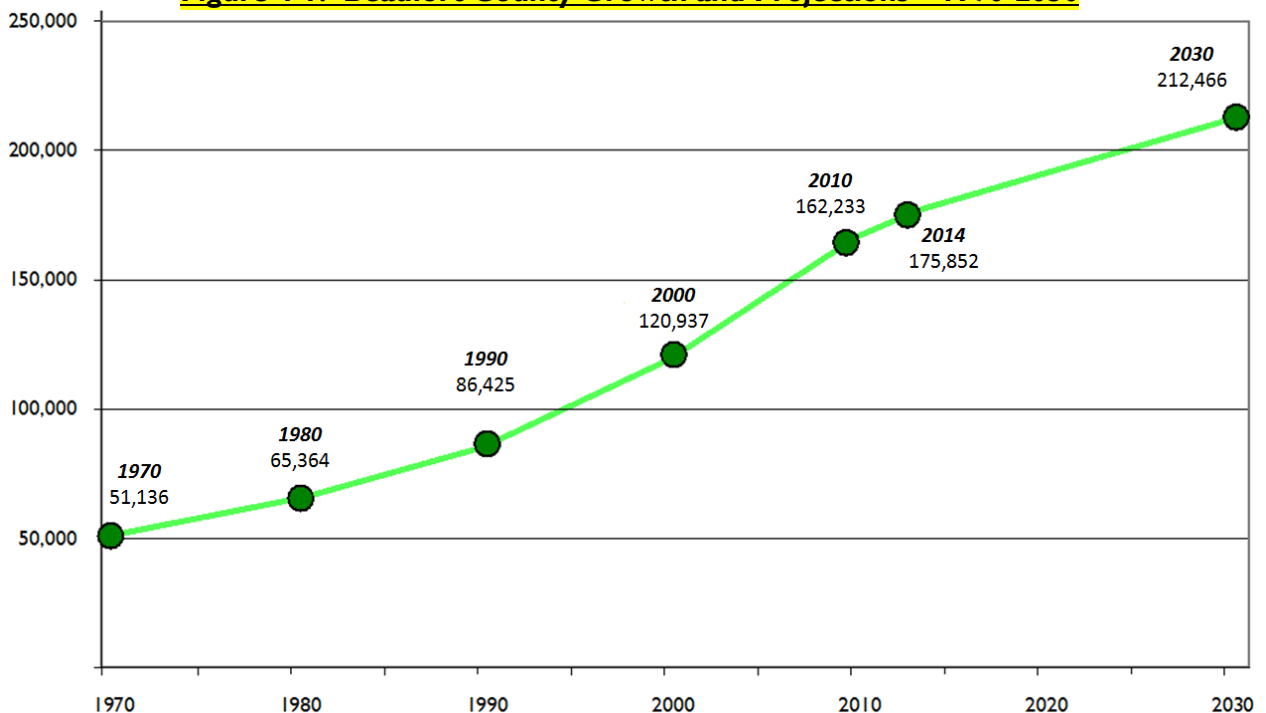
- Goal 5:** Beaufort County will preserve water quality and protect natural resources by promoting baseline standards for natural resources including salt marshes, marsh islands, coastal waters, and marine resources; trees, forests, and wildlife habitats; beaches and dunes; stormwater management; and open space preservation that each jurisdiction adopts as part of their planning policies and regulations.
- Goal 6:** Methods of creating and permanently preserving a regional open space system will be developed.
- Goal 7:** An integrated cultural, ethnic and socioeconomic diversity of the region will be preserved and promoted regionally, and in particular, the ability of indigenous population groups to remain a contributing part of the region and benefit from the opportunities that come from growth will be protected.
- Goal 8:** Affordable and workforce housing will be addressed on a regional basis.
- Goal 9:** There will be a continued collaboration with military facility planners, and in particular will respect the AICUZ contours.
- Goal 10:** The county will maintain a strong community aesthetic that includes the protection of scenic view corridors and regional commercial travel corridors, in order to promote and protect the economic well-being of Beaufort County and supplement the high quality of master planned areas.
- Goal 11:** There will be intergovernmental coordination to implement this plan.



## Historical Background on Growth in Beaufort County

It is only within the last 40 to 50 years that Beaufort County has truly witnessed a surge in population growth brought about initially by the development of tourism on Hilton Head Island in southern Beaufort County and by the growth of the military bases located in northern Beaufort County (See Figure 4-1). Due to Beaufort County's size and overall geography, the county is often seen as being comprised of two distinct areas: southern Beaufort County and northern Beaufort County, divided by the Broad River. This is relevant to the comprehensive plan because the development trends and patterns are varied between these two areas.

**Figure 4-1: Beaufort County Growth and Projections – 1970-2030**



Source: U.S. Census and Regional Transportation Model projections.

## RECENT DEVELOPMENT TRENDS

**Southern Beaufort County:** A majority of the county's recent growth has taken place in southern Beaufort County, originally spurred by the resort and master planned developments on Hilton Head Island. The Southern Beaufort County Regional Plan identifies the following common development patterns prevalent in this portion of the county:

- Large, amenity-based, low-density master planned communities dominate the developed landscape of southern Beaufort County.
- The planning of these communities has been primarily a private sector endeavor with great care given to internal road networks, the delivery of services, and private covenants ensuring that development standards are high within the developments.
- The planned unit development (PUD) has been the preferred zoning tool to facilitate the development of these communities because it provides greater site design flexibility.
- Outside of the master planned communities, government has been faced with the challenge of providing roads, infrastructure, and land use regulations to connect the rest of the community together.
- Many of the region's current transportation inadequacies are a result of poor connectivity between the master planned communities and insufficient land being available for an adequate road network.
- Development is spreading west. Modern development began on Hilton Head Island, spread to the greater Bluffton Area (Bluffton and unincorporated county lands in the region), and is moving toward Jasper County and the City of Hardeeville.
- Currently, all but **11% 9.4%** of the land area of southern Beaufort County is either committed to future development or preserved from development.



Currently, all but **11% 9.4%** of the land area of southern Beaufort County is either committed to future development or preserved from development.

**Northern Beaufort County:** Northern Beaufort County has also continued to grow since the 1950s with the growth of the military bases, the growing popularity of the City of Beaufort's historic district, and the attractiveness of the region's natural and cultural resources. In contrast with the southern portion of the county, the following development patterns have been prevalent in the northern portion of the county:

- Northern Beaufort County has experienced steady growth over the last decade, but it has not grown as rapidly as the southern portion of the county.

- However, growth pressure appears to be increasing in the northern portion of the county, and the county expects that growth pressures will remain steady.
- Most of the growth has been occurring on Port Royal Island and on Lady’s Island.
- There is much more rural land remaining in the northern portion of the county than in the southern portion.
- While there remains rural land on Port Royal Island and Lady’s Island, the bulk of the rural areas are in the Sheldon area north of the Whale Branch River and on St. Helena Island.
- The growth pressures are showing signs of pushing out from the developed areas on Port Royal and Lady’s Islands. However, the opportunity remains for growth in northern Beaufort County to be contained within an efficient growth boundary, preserving rural character, open spaces, and environmentally sensitive resources.
- Cooperative land use planning between Beaufort County, the City of Beaufort, the Town of Port Royal, and the Town of Yemassee is key to managing growth and preserving rural areas.

**MUNICIPAL GROWTH**

One of the most significant development trends since the adoption of the 1997 Comprehensive Plan has been the amount of acreage that has been annexed into municipalities. Beaufort County is home to five municipalities: The City of Beaufort, the Towns of Bluffton, Port Royal, Hilton Head Island, and Yemassee. Each of these communities, along with the county, maintains its own individual comprehensive plan and land use regulations. The percentage of land within the municipal boundaries has grown from 11.4% 11.6% to 31.7 34.1% within the past 18 years (see Table 4-1 4-2 and Map 4-1).

**Table 4-1 4-2: Municipal Growth – 1997-2007 2015**

Jurisdiction	1997 Acreage*	2007 2015 Acreage*
City of Beaufort	2,887 2,930	9,977 13,514
Town of Bluffton	640	32,845 33,143
Town of Hilton Head Island	21,326 21,862	21,412 21,862
Town of Port Royal	1,145 1,176	8,561 9,912
Town of Yemassee	794	1,794
City of Hardeeville	0	81
Unincorporated Beaufort Co.	208,704 208,094	160,907 155,190

\*Acreage does not include water and salt marshes

**EXISTING LAND USE PATTERNS**

Beaufort County’s 2007 inventory of existing land uses provides a generalized picture of existing development patterns. The purpose of this inventory is to provide a “snapshot” of what is on the ground today to serve as a benchmark for future analyses of land use patterns. Table 4-2 4-3 provides a description, acreage and percentage of total land area for each existing land use category. Maps 4-2 and 4-3 show the distribution of existing land use in northern and southern Beaufort County respectively. Map 4-4 shows existing land use for Hilton Head Island, which is based on the *Land Use Patterns and Trends Background Report* (2005) of the *Southern Beaufort County Regional Plan*.

**Table 4-2 4-3: Existing Land Use Categories**

Land Use Category	Description	Acreage	% of Total
Preserved Land	All municipal and county parks and both publicly and privately preserved lands.	37,919	16.1
Rural/Undeveloped	All the currently undeveloped and rural areas regardless if they are committed for future development.	130,128	55.3
Residential/Mixed-use	All single-family and multi-family developments and supporting small-scale commercial and service uses	49,455	21.0
Community Commercial	Includes commercial uses that typically serve nearby residential areas, such as a shopping district anchored by a grocery store.	1,494	0.6
Regional Commercial	Includes those uses due to their size and scale that attract shoppers and visitors from a larger area of the county and outside the county (include “big box” retail uses, chain restaurants, and supporting retail).	2,373	1.0
Light Industrial	Includes business parks, product assembly, distribution centers, major utility facilities, and light and heavy industrial uses.	1,405	0.6
Military	Land owned by the military	12,722	5.4
<b>Total</b>		<b>235,496</b>	<b>100.0</b>

**RURAL DEVELOPMENT TRENDS**

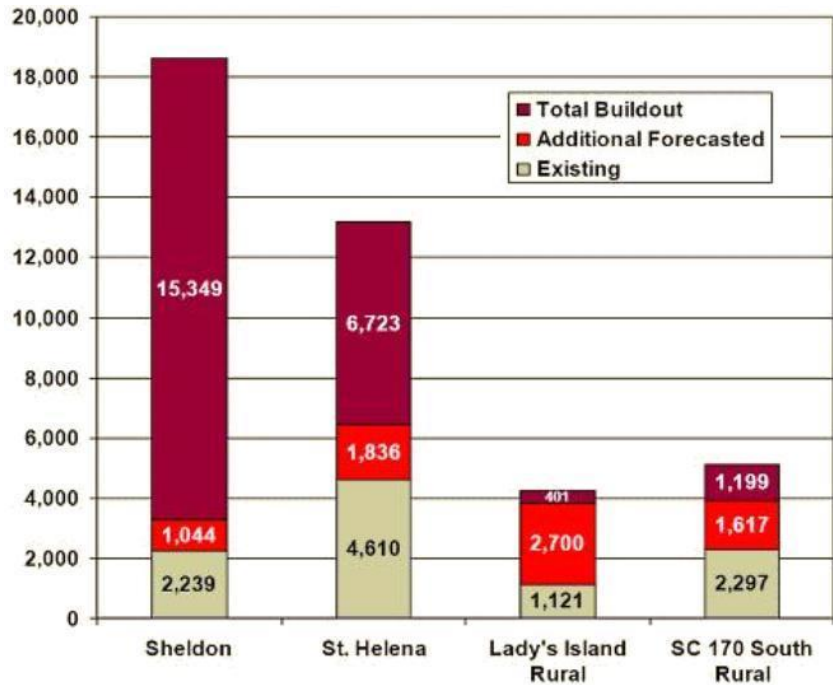
Currently over 50% of Beaufort County’s land area is classified as rural/undeveloped. One of the goals of the 1997 Comprehensive Plan was to maintain a distinction between rural and developing areas of the County by discouraging intense development and infrastructure investment in rural areas. The analysis below looks at existing development trends in the rural areas of the County and the potential impact of existing land use policies on the future development of rural areas.

Rural land uses are predominately located in four general areas, including the Sheldon area north of the Whale Branch River, St. Helena



Island, northern Lady’s Island, and along SC 170 south of the Broad River. The number of dwelling units that could occur under the existing zoning designations is projected and compared to the number of dwelling units that exist as well as forecasted to occur within the next twenty years.

**Figure 4-3 4-4: Growth Potential of Rural Areas**



While Sheldon has the largest geographic area of rural land uses, St. Helena has the most dwelling units in a rural area, reflecting the relatively higher rural density of existing development. It is also striking that while both Sheldon and St. Helena have extensive remaining capacity for dwelling units (total build out on the chart), the twenty year forecasted growth would consume only a small amount of that capacity.

## Planning Framework



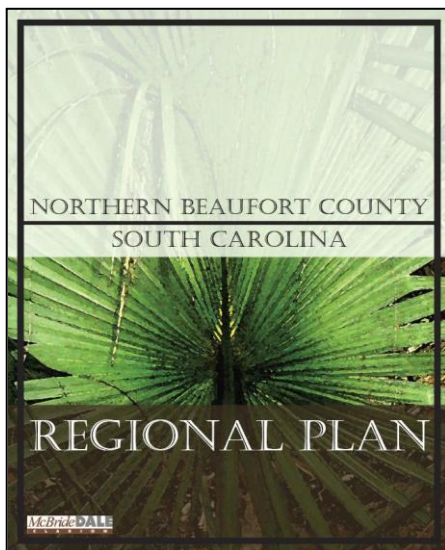
Southern Beaufort  
County Regional Plan

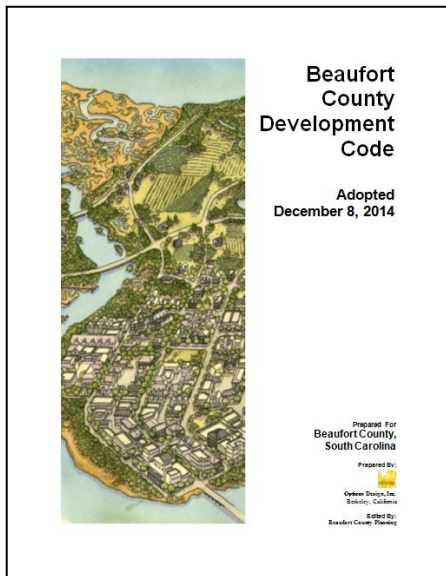
In 1994, the State of South Carolina adopted the Local Government Comprehensive Planning Enabling Act, which required for the first time that all counties and municipalities regulating land use adopt a Comprehensive Plan. In 1997, Beaufort County was the first county in South Carolina to adopt a Comprehensive Plan pursuant to this legislation. Since the adoption of this plan, Beaufort County has not only taken steps to implement that plan through its Zoning and Development Standards Ordinance (ZDSO), but has engaged in both neighborhood and inter-jurisdictional planning efforts and in innovative programs to put into action the policies of its 1997 plan. The policies and recommendations of this chapter are a result of the integration of these recent planning efforts.

### EXISTING PLANS AND REGULATIONS

**1997 Beaufort County Comprehensive Plan:** The 1997 Beaufort County Comprehensive Plan, entitled “Get a Grip on Our Future”, was designed to guide the development of the county through a 10 to 20 year planning horizon. The plan included goals, policies, and implementation strategies, supported by technical analysis, which covered a number of key planning elements. In particular, the 1997 plan provided guidance in the areas of future land use, natural resources, cultural resources, parks, recreation, and open space, transportation, economic development, affordable housing, and community facilities. In 2002, the county evaluated the comprehensive plan and amended various recommendations based on the strategies the county had accomplished since the adoption of the original plan.

**Community Development Code Zoning and Development Standards Ordinance:** Beaufort County first adopted zoning regulations in 1990. This ordinance was drafted with no supporting comprehensive plan. After Beaufort County Council adopted their first comprehensive plan in 1997, they immediately began drafting their **current** Zoning and Development Standards Ordinance (ZDSO), which was adopted in 1999. **The ZDSO divides the county into eleven base zoning districts (see sidebar on p.7) that implement the plan’s future**





land use element. In addition to these base districts, land may also be zoned with one of five overlay zoning districts, which may apply additional standards to the underlying base zoning district. The ZDSO incorporated characteristics of performance-based zoning providing mixed-use districts and performance standards. The ZDSO provided tools to protect trees and wetlands; preserve rural areas; and promote quality architecture and landscaping for new development. In 2014, Beaufort County adopted the Community Development Code that utilized the most effective tools of the ZDSO while providing new tools to foster the creation and enhancement of mixed-use walkable communities that reflect the natural and built environment of the region. The Community Development Code integrates both form-based and conventional districts as one comprehensive countywide land use policy to promote the diversity of places in Beaufort County.

**Southern Beaufort County Regional Plan:** The Southern Beaufort County Regional Plan focused on planning for the amount of growth anticipated over the next 20 years within the southern Beaufort County area. This area encompasses Hilton Head Island, the Town of Bluffton, and the surrounding unincorporated areas of the county. The plan evaluated the impacts of the anticipated growth on traffic, recreation, other public services, and the overall quality of life. As stated in the plan, “the plan explores how the three jurisdictions can work together as a region to keep up with the demands of growth, to protect the fragile coastal environment and to continue to make southern Beaufort County a desirable place to live and work.”

**Northern Beaufort County Regional Plan:** The Northern Beaufort County Regional Plan represents an agreement between Beaufort County, the City of Beaufort and the Town of Port Royal as to how the northern county region will grow and develop. The plan identifies a series of common goals, establishes growth boundaries for municipalities, and includes a land use plan framework that focuses growth in and around the municipalities while preserving over 60% of the land area for rural uses. The plan includes a strategy to promote regional transportation planning. The plan also includes a fiscal analysis and strategy for addressing the costs of the anticipated growth. The final element of the plan is an implementation strategy that focuses on the continued regional cooperation between the county and the municipalities through the adoption of an intergovernmental agreement.

**Community Preservation Plans:** The 1997 Comprehensive Plan recognized that there were several areas throughout unincorporated Beaufort County that possessed distinct qualities. In an effort to protect the character of these areas, the county designated them as Community Preservation (CP) Areas. The 1997 Plan called for detailed community plans to be conducted for each of the CP areas that would lead to design guidelines and community-specific land use and development standards to implement the plans. The 1997 plan originally designated

15 CP Areas with County Council adding the Shell Point CP in 2000. Table 4-4 4-5 provides a summary of the status of the 16 CP Areas.

**Table 4-4 4-5: Status of Beaufort County’s Community Preservation (CP) Areas**



Beaufort County’s Community Preservation (CP) Areas

CP Area	Status
Alljoy Road (Brighton Beach)	Completed (April 2005); <b>Updated with November 2011 Charrette</b>
Big Estates	Waiting initiation
May River (Bluffton)	Completed (Sept 2010)
Buckingham Landing	Completed (June 2007)
Corners Community	Completed (Feb 2002); <b>Updated with December 2011 Charrette</b>
Dale	Completed (Dec 2000)
Daufuskie Island	Completed (Sept 2010)
Lady’s Island	Completed (March 2000)
Lands End	<b>Waiting initiation, Addressed through December 2011 Charrette</b>
Polk Village	Removed*
Pritchardville	<b>Waiting initiation, Addressed through December 2011 Charrette</b>
Sawmill Creek	Removed*
Seabrook	Completed (Aug 2003)
Sheldon	Waiting initiation
Tansi Village	Waiting initiation
Shell Point	Completed (Nov 2002); <b>Updated with October 2011 Charrette</b>

\*In 2003, Polk Village was rezoned to Urban and Sawmill Creek was rezoned to Rural Residential. This implemented a recommendation from the 5-year review of the Comprehensive Plan in 2002.

### OTHER PLANNING INITIATIVES

In addition to the above plans, the county currently employs several planning tools and strategies to assist in the implementation of the various plans. The following is a summary of some of these tools.

**Rural Policy Assessment:** Beaufort County undertook a comprehensive review and evaluation of planning policies related to development in the rural areas. This effort was a direct implementation strategy dictated by the Northern Beaufort County Regional Plan. The results of this assessment are incorporated into the comprehensive plan. Most of the changes are incorporated into this chapter, while others have been incorporated into the Cultural Resources chapter.

### AICUZ Protection and Transfer of Development Rights

**Program:** In October 2004, the County Council, City of Beaufort and Town of Port Royal adopted the Lowcountry Joint Land Use Study (JLUS), the purpose of which was to cooperatively plan for and protect the present and future integrity of operations and training at Marine Corps Air Station (MCAS) Beaufort. One of the recommendations that came out of ~~the that~~ JLUS was for the three jurisdictions to develop a coordinated “AICUZ Overlay” district for all land affected by accident potential and/or noise zones associated with the air station.



Entrance to the U.S. Marine Corps Air Station, Beaufort

Approximately 13,000 acres of unincorporated land in Beaufort County fall within one or more of the AICUZ footprints, and about 10,000 of these acres are currently undeveloped. In December 2006, the County Council adopted the new overlay regulations, which limited the type and density of development that could occur within the AICUZ boundaries. The City of Beaufort and the Town of Port Royal subsequently adopted the overlay district.

To further prevent long-term encroachment of incompatible development around MCAS and to provide some economic relief for those landowners affected by the new AICUZ overlay district, the local governments agreed to explore the feasibility of establishing Beaufort County adopted a transfer of development rights (TDR) program in 2011. Such a program would essentially This program allows for the “transfer” of development out of the AICUZ zones and “sends” it to other “receiving” areas within the growth boundary that have been targeted for additional density unincorporated Port Royal Island. A property-owner in the receiving area who agrees to buy the development rights would compensate a property owner within the overlay district who sells their development rights in exchange for an increase in allowable density on the receiving property. While officially part of the County’s zoning regulations, however, the TDR program has not been formally implemented to date. Through a grant received from the U.S. Department of Defense, the Lowcountry Council of Governments (LCOG) contracted with a consulting firm to evaluate the feasibility of such a program and to develop a specific TDR process for Beaufort County. This project is currently underway. If the program proves to be successful for the AICUZ area, it may be expanded in the future as a way to further preserve land within the rural areas.

Through a grant received from the U.S. Department of Defense, the Lowcountry Council of Governments (LCOG) contracted with a consulting firm to conduct a new JLUS between March 2014 and March 2015. The purpose of the new study was to address the transition of MCAS from the F-18 to the F-35B aircraft over roughly the next decade. The F-35B will create different noise impacts on the surrounding area. The 2015 JLUS builds on the earlier JLUS, taking into account changing noise impacts, and makes additional recommendations



to mitigate land use compatibility issues where they exist and to further ensure compatible land use around the Air Station in the future. The study also contains recommendations for implementing the TDR program. The County Council adopted a resolution in May 2015 to commit to review and consider adopting the new recommendations.



Land at the headwaters of the Okatie River preserved through the Rural and Critical Lands Preservation Program.

**Rural and Critical Land Preservation Program:** Beaufort County's Rural and Critical Lands Preservation Program (RCLPP), established by Ordinance in 1999, is an effort to provide a means by which lands may be protected by fee simple purchase or conservation easements. Beaufort County ~~contracted contracts~~ with the ~~Trust for Public Land (TPL)~~ Beaufort County Open Land Trust (BCOLT) to manage the program, negotiate with property owners and to assist in the purchase of properties. The Rural and Critical Lands Preservation Board was set up to prioritize properties and make recommendations to County Council. The Board consists of eleven citizens representing a cross section of the County and the municipalities. In ~~2004~~ 2014, the County adopted a "Greenprint" map with seven focus areas identified to help narrow the geographical areas to target preservation efforts. ~~Based on citizen input gathered at a number of public meetings, TPL developed focus area maps to concentrate the program's money.~~ Since 1999, the RCLPP has preserved more than 10,000 22,000 acres of land, with approximately 120 acres designated as historic, more than 9,000 acres slated for preserves, and over 600 acres established with conservation easements.





## Regional Growth Management Strategy

Beaufort County is home to ~~five~~ ~~six~~ municipalities: Beaufort, Bluffton, Port Royal, Hilton Head Island, ~~and~~ Yemassee, ~~and~~ Hardeeville. Each of these communities, along with the county, maintains its own individual comprehensive plan and land use regulations. The percentage of land within the municipal boundaries has grown from ~~11.4%~~ ~~11.6%~~ to ~~31.7%~~ ~~34.1%~~ within the past ~~ten~~ ~~18~~ years. Beaufort County's authority to regulate land uses and implement adopted land use policies only applies to the remaining ~~68.3%~~ ~~65.9%~~ of the unincorporated land; a number that is continuing to shrink. It is for these reasons that any countywide growth management strategy must involve joint planning and cooperation between the county and each of the municipalities.

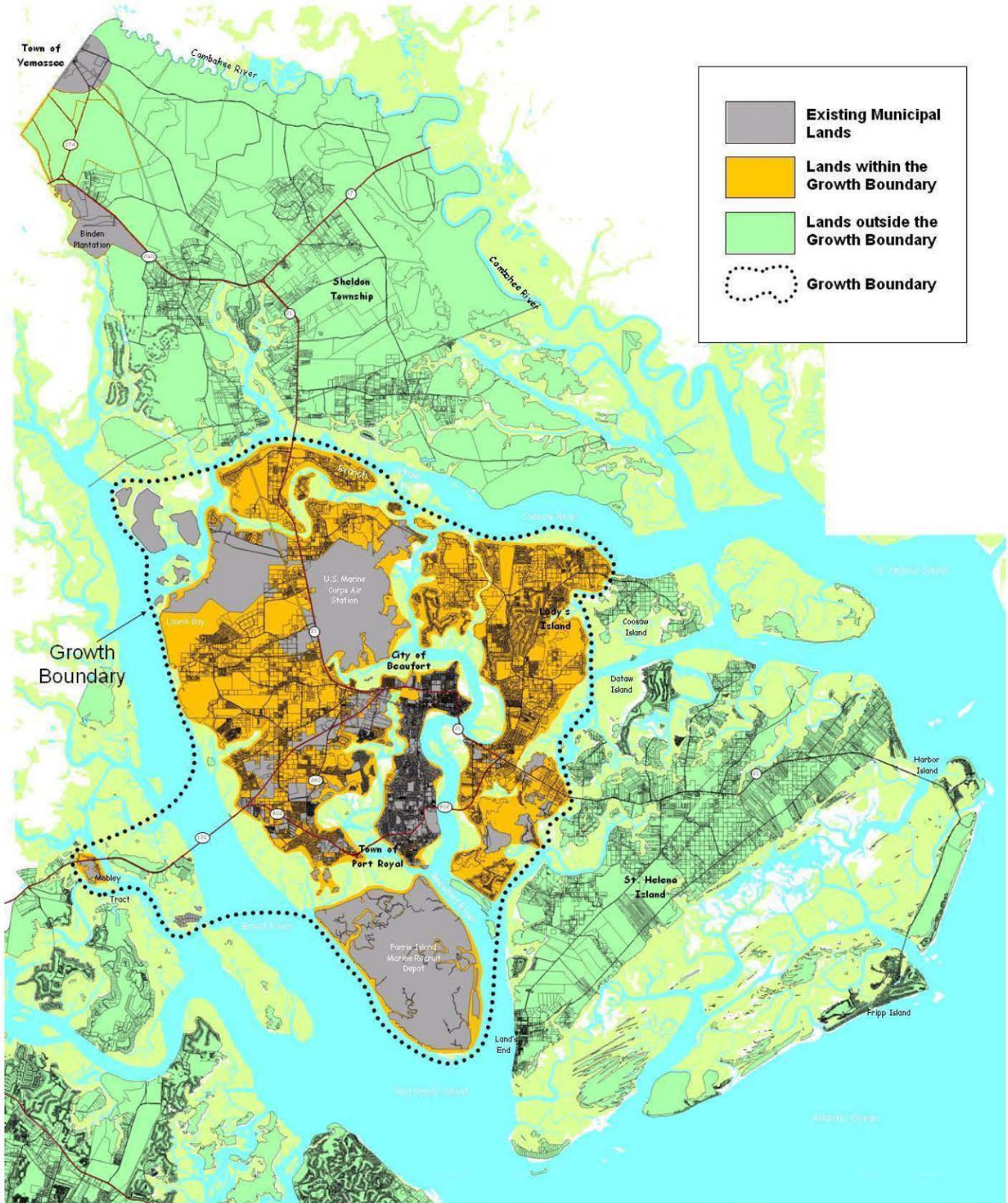
### REGIONAL GROWTH MANAGEMENT STRATEGY FOR NORTHERN BEAUFORT COUNTY

Based on the Northern Beaufort County Regional Plan, this plan recommends a regional growth management strategy for northern Beaufort County and its municipalities that involves:

- The establishment of mutually agreed upon growth boundaries surrounding the municipalities;
- The definition of the municipality's roles within the growth boundaries; and
- The definition of Beaufort County's role in the protection and preservation of rural areas outside of the growth boundaries.

