

COUNTY COUNCIL OF BEAUFORT COUNTY  
ADMINISTRATION BUILDING  
BEAUFORT COUNTY GOVERNMENT ROBERT SMALLS COMPLEX  
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D. PAUL SOMMERVILLE  
CHAIRMAN

GERALD W. STEWART  
VICE CHAIRMAN

COUNCIL MEMBERS

RICK CAPORALE  
MICHAEL E. COVERT  
GERALD DAWSON  
BRIAN E. FLEWELLING  
STEVEN G. FOBES  
YORK GLOVER, SR.  
ALICE G. HOWARD  
STEWART H. RODMAN  
ROBERTS "TABOR" VAUX

GARY T. KUBIC  
COUNTY ADMINISTRATOR

JOSHUA A. GRUBER  
DEPUTY COUNTY ADMINISTRATOR  
SPECIAL COUNSEL

THOMAS J. KEAVENY, II  
COUNTY ATTORNEY

ASHLEY M. BENNETT  
CLERK TO COUNCIL

## AGENDA COUNTY COUNCIL OF BEAUFORT COUNTY REGULAR SESSION

Monday, January 9, 2017  
6:00 p.m.

Council Chambers, Administration Building  
Beaufort County Government Robert Smalls Complex  
100 Ribaut Road, Beaufort

1. CALL TO ORDER - 6:00 P.M.
2. REGULAR SESSION
3. PLEDGE OF ALLEGIANCE
4. INVOCATION – Council Member Gerald Dawson
5. PROCLAMATION
  - A. Beaufort County School Choice Award
6. ADMINISTRATIVE CONSENT AGENDA
  - A. Approval of Minutes
    1. January 3, 2017 Oath of Office ([backup](#))
    2. December 12, 2016 Regular Session ([backup](#))
    3. December 12, 2016 Caucus ([backup](#))
    4. November 28, 2016 Regular Session ([backup](#))
    5. November 28, 2016 Caucus ([backup](#))
  - B. Committee Reports (next meeting)
    1. Community Services (January 23 at 3:00 p.m., ECR)
      - a. Minutes – November 28, 2016 ([backup](#))
    2. Executive (March 13 at 3:00 p.m., ECR)
      - a. Minutes – December 12, 2016 ([backup](#))
      - b. Minutes – November 14, 2016 ([backup](#))
    3. Finance (February 6 at 2:00 p.m., ECR)
      - a. Minutes – December 5, 2016 ([backup](#))
    4. Governmental (February 6 at 4:00 p.m., ECR)
      - a. Minutes – December 5, 2016 ([backup](#))



5. Natural Resources (January 17 at 2:00 p.m., ECR)
    - a. Minutes – December 19, 2016 ([backup](#))
  6. Public Facilities (January 17 at 4:00 p.m., ECR)
    - a. Minutes – December 19, 2016 ([backup](#))
    - b. Minutes – December 13, 2016 ([backup](#))
  - C. Appointments to Boards and Commissions ([backup](#))
7. PUBLIC COMMENT – Speaker sign-up encouraged no later than 5:45 p.m. day of meeting.
8. NEW BUSINESS
- A. ADOPTION OF 2017 CAUCUS AND REGULAR MEETING SCHEDULE ([backup](#))
9. CONSENT AGENDA
- A. CONTRACT AWARD / BEAUFORT COUNTY ROADWAY PAVEMENT CONDITION SURVEY ([backup](#))
    1. Contract award: F&ME Consultants, Inc., Columbia, South Carolina
    2. Amount: \$122,540 (\$111,400 contract and \$11,140 project contingency)
    3. Funding sources: C Fund Professional Services Account 2342001C-51160
    4. Public Facilities Committee discussion and recommendation to award contract occurred December 19, 2016 / Vote 6:0
  - B. SHELL POINT INVESTMENTS, LLC, QUIT CLAIM DEED FOR VARIOUS STORMWATER DITCHES ([backup](#))
    1. Consideration of approval to occur January 9, 2017
    2. Natural Resources Committee discussion and recommendation to approve transfer occurred December 19, 2016 / Vote 7:0
  - C. TEXT AMENDMENT TO THE BEAUFORT COUNTY COMMUNITY DEVELOPMENT CODE (CDC), APPENDIX A - DALE COMMUNITY PRESERVATION DISTRICT, SECTION A.7.60.F.3, SIGN STANDARDS (TO CHANGE SIGN STANDARDS FOR THE DALE MIXED USE (DMU) COMMUNITY PRESERVATION DISTRICT, SUBJECT TO CERTAIN CONDITIONS) ([backup](#))
    1. Consideration of first reading approval to occur January 9, 2017
    2. Natural Resources Committee discussion and recommendation to approve on first reading occurred December 19, 2016 / Vote 6:0
  - D. SOUTHERN BEAUFORT COUNTY ZONING MAP AMENDMENTS FOR R600-040-000-001C-0000 (299.202 ACRES LOCATED ON THE NORTH AND SOUTH SIDES OF THE BLUFFTON PARKWAY AND EAST OF MALPHRUS ROAD; KNOWN AS HILTON HEAD NATIONAL GOLF COURSE); FROM T2-RURAL DISTRICT TO T3-NEIGHBORHOOD, T4-NEIGHBORHOOD CENTER, AND T4-HAMLET CENTER OPEN DISTRICTS ([backup](#))
    1. Consideration of first reading approval to occur January 9, 2017
    2. Natural Resources Committee discussion and recommendation to approve on first reading occurred December 19, 2016 / Vote 6:1

10. PUBLIC HEARING

A. AN ORDINANCE OF THE COUNTY OF BEAUFORT, SOUTH CAROLINA, TO AMEND THE BEAUFORT COUNTY COMPREHENSIVE PLAN OF 2010 TO ADOPT A FIVE-YEAR UPDATE TO THE NATURAL RESOURCES ELEMENT (CHAPTER 5) AND AFFORDABLE HOUSING ELEMENT (CHAPTER 8) (REPLACES IN KIND) ([backup](#))

1. Consideration of third and final reading approval to occur January 9, 2017
2. Second reading approval occurred December 12, 2016 / Vote 11:0
3. First reading approval occurred November 28, 2016 / Vote 9:0
4. Natural Resources Committee discussion and recommendation to approve on first reading occurred November 21, 2016 / Vote 4:0

11. MATTERS ARISING OUT OF EXECUTIVE SESSION

12. PUBLIC COMMENT - Speaker sign-up encouraged.

13. ADJOURNMENT

Official Proceedings  
County Council of Beaufort County  
January 3, 2017

The oath of office of the County Council of Beaufort County was held Tuesday, January 3, 2017 beginning at 10:00 a.m. in Council Chambers of the Administration Building, Beaufort County Government Robert Smalls Complex, 100 Ribaut Road, Beaufort, South Carolina.

The purpose of the meeting was to administer the oath of office to four members of the County Council and to elect a Chairman and Vice Chairman of Council.

County Administrator Gary Kubic chaired the meeting until the Chairman was elected.

**ATTENDANCE**

Council members Rick Caporale, Steven Fobes, Alice G. Howard, Stewart Rodman, D. Paul Sommerville, Gerald Stewart and Roberts "Tabor" Vaux.

Council members-elect Michael E. Covert, Gerald Dawson, Brian Flewelling and York Glover.

**PLEDGE OF ALLEGIANCE**

Mr. Gary Kubic, County Administrator, led those present in the Pledge of Allegiance to the Flag.

**INVOCATION**

Pastor James E. Moore, Mt. Carmel Baptist Church, gave the invocation.

**OATH OF OFFICE**

The Honorable Marvin H. Dukes, III, Beaufort County Master-in-Equity, administered the oath of office to Council members-elect Michael E. Covert, Gerald Dawson, Brian Flewelling and York Glover.

**ELECTION OF CHAIRMAN**

Mr. Gary Kubic, County Administrator, stated according to *Council's Rules of Procedures of 1985*, as amended, nominations for Chairman of County Council can be made without a second, there can be multiple nominations, and election of chairman and vice chairman requires a six vote majority.

Without objection and in the event of multiple nominations, the vote will be taken alphabetically by last name.

There was no objection to voting on nominations alphabetically by last name.

Mr. Kubic entertained nominations for Chairman of County Council.

Mr. Flewelling nominated of Mr. Sommerville to serve as Chairman.

Mr. Caporale nominated of Mr. Rodman to serve as Chairman.

The County Administrator called again for nominations and receiving none, closed the nominations.

**Vote for Mr. Rodman to serve as Chairman: YEAS - Mr. Caporale, Mr. Covert, Mr. Fobes, and Mr. Vaux. Mr. Rodman was unsuccessful in garnering the six votes required to elect as Chairman of the 2017/2018 Beaufort County Council.**

**Vote for Mr. Sommerville to serve as Chairman: YEAS – Mr. Dawson, Mr. Flewelling, Mr. Glover, Mrs. Howard, Mr. Sommerville and Mr. Stewart. ABSTAIN – Mr. Rodman. Mr. Sommerville was elected to serve as Chairman of the 2017/2018 Beaufort County Council after garnering the six votes required to elect.**

Mr. Rodman initially abstained from voting, but without objection asked the County Administrator to change his vote from abstention to a vote in favor of Mr. Sommerville.

Mr. Caporale objected to such change.

**Vote recount for Mr. Sommerville to serve as Chairman: YEAS – Mr. Dawson, Mr. Flewelling, Mr. Glover, Mrs. Howard, Mr. Rodman, Mr. Sommerville and Mr. Stewart. Mr. Sommerville was elected to serve as Chairman of the 2017/2018 Beaufort County Council after garnering the six votes required to elect.**

### **PASSING OF THE GAVEL**

The County Administrator passed the gavel to the Chairman.

### **ELECTION OF VICE CHAIRMAN**

Mr. Sommerville entertained nominations for Vice Chairman of County Council.

Mr. Dawson nominated Mr. Stewart to serve as Vice Chairman.

The vote: YEAS – Mr. Covert, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mr. Glover, Mrs. Howard, Mr. Rodman, Mr. Sommerville, Mr. Stewart, Mr. Vaux. NAY – Mr. Caporale. Mr. Stewart was elected to serve as Vice Chairman of the 2017 2018 Beaufort County Council after garnering the six votes required to elect.

**ADJOURNMENT**

Council adjourned at 10:19 a.m.

COUNTY COUNCIL OF BEAUFORT COUNTY

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

ATTEST:

\_\_\_\_\_  
Ashley M. Bennett, Clerk to Council

Ratified:

DRAFT

Official Proceedings  
County Council of Beaufort County  
December 12, 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, December 12, 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 Councilmen Cynthia Bensch, Rick Caporale, Gerald Dawson, Brian Flewelling Steven Fobes, Alice Howard, William McBride Stewart Rodman and Roberts “Tabor” Vaux.

**PLEDGE OF ALLEGIANCE**

The Chairman led those present in the Pledge of Allegiance.

**INVOCATION**

Chairman D. Paul Sommerville gave the Invocation.

**RECOGNITION**

**Mrs. Cynthia Bensch, District 7**

On behalf of Beaufort County Council and the citizens of Beaufort County, the Chairman presented Councilwoman Cynthia Bensch with a plaque recognizing her years of service from 2013 to 2016.

**Mr. William McBride, District 3**

On behalf of Beaufort County Council and the citizens of Beaufort County, the Chairman presented Councilman William McBride with a plaque recognizing him for his 40 years of service. Mr. McBride has served on Beaufort County Council for all but two years since it was chartered under the state’s Home Rule Act of 1975. For 40 years, he has represented what is currently District 3, which includes parts of Beaufort, Lady’s Island, St. Helena Island and Parris Island. A recognition emblem will be placed in the following books in appreciation of Mr. McBride’s service: *Penn Center: A History Preserved*, *Essence of Beaufort and the Lowcountry*, *The World of Salt Marsh: Appreciating and Protecting the Total Marshes of the Southeastern Atlantic Coast*, *The First South Carolina Volunteers*, and *A Brave Black Regiment: The History of the 25<sup>th</sup> Massachusetts*.

Ms. Maria Benac, Manager, St. Helena Island Branch Library, thanked Mr. McBride for his dedication and hard work on the St. Helena Island Branch Library, the most beautiful library in South Carolina.

Mr. Morris Campbell, former Beaufort County Community Services Director and Councilman, thanked Mr. McBride for serving as Chairman of County Council, Vice Chairman of County Council, Councilman, and serving on so many committees. He thanked Mr. McBride for being a good listener and for being objective in all issues. Mr. McBride is well respected by many people, in not only the County but also the state and nation. He thanked him for being his mentor while serving on County Council. Our County is a much better place because of your service as a public leader, elected official, community leader, as a mentor and as a model for many of us.

Mr. Bill Love, Disabilities and Special Needs Director, stated the departure of Mr. McBride is sad. It is like a 40-year relationship that is ending. He introduced Ms. Wanda Mayse, Director of Residential Services, who thanked Mr. McBride for being an excellent teacher and role model. Ms. Mayse read a letter written by former Beaufort County Disabilities and Special Needs Director Mitzi Wagner – “Beaufort County would lose a true public servant, upon the retirement of Mr. McBride. Mr. McBride has always shown professionalism by his support and the agenda of the people of Beaufort County. He has often been the voice of reason, looking for the best solutions for the people he represents. He did not seek recognition or to seek his own political career. He took his position seriously and gave this County’s most vulnerable population a voice. She thanked Mr. McBride and encourages others to emulate his service.”

Mr. Love stated people with disabilities do not always get the attention or recognition and visibility they need. He presented Mr. McBride with a box of affirmations from the staff and consumers of the Disabilities and Special Needs Department. He also provided him with a box of letters of support and a book.

Mrs. Dorothy Gnann, former Councilwoman, thanked Mr. McBride for his long and faithful service on County Council. You have been a thoughtful, consistent, thorough and fair Council member. This past summer, she and Penn Center member Etta Mann spoke about roasting and thanking Mr. McBride. On behalf of both her and Mrs. Mann, she wished Mr. McBride a wonderful, long, healthy and happy retirement.

Mr. Herbert Glaze, former Beaufort County Councilman, stated he met Mr. McBride in 1972 at Beaufort High School. He was a great mentor, a diligent worker, neat, thorough and truthful. He thanked Mr. McBride for his service, dedication, devotion, and for always making a decision for tomorrow.

Mr. Fred Leyda, Director, Human Services Alliance, spoke on behalf of all 120 human service agencies. Beaufort County’s emphasis on serving its citizens is one of the reasons Beaufort County is number one among 46 counties in measured indices of community wellbeing. The leadership of Councilman William McBride, focused on community wellbeing, humanity and heart, has led to these successes. Beaufort County cares. Over the past 15 years, the Community



Services Committee has brought much needed resources and attention to our County's most marginalized residents. He spoke of the advances and successes and thanked Mr. McBride for the legacy he is leaving.

Councilman William McBride thanked Council for the cooperation and the ability to work well together as a Council. He thanked the citizens of Beaufort County, constituents in District 3, and citizens countywide. Many changes have taken place in Beaufort County over the 40 years. He thanked everyone for making his life more meaningful.

Council watched a vignette about Mr. William McBride's service to Beaufort County.

## **ADMINISTRATIVE CONSENT AGENDA**

### **Committee Reports**

#### **Governmental Committee**

##### **Daufuskie Island Fire District Commission**

Governmental Committee Chairman Stu Rodman nominated Mr. Gary Stewart for appointment to serve as a member of the Daufuskie Island Fire District Commission.

### **PUBLIC COMMENT**

The Chairman recognized Mr. Skip Hoagland, a resident of Hilton Head Island, who declined the opportunity to speak at this time on controversial issues, and instead thanked Council members for their service and wished everyone Happy Holidays and a Happy New Year.

### **CONSENT AGENDA**

#### **A RESOLUTION TO COMMISSION ANIMAL SERVICE OFFICER TO ENFORCE BEAUFORT COUNTY ANIMAL ORDINANCES FOR BEAUFORT COUNTY PURSUANT TO THE AUTHORITY GRANTED IN SECTION 4-9-145 OF THE CODE OF LAWS OF SOUTH CAROLINA, 1976 AS AMENDED / WILIAM E. CRISMAN**

This item comes before Council under the Consent Agenda. Discussion occurred at the December 5, 2016 meeting of the Governmental Committee.

It was moved by Mr. Flewelling, seconded by Mr. McBride, that Council adopt a resolution to commission Animal Control Officer, William E. Crisman, to enforce Beaufort County Animal Ordinances for Beaufort County pursuant to the authority granted in Section 4-9-145 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.

**AN ORDINANCE OF THE COUNTY OF BEAUFORT, SOUTH CAROLINA, TO AMEND THE BEAUFORT COUNTY COMPREHENSIVE PLAN OF 2010 TO ADOPT A FIVE-YEAR UPDATE TO THE NATURAL RESOURCES ELEMENT (CHAPTER 5) AND AFFORDABLE HOUSING ELEMENT (CHAPTER 8) (REPLACES IN KIND)**

This item comes before Council under the Consent Agenda. Discussion occurred at the November 21, 2016 meeting of the Natural Resources Committee.

It was moved by Mr. Flewelling, seconded by Mr. McBride, that Council approve on second reading an ordinance to amend the Beaufort County Comprehensive Plan of 2010 to adopt a Five-Year Update to the Natural Resources Element (Chapter 5) and Affordable Housing Element (Chapter 8) (Replaces In Kind). 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 on Monday, January 9, 2017 beginning at 6:30 p.m. in Council Chambers of the Administration Building, Beaufort County Government Robert Smalls Complex, 100 Ribaut Road, Beaufort.

**MATTERS ARISING OUT OF EXECUTIVE SESSION**

It was moved by Mr. Dawson, seconded by Mr. Flewelling, that Council adopt a resolution inducing and identifying a proposed investment under code name of Project Eagle and other matters related thereto. The vote: YEAS – Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mrs. Howard, Mr. McBride, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. The motion passed.

It was moved by Mr. McBride, seconded by Mr. Flewelling, that Council purchase in fee simple a tract located at 2252 Boundary Street, specifically identified as tax parcel R122 026 00A 00098 000, for the purchase price of \$394,000, with funds from the Rural and Critical Lands Preservation Program. The vote: YEAS – Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mr. McBride, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. RECUSAL – Mrs. Howard. The motion passed.

**UPDATE / HURRICANE MATTHEW RECOVERY**

Mr. Eric Larson, Division Director–Environmental Engineering, presented a Hurricane Matthew Recovery briefing. The information can be found on Beaufort County’s Disaster Recovery website created to serve as a one-stop portal for residents, businesses and municipalities to gain information about services available to them in the aftermath of Hurricane Matthew. Visit the website at [www.beaufortcountedisasterrecovery.net](http://www.beaufortcountedisasterrecovery.net)

**PUBLIC COMMENT**

The Chairman recognized County Auditor Jim Beckert, who briefed Council on the January 2017 motor vehicle bills. The South Carolina Department of Revenue delayed the process due to their difficulties in issuing the evaluation guide. This happens annually and to every auditor. Mr. Beckert expects the tax bills to be released on time.