This regional growth management strategy replaces the 1997 Comprehensive Plan strategy, which identified priority, transitional, and rural investment areas.

Map 4-5: Growth Boundaries for Northern Beaufort County



**Establishment of the Growth Boundaries:** The Northern Beaufort County Regional Plan provided a model for implementing the regional growth management strategy. The plan established growth boundaries for the City of Beaufort and the Town of Port Royal. These growth boundaries identify those areas where the municipalities are likely to grow and provide services over the planning horizon period of 20 years. The areas of the county beyond the growth boundary are considered to be rural areas that should be preserved in accordance with the common planning goals in the previous section.

Agreement on the future boundaries of growth was a critical step for the county. Growth boundaries allow for the county and the municipalities to plan for their future growth in an efficient and predictable manner. Growth boundaries also allow the county to plan for protection and preservation of rural areas and focus its attention on countywide issues, such as transportation and protection of environmental resources, in a cooperative manner with the municipalities. This plan recognizes the following principles related to the growth boundaries as identified in the Northern Beaufort County Regional Plan:

- That the growth boundaries identify land that is envisioned as future areas of urban and suburban development (with the exception of those areas designated low density residential and rural within the growth boundaries) and land that is envisioned to remain rural in character (outside the boundary).
- That land located inside the growth boundaries (see Map 4-5) is expected to ultimately annex into a municipality with a demonstration that adequate public facilities are available or will be available at the time of development and that negative impacts of development will be mitigated.
- That land outside the growth boundaries is envisioned as developing at rural densities of no more than one unit per three acres gross density unless otherwise subject to existing Community Preservation Districts (CPD).
- That the county does not anticipate that the land outside the growth boundaries will be annexed into a municipality nor is it envisioned as being provided with urban services or developed at urban densities.
- That rural preservation is an important component of the overall system of growth boundaries and that it is in the regional interest to protect rural character and density while allowing economic use of rural property. In order to ensure longtime residents in the rural areas are protected, the county will continue to allow family subdivision exemptions.



- That the county anticipates that it will seek to enhance economic opportunities for rural residents by encouraging nonresidential activities that are compatible with rural areas through uses such as rural business districts, cottage industries, and continued agriculture and forestry.

**Annexation Principles for Areas Inside of the Growth**

**Boundaries:** As established above, the County agrees with the importance of establishing growth boundaries and recognizes that annexation is likely within those boundaries. In compliance with the regional planning efforts, the county agrees to work cooperatively with the municipalities to develop a mutual agreement on how annexations will occur, and in particular how land use and service delivery will be addressed relative to the multi-jurisdictional impact. In order to provide for efficient annexation that promotes the goals of this plan and the regional plans, this plan recognizes the following principles, detailed in the Northern Beaufort County Regional Plan, as they relate to annexation:

- The county will work with the municipalities to develop mutually agreeable annexation principles that address mitigation of extraterritorial impacts associated with annexations, including protection for designated Community Preservation Districts (CPDs), public facility standards, traffic impact study requirements, baseline open space requirements, and baseline environmental standards that will be met prior to annexation occurring. As part of this plan, the county will work cooperatively to:
  - Develop procedures for notices of proposed annexations by a municipality with an ample opportunity for comment by the county.
  - Develop administrative mechanisms to analyze and mitigate the potential impacts of proposed annexations on the delivery and level of service of public services and facilities, including fire, parks, library facilities, law enforcement, schools, transportation and roads, and public water (river) access in order to assure that adequate public services and facilities will be available to serve development expected as a result of annexations.
  - Develop administrative mechanisms to analyze the impact of proposed annexations on the efficiency of services. This will include the ways in which services can be coordinated among jurisdictions, the avoidance of inefficient overlap of services or potential gaps in services, and a fair and proportional funding of services between the municipality and the county.
  - When, or if, after review and comment by the county, there is disagreement as to the consistency of the annexation with the regional plan, the participating municipality and the county will work with the municipalities to devise a method by which the

two bodies resolve their differences on the matter and come to a mutually agreeable decision.

- The county will work with the municipalities to create mutually agreeable principles that address enclaves of unincorporated county territory within the growth boundaries to provide for the most efficient pattern of land uses and provision of services consistent with the regional plans.
- It is the policy of this plan that land contiguous to municipalities will not be increased in authorized density without annexation to a municipality.
- For properties that are not contiguous to a municipality, the county concurs that the most appropriate method of urban or suburban development is through eventual annexation to a municipality. The county also agrees that it is contrary to this plan for the county and the municipalities to compete for urban or suburban development or to allow the jurisdictions to be a party to zoning “jurisdiction shopping” by applicants. The county will encourage property owners / developers who desire to increase density on non-contiguous property to first explore the feasibility of annexation, including consultation with the municipality and contiguous property owners.
  - It is the policy of this plan not to increase density on property within the growth boundaries that is not contiguous to a municipality unless feasible annexation options have been ruled out and until the municipality has been provided the opportunity to review and comment on the request. If it is determined that it is not feasible to annex due to a lack of contiguity, the county will work cooperatively with the municipalities to develop guidelines for municipal review and comment to the county prior to their being considered for rezoning.
  - Further, the county agrees that it is in the regional interest to avoid the creation of developed enclaves of unincorporated land that create inefficient service patterns. The county will work with the municipalities to find ways to encourage the eventual annexation of non-contiguous urban or suburban development. Specifically, the county will work with the municipalities to explore legal mechanisms whereby urban or suburban development could be subject by agreement by property owners to annex to a municipality under prescribed circumstances at a later date, subject to law.
  - The county will work with the municipalities to develop guidelines for the protection of existing CPDs within the growth boundaries.
  - When, or if, after review and comment by the municipality, there is disagreement as to the consistency of the rezoning and

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development standards with the regional plan and agreed upon guidelines, the county and municipality shall devise a method by which the two bodies resolve their differences on the matter and come to a mutually agreeable decision.

#### **REGIONAL GROWTH MANAGEMENT STRATEGY FOR SOUTHERN BEAUFORT COUNTY**

The Southern Beaufort County Regional Plan recommended that Beaufort County, the Town of Hilton Head Island, and the Town of Bluffton work together to develop a joint land use plan that addresses the residential density and land uses within the uncommitted lands in southern Beaufort County. ~~This task is currently being taken up by the Land Use Working Group.~~ The future land use map for southern Beaufort County (Map 4-7) is a result of this cooperative effort and is consistent with the future land use map that the Town of Bluffton adopted as part of its 2007 Comprehensive Plan. The shared land use policies of Beaufort County and the Town of Bluffton in addition to the work of the Southern Beaufort County Implementation Committee have been beneficial in promoting cooperative land use planning in the region.





## Rural Land Use Policies

Since the adoption of the 1997 Comprehensive Plan, the preservation of rural areas has been a planning goal. Recent developments in Beaufort County's long range planning process have brought this issue to the forefront. First, growth pressures have continued to intensify in rural areas. Second, the ~~recently completed~~ Northern Beaufort County Regional Plan resulted in a multi-jurisdictional consensus on growth boundaries, outside of which would remain rural. These developments have elevated rural preservation to a regional level, along with the question of balancing the desire to preserve rural areas with the interests of rural residents and property owners.

In 2007, Beaufort County initiated a public process to evaluate the effectiveness of its existing rural policies. The planning process was conducted in a collaborative manner engaging rural residents, county elected officials, large landowners, and other stakeholders.

### BALANCING DIVERSE GOALS AND INTERESTS

During the rural policy analysis, it became clear that the term "rural" applies to a complex web of varying concerns and interests. On one hand, the preservation of rural areas accomplishes many planning goals.

- It discourages sprawl by focusing new growth in and around existing developed areas.
- It plays an important role in natural resource protection.
- It promotes fiscal sustainability by making more efficient use of public facilities such as roads.

On the other hand, owners of large farms struggle with maintaining economic viability for their property after their families have farmed it for many generations. Likewise, many small landowners whose families have also owned land for many generations feel that current regulations create injustices by preventing them from subdividing their land into saleable parcels, and feel that they pay taxes with very little corresponding benefits of land ownership. At the same time, low-income rural land owners do not want to see development pressures

unleashed that could result in economic displacement, nor do they want to lose their rural culture.

Finally, Beaufort County's rural areas have a well-established population living in rural settlements with a rich and historic community fabric. St. Helena Island in particular, with its Gullah heritage, is particularly concerned about the protection of these cultural resources. How to balance cultural resource protection while creating meaningful economic opportunities for low-income people is a major planning challenge in the rural areas.

### **DEFINING RURAL**

While it is difficult to define the specific attributes of rural areas that are desired to be preserved, protected, and promoted, the following characteristics are common attributes cited for rural Beaufort County:

- Places where people live, including clusters of unincorporated and unofficial communities with local place names
- Places with cultural roots and heritage where multi-generational families live, many of whom live on "heirs" property
- Small scale services and businesses that serve rural areas
- Small institutions such as churches, schools, community centers, and post offices
- Agricultural and timbering operations
- Forested and wooded areas
- Low density residential
- Pristine low country natural environment
- Fishing villages

### **RURAL POLICY GOALS**

The rural policy analysis reaffirmed the importance of rural preservation as a core Beaufort County planning value. The following goals relate specifically to rural areas, building on the common planning goals applicable to all areas of the county. These goals provide the basis for recommendations in this chapter and in Chapter 6: Cultural Resources.

- Beaufort County will recognize rural land uses as a critical element of a balanced regional system of urban, suburban, and rural land uses.
- Beaufort County will promote the permanent preservation of open spaces in the rural areas.
- Beaufort County will promote the long-term viability of agricultural uses.
- Beaufort County will preserve and protect sensitive natural features in rural areas.

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- Beaufort County will promote rural based economic development that benefits local rural businesses and residents.
  - Beaufort County will promote institutional uses in rural areas that are compatible with the rural environment, such as churches, schools, community centers, job training centers, social service agencies, and post offices.
  - Beaufort County will protect cultural and historic resources in rural areas, such as the Gullah culture and Penn Center.
  - Beaufort County will recognize and respect the unique needs of long time landowners in rural areas.



## Future Land Use Plan

The regional growth management strategy, as described in the previous section, establishes a broad and critical regional vision of growth areas and rural areas. This section summarizes the future land use patterns envisioned for Beaufort County within this framework.

The Future Land Use Plan (See Maps 4-6, and 4-7, and 4-8) provides for a land use pattern that builds on the regional growth management strategy. First, the broad land use categories are defined based on its location inside or outside of the growth areas. Growth areas are those areas targeted for future population growth and major infrastructure investment over the next 20 years. In northern Beaufort County, growth areas encompass those areas identified within the growth boundaries in the Northern Beaufort County Regional Plan. In southern Beaufort County, growth areas encompass those areas identified through the joint land use planning efforts of the Land Use Working Group of the Southern Beaufort County Regional Plan Implementation Committee. Beyond these basic land use categories, there are also special designations described in the *Special Land Use Designations* section that apply to specific areas of the county.- In addition to the definitions, this section also provides basic development guidelines for each land use category that may be built upon based on further planning studies.

Generally speaking, the areas within growth areas are designated for either commercial, light industrial, urban residential, or neighborhood residential uses, and the areas outside the growth areas are designated for rural uses. There are, however, several exceptions to this pattern:

- The area around the Marine Corps Air Station is designated as an Air Installation Compatible Use Zone (AICUZ) as part of the joint planning effort designed to minimize incompatible development within potential noise contours or hazard zones.
- Certain lands within the growth areas are designated as “rural” for the following reasons:

- In areas such as Northern Lady’s Island, the purpose of the rural land use designation is to control growth so that it does not exceed the capacity of available public facilities (primarily roads).
- In areas such as the May River Road (SC 46) corridor and Pinckney Colony, the rural designation serves to protect the scenic qualities and character of the area.
- Outside of the growth areas, there are several areas designated “neighborhood residential”. These areas include Dataw Island, Fripp Island, Harbor Island, Oldfield, Riverbend, River’s End and Callawassie Island. Each of these developments was approved and built as planned unit developments prior to the adoption of Beaufort County’s 1997 Comprehensive Plan or ZDSO. This plan does not envision those neighborhood residential areas expanding beyond their current boundaries.
- ~~The most recent future land use plan adopted and recognized by the Town of Hilton Head Island is from the Southern Beaufort County Regional Plan (see Map 4-8). The Town is in the process of updating its comprehensive plan, which will include an updated future land use plan. Once the Town adopts that plan, the revisions will be made in this chapter. Hilton Head Island’s future land use goals represent those of a more maturely developed community and therefore address issues of infill development, redevelopment and the build out of the island’s remaining vacant parcels. Therefore, the Town’s future land use plan is its official zoning map (adopted in 2014).~~

### LAND USES IN THE GROWTH AREAS

Within the growth areas is the area where the county anticipates moderate to high intensity residential and commercial development, the provision of the majority of capital investments and municipal growth. This plan establishes the following future land use designations within the growth areas.

**Residential Land Uses:** To promote a desirable regional pattern, new residential uses should develop in a pattern that maximizes the efficiency of regional infrastructure and the avoidance of sprawl or “leap-frog” patterns. Residential uses are encouraged to develop as interconnected neighborhoods, not isolated subdivisions that lack regional connections. Residential areas should promote both local and regional pedestrian connections and should be coordinated with regional parks and open space facilities, and other public facilities such as schools. There are three land use categories within the growth areas that are primarily residential:

- Urban Mixed-Use: Future development within the urban mixed-use area is anticipated to be similar to the type and mix of land use

currently found in the municipalities. Infill and redevelopment would be targeted within Beaufort and Port Royal and in the Shell Point areas; parts of Lady's Island and Burton; and the center of Bluffton. Gross residential densities are between two and four dwelling units per acre with some denser pockets of development. Commercial uses providing neighborhood retail and services are limited to collectors and arterials and within master planned mixed-use developments.

- **Neighborhood Mixed-Use:** In neighborhood mixed-use areas, residential is the primary use, with some supporting neighborhood retail establishments. New development is encouraged to be pedestrian-friendly, have a mix of housing types, a mix of land uses and interconnected streets. The maximum gross residential density is approximately two dwelling units per acre. No more than 5% to 10% of the land area should consist of commercial development. Commercial uses providing neighborhood retail and services are limited to collectors and arterials and within master planned mixed-use developments. This designation also includes Dataw Island, Fripp Island, Harbor Island, Callawassie Island, Riverbend, River's End, and Oldfield.
- **Air Installation Compatible Use Zone (AICUZ):** The AICUZ is located in northern Port Royal Island and Lady's Island due to the noise contours and accident potential zones associated with the U.S. Marine Corps Air Station. Residential development and places of assembly (e.g., churches, schools, etc.) should be highly limited in these areas. Light industrial, commercial, and agricultural uses are considered appropriate to this area.

**Residential Development Guidelines:** Future residential development within the growth areas should occur pursuant to the following guidelines:

- Density incentives may be provided for in the zoning and development standards that allow for higher densities when the housing meets targeted housing requirements as identified in the Affordable Housing Chapter of this plan;
- A mix of housing types and densities should be provided in each neighborhood provided the overall density is consistent with the recommendations of this plan;
- Variations in lot sizes and frontage dimensions are encouraged to allow for a range of housing sizes and costs as well as provide for a varied streetscape;
- Mixed-use developments are encouraged to promote pedestrian access to services and facilities while providing internal trip capture to minimize the traffic impact of these developments;



- Incorporate integrated bike and pedestrian trails to link schools, shopping areas, village centers, government buildings, business parks, recreational areas, libraries, and parks;
- A street system of interconnected roads in a grid or modified grid is encouraged while cul-de-sac streets and large, gated developments are discouraged. Gated communities will be limited to those locations where they will not interfere with the interconnection of major streets or are in areas where they do not limit access to waterfront locations;
- Park and greenspace set asides, or a fee in-lieu of providing parks, should be provided in accordance with the zoning and development standards. Clustering is strongly encouraged to maximize open space and protect natural areas; and
- Where feasible, mature trees will be preserved and street trees will be provided.

**Commercial Land Uses:** Commercial development should embody high quality site plan and design principles, particularly related to landscape, signage, building design and orientation, and parking lot designs. Commercial development should be compatible with surrounding residential areas and should be connected to existing pedestrian systems such as sidewalk and trail systems. Commercial uses should focus on key transportation nodes, avoiding strip patterns. Where appropriate, smaller non-retail commercial uses such as contractor’s offices, small assembly facilities, and light industrial operations that do not adversely impact surrounding retail uses are encouraged. There are three commercial land use categories within the growth areas:

- Core Commercial: Core commercial uses include downtown Beaufort, Bluffton, and Port Royal that are planned to have pedestrian scale, and zero lot line oriented commercial development.
- Regional Commercial: Regional commercial uses are those uses due to their size and scale that will attract shoppers and visitors from a larger area of the county and outside the county. Typical uses include “big box” retail uses, chain restaurants, and supporting retail.
- Community Commercial: Community commercial uses typically serve nearby residential areas, such as a shopping district anchored by a grocery store.

**Commercial Development Guidelines:** Future commercial development within the growth areas should occur pursuant to the following guidelines:

- New development will meet strong architectural, landscaping and site planning standards;
- Off-street connections between adjacent parcels should be established for vehicular, pedestrian, and bicycle traffic;
- Sidewalks and bike trails should be required to connect with nearby residential neighborhoods;
- Vegetated buffers should be located between incompatible uses;
- Parking lots should be landscaped with interior islands planted with trees and bushes and with a landscaped buffer surrounding the parking area;
- Where possible, all landscaping should be composed of existing native vegetation where possible, particularly mature trees that exist on site; and
- New development will meet strong environmental standards working around the natural features of the site and providing excellent stormwater management.

**Light Industrial Land Uses:** This plan encompasses the recommendations of the regional plans, which identify the need for providing a sufficient quantity of suitably located land zoned for non-retail commercial uses that promote the region’s economic health and diversity. There are two light industrial land use categories within the growth areas:

- Light Industrial: Uses in this category include, but are not limited to, business parks, research and development centers, product assembly, distribution centers, cottage industries, and light and heavy industrial uses.
- Research and Development: This future land use designation is intended to provide for offices, laboratories, institutions of higher learning and other research facilities.

**Light Industrial Development Guidelines:** Generally, future industrial development within the growth areas should occur under the following guidelines:

- New development will meet strong environmental standards working around the natural features of the site and providing excellent stormwater management;
- Adequate buffer must be provided between industrial uses and adjacent residential or commercial uses;
- Signage located along access roads should be limited to monument signs, should be a moderate size, and should be well landscaped; and
- Sites should maintain as much of the existing vegetation as possible to minimize large expanses of manicured lawn areas;

- Traffic to and from the site will not have adverse impact on local roads and adjacent residential uses.

**Rural Land Uses Inside Growth Areas:** While rural land uses are targeted for protection outside of the growth areas, there are areas of the county within the growth areas where the Future Land Use Plan recommends rural land uses and densities. These areas should retain their rural character with low-density residential development, supporting small-scale commercial development, and agricultural land uses. The maximum gross residential density in rural areas is one dwelling unit per three acres. Rural land uses within the growth areas should meet the development guidelines established for rural land uses outside of the growth areas.

### LAND USES OUTSIDE OF THE GROWTH AREAS

The policies outlined in this section are a result of a comprehensive review and evaluation of existing rural planning policies. Land uses for the areas of Beaufort County located outside of the growth areas are classified into the following categories:

**Rural:** Rural areas are situated outside of the growth areas. Except where noted, these areas should retain their rural character with low-density residential development, supporting small scale commercial development, and agricultural land uses. Future development in rural areas is anticipated to be similar to the type and mix of land uses currently found in the Sheldon area, St. Helena Island, and along the SC 170 corridor between McGarvey's Corner and the Broad River Bridge. The maximum gross residential density in rural areas is one dwelling unit per three acres. Rural areas should not be targeted with the development of major public infrastructure or the extension of public sewer service except where a documented health, safety, and/or welfare condition warrants such an expansion.

**Rural Development Guidelines:** Future development in the rural areas should occur pursuant to the following guidelines:

- Utilization of the purchase of development or transfer of development rights program (as described in the Recommendations section) is highly encouraged in this area to preserve open space and the rural character;
- Higher densities may only be considered when appropriate wastewater treatment is available and the higher density is offset by preserved land; and
- The clustering of development may be considered as a rural and natural resources preservation technique when the proposed development maintains the overall proposed gross density and is clustered on lots compatible with surrounding areas.



Albany Grocery Store in the Dale Community Preservation Area.

- Small-scale commercial (primarily retail and service uses) that serve the surrounding rural neighborhoods are encouraged where there are existing concentrations of commercial uses such as Lobeco and Garden's Corner.

**Rural Community Preservation:** These areas correspond with the areas designated as "community preservation areas" in the 1997 Comprehensive Plan that are located outside of the growth areas. The rural community preservation areas are proposed to serve the surrounding rural community with small-scale retail and service uses and low to moderate density residential with a gross density of approximately one dwelling unit per acre. Community-based planning is recommended to protect the unique qualities of these areas.

**Rural Community Preservation Development Guidelines:**

Future development in the rural community areas should occur pursuant to the following guidelines:

- Development with the community preservation areas should comply with the development standards of the Community Preservation Area Overlay district in the ZDSO unless the county has prepared a detailed plan for the area.
- In cases where a community preservation area plan has been established, new development and redevelopment should occur pursuant to the recommendations and guidelines of the applicable community-based plan.

**Resource Conservation Areas:** Resource conservation areas are those areas, which are not accessible by land or are environmentally sensitive due to their soils and/or location. Resource conservation areas are primarily those areas, which have the following characteristics:

- Are barrier islands and islands within the major waterways of the county;
- Have significant natural resources;
- Have significant archeological resources;
- Are difficult to access; or
- Pose a higher potential for water quality impacts from septic systems.

**Resource Conservation Area Development Guidelines:** Due the highly sensitive nature of these areas and poor access, future development in the resource conservation areas should occur pursuant to the following guidelines:

- The density of these areas is limited to one unit per ten acres;
- Uses are limited to single-family residential uses, parks, recreation, and government uses;

- Generally, clustering of homes is not recommended;
- The removal of existing vegetation, particularly native vegetation, should be minimized; and
- The maintenance of a 100-foot buffer along all waterways is critical and therefore required.

**Cultural Protection Area (Overlay):** The traditional cultural landscape and its physical setting on St. Helena Island is a treasure of national significance. As one of Beaufort County's last substantially rural sea islands and the center of its most notable concentration of Gullah culture, the island requires an additional level of development standards to protect this important resource. In order to protect this vital cultural heritage of St. Helena Island, the county has developed the Cultural Protection Overlay to prevent rural gentrification and displacement of residents in these cultural communities. The intent of this overlay is to protect this area from encroaching development pressures. While growth is not discouraged, the quality and rate of growth is of concern. Rapid in-migration would substantially alter the traditional social and cultural character of St. Helena Island. Also, gentrification could drive up land values, making the continuation of the Island's traditional way of life cost prohibitive. The Cultural Protection Overlay encompasses the entire island and acknowledges its historic cultural landscape and the sense of community that has existed on the island for 300 years. As the revisions to the ZDSO are developed, it will be necessary to fully evaluate what defines St. Helena Island as a significant traditional cultural landscape, as well as to assess the contribution of the Gullah culture, in order to develop specific provisions within the overlay district that will result in effective long-term protection for the culturally significant aspects of the island.

**Cultural Protection Overlay Development Guidelines:** Future development in the cultural protection areas should occur pursuant to the following guidelines:

- The following uses are considered incompatible with the purpose of this area and should be discouraged or prohibited.
  - Gated communities, which are intentionally designed or developed to prevent access by nonresidents.
  - Resorts that could include lodging that serves as a designation point for visitors, or is located and designed with some combination of recreational uses or natural areas such as marinas, beaches, pools, tennis courts, golf courses, equestrian uses, and other special recreation opportunities. This use does not include ecotourism or its associated lodging.
  - Golf courses that includes regulation and par three golf courses and related uses (e.g., clubhouse) having nine or more holes.

- Beyond the limitation of uses above, development should be consistent with the underlying future land uses and their applicable development guidelines.

**Commercial Fishing Villages (Overlay):** The fish and seafood industries have provided strong cultural contributions to Beaufort County over the years even though the industry has declined in size and scale over the years. The county has established commercial fishing village areas with the following goals:

- To provide for the maintenance and enhancement of the local and traditional commercial seafood industry and related traditional uses such as retail, storage, repair and maintenance, that support the commercial seafood industry.
- To preserve and/or recognize existing and potential commercial fishing areas and related activities or developments.
- To minimize and reduce conflicts between the seafood industry and residential developments by reducing the potential for land use conflicts between the two types of uses.
- To avoid commercial fishing activities that are detrimental to the water quality and the environment.