**ADJOURNMENT**

Council adjourned at 7:12 p.m.

COUNTY COUNCIL OF BEAUFORT COUNTY

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

ATTEST: \_\_\_\_\_  
Ashley M. Bennett, Clerk to Council

Ratified:

Official Proceedings  
County Council of Beaufort County  
December 12, 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, December 12, 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.

**PLEDGE OF ALLEGIANCE**

The Chairman led those present in the Pledge of Allegiance.

**DISCUSSION ITEMS**

Council Chairman Paul Sommerville presented examples of the accommodations tax funds allocation letters, which inform recipients that by accepting public funds the organization may be subject to the South Carolina Freedom of Information Act. Beaufort County distributes funds to the following Designated Marketing Organizations (DMO): Beaufort Regional Chamber of Commerce, Hilton Head Island-Bluffton Chamber of Commerce, and the Beaufort Black Chamber of Commerce. All three Chamber presidents have been contacted and asked if DMO funds are segregated from the general fund. Beaufort Regional Chamber of Commerce replied in the affirmative. Hilton Head Island-Bluffton Chamber of Commerce replied in the affirmative. The Beaufort Black Chamber of Commerce is unsure whether they receive DMO dollars. Beaufort County has the right to require a financial report and an audit, but we have not to date. The information is available online for two of the chambers. Does Council want to require anything other than the availability of financial report and audit, or make it a condition?

Mrs. Bensch wants to know if these funds are separated by code or by bank account, as required by law.

Mr. Fobes wants to know what other tourism-related counties require from their chambers.

Mr. Flewelling said we are contracting for services with the DMOs. It is more beneficial to look at the results of the attribution of funds, more so than where the dollars are spent. Looking at their financials will not provide that detail.

Mr. Rodman said the Chambers provide external audits which he has reviewed and did not see anything out of line.

Mr. Vaux would like to see what other counties require of their Chambers.

Mr. Sommerville presented Council with a request for Council to provide a letter of support of the proposed study at the Battle of Port Royal Island during the American Revolution to the National Park Service, American Battlefield Protection Program. This support letter will be prepared on County letterhead unless any member of Council objects.

**CALL FOR EXECUTIVE SESSION**

It was moved by Mr. Rodman, seconded by Mr. Fobes, that Council go immediately into executive session for discussion of Economic Development – Project Eagle; discussion of negotiations incident to proposed contractual arrangements and proposed purchase or sale of property; and receipt of legal advice as to pending litigation. 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**

**ADJOURNMENT**

Council adjourned at 6:00 p.m.

COUNTY COUNCIL OF BEAUFORT COUNTY

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

ATTEST:

\_\_\_\_\_  
Ashley M. Bennett, Clerk to Council

Ratified:

Official Proceedings  
County Council of Beaufort County  
November 28, 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, November 28, 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 Councilmen Cynthia Bensch, Rick Caporale, Gerald Dawson, Steven Fobes, Alice Howard, Stewart Rodman and Roberts “Tabor” Vaux. Councilmen Brian Flewelling and William McBride absent.

**PLEDGE OF ALLEGIANCE**

The Chairman led those present in the Pledge of Allegiance.

**INVOCATION**

Council member Stu Rodman gave the Invocation.

**ADMINISTRATIVE CONSENT AGENDA**

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

This item comes before Council under the Administrative Consent Agenda.

It was moved by Mr. Fobes, seconded by Mr. Rodman, that Council approve the minutes of the caucus held November 14, 2016. The vote: YEAS – Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Fobes, Mrs. Howard, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. ABSENT – Mr. Flewelling and Mr. McBride. The motion passed.

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

This item comes before Council under the Administrative Consent Agenda.

It was moved by Mr. Flewelling, seconded by Mr. Rodman, that Council approve the minutes of the regular session held November 14, 2016. The vote: YEAS – Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Fobes, Mrs. Howard, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. ABSENT – Mr. Flewelling and Mr. McBride. The motion passed.

**Review of the Proceedings of the Workshop held November 17, 2016**

This item comes before Council under the Administrative Consent Agenda.

It was moved by Mr. Flewelling, seconded by Mr. Rodman, that Council approve the minutes of the workshop held November 17, 2016. The vote: YEAS – Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Fobes, Mrs. Howard, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. ABSENT – Mr. Flewelling and Mr. McBride. The motion passed.

**Committee Reports**

**Governmental Committee**

**Tourism Article**

Governmental Committee Chairman Stu Rodman distributed copies of an article entitled, “S.C. Tourism Industry Working to Draw More Black Visitors.”

**PUBLIC COMMENT**

There were no requests to speak during public comment.

**CONSENT AGENDA**

**CONTRACT AWARD / ONE KNUCKLE BOOM LOADER TRUCK FOR SOLID WASTE AND RECYCLING DEPARTMENT**

This item comes before Council under the Consent Agenda. Discussion occurred at the November 21, 2016 meeting of the Public Facilities Committee.

It was moved by Mr. Rodman, seconded by Mrs. Howard, that Council award a contract to Carolina International Trucks, Inc., Columbia, South Carolina in the amount of \$128,806 for the purchase of one knuckle boom loader truck in support of Public Works operations. Funding will come from account 10001340-54200, Specialized Capital Equipment – Solid Waste. The vote: YEAS – Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Fobes, Mrs. Howard, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. ABSENT – Mr. Flewelling and Mr. McBride. The motion passed.

**CONTRACT AWARD / ONE 2017 CAT MODEL 325FCR EXCAVATOR FOR PUBLIC WORKS DEPARTMENT – STORMWATER**

This item comes before Council under the Consent Agenda. Discussion occurred at the November 21, 2016 meeting of the Public Facilities Committee.

It was moved by Mr. Rodman, seconded by Mrs. Howard, that Council award a contract to Blanchard CAT, Inc., Columbia, South Carolina in the amount of \$223,126 for the purchase one new 2017 CAT model 325FCR excavator in support of Public Works operations. Funding will come from account 50250011-54200, Stormwater Specialized Capital Equipment. The vote: YEAS – Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Fobes, Mrs. Howard, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. ABSENT – Mr. Flewelling and Mr. McBride. The motion passed.

**AN ORDINANCE OF THE COUNTY OF BEAUFORT, SOUTH CAROLINA, TO AMEND THE BEAUFORT COUNTY COMPREHENSIVE PLAN OF 2010 TO ADOPT A FIVE-YEAR UPDATE TO THE NATURAL RESOURCES ELEMENT (CHAPTER 5) AND AFFORDABLE HOUSING ELEMENT (CHAPTER 8) (REPLACES IN KIND)**

This item comes before Council under the Consent Agenda. Discussion occurred at the November 21, 2016 meeting of the Natural Resources Committee.

It was moved by Mr. Rodman, seconded by Mrs. Howard, that Council approve on first reading an ordinance to amend the Beaufort County Comprehensive Plan of 2010 to adopt a Five-Year Update to the Natural Resources Element (Chapter 5) and Affordable Housing Element (Chapter 8) (Replaces In Kind). The vote: YEAS – Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Fobes, Mrs. Howard, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. ABSENT – Mr. Flewelling and Mr. McBride. The motion passed.

**MATTERS ARISING OUT OF EXECUTIVE SESSION**

It was moved by Mr. Stewart, seconded by Mr. Fobes, that Council authorize the purchase the following properties into the Rural and Critical Lands Preservation Program: R600 013 000 0005 0000, R600 013 000 003C 0000 and R600 008 000 003F 0000, encompassing a cumulative total of 109.06 acres for the purchase price of \$4,800,000 and upon such terms and conditions as may be negotiated by the County Administrator. The vote: YEAS – Mr. Dawson, Mr. Fobes, Mrs. Howard, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. NAYS – Mrs. Bensch and Mr. Caporale. ABSENT – Mr. Flewelling and Mr. McBride. The motion passed.

**PUBLIC COMMENT**

There were no requests to speak during public comment.



**ADJOURNMENT**

Council adjourned at 6:19 p.m.

COUNTY COUNCIL OF BEAUFORT COUNTY

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

ATTEST: \_\_\_\_\_  
Ashley M. Bennett, Clerk to Council

Ratified:

DRAFT

Official Proceedings  
County Council of Beaufort County  
November 28, 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, November 28, 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, Steven Fobes, Alice Howard, Stewart Rodman and Roberts "Tabor" Vaux. Brian Flewelling and William McBride absent.

**PLEDGE OF ALLEGIANCE**

The Chairman led those present in the Pledge of Allegiance.

**CALL FOR EXECUTIVE SESSION**

It was moved by Mr. Rodman, seconded by Mr. Fobes, that Council go immediately into executive session for discussion of Economic Development – Project Eagle and discussion of negotiations incident to proposed contractual arrangements and proposed purchase or sale of property. The vote: YEAS – Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Fobes, Mrs. Howard, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. ABSENT – Mr. Flewelling and Mr. McBride. The motion passed.

**EXECUTIVE SESSION**

**RECONVENE OF CAUCUS**

**STATUS OF HURRICANE MATTHEW RECOVERY PROCESS**

Director of Environmental Engineering, Eric Larson, provided a PowerPoint presentation on Hurricane Matthew Recovery. The briefing covered debris removal, damage assessment, public assistance, individual assistance, and County operations. More information can be found online at [www.beaufortcountydisasterrecovery.net](http://www.beaufortcountydisasterrecovery.net)

**ADJOURNMENT**

Council adjourned at 6:00 p.m.

COUNTY COUNCIL OF BEAUFORT COUNTY

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

ATTEST:

\_\_\_\_\_  
Ashley M. Bennett, Clerk to Council

Ratified:

DRAFT

## COMMUNITY SERVICES COMMITTEE

November 28, 2016

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

The Community Services Committee met Monday, November 28, 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

Vice Chairman Gerald Dawson and Committee members Rick Caporale, Steven Fobes, Alice Howard and Roberts "Tabor" Vaux present. Non-committee member Paul Sommerville also present. Committee Chairman William McBride 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; Phil Foot, Assistant County Administrator-Public Safety; Joshua Gruber, Deputy County Administrator/Special Counsel; Tom Keaveny, County Attorney; Gary Kubic, County Administrator; Shannon Loper, Parks and Leisure Services Director; and Dave Thomas, Purchasing Director.

Media: Joe Croley, *Lowcountry Inside Track*.

Councilman Dawson chaired the meeting.

### INFORMATION ITEM

#### **1. Consideration of Contract Award / Disabilities and Special Needs Department Contract Renewal for Parks and Leisure Services Department Janitorial Services**

**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:** The County Purchasing Department received a request to renew the Disabilities and Special Needs Department (DSN) janitorial contract for all of the Parks and Leisure Services Department (PALS) locations. The services provided will include general cleaning. The sites will include 13 centers. The contract term is for one year beginning July 1, 2016 through June 30, 2017, with the option of four renewals for a one-year period each. The total cost of the contract is \$94,083 and will be funded from accounts 10001600 and 10001606-51210, Cleaning Services.

**Motion:** It was moved by Mr. Vaux, seconded by Mr. Fobes, that Committee award a contract to the County Disabilities and Special Needs Department in the amount of \$94,083 to provide janitorial services for all of the Parks and Leisure Services locations. The motion: YEAS – Mr. Caporale, Mr. Dawson, Mr. Fobes, Mrs. Howard and Mr. Vaux. ABSENT – Mr. McBride. The motion passed.

**Status:** Committee awarded a contract to the County Disabilities and Special Needs Department in the amount of \$94,083 to provide janitorial services for all of the Parks and Leisure Services locations.

DRAFT

## EXECUTIVE COMMITTEE

December 12, 2016

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

The Executive Committee met Monday, December 12, 2016 beginning at 3:00 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 Jerry Stewart and members Gerald Dawson, Brian Flewelling, William McBride and Stu Rodman. Non-Committee members Cynthia Bensch, Rick Caporale, Steven Fobes, Alice Howard, D. Paul Sommerville and Tabor Vaux 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; Joshua Gruber, Deputy County Administrator/Special Counsel; Tom Keaveny, County Attorney; and Gary Kubic, County Administrator.

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

Media: Joe Croley, *Lowcountry Inside Track*.

Councilman Jerry Stewart chaired the meeting.

### INFORMATION ITEM

#### **1. Comprehensive Financial Plan: Revenues and Expenditures**

**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:** Committee Chairman Jerry Stewart presented the Committee an overview of the comprehensive financial plan items as provided by Council committees.

Committee discussion and concerns are as follows:

- The Detention Center Facility was designed to allow a second story. The facility does not have to be rebuilt. Need to keep that in mind when preparing cost estimates.
- Sidewalk installation in certain County roads where pedestrian presence is high. Possibly create a priority list for sidewalks which we could fund and match with grants.
- School impact fees and School District Capital Improvement Plan.
- Periodic updates on the status of the Reserve Fund.

- Generation of money through the bond market or millage for Reserve Fund.
- Unfunded mandates printed on the tax bill.
- Replenishment of Reserve Fund as well as revisit Reserve Fund Ordinance.
- Planning of bridges.
- Facility needs – Disabilities and Special Needs housing and Detention Center.
- Underfunding of State Retirement System.

**Status:** Information only.

DRAFT

## EXECUTIVE COMMITTEE

November 14, 2016

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

The Executive Committee met Monday, November 14, 2016 beginning at 3:00 p.m. in the large meeting room of the Hilton Head Island Branch Library, 11 Beach City Road, Hilton Head Island, South Carolina.

### ATTENDANCE

Chairman Jerry Stewart and Committee members Gerald Dawson, Brian Flewelling, William McBride and Stu Rodman present. Non-committee members Cynthia Bensch, Rick Caporale, Steven Fobes, Alice Howard and Paul Sommerville present. Committee Chairman William McBride absent. (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: Jim Beckert, Auditor; Tony Criscitiello, Planning Director; Phil Foot, Assistant County Administrator-Public Safety; Joshua Gruber, Deputy County Administrator/Special Counsel; Alicia Holland, Assistant County Administrator-Finance; Tom Keaveny, County Attorney; Eric Larson, Division Director-Environmental Engineering; Monica Spells, Assistant Administrator-Civic Outreach and Engagement; Maria Walls, Treasurer; and George Wright, Deputy Treasurer.

Public: Mike Covert, Councilman-elect.

Media: Eleanor Lightsey, *Lowcountry Inside Track*.

Councilman Stewart chaired the meeting.

### ACTION ITEM

#### **1. Off Agenda Item / Issuance and Sale of General Obligation Bonds, Series 2016B – \$51,000,000 / Identified Projects**

**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 Counsel, reviewed this item with the Committee. At the October 24, 2016 regular meeting, Council approved on third and final reading an ordinance authorizing the issuance and sale of General Obligation Bonds, Series 2016B, or other appropriate series designation, of Beaufort County, South Carolina, in the principal amount of not exceeding \$51,000,000. The intent was that staff would provide a list of projects after the General Election held on November 8, 2016.



Of the \$51,000,000, the voted debt is \$20,000,000 for the Rural and Critical Lands Program, the enterprise debt is \$5,000,000 for Stormwater Capital Improvement projects, and the remaining \$26,000,000 is to be used to fund critical projects. The critical projects include \$8,800,000 - Sheriff's Office communication and emergency management equipment, \$7,400,000 - Jenkins Island roadway improvements, \$6,000,000 - two EMS facilities (Burton and Pritchardville), \$2,000,000 - Pinckney Island roadway, \$1,000,000 - Detention Center security equipment upgrades, and \$800,000 - legal fees, closing costs and contingency.

**Motion:** Council allocate the \$26,000,000 to fund various critical projects: \$8,800,000 - Sheriff's Office communication and emergency management equipment, \$7,400,000 - Jenkins Island roadway improvements, \$6,000,000 - two EMS facilities (Burton and Pritchardville), \$2,000,000 - Pinckney Island roadway, \$1,000,000 - Detention Center security equipment upgrades, and \$800,000 - legal fees, closing costs and contingency. The vote: YEAS – Mr. Dawson, Mr. Flewelling, Mr. McBride, Mr. Rodman, Mr. Sommerville and Mr. Stewart. The motion passed.

**Recommendation:** Council allocate the \$26,000,000 to fund various critical projects: \$8,800,000 - Sheriff's Office communication and emergency management equipment, \$7,400,000 - Jenkins Island roadway improvements, \$6,000,000 - two EMS facilities (Burton and Pritchardville), \$2,000,000 - Pinckney Island roadway, \$1,000,000 - Detention Center security equipment upgrades, and \$800,000 - legal fees, closing costs and contingency.

## **INFORMATION ITEMS**

### **2. Update / Acceptance of 2016 Personnel Handbook by Elected and Appointed Officials**

**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:** Committee Chairman Jerry Stewart reviewed this item with the Committee. In August 2016 Council adopted a new Personnel Handbook (Handbook). All elected and appointed officials have been asked to either adopt the Handbook or opt out. If they choose to opt out, Administration will not assist in their hiring process. To date, the Sheriff's office has opted out.

**Status:** Information only.

### **3. Update / Workers Compensation Broker Services**

**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 Counsel, reviewed this item with the Committee. Staff is currently engaged in fact-finding workers' compensation insurance coverage. Council recently made the decision to self-insure the

County's health insurance with the goal of reducing the premium costs and thereby resulting in a corresponding annual cost savings. Similarly, staff is testing the market to determine if other workers' compensation services might be available. Once this information has been gathered, staff will present its findings to the Committee along with a recommendation and potential action.

As a result of the County's issuance of a request for proposal for workers compensation insurance coverage, the current vendor has reduced our premiums by \$600,000.

**Status:** Information only.

#### **4. Comprehensive Financial Plan: Revenues and Expenditures**

**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. Stewart asked each Committee Chairman to develop a list of initiatives that they would like to see implemented over the next three to five years. The Executive Committee will review all recommendations and establish a priority list which will be presented to the Administration with the request that these initiatives be incorporated into a three- to five-year projected budget showing annual budget projections for each year within the three- to five-year period. This projected budget will be presented to Council at our next retreat so that detailed discussion and further considerations can begin at that time.

**Status:** Information only.

## FINANCE COMMITTEE

December 5, 2016

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

The Finance Committee met Monday, December 5, 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, Vice Chairman Steven Fobes and members Cynthia Bensch, Rick Caporale, Brian Flewelling, William McBride and Stu Rodman. Non-committee members Gerald Dawson and Alice Howard present.

County staff: Jim Beckert, Auditor; Amanda Flake, Natural Resource Planner; Allison Coppage, Assistant County Attorney; Tony Criscitiello, Planning Director, Joshua Gruber, Deputy County Administrator/Special Counsel; Alicia Holland, Assistant County Administrator–Finance; Tom Keaveny, County Attorney; Gary Kubic, County Administrator; and Nancy Moss, Planner.

Public: Mike Covert, Councilman-elect; Glenn Stanford, Southern Beaufort County Corridor Beautification Board; and Stephen Wilson, Southern Beaufort County Corridor Beautification Board.

Media: Joe Croley, *Lowcountry Inside Track*.

Councilman Stewart chaired the meeting.

### INFORMATION ITEMS

#### **1. Southern Beaufort County Corridor Beautification Board / Request to Use Tree Reforestation Fund for U.S. Highway 278 Beautification Projects**

**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, introduced this item to the Committee. South Carolina Department of Transportation (SCDOT) has approved the plans, as well as the plants selected, and we are ready to seek bids estimated at less than \$100,000. There is currently approximately \$219,000 available Reforestation Fund that can be used countywide.

Mr. Stephen Wilson, Chairman, Southern Beaufort County Corridor Beautification Board, spoke before the Committee on the Belfair / Rose Hill Median Landscape Plan – annual

maintenance of the recommended plants within the Plan and funding of this project, as well as future beautification projects.

Ms. Nancy Moss, Planner, by way of PowerPoint presentation diagrammed the Belfair / Rose Hill Median Landscape Plan and provided an overview of the plants used under the Plan.

Mr. Glenn Stanford, Southern Beaufort County Corridor Beautification Board, spoke to the Committee about grants. In speaking with two state directors of transportation, he was informed there are no federal grants available for highway beautification.

**Status:** Committee directed staff to move forward with the bidding process for the Belfair / Rose Hill Median Landscape Plan. Once bids are received and reviewed, this item will come back before the Finance Committee for contract approval.

## **2. Presentation / Military Enhancement 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)

**Status:** This item will be discussed at a future meeting of the Finance Committee

## **3. School Impact Fees**

**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, briefed the Committee on this item. At the end of the 2016 Legislative Session, the General Assembly adopted House Bill 4417 which created two different actions. (1) The building of new school facilities would be exempt from having to pay impact fees. (2) Amendment of the definition section of public projects to include the building of school facilities. After several discussions with the South Carolina Association of Counties (SCAC) and their legal staff, we have come to an agreement that by amending the definition section of the Impact Fee Act, it does allow for the creation of a school impact fee on new residential and commercial development with those monies being identified to going to a capital improvement plan that would be required to be adopted as part of implementing the impact fee.

Committee Chairman Jerry Stewart wanted to know if Council wanted staff to pursue the possibilities of implementing School Impact Fees in Beaufort County. An outside consultant group would be needed to identify the growth and projects. The School District is in support of moving forward with School Impact Fees.

Committee discussion and concerns included the following:

- The hindrance on low-income housing.
- Validation of the School District's project list.
- The School District should look at it on their dime. Beaufort County Council should not initiate it.
- Those building new residential and commercial properties, would have to pay the impact fee for future projects, plus are still having to pay School District Debt Millage for prior projects. Essentially that is double dipping.

**Status:** Committee directed staff to move forward with pursuing the possibility of implementing School Impact Fees in Beaufort County and report back before the Committee periodically.

#### 4. Comprehensive Financial Plan: Revenues and Expenditures

**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:** Committee Chairman Jerry Stewart challenged all Council Committees to take a look at projects under their purview. The following items have been brought forward for discussion and consideration by the Finance Committee:

##### Implementation of Salary Study

As a result of the Salary Study, it was recommended to raise salaries to the baseline, which would cost \$2.8 million. Council approved \$2 million in FY2016/2017 for salary adjustments, which brings salaries up to the 70% mark. It will cost approximately \$1.8 million to \$2 million in FY2017/2018 for 100% implementation and to carry out the first step increase. Salaries will have to be re-evaluated every three to five years.

Committee discussion and concerns included the following:

- Staff was asked to provide future salary projections at the Annual Planning Session.
- Provide cost projections prior to implementation.

##### Impact of Hurricane / Operation Reserves

The Committee discussed the impact of Hurricane Matthew, its effect on County's Operation Reserves, and the replenishment of those dollars.

Mr. Josh Gruber, Deputy County Administrator / Special Counsel provided the estimated total out-of-pocket expenses related to Hurricane Matthew are about \$30 million to \$35 million. To date, we have collected 900,000 of the 1,000,000 cubic yards of debris estimated. The first pass is completed; the second pass is in process. The County met with FEMA representatives last

week and they will not provide a timeline on how long it takes to process applications. The contractor that we are utilizing is providing the data in a sufficient and specific manner that should expedite these requests. Mr. Gruber spoke about the reimbursable work that has been completed within private communities and the work done before receiving approval from FEMA. The estimated depletion of the Reserve Fund is estimated to be approximately \$10 million to \$15 million.

Committee Chairman Jerry Stewart stated the Committee needs to discuss whether or not there is a desire to replenish the Reserve Fund, to what amount, and with what mechanism. Also, is the Committee happy with the current ordinance which states the Reserve must be 30% of the prior year's expenditures?

Discussion and comments included the following:

- New monies for growth being less than the current year, meaning budget cuts.
- Guidance from staff and Council as to how to replenish the Reserve Fund.
- POA reimbursement from the Town of Hilton Head Island and Beaufort County for those that handled their own debris cleanup prior to FEMA approval.
- Reserve Funds of other agencies and the combination of those for bond ratings.

**Status:** Information only.

## GOVERNMENTAL COMMITTEE

December 5, 2016

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

The Governmental Committee met Monday, December 5, 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 Stu Rodman, Vice Chairman Rick Caporale, and Committee members Cynthia Bensch, Alice Howard and Jerry Stewart present. Gerald Dawson and Brian Flewelling absent. Non-Committee members Steven Fobes, William McBride and Tabor Vaux present.

County staff: Allison Coppage, Assistant County Attorney; Phil Foot, Assistant County Administrator-Public Safety; Joshua Gruber, Deputy County Administrator/Special Counsel; Alicia Holland, Assistant County Administrator-Finance; Tom Keaveny, County Attorney; Gary Kubic, County Administrator; and Tallulah Trice, Director, Animal Services Department.

Public: Lee Copeland, Chairman, Beaufort Regional Chamber of Commerce Board of Directors; Mike Covert, Councilman-elect; Kevin Dukes, Director at Large, Beaufort Regional Chamber of Commerce Board of Directors; and Blakely Williams, President/CEO, Beaufort Regional Chamber of Commerce.

Media: Joe Croley, *Lowcountry Inside Track*.

Councilman Rodman chaired the meeting.

### ACTION ITEMS

#### **1. Resolution / Appointment of Animal Services Officer William E. Crisman to Enforce Beaufort County Animal Ordinances**

**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:** This is a resolution that will commission Mr. William E. Crisman to serve as a Beaufort County Animal Services Officer which will duly certify him to enforce the Beaufort County Animal Ordinances.

**Motion:** It was moved by Mr. Flewelling, seconded by Mr. Dawson, that Committee approve and recommend Council adopt a resolution to commission Animal Control Officer, William E. Crisman, to enforce Beaufort County Animal Ordinances for Beaufort County pursuant to the authority granted in Section 4-9-145 of the Code of Laws of South Carolina, 1976, as amended. The vote: YEAS – Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mrs. Howard, Mr. Stewart and Mr. Rodman. The motion passed.

**Recommendation:** Council adopt a resolution to commission Animal Control Officer, William E. Crisman, to enforce Beaufort County Animal Ordinances for Beaufort County pursuant to the authority granted in Section 4-9-145 of the Code of Laws of South Carolina, 1976, as amended.

## **2. Consideration of Reappointments and Appointments / Daufuskie Island Fire District 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)

**Motion:** It was moved by Mr. Flewelling, seconded by Mrs. Howard, that Committee approve and recommend Council nominate Mr. Gary Stewart to serve as a member of the Daufuskie Island Fire District Board. The vote: YEAS – Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mrs. Howard, Mr. Stewart and Mr. Rodman. The motion passed.

**Recommendation:** Council nominate Mr. Gary Stewart to serve as a member of the Daufuskie Island Fire District Board.

## **INFORMATION ITEMS**

### **3. Update / Beaufort County Animal Services and Control / Ordinance and Shelter Population**

**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:** Ms. Tallulah Trice, Animal Services Director, provided the Committee with a PowerPoint presentation. The presentation reviewed the results of the mandatory spay and neuter of pit bulls and pit mixes. Since Beaufort County's pit bull spay-neuter law took effect October 15, 2016, 370 pit bulls from the public were spayed or neutered free of charge and approximately 321 pit bulls have been spayed or neutered at the shelter. To date, only four owners have appealed and less than 2% have surrendered the animal due to the law. Ms. Trice presented the challenges associated with people breeding and selling puppies, unlawful tethering, and management of feral cat colonies.

**Status:** Information only.



#### **4. Update / Animal Shelter Facility**

**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 Counsel, reviewed this item with the Committee. Council approved a proposal to enter into a public/private partnership with the Hilton Head Humane Association (Association) to develop a joint-use facility. Staff have been working with the Association and architects to develop a set of plans, which, once completed, will be taken out to bid. There are three components to the facility – animal services, spay/neuter clinic, and adoption. Design work is approximately 80% to 85% complete. The next step would be to solicit bids.

**Status:** Information only.

#### **5. Regulations Related to Transportation Sales Tax**

**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 Counsel, reviewed this item with the Committee. Council received a letter from Richland County identifying some issues they were having with the South Carolina Department of Revenue (SCDOR) concerning a Transportation Sales Tax Program that had been implemented and improved. Ultimately, SCDOR is the entity charged with collecting sales tax on behalf of counties and then remitting the money to them.

Through the course of Richland County implementing their Sales Tax Program, the SCDOR identified several items of expenditures that were not appropriate under the Sales Tax Referendum approved by the voters. SCDOR threatened and did withhold the sales tax monies from Richland County. That action initiated a lawsuit from Richland County. In addition, the SCDOR has published two new regulations with regards to sales tax. The one that would affect Beaufort County is the requirement that a sales tax be audited and accounted using IRS Accounting Principles. This is something we have never used before. Using them, would support the SCDOR position. However, it may not have a direct impact on Beaufort County currently; but, if we did decide to implement a Sales Tax Program in the future, it could have an impact.

**Status:** Staff is to bring forward a resolution stating Council's support for using Governmental Accounting Standards Board sales tax accounting regulations and procedures.

## **6. Maintenance and Repair of County Roads Located Inside the Corporate Limits of a Municipality**

**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 Counsel, reviewed this item with the Committee. The County recently received an Attorney General Opinion regarding whether a county may require a municipality to be responsible for maintenance and repair of county roads located inside the corporate limits of a municipality. The opinion is that any county roadway existing within a municipality, regardless of who constructed or historically maintained those roadways, is the responsibility of the municipality whose jurisdiction encompasses those roadways. Unless there is a written agreement with the municipality, a county is prohibited from maintaining those roadways. That is fairly substantial in certain areas of the County.

**Status:** Information only.

## **7. Comprehensive Financial Plan: Revenues and Expenditures**

**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. Stu Rodman, Committee Chairman, presented the Committee with the following handouts:

- Comprehensive Financial Plan as it relates to items under the purview of the Governmental Committee
- Hilton Head Monthly, “Special Lowcountry Ornament On Its Way To the White House.” November 2016.
- PowerPoint – The Value of Beaufort County’s Heritage Tourism Segment

**Status:** Information only.

## 8. 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. Bensch, seconded by Mr. Caporale, that Council go immediately into executive session for the purpose of discussing negotiations incident to contractual arrangements, economic development prospect-Project Abacus, and economic development prospect-Project Eagle. The vote: YEAS – Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mrs. Howard, Mr. Stewart and Mr. Rodman. The motion passed.

**Motion:** It was moved by Mr. Flewelling, seconded by Mr. Dawson, that Committee approve a contractual agreement with the Beaufort Regional Chamber of Commerce to provide economic development services, effective July 1, 2016, at a rate of \$25,000 per quarter, with a 60-day termination. The vote: YEAS – Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mrs. Howard, Mr. Stewart and Mr. Rodman. The motion passed.

**Status:** Committee approved a contractual agreement with the Beaufort Regional Chamber of Commerce to provide economic development services, effective July 1, 2016, at a rate of \$25,000 per quarter, with a 60-day termination.

## NATURAL RESOURCES COMMITTEE

December 19, 2016

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

The Natural Resources Committee met Monday, December 19, 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

Committee Chairman Brian Flewelling, Vice Chairman Alice Howard and members Gerald Dawson, Steven Fobes, William McBride, Jerry Stewart and Roberts "Tabor" Vaux present. Non-Committee member Cynthia Bensch present.

County Staff: Allison Coppage, Assistant County Attorney; Tony Criscitiello, Planning Director; Thomas Keaveny, County Attorney; Gary Kubic, County Administrator; Eric Larson, Division Director-Environmental Engineering; Rob Merchant, Long Range Planner; and Dan Morgan, Mapping and Applications Director.

Public: Jennifer Bihl, Bihl Engineering; Mathew Bradford, Charter One Realty; Sally Bridgewater, Southern Beaufort County Corridor Beautification Board; Bill Carmen; Angela Childers, Beaufort Housing Authority; Mike Covert, Council Elect; Vince Harrison, resident, Heritage Lakes; Wes Jones, legal counsel, Hilton Head National Golf Course; Martin Kent, Hilton Head National Golf Course representative; Michael Kronimous, Hilton Head National Golf Course agent; York Glover, Council Elect; Lamar Mercer, Thomas and Hutton; James Moore, Pastor, Mount Carmel Baptist Church; Bob Semmler, Planning Commission Chairman; Glen Stanford, Southern Beaufort County Corridor Beautification Board; and Nick Stanley.

Media: Joe Croley, *Lowcountry Inside Track*.

Mr. Flewelling chaired the meeting.

### ACTION ITEMS

- 1. Text Amendment to the Community Development Code, Appendix A, Community Preservation Districts; Division A.7.70.F.3.B, Free Standing Signs Standards for Dale Mixed Use District (DMU); Applicant: James E. Moore (To Increase the Maximum Signage Area to 40 Square Feet)**

**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)

Mr. Dawson recused himself, left the room, and was not present for any of the discussion. He serves in a leadership capacity as Associate Minister for Mount Carmel Baptist Church.

**Discussion:** The applicant, Mr. James E. Moore, is proposing to amend the maximum allowable sign area for free standing signs (freestanding, monument or pole signs) in the Dale Mixed-Use (DMU) District (Section A.7.70.F.3.b) from 12 square feet to 40 square feet. As shown in Table 5.6.120.B (Freestanding Sign Type), 40 square feet is the maximum area for freestanding signs in all other conventional and transect zones, except T4. Besides the DMU district, two other Community Preservation (CP) Districts have their own sign area requirements, Seabrook/Stuart's Point Mixed Use and Daufuskie Island.

This text amendment was initiated in response to a specific property, a Religious Establishment (small), Mount Carmel Baptist Church, located at 367 Keans Neck Road, Dale. The current zoning, Dale Mixed Use (DMU), allows one freestanding sign placed in front of a building in addition to a wall or projecting sign. The freestanding sign must be set back at least five feet from the street right-of-way and have a maximum height of seven feet and a maximum area of 12 square feet. The applicant maintains that the 12 square foot maximum sign area limitation is insufficient for the need in the Dale community to inform the public of activities, events and other matters. The applicant is concerned that the 12 square foot area sign would not be adequately visible to view community announcements from the highway.

Staff reviewed this request and noted that Dale is a Community Preservation (CP) District; it has its own rules and standards to follow within the District. The Dale Mixed Use District is listed in the Appendices of the Community Development Code. Currently the Dale Mixed Use District allows one free standing sign in addition to one wall projecting sign. The free standing sign must be set back five feet from the right-of-way with a height of seven feet and the total sign size of 12 feet. The problem presented by the church in the Dale CP District is that the current sign is too small to provide good information for the community. Mr. Criscitiello pointed out that in other rural districts in Beaufort County the typical sign size is limited to 40 square feet as oppose to 12. Dale CP is typically more rural than other places in the County. The applicant is asking for a compatible 40 square foot sign. The recommendation is shown in the CDC Appendix A, Section 7.70.F that such signs should have a maximum height of 7 feet and a maximum area of 24 square feet, if the property is located beyond a quarter-mile radius of Keans Neck and Kinloch Roads intersection and the building is set back at least 50 feet from the road right of way. This is the recommendation from staff and also the sign structure allows stucco and tabby brick and illuminated by LED, with no more than half of the sign using LED lighting as opposed to self-lit lighting.

**Motion:** It was moved by Mr. McBride, seconded by Mr. Fobes, that Natural Resources Committee recommend Council approve on first reading text amendments to the Community Development Code, Appendix A, Community Preservation Districts; Division A.7.70.F.3.B, Free Standing Signs Standards for Dale Mixed Use District (DMU). The vote: YEAS – Mr. Flewelling, Mr. Fobes, Mrs. Howard, Mr. McBride, Mr. Stewart and Mr. Vaux. RECUSAL – Mr. Dawson. Mr. Dawson recused himself, left the room, and was not present for any of the discussion. He serves

in a leadership capacity as Associate Minister for Mount Carmel Baptist Church. The motion passed.

**Recommendation:** Council approve on first reading text amendments to the Community Development Code, Appendix A, Community Preservation Districts; Division A.7.70.F.3.B, Free Standing Signs Standards for Dale Mixed Use District (DMU).

- 2. Southern Beaufort County Map Amendment / Rezoning Request For R600-040-000-001c-0000 (299.202 acres located on the North and South sides of Bluffton Parkway and East of Malphrus Road; known as Hilton Head National Golf Course); from T2-Rural District to T3-Neighborhood, T4-Neighborhood Center, and T4-Hamlet Center Open Districts; Owner: Scratch Golf Company; Applicant: William C. Palmer, Jr.; Agent: Michael Kronimus**

**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:** The applicant, Scratch Golf LLC, proposes to change the zoning of a 299.2 acre parcel from T2 Rural and C5 Regional Center Mixed-Use to T3 Hamlet Neighborhood, T3 Neighborhood, T4 Hamlet Center Open, and T4 Neighborhood Center utilizing the Place Type Overlay provision in the Community Development Code. The parcel is located primarily on the south side of Bluffton Parkway and adjoins Malphrus Road to the west. The site is the current location of the Hilton Head National Golf Course, an 18-hole course with accompanying club house and other supporting uses. Most of the existing site conditions are typical of a golf course with linear fairways and wooded areas in between. Approximately 100 acres, located in the northwestern portion of the site bordering Malphrus Road and Bluffton Parkway, are less developed and heavily wooded. There is a system of lower areas and wetlands that runs parallel to Malphrus Road approximately 800 feet east of the property line.