Within the commercial fishing village areas, only uses that are related to the commercial seafood industry are permitted including, but not limited to, those uses intended for the processing, manufacturing, storage, wholesale, retail, and distribution of commercial fishing products. In addition to these primary uses, these areas are also envisioned for related uses such a marine related retail, small restaurants, boat chartering, and other similar uses.

### **SPECIAL LAND USE DESIGNATIONS**

Within the county, there are several special land use designations specified on the Future Land Use Map that are defined below and are not defined based on their location inside or outside of designated growth areas.

**Community Preservation Areas (Overlay):** The unincorporated areas of the county today include several existing communities in a variety of sizes and land uses, each with a different character. These communities, whether towns or just neighborhoods are recognized as important areas in this plan as they help create a sense of place in the county as important places to live, work, and play. In order to preserve and protect these areas, the county will continue its efforts to preserve these communities through community preservation area planning, zoning overlay districts, and special plan recommendations identified in this plan and in the regional plans.



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**Community Preservation Area Development Guidelines:**

Generally, future development in the community preservation areas should occur under the following guidelines:

- New development should infill around and between existing homes with a similar density and character;
- The character of new homes should be based on the height, massing, and setback of the surrounding homes;
- New homes should have complementary architecture to surrounding homes;
- Greenway buffers should be maintained between existing communities and new development that may occur around the community preservation areas;
- The character and layout of the existing street network should be maintained and enhanced;
- Commercial nodes, whether neighborhood or larger scale commercial, should be maintained around existing commercial sites and expanded pursuant to detailed community preservation plans;
- All of the siting and design standards identified for new commercial and mixed-use development should be applied in accordance with detailed community preservation plans; and
- New commercial buildings should be designed around the size and scale of the surrounding neighborhoods.

**Corridor Overlay:** Much of the allure of Beaufort County is in the unique blend of the natural and built environment. To protect the county's special and desired character, new development along arterials and major collectors should have strong architectural, site design, and landscaping standards. A **Corridor Design** Review Board, consisting of design professionals and laypersons should provide oversight to insure that the development guidelines established below are met.

- The architecture of new development should be innovative and of high quality that blends with the natural surroundings and incorporates Lowcountry elements. Pitched roofs, exposed rafter ends, muted colors and context sensitive materials are encouraged. Blank building facades and long unarticulated rooflines are discouraged;
- Landscaping should include a diversity of plant materials, overstory trees in the parking areas, foundation buffers, and requirements to save and work around existing trees. Where appropriate, buffers along the highway should be provided;
- Lighting standards should be geared toward reducing glare for passing motorists. Fixtures should be required to be "cutoff", that is they are required to direct their light downward so the lighting source cannot be visible from the highway; and

- Monument signs are encouraged by limiting the height and overall size of highway signs. Internally illuminated signs are prohibited. Signage colors are required to be muted and signage materials should match those used on the building.

**Preserved Lands:** This land use category includes all park lands, public lands, and private lands that are preserved through conservation easements.

**Military Areas:** This land use category includes all military installations including Parris Island and the U.S. Marine Corps Air Station.

**Place Type Overlay:** Both within and outside of Growth Areas the policies of this plan encourage the development and reinforcement of pedestrian scaled mixed-use communities. The purpose of the Place Type Overlay future land use is to identify locations in the County to promote appropriately scaled walkable environments with a mix of housing, civic, retail, and service choices and that achieve the following:

- Improve the built environment and human habitat.
- Promote development patterns that support safe, effective, and multi-modal transportation options, including auto, pedestrian, bicycle, and ultimately transit. This will minimize vehicle traffic by providing for a mix of land uses, walkability, and compact community form.
- Provide neighborhoods with a variety of housing types to serve the needs of a diverse population.
- Remove barriers and provide incentives for walkable urban projects.
- Promote the greater health benefits of a pedestrian-oriented environment.
- Reinforce the character and quality of local communities, including rural crossroads, neighborhoods, hamlets, and villages.
- Reduce sprawling, auto-dependent development.
- Protect and enhance real property values.
- Reinforce the unique identity of Beaufort County that builds upon the local context, climate, and history.

Rural Place Types: While rural landscapes consist largely of natural areas, agricultural and forestry uses, and low-density residential development, historically, small walkable communities served as retail, service and civic hubs for the surrounding rural hinterlands.

Rural Place types consist of Rural Crossroads and Hamlets (See Map 4-9 and 4-10). Appendix 4-I further defines the appropriate character, form, scale, intensity, and mix of uses for each of the place types in Beaufort County so that suitable zoning districts and other tools can be developed and applied to implement these places.

- **Rural Crossroad Place Types.** Rural crossroads are typically located at the intersection of two or more rural roads. They provide a small amount of pedestrian-oriented, locally-serving retail in a rural context, and transition quickly into agricultural uses and/or the natural environment as one moves away from the intersection. Historic examples of rural crossroads include Pritchardville in southern Beaufort County and the Corners Community on St. Helena Island.
- **Hamlet Place Types.** Hamlets are typically larger and more intense than rural crossroads and are often located at the edge of the rural and urban condition. A hamlet often has a small, pedestrian-oriented main street with surrounding and supporting residential fabric that is scaled to the size of a pedestrian shed. The main street and surrounding residential fabric transitions quickly into agricultural uses and/or the natural environment. A historic example of a hamlet includes the original settlement of Bluffton along Calhoun Street. The size and scale of the Habersham community would currently be classified as a hamlet, but could develop into a village if existing development plans are realized.

Urban Place Types: Urban places are more complex with concentrations of public infrastructure, community services, and existing homes and businesses. They are located within urbanized areas, and are organized within an interconnected network of streets and blocks in multiple pedestrian sheds. They include areas where one has the opportunity to walk, bike, or ride transit to work, to fulfill daily shopping needs (such as groceries), and to access other amenities within close proximity. These places are composed of elements that create complete walkable places, including downtowns, neighborhood main streets, neighborhood centers, and residential neighborhoods of varying densities and intensities.

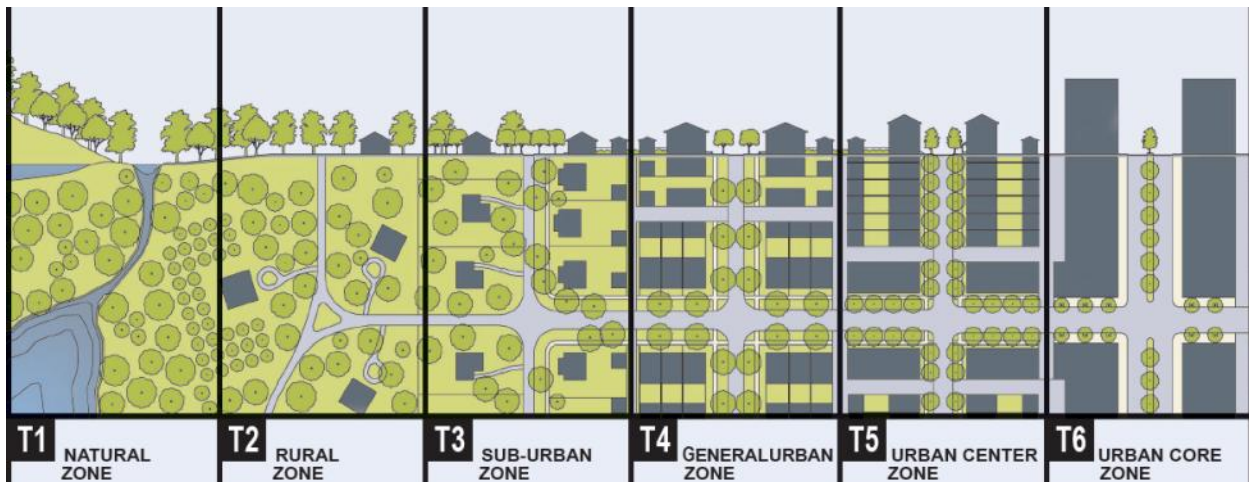
Urban Place types consist of Villages, Towns, and Cities (See Map 4-9 and 4-10). Appendix 4-1 further defines the appropriate character, form, scale, intensity, and mix of uses for each of the place types in Beaufort County so that suitable zoning districts and other tools can be developed and applied to implement these places.

- Villages are made up of clusters of residential neighborhoods of sufficient intensity to support a central, mixed-use environment. The mixed-use environment can be located at the intersection of multiple neighborhoods or along a corridor between multiple neighborhoods. Habersham is a good example of a place that is evolving into a village.
- Towns are made up of clusters of neighborhoods or villages that can support a larger, more complex mixed-use environment. Buildings at the core of a town are attached and may be up to four stories tall. Towns are important centers of the County. The Town of Port Royal represents the local archetype.

- Cities are made up of clusters of neighborhoods or villages that can support the most intense, complex mixed-use environments. Buildings within the cores of a city are attached and may be taller than four stories in height. Cities are regional centers of the County and contain primary commercial and civic destinations. The City of Beaufort represents the local archetype.

Implementing the Place Type Overlay: The place types should be implemented with form-based zoning districts that focus firstly on the intended character and intensity of development and secondly on the mix of uses within. The form-based districts should be organized on the principle of the Transect (Figure 4-5).

**Figure 4-5: A Typical Rural-Urban Transect with Transect Zones**



Source: The Smart Code Version 9.2

The Transect, as a framework, identifies a range of settlement patterns from the most natural to the most urban. Its continuum, when subdivided, lends itself to the creation of zoning categories with standards that prescribe appropriate intensity, character and mix of uses. The following are generalized zoning categories based on the Transect.

- T-1 Natural Zone consists of lands approximating or reverting to a wilderness condition, including lands unsuitable for settlement due to topography, hydrology or vegetation.
- T-2 Rural Zone consists of sparsely settled lands in open or cultivated state. These include woodland, agricultural land, and natural areas. Typical buildings are farmhouses, agricultural buildings, and low density houses.
- T-3 Sub-Urban Zone consists of low density residential areas, adjacent to higher zones that contain some mixed use. Home

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occupations and outbuildings are allowed. Planting is naturalistic and setbacks are relatively deep. Blocks may be large and the roads irregular to accommodate natural conditions.

- T-4 General Urban Zone consists of a mixed use but primarily residential urban fabric. It may have a wide range of building types: single, sideyard, and rowhouses. Setbacks and landscaping are variable. Streets with curbs and sidewalks define medium-sized blocks.
- T-5 Urban Center Zone consists of higher density mixed use buildings that accommodate retail, offices, rowhouses and apartments. It has a tight network of streets, with wide sidewalks, steady street tree planting and buildings set close to the sidewalks.
- T-6 Urban Core Zone consists of the highest density and height, with the greatest variety of uses, and civic buildings of regional importance. There are no locations within Beaufort County where T-6 Urban Core is appropriate. Typically only large towns and cities have an Urban Core Zone.

In order to be an effective tool to implement the Place Type Overlay District the specific mix of uses, intensity and character of these districts should be calibrated to fit the unique natural and built environment of Beaufort County.



## Recommendations

### Recommendation 4-1: Use the Comprehensive Plan and Future Land Use Element as an Implementation Tool

This comprehensive plan and the future land use element were created to serve as a guide for future growth and development. As such, the comprehensive plan and this future land use element should be used as a strategy to implement the recommendations of the regional plans and other county planning efforts. More specifically, this plan can be used:

- As decision-making tool when evaluating proposed developments, rezonings, and any other decision that may impact, or be impacted, by growth (e.g., public facilities).
- As a framework for the cooperation of planning activities and plan review with the municipalities as outlined in this plan and the regional plans.
- To update the ZDSO Community Development Code as described in Recommendation 4-6: on an ongoing basis as needed to implement this plan.

### Recommendation 4-2: Implement the Northern and Southern Beaufort County Regional Plans

Beaufort County has adopted both the Northern and Southern Beaufort County Regional Plans and will strive to implement the plans as outlined in each individual plan. This effort will involve county actions as described below and as detailed further in each of the individual plans:

- The county will assist in the implementation of the regional plans through participation in the Northern Beaufort County Regional Plan Oversight Implementation Committee and through the reenactment of the Southern Beaufort County Regional Plan Implementation Committee;
- The county will participate in the drafting and execution of intergovernmental agreements to ratify key plan elements; and



- The county will participate in ~~staff working groups~~ the Technical Advisory Group and various working groups, organized during the regional planning efforts, for ongoing planning initiatives.

#### **Recommendation 4-3: Adopt and Implement the Recommendations of the Rural Policy Assessment**

Once the county completes the rural policy assessment process that is currently underway, the county should review the recommendations and consider for adoption. Upon adoption, this plan, the ZDSO, and other county plans should be amended to incorporate the recommendations.

#### **Recommendation 4-3: Update the County Land Use Regulations**

Beaufort County will update its ~~Community Development Code~~ the county's zoning and development standards ordinance to incorporate the related recommendations of the regional plans and to facilitate the Future Land Use element of this comprehensive plan. In particular, the county will consider incorporating the following recommendations:

- Incorporate the development guidelines and recommendations established in this plan and in the regional plans; and
- Encourage mixed-use developments, where proposed, through revisions that will expedite review procedures and provide density incentives.
- Codify requirements that allow for the county, municipalities, the school district, and where involved, the military, to review and comment on major development proposals and annexations. This action would require that any application for an annexation or proposed rezoning will be sent to the planning directors, or similar official, of the relevant review body prior to the public hearing on the application. Any comments provided by such planning official will be included in the review packets for the subject annexation or rezoning.

#### **Recommendation 4-4: Continue to Utilize and Expand Existing Tools to Further the Policies of the Comprehensive Plan**

This plan identifies some of the major tools, beyond zoning, that the county already uses in order achieve the goals established as part of this plan. The county should continued to utilize these tools, identified in *Planning Framework* section, with the following recommendations:

- Implement the TDR program recommendations ~~that arise from the evaluation currently underway as part of for~~ the AICUZ Overlay

district surrounding the Marine Corps Air Station. Consider expanding the receiving areas beyond Port Royal Island.

- Consider expanding the TDR program, described above, based on the results of the initial program around the Marine Corps Air Station to preserve rural areas, and provide financial relief to large rural property owners, and to implement other recommendations of the Comprehensive Plan.
- Continue to utilize the Rural and Critical Land Preservation Program as its strategy for purchasing development rights. This program should be used to preserve as much rural lands as feasible. For the purposes of this comprehensive plan update, the county should also consider revisions to the current program to encourage more protection of rural and critical lands on St. Helena Island and in Sheldon.
- Continue to promote the establishment of conservation easements as a method of protecting rural lands, natural resources, and the rural character of Beaufort County. This program should be further studied by the county and coordinated with the efforts of the TDR and PDR programs as well as the Beaufort County Open Land Trust.

#### **Recommendation 4-5: Utilize Development Agreements to Accomplish Goals of this Plan and the Regional Plans**

The county should utilize development agreements, where feasible, to accomplish the goals set forth in this plan and the regional plans. These agreements can be utilized to implement a number of the recommendations including coordinating development in the growth areas and protecting the rural character of the county.

Any development agreement must be consistent with the comprehensive plan and land use regulations that will be implemented following plan adoption. Development agreements are discouraged in areas where development impacts may affect the provision of essential services and available infrastructure. The process by which the agreement is negotiated must be a public process to ensure that potentially affected citizens are notified and aware of any potential impacts.

#### **Recommendation 4-6: Establish and Adopt Baseline Standards for PUDs and Development Agreements**

The county will work with the municipalities to establish and adopt uniform baseline standards for the creation of and revisions to Planned Unit Development (PUDs) and development agreements. For PUDs, the standards should address the following issues, at a minimum:

- Open Space;
- Environmental Protection;
- Traffic Mitigation;
- Connectivity; and
- Access Management.

For development agreements as described in the previous recommendation, the following minimum regulations and recommendations should apply:

- Require compliance with the uniform baseline standards established for PUDs, to the maximum extent allowed by law.
- Establish criteria allowing the agreement to be re-opened if defined conditions occur. These conditions should include:
  - A phasing schedule that requires phases to be completed within a specified period of time; or
  - A schedule that requires the transportation analysis and mitigation requirements to be re-evaluated after certain thresholds are reached, to ensure transportation impact and mitigation issues are addressed.
- Recognition that subsequently adopted laws are not in conflict with the development agreement, and can be applied, if at a public hearing the local government determines:
  - There are substantial changes that have occurred within the local government in pertinent conditions existing at the time the development agreement was adopted, which changes, if not addressed by the local government, would pose a serious threat to the health, safety, and welfare of the community;
  - The new laws address these problems and are essential to addressing them; and
  - The laws expressly state they are to apply to the development agreement.
- Recognition that subsequently adopted laws can apply to the development agreement if it is based on substantially and materially inaccurate information supplied by the developer.
- In addition, baseline indicators should be established in the agreement itself, focusing on areas such as impacts on public facilities. Development exceeding the baseline indicators would be required to be re-opened.

**Recommendation 4-7: Continue to Develop and Update Community Preservation Plans**

Since the adoption of the 1997 plan, the county has embarked on detailed planning efforts for several community preservation areas. Due

to the unique qualities of these areas, it is important for the county to continue these planning efforts to address other community preservation areas. In particular, this plan recommends the following actions:

- ~~Complete the May River (Bluffton) Community Preservation Plan~~
- ~~Complete the Daufuskie Community Preservation Plan~~
- Pursue the Sheldon and Big Estates Community Preservation Plans
- ~~Jointly prepare the Pritchardville Community Preservation Plan with the Town of Bluffton in accordance with the recommendations of the Southern Beaufort County Regional Plan.~~
- ~~Evaluate the need for Community Preservation Area designations for Lands End, Tansi Village, and Big Estates.~~
- Work with local residents and Community Preservation Committees where they are formed to evaluate the effectiveness of existing CP Plans and zoning districts and make revisions as warranted.

#### **Recommendation 4-8: Promote Appropriate Infill Development and Redevelopment in Accordance with this Plan**

Many small commercial parcels located in the unincorporated areas of Beaufort County, along the edges of the municipalities, are in need of redevelopment. There is also a need to encourage infill development rather than continued sprawling development or “leapfrog” developments. Currently, redevelopment and infill development are addressed by requiring higher standards for architecture, landscaping, and site design for new projects. This existing policy does not take into account the large number of small properties are often overlooked for investment in favor of developing on greenfields due to the size of the property and the difficulty and expense of complying with the zoning regulations. The county encourages infill development and redevelopment as an alternative to new development, particularly in areas where public facilities are readily available. This plan recognizes the following definitions of infill development and redevelopment as it relates to future land use. Furthermore, any implementation strategy that addresses issues related to infill (e.g., land use regulations) should incorporate appropriate infill regulations pursuant to these definitions:

- ~~Small Tract Infill Development is related to undeveloped individual lots within existing residential subdivisions and commercial strips. Development on these sites is generally targeted toward the construction of single family homes, duplexes, small apartment buildings, or small commercial buildings on single vacant urban lots without the need for further land subdivision.~~

- **Large Tract Infill Development** (leapfrogged parcels) is related to larger undeveloped residential or commercial parcels that are 10 acres in size or greater. These lots are typically found in urbanized areas with a concentration of undeveloped or underdeveloped lots that have been passed over in favor of larger parcels further from the urban centers (e.g. Burton, Shell Point). The development of these sites could require further subdivision of the land.
- **Small Scale Redevelopment** occurs when a large single-family lot in an urban or suburban neighborhood is subdivided into smaller lots for further single-family residential development or is redeveloped as multi-family housing. Small-scale redevelopment may also refer to the redevelopment of small, underutilized commercial lots in urban or suburban commercial areas.
- **Large Scale Redevelopment** refers to the redevelopment of a larger scale that requires the assembly of several parcels, removal of the older structures, and the construction of more intense residential or commercial development.

In addition to incorporating the above definitions into other planning efforts, The following are targeted recommendations related to infill development and redevelopment.

- Explore ways to facilitate integrated stormwater management systems for clusters of small parcels;
- Develop incentives for developments on infill or redevelopment sites;
- Incorporate context-sensitive design standards for various scales of infill development and redevelopment to promote compatibility with surrounding developments, where appropriate; and
- Utilize the regional Geographic Information System (GIS) to identify and market undeveloped or underutilized sites.

#### **Recommendation 4-9: Develop Regional Demographic Models and a Regional Growth Tracking System**

Beaufort County will work cooperatively with the municipalities to develop a regional demographic and land use model of existing and forecasted population, including permanent and seasonal population. This model should be maintained through a multi-jurisdictional effort. At a minimum, the system should consist of existing and forecasted seasonal and permanent population data; a consistent classification system for existing and future land use; and a regional land use model that monitors remaining growth capacity and assesses the impacts of land use decisions on the region.

In addition to the regional demographic model, the county will work with the municipalities to create and maintain an improved regional growth tracking system, including a land demand and land use

forecasting model integrated with other regional models (such as the transportation model) that can be used by all entities for planning purposes. This recommendation would mirror the recommendation in the regional planning efforts and would involve the creation of a regional database and model that would likely build on the existing traffic model and its traffic analysis zones, but it could be expanded for use in a wide range of planning efforts by local and regional agencies. Specifically:

- The county's new Land Development Office (LDO) program permitting database should be configured to count certificates of occupancy by tax district and address.
- The LDO development counts county's permitting database will be integrated with GIS traffic analysis zones through address or parcel ID numbers.
- A growth report will be periodically generated to show the change in growth by Traffic Analysis Zone (TAZ), by tax district, and by jurisdiction.

#### **Recommendation 4-10: Establish Joint Corridor Planning Efforts and Joint Corridor Review Boards**

Beaufort County will work with the municipalities to establish coordinated review, administration, and enforcement of development to maintain the views and images of the low country created along designated regional scenic corridors. For areas of the county where there is an opportunity for joint corridor overlay districts (e.g., U.S. 278, SC 170, SC 46, Buckwalter Parkway, and Burnt Church Road in southern Beaufort County), the county will work with the municipalities, by intergovernmental agreement, to create a Joint Corridor Overlay District between the county and related municipality to consolidate administration and enforcement responsibilities.

Important elements of this recommendation include:

- Defining distinctions between urban, suburban, and rural roads and applying corresponding architecture, landscaping, lighting, signage, and streetscape standards for each road type.
- Including uniform standards consistent with the corridor plans, which can be adopted by the county and related municipality for the subject corridor.
- Including additional standards to provide heightened protection for scenic resources along the May River Road (SC 46) and Okatie Highway (SC 170).
- Utilize the Southern Beaufort County Beautification Board to evaluate the aesthetic qualities of development within highway rights-of-way including road widening and intersection improvements.



**Recommendation 4-11: Develop Detailed Area Plans**

Jointly prepare a detailed land use plan for the uncommitted lands in southern Beaufort County, and potential redevelopment areas where densities could be increased. The joint land use plan should address the following elements at a minimum:

- The residential density and land uses of the uncommitted lands;
- Lands with infill potential;
- Lands where mixed use development should be encouraged;
- Public facilities and services for the planning area;
- ~~A plan for the Bluffton Community Preservation District;~~
- The future growth boundaries of Bluffton and Hardeeville; and
- Recommendations on how the coordinated land use policy will be implemented through a seamless set of zone districts and development standards between the County, Bluffton, and neighboring jurisdictions (as appropriate).

Until the joint land use plan is completed, the county and the Town of Bluffton should adopt an interim policy that states annexations and rezonings within the study area shall conform to the Future Land Use element of this comprehensive plan.

**Recommendation 4-12: Formalize Regional Planning Efforts with Neighboring Counties and Municipalities**

Formalize regional planning cooperation and collaboration between Beaufort County, Jasper County, and the City of Hardeeville to plan on a wider regional basis. As part of this recommendation, the county incorporates the following recommendations from the Southern Beaufort County Regional Plan:

- The county will enter into a Memorandum of Understanding (MOU) with Jasper County and the City of Hardeeville to identify a common geographic area of interest, issues of common concern, and commitment to provide staff support to address common issues related to future land use, public facilities (especially transportation and the new port), and natural assets and environmental protection.
- Staff representatives from Jasper County and Hardeeville will be invited to participate as members of the southern Beaufort County working groups, on a permanent basis.
- Utilize the Lowcountry Council of Governments (LCOG) and the Metropolitan Planning Organization (MPO) for cooperative inter-jurisdictional planning.

The County should also expand these cooperative planning efforts to other neighboring counties and municipalities such as the Town of Ridgeland and Hampton County.

- County working groups, on a permanent basis.

#### **Recommendation 4-13: Annual Ongoing Monitoring**

Beaufort County should commit to a process of **annual ongoing** monitoring to chart the progress of the implementation of the 2007 Comprehensive Plan. The monitoring process should focus on those issues that would benefit from annual reporting as determined by the Planning Commission. Beaufort County should coordinate this process with the municipalities.

#### **Recommendation 4-14: Rural Small Lot Subdivision**

Beaufort County should **continually pursue policies that require low density residential development in rural areas while providing greater flexibility for owners of small properties.** **modify the ZDSO to allow for small lot rural subdivisions:**

- **For areas north of the Whale Branch River and on St. Helena Island, allow parcels of record in rural zones to have three by right subdivided lots, after which the base underlying zoning density would apply.**
- **For areas on Port Royal Island outside of the Air Installation Compatible Use Zone (AICUZ), allow parcels of record in rural zones to have two by right subdivided lots, after which the base underlying zoning density would apply.**
- **Provide for a minimum lot size of one acre for such by right subdivided lots.**
- **In connection with this recommendation, rezone land currently zoned Rural Residential to the Rural zoning designation.**
- **This policy should not apply to rural and rural residential properties located south of the Broad River, on Lady's Island, on Coosaw Island, and within the Air Installation Compatible Use Zone (AICUZ).**

#### **Recommendation 4-15: Rural Conservation Subdivisions**

Beaufort County should **encourage the clustering of residential subdivisions in rural areas to preserve and promote agricultural and forestry uses on set-aside open spaces.** **modify its rural cluster subdivision and planned community provisions to allow for traditional rural uses such as agriculture and forestry on set-aside open space.**

- **Adjust rural subdivision regulations to facilitate and provide incentives for clustering.**

- ~~Permit required open space to be retained in private ownership with a conservation easement that would permit agriculture and forestry.~~

#### **Recommendation 4-16: Small Rural Businesses**

Beaufort County should evaluate its ZDSO to provide more flexibility and overcome obstacles to the establishment of compatible rural businesses.

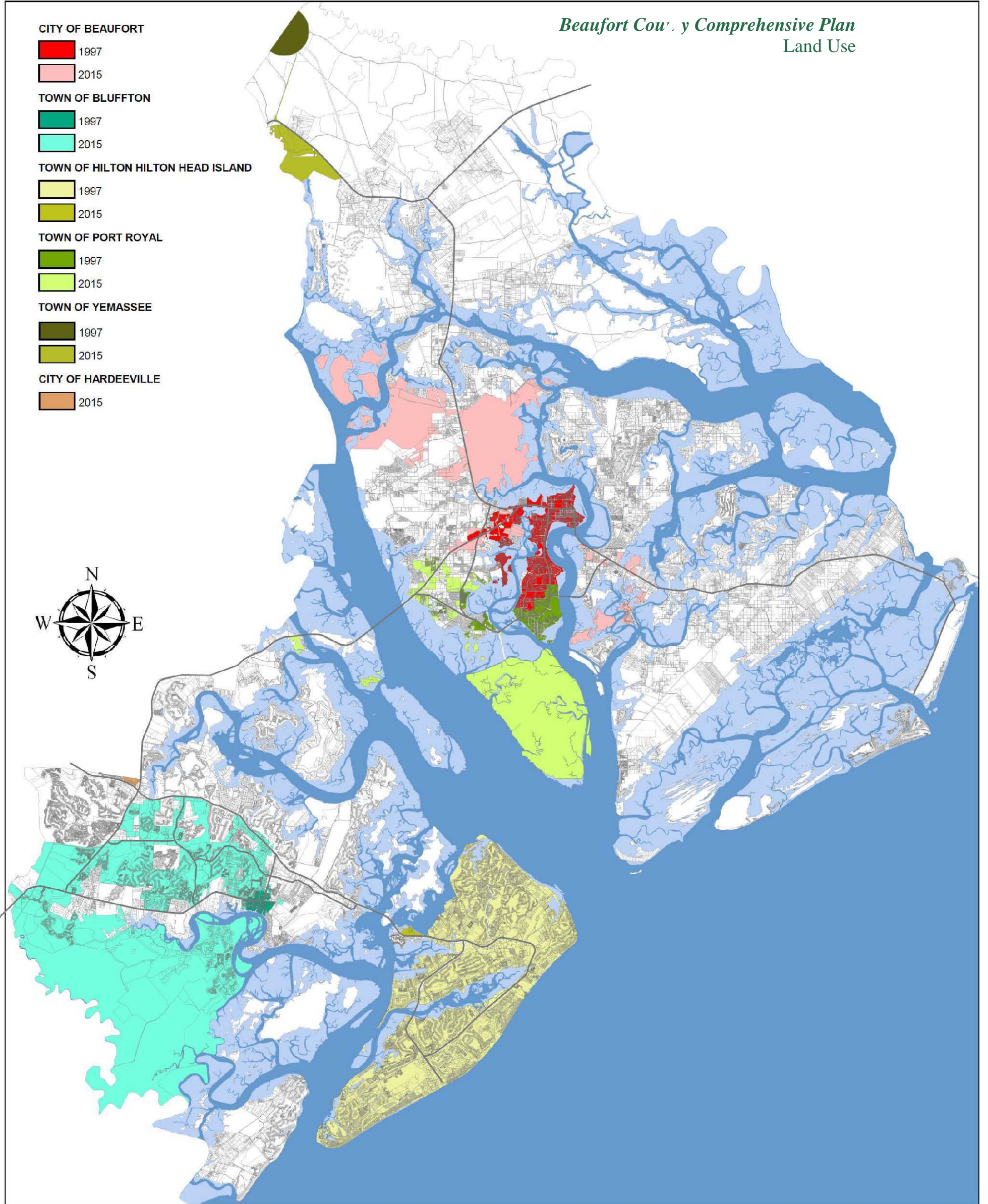
- Consider changes to the ZDSO to place more emphasis on performance standards rather than use-restrictions for cottage industries, home occupations, and rural businesses.
- Establish a Rural Business District at Garden's Corner.

#### **Recommendation 4-17: Small Landowner Liaison**

Beaufort County should provide education and assistance to small rural landowners on development options available in rural areas.

- Provide public education in the form of brochures, workshops, and other outreach efforts for small rural landowners about family compounds, rural business options, cottage industries, home occupation, and small-lot rural subdivision options.
- Consider creating a County Staff Liaison position to assist small rural landowners in the development review process.





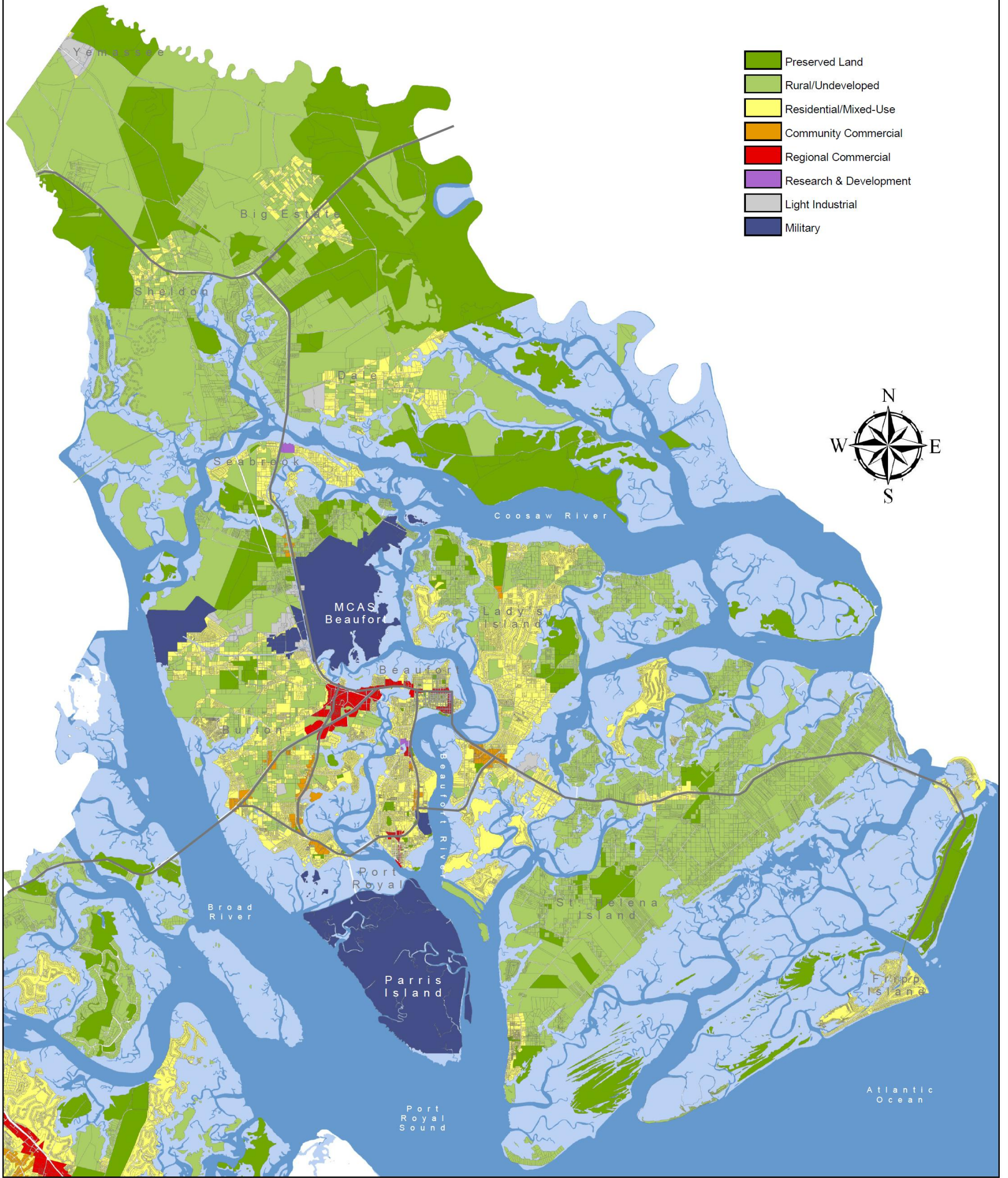
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**Map 4-1: Municipal Growth**  
1997 to 2015



2010 Beaufort County Comprehensive Plan





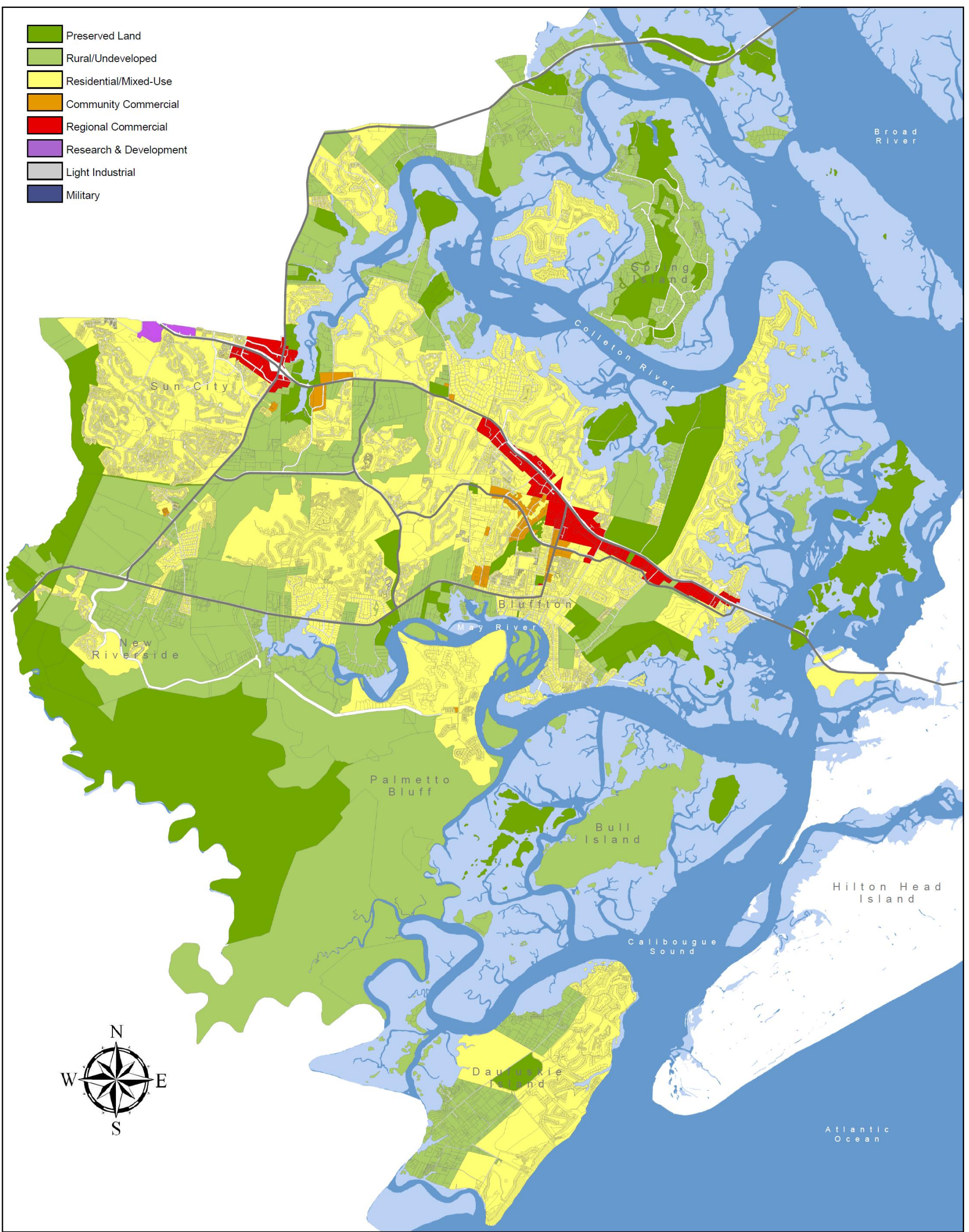
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Land Use

**Map 4-2: Existing Land Use**  
Northern Beaufort County



2010 Beaufort County Comprehensive Plan





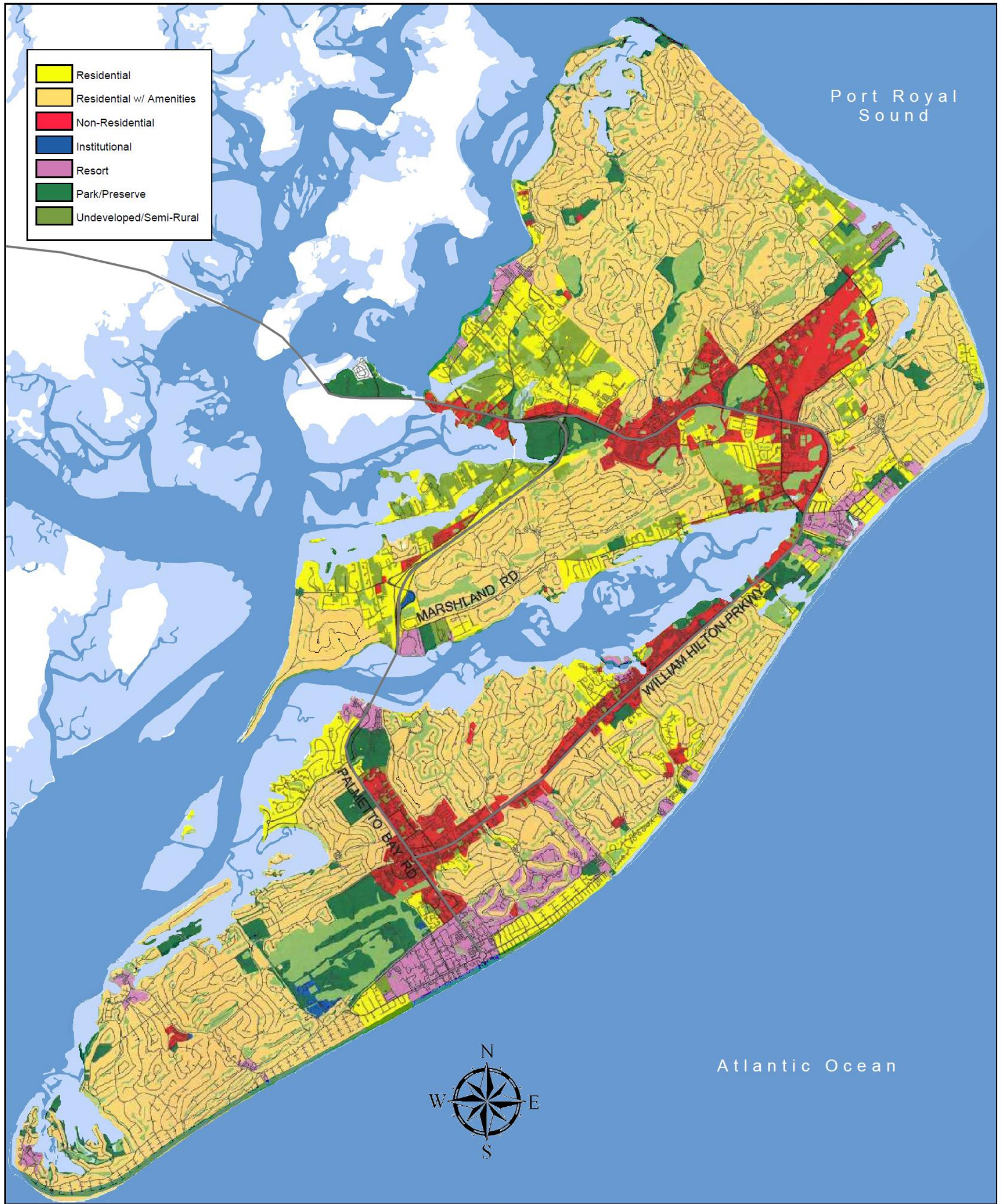
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**Map 4-3: Existing Land Use**  
Southern Beaufort County



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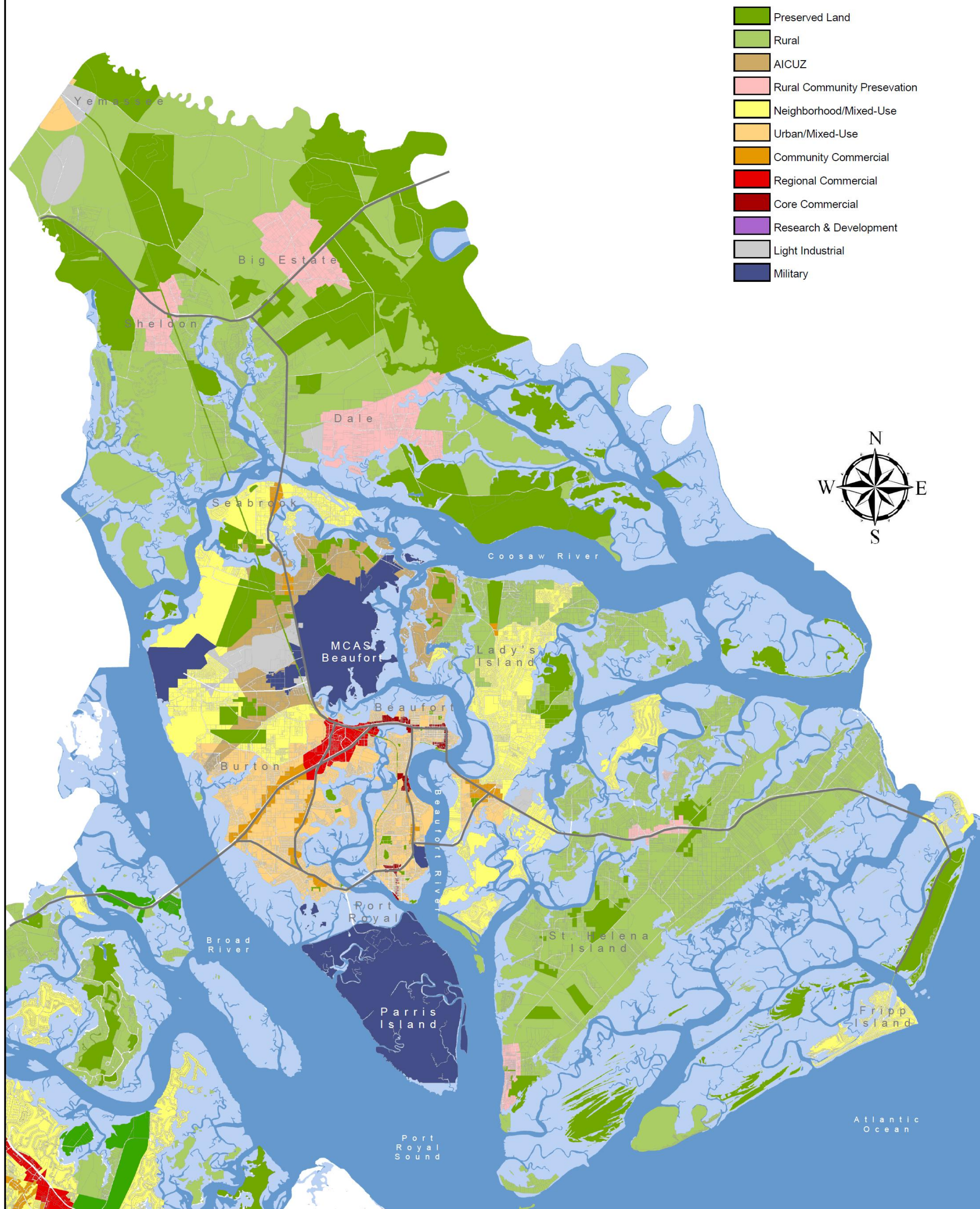
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**Map 4-4: Existing Land Use**  
Hilton Head Island



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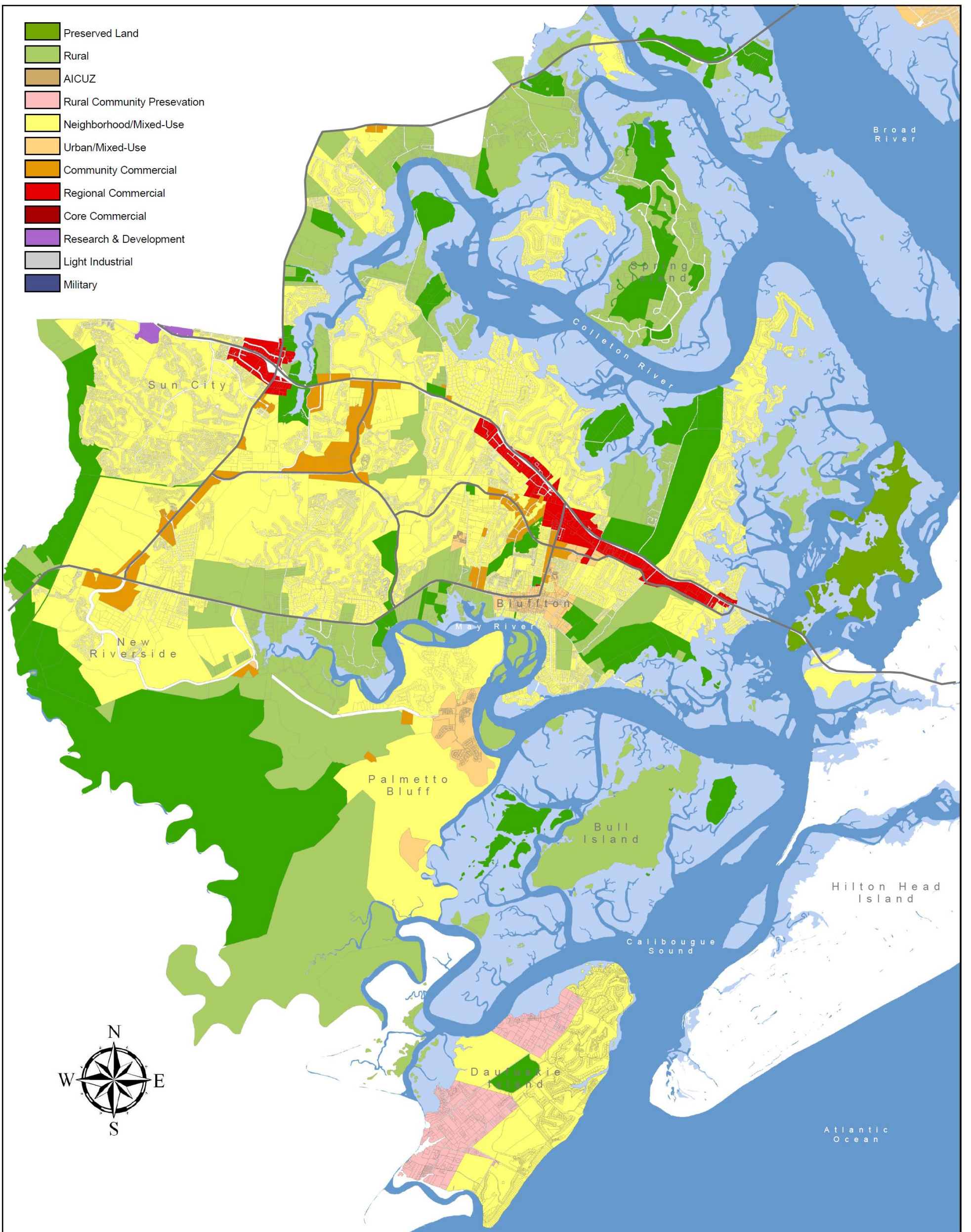
# Map 4-6: Future Land Use

## Northern Beaufort County



2010 Beaufort County Comprehensive Plan





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**Map 4-7: Future Land Use**  
Southern Beaufort County

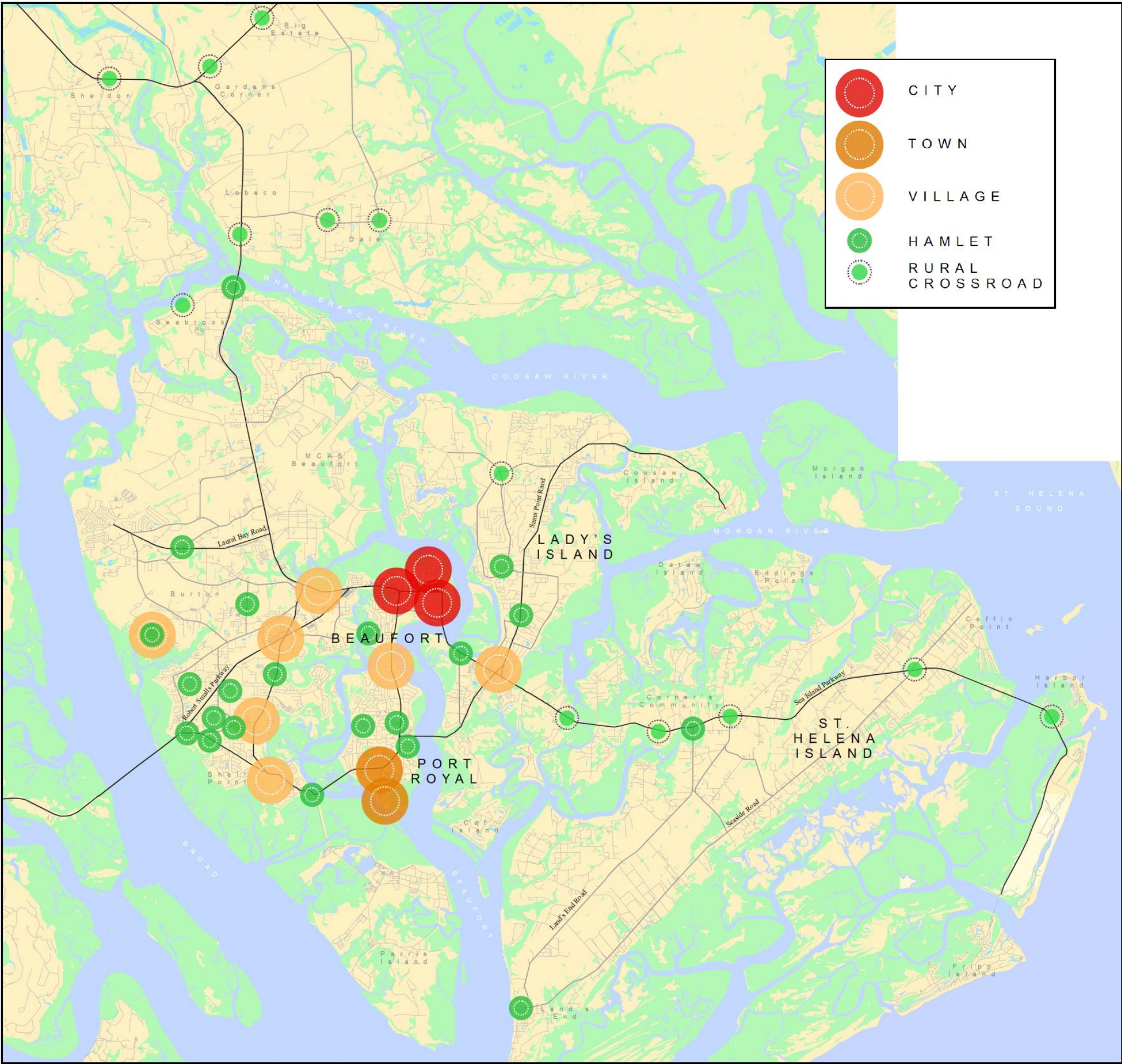


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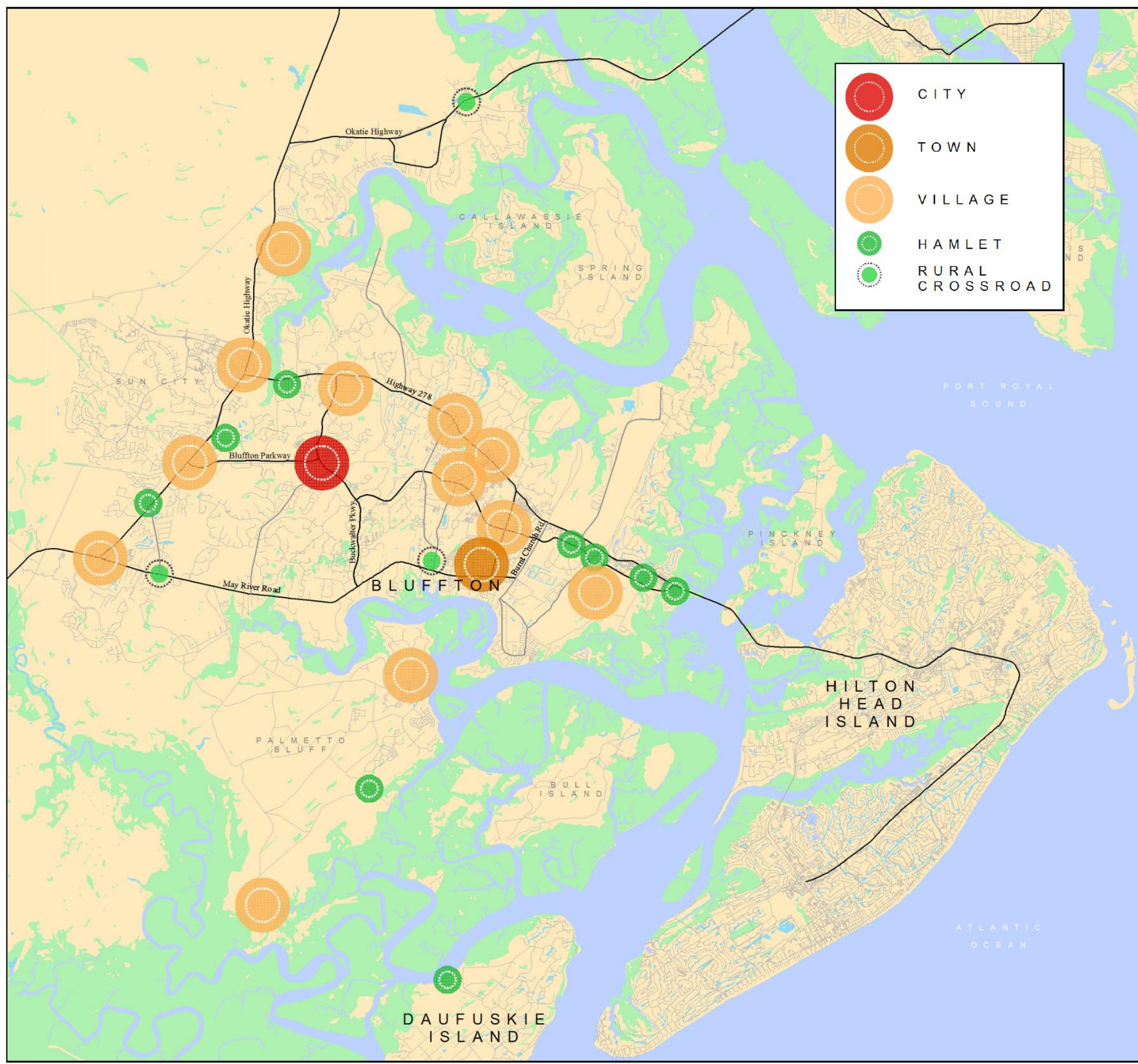
**Map 4-8:  
Place Type  
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**Map 4-9:  
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*Beaufort County Comprehensive  
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## Introduction