This same property came before the Planning Commission at their September 5, 2013 meeting. At that time, the applicant was proposing to develop a Planned Unit Development (PUD) concept plan that would permit 2,000,000 square feet of commercial, 500 dwelling units and 700 hotel rooms. The Planning Commission denied the rezoning. Some of the concerns raised were that no Traffic Impact Analysis was submitted, and that the development would likely have a profound impact on traffic. The Commission also requested to see a market analysis to show that the region could support the large amount of commercial development that was being proposed. Also, residents of neighboring subdivisions such as Heritage Lakes and Village Olde Town were concerned about adverse impacts that the proposal would have on their neighborhoods. The applicant withdrew the application. Since that time, the Community Development Code (CDC) was adopted. Since the CDC does not have a provision for a PUD, staff directed the applicant to consider using the Place Type Overlay Zone option.

At the September 1, 2016 Planning Commission meeting, the Commission motioned to defer action on this rezoning for 30 days and requested that staff and the applicant get together to address the following concerns: (1) Revising the regulating master plan to meet the requirements of the Place Type Overlay Zone; (2) Addressing the timing, cost, and who will pay for the

required offsite transportation improvements needed to support the rezoning; (3) Addressing the access to Heritage Lakes as it is impacted by the proposed development; and (4) Considering an alternative to a flyover at the intersection of Hilton Head National Drive. The applicant addressed the concerns through revisions to the application.

Staff acknowledges that the existing zoning of Hilton Head National (T2 Rural) is no longer appropriate for the site. The Comprehensive Plan anticipated the future transition of this area to a more intense zoning than T2 Rural and as such designated the site as a Village place type. The Place Type Overlay (PTO) Zone provides a framework for properties identified in the Comprehensive Plan to seek a zoning amendment to establish transect zones to implement the vision for the place type and the applicant has generally met the requirements of the overlay district.

Staff recommends approval of the proposed rezoning with the condition that a Development Agreement is formulated and executed concurrently with the approval of this zoning application by County Council. Due to the large scale of the proposed rezoning, an estimated \$12,650,000 worth of off-site transportation improvements have been identified as necessary to address future deficiencies in the road network. In addition to these off-site improvements, the proposed development has significant internal infrastructure needs such as streets, parks, trails, and a proposed school. Therefore the Development Agreement should address the following: (1) The timing, cost, and nature of funding for the internal and off-site infrastructure improvements to support this development; (2) Commitment, timing, and details of the proposed 25 acres to be dedicated to the development of an elementary and middle school; and (3) Commitment and timing to work with the Heritage Lakes POA on the development of a new entrance to the community.

Committee questions and concerns included the following:

- With this large of a development, the need for affordable housing should be taken into consideration.
  - This is a mixed use plan and has the potential for such requirement through the development agreement.
- Did the School District weigh-in on the plans presented.
  - Yes. The plan includes 25 acres for the School District's use.
- The desire to form a Development Agreement Subcommittee to address concerns.
- There was a desire to approve the map amendment and development agreement in parallel.

**Motion:** It was moved by Mr. Fobes, seconded by Mr. Stewart, that Natural Resources Committee defer the Southern Beaufort County Map Amendment / Rezoning Request for R600-040-000-001C-0000 (299.202 acres located on the north and south sides of Bluffton Parkway and East of Malphrus Road; known as Hilton Head National Golf Course); from T2-Rural District to T3-Neighborhood, T4-Neighborhood Center, and T4-Hamlet Center Open Districts to the Development Agreement Subcommittee. The vote: YEAS – Mr. Vaux and Gerald Dawson. NAYS - Mr. Flewelling, Mr. Fobes, Mrs. Howard, Mr. McBride and Mr. Stewart. The motion failed.

**Motion:** It was moved by Mr. Fobes, seconded by Mrs. Howard, that Natural Resources Committee recommend Council approve on first reading a Southern Beaufort County Map Amendment / Rezoning Request for R600-040-000-001C-0000 (299.202 acres located on the north and south sides of Bluffton Parkway and East of Malphrus Road; known as Hilton Head National Golf Course); from T2-Rural District to T3-Neighborhood, T4-Neighborhood Center, and T4-Hamlet Center Open Districts. The vote: YEAS – Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mrs. Howard, Mr. McBride and Mr. Stewart. NAY - Mr. Vaux. The motion passed.

**Recommendation:** Council approve on first reading a Southern Beaufort County Map Amendment / Rezoning Request for R600-040-000-001C-0000 (299.202 acres located on the north and south sides of Bluffton Parkway and East of Malphrus Road; known as Hilton Head National Golf Course); from T2-Rural District to T3-Neighborhood, T4-Neighborhood Center, and T4-Hamlet Center Open Districts.

### **3. Consideration of Reappointments and Appointments / Zoning Board of Appeals**

**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. Stewart, seconded by Mrs. Howard, that Natural Resources Committee recommend Council nominate Mr. Joseph Passiment, representing Southern Beaufort County, to serve as a member of the Zoning Board of Appeals. The vote: YEAS – Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mrs. Howard, Mr. McBride, Mr. Stewart and Mr. Vaux. The motion passed.

**Recommendation:** Council nominate Mr. Joseph Passiment, representing Southern Beaufort County, to serve as a member of the Zoning Board of Appeals.

### **4. Shell Point Investments, LLC Quitclaim Deed for Various Strips of Land (Ditches) in Shell Point Subdivision**

**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:** Beaufort County Stormwater Department has received numerous drainage complaints in Shell Point Subdivision. Attempts to acquire easements have been unsuccessful due to lack of parcel identification/ownership on needed strips of land (ditches). County staff have traced ownership of strips of land (ditches) to Shell Point Investments, LLC, of whom a quitclaim deed transferring ownership of property has been granted to Beaufort County. A map of the property was presented to the Committee. At the December 14, 2016 Stormwater Utility Board meeting, the Stormwater Board reviewed and recommended approval of the land transfer to Beaufort County's Natural Resources Committee.

**Motion:** It was moved by Mrs. Howard, seconded by Mr. McBride, that Natural Resources Committee approve and recommend Council approve the land transfer from Shell Point Investment,



LLC to Beaufort County. The vote: YEAS – Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mrs. Howard, Mr. McBride, Mr. Stewart and Mr. Vaux. The motion passed.

**Recommendation:** Council approved the land transfer from Shell Point Investment, LLC to Beaufort County.

## **INFORMATION ITEMS**

### **5. Consideration of Reappointments and Appointments / Design Review 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:** There is currently one qualifications vacancy – registered landscape architect.

### **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)

**Status:** There was no need for an Executive Session.

## **PUBLIC FACILITIES COMMITTEE**

**December 19, 2016**

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

The Public Facilities Committee met Monday, December 19, 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, Steven Fobes, Alice Howard and William McBride present. Member Rick Caporale absent. Non-committee members Brian Flewelling and Jerry Stewart present.

County Staff: Allison Coppage, Assistant County Attorney; Thomas Keaveny, County Attorney; Eric Larson, Division Director-Environmental Engineering; Colin Kinton, Division Director–Transportation Engineering; Monica Spells, Assistant County Administrator–Civic Outreach and Engagement; and David Wilhelm, Public Works Director.

Public: Mike Covert, Councilman-elect and York Glover, Councilman-elect.

Media: Joe Croley, *Lowcountry Inside Track*.

Chairman Gerald Dawson chaired the meeting.

### **ACTION ITEMS**

#### **1. Consideration of Contract Award / Beaufort County Roadway Pavement Condition Survey**

**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 Counsel, reviewed this item with the Committee. At the July 2016 Beaufort County Transportation Committee (BCTC) meeting, approval was passed by the BCTC to advertise for proposals to conduct a County roadway pavement condition survey using C Funds. The purpose of the project is to obtain pavement condition data for all paved roads maintained by Beaufort County, process the collected data into an overall condition index database and evaluate the roadway condition in order to develop maintenance and repair plan. Beaufort County maintains approximately 200+ miles of paved roads. On October 6, 2016, the County Engineering Department received proposals from eight companies. A selection committee consisting of the BCTC Chairman,

BCTC members from District 2 and District 9, and the Division Director for Engineering reviewed, evaluated the proposals and selected F&ME Consultants, Inc. Based on qualifications to perform the work, F&ME's cost to complete the project is \$111,400. The Engineering Department recommends a 10% contingency of \$11,140 for a total project budget of \$122,540.

**Motion:** It was moved by Mrs. Bensch, seconded by Mrs. Howard, that Committee approve and recommend Council award a contract to F&ME Consultants Inc., Columbia, South Carolina on the amount of \$111,400 for a County Maintained Roadway Condition Survey. In addition, approve a project contingency of \$11,140 for a total budget of \$122,530 funded from C Funds Professional Services Account 2342001C-51160. The vote: YEAS – Mrs. Bensch, Mr. Dawson, Mr. Fobes, Mrs. Howard, Mr. McBride and Mr. Vaux. ABSENT – Mr. Caporale. The motion passed.

**Recommendation:** Council award a contract to F&ME Consultants Inc., Columbia, South Carolina on the amount of \$111,400 for a County Maintained Roadway Condition Survey. In addition, approve a project contingency of \$11,140 for a total budget of \$122,530 funded from C Funds Professional Services Account 2342001C-51160.

## **2. Board of Commissioners / Woodland Estates and Burlington Estates Special Purpose Tax District**

**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. Eric Larson, Division Director–Environmental Engineering, presented this item to the Committee. The Engineering Department right of way staff has been researching ownership of the roads and drainage systems for Burlington Circle in Burlington Estates, Port Royal Island. The Stormwater Department has been following up on a request to help a property owner with ongoing drainage issues and is in the process of acquiring drainage easements to help alleviate the drainage problems in the neighborhood.

Staff discovered that the Woodland Estates and Burlington Estates located adjacent to Pine Grove Road have been assessed as a Special Purpose Tax District of \$32.25 per parcel from the early 1990's until 2015. The County is currently holding \$24,047.52 for Burlington Estates and \$16,764.54 for Woodland Estates. This tax was not assessed in Tax Year 2016. This assessment has not been dissolved by County Council and should continue to be collected until Council approves dissolving the tax district.

Records reflect that no board of commissioners has ever been established for the Woodland Estates and Burlington Estates Special Purpose Tax District in accordance with Beaufort County Code of Ordinances Division 6, Sec. 66:406-412. Staff has been working with property owners to submit at least five property owner names to County Council for appointment consideration to the board of commissioners. Once the board is established, the functions outlined in the ordinance can be executed. The following property owners have volunteered for

appointment to the board of commissioners: David A. Walters, Danielle Casey, Troy N. Young, Gary E. Davy, and Ryan K. Steady.

**Motion:** It was moved by Mr. McBride, seconded by Mr. Fobes, that Committee approve and recommend Council nominate the following individuals to serve as members of the Woodland Estates and Burlington Estates Special Purpose Tax District Board of Commissioners: Danielle Casey, Gary E. Davy, Ryan K. Steady, David A. Walters and Troy N. Young. The vote: YEAS – Mrs. Bensch, Mr. Dawson, Mr. Fobes, Mrs. Howard, Mr. McBride and Mr. Vaux. ABSENT – Mr. Caporale. The motion passed.

**Recommendation:** Council nominate the following individuals to serve as members of the Woodland Estates and Burlington Estates Special Purpose Tax District Board of Commissioners: Danielle Casey, Gary E. Davy, Ryan K. Steady, David A. Walters and Troy N. Young.

### **INFORMATION ITEMS**

#### **3. Itemized Sidewalk Projects on the Failed Referendum and their Estimate Cost to Complete**

**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. Colin Kinton, Division Director–Transportation Engineering, presented the Committee with a list of pathway project needs for both northern and southern Beaufort County. The list included high need projects that were included in the failed referendum, as well as pathway project needs that were not included in the referendum. These projects total an estimated \$18,817,000.

Mr. Flewelling stated Council needs to commit getting these pathway needs addressed.

Mr. Fobes asked staff to provide a prioritized list and a three- to five-year plan.

**Status:** This item will come back before the Committee for continued discussion once a prioritized list and three- to five-year pathway project plan is developed by staff.

#### **4. Comprehensive Financial Plan: Revenues and Expenditures**

**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 the Committee an overview of facility and capital needs over the next three to five years as follows:

- Replacement of Arthur Horne Building (estimated \$5 million to \$7 million)
- Repairs to Administration Building (estimated \$5 million)
- Eight residential homes for Disabilities and Special Needs Program (estimated \$1.5 million)
- Repairs to Detention Center (estimated \$3 million)
- Public Works facility renovation/alternative facility (estimated \$3 million)
- Repairs to Voters Registration facility (estimated \$300,000)
- Expanded capabilities of water access in Beaufort County (estimated \$1.5 million)
- Beaufort County Airport (Lady's Island) repairs/renovations (estimated local match of \$300,000)
- Repairs to existing County facilities (HVAC, elevators, etc.) (estimated \$3 million)
- Sidewalk extension/development (included \$3 million over two years)
- Heavy equipment needs (\$1.5 million per year)

Mr. Gruber informed the Committee of the recent issues regarding technology needs. He commended staff for the number of hours committed to putting out fire after fire. Ultimately, we are going to have to develop some kind of Capital Improvement Plan for our IT infrastructure needs to be funded on a recurring annual basis.

Mrs. Monica Spells, Assistant County Administrator–Civic Engagement and Outreach, provided the Committee with a list of IT needs over three- to five-years as follows:

- IT staff relocation (estimated \$2 million)
- Disaster Recovery Center upgrade in Hampton County (estimated \$1 million)
- Storage Area Network (SAN) (estimated \$500,000)
- Email upgrade (estimated \$500,000)
- Telephony upgrade (estimated \$500,000)
- Equipment replacement (estimated \$1 million)
- Software maintenance (estimated \$350,000)
- GIS plotter upgrades (estimated \$30,000)
- New software purchases and enhanced mapping (estimated \$50,000)
- Tax system software (estimated \$2 million)
- Microsoft licenses (estimated \$1 million)
- Munis upgrade (estimated \$180,000)
- SharePoint upgrade (estimated \$200,000)

The Committee asked that the information be provided via email.

**Status:** Informational purposes only,

**PUBLIC FACILITIES COMMITTEE  
WORKSHOP**

**December 13, 2016**

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

The Public Facilities Committee met Tuesday, December 13, 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 Alice Howard and William McBride present. Members Cynthia Bensch, Rick Caporale and Steve Fobes absent. Non-committee member Jerry Stewart present.

County Staff: Tom Keaveny, County Attorney and Sheriff P. J. Tanner.

Public: Scott Marshall, Bluffton Deputy Town Manager; Mike McFee, Beaufort City Councilman; Bill Prokop, Beaufort City Manager; Carolyn Smith, representing Alljoy Preservation Commission; and Van Willis, Port Royal Town Manager.

Media: Eleanor Lightsey, *Lowcountry Inside Track*.

Chairman Gerald Dawson chaired the meeting.

**INFORMATION ITEM**

**1. Discussion of a Potential Ordinance Allowing Nighttime Use of Golf Carts in Designated Portions of the County**

**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:** A potential ordinance allowing nighttime use of golf carts in designated portions of the County was discussed at the September 19, 2016 Public Facilities Committee meeting. The Committee, at that time, recommended the item be moved to Council for approval for first reading, by title only. At the September 26, 2016 County Council Regular Session, this item was referred to the Public Facilities Committee for further discussion to address safety concerns relative to nighttime use of golf carts.

Sheriff Tanner spoke about the safety concerns. The requirements should be identical to that of automobiles – seat belts, lights, tags, turn signals, etc. The permit and decal is to ensure

the golf cart has insurance. We are continually allowing things on these primary and secondary roads that these roads were not designed for. The County needs to err on the side of caution and safety.

Discussion and concerns of the Committee members, staff and representatives of the various municipalities were as follows:

- Possibly making the ordinance more restrictive, such as adding lighting requirements and limiting hours.
- Possibly requiring a certain amount of illumination.
- Not all homeowners insurance covers golf carts. For many it is a separate policy, and many do not know this.
- Suggest cut off for allowed use at midnight.
- Possibly bringing in one or two companies that work on golf carts to speak of the availability and cost of light and other modification kits.
- Possibly permitting or implementing inspection process.
- Possibly limiting distance of travel.
- Penalties for violation.
- Need for identical ordinances for Beaufort County and municipalities or the need for memorandums of understandings (MOUs).

**Status:** Staff will bring forth a proposed ordinance to the Public Facilities Committee to review. The Committee will hold a workshop in January 2017 for further discussion.

Boards and Commissions  
Reappointments and Appointments  
January 9, 2017

**1 Governmental Committee**

*Daufuskie Island Fire District*

<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>
12.12.16	Gary Stewart	At-Large	Appoint	6/11	partial	2/2018

**2 Natural Resources Committee**

*Zoning Board of Appeals*

<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>
01.09.17	Joseph Passiment	Southern Beaufort Coun	Appoint	6/11	partial	2/2018

**3 Public Facilities Committee**

*Woodland Estates and Burlington Estates Special Purpose Tax District*

<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>
01.09.17	Danielle Casey	Service Area	Appoint	6/11	4	2/2021
01.09.17	Gary E. Davy	Service Area	Appoint	6/11	4	2/2021
01.09.17	Ryan K. Steady	Service Area	Appoint	6/11	4	2/2021
01.09.17	David A. Walters	Service Area	Appoint	6/11	4	2/2021
01.09.17	Troy N. Young	Service Area	Appoint	6/11	4	2/2021



## County Council of Beaufort County 2017 Meetings

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Date	CAUCUS		REGULAR	
	Time	Location	Time	Location
January 9, 2017	5:00 p.m.	Executive Conference Room	6:00 p.m.	Council Chambers
January 23, 2016	5:00 p.m.	Executive Conference Room	6:00 p.m.	Council Chambers
February 20, 2017	5:00 p.m.	Executive Conference Room	6:00 p.m.	Council Chambers
March 13, 2017	5:00 p.m.	Executive Conference Room	6:00 p.m.	Council Chambers
March 27, 2017	5:00 p.m.	Hilton Head Island Branch Library	6:00 p.m.	Hilton Head Island Branch Library
April 10, 2017	5:00 p.m.	Executive Conference Room	6:00 p.m.	Council Chambers
April 24, 2017	5:00 p.m.	Executive Conference Room	6:00 p.m.	Council Chambers
May 8, 2017	5:00 p.m.	Executive Conference Room	6:00 p.m.	Council Chambers
May 22, 2017	5:00 p.m.	Bluffton Branch Library	6:00 p.m.	Bluffton Branch Library
June 12, 2017	5:00 p.m.	Executive Conference Room	6:00 p.m.	Council Chambers
June 26, 2017	5:00 p.m.	Executive Conference Room	6:00 p.m.	Council Chambers
July 24, 2017	5:00 p.m.	Executive Conference Room	6:00 p.m.	Council Chambers
August 28, 2017	5:00 p.m.	Hilton Head Island Branch Library	6:00 p.m.	Hilton Head Island Branch Library
September 11, 2017	5:00 p.m.	Executive Conference Room	6:00 p.m.	Council Chambers
September 25, 2017	5:00 p.m.	Bluffton Branch Library	6:00 p.m.	Bluffton Branch Library
October 9, 2017	5:00 p.m.	Executive Conference Room	6:00 p.m.	Council Chambers
October 23, 2017	5:00 p.m.	Hilton Head Island Branch Library	6:00 p.m.	Hilton Head Island Branch Library
November 13, 2017	5:00 p.m.	Executive Conference Room	6:00 p.m.	Council Chambers
December 11, 2017	5:00 p.m.	Executive Conference Room	6:00 p.m.	Council Chambers

Bluffton Branch Library, 120 Palmetto Way, Bluffton  
 Council Chambers, Administration Building, Beaufort County Government Robert Smalls Complex, 100 Ribaut Road, Beaufort  
 Executive Conference Room, Administration Building, Beaufort County Government Robert Smalls Complex, 100 Ribaut Road, Beaufort  
 Hilton Head Island Branch Library, 11 Beach City Road, Hilton Head Island

Adopted:



**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  
Alicia Holland, Assistant County Administrator for Finance *AH*  
Dave Thomas, Purchasing Director *DT*

FROM: Robert McFee, P.E., Division Director for Construction, Engineering and Facilities *JRM*

SUBJ: **BEAUFORT COUNTY ROADWAY PAVEMENT CONDITION SURVEY RFP #100616E**

DATE: December 12, 2016

**BACKGROUND.** At the July 2016 Beaufort County Transportation Committee (BCTC) meeting, approval was passed by the BCTC to advertise for proposals to conduct a County roadway pavement condition survey using C Funds. The purpose of the project is to obtain pavement condition data for all paved roads maintained by Beaufort County, process the collected data into an overall condition index database and evaluate the roadway condition in order to develop a maintenance and repair plan. Beaufort County maintains approximately 200+ miles of paved roads.

On October 6, 2016, the County Engineering Department received proposals from the following companies:

Applied Research Associates, Inc. (ARA)	Camp Hill, PA
Engineering & Research International (ERI)	Savory, IL
F & ME Consultants, Inc.	Columbia, SC
Infrastructure Management Services (IMS)	Rolling Meadows, IL
Kisinger Campo & Associates, Inc. (KCA)	Tampa, FL
Marker-Geospatial	Monument, CO
TBG, Atlantic Division	Kennesaw, GA
Transmap Corporation	Columbus, OH

A selection committee consisting of the BCTC Chairman, BCTC members from District 2 and District 9, and the Division Director for Engineering reviewed, evaluated the proposals and selected F & ME Consultants based on qualifications to perform the work. F&ME's cost to complete the project is \$111,400. The Engineering Department recommends a 10% contingency at \$11,140 for a total project budget of \$122,540.

*AH* **FUNDING.** C Funds Professional Services Account, #2342001C-51160 with an available fund balance of \$200,000.

**FOR ACTION.** Public Facilities Committee Meeting on December 19, 2016.

**RECOMMENDATION.** That the Public Facilities Committee approve and recommend to County Council an award of the County Maintained Roadway Condition Survey to F & ME Consultants for a total contract of \$111,400. In addition, approval of a project contingency at \$11,140 for a total budget of \$122,540 funded from C Funds Professional Services.

JRM/mjh

Attachment: BCTC Minutes Jul 20, 2016 & Nov 16, 2016 Agenda w/Draft Minutes

cc: Dave Wilhelm

**BEAUFORT COUNTY TRANSPORTATION COMMITTEE  
MINUTES OF MEETING ON JULY 20, 2016**

The regular meeting of the Beaufort County Transportation Committee (BCTC) was held on July 20, 2016 in the Executive Conference Room of the Beaufort County Administrative Complex located at 100 Ribaut Road, Beaufort, South Carolina.

**MEMBERS PRESENT:** Kraig Gordon, Bob Arundell, Joe DeVito, Craig Forrest, Mark McCain, James Morrall, Paul Runko, Joseph Stroman, Stephen Wilson

**MEMBERS ABSENT:** Steve Miller, Vacant District 7

**OTHERS PRESENT:** Councilman Jerry Stewart, Beaufort County Council District 6  
Rob McFee, Beaufort County Division Director for Construction, Engineering & Facilities  
Wendell Mulligan, SCDOT Resident Maintenance Engineer  
Darrin Shoemaker, Town of Hilton Head Traffic Engineer  
Van Willis, Town of Port Royal Manager

**Notification.** An audio recording of this meeting is available from the Beaufort County Engineering Department. Please contact the department at 843 255-2700 and request an audio copy. Power Point presentations given to the BCTC are available from the County Engineering Department.

1. **Call to Order & Members Roll Call.** Meeting was called to order at approximately 4:00 p.m. by Chairman Gordon and an attendance roll call was taken.
2. **Public Comment.** No public comment given.
3. Approval of Minutes

**Motion: Motion was made and seconded to approve the minutes from the May 18, 2016 and June 22, 2016 meetings. Motion passed unanimously.**

4. **Treasurer's Report.** The BCTC Financial Statement at June 30, 2016 was presented by Mr. Arundell.
5. **Old Business**

**A. Beaufort County Road System Evaluation.** Mr. McFee presented to the committee a power point on the County's roadway system and approaches pavement evaluation. The County has County, State and municipality maintained roadway systems on which C funds can be allocated. There are several ways to analyze pavement evaluation. One system is the surface condition survey another is the pavement condition index (PCI). The surface condition survey is a subjective system where the PCI is an intense, technical driven system. Charleston County had a pavement evaluation service conducted 2 years ago that cost approximately \$211 per mile for the County's state and county roadways. The scope of the service provided right of way imagery to identify assets and pavement distress analysis on type of severity and extent. This evaluation that was used to develop maintenance and repair protocols in priority order. For Beaufort County pavement analysis, Mr. McFee estimated a cost of \$500 per mile for the 209 miles of County roads. Total program would cost approximately \$80,000 to 105,000. It is estimated that the subjective survey would cost \$40,000 to \$60,000. Of course, cost is dependent on what the scope of the evaluation the CTC would include. Shelf life for the evaluation cycle is estimated at 3 to 5 years for County roadways. Per Mr. Mulligan, SCDOT conducts an evaluation every 2 years on their primary roadway system. Mr. Forrest stated that he felt the subjective system is the best system to justify especially since it is effective on small systems like Beaufort County. Chairman Gordon reminded the committee that the County has never had an inventory analysis of the County roadway system. No benchmark has been created for the County engineers to work from. Does the committee want to go out with a request for proposals for County roadway evaluation so the committee and the County engineers have a starting point for selection of roads for resurfacing and improvements? Mr. McCain indicated that

in-depth data from an evaluation could be linked to SCDOT's analysis and any municipality evaluation in order to spend C funds wisely. Mr. Forrest suggested using a system to build a baseline that then the subjective evaluation could use. Traffic impact fee expenditures for resurfacing and improvement decisions would also be determined from the pavement evaluation survey. Mr. McFee feels that the more objective survey which provides a higher evaluation and expandability is the more favorable choice. The County does not currently have comprehensive analysis.

**MOTION:** Motion was made by Mr. Forrest for an RFP for a Pavement Evaluation Survey to be prepared and advertised on both the subjective and PCI surveys and once the costs are received by the County Engineering Department to present the submitted scope of services and costs to the BCTC for decision on the approach to move forward. The pavement survey will be funded by C Funds. Motion was seconded by Mr. Arundell. Motion passed unanimously.

Mr. DeVito suggested that the municipalities be asked if they wished to participate in the survey.

**B. Alternate Paving Dirt Road Methods.** Mr. McFee presented to the committee a power point on the alternatives to dirt road paving. Mr. McFee indicated that it was hard to obtain reliable information for comparing alternate paving methods for expanded asphalt and polymers. There is information on Portland cement modification that he did not include in this presentation but Portland cement cost is comparable to rock cost within \$10,000 a mile. Rock in the presentation could be changed to Portland cement stabilization but there is no data on maintenance of Portland cement stabilization. Mr. McFee presented cost data for annual maintenance by County Public Works. Rock/stone application to dirt roads has a relatively low initial cost compared to asphalt paving and annual maintenance cost. Per Mr. McFee, County would not establish a rocking program without including roadside drainage improvements. A rocking program could be funded by C or TAG funds. Mr. McFee concluded that stone life has a better cost ratio to asphalt application. Initial cost is lower at 20% of paving. Maintenance cost for gravel roads is at least 50% higher but the comparison of initial cost keeps the overall rocking cost lower. County does have several County maintained dirt roads that have been rocked/stoned. Most of the rocked roads are in the Lands End area on St. Helena. Old Country Road in Burton has also been rocked. Right of way still has to be obtained. Community expectation and quality of life could be issues for a rocking program.

Chairman Gordon discussed with Mr. Kubic that if the CTC changed its approach to the paving process to another form would it require County Council approval. Mr. Kubic indicated that the CTC would not need to get prior approval. Chairman Gordon is proposing that if residents/property owners want a road paved it would be their responsibility to acquire the necessary right of way and then present their request to the committee and the CTC would determine if road should be paved or stoned based on procedures set forth by the CTC.

Mr. McCain recommended that the committee accept the presented information on alternate paving methods and use for future discussions.

**C. Status of Transportation Plan.** Mr. McCain is finalizing the updated transportation plan and will submit a draft version to the Chairman and County staff for review and then to the entire committee for comment. The final version should be presented at the September meeting for discussion. Mr. McCain maintained the theme from the prior BCTC transportation plan as a skeleton but policies will be changing along with process. Some of the changes could include use of TAG funds and development of a PMS program.

**D. Future Road Program.** Discussion on the future road program was included in the old business items for road system evaluation and alternate paving methods for dirt roads.

## 6. New Business

**A. SCDOT Primary System Funding.** The SCDOT C Program Manager has released the State Fiscal Year 2016/2017 C Fund Revenue authorization. Beaufort County will be receiving \$1,296,700 in non-recurring funding which should be spent on primary and secondary roadways. Mr. McFee and Mr. Mulligan have been discussing which primary roadways to consider. Beaufort County will receive an estimated \$1,926,800 in recurring C Funds and \$391,088 for their portion of the donor bonus funds.



AGENDA  
COUNTY TRANSPORTATION COMMITTEE

Wednesday, November 16, 2016

4:00 p.m.

Executive Conference Room, Administration Building  
Beaufort County Government Robert Smalls Complex  
100 Ribaut Road, Beaufort, SC 29902

Committee Members:

Kraig Gordon, Chairman  
Joe DeVito, Vice Chairman  
Bob Arundell, Treasurer  
Christopher England,  
J. Craig Forrest, Mark McCain  
Steve Miller, James Morrall  
Paul Runko, Joseph Stroman  
Stephen Wilson

1. CALL TO ORDER – ROLL CALL
  - A. INTRODUCTIONS
  - B. PLEDGE OF ALLEGIENCE
2. PUBLIC COMMENT
3. APPROVAL OF MINUTES – July 20, 2016 & September 21, 2016 (backup)
4. BEAUFORT COUNTY TRANSPORTATION PLAN (backup)  
Mr. Mark McCain, BCTC Member
5. OLD BUSINESS
  - A. UPDATE ON RFP FOR BEAUFORT COUNTY ROADWAY PAVEMENT  
CONDITION SURVEY (backup)  
Mr. Robert McFee, PE, Division Director, Construction, Engineering and Facilities
  - B. RE-EVALUATION OF PORT ROYAL SIDEWALK  
Chairman Kraig Gordon
  - C. STATUS OF FY2016 ROADWAY PROJECTS – SCDOT  
Mr. Wendall Mulligan, SCDOT Resident Maintenance Engineer
  - D. STATUS OF ADDITIONAL ROAD FUNDS APPROPRIATION FOR US AND  
STATE ROUTES  
Chairman Kraig Gordon  
Mr. Robert McFee, PE, Division Director, Construction, Engineering and Facilities
6. NEW BUSINESS
  - A. TREASURER REPORT - FIRST QUARTER FY 2017 BCTC FINANCIAL  
STATEMENT & ANNOUCEMENT OF FY 2016 C FUND AUDIT (backup)  
Mr. Bob Arundell, BCTC Treasurer
  - B. DISCUSSION TO FUND FY 2017 CONTINGENCY FUND  
Chairman Kraig Gordon



DRAFT MINUTES FROM NOVEMBER 16, 2016 BCTC MEETING

**AGENDA ITEM 5A. UPDATE ON RFP FOR BEAUFORT COUNTY ROADWAY PAVEMENT CONDITION SURVEY**

Chairman Gordon presented the update on agenda item 5A. Beaufort County Engineering Department received 8 proposals for the County Roadway Pavement Condition Survey RFP. The selection committee members, Mr. McFee, Chairman Gordon, Mr. McCain, and Mr. Runko met to review and evaluate the 8 proposals. F&ME Consultants from Columbia, SC presented the best approach to conducting the survey and was determined to be the most qualified firm. Their proposed cost was in range with the Engineering Department's estimate. F&ME's cost to complete the project is \$111,400. Engineering staff also requests that a 10% contingency be approved at \$11,140 for a total project budget of \$122,540.

**MOTION WAS MADE BY MR. McCAIN AND SECONDED BY MR. RUNKO TO APPROVE AND RECOMMEND TO THE COUNTY COUNCIL PUBLIC FACILITIES COMMITTEE AWARD OF A CONTRACT TO F&ME CONSULTANTS TOTALING \$111,400 FOR THE COUNTY ROADWAY PAVEMENT CONDITION SURVEY. IN ADDITION, APPROVAL OF A PROJECT CONTINGENCY AT \$11,140, FOR A TOTAL BUDGET OF \$122,540 FUNDED BY C FUNDS. MOTION PASSED UNANIMOUSLY.**

The Engineering Department should be able to present this recommendation to the Public Facilities Committee meeting on December 19, 2016.



**BEAUFORT COUNTY STORMWATER UTILITY**  
120 Shanklin Road  
Beaufort, South Carolina 29906  
Voice (843) 255-2801 Facsimile (843) 255-9478



**INTEROFFICE MEMORANDUM**

**TO:** Councilman Brian Flewelling, Chairman, Natural Resources Committee

**FROM:** Eric W. Larson, Stormwater Manager

**SUBJECT:** Shell Point Investments, LLC Quitclaim Deed for Various Strips of Land (Ditches) in Shell Point Subdivision.

**DATE:** December 15, 2016

---

**BACKGROUND:**

Beaufort County Stormwater Department has received numerous drainage complaints in Shell Point Subdivision. Attempts to acquire easements have been unsuccessful due to lack of parcel identification/ownership on needed strips of land (ditches). County staff have traced ownership of strips of land (ditches) to Shell Point Investments, LLC, of whom a quitclaim deed transferring ownership of property has been granted to Beaufort County and attached as "Exhibit D". The property to be transferred is more clearly identified on the attached map labeled "Exhibit A" and on recorded plats identifying the strips of land to be transferred attached as "Exhibit B" Plat Book 17 at Page 28 and "Exhibit C" Plat Book 18 at page 126.

At the December 14, 2016 Stormwater Utility Board Meeting, the Stormwater Board reviewed and recommended approval of the land transfer to Beaufort County's Natural Resources Committee.

**FOR ACTION:**

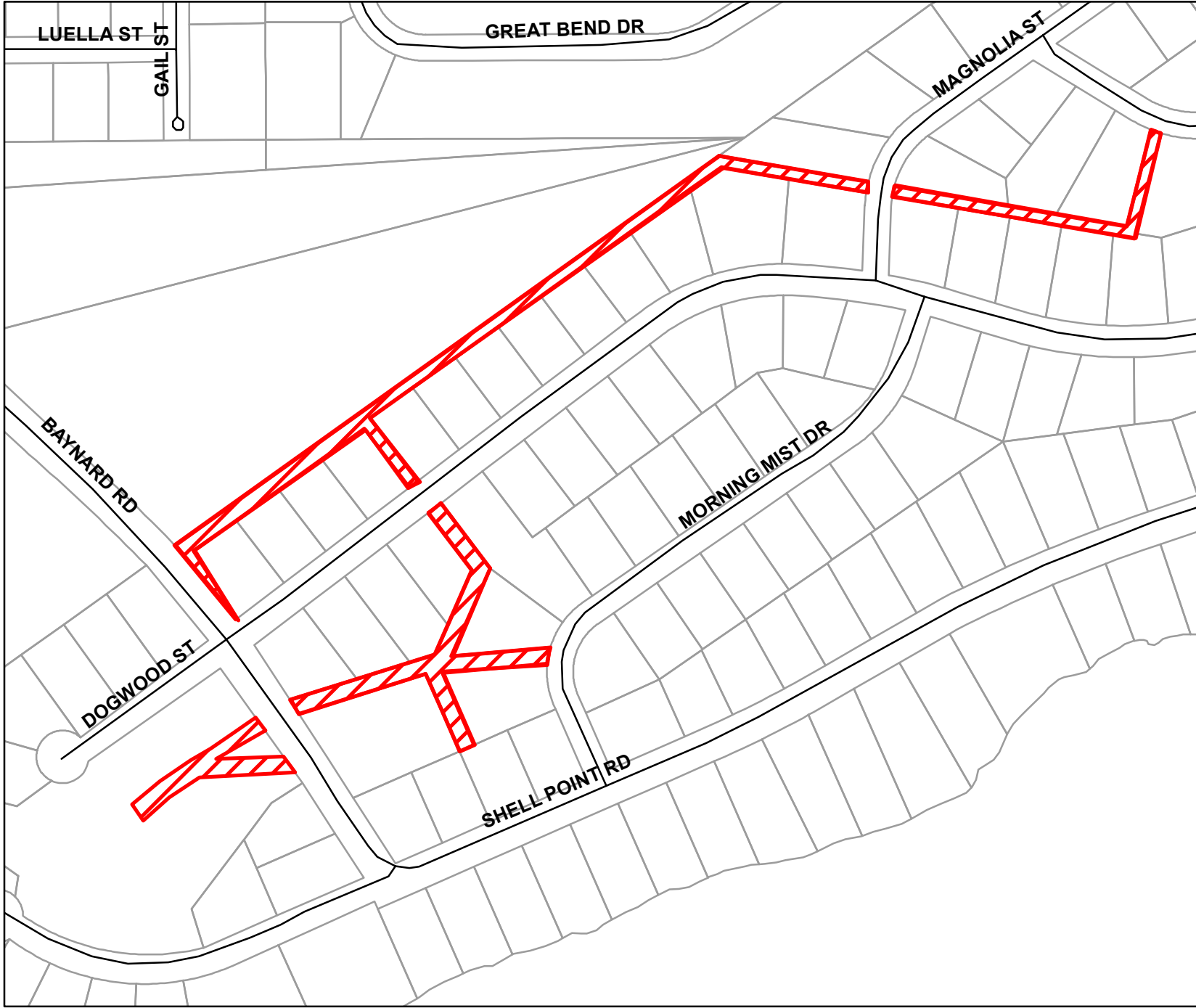
Natural Resources Committee meeting December 19, 2016.