Beaufort County is one of America's historic and cultural treasures, a place where history and tradition are reflected in a vibrant landscape that provides a tangible link between past, present and future generations. Beaufort's attractiveness as a place to live and work, as a destination for visitors, and consequently its economic well being, are directly related to its historic character and unique quality of life.

Beaufort County's popularity and high growth rate has brought both recognition of the County's more visible historic assets and an influx of financial support for the rehabilitation of historic structures. As a result, Beaufort County, the City of Beaufort, the Town of Port Royal, the Town of Bluffton and the Town of Hilton Head Island each have adopted ordinances that protect historic and archaeological resources.

Given the County's rapid population growth over the last 20 years, however, it is vital to analyze the region's less tangible, but more inherent cultural resources, which make up the Lowcountry way of life. These resources include the County resident's relationship to the water as a source of food, recreation and transportation; the County's rich agricultural heritage; the County's military heritage; the County's scenic highways and byways; Gullah culture; and the active visual and performing arts community. Each of these components is vital to the region's identity. They add to the quality of life for residents; they make this region attractive to visitors and future residents; they drive the local tourism economy; and they ideally make this region an attractive site to relocate or create new businesses.

As one of the nation's historic and cultural treasures, Beaufort County bears a great responsibility to be good stewards of these resources. Therefore, it is vital not only to identify the County's historic and cultural resources, but to develop policies to preserve and enhance these resources.



## Historic and Archaeological Resources

Beaufort County is blessed with a wealth of important historic buildings and sites as well as numerous pre-historic and historic archaeological sites. The County and its municipalities have devoted much time and effort to both inventorying these sites and creating the necessary regulatory framework to protect these sites from the potential adverse impacts of new development, redevelopment, rehabilitation, and neglect.

### Resource Identification



The Church of the Cross, located in Bluffton's historic district, was constructed in 1854

**Beaufort County Above Ground Historic Resources Survey:** In 1997, Beaufort County completed a survey of historic buildings and other above ground historic resources that covered the unincorporated areas of Beaufort County, the City of Beaufort, and the Town of Port Royal. The Town of Bluffton was surveyed in 1995. The County survey identified over 1,500 historic sites and buildings; provided an historic overview of Beaufort County; an architectural analysis by building type, material and style; provided recommendations for National Register of Historic Places eligibility; and gave recommendations for future preservation actions. The survey is used by the County and municipalities in staff project development review, and by property owners, realtors, developers, historians, and other researchers as well as by the public. Because the survey primarily included only those properties that could be seen from public roads or those surveyed on private property with owner permission, the County continues to work with property owners to identify sites missed by the survey. For example, County staff, and the Historic Beaufort Foundation, and the military installations have worked with local citizens to locate and survey rural cemeteries, the majority of which are African-American. The survey can be accessed on Beaufort County's website<sup>1</sup>.

<sup>1</sup> Presently only the unincorporated County, the City of Beaufort, and the Town of Port Royal are available on the website. Bluffton will be added soon. The City of Beaufort plans to include the city survey in its website.



Historic cemetery on Daufuskie Island

*The Historic Preservation Review Board and staff have worked with the following private owners and organizations to protect important historic sites and buildings.*

- Rose Hill Plantation
- Darrah Hall at Penn Center
- Brick Church
- Coffin Point Plantation House
- Old Sheldon Church Ruins
- Lobeco School
- First African Baptist Church (Daufuskie Island)
- Mt. Carmel Church (Daufuskie Island)
- Tombee Plantation

**Archaeological Sites:** Beaufort County has nearly 2,000 identified archaeological sites both underground and underwater. A majority of these sites are identified by surveys done when development projects are undertaken. In addition, archaeologists using grants from federal and state sources perform data recovery work on important sites such as the Santa Elena/Charlesfort site on Parris Island. On occasion, groups of local citizens commission archaeologists to identify and protect sites on private property. Projects of this type have been done on Dataw Island, Callawassie Island, and the Mitchelville area on Hilton Head Island. County staff has also worked with the Underwater Division of the SC Institute of Archaeology and Anthropology on a project to survey underwater archaeological sites in the Port Royal Sound.

### Existing Regulatory Framework

The regulatory framework for protecting the County historic resources includes federal and state requirements along with County and municipal regulations. Generally, County and municipal regulations are meant to attend to gaps not addressed by state and federal regulations.

**Federal and State Requirements:** There are several mechanisms at the federal and state level, by which impacts on archaeological and historic sites are required to be identified and mitigated. Section 106 of the National Historic Preservation Act of 1966 requires consideration of historic properties when the federal government is involved in financing, licensing, or permitting a project. Section 106 requires federal agencies to consult with the State Historic Preservation Officer (SHPO), assess potential adverse affects of a project on historic resources and to address and mitigate those affects. Various state laws, such as the SC Coastal Zone Management Act of 1979 have similar provisions.

**Historic Preservation Overlay District Ordinance:** Beaufort County has adopted as part of the Zoning and Development Standards Ordinance-Community Development Code, a section that provides protection of the County's historic and archaeological resources. This ordinance requires that all work done on the exterior of designated historic buildings in the unincorporated County to be reviewed and approved either by the Historic Preservation Review Board or by staff acting on behalf of the Board. Once a project is approved, a Certificate of Appropriateness is issued, which is required before a building permit can be received.

**Archaeological and Historic Impact Assessment Ordinance:** This ordinance requires developers to provide information regarding the development site. After conducting document searches, consultations with compliance archaeologists and other research, the Planning Director and Historic Preservationist determine whether a survey of the property will be required. Reports, maps or other



information resulting from any survey are reviewed by the County, who works with the developer to devise a mitigation plan for the treatment of any identified archaeological resources. The plan would then be included in a Memorandum of Agreement (MOA) to be signed by the developer and the County.

**Municipal Ordinances:** The City of Beaufort, Town of Port Royal, Town of Bluffton and the Town of Hilton Head Island all have ordinances that provide some degree of protection of historic and archaeological resources. In the past, Beaufort County staff has provided professional assistance to the municipalities to identify and protect historic resources.

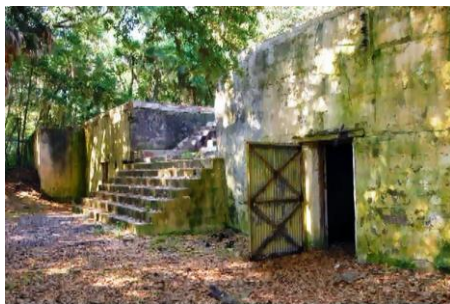
### Other Planning and Preservation Efforts

Over the last 10 years, Beaufort County has undertaken a number of projects to preserve important County owned historic properties and to acquire and preserve other important historic sites through its Rural and Critical Lands Preservation Program.

- **Lobeco Library:** Listed in the National Register of Historic Places and owned by the Beaufort County Board of Education, this school building was renovated in 2003 into the Lobeco branch of the Beaufort County Library.
- **Barker Field Tabby Ruins:** Beaufort County financed the restoration of tabby ruins located in Barker Field County Park on Hilton Head Island.
- **Ford Shell Ring:** Beaufort County in conjunction with the Town of Hilton Head Island purchased a 6.8-acre parcel that contains Native American Shell Rings believed to have ceremonial importance. The site is also home to the remains of a freedman's cottage.
- **Altamaha Town:** Beaufort County purchased a 100-acre site located on Old Baileys Road in 2004 that includes Altamaha, a Yamasee Indian town that is being developed as a passive park and historic site.
- **Fort Fremont:** Beaufort County purchased 14 acres on St. Helena Island that contains the ruins of a historic Spanish-American War fort that was completed in 1898.



The Lobeco Library is located in the restored Lobeco School that was constructed in 1937.



Fort Fremont dates back to 1898 when it was constructed for the Spanish-American War.



Vernacular architecture on Daufuskie Island.

The Town of Hilton Head Island has also been active in the preservation of historic and archaeological sites. Town preservation efforts include Greens Shell Ring, Honey Horn Plantation, Jenkins Island Shell Pit, Jenkins Island Cemetery, and the Fish Haul Creek Site. The Town of Bluffton has been active in restoring the Garvin House, an 1870 residence constructed by Cyrus Garvin, a former slave. In addition to public sector preservation efforts, private residential communities, such as Dataw Island, Spring Island and Haig Point have preserved tabby ruins and other above ground features.

### Vernacular Architecture

Beaufort County has a rich inventory of vernacular architecture, much of which is being lost to redevelopment and neglect. Protection of these older structures, many of which are located in the rural and less affluent parts of the County, is vital both to preserving an important component of the County's historic built environment and as a source of affordable housing. Many of these structures are modest homes built largely by African-Americans. The best examples can be found on St. Helena Island, Daufuskie Island and in the Northwest Quadrant in the City of Beaufort. Non-residential vernacular structures include rural roadside markets and truck farming packing houses.



Albany Groceries, located in Dale, is a good example of commercial vernacular architecture.

### Conclusions

Beaufort County, and its municipalities, and military bases have devoted many resources to both inventory and protect historic structures and archaeological sites. These preservation efforts need to be continued and enhanced in the future. Special emphasis should be placed on identifying and preserving the County's most endangered structures and sites through proactive means (adaptive reuse, grant funded rehabilitation, tax incentives, etc.).





## Scenic Highways and Byways

Beaufort County's highways are the County's primary and most visible public realm. It is where the manmade environment intersects with the natural environment. Therefore, scenic highways and byways are included as a cultural resource. It is the most frequent way that people enjoy the scenic beauty of the County.

Fifty years ago, Beaufort County's transportation network was made up of 2-lane highways, many of which were completely shaded under a canopy of oaks. Population growth accompanied by development has rendered this a vanishing feature of the Lowcountry landscape. Most of the County's principal and minor arterials and its major collectors have been or are slated to be widened to four or six lanes.

### Existing Preservation and Enhancement Efforts

In the past 15 years, Beaufort County has recognized the importance of preserving the scenic qualities of its highways. These efforts include the adoption of the Corridor Overlay District; the designation of Old Sheldon Church Road as a state scenic highway; and preserving trees and creating context sensitive features when roads are widened.

#### **Development Standards Corridor Overlay District Ordinance:**

In 1992, Beaufort County adopted the Highway Corridor Overlay District to apply to U.S. 278, the primary corridor leading onto Hilton Head Island. The Corridor Overlay District ~~has since been~~ ~~was then~~ expanded to include all major highways in Beaufort County. The district ~~provides~~ ~~provided~~ standards for architecture, landscaping (including tree preservation), signage, and lighting for new development along the County's major highways. ~~The Community Development Code then~~ ~~expanded these standards to apply to all development with the~~ ~~exception of single-family and two-family residential.~~ While the ~~corridor overlay district has~~ ~~these development standards have~~ helped to limit the potential adverse visual impact of commercial growth along these highways, ~~the standards do not apply to improvements within the~~ ~~highway right-of-way.~~ ~~there are several limitations of the district that~~ ~~could be improved upon:~~

South Carolina State Scenic Byways in Beaufort County

- Hilton Head Island Scenic Byway
- May River Scenic Byway
- McTeer Bridge & Causeways Scenic Highway
- Old Sheldon Church Road Scenic Byway
- SC 170 Scenic Highway
- US 21 Scenic Highway

Source: South Carolina Department of Transportation

- The corridor overlay district standards are modeled after similar standards adopted on Hilton Head Island. Some of these standards are not as well suited to the more rural parts of the County.
- The standards do not apply to improvements within the highway right-of-way. Therefore, road widening, median landscaping, SCDOT maintenance, turning lanes, and other road alterations fall outside the district requirements and the purview of the Corridor Review Boards.
- The standards do not apply to many of the County's major and minor collector roads. Many of these roads still have significant scenic resources.

**Southern Beaufort County Corridor Beautification Board:**

Since development standards only apply to development on individual parcels, additional oversight was needed for road improvements within the highway right-of-way. In 2013, County Council authorized the creation of the Southern Beaufort County Corridor Beautification Board. County Council created the Board to assist Council in the design, implementation, fundraising and promotion of median beautification and other aesthetic improvements along highways in Southern Beaufort County.

**State Scenic Byway (Old Sheldon Church Road):** The State designated Old Sheldon Church Road a Scenic Byway in 2003. Old Sheldon Church Road is one of the County's most scenic highways. A trip on Old Sheldon Church Road offers glimpses into the past through the remains of the Sheldon Church ruins, the entrances to several historic plantations, and views of former rice fields. In addition to its historic importance, the road is one of the few remaining canopy roads in Beaufort County. In recent years, the road has become a short cut between I-95 and Beaufort for both cars and trucks. Accompanying state scenic byway designation, Beaufort County adopted a management plan to protect the highway's scenic qualities. This management plan includes called for extending the corridor overlay district to apply to Old Sheldon Church Road; working with the state to reduce speed limits and to limit truck traffic; and working with SCDOT and the utility companies to utilize best management practices when trees are pruned for maintenance.

**Canopy Roads Brochure:** In 2009, the Beaufort County Planning Department produced a brochure titled The Canopy Roads of Beaufort County. The purpose of the brochure was to provide greater awareness of the County's remaining canopy roads and highlight them as a unique feature of the region's history, culture and natural environment.



Old Sheldon Church Road was designated a State Scenic Byway in 2003.



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## Conclusions

Beaufort County has taken important steps to protect the scenic qualities of its highways and byways. ~~The Architectural, landscaping, signage and lighting standards have corridor overlay district~~ has been a key component in these preservation efforts and should be ~~continually implemented enhanced and expanded~~ to provide more protection to the County's remaining rural scenic highways. The designation of Old Sheldon Church Road as a state scenic byway and the accompanying management plan represent the next step in moving the protection of scenic corridors beyond the regulatory environment to include public outreach and partnerships with SCDOT and utility companies. The County should seek this designation on other highways with similar qualities. Finally, the County has many rural scenic highways that ~~do not fall under the jurisdiction of the corridor overlay district and~~ are not likely to be eligible for state scenic designation. The County should take steps to ~~inventory these highways and~~ develop a management plan to protect and promote the scenic qualities of these roads.



## Maritime Heritage

Beaufort County consists roughly of half land and half water. Throughout its history, the County's waterways have been a source of food, industry, trade, transportation and recreation. The County's culture and identity has been as closely tied to its waterways as it has been tied to its land. Seafood, fish, shrimp, crabs and oysters have been a staple of the Lowcountry diet since the days of the Native American inhabitants. Historically many of Beaufort County's islands lacked direct access to the mainland and therefore water was vital to transportation. Today, recreational boating and fishing are an important facet both to the Lowcountry way of life and to the local economy as an increasing number of visitors are interested in chartering fishing boats and in ecotourism. Although there is an abundance of rivers, bays and marshes in Beaufort County, the rapid pace of growth and rising land values have challenged the traditional uses of the County's waterways.

- Growth has brought with it concerns about declining water quality, excessive stormwater runoff and increased pollutants into the local marshes and waterways.
- Waterfront access facilities, such as boat landings and fishing piers, have not kept pace with population growth.
- Rising land values have put a premium on waterfront property and made it very expensive to purchase new land for waterfront access.
- Rising land values have also brought about pressure on commercial waterfronts to sell to the highest bidder.
- Increased residential development on marshfront and waterfront property has brought about conflicts between property owners and those harvesting crabs and oysters.

### Summary of 2006-2013 South Carolina Shellfish Catches

- Blue Crab – 4.32-5.13 million lbs. - \$3.4-6.4 million
- Shrimp (Brown, White & Other) – 2.2-1.99 million lbs. - \$5.6-5.8 million
- Eastern Oysters – 81,548 bushels 0.37 million - \$1.2-2.3 million

Source: NOAA – National Marine Fisheries Service

### Local Seafood Industry

Fishing as a commercial venture dates back to the colonial times when street peddlers and small merchants sold fish and shellfish for local consumption. In the late 1800's, canning became a major part of the seafood business, allowing local seafood to be sold to other parts of the world. Freezing became popular in the late 1940s and is still used for a majority of today's seafood catch, especially when shipped elsewhere. Today the industry is in decline; nevertheless, the demand for fresh

*Issues Facing the Local  
Seafood Industry*

- Low-priced imported shrimp and crabs
- Rising fuel costs
- Rising labor costs
- Increased land values affecting waterfront access
- Loss of processing facilities
- Age of fleet
- Loss of maintenance facilities



A commercial crabber on the Combahee River.

**FRIENDS  
DON'T LET FRIENDS EAT  
IMPORTED SHRIMP**

Popular bumper sticker supporting the local seafood industry in Beaufort County.

seafood from Beaufort County's waters is still high. Many of the hardships facing the local seafood industry are international in scale – flat market prices, competition from Asia and Latin America, and rising fuel costs. This plan focuses on local issues and possible solutions to protect the viability of the industry.

**Working Waterfronts:** The local seafood industry relies on the availability of ice, fuel, grading and processing, freezers, access to markets, and places to moor fishing boats. Beaufort County has nine remaining working waterfronts (Map 1) that provide these services to the industry. The long-term viability of these waterfronts is in question as owners face both the declining profitability of the industry and rising land costs that make it attractive to sell.

**Other Commercial Fishing Concerns:** The local seafood industry is affected by other aspects of rapid population growth. Increased development has led to the closure of shellfish beds, reducing the availability of oysters and clams. Stormwater runoff also affects the salinity levels in localized areas, which has led to declining crab populations. The proliferation of private docks on small tidal creeks and an increasing number of no wake zones have made it more difficult and time consuming to harvest crab pots and to reach oyster beds. Finally, most crabbers and oystermen utilize the County's boat landings and must compete with an increasing number of recreational boaters for a limited number of landings.

**Local Initiatives:** Beaufort County and its municipalities have taken several steps to protect the viability of the local seafood industry.

- **Commercial Fishing Village Overlay District (CFVOD):** In 2000, Beaufort County Council adopted the CFVOD. The process involved inventorying the County's existing working waterfronts and interviewing those involved in the seafood industry to determine the existing and future needs of the commercial fishing operations. The purpose of the district was to remove regulatory barriers that could threaten the operation and expansion of the existing active uses.
- **Bluffton Oyster Company:** In 2002, Beaufort County purchased 5 acres at the site of the Bluffton Oyster Company, the last oyster shucking facility in Beaufort County. The Bluffton Oyster Company continues to operate under a long-term lease arrangement with Beaufort County.
- **Benny Hudson Seafood Company:** In 2003, the Town of Hilton Head Island purchased the development rights of this active seafood operation which allows for the continued operation of the company, provides tax breaks to the property owner, and protects the property from redevelopment.
- **Port Royal Seafood:** The Town of Port Royal has taken **took** over the management and operation of this facility to keep it viable as the





Recreational cast netting for shrimp.

Port of Port Royal property is sold and redeveloped. However, with the July 2015 fire and pending sale of the Port property, the future of this operation is uncertain.

### Recreational Fishing and Boating

Recreational fishing and boating is a traditional local pastime as well as a draw for visitors. In 2007, Field and Stream magazine named Beaufort a top 20 fishing town. Local coastal waters offer sheepshead, mullet, croaker, sea trout, and whiting, along with crabs, shrimp and oysters. Cobia season brings many visitors to the Broad River in May. The popularity of recreational fishing and boating also supports fishing charters and ecotourism which are a component of the local economy. According to SCDNR, in 2007 2014, there were 12,225-15,131 boats registered in Beaufort County. This is 2,906 more registered boats than just 7 years prior. Assuming that boat registration keeps pace with projected population growth, Beaufort County can expect 20,789 18,278 boats in 2025 2030. This growth will place further stress on the County's 26 public boat landings.



The Hunting Island Fishing Pier extends 1,120 feet into Fripp Inlet.

The Beaufort County Public Works Department maintains and manages 26 25 public boat ramps and the City of Beaufort owns the Pigeon Point boat ramp. In 2007, SCDHEC/OCRM published the *South Carolina Five Coastal County Boat Ramp Study*. This study provided a detailed assessment of the County's existing boat landings and provided the following general findings and recommendations

- There is a major need for more parking at existing boat ramps;
- Existing boat landings need to be upgraded and repaired with new restrooms, more trash disposal, and better lighting;
- Certain accesses should be designated for non-motorized uses such as fishing, crabbing, kayaking, canoeing, and viewing; and
- Passenger cars should not park in car/trailer parking spaces.

### Other Water Access Issues

The demand for shore-based fishing is already evident in the number of people fishing from bridges and in undesignated areas in proximity to roads and bridges. Changing demographics have the potential to change the desires of the public with respect to water access needs. As the population ages there may be increasing demands for shore-based fishing facilities. Beaufort County has eight ten fishing piers. In addition to shore based fishing, canoes and kayaks compete with motorized boats for the same limited number of water access facilities.



A shrimp boat on the May River.

### Conclusions

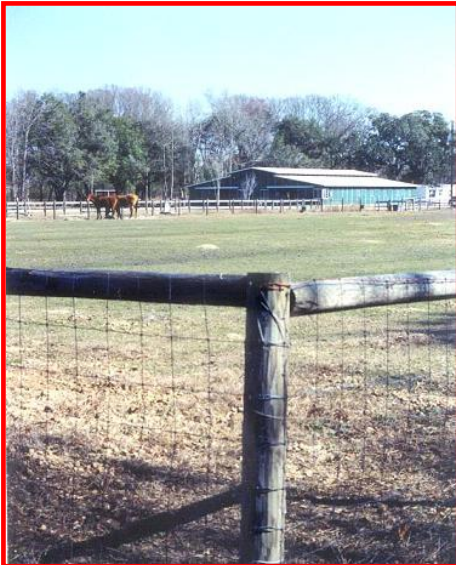
Because of growth and rising land prices, the traditional relationship between County residents and the water is being challenged. To address these challenges, Beaufort County will need to take a more





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active role in preserving traditional water dependent uses and providing improved access to the water for all County residents.



## Agricultural Heritage

Historically and culturally, Beaufort County's identity has been closely tied to its soil. For much of the County's history, agriculture has been the mainstay of the local economy. Agriculture has also played an important role in sustaining its population through periods of isolation and hard economic times. From the period immediately following the Civil War through the first half of the 20<sup>th</sup> century when employment and capital were scarce, vegetables, melons, poultry and livestock provided the County's many small property owners, many of them freed slaves, the means to survive and remain independent in spite of poverty and isolation. While the County's recent population growth has brought increased economic opportunities, the importance of farming and the skills related to farming are in decline. Preserving and enhancing agriculture as a way of life in Beaufort County is vital to maintaining the County's economic and demographic diversity, providing economic opportunities to rural residents and landowners, reducing the pressures of sprawl, providing a source of local fresh produce, and retaining the traditions and characteristics that make this region unique.



Dempsey Farms on St. Helena Island.

### History of Agriculture in Beaufort County

Beaufort County is endowed with 250 frost-free days and good agricultural soils. The US Department of Agriculture (USDA) designates 25% of the County acreage as unique, 3% as prime, and 25% of the total County acreage as additional farmland of state importance. The unique category was assigned due to soil characteristics and a location that is favored by warm moist air from the nearby ocean and tidal streams. The USDA stipulates that when the soils are well managed, they are among the most productive in the region.

The early colonists found Beaufort County almost completely wooded and densely populated with many species of wildlife. Lumber for shipbuilding and the use of other forest products became a major industry of the early settlers. In 1680, rice was introduced into the region. By 1719, the colonists, merchants, traders and farmers had built up great wealth from rice production from the abundant resources available. Indigo was introduced in the early to mid-1700s, and remained profitable until after the Revolutionary War when the English



Marshview Community Organic Farm is a local example of Community Sustainable Agriculture.

government removed their bounty on it. Sea Island long-staple cotton, known for its long, smooth fibers, was introduced in 1785 and soon became the next major cash crop. While Sea Island cotton nearly disappeared from production during the Civil War, it made a modest comeback in the 1880s, only to fall victim to the boll weevil in the 1920s. Following the Civil War, the agricultural economy of Beaufort plummeted. Although a number of crops were grown, including corn, tobacco, rice, potatoes, truck crops and livestock, none reached the prominence of the rice, indigo, or Sea Island long-staple cotton of previous years. In the early 1900's, the USDA encouraged truck farming in the Southeast, due to its long growing season. Truck crops were a large and profitable industry in Beaufort County during the early to mid-1900s, and much of today's agricultural production is based upon this agricultural sector.

**Existing Conditions**

According to the ~~2002~~ 2012 USDA Census of Agriculture, there were ~~44,373~~ 42,177 acres of land classified as farmland in Beaufort County that ~~produced crops with a total value of \$9.8 million~~ with 137 individual farms. Table 6-1 depicts that although Beaufort County lost about ~~10,000~~ 12,000 acres of farmland between the years of 1987 and ~~2002~~ 2012, with a modest increase in the corresponding number of farms ~~has not decreased by the same percentage~~. Farms with greater acreage are subject to greater pressure from development and face the continuing need to truck their products longer distances. Large-scale truck farms are still active on St. Helena Island and north of the Whale Branch River. Typically, tomatoes are grown and harvested during the month of June to be shipped to markets in the Northeast.

**Table 6-1: Number of Farms and Farmland in Beaufort County**

Year	Number of Farms	Land in Farms (acres)
1987	125	54,152
1992	120	44,800
2002	116	44,373
<u>2007</u>	<u>125</u>	<u>49,401</u>
<u>2012</u>	<u>137</u>	<u>42,177</u>

Source: ~~1987, 1992, and 2002~~ 2012 USDA Census of Agriculture

On a smaller scale many other types of crops, including collards, cabbage, turnips, carrots, beans, watermelon, cantaloupe, corn, yellow squash, okra, potatoes, sweet potatoes, and pumpkins are grown locally on small farms and gardens to be marketed at the State Farmers Market in Columbia or at local farmers markets.



The Bluffton Farmers Market.

### Local Marketing Initiatives

Increasing energy costs for transportation and recent public demand for locally grown foods have created opportunities for smaller scale farmers. While there is ample production potential, local products must be matched by marketing prospects to promote expansion of small-scale farming geared toward local and regional consumption. Local marketing programs, such as farmers markets, are being initiated and/or expanded on, that are designed to provide visibility of the small farmer to a larger marketplace. The following two local initiatives are designed to increase the profitability of small-scale farming by lining up local growers with consumers.

■ **Farmers Market:** The local Farmer's Market has been in operation since 1987 and currently consists of about 25 participating vendors. In the past, the market was administered by a committee that included representatives from Clemson Extension, farmers, Department of Social Services, and Department of Health and Environmental Control. The administration is in the process of being transferred to the Town of Port Royal with the committee remaining as an advisory group. Currently the Market locates at three sites. On Tuesday afternoons and Saturday mornings the market is located at Heritage Park beside the Naval Hospital in Port Royal; on Thursday mornings at the Shelter Cove Mall on Hilton Head Island; and on Thursday afternoons in Bluffton at the Oyster Factory.



Locally grown turnips at the Bluffton Farmers Market.

■ **Small Farmer Wholesale Auction Market:** The purpose of the wholesale auction market is to provide an outlet for small local farmers to market their products to a broader audience. This will allow the local growers to expand their customer base beyond their traditional audience, which is mainly local roadside stand consumers and to provide small farmers with more opportunities to sell their products and remain competitive in the marketplace, thus maintaining their livelihood and lifestyle. The wholesale auction market, which serves farmers in Beaufort, Charleston, Colleton, Hampton, and Jasper Counties, opened in May 2008 in the Town of Ridgeland in Jasper County. A coalition of partners, including the USDA Natural Resources Conservation Service, Clemson University Cooperative Extension Service, Penn Center, SC State 1890 Research and Extension service and local farmers initiated this project.

### Conclusions

While agriculture has been experiencing a slow and steady decline in Beaufort County, there are opportunities arising that may reverse this trend. Rising food and fuel prices along with concerns about the safety and quality of mass-produced food products has led to a worldwide

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interest in consuming locally grown and produced food. This global movement has the potential to benefit local small and medium sized growers. In order to facilitate this opportunity, there are three general sets of policies that Beaufort County should pursue.

- Beaufort County should ensure through land use policies and other programs that the potential supply of available land for agriculture is maximized and maintained.
- Beaufort County should support programs aimed at creating marketing opportunities for local growers such as ~~the wholesale auction market and~~ the local farmers markets or the creation of a wholesale auction market.
- Beaufort County should provide information to the public on where locally grown and produced food products can be purchased.





## Military Heritage

Beaufort County's military heritage is nearly 500 years old and has influenced virtually every aspect of the local culture. The County is centered around Port Royal Sound ~~the Broad River~~ which is the deepest natural harbor in the southeastern United States. This location played a key role in the original settlement of the County; the strategic role the County played in many conflicts over the years; and influenced the location of the Marine Corps Recruit Depot, Parris Island; the Marine Corps Air Station, Beaufort; and the Naval Hospital. The presence of the military today is a major driver of the local economy directly and indirectly providing ~~over~~ approximately \$1.5 billion in economic activity, \$700 million in sales at local businesses and supporting a total of 12,826 ~~17,500~~ jobs and over \$600 ~~\$700~~ million in personal income each year.<sup>2</sup> The presence of the military has influenced development patterns, the building of roads and other infrastructure and has attracted retirees and tourists.

### Military History

From the first European to arrive in what is now Beaufort County to the present the military has played an important role in the life of the area. In 1526 Spanish explorers named the area Santa Elena (St. Helena). The following year the Spanish attempted to place a colony in the Port Royal area. The colony was a failure and the surviving settlers left. The French were the next to come to the region placing a colony on Parris Island in 1562 as they attempted to gain a foothold in southeastern America. They named their fort Charlesfort. This settlement also failed. The Spanish returned and established a colony known as Santa Elena in 1566. They remained until 1587. In 1684 Scottish Presbyterians established Stuart Town believed to be at the present site known as Spanish Point. The colony only lasted for two years after Spanish and Indian forces attacked and destroyed the colony. The survivors fled to Charleston.

<sup>2</sup> The Economic Impact of South Carolina's Military Community: A Statewide and Regional Analysis, Prepared at the request of the South Carolina Military Base Task Force by: University of South Carolina, Darla Moore School of Business, Division of Research, January 2015.

Once Beaufort was established in 1711, the SC Legislature approved a series of forts to protect the entrance to the City of Beaufort and Port Royal. In the 1730's Fort Prince Frederick, a tabby fort, was constructed on the site of the present day Naval Hospital. Ruins of the fort remain. In 1755, Fort Lyttelton was built on Spanish Point and in 1811 Fort Marion was constructed on the same site. Extensive archaeological remains of these forts still exist.

There was considerable activity in the Beaufort area during the Revolutionary War. There were a number of defenses, fortifications and camps in Beaufort County. The most important engagement was the Battle of Port Royal that took place in Gray's Hill. During the American Revolution and the War of 1812, Beaufort was protected by earthworks. These defenses were occupied by the Confederates at the start of the Civil War. Later, the Confederates built works to protect the Charleston to Savannah Railroad. Some of these fortifications were built under the supervision of General Robert E. Lee whose headquarters were at Coosawatchie. Other fortifications were built on Hilton Head and Bay Point Islands to protect Port Royal Sound.

When the Union Army occupied the Beaufort area, several fortifications were built on Hilton Head and Port Royal Islands. A series of earthworks and forts were built between Battery Creek and the Beaufort River. A few of these earthworks remain whole or in part. A partial earthwork named Battery Saxton remains on US 21 near the entrance to the City of Beaufort.

Camp Saxton, located on the site of the present day Naval Hospital, was a camp for the 1<sup>st</sup> South Carolina Volunteers, the first black regiment in the Union Army. On January 1, 1863, the Emancipation Proclamation was read to the troops and freed slaves. The event is celebrated each year on New Year's Day.

On Hilton Head Island, the Confederates built several fortifications including Fort Walker and Fort Beauregard. The Union Army enlarged Fort Walker and renamed it Fort Welles. Other Union fortifications included Fort Howell, Fort Sherman and Fort Mitchel. These last three forts are in a good state of preservation. Mitchelville, a community built for freed slaves in the area became a thriving community during and after the War. Efforts to preserve Mitchelville continue today.

Fort Fremont, named after General John C. Fremont, which included two concrete sea coast batteries, was built on St. Helena Island in 1898 as part of a coastal defense system for the Eastern and Gulf coasts of the United States. The fort consisted of all support needed for the batteries including barracks, officers quarters, a mess hall, bakery, carpenter shop, administration building, a hospital and other buildings. The fort was decommissioned in 1921. Only the batteries, named Jesup



The "Iron Mike" monument to the U.S. Marines stands in front of the Parris Island Headquarters and Service Battalion Barracks

and Fornance, and the hospital remain today. The batteries are now owned by Beaufort County and are part of a public passive park. The hospital building is privately owned.

### **Recent Military Activity**

The US Navy and Marine Corps have played an important role in the cultural and economic life of Beaufort for over 100 years. The Navy acquired a portion of Parris Island in the 1890's and built a coaling station and later a dry-dock on the island. The Marine Corps took over the base in the early 20<sup>th</sup> century and at the end of World War I, acquired the entire island. During WWII, Page Field, a naval air station was located on Parris Island. Today, the island is the site of the Marine Corps Recruit Depot, Parris Island, the headquarters for the Eastern Recruiting Region. East Coast training area for Marines.

The establishment of the Marine Corps Air Station dates back to 1941 when 1,300 acres in Beaufort were purchased by the Civil Aeronautics Authority for an auxiliary air station that supported advanced training for anti-submarine patrol squadrons. During the Korean War the Navy decided to establish a Marine Corps air station in Beaufort and the land was purchased by the Federal government. It was activated on January 1, 1955 as Merritt Field, named after Major General Lewie Merritt. In 1959, the Navy built Laurel Bay, a housing complex for Marine and Navy personnel. Today the entire installation includes 6,900 acres at the air station, 1,076 acres at Laurel Bay and an additional 5,182 acres at the Townsend Bombing Range in Georgia, the weapons training installation for the air station. MCAS is currently transitioning from the F18 to the F35B Joint Strike Fighter and adding a mission to house five three squadrons and to operate a Pilot Training Center.

The Naval Hospital Beaufort was commissioned in 1949 to provide medical support to the Parris Island and its recruits. The hospital currently serves the military installations in Beaufort County including Laurel Bay.

### **Conclusions**

Today, the Navy and Marine Corps continue to have in an important role in Beaufort and in our nation's defense. Military and civilian personnel contribute significantly to the economy of Beaufort both in money they spend and as part of the non-military workforce. Military personnel also participate in community cultural and charitable organizations. We are reminded of the important role they play as we hear jets flying to and from the Air Station and small arms fire from Parris Island where tomorrows Marines are being trained.



## Gullah Culture

The Gullah/Geechee are a community of African-Americans who live along the Atlantic coast on the Sea Islands of South Carolina and Georgia. Generally, the term “Gullah” is used in South Carolina and “Geechee” is used in Georgia. Comprised of descendants of slaves brought from West Africa, Gullah/Geechee communities continue to thrive on the Sea Islands today. The historic isolation of the Sea Islands was crucial to the survival of this culture. Within their rural communities, Gullah/Geechee people were able to maintain language, arts, crafts, religious beliefs, rituals, and foods that are distinctly connected to their West and Central African roots. Today there exists a strong movement to preserve and maintain Beaufort County’s Gullah culture, language and customs.

### Issues Affecting Gullah Culture in Beaufort County

As in other parts of the Southeast, Gullah culture is under extreme stress from rapid coastal development, population growth, lack of recognition, and the lack of significant financial resources. Rapid population growth has the potential to substantially alter the traditional social and cultural character of Beaufort County’s Gullah community, as new residents represent different values and customs. The gentrification of St. Helena Island, which represents the County’s largest Gullah community, would result in a greater demand for urban services and eventually to urbanization and higher property values, which would make it more difficult and costly to maintain the traditional rural lifestyle on the Island.



Historic Praise House on St. Helena Island.

Beaufort County’s Gullah communities face other unique challenges brought on by increased development pressure. When Beaufort County was largely rural, large tracts of agricultural and forested land, regardless of their private ownership, provided the Gullah community with traditional access to waterways, oyster beds, hunting grounds and other amenities of the natural environment that were the lifelines for the community. Rising land values, especially along marshes and waterways, have often led to property owners limiting access through





The Gullah Grub, located in the Corner Community on St. Helena Island served traditional Gullah cuisine. It operates under the South Carolina Coastal Community Development Organization.

their properties. In addition, many of the older cemeteries, which play an important role for the Gullah community, are located within the original plantations and are now on private property and difficult to access.

### **Local Initiatives to Preserve Gullah Heritage**

In the past 10 years, Beaufort County, working closely with community groups, has taken several initiatives aimed at strengthening the Gullah community.

**Corners Area Community Preservation District:** The Corners Community is located around the intersection of Sea Island Parkway (US 21) and Martin Luther King, Jr. Drive and is the cultural and commercial heart of St. Helena Island. The 1997 Comprehensive Plan designated this area as a Community Preservation District, which led to a community-based plan that was completed and adopted in 2003. The plan was formulated by the 12-member Corners Area Community Preservation Committee, which conducted 140 meetings over a period of 2 ½ years. The plan outlines policies that encourage the district to be pedestrian friendly, promotes the preservation of historic structures and calls for context sensitive design for the widening of US 21 through the heart of the community. In 2014, based on input from the Community Preservation Committee and island residents, the County adopted transect zones for the Corners Community to further promote the objectives of the plan.

**Cultural Protection Overlay District:** In order to protect the Gullah cultural heritage of St. Helena Island, the County developed the Cultural Protection Overlay to prevent rural gentrification and displacement of residents in these cultural communities. The intent of this overlay is to protect this area from encroaching development pressures. Currently the district restricts the development of gated communities, golf courses, and resorts. It also prohibits development features that restrict access to water and other culturally significant locations, and franchise design.

**Family Compound Option:** The family compound option allows longtime rural residents to protect a rural way of life, especially prevalent in the Gullah community, where family members cluster development on family owned or heir's property. The family compound option allows property owners a density bonus for family dwelling units, which can be built either on the applicant's property without being subdivided, or on property subdivided and conveyed to the family members.

### **Gullah/Geechee Cultural Heritage Corridor (National Park Service)**





The Gullah/Geechee Cultural Heritage Corridor Commission.

With the passage of the National Heritage Areas Act of 2006 (S. 203), the Gullah/Geechee Cultural Heritage Corridor was designated by the National Park Service along the coast from Wilmington, North Carolina to Jacksonville, Florida. The purpose of this heritage corridor is the following:

- To recognize the important contributions made to American history and culture by the Gullah/Geechee.
- To assist federal, state and local governments, grassroots organizations and public and private entities in interpreting the story of the Gullah/Geechee culture and preserving Gullah/Geechee folklore, arts, crafts, and music.
- To assist in identifying and preserving sites, historical data, artifacts, and objects associated with the Gullah/Geechee culture for the benefit and education of the public.

In 2007, the National Park Service appointed a 15 member Gullah/Geechee Cultural Heritage Corridor Commission that is charged with developing and implementing a management plan for the Heritage Corridor. In 2012, the Commission approved the Gullah Geechee Cultural Heritage Corridor Management Plan for public distribution and submitted the plan to the Department of Interior who approved the plan in 2013.

## Conclusions

Beaufort County's Gullah community continues to make it clear that its cultural resources are not only the historic sites, waterways, sacred grounds, farmlands, open spaces, hunting grounds, and the areas in which traditional events have occurred. The major cultural resource is the people themselves. The primary threat to the long-term viability of Beaufort County's Gullah communities is population growth and development. Responsible land use policies that concentrate new growth in urban areas and protect rural areas from high-density development are the most important policy that can be enacted at the County level. The Cultural Protection Overlay District is a good start in protecting Beaufort County's largest Gullah community on St. Helena Island. It is necessary to continue to evaluate what defines St. Helena Island as a significant traditional cultural landscape, as well as to assess the contribution of the Gullah culture, in order to develop more specific provisions within the overlay district that will result in effective long-term protection for the culturally significant aspects of the island.



## Visual and Performing Arts

Beaufort County has a thriving, nationally recognized arts community. The City of Beaufort and the Town of Hilton Head Island were listed in the book *100 Best Small Art Towns in America*<sup>3</sup>. Beaufort County is home to a variety of arts organizations, galleries, theater groups, dance groups, orchestras, jazz ensembles, and vocal groups. While the visual and performing arts are a key component of the region's culture and quality of life, they also contribute to the local economy.

In 1999, a study was conducted to measure the economic impact of visual and performing arts on Beaufort County. At that time, it was determined that direct expenditures of the industry totaled more than \$10 million annually<sup>4</sup>. In addition, the study indicated that for every \$1 of financial support to the arts by local governments, \$6 is returned to the local economy. While this information is dated, it provides some indication of the economic importance of this industry.

### Performance Venues

Beaufort County has a number of performing arts facilities that provide venues for both professional performers and grass roots theater groups and musicians. The Arts Center of Coastal Carolina, on Hilton Head Island, includes a 350-seat main theater and two smaller venues for youth and experimental theater. They also have a gallery for the visual arts that provides space for national exhibits, statewide exchanges, and local artists. The May River Theater, located in Bluffton Town Hall, provides a 200 seat venue for plays and other shows.

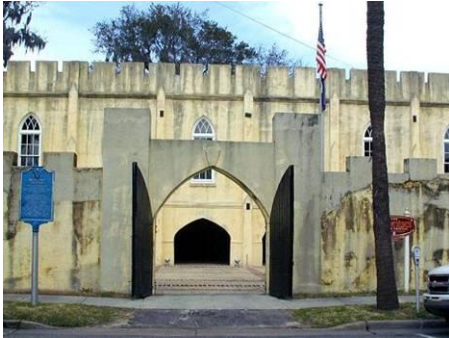


The Hilton Head Symphony Orchestra.

In northern Beaufort County, the Arts Council of Beaufort County has a 120 seat performance space in its ARTworks Community Art Center in Beaufort. The USCB Performing Arts Center is a 474 seat venue that is used for both local performers and touring professionals. Beaufort Performing Arts, Inc. was established in 2003 by a joint effort between

<sup>3</sup> *100 Best Small Art Towns in America*, edited by John Villani and Burk Willes (1996, John Muir Publications).

<sup>4</sup> *Economic Impact of the Arts on Beaufort County, SC* by Ginnie Kozak, Ivy Lea Consultants, 1999.



The Beaufort Museum is located in the Beaufort Arsenal, which was constructed in 1852.

USCB, the City of Beaufort, and several local arts supporters to bring high quality professional entertainment to Beaufort. Other venues in northern Beaufort County include the Frisell Community House at Penn Center, which seats 100, and the Henry C. Chambers Waterfront Park, which offers an open air, covered stage for outdoor concerts. The Beaufort County School District has several auditoriums in its high schools and middle schools that serve as venues for local and sometimes national performances. The availability of a suitable and affordable venue is a key factor in whether local performing arts groups can remain active.

### Museums

There are a number of seven museums in Beaufort County that interpret the region's historic, cultural and natural heritage:

- Verdier House: The Verdier House (ca. 1790), maintained by the non-profit Historic Beaufort Foundation, is restored and furnished with artifacts appropriate to the Federal era.
- Beaufort Museum: The Beaufort Museum, also owned and maintained by the Historic Beaufort Foundation, is located in the Beaufort Arsenal, the County's oldest civic structure. The building's main elements were constructed in 1852 atop a 1798 tabby first floor. The exhibits include an eclectic conglomeration of materials, both local and foreign, collected during the museum's earlier years.
- Parris Island Museum: The Parris Island Museum, in the War memorial building at the Parris Island Marine Corps Recruit Training Depot exhibits Marine Corps heritage, Sea Island military history, and the establishment of French and Spanish forts on Parris Island.
- York W. Bailey Museum: Located at Penn Center, this museum focuses on the story of the African American residents of the Sea Island.
- Coastal Discovery Museum: Located on Hilton Head Island, this is the County's only natural history museum, although occasional forays into the historical and cultural arena are common.
- Historic Port Royal Foundation Museum: The Historic Port Royal Foundation operates a small museum in the 130-year-old Union Church, which features artifacts and memorabilia from the Town's history.
- Heyward House: The Heyward House was constructed as a summer home for a plantation owner in 1841. Today it is a house-museum operated by the Bluffton Historical Preservation Society and acts as the official Welcome Center for the Town of Bluffton.
- Port Royal Sound Foundation Maritime Center: In 2014, the Port Royal Sound Foundation opened its Maritime Center at the location of the former Lemon Island marina, which features exhibits, classrooms, and interactive learning focused on the unique environment of Port Royal Sound.

- Santa Elena Foundation Interpretive Center: The Santa Elena Foundation is scheduled to open an interpretive center in the former Federal Courthouse in Beaufort in 2016. The Foundation is focused on research, preservation, and promotion of the “Lost Century”, the 16th Century la Florida settlement that became the colonial Spanish capital in present-day United States.
- Fort Fremont Interpretive Center: Beaufort County is in cooperation with the Friends of Fort Fremont is developing an interpretive center to be housed in a new building on the grounds of Fort Fremont.

In the City of Beaufort, the Verdier House (ca. 1790), maintained by the non-profit Historic Beaufort Foundation, is restored and furnished with artifacts appropriate to the Federal era. The Beaufort Museum, also owned and maintained by the Historic Beaufort Foundation, is located in the Beaufort Arsenal, the County's oldest civic structure. The building's main elements were constructed in 1852 atop a 1798 tabby first floor. The exhibits include an eclectic conglomeration of materials, both local and foreign, collected during the museum's earlier years. The Parris Island Museum, in the War memorial building at the Parris Island Marine Corps Recruit Training Depot exhibits Marine Corps heritage, Sea Island military history, and the establishment of French and Spanish forts on Parris Island. The story of the African American residents of the Sea Island is the focus of Penn Center's York W. Bailey Museum. The Hilton Head Island's Coastal Discovery Museum is the County's only natural history museum, although occasional forays into the historical and cultural arena are common. The Historic Port Royal Foundation operates a small museum in the 130-year-old Union Church, which features artifacts and memorabilia from the Town's history. The Lowcountry Estuarium, also located in Port Royal, is a learning center designed to provide hands-on learning about the coastal environments.

## Education and Support

The Arts Council of Beaufort County is a countywide non-profit that provides support to the visual and performing arts community through the distribution of grant funds from the South Carolina Arts Commission. The Council advocates for the art community by providing classroom space, gallery and retail space, and a performance venue at their ARTworks Community Arts Center in Beaufort, and by advocating for the arts community. The Arts Council distributes approximately \$20,000 annually to artists, arts organizations, and art teachers through its Community Arts Grant Fund. Half of those funds are from the SC Arts Commission. The local match is provided by the City of Beaufort. The Arts Council also publishes the magazine, ArtNews three times a year which promotes the activities of local artists and performers.



Black Box Theater at the ARTworks Community Arts Center in Beaufort.



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### **Conclusions**

Beaufort County has an active visual and performing arts community. Studies have determined the economic importance of this community and the value in providing financial support for local artists and arts organizations. An important component to an active and creative visual and performing arts community is the availability of accessible, low-cost space available for performance, studios, and galleries. A thorough and systematic inventory and assessment of the County's arts community could be a valuable tool in determining the overall health of this industry and how the County and its municipalities can be better positioned to attract new artists and performers.





## Recommendations

### **Recommendation 6-1: Archaeological and Historic Resources**

Beaufort County should continue to emphasize the protection of historic and archaeological resources through a combination of planning, data gathering, land use regulations, and land acquisition. The following strategies are offered to implement this recommendation:

- Continue to review development plans to determine the location of archaeological and historic resources and the potential impact of development on these resources.
- Continue to coordinate with the South Carolina Department of Archives and History on projects that trigger state and federal permits.
- Continue to pursue the acquisition of significant archaeological and historic sites via the Rural and Critical Lands Preservation Program.
- Continue to update the Beaufort County Above Ground Historic Resources Survey.

### **Recommendation 6-2: Archaeological and Historic Resources – Public Outreach**

Beaufort County should work to increase public awareness for local archaeological and historic resources by making presentations to local organizations, civic clubs, and schools; utilizing space in county buildings to exhibit archaeological and historic displays; and utilizing the County's web site to promote local archaeological and historic resources for educational and outreach purposes.

### **Recommendation 6-3: Rural Vernacular Architecture.**

Beaufort County should target the preservation of historic rural vernacular architecture by pursuing grants, such as Community Development Block Grants (CDBG) and HOME Investment Partnership Program funds, to rehabilitate older residential structures.



Vernacular residential architecture on Coosaw Island built circa 1935.

#### Recommendation 6-4: Scenic Highways and Byways

Beaufort County should preserve and enhance the scenic qualities of its highways and byways by pursuing the following strategies:



The Town of Bluffton seeks Federal Scenic Highway designation for May River Road (SC 46).

- ~~Expand the application of the corridor overlay district standards and the purview of the Corridor Review Boards to apply to road~~ Utilize the Southern Beaufort County Corridor Beautification Board to provide oversight for road widenings, median landscaping, and other alterations within the highway right-of-way that impact the aesthetic qualities of the highway.
- Modify ~~corridor overlay district~~ architectural, landscaping and tree preservation standards to better protect and enhance rural scenic qualities.
- Pursue state scenic byway designation for River Road, Martin Luther King Jr. Drive/Lands End Road, and other roads that qualify for this designation.
- Work with the Town of Bluffton's efforts to preserve and enhance the scenic qualities of May River Road (SC 46).
- Provide better coordination with SCDOT and utility companies to ensure that tree trimming and maintenance activities minimize adverse impacts to the aesthetic qualities of the county's scenic highways and byways.
- Create a local scenic highway designation to preserve minor collectors and local roads with tree canopies and other scenic qualities.
  - Inventory the County's remaining canopy roads.
  - Create a management plan for local scenic highways that includes design and tree protection standards along with cooperation with SCDOT and utility companies.
  - Promote public awareness and outreach by creating an interpretive brochure that maps and describes state and local scenic highways.