**RECOMMENDATION:**

The Stormwater Department recommends that the Natural Resources Committee approve the land transfer from Shell Point Investment, LLC to Beaufort County. The County will not incur any costs associated with the land transfer.

**Attachments:** Exhibit A  
Exhibit B  
Exhibit C  
Exhibit D

**CC:** Gary Kubic, County Administrator  
Josh Gruber, Deputy Administrator  
Thomas Keaveny, County Attorney  
Allison Coppage, Deputy County Attorney  
David Wilhelm, Director of Public Works  
Patricia Wilson, Right of Way Manager-Engineering





**(Exhibit "A")  
Shell Point  
Subdivision**

**Activity: Land to  
be Transferred**

**Township:  
Port Royal Island**

**Legend**

-  Land Transfer
-  Parcels
-  Streets



**1 inch = 265 feet**



PB 17/28

EXHIBIT "B"



TABLE 1200

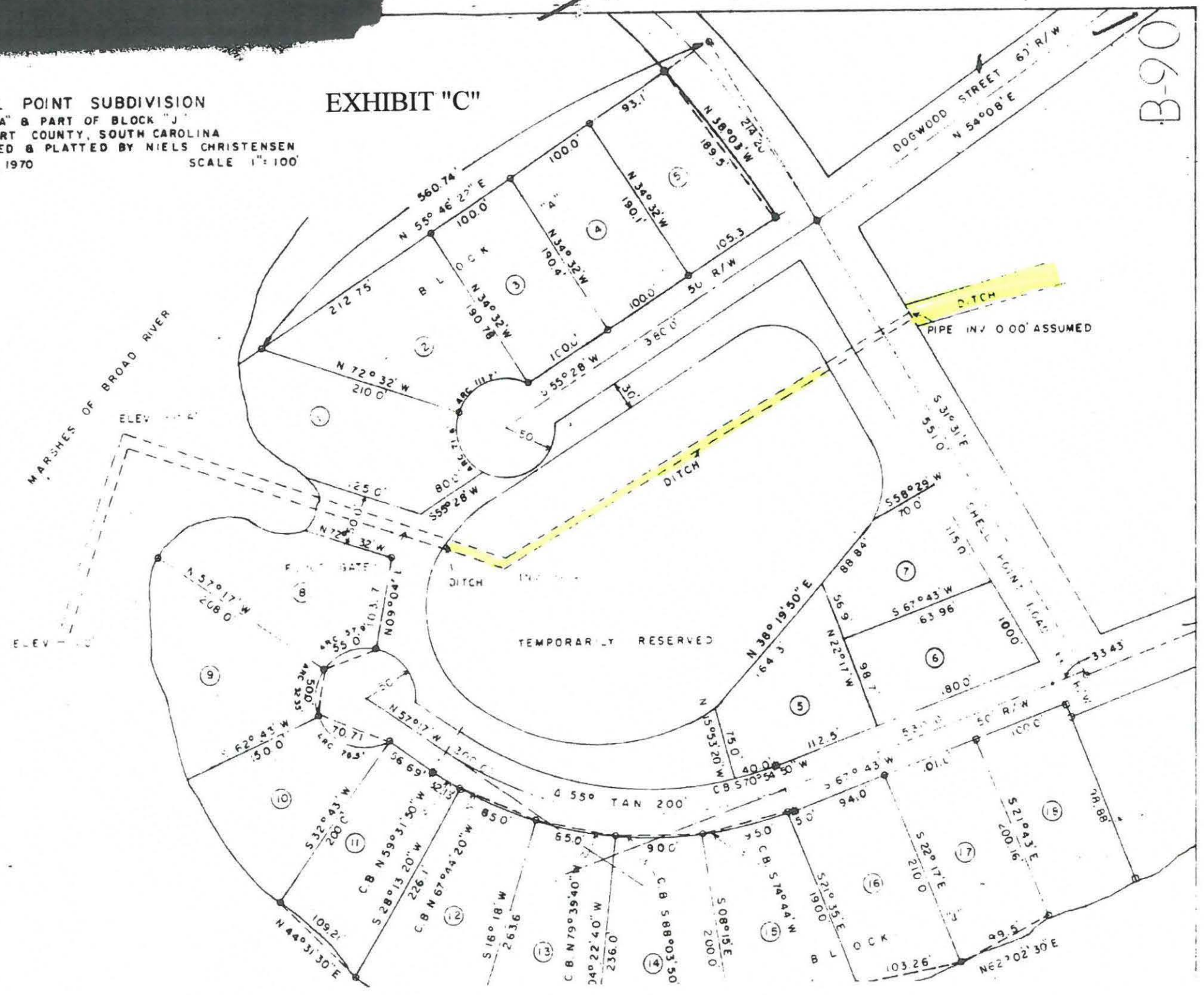
old PB 18/126

SHELL POINT SUBDIVISION  
BLOCK "A" & PART OF BLOCK "J"  
BEAUFORT COUNTY, SOUTH CAROLINA  
SURVEYED & PLATTED BY NIELS CHRISTENSEN  
JUNE 9, 1970 SCALE 1"=100'

EXHIBIT "C"

B-90

Filed  
7/27/70  
Nels Christensen



# EXHIBIT D

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF BEAUFORT )

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, THAT **Shell Point Investments, LLC** (hereinafter “Grantor”), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) to it in hand paid at and before the sealing of these presents by **Beaufort County** (hereinafter “Grantee”), whose address is Post Office Drawer 1228, Beaufort, South Carolina 29901-1228, the receipt whereof is hereby acknowledged, has remised, released and forever quit-claimed, and by these presents does remise, release and forever quit-claim unto the said Grantee, its successors and assigns forever, all of its right, title and interest in and to the following described real property, to wit:

*All those certain pieces, parcels or strips of land situate, lying and being in Shell Point Subdivision, Beaufort County, South Carolina, and being more particularly shown as 20’ – 30’ wide strips of land on a plat of Shell Point Subdivision recorded in the Beaufort County R.O.D. Office in Plat Book 17 at Page 28. A copy of said plat is attached hereto as Exhibit “B”. The strips of land are also depicted in Exhibit “A”.*

*Also, all that property which is shown in Exhibit “C” as the ditch area located within the parcel labeled “Temporarily Reserved”. Exhibit “C” is derived from a plat recorded in Plat Book 18 at Page 126.*

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 premises before mentioned unto the said **Beaufort County**, its successors and assigns forever.

WITNESS the hand and seal of the Grantor this 8<sup>th</sup> day of December, 2016.

WITNESSED BY:

SHELL POINT INVESTMENTS, LLC

Laura Holman Melutosh  
Witness #1

By: James W. Pike  
James W. Pike, Manager

Loretta D. Miranda  
Witness #2

STATE OF SOUTH CAROLINA           )  
  )  
COUNTY OF BEAUFORT                )

I, the undersigned Notary Public, do hereby certify that James W. Pike, personally appeared before me this day and, in the presence of the two witnesses above named, acknowledged the due execution of the foregoing instrument on behalf of Shell Point Investments, LLC.

Witness my Hand and Seal, this 8<sup>th</sup> day of December, 2016.

Loretta D. Miranda  
Signature of Notary Public

Notary Public for the State of: South Carolina

My commission expires: May 24<sup>th</sup>, 2022

(Seal required if outside South Carolina)

ORDINANCE 2017 /

TEXT AMENDMENT TO THE BEAUFORT COUNTY COMMUNITY DEVELOPMENT CODE (CDC), APPENDIX A - DALE COMMUNITY PRESERVATION DISTRICT, SECTION A.7.60.F.3, SIGN STANDARDS (TO CHANGE SIGN STANDARDS FOR THE DALE MIXED USE (DMU) COMMUNITY PRESERVATION DISTRICT, SUBJECT TO CERTAIN CONDITIONS)

WHEREAS, added text is underlined and deleted text is struck through.

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

COUNTY COUNCIL OF BEAUFORT COUNTY

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

APPROVED AS TO FORM:

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

ATTEST:

\_\_\_\_\_  
Ashley M. Bennett, Clerk to Council

First Reading:  
Second Reading:  
Public Hearing:  
Third and Final Reading:

## Division A.7: Dale Mixed Use District (DMU)

### A.7.60.F. Sign Standards

#### 3. Freestanding Signs

- a) One freestanding sign may also be placed in front of a building. The sign shall be set back at least ~~five~~ten feet from the street right-of-way.
- b) Such signs shall have a maximum height of seven feet and a maximum area of ~~12~~24 square feet. If the property is located beyond a one-quarter (1/4) mile radius of the intersection of Keans Neck Road and Kinloch Road, and the principal structure is setback a minimum of 50 feet from the road right of way, the maximum height of the sign is increased to 10 feet and the maximum area is increased to 40 square feet.
- c) The sign shall be constructed of wood, stucco, tabby, brick, or painted metal and shall be externally illuminated with the exception of LED message boards as allowed in Section 5.6.30 (General Sign Requirements). In those instances, an LED message board is limited to one-half (1/2) of the sign area.

2017 / \_\_

SOUTHERN BEAUFORT COUNTY ZONING MAP AMENDMENTS FOR R600-040-000-001C-0000 (299.202 ACRES LOCATED ON THE NORTH AND SOUTH SIDES OF THE BLUFFTON PARKWAY AND EAST OF MALPHRUS ROAD; KNOWN AS HILTON HEAD NATIONAL GOLF COURSE); FROM T2-RURAL DISTRICT TO T3-NEIGHBORHOOD, T4-NEIGHBORHOOD CENTER, AND T4-HAMLET CENTER OPEN DISTRICTS.

BE IT ORDAINED, that County Council of Beaufort County, South Carolina, hereby amends the Zoning Map of Beaufort County, South Carolina. The map is attached hereto and incorporated herein.

Adopted this \_\_\_ day of \_\_\_\_, 2017.

COUNTY COUNCIL OF BEAUFORT COUNTY

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

APPROVED AS TO FORM:

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

ATTEST:

\_\_\_\_\_  
Ashley M. Bennett, Clerk to Council

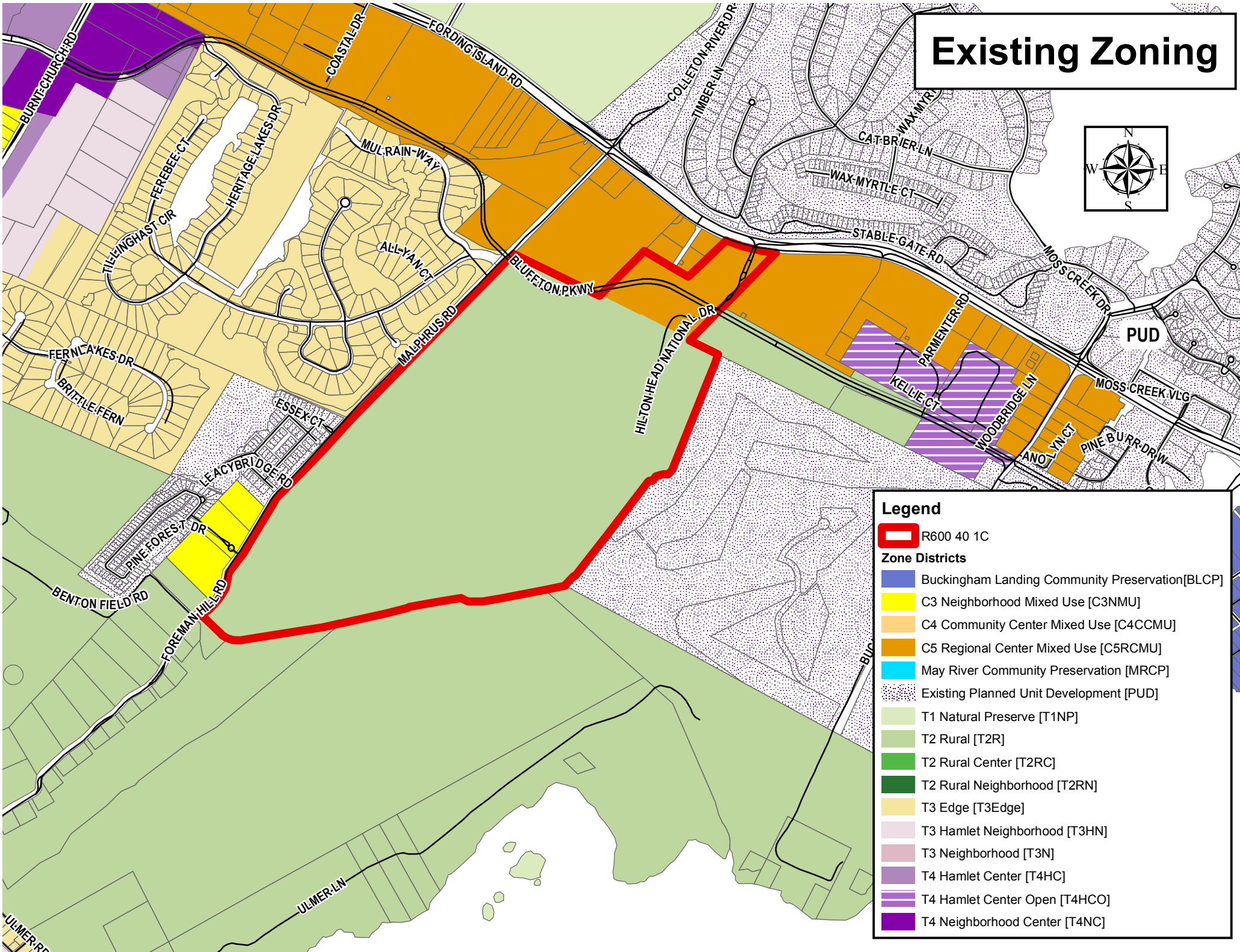
First Reading:

Second Reading:

Public Hearing:

Third and Final Reading:

# Existing Zoning

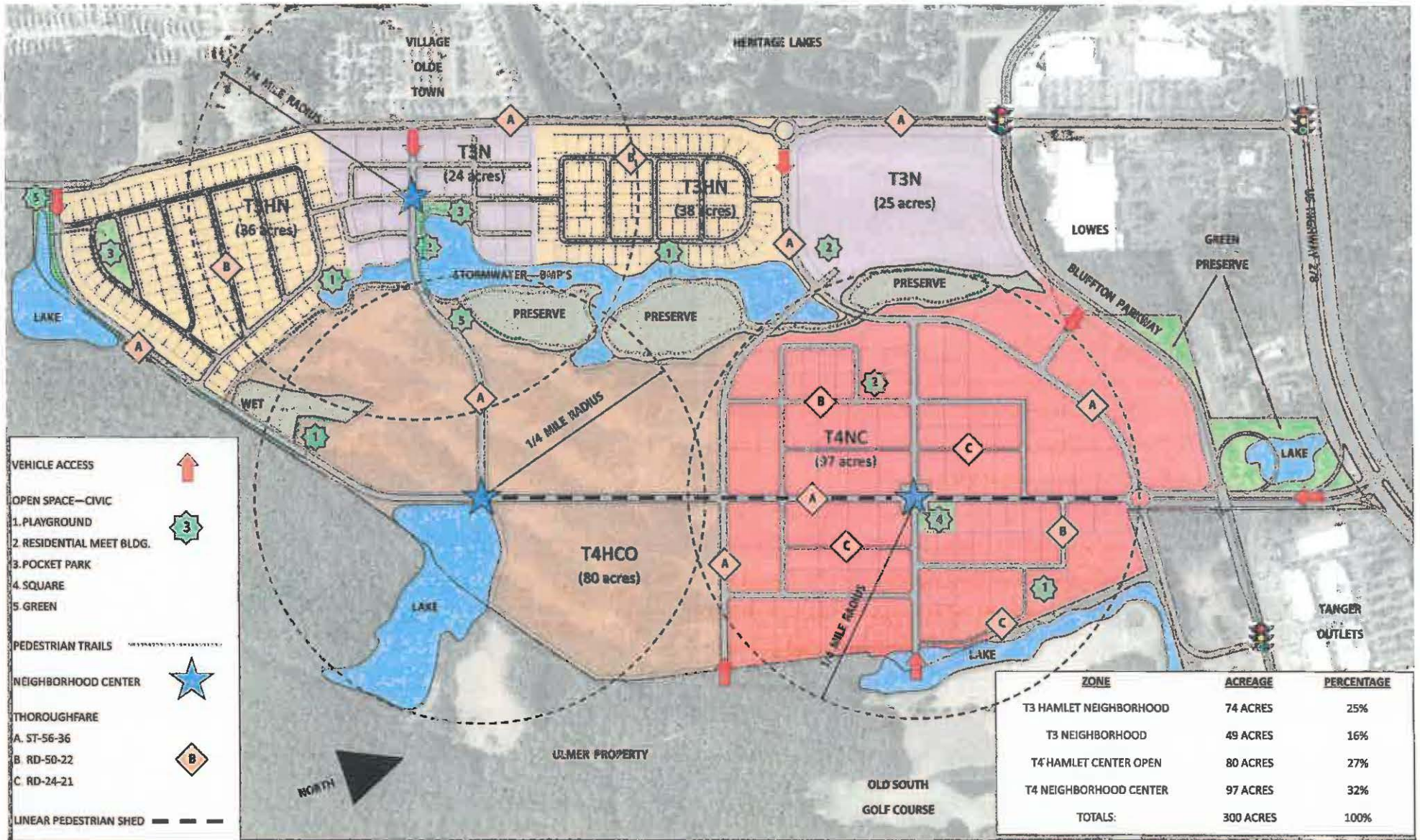


**Legend**

- R600 40 1C
- Zone Districts**
- Buckingham Landing Community Preservation [BLCP]
- C3 Neighborhood Mixed Use [C3NMU]
- C4 Community Center Mixed Use [C4CCMU]
- C5 Regional Center Mixed Use [C5RCMU]
- May River Community Preservation [MRCP]
- Existing Planned Unit Development [PUD]
- T1 Natural Preserve [T1NP]
- T2 Rural [T2R]
- T2 Rural Center [T2RC]
- T2 Rural Neighborhood [T2RN]
- T3 Edge [T3Edge]
- T3 Hamlet Neighborhood [T3HN]
- T3 Neighborhood [T3N]
- T4 Hamlet Center [T4HC]
- T4 Hamlet Center Open [T4HCO]
- T4 Neighborhood Center [T4NC]



PROPOSED ZONING CHANGE (Revised 11/2016)



LOCATION MAP  
+/- 300 ACRES

**GATEWAY to HILTON HEAD**  
REGULATING MASTER PLAN



Hilton Head  
National



KPA architecture + design



ORDINANCE 2016 / \_\_

AN ORDINANCE OF THE COUNTY OF BEAUFORT, SOUTH CAROLINA, TO AMEND THE BEAUFORT COUNTY COMPREHENSIVE PLAN OF 2010 TO ADOPT A FIVE-YEAR UPDATE TO THE NATURAL RESOURCES ELEMENT (CHAPTER 5) AND AFFORDABLE HOUSING ELEMENT (CHAPTER 8) (REPLACES IN KIND).