#### Recommendation 6-5: Maritime Heritage – Working Waterfronts

Beaufort County should protect and enhance the traditional local seafood industry by proactively working to preserve existing working waterfronts and allowing for the expansion of commercial fishing operations where appropriate.

- Beaufort County should work with OCRM and SCDHEC to form a Commercial Seafood Advisory Committee made up of representatives of the local seafood industry, dock owners, seafood distributors, along with representatives of local governments and SC Sea Grant to continually monitor the status of Beaufort County's local seafood industry.

- Consider the use of the Rural and Critical Land Preservation Program to protect working waterfronts from development pressures by purchasing development rights; or, where deemed appropriate, consider the acquisition of working waterfronts with a long-term lease arrangement to continue active private operation of the waterfront.
- Explore the feasibility of using County waterfront property to support the **traditional** seafood industry by allowing the location of private seafood processing facilities and other supporting facilities. This should only be considered where sufficient land is available and where such activities would not interfere with public access to the water, **or endanger to other seafood harvesting.**
- Consider future expansions of the Commercial Fishing Village Overlay District to accommodate any new **traditional** commercial fishing operations and supporting facilities.

#### **Recommendation 6-6: Maritime Heritage – Recreational Boating and Fishing**

Beaufort County should enhance its boat landings to serve the diverse needs of recreational boaters and fishermen and commercial fishermen.

- Beaufort County staff should conduct in-depth surveys to determine who uses the boat landings; which landings are receiving the greatest use; when are the peak demands for boat landing usage; and what are the landings being used for.
- Where sufficient land is available, County staff should make it a priority to enlarge and enhance existing boat landings before considering the creation of new boat landings.
- County staff should promote increased security at boat landings by installing better lighting and exploring the feasibility of installing security cameras.
- ~~County staff and the Trust for Public Lands should work with the US Naval Hospital and surrounding property owners to secure permanent unrestricted access to the Fort Frederick Boat Landing.~~



On-shore fishing on the Broad River Fishing Pier.

#### **Recommendation 6-7: Maritime Heritage – On-shore Fishing**

Beaufort County should increase opportunities for on-shore fishing on marshfront and waterfront properties owned by the County or other public entities.

- Where sufficient land is available, Beaufort County should provide fishing piers, crabbing docks, and sea-walls at County boat landings and on other properties with water access potential (Lemon Island, Camp St Mary's, Altamaha, Fort Fremont, etc.).

- Adequate separation of shore-based fishing facilities and boat ramps should be maintained to avoid potential conflicts between users.

#### **Recommendation 6-8: Maritime Heritage – Small Watercraft**

Beaufort County should provide more launch areas for small non-motorized (kayaks and canoes) in locations consistent with the *Beaufort County Trails and Blueway Master Plan*.

#### **Recommendation 6-9: Maritime Heritage - Funding**

Beaufort County should pursue alternative funding sources for water access facilities.

- The County should seek state and federal funding sources such as OCRM Coastal Access Grants and the DNR Water Recreational Resource Fund.
- Beaufort County should explore the feasibility of a user fee at County boat landings to fund new water access facilities.



Farmland on Pinckney Colony Road preserved by conservation easement by the Rural and Critical Lands Preservation Program.

#### **Recommendation 6-10: Agricultural Heritage – Regulatory Framework**

Beaufort County should continually assess its regulatory framework. Beaufort County should encourage the clustering of residential subdivisions in rural areas to preserve and promote agricultural and forestry uses on set-aside open spaces.

#### **Recommendation 6-11: Agricultural Heritage – Rural and Critical Lands Preservation Program**

Beaufort County should continue to use the Rural and Critical Lands Preservation Program to promote active agriculture and the preservation of agricultural lands:

- Continue to target the purchase of development rights on active agricultural lands.
- Where suitable, consider the lease of County owned properties to those who are interested and actively farming the land.
  - Target family farms and small growers.
  - Promote sustainable agricultural practices (crop diversity, low use of pesticides, protection of soil quality, cover crops, etc.).
  - Make active agriculture a condition of the lease.
- Continue to partner with the USDA and other agencies and organizations to match local funds for the preservation of farmland.

### Recommendation 6-12: Agricultural Heritage – Markets

Beaufort County should support local marketing initiatives designed to increase the profitability of small-scale farming by lining up local growers with consumers. These include the following:

- Encourage, support and monitor the success of the Small Farmer Wholesale Auction Market.
- Work with the municipalities to provide support for a market manager for the local farmers market.



Roadside sign announcing seasonal agricultural offerings at Dempsey Farms on St. Helena Island.

### Recommendation 6-13: Agricultural Heritage – Local Foods

Beaufort County should encourage the use of locally grown produce by adopting a local food purchasing program.

- Enact a policy that requires, where feasible, the County purchase and serve local produce (grown and processed within 100 miles of Beaufort County) at the detention center and other County facilities where food is served.
- Beaufort County staff should work with Clemson Extension to research and create a web site with information on locally grown produce and retail establishments and restaurants serving locally grown produce. The web site should promote organizations that advocate local foods such as Lowcountry Local First and Fresh on the Menu.
- Create a coalition consisting of Beaufort County, the Rural and Critical Lands Preservation Program, Penn Center, the Coastal Conservation League and local growers to advocate for local agriculture and identify policies, programs and actions to further local agriculture. Issues to be addressed by the coalition include:
  - Encouraging the Beaufort County School District to serve locally grown produce at its cafeterias.
  - Working with local farmers to make available grade 2 and 3 produce to the food bank.
- Encourage community gardens and farms in urban and suburban areas by removing regulatory barriers.

### Recommendation 6-14: Military Heritage

Beaufort County should recognize that the presence of the military is a vital component to the County's history, culture, and economy. The following actions are recommended:

- Continue to enforce standards within the AICUZ contours that discourage development that would adversely affect the mission of the US Marine Corps Air Station.



- Continue to partner with the US Marine Corps to preserve open space around MCAS to protect the facility from undesirable encroachment. This partnering expands the County's efforts to preserve rural and critical land while ensuring the ability of the MCAS to remain militarily viable and vital to the national defense.
- **Implement** ~~Adopt~~ a transfer of development rights (TDR) program to compensate affected property owners within the **MCAS** Airport Overlay District ~~(AOD)~~ **(MCAS-AO)** and continue encroachment partnering acquisition efforts in the vicinity of the Air Station.
- Support the Greater Beaufort Chamber of Commerce's Military Affairs Committee's efforts to promote and lobby for the retention and expansion of the military installations in Beaufort County
- **Work cooperatively with the City of Beaufort and the Town of Port Royal to implement the recommendations of the 2015 Lowcountry Joint Land Use Study (JLUS).**

#### **Recommendation 6-15: Gullah Culture**

Beaufort County should recognize the importance of its local Gullah Community by adopting policies that preserve and promote this unique cultural heritage. The following actions are recommended:

- Continue to recognize the importance of land use policies such as low-density rural zoning and family compounds in preserving and enhancing the traditional land use patterns associated with the Gullah community.
- Conduct an assessment of buildings, archaeological sites, traditionally used roads, waterways, water access points, fishing areas, burial sites, and sacred grounds associated with the Gullah community. This would involve working with community members in order to access the historical and cultural resources that need protection, restoration, and/or maintenance; and seeking funding to preserve these resources in a way that allows the community to be stakeholders in the process. Rural and Critical Lands Preservation Program is a possible vehicle to preserve some of these sites.
- Promote educational outreach to the public in order to foster better stewardship of Beaufort County's cultural and environmental resources.
- Promote a safe pedestrian environment in the Corners Community and other gathering places on St. Helena Island that serve the Gullah community.
- Promote alternative means of transportation, such as transit, pathways, and ferry service to make jobs and services more accessible to the Gullah community.
- County Planning staff should continue to enforce the Cultural Preservation Overlay on St. Helena Island. Determine if additional policies and regulations are needed for the overlay to better implement its purpose.

- Support existing organizations that promote cultural resource protection such as the South Carolina Coastal Community Development Corporation, the Gullah/Geechee Sea Island Coalition, the Cultural Protection Overlay District Committee, the Lowcountry Alliance, and Penn Center.
- Support the National Park Service and the Gullah/Geechee Cultural Heritage Corridor Commission in ~~their developing and implementing a~~ the implementation of their-management plan for the Heritage Corridor.
- County and Zoning staff should develop a brochure designed to assist small rural landowners understand how to subdivide and transfer land. The brochure should explain family compound, policies for small rural landowners, home occupation and home business provisions, cottage industry provisions, etc. The County should consider the designation or creation of a County liaison position to assist rural property owners.

#### **Recommendation 6-16: Visual and Performing Arts**

Beaufort County should recognize the importance of its unique visual and performing arts community as both a key component of the County's quality of life and source of economic development by doing the following:

- Provide support for the creation of a Cultural Assessment of Beaufort County that provides a comprehensive identification and analysis of the community's cultural resources and needs. ~~This assessment should evaluate the work of other communities, such as Paducah, KY, Chattanooga, TN, and Cumberland, MD who have successfully implemented packages of incentives to encourage the relocation of artists into their communities.~~
- Provide local matching funds to the Community Arts Grant Fund to support individual artists, art education programs and local arts organizations.
- ~~Support the creation of a County-wide Community Arts Center that provides community performance space, arts classroom space, and a space for an art gallery.~~ Continue to support the creation of venues, classrooms and galleries to showcase new and emerging local artists.
- Continue to provide space in libraries and other County buildings to display the work of local artists.



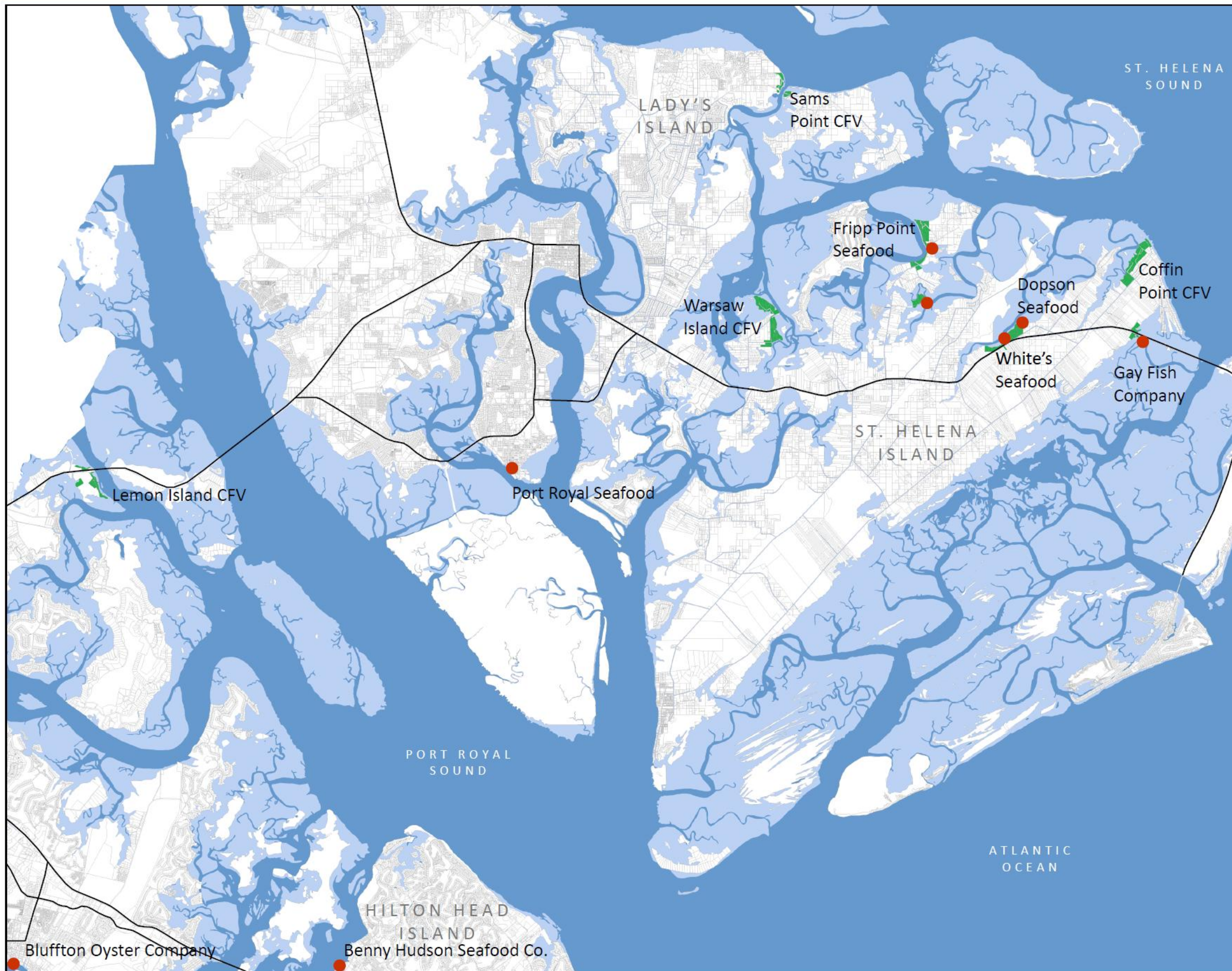
Chapter  
6  
Cultural  
Resources

Map 6-1:  
Working  
Waterfronts

- Working Waterfront
- Commercial Fishing Village Overlay



2010 Beaufort County  
Comprehensive Plan







*Beaufort County Comprehensive  
Plan*  
Energy



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## Introduction

Energy usage and conservation is a growing topic of concern nationally and in Beaufort County, in light of rising fuel costs. In 1997, when the County adopted its first comprehensive plan, the cost of petroleum hovered around \$20 per barrel and \$1.25 per gallon at the pump. In 2008, fuel prices peaked in July at over \$4 per gallon. Beaufort County is a which is a significant consumer of both petroleum and electricity. While its natural beauty and amenities have made the County a desirable place to live, the availability of reasonably priced electricity to power air-conditioning has made the County a bearable place to live during the summer months. County residents and visitors also rely almost solely on private automobiles to commute to work and to conduct the most basic of errands. These factors point to the need to create new policies and reevaluate existing policies that affect the amount of energy that is consumed locally and to explore opportunities to locally produce alternative forms of energy.

### State and Local Overview

South Carolina's per capita electricity consumption is among the highest in the United States due to high demand for electric air-conditioning during hot summer months, and the widespread use of electricity for home heating during typically mild winter months. Nearly three-fifths of South Carolina households use electricity as their primary energy source for home heating. In 2014 2005, the state was ranked as the eighth fifth largest electricity user per person in the United States.<sup>1</sup>

Nuclear power accounts for more than one-half of South Carolina's electricity generation. With four active nuclear power plants and two new reactors under construction, South Carolina is among the top nuclear power producers in the United States. Coal fuels about two-fifths of net electricity generation. South Carolina has no coalmines, and coal-fired power plants rely on supplies from other states. South Carolina's only substantial energy resource is its system of rivers and

<sup>1</sup> Energy Administration Administration – State Energy Profiles <http://www.eia.gov/state/?sid=SC>

lakes, which offers modest hydroelectric power from facilities located in several river and lake basins. Other opportunities for renewable energy lie primarily in the state's off-shore wind and solar resources.

The suppliers of electricity in Beaufort County, Palmetto Electric Cooperative and South Carolina Electric and Gas (SCE&G), rely primarily on coal-powered generators. Palmetto Electric, which serves roughly ~~68,000~~ ~~66,000~~ customers in Beaufort, Jasper, and Hampton Counties, buys power from state-owned Santee Cooper through the Central Electric Power Cooperative. Santee Cooper generates about 80% of its electricity from coal-fired power plants. SCE&G, which serves ~~48,300~~ ~~45,500~~ customers in Beaufort and Jasper counties, generates its own electricity, with about 65 percent of it from coal. ~~This is of concern to Beaufort County because in the past 12 months, the price of coal has increased four fold, causing both companies to raise rates significantly in the later part of 2008 and in 2009.~~

In response to energy and climate concerns, ~~in on February 16, 2007,~~ Governor Sanford ~~issued Executive Order 2007-04~~ established the South Carolina Climate, Energy & Commerce Advisory Committee (CECAC). The Committee ~~produced a final report in 2008 that identified arrived at~~ a comprehensive set of 51 sustainable policies specific for South Carolina. Many of these policies are appropriate for local government to implement, and are therefore referenced in this document where applicable.

## Vision

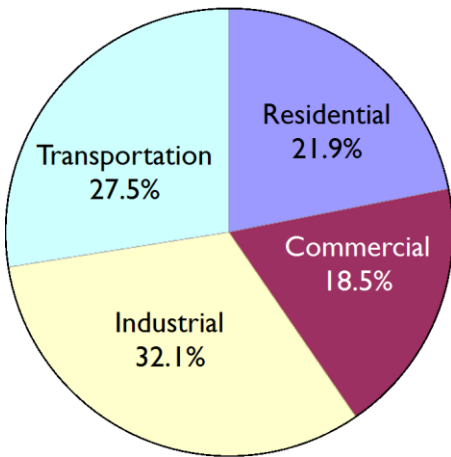
The vision of the Energy element is to lower Beaufort County's energy dependency by reducing local energy consumption and facilitating local renewable energy production by doing the following:

- Promoting energy efficiency by assessing Beaufort County's facilities and operations and implementing changes to reduce energy consumption;
- Providing incentives for the private sector to invest in green technologies;
- Implementing land use and transportation policies that reduce trip lengths, encourage walking and cycling, and facilitate improved public transportation;
- Overcoming regulatory barriers that create unnecessary obstacles to green building practices and renewable energy generation;
- Facilitating educational outreach to promote energy efficiency and green technology.



## Land Use and Transportation Policies

Land use and transportation policies have significant potential over the long term to reduce energy use in Beaufort County. Nationally, the transportation sector accounted for nearly ~~29%~~ **27.5%** of total energy consumption in ~~2014~~ **2006** (see chart in sidebar). In Beaufort County, this percentage is likely higher due to a relatively small local industrial sector. There is a direct relationship between average vehicle miles traveled (VMTs) and energy use. Therefore, reducing the amount that we drive can greatly reduce the amount of energy we use. Over the last 25 years, cheap gasoline has led to a lax attitude about how much we drive. Nationally between ~~1980~~ **1977** and ~~2010~~ **2001**, VMTs increased by ~~98%~~ **151%** while population only increased by ~~36%~~ **30%**. Much of our driving habits are a direct result of development patterns. The difference between these two rates is largely attributable to growth in auto-oriented development and land use/transportation related issues, such as the availability and convenience of pedestrian and cycling facilities and public transportation. ~~Fluctuating fuel costs present~~ **Recent spikes in fuel costs, however, have raised** concerns about the sustainability of sprawl from an energy standpoint. Beaufort County's built environment is predominantly auto-oriented. Therefore, developing policies that reduce VMTs, provide transportation choices, and promote mixed-use pedestrian friendly development in key locations are vital to Beaufort County's long-term sustainability both as a place to live and to visit.



This chart represents national energy consumption in ~~2014~~ **2006** by end-use sector.

### LAND USE

Local government land use policies provide both the vision and the framework of our built environment. Policies that prescribe strict separation of land uses and low-density development in central areas where infrastructure is available promote sprawl and increase trip lengths. Policies that promote mixed-use developments, integrated bike and pedestrian trails, a street system of interconnected roads, and higher density development at the right locations, reduce sprawl and VMTs. Less VMTs means less energy expended.

**Existing Land Use Patterns:** Outside of Downtown Beaufort, Port Royal, Bluffton’s original square mile, Habersham, and a handful of other traditional neighborhood developments, prevailing land use patterns in Beaufort County are auto-oriented. Owning an automobile is a necessity to perform the most basic of errands for most County residents.

Walk Score™ is a private company that provides a search tool through its website that assigns a numerical walkability score to any address in the United States. Front Seat, a Seattle-based software company, has developed an on-line application called Walk Score™, which The service calculates the walkability of an address by locating nearby stores, restaurants, schools, parks, and other destinations and assigning points based on the quantity and distance of these destinations to the address. Scores between 50 and 69 indicate that the community is somewhat walkable. Scores below 50 indicate auto dependency. above 50 generally point to a quantity, proximity and mix of activities that encourage walking. Eight Beaufort County addresses were entered into Walk Score™. Four Beaufort County addresses were entered into Walk Score™ representing traditional pedestrian oriented neighborhoods, while four were auto-oriented commercial centers. The results indicated that, with the exception of Downtown Beaufort, Beaufort County’s pedestrian-friendly neighborhoods are nominally walkable and currently lack the variety and mix of uses necessary to significantly reduce auto dependency (see Figure 9-1). However, the greatest concentrations of retail, restaurants and other destinations are in auto-oriented shopping centers that lack pedestrian infrastructure, and are too far from residential areas (see Figures 9-1 and 9-2).

**Figure 9-1: Walk Score™ Results for Selected Pedestrian-Oriented Neighborhoods**

Location	Address	Walk Score™
Downtown Beaufort	700 Bay Street	61.75
Port Royal	1601 E. Paris Av.	47.48
Downtown Bluffton	2 Boundary St.	53.46
Habersham	46 Market St.	50.25

**Figure 9-2: Walk Score™ Results for Selected Auto-Oriented Developments**

Location	Address	Walk Score™
Beaufort — Intersection of Boundary St. and SC 170	2401 Boundary St.	65
Bluffton — Intersection of US 278 and SC 46	1038 Fording Island Rd.	66
Hilton Head Island — Sea Pines Circle	2 Greenwood Dr.	95

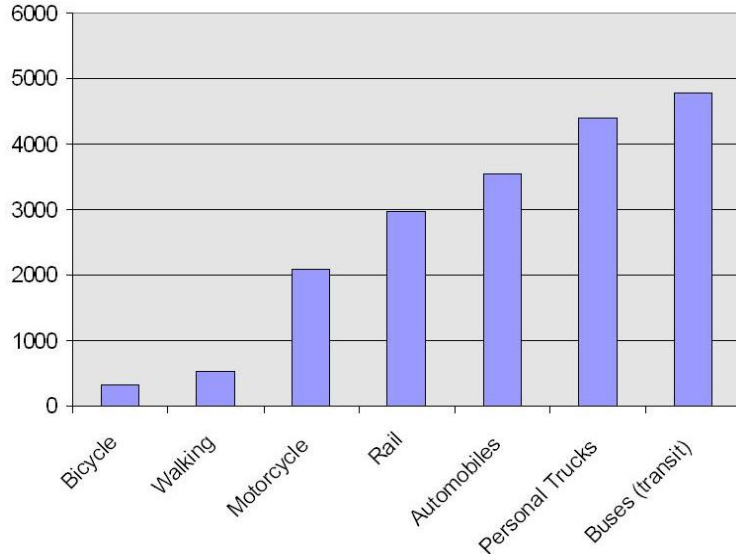
Hilton Head Island Pineland Station	438 Wm. Hilton Parkway	82
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This quick analysis points to the need two strategies that are vital to promoting more walkable communities and reducing automobile dependency within the County's existing developed areas. One is to promote more infill developments and a greater variety of uses within the County's existing pedestrian oriented neighborhoods. It is important to note, however that currently the greatest concentrations of retail, restaurants and other destinations are in auto-oriented shopping centers that lack pedestrian infrastructure, and are too far from residential areas. Therefore, another important strategy is to identify key auto-oriented shopping areas commercial intersections to target for redevelopment into mixed-use, pedestrian and transit friendly communities to bring jobs, retail and other services in proximity to residents.

**Energy Reducing Future Land Use Policies:** Many of Beaufort County's future land use policies, outlined in Chapter 4 of this plan, are designed to reduce sprawl, promote community character, and promote transportation choices. These policies also help to reduce VMTs, and therefore, promote reduction in energy usage. One of the main goals of the Future Land Use chapter is to maintain a distinct regional form of compact urban and suburban development surrounded by rural development, designed to maximize the efficiency of regional infrastructure and the avoidance of sprawl. Mixed-use developments are encouraged to promote pedestrian access to services and facilities while providing internal trip capture to minimize the traffic impact of these developments. Bike and pedestrian trails are encouraged to link schools, shopping areas, employment and other destinations. Infill and redevelopment is directed to municipalities and areas adjoining municipalities.



**Figure 9-3 2. Energy Consumption (BTUs per Passenger Mile) for Selected Modes of Transportation<sup>4</sup>**



### TRANSPORTATION

As stated above, automobiles are responsible for a large portion of the total energy used in Beaufort County. As shown in Figure 9-3 2, above, travel by private automobile and trucks is very energy intensive. In addition to land use strategies designed to reduce VMTs and automobile dependency, transportation policies designed to reduce congestion, reduce travel demand and promote alternative modes of transportation, also help to reduce energy consumption.

**Maximizing Road Network Efficiency:** Automobiles are the most efficient when they operate at steady, relatively low speeds (35-45 mph) with no stops. Optimizing the timing of existing signals and installing advanced control equipment on arterial travel corridors can significantly reduce traffic congestion and fuel use. Access management techniques including maximizing signal spacing; maximizing intersection and driveway spacing; providing deceleration lanes; sharing driveway access; providing frontage and backside access roads; and requiring interconnectivity, also assist in fuel conservation.

**Interconnectivity:** The energy required for travel between two points is largely dependent upon the length of the route. Providing a network of fully connected streets allows the use of shorter and more direct routes. Whenever possible, designs for new developments

should include connections (i.e., streets, bikeways and sidewalks) to existing developments and connections should be added between older developments. When compared to a conventional suburban network of cul-de-sacs and collector streets that funnel all traffic to arterials, a grid street pattern can reduce VMTs within a development by up to 60%.

<sup>1</sup>

**Travel Demand Management:** Transportation policies designed to reduce travel demand such as promoting telecommuting, flexible work hours, carpool matching, and vanpool services have beneficial effects on energy usage as well.

**Alternative Transportation Modes:** Public transit is an energy efficient transportation mode when it is well used and its buses are full of passengers. Transit systems are most likely to be used when a rider's origin and destination are located within walking distance of a transit station or stop. People living close to transit, within one-quarter to one-half mile, are two to four times more likely than the general population to use this option to commute to work. In preparation for population growth and densification in the growth areas, a thorough demographic and destination site analysis should be done to identify proper placement of future transit stations. The amount of commercial space, number of employees, and residential density needed to support cost-effective transit and reduce automobile commuting varies greatly between communities.

Bicycle and pedestrian trails are well developed in the Town of Hilton Head Island, and in the Bluffton area along the Buckwalter and Bluffton Parkways, and within the urbanized areas of Beaufort and Port Royal, but efforts have been more modest to non-existent in other areas of the County.

Alternative means of transportation can be made safer and more attractive by redesigning streets and intersections within intensively developed areas to give equal priority to pedestrians, cyclists, buses, and automobiles. Important features of pedestrian and cyclist friendly streets include narrower street widths, on-street parking and less disruptive placement of off-street parking, pedestrian protection at intersections, convenient and safe locations for transit stops, and more attractive sidewalk designs.