BE IT ORDAINED, that the County Council of Beaufort County, South Carolina, hereby adopts a five-year update to the Natural Resources Element (Chapter 5), and Affordable Housing Element (Chapter 8), replacing in kind, of the Beaufort County Comprehensive Plan of 2010 (enacted by ordinance 2011/1), as amended, under the authority of the South Carolina Local Government Comprehensive Planning Enabling Act of 1994, Chapter 29, Title 6, Section 6-29-510, *et. seq.*, of the *Code of Laws of South Carolina*, 1976, as amended.

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

COUNTY COUNCIL OF BEAUFORT COUNTY

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

APPROVED AS TO FORM:

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

ATTEST:

\_\_\_\_\_  
Ashley M. Bennett, Clerk to Council

First Reading: November 28, 2016  
Second Reading: December 12, 2016  
Public Hearing:  
Third and Final Reading:

# 8

## Beaufort County Comprehensive Plan Affordable Housing



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## Introduction

The beauty, coastal amenities, and temperate climate of the Lowcountry have attracted large numbers of new residents to Beaufort County, which has consistently been one of the fastest growing counties in South Carolina. More recently, commercial development has followed population growth, thereby creating high demand for service and retail employees and competition for existing workforce housing.

While Beaufort County has the highest HUD defined median income in South Carolina, middle-to-low income wage earners attracted to the County by job growth are therefore confronted with a constrained often have difficulty entering the housing market. While many developers have concentrated on the profitable retirement and high-end resort housing markets, fewer are producing workforce housing. While home prices have leveled off with the recent economic slowdown, tightened credit resulting from the national mortgage-lending crisis has the potential to further exacerbate the challenge of homeownership in Beaufort County. As when the economic cycle resumes begins an upswing, home prices may be resuming a rate of escalation resembling that similar to before the downturn. Mortgage credit, however, may not come as easily, making the role of the public and non-profit sectors more important than ever.

The County's continued prosperity, diversity, and desirability has necessitated an active role by the public sector in encouraging affordable housing. By continuing to shoulder that responsibility, Beaufort County is building a sustainable future for tourism and other major industries, protecting its military bases, and continuing to be a desirable place to live for people of all income levels.

### VISION

The vision of the Affordable Housing Element is to maintain and enhance the diversity of Beaufort County by providing the opportunity for people of all income levels to live and work in the County by doing the following:

- Build and maintain a consensus on policies and strategies to meet the needs for workforce and other forms of affordable housing in Beaufort County through the leadership of the Lowcountry Affordable Housing Coalition Beaufort County Affordable Housing Consortium.
- Ensure private sector development of workforce housing through effective incentives, and if necessary inclusionary zoning.
- Enhance the capacity of the non-profit sector to assist in the provision of affordable housing, especially where there are gaps in private sector production.
- Ensure a variety of housing types to accommodate the full range of income, age, cultural groups, disabilities, and special needs in the community.
- In concert with the Future Land Use Plan, ensure that most affordable housing is located within a short commuting distance of major concentrations of employment and commercial uses.
- Pursue regional cooperation of public and non-profit agencies in meeting area housing needs.

**DEFINITIONS**

The term “affordable housing” is used in many contexts and has various connotations. For that reason, it is important to define basic terms at the beginning of a discussion of the subject. For a more detailed lexicon on housing terms used by the housing industry, non-profit housing service providers, and housing policy makers, see Appendix 8-A

**Federal (HUD) Definitions:** Many housing definitions have been established by the U.S. Department of Housing and Urban Development (HUD), and are applied consistently at all levels of government. HUD’s categories apply to housing whose monthly costs (mortgage, taxes, insurance, and/or rent) do not exceed 30% of household income. For household income, HUD determines a jurisdiction’s median income for various family sizes.

**Table 8-1: HUD-Based Definitions of Affordable Housing**

Housing Category	Definition
<i>Moderate Income Housing</i>	Affordable for a household earning a gross income of no greater than 120% of the county median income (\$ <u>53,900</u> <u>49,200</u> to \$ <u>82,680</u> <u>73,800</u> ).
<i>Low Income Housing</i>	Affordable for a household earning a gross income of no greater than 80% of the county

	median income ( <del>\$33,700</del> <del>30,750</del> to <del>\$53,900</del> <del>49,200</del> ).
<i>Very Low Income Housing</i>	Affordable for a household earning a gross income of no greater than 50% of the county median income ( <del>\$24,350</del> <del>18,450</del> to <del>\$33,700</del> <del>30,750</del> ).
<i>Extremely Low Income Housing</i>	Affordable for a household earning a gross income of no greater than 30% of the county median income (under <del>\$24,250</del> <del>18,450</del> ).

Source: US Department of Housing and Urban Development. Income ranges are based on ~~2015~~ ~~2008~~ HUD defined median income (~~\$68,900~~ ~~61,500~~) for a Beaufort County family of four.



**Beaufort County Definitions:** While HUD definitions are precise in order to administer nationwide programs, Beaufort County’s definitions reflect the uniqueness or complexity of local conditions. As illustrated in the diagram, there are three major areas of housing needs with unique local definitions. Each of the three areas overlaps to some degree.

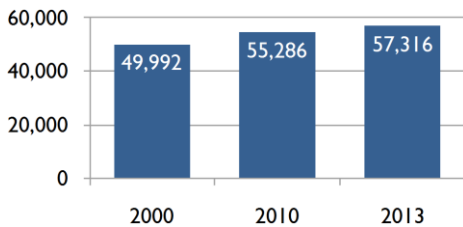
- Affordable Housing:** Beaufort County defines affordable housing as housing that is affordable to a person or family earning 80% or less of the County’s current area median income and spends no more than 35% of their gross income for housing costs. Housing costs includes principal, interest, taxes, and insurance. This definition is consistent with HUD guidelines, except that Beaufort County has adopted a 35% housing-to-income ratio rather than 30%.
- Workforce Housing:** Local housing practitioners refer to “workforce housing” as housing that is affordable up to 120% area median income. In 2008, the Beaufort County Affordable Housing Consortium agreed to refer to workforce housing as housing that is affordable to private and public sector workers with incomes at or below that of teachers and public safety workers. More specifically, the guideline encompassed an income range of 65% to 120% of the area median income.
- Special Needs Housing:** Segments of the population that require attention from the County to meet their needs include persons with developmental disabilities, persons with handicaps and injuries, homeless people, the frail elderly, victims of abuse, and persons in various forms of rehabilitation.



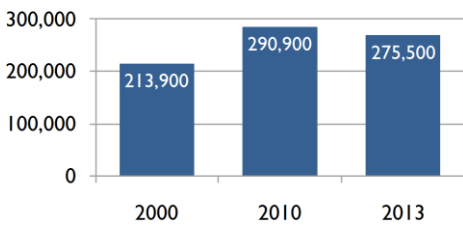
## Technical Analysis

The following sub-section provides a summary and analysis of housing data and trends from the 1990 and 2000 and 2010 U.S. Census and from the 2006 American Household Community Survey conducted by the Bureau of the Census. More detailed information on population and housing growth rates can be found in the Appendix 8-A along with detailed housing data by political subdivision and census tract.

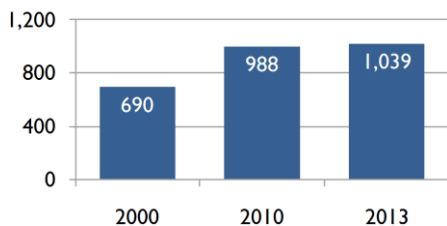
**Median Income Trend, Beaufort County**



**Median Value Owner Occupied Housing Trend, Beaufort County**



**Median Gross Rent Trend, Beaufort County**



### HOUSING AFFORDABILITY GAP

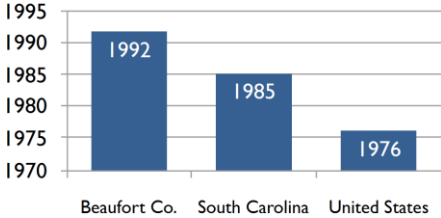
Housing costs in Beaufort County, which are relatively high for the region, are growing at a greater pace than income. The tables in the sidebar reveal that in 2000 2013, median housing costs were 100% 125% higher in Beaufort County than the average for South Carolina, while median household income was only 28% 39% higher. Between 2000 and 2013 2006 (the most recent data from the American Community Survey), the County's median income remained relatively flat, growing grew by only 14.6% 1%, while median rent increased by 50% 30%. The median value of owner-occupied housing, however, increased during the same period by 64% 50%. This disparity varies within Beaufort County. Median income in northern Beaufort County is only 78% of the County average. This disparity further deepens when comparing median income in the rural areas of St. Helena Island and Sheldon Township which is only 58% 62% that of the county as a whole. The latter has the lowest median household income in the county (by census tract geography) at \$32,973 \$25,688.

### AGE OF HOUSING STOCK

When compared to state and national averages, Beaufort County has a relatively small supply of older housing, which in many other markets, is a significant source of low cost housing. The median year in which housing was built in Beaufort County according to the 2013 American Community Survey 2000 census was 1992 1986. By contrast, the median year was 1985 1978 statewide and 1976 1971 nationwide. The relatively low supply of older housing potentially drives first time buyers to seek newer, more expensive housing.



Median Year Built, 2013



**SUBSTANDARD HOUSING**

The Workforce Housing Needs Assessment<sup>1</sup> estimated that 4,430 housing units in Beaufort County were substandard. This number includes 3,584 conventional “stick-built” homes and 846 mobile homes. The largest number of substandard units was on Port Royal Island. Other concentrations of substandard units were in Sheldon Township and St. Helena Island.

**MOBILE HOMES**

According to the 2013 American Community Survey 2000 U.S. Census, 10.3% 14.9% (9,624 9,001 units) of Beaufort County’s housing stock consisted of mobile homes. While this countywide figure is lower than the state average (16.8% 20.3%), 78% a majority of the County’s mobile homes are located in northern Beaufort County where they make up 21.3% of the occupied housing stock. Mobile homes in northern Beaufort County and are concentrated in Sheldon Township, Burton, Grays Hill, and St. Helena Island. While mobile homes fill an important niche in the affordable housing market, they are financed at higher interest rates than site-built housing and depreciate over time, preventing owners from building wealth from their housing investment.

**HOUSING TENURE**

Beaufort County has a slightly higher rate of homeownership (70.6% 73%) than the state (69.3% 70%) and national (65.1% 66%) averages. Rates of homeownership vary within the County. In northern Beaufort County, owner occupancy falls within the state and national range at 62.9% 68% compared to 75.9% 79% in southern Beaufort County. The highest rate of owner occupancy was in the Town of Bluffton, which according to the 2005 Special Census, 83% of the housing units were owner-occupied. While the high owner-occupancy rate in Bluffton and southern Beaufort County is generally acknowledged as desirable, the recent housing crisis has demonstrated that an over-emphasis on homeownership can potentially lure families to purchase housing that is beyond their means and increase the risk of future foreclosures. Moreover, if rental units and high-density residential development are not available near areas of high employment, low-to-moderate income workers may be priced out of the market. Another consequence may take the form of extended-family or even multi-family occupancy of single-family units.

<sup>1</sup> Workforce Housing Needs Assessment, Beaufort County, SC, GVA Marquette Advisors, March 2004

### VACANCY RATES

Vacancy rates in Beaufort County (30.6% 23.8%), which are higher than national (12.5% 9%) and state (16.9% 12.5%) averages, are largely a result of the County's tourism and second home market. On Hilton Head Island, 42% of the housing units serve the second home and occasional occupancy markets. The seasonal fluctuation of tourism, especially in Southern Beaufort County, creates a higher demand for workforce housing in the summer months.

### HOUSING FORECLOSURES

Prior to the recent recession in recent years, in response to high housing costs, many Beaufort County homebuyers took advantage of subprime loans, adjustable rate mortgages, and lax mortgage application standards. The recent downturn of both the economy and the housing market has led to an increase in the rate of foreclosures. At the peak of the housing crisis in the first half of 2010, nearly 1,800 homes in Beaufort County faced some stage of foreclosure, according to RealtyTrac. This situation has greatly improved with only 595 Beaufort County properties in foreclosure during the first half of 2015. However, Beaufort County's housing affordability gap makes the region vulnerable to future housing downturns. In the fall of 2008, the SC State Housing Finance and Development Authority estimated that 1,226 Beaufort County properties (ranked 12<sup>th</sup> statewide) were in foreclosure. An additional 4,286 properties were identified as being vulnerable due to high cost loans being obtained between 2004 and 2007<sup>2</sup>. In Beaufort County, the highest numbers of foreclosures are found in newer subdivisions in the rapidly growing Greater Bluffton area. At the same time, older, existing neighborhoods throughout the County have also been adversely affected by the housing crisis.

### CONCLUSIONS

An analysis of housing data reveals some of the affordable housing challenges that Beaufort County faces. Growth in housing prices has far exceeded income growth, making it more difficult for working families to find affordable housing in proximity to employment. This is especially a concern in southern Beaufort County where housing costs are higher and there is a concentration of retail and service employment. Beaufort County has a relatively small supply of older housing and rental housing, which in many other markets provides a

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<sup>2</sup> SC Neighborhood Stabilization Program (NSP) Substantial Amendment to the Consolidated Plan 2008 Annual Action Plan, 2008, SC State Housing Finance and Development Authority

significant source of affordable housing. In northern Beaufort County where housing is generally less expensive, rural areas are threatened with a deteriorating and depreciating housing stock. While current market conditions are bringing about a needed decline in housing costs, the potential blighting of the many neighborhoods hit hardest by foreclosures overshadows the benefit of that trend.



## Land Use Policies Affecting Housing

The 1997 Beaufort County Comprehensive Plan, municipal comprehensive plans and the Northern and Southern Beaufort County Regional Plans have influenced the location and supply of affordable housing. They also serve as a framework for future affordable housing strategies. The following section provides a brief summary of prevailing land use policies in southern and northern Beaufort County.

### SOUTHERN BEAUFORT COUNTY

Hilton Head Island and Bluffton are major employment destinations for the region. Yet prevailing residential development patterns in southern Beaufort County are largely low density. For example, the residential density of Sea Pines, on Hilton Head Island, nets at 1.21 dwelling units per acre. Old Bluffton, the only traditional town center that predates the automobile era has a residential density of 1.28 dwelling units per acre. While there are localized instances of moderate and high-density development, the overall trend of developing at a low density will likely continue into the future if existing approved developments build out accordingly.

Several factors have led to low-density development in southern Beaufort County. Beginning with Sea Pines on Hilton Head Island, master-planned, amenity-based resort and retirement developments have proven to be both popular and profitable. In addition, due to the unique natural qualities of the Lowcountry, Beaufort County, Bluffton and Hilton Head Island have emphasized environmentally sensitive development, to limit its adverse impacts on water quality and to work around natural features. More recently, increased traffic congestion and the inability to maintain existing levels of services for parks, schools and libraries have alerted local governments to control and limit overall buildout numbers in southern Beaufort County. On a positive note, there has been an increase in the Bluffton area of houses built since 2000 that are affordable to the moderate to middle income range. The number of residential units in Bluffton increased from 501 in 2000 to 5,552 in 2014. Developments such as Pine Ridge, Pinecrest, Bluffton Park and the Farm have added to the supply of workforce housing in southern Beaufort County.

## NORTHERN BEAUFORT COUNTY

Land Use policies in northern Beaufort County delineate a future growth boundary that focuses new growth in well-defined areas, preserving over 60% of the land area of northern Beaufort County for rural density and uses. Within the growth boundaries, which include the City of Beaufort and the Town of Port Royal, higher density development has been more successful in providing a diversity of housing types at a range of costs in proximity to places of employment.

Beyond the growth boundaries, north of the Whale Branch River and on St. Helena Island, residential density is largely restricted to one dwelling unit per three acres. Family compounds, which are a traditional settlement pattern in rural Beaufort County, are a primary source of affordable housing in these areas. Most of the family compounds are located on heirs' property, property with no clear title, which has been inhabited by a family for decades. This settlement pattern not only provides affordable housing, it provides an extended family support, which stabilizes and preserves the county's rural communities. Community Preservation Areas in rural Northern Beaufort County allow for higher density residential and mixed-use development and, therefore, have potential to provide additional affordable housing opportunities. These areas include Dale, north of the Whale Branch River, and the Corner's Community on St. Helena Island (other CP areas in the north may also have affordable housing potential).

## CONCLUSIONS

Southern Beaufort County is a major employment center for the region with a concentration of service and retail jobs. However, prevailing low-density development patterns have contributed to higher housing costs, hindered the effectiveness of public transportation, and therefore, pushed affordable housing further from places of employment. Affordable housing strategies in southern Beaufort County will need to be sensitive to other issues of concern in the region, such as traffic congestion and water quality. Therefore, housing policies for the region will need to emphasize higher-density, mixed-use, transit-friendly development that promotes internal trip capture and reduced vehicle miles traveled in order to make affordable housing accessible to employment.

While land use policies in northern Beaufort County are more conducive to siting affordable housing near employment, there are unique housing issues in rural areas that warrant special attention, such as clearing titles for heirs' property, housing rehabilitation, and appropriate affordable housing options in light of low-density land use regulations.