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<sup>1</sup> California Energy Commission. Energy Aware Planning Guide. California Energy Commission, January 1993.



## Energy Efficiency

### Summary of Programs offered by ICLEI

Cities for Climate Protection Campaign: Assists local governments to reduce greenhouse gas emissions, improve air quality, and enhance urban sustainability.

Local Agenda 21 Campaign: A planning process that helps municipalities identify local sustainability priorities and implement action plans.

Water Campaign: Assists development of local water action plans to achieve improvements in water quality, conservation and access.

Sustainable Procurement Program: Integrates environmental and social criteria into procurement policies and procedures.

Sustainability Management Program: Assists local governments in factoring environmental, social, and economic concerns into municipal decision-making.

Source: [www.iclei.org](http://www.iclei.org)

When addressing energy issues, achieving energy efficiency should be the first consideration, especially at the County level. Energy efficiency is accomplished when less energy is used to provide the same service. For example, a well-insulated building allows the occupants to enjoy the same room temperature while using less energy for heating and cooling. This is achieved by a combination of changing technologies and behavior. Measures include the use of efficient and appropriately sized HVAC systems, proper insulation, efficient appliances, high performance windows, and low wattage lighting. When compared to the cost and effort to increase energy production, efficiency is the “low hanging fruit” of the energy equation. It is much like the old adage, “a penny saved is a penny earned.” Or to quote the American Council for an Energy Efficient Economy (ACEEE), “the cheapest energy is the energy you don’t have to produce in the first place.” The ACEEE has determined that energy efficiency programs aimed at reducing energy are much more cost effective than investing in new conventional power plants and alternative energy sources (See Figure 9-3)<sup>1</sup>. The American Council for an Energy Efficient Economy (ACEEE) has estimated that investments in energy efficiency in the year 2004 resulted nationally in 1.7 quads of energy saved over a one-year period. This savings is roughly equal to what would be generated by 40 mid-sized, coal-fired power plants.

<sup>1</sup> The Best Value for America’s Energy Dollar: A National Review of the Cost of Utility Energy Efficiency Programs, American Council for an Energy Efficient Economy (ACEEE), March 2014

### Summary of Programs offered by SCEO

ConserFund loan program: Loans can be used for the implementation or upgrade of energy management and control systems; modification or installation of HVAC systems; and other energy cost-savings improvements.

Energy Accounting Software: This web-based accounting system, called Utility Direct, allows public entities to log and track their energy costs and usage via a Web-based platform.

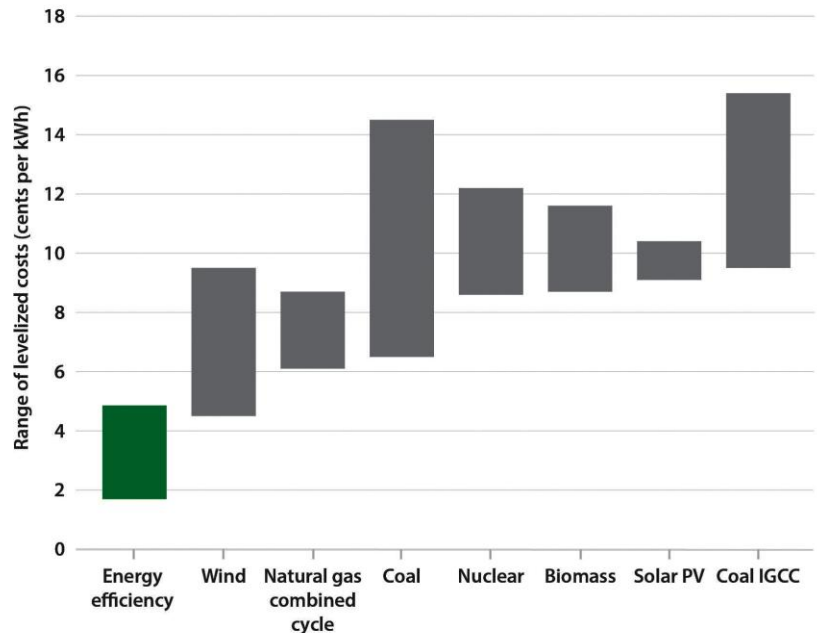
Energy Efficiency Revolving Loan (EERL): The EERL can be used by local and state governments purchase energy efficient equipment, retrofit existing equipment, and other projects that achieve promote energy efficiency.

Carolina Energy Manager (CEM) Training: This is a classroom training program to prepare qualified energy managers for the Certified Energy Manager (CEM) certification examination.

Energy Audits: Energy audits consist of a walk-through assessment of building energy costs and efficiency, which identify recommendations for savings, cost analysis, and any operation and maintenance needs.

Utility Bill Analysis Program: SCEO will review utility bills to find billing errors or misapplied rates and to obtain refunds of overcharges from the utility providers.

Figure 9-3: Comparison of Cost of Power Generation Versus Energy Conservation



The state and federal governments along with the non-profit sector offer local governments several comprehensive programs to assist in energy conservation and efficiency. For example, ENERGY STAR, a joint program of the US Environmental Protection Agency and the US Department of Energy, promotes the use of energy efficient products and practices. The South Carolina Energy Office (SCEO) provides technical assistance, financial assistance, educational outreach, and grants and loans to citizens, businesses, and local governments to promote energy efficiency. In addition, ICLEI (Local Governments for Sustainability) is an international association of local government organizations that provides technical consulting, training and support to local governments on energy and sustainability issues (see sidebars).

### Energy Audits and Energy Performance Contracts

An energy audit is an inspection, survey and analysis of energy performance and usage in a building or group of buildings designed to identify opportunities to reduce energy consumption while maintaining the same level of service. Typically, an energy audit looks at insulation, windows, the HVAC system, lighting and appliances to determine opportunities for energy savings. Energy audits are often achieved through a performance contract with an energy service company. Under a performance contract, a building owner, such as Beaufort County, would enter into an agreement with an energy service company

to perform an energy audit and to make the energy saving improvements at no up front cost to the owner. Over the contract period (typically 5 to 20 years), the savings from reduced utility bills are used to pay for the facility improvements. The City of Charleston entered into an energy performance contract in 2001, which is projected to eventually result in a 16% reduction in energy and gas usage and \$18.4 million in energy and operational savings.

### Green Building

Green building is a general term that refers to construction techniques that promote the efficient use of energy, water, and other resources; that protect the health of occupants; and that reduce waste, pollution, and other adverse environmental impacts.

**Green Building Codes:** An effective way for local governments to promote green building is through its building codes. Beaufort County adheres to the International Building Code (IBC) as mandated by the State of South Carolina. Beaufort County Codes Department enforces the International Energy Conservation Code (IECC) in commercial buildings only. The State of South Carolina has not adopted the IECC for one and two family dwellings. Green building rating systems typically use the IECC code requirements as relative baseline requirements, then require higher standards in some areas, but also contain an array of additional requirements, which are not currently addressed in the IECC codes. The International Code Council has joined with National Association of Homebuilders in the development of the ICC 700-2008 National Green Building Standard (NGBS) for residences and has is developing an Inspector of Green Building Technologies certification exam that should be available in 2009. Beaufort County's current strategy is to adopt a voluntary approach to promoting green building standards until the statewide uniform green building code is adopted and can be enforced.<sup>1</sup>

**Green Building Rating Systems:** The most well known green building rating system is the Leadership in Energy and Environmental Design (LEED) developed by the US Green Building Council. LEED was created to provide a common standard of measurement for green building by establishing a scoring system based on required prerequisites and credits. A total of 100 69 points can be achieved by meeting requirements in the six following categories:

- Sustainable sites
- Water efficiency
- Energy and atmosphere
- Materials and resources

<sup>1</sup> Beaufort County Building Codes Department.



- Indoor environmental quality
- Innovation in materials and design

The four levels of certification are shown in Table 9-4 below.

**Figure 9-4: LEED Rating System for Four Levels of Certification**

Rating	Points
Certified	40-49 26-32
Silver	50-59 33-38
Gold	60-69 39-51
Platinum	86 and above 52-69 (maximum measured)

The first LEED certified building in Beaufort County was completed in 2008 by the Beaufort Jasper Water & Sewer Authority (BJWSA). Since then, many other projects have received LEED certification including Pritchardville Elementary, the CareCore Headquarters Building, Tanger Factory Outlet Center I, South Island Public Service District, and Beaufort Town Center. The Technical College of the Lowcountry (TCL) is a two-year college serving the needs of about 8,500 students in Beaufort, Colleton, Hampton, and Jasper Counties. TCL is developing a LEED “Green” Building Construction Training and Employment Project, which will provide participants with education and training for certification as an Alternative Energy Construction Technician (AECT).

### Conclusion

There are two general strategies that Beaufort County should consider to promote energy efficiency and green building. First, the County should lead by example. This strategy would include performing and implementing an energy audit; requiring all new County buildings, renovations, and additions to be LEED certified; and encouraging other local governments and public agencies to do likewise. The second strategy is to encourage energy efficiency in the private sector by a combination of incentives, educational outreach, and removing any unnecessary regulatory barriers.



## Renewable Energy

Renewable energy is energy generated from natural resources, such as sunlight, wind, and tides, which are naturally replenished. As energy costs rise, there is a growing market nationally for many forms of renewable energy. Beaufort County with its many days of sunshine, offshore winds and large tidal range has unique opportunities to facilitate and promote the generation of renewable energy.

### Solar

With an average of 230 days of sunshine, solar power has great potential in Beaufort County. This section discusses two forms of harnessing heat and energy from the sun. Photovoltaic (PV) arrays, which are glassy rooftop panels that produce electricity and can connect directly to the electric grid. Solar hot water heaters rely on sunlight to heat a glycol solution that cycles through a heat exchanger. PV arrays do not work well in shade, but hot water heaters keep collecting sunlight in ambient light. The cost effectiveness of PV installations are affected by net metering rules, which are discussed later in this section, and tax incentives. Tax incentives and net metering legislation at the federal and state level have created a favorable environment for future development of solar energy. Beaufort County can further assist by removing regulatory barriers to the placement of solar collectors, and to advocate for the removal of similar restrictions in private covenants.

**Tax Incentives:** The Federal government currently offers a 30% Solar Investment Tax Credit for solar power for both residential and commercial projects. A 30 percent federal tax credit for solar power was extended for eight years in October 2008. The tax credit law removes a \$2,000 has no monetary cap for residential solar electric installations, thereby providing a greater and provides an important incentive to homeowners to invest in solar energy. The current extension of the tax credits eventually reduces the credit 10% for commercial and 0% for residential by 2023. In addition, South Carolina allows taxpayers to receive a 25% tax credit for the amount expended for the purchase and installation of solar generating devices. Beaufort County can facilitate the production of solar energy by removing

regulatory barriers to the placement of solar collectors, and to advocate for the removal of similar restrictions in private covenants.

**Distributed Energy Resource Program Act:** In 2014, South Carolina passed the Distributed Energy Resource Program Act (Act 236). The legislation allows net metering where electricity users with rooftop solar systems can sell back excess power for a full, one-to-one retail credit from utility companies. The bill also allows homes and businesses to lease solar systems from independent solar companies. This allows a homeowner to have solar panels installed at little or no up-front cost and save money on electricity over the term of the lease. The solar companies benefit by earning tax credits and selling the homeowner electricity. Both of these provisions increase options and reduce costs for homeowners and businesses who wish to solar power.

### Biomass

Biomass refers to biological material such as wood, yard waste and construction debris. Currently biomass and wood wastes in Beaufort County are incinerated with no energy recovery or are placed in a construction and demolition (C&D) landfill. In fiscal year ~~2011~~ 2008, the County collected ~~6,627~~ 9,500 tons of yard waste and ~~61,081~~ 2,000 tons of Class Two Waste which includes C & D waste. Two options for beneficial reuse of these materials are incineration with energy recovery and composting to produce a commercial mulch product for local landscaping.

**Incineration with Energy Recovery:** The types of materials that could be used as a fuel are yard waste (home and commercial landscape trimmings, grass cuttings), C&D waste (home and commercial building excess wood materials), screened woody demolition waste, and tree trimmings by utility companies and SCDOT. Organic wastes may be highly variable in energy content and in content of inerts. Economic feasibility will depend on site availability, public acceptance, federal and state policy and subsidies, and cooperation with electricity providers (net metering and access to the grid). A suitable scale for such a facility would require a source of feed stocks from several surrounding counties.

### Biodiesel

Biodiesel is a non-petroleum-based diesel fuel made from vegetable oil or animal fat (tallow), and from cellulosic materials in trees, shrubs, and crops. Biodiesel can be used, alone or blended with conventional diesel fuel, in unmodified diesel-engine vehicles. In the United States, the predominant source of biodiesel feed stock is soybean oil. Other oil from corn, cottonseed, canola, flax, sunflower and peanut, also can be used but are more expensive than soybean oil. Animal-derived products such as tallow are another source as is recycled oil and grease

from restaurants and food processing plants.

**Feasibility of Biodiesel Production in Beaufort County:** In Beaufort County and surrounding areas, cellulosic materials from wood waste may be the most significant feed stock, as is recycled restaurant oil and grease. In fiscal year 2008, 357 tons of unprocessed waste cooking oil was collected in the County. This has the potential to produce about 94,000 gallons of biodiesel.<sup>1</sup>

Use of cellulosic feed stocks will require the additional processing step of gasification. The gasified material is then reconstituted into biodiesel and other fuels.

### **Wind, Wave and Tidal Energy**

The South Carolina Energy Office, Clemson and Coastal Carolina Universities, and the Savannah River National Lab are cooperating to research the potential for generating wind energy off the coast. Issues to be addressed include identification of the needs and barriers of integrating offshore wind energy into the power grid; identification of technology that can transfer the power to the shore; and establishment of a state task force to determine the economic and environmental effects of wind energy and create a permitting process for wind farms in state waters. In the pilot project, the state hopes to build an 80-megawatt wind farm of between 12 and 15 turbines about 3 miles off shore. The wind farm location would most likely be between Charleston and North Carolina because the mean wind speeds are highest there. One megawatt of wind power can produce enough electricity to serve 250 to 300 homes on average each day. The pilot project could serve between 20,000 and 24,000 homes. Researchers are predicting that the pilot project could be in operation within a five year time period.

In addition to the wind farm concept, as part of the same study, data will be obtained on wave and tidal energy potential using a buoy observation network that will measure wind, wave, tide and current resources at six offshore locations in two lines and water level and winds at two locations along the two lines.<sup>2</sup>

### **Net Metering**

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<sup>1</sup> [http://www.oregon.gov/ODA/do\\_reports\\_biodiesel.shtml](http://www.oregon.gov/ODA/do_reports_biodiesel.shtml) Assumes that 7.6 pounds of fat will produce one gallon of biodiesel

<sup>2</sup> Hartwig, Erica, Technical Contact, South Carolina Roadmap to Gigawatt-Scale Coastal Clean Energy Generation: Transmission, Regulation and Demonstration PROJECT NARRATIVE; South Carolina Energy Office 2008.

Net metering allows consumers who generate electricity on-site (e.g. wind and solar) to receive retail credit from the utility company for the electricity they generate in excess of what they consume. Therefore, net metering serves as an important incentive because it assists the homeowner or business owner in recouping the initial capital investment of installing the energy-generating device. South Carolina's investor-owned utilities (including SCE&G), its state-owned utility (Santee Cooper) and its electric cooperatives now all offer net metering. However, the SC Energy Office recognizes that net metering is in its "infancy stages" in South Carolina and that there are areas for improvement in statewide policies. They recommend that the State standardize its net metering policies among utilities and require more "user friendly" policies.<sup>1</sup>

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<sup>1</sup> A Joint Resolution Requiring Recommendations for Establishing Net Metering Programs in South Carolina, 2009, SCEO.





## Other Energy and Sustainability Issues

Recycling, water conservation and local foods initiatives are discussed in greater detail in other chapters of this plan. However, each of these issues has a significant energy saving component, which is discussed below.

### Recycling

Recycling of household and commercial waste is more energy efficient than disposing solid waste and producing new materials. The steps in supplying recycled materials to industry (including collection, processing and transportation) typically use less energy than the steps in supplying virgin materials to industry (including extraction, refining, transportation, and processing).

Additional energy savings associated with recycling are gained in the manufacturing process itself, since the materials have already undergone processing. For example, recycling used aluminum cans requires only about five percent of the energy needed to produce aluminum from bauxite. These savings far outweigh the energy created as a by-product of incineration or disposing of the materials in a landfill.<sup>1</sup>

Beaufort County currently collects recycled materials at its 12 convenience centers located throughout the County. As the County explores mandating franchised curbside solid waste collection in higher density areas, the County should also consider curbside recycled materials collection in the same areas.

<sup>1</sup> Environmental Benefits of Recycling SCDHEC <http://www.scdhec.gov/HomeAndEnvironment/Recycling/WhyRecycle/>

## Water Conservation

Efficient water use can also reduce the amount of energy needed to treat wastewater, resulting in less energy demand and, therefore, fewer harmful byproducts from power plants. Most people realize that hot water uses up energy, but supplying and treating cold water requires a significant amount of energy too. American public water supply and treatment facilities consume about 56 billion kilowatt-hours per year—enough electricity to power more than 5 million homes for an entire year. Consequently, letting a faucet run for five minutes uses about as much energy as letting a 60-watt light bulb burn for 14 hours.<sup>1</sup>

**Beaufort Jasper Water & Sewer Authority (BJWSA):** BJWSA, which provides drinking water for a majority of County residents, conducts an active public education program implementing ‘WaterSense’, a partnership program sponsored by the EPA designed to facilitate the efforts of its customers to save water and protect the environment.<sup>2</sup> During the County’s hot summers, irrigation causes a significant increase in water usage and, as a result, a great demand on our water system. BJWSA addresses this water demand issue by using its treated effluent to irrigate local golf courses. BJWSA serves 12 golf courses from its Cherry Point Water Reclamation Facility with two more scheduled to come on line soon. In the spring of 2008, BJWSA began their first water reuse service for the residential lots, common areas, landscaped medians, and the golf course at the Tradition Hilton Head community located in Jasper County. Treated effluent is also provided to the Secession Golf Course on Lady’s Island, the May River Golf Club at Palmetto Bluff, the two golf courses on Dataw Island and a portion of Henry’s Sod Farm on St. Helena Island.

**Hilton Head Island Public Service Districts:** The Public Service Districts on Hilton Head Island facilitate water conservation by providing water to customers on a conservation rate structure. This means that the customers who use more water pay more per gallon. This structure has been in place for over 10 years. As an additional conservation measure, the Town of Hilton Head Island has an Irrigation Ordinance that puts restrictions on the use of water for irrigation purposes for both homes and businesses.

## Local Foods Initiatives

The way food is produced and transported has an impact on the environment and energy consumption. The term, “food miles” refers to the distance that food travels from the farm on which it is produced to the kitchen in which it is being consumed. Food travels between 1,500

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<sup>1</sup> [http://www3.epa.gov/watersense/our\\_water/why\\_water\\_efficiency.html](http://www3.epa.gov/watersense/our_water/why_water_efficiency.html)

<sup>2</sup> [http://www3.epa.gov/watersense/about\\_us/index.html](http://www3.epa.gov/watersense/about_us/index.html)

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to 2,500 miles every time that it is delivered to the consumer<sup>1</sup>. Chapter 6 of this plan outlines County policies that support the economic viability of local agriculture and commercial fishing. Initiatives include purchasing conservation easements on active farmland and working waterfronts, and supporting local farmers markets, and the local auction farmers market that began in 2008.

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<sup>1</sup> Iles, A. (2005). Learning in sustainable agriculture: Food miles and missing objects.



## Recommendations

### Recommendation 9-1: Energy Committee

Beaufort County should designate the Natural Resources/Land Management Committee of Beaufort County Council to oversee the prioritization and implementation of the recommendations of this chapter.

### Recommendation 9-2: Relationship to Other Policies

Beaufort County recognizes that many other policies in this plan have the added benefit of reducing energy demand and promoting energy efficiency. These policies include the following:

- **Land Use Policies:** Land Use policies that reduce sprawl, reduce VMTs and promote transportation choices also promote reduction in energy usage. These policies include growth boundaries; promoting higher density mixed use communities in proximity to employment and services; promoting connectivity; promoting sidewalks and pathways; encouraging infill and redevelopment; and preserving rural areas.
- **Transportation Policies:** Transportation policies designed to reduce congestion, reduce travel demand, and promote alternative modes of transportation help to reduce overall energy consumption. These policies include access management standards, signal timing, signal spacing, requiring interconnectivity, travel demand management (telecommuting, flexible work hours, carpooling), and improving public transportation and pedestrian and cycling facilities.
- **Local Foods Initiatives:** Policies that promote local agriculture; the local seafood industry; and promote the marketing and distribution of locally grown and produced food reduce energy consumption by reducing food transport.
- **Recycling:** Local policies that encourage local recycling indirectly promote energy savings because producing products from recycled materials generally uses less energy than from raw materials.

### **Recommendation 9-3: Education, Technical Assistance and Training**

Beaufort County should facilitate educational outreach, training and technical assistance to promote energy efficiency and the use of alternative energy sources.

- Organize a “Green Expo” to facilitate information exchange. The format for the expo might include a showcase of developments, buildings, and homes that are energy efficient; suppliers of renewable energy products; programs and policies; and examples of energy efficient or zero-emission vehicles.
- Create a website to promote energy efficiency and green technologies. Facilitate network opportunities for small businesses and entrepreneurs involved in green technologies.

### **Recommendation 9-4: Utilize Available Technical Assistance and Expertise**

Beaufort County should utilize existing state, federal, and non-profit resources to promote energy efficiency and renewable energy resources. Beaufort County should utilize available services from the South Carolina Energy Office, ENERGY STAR, and other state and federal resources.

- Consider becoming a member of ICLEI (Local Governments for Sustainability). Utilize ICLEI’s technical consulting, training, and information services to build capacity, share knowledge, and support Beaufort County in the implementation of its energy and sustainability recommendations.

### **Recommendation 9-5: Energy Efficiency - County Energy Audit**

Beaufort County should conduct an energy audit for all County facilities (existing, undergoing renovation, and under design).

- The County should consider entering into an energy performance contract with an Energy Service Company to perform the audit and implement the improvements.
- The Audit should include an evaluation of the feasibility of using renewable energy, such as wind and solar, to reduce energy costs in County facilities.

### **Recommendation 9-6: Energy Efficiency – Other Internal County Policies**

Beaufort County should evaluate all County operations to promote energy efficiency and to reduce energy consumption.

- Convert the County fleet to more fuel-efficient vehicles.



1. Inventory the existing fleet to determine the vehicle function needs for each department and the miles per gallon for each vehicle
  2. Develop minimum efficiency standards (miles per gallon) for each vehicle class as part of the County's procurement policy.
  3. Identify older and disproportionately inefficient vehicles that need to be replaced or eliminated.
  4. Maintain vehicles at optimal efficiency.
- **Location Centralization vs. Decentralization of County Facilities:** Evaluate the impact on vehicle miles traveled (VMTs) when siting new County facilities. ~~for both County residents and employees of having County facilities and services located in centralized areas as compared to having more satellite offices to bring services closer to residents.~~
    1. ~~Compare the fuel efficiency of having two centralized County fuel stations as compared to issuing commercial gas station credit cards to specific vehicles.~~
    2. ~~Evaluate the efficiency of having satellite County buildings scattered around the County as compared to having most departments located on one site.~~
  - **Online Services:** Expand the provision of on-line services, where practical, to reduce or eliminate the need for the public to travel to County facilities.
  - **Telecommuting and Teleconferencing Policy:** Develop a telecommuting policy for County employees for who it is a viable management work option to reduce VMTs by employees commuting to and from work. Encourage the use of teleconferencing where it is a viable alternative to in-person meetings.
  - **Walking and Cycling to Work:** Provide support facilities at County buildings to promote walking and cycling to work. Support facilities may include bike racks, lockers, changing areas and showers.
  - **Ride Sharing:** Facilitate ride sharing among County employees. Utilize the County's GIS capabilities to provide information to optimize ride sharing arrangements based on location of employee residences. Explore possible incentives to encourage ride sharing.
  - **Curbside Solid Waste Collection:** In moderate to high density areas, provide curbside solid waste collection and recycling. Mandated franchised curbside pickup in these areas would be more fuel-efficient by eliminating individual trips to convenience centers and would encourage more recycling.

### **Recommendation 9-7: Energy Efficiency – Outdoor Lighting**

Beaufort County should establish minimum requirements for outdoor lighting that enhance visibility and public safety by preventing

uncontrolled intrusion into adjacent properties and the natural environment for purposes of promoting energy conservation and preserving the County's night sky, which is valuable natural resource important to the County's character.

**Recommendation 9-8: Green Building – Green Building Codes**

Beaufort County should adopt a voluntary approach to promoting green building code standards until the statewide uniform green building code is adopted and can be enforced.

**Recommendation 9-9: Green Building - LEED**

Beaufort County should facilitate green building through a combination of leading by example, educational outreach, and providing incentives to encourage LEED construction in the private sector.

- When planning future community facilities (or major renovations and additions to existing facilities), where practical, Beaufort County should register the proposed project, and gain certification under the U.S. Green Building Council's "Leadership in Energy and Environmental Design" (LEED) program (see Recommendation 11-5).
- Encourage the municipalities, the Beaufort County School District, and other local public and non-profit entities to construct LEED certified facilities.
- Explore possible tax incentives and other provisions to encourage the private sector to construct LEED buildings.
- Evaluate existing and future land use and building regulations to ensure that they do not place unreasonable barriers to providing site and building features designed to merit LEED credits (e.g. rain barrels, cisterns, and green roofs).

**Recommendation 9-10: Green Building - Low Income Weatherization**

Beaufort County should support low-income weatherization programs such as the Weatherization Assistance Program offered through the US Department of Energy, and assist local agencies who are implementing these programs to seek all available state and federal funds that are available.

**Recommendation 9-11: Renewable Energy - Remove Regulatory Barriers**

Beaufort County should analyze its development regulations to remove any unnecessary regulatory barriers that deter local renewable energy

generation. Beaufort County also should assist private communities in overcoming barriers placed by restrictive covenants.

- Provide standards for solar collectors and wind generators as accessory uses in the ZDSO.
- Assist private communities in overcoming barriers placed by restrictive covenants.

### **Recommendation 9-12: Renewable Energy - State and Federal Legislation**

Beaufort County should monitor and support state and federal legislation that promotes energy efficiency and renewable or alternative energy sources.

- Support more effective net metering legislation that would allow those that produce alternative energy (e.g. wind and solar) to sell excess generated electricity back to the grid.

### **Recommendation 9-13: Renewable Energy – County Initiatives**

Beaufort County should explore both the opportunities and the financial feasibility of generating biodiesel or electricity from local resources such as wood waste, municipal solid waste, and oil and grease from restaurants. It should also explore the feasibility of appropriate scale solar and wind opportunities. Introduction of these technologies to the County could be in the form of pilot plants.