## Housing Needs Assessment

Affordable housing is a complex issue that affects a large cross-section of Beaufort County's population. At one end of the affordable housing equation, there is a concern that the region will be unable to recruit an adequate workforce of teachers, fire fighters, nurses and other professionals due to limited housing choices. At the other end of the equation, many Beaufort County residents live in unsafe or overcrowded housing and are in need of housing rehabilitation or other housing options within their means.

The question of quantifying Beaufort County's affordable housing needs was first posed in the 2002 Assessment of the 1997 Comprehensive Plan, which recommended the County conduct a detailed housing needs assessment from which affordable housing goals can be derived. The Workforce Housing Needs Assessment, drafted in 2004, provided recommendations for the number of workforce housing units that would be necessary to construct in order to address the projected population growth between 2004 and 2009. The study also broke down housing needs according to planning areas within the County.

In addition to the Needs Assessment, during the summer of 2008, the Beaufort County staff commissioned an informed respondent survey to obtain essential information for this chapter from experienced local housing professionals and policy makers. The survey was designed to assess the needs of the range of population segments in the County, to determine the appropriate strategies, policies and programs that deliver affordable housing. The results of this survey, summarized in Appendix 8-B, have helped to inform the needs documented in this section.



**WORKFORCE HOUSING**

Those who hold workforce jobs - construction workers, hotel front desk clerks, police officers, teachers, government employees, nurses, and other service employees are vital to Beaufort County’s economy. Those earning workforce wages fill the majority of jobs in nearly every sector of the economy, especially tourism, services, retail trade, and construction jobs, the primary employment sectors in Beaufort County. An inadequate supply of affordable workforce housing not only affects the quality of life for those working in Beaufort County, it can cause labor shortages and eventually decrease the competitiveness of the region’s economy.

In 2008, the Beaufort County Affordable Housing Consortium agreed to refer to workforce housing as housing that is affordable to private and public sector workers with an income ranging from 65% to 120% of the County’s median income. For a family of four, this income range translates to approximately \$44,785 \$39,975—to \$82,680 \$73,800

annually<sup>3</sup>. According to the 2013 American Community Survey 2000 U.S. Census, roughly 28% of Beaufort County households had incomes in this range. Beaufort County is projected to gain 15,129 48,517 households between 2015 and 2030 2006 and 2025. Based on these projections, 4,236 13,585 (282 715 units per year) will need to be affordable to this income range.

Needs vary widely within this large segment of the population. While, rental housing is particularly important to recent arrivals and singles who may not be prepared to commit to home ownership, starter housing is vital to young singles and families who require a small down payment and low monthly payments to enter the housing market. The informed respondent survey revealed a particularly strong need for housing for single mothers and older single workers. The survey also revealed that older working individuals and couples, an expanding demographic are in need of downsized housing including small lot single family houses, townhouses, and condominiums.

In a positive trend for workforce housing, much of the residential development in the Bluffton area built since 2000 has been affordable to the moderate to middle income range. The number of residential units in Bluffton increased from 501 in 2000 to 5,552 2,222 in 20014. Developments such as Pine Ridge, Pinecrest, Bluffton Park and the Farm have added to the supply of workforce housing in southern Beaufort County. In northern Beaufort County, new developments in Port Royal and Burton such as Azalea Square, Shadow Moss and Mint Farms have also added to the supply of workforce housing.

### SENIOR HOUSING

This category includes working, disabled, and retired people generally 65 years of age and older. The first Baby Boomers will reached age 65 in 2011, which is anticipated to spark a wave of demand for small lot single-family housing and multi-family housing. Empty-nester couples and other Baby Boomers approaching their senior years are also increasingly interested in housing options for low-maintenance living. A greater range of housing types will be essential to meet this anticipated demographic phenomenon.

While many affluent retirees move into planned communities with a range of support services, most seniors are dependent on conventional forms of housing at convenient locations, preferably with ready access

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<sup>3</sup> Based on 2015 2008 HUD defined median income for Beaufort County - \$68,900 \$61,500.



to retail and services. More infill development for elderly residents, whether working or retired, is needed in urban locations near the facilities they frequent, **especially assisted living and continuing care facilities**. Special high-density provisions may be required to accommodate this need.

### DISABILITIES AND SPECIAL NEEDS HOUSING

A number of populations within Beaufort County have special housing needs. These groups include developmentally and physically disabled persons, the mentally ill, the frail elderly, homeless persons, victims of domestic violence, persons recovering from substance abuse, and persons transitioning from incarceration. Their needs often fall into three categories: temporary, transitional, and permanent. Increasing the range of housing types available in the county, including residential units within mixed-use districts, is necessary to provide special needs housing.

Developmentally disabled persons are among those specifically protected from discrimination by federal law. They are permitted to reside in residential group homes of six or fewer residents in any residential district. Challenges facing this population are primarily funding, coordination, and social services. The Beaufort County Department of Disabilities and Special Needs (DSN) provides most of these support services, which include community residential care facilities for up to 15 people with high medical or behavioral needs, community training home II facilities for four higher functioning individuals, community training home I facilities (foster home settings for adults), and supported living facilities for four individuals who have their own home or apartment with 24-hour staff available. Housing for mentally ill is provided through Coastal Empire Mental Health.

~~Beaufort County's homeless population has largely been assisted by DSN and other local agencies through *ad hoc* measures. Only 33 homeless persons (four chronically so) were served by DSN and other agencies in 2007 (Appendix 8-A, Table H 14). However, as the county grows it will reach thresholds of population size that will require dedicated facilities such as homeless transitional shelters. The County Housing Coordinator will need to act as a liaison between DSN and the Planning Department to ensure that the Zoning and Development Standards Ordinance (ZDSO) is responsive to the needs of such populations.~~

### **HOMELESS**

According to the Human Services Alliance the most recent comprehensive count indicated that there are 435 documented homeless in Beaufort County. This number includes both homeless living on the street and “couch hoppers”, those without a home staying with family or friends. Beaufort County lacks an emergency homeless shelter for men. The closest shelters are in Savannah, Charleston and Walterboro. There are local agencies that assist specific homeless populations. Family Promise works with area churches to provide temporary housing to families; the Child Abuse Prevention Association (CAPA) provides housing for homeless children; and Citizens Opposed to Domestic Abuse (CODA) provides services to victims of domestic violence.

### **RURAL HOUSING**

While many of the housing needs in rural Beaufort County parallel those of the more urbanized areas, there are several unique challenges that warrant addressing rural housing needs as a separate topic. The rural areas of Beaufort County tend to have a larger proportion of low and moderate income households and substandard housing. Much of the existing affordable rural housing is supplied in the form of family compounds on heirs’ property. Under state law, land that is handed down without a will is legally owned by all the descendants in common. Heirs’ property rights are vulnerable due to the potential for conflict among multiple heirs and the likelihood that such a conflict would result in a loss of the land. Also, without clear title to the land, residents of heirs’ property have difficulty obtaining mortgages. The influx of people into the County has increased development pressures in the rural areas threatening traditional settlement patterns and raising the prospect of higher taxes due to increasing property values. At the same time, existing zoning and land use policies favor the preservation of rural areas placing constraints on traditional affordable housing options for rural residents. Therefore, the principal housing needs in the rural areas are to protect and preserve the settlement patterns that provide rural residents with affordable housing options (i.e. family compounds and small subdivisions), and to rehabilitate substandard housing to allow low and moderate income residents to remain in their own homes.

### **VERY LOW AND EXTREMELY LOW INCOME HOUSING**

County households with very low and extremely low incomes, defined by HUD as earning less than 50% and 30% of County median income, respectively, are severely constrained in their housing options. Many are rural residents living in older mobile homes or substandard housing.

Others live throughout the county in dilapidated structures and in overcrowded conditions.

Beaufort Housing Authority (BHA) is a major institutional provider of housing for very low and extremely low income households. BHA owns and operates ~~293~~ 295 public housing units and administers 574 Section 8 vouchers. While BHA is able to meet a substantial part of the need of very low and extremely low income households, it does not have the resources to accommodate all needy households. In ~~November 2015~~ August 2008, there were ~~168~~ 120 households on the waiting list for public housing and ~~714~~ 500 on the waiting list for Section 8 vouchers. Non-profit sector initiatives may be required to complement BHA housing and increase the level of effort in housing rehabilitation critical for very low and extremely low income households.

### MILITARY HOUSING

The military installations in northern Beaufort County employ over 12% of the County's labor force. The military provides 1,718 single family units at Laurel Bay, Parris Island, and on the Naval Hospital site for active military. Over 200 units have been built since 2003, and the renovation of the Bachelor Officer Quarters at the Air Station began in 2008. New single-family units offer contemporary conveniences and square footage comparable to private housing (some officers' units are 2,300 square feet and larger).

The housing needs of the military workforce tend to mirror those of the workforce in general. Civilian employees and military households who live off base primarily reside in the City of Beaufort, the Town of Port Royal, Lady's Island, and unincorporated Port Royal Island, and have benefited from several new moderately priced developments in the Shell Point and Burton areas. While currently the housing needs of the military are largely served by base housing and the existing civilian housing stock, an increase in forces in the area could, at least temporarily, increase demand for civilian housing.



## Barriers to the Creation of Affordable Housing

In order to discuss affordable housing strategies, it is necessary to analyze some additional factors that have led to a limited supply of affordable housing in Beaufort County. The 2004 Workforce Housing Needs Assessment provided a summary of primary barriers to the development of affordable housing in Beaufort County, which are provided below.

### LAND COST

Because of strong market demand for high-end housing in Beaufort County, the county has seen a dramatic increase in the construction of housing for affluent buyers during the past decade. This has driven up the cost of land throughout the county, particularly along the water and along key transportation corridors.

### LAND SUPPLY

The Workforce Housing Needs Assessment concluded that there is an adequate supply of land in the county to accommodate residential development. However, while large tracts of undeveloped land remain within the county, most of these areas are far removed from key workforce job centers in Hilton Head, Bluffton, Beaufort and Port Royal. Further, the cost of extending water and sewer infrastructure to these areas adversely impacts the affordability of housing.

### CONSTRUCTION COST

Construction cost increases have outpaced income growth in the region. The cost of materials is rising dramatically. Construction labor cost is also more expensive in Beaufort County compared to other parts of the state. Hurricane standards in the Beaufort County area also contribute to higher construction costs, as do tap fees and impact fees.

### **MARKET DYNAMICS**

There has been a strong demand for high-end housing throughout the county, which provides a higher return to a developer versus lower priced housing.

### **INSUFFICIENT DEVELOPMENT INCENTIVES**

Current density bonuses are apparently insufficient to generate increased affordable housing development activity. With land costs on the rise and demand still strong for upscale housing, the available density bonuses simply do not create the economics of scale needed to generate comparable economic returns from affordable housing construction.

### **THE SECTION 42 HOUSING TAX CREDIT ALLOCATION PROCESS**

The South Carolina Housing Finance Agency currently administers the allocation of tax credits, the primary source for gap financing in support of workforce housing development throughout the state. The tax credit application process is very competitive, and the state's allocation system is based upon a competitive application process that favors projects in counties with lower median incomes.

### **ZONING REGULATIONS**

There is a short supply of land zoned for high-density housing development within the unincorporated county. Based on market need, there appears to be a shortage of areas that would allow for cluster development on small lots and higher density apartment development, particularly along key transportation corridors. The county's goal of maintaining rural character and preserving open space and the natural environment in the county's outlying areas through zoning restrictions needs to be balanced with the need to construct affordable housing.

### **ANTI-GROWTH SENTIMENT**

An anti-growth sentiment still prevails with a portion of the citizenry and there has been a general desire for lower, not greater, density. In addition, there is a strong public sentiment to preserve open space. NIMBYism (Not In My Back Yard) has been a deterrent and has created controversy surrounding most affordable housing communities, including Section 42 housing projects and even market rate apartments.



# Existing and Proposed Housing Strategies

New strategies must take into account that affordable housing is not a single form of housing for a single targeted income range. There are many population segments in the county with a wide range of housing needs. A variety of strategies is therefore required to address the needs of various market segments. Each area is discussed subsequently. In order to address the complexity of the problem, housing strategies must take several forms. Among these are *regulatory*, *institutional*, and *educational* strategies.

### REGULATORY STRATEGIES

Regulatory strategies available to the County fall primarily in the area of planning policies, zoning regulations, and incentives. With the adoption of the Community Development Code (CDC), Beaufort County moved away from direct incentives targeting affordable housing to a broader approach to encourage a diversity of housing types to address the broad spectrum of housing needs.

- Transect Zones: In urbanizing areas of the county, the CDC has a palette of form-based districts that place greater emphasis on building walkable communities and promoting a diversity of housing choices. These districts create greater flexibility for developing affordable housing on infill and redevelopment areas by removing minimum site area and density requirements while offering a variety of housing options and small minimum lot sizes.

**Figure 8-1: Permitted Housing Types within Transect Zones**

Housing Type	T3 Edge	T3 Hamlet Neighborhood	T3 Neighborhood	T4 Hamlet Center	T4 Neighborhood Center
Single-Family	X	X	X	X	X
Accessory Dwelling Unit	X	X	X	X	X
Duplex		X	X	X	X
Cottage Court			X	X	X
Townhouse				X	X
Mansion Apartment			X	X	X
Apartment House				X	X

- Traditional Community Plan (TCP): The TCP is development provision designed to promote walkable communities and a diversity of housing types in areas of the county that are zoned with conventional districts.
- Accessory Dwelling Units (ADU): ADUs provide the option for more affordable housing while at the same time giving homeowners additional income opportunities. With the adoption of the CDC, the right to build ADUs was expanded to all zoning districts with the exception of T1 Natural Preserve and S1 Industrial. In T2 and conventional districts ADUs are limited to no more than 1,000 square feet. In all districts except T2, ADUs are required to be in a carriage house building type.
- Family Compounds: The principal mechanism to preserve and create affordable housing in the rural areas is the Family Compound. This option allows property owners a density bonus for established family dwelling units arranged in a historic cluster pattern. Applicants must provide the county with information showing that the property has been in one's family for no less than 50 years. The additional dwelling units must also be built for persons related to the owner by blood, marriage or adoption.
- Rural Community Preservation Districts: The Community Preservation (CP) districts located in rural communities allow for higher density than the surrounding rural areas. At the same time they still have many undeveloped tracts and, therefore, represent an opportunity for workforce and affordable housing.

**Existing Regulatory Strategies:** The 1997 Comprehensive Plan called for the County to explore regulatory incentives to leverage private investment in affordable housing. Since then, the following provisions have been adopted as part of the County's Zoning and Development Standards Ordinance (ZDSO):

- Density Bonuses: The ZDSO establishes two types of density bonuses for affordable housing.
  - Below market density bonuses of 50% to 100% (depending on the zoning district) are available for housing developments where at least 50% of the units are built with a local, state or federal subsidy or a private non-profit sponsor for persons or families earning less than 80% of countywide median income. The density bonus provisions for below market affordable housing require dispersal of individual developments and limit the size of developments. To date, only one Low Income Tax

Credit project has utilized the density bonus for multifamily developments.

- Market density bonuses of 10% for single-family cluster developments and 20% for planned community and multifamily developments are available where up to half of the units are affordable. There have been very few units developed utilizing the market bonus provision. This confirms earlier findings that these bonuses are insufficient to generate increased affordable housing and need to be re-evaluated.
- Accessory Dwelling Units: The ZDSO allows for one accessory dwelling unit (ADU) to be permitted by right in the Urban district and as part of new clustered, planned or community subdivisions in all other zoning districts, and in Rural and Rural Residential districts. ADU's are limited to no more than 800 square feet and, in the rural district, have to be located no more than 50 feet from the principal dwelling unit. This size limitation is a potential obstacle to the creation of ADU's and has raised equity issues with respect to guest cottages, which have less stringent size limitations.
- Flexible Development: The ZDSO has some flexible provisions for the clustering of small single-family housing for infill development. While, to date, these options have not been utilized in the County, there have been several small, high-density clusters of infill housing in Port Royal and the City of Beaufort. This may suggest that either the County places too many restrictions for these options, or that the development type is better suited for more urban environments.
- Lady's Island Redevelopment District: In 2004, County Council created the Lady's Island Redevelopment District as part of the Lady's Island Community Preservation area. The district is located mainly south of Sea Island Parkway and east of Meridian Road. The purpose of the district is to encourage the development and redevelopment of vacant and underutilized land in this area. The Redevelopment District provides a wide range of permitted housing types including single-family, townhouses, duplexes, small apartment buildings, and accessory dwellings; no density requirement as long as minimum lot sizes are met; and open space reductions in exchange for amenities such as sidewalks, trails, community facilities and affordable housing. To date, only a few projects have been approved within the Redevelopment District, most notably, Tradewinds Subdivision, comprised of 82 lots located south of Sea Island Parkway.



**Proposed Regulatory Strategies:** Inclusionary Zoning has been advocated by the Affordable Housing Consortium as vital regulatory tool to create affordable housing. An inclusionary zoning ordinance would require all new residential development to address the provision of affordable housing by requiring a certain percentage of the housing units to be affordable. Making this policy mandatory and applying it consistently throughout the region would help to increase the supply of workforce housing, whose need was documented in the 2004 Workforce Housing Needs Assessment. The inclusionary zoning policy should include provisions for, on a case by case basis, a housing fee in lieu of, off-site inclusionary units, land donation, and incentives such as density bonuses that are greater than the Inclusionary Zoning set aside so that the builder can reap the benefit of some bonus market-rate units.

### INSTITUTIONAL STRATEGIES

Institutional strategies generally involve public and non-profit entities expending funds to provide affordable housing construction, rehabilitation, down-payment assistance, and other housing services. Institutional strategies also include interagency cooperation and public/non-profit cooperation to optimize the provision of housing and services. The Lowcountry Affordable Housing Coalition (LAHC) is a group of governmental, non-profit, and private organizations that serves this role by providing education, advocacy and coordination to help increase affordable housing opportunities in Beaufort County. Overseeing institutional strategies, the Affordable Housing Consortium provides broad-based community input into planning, policy development, and program management. As such, it provides the County's Housing Coordinator and various departments with advice and advocacy in addressing the spectrum of housing needs. It also serves to keep staff and policy-makers continuously in touch with the development interests of the private sector, non-profit housing service providers, and other governmental agencies.

**Existing Institutional Strategies:** The following is a summary of some of the institutional strategies in use in Beaufort County.

- Affordable Housing Program: In 2001, Beaufort County demonstrated a commitment to assist in resolving the affordable housing shortage by designating \$500,000 for an Affordable Housing Program (AHP). Down payment assistance, project subsidies, housing development incentives, and technical development services are were offered through this program. The AHP has also secured HOME Investment Partnership Program (HOME) funds for Beaufort County as part of a regional request. To date, this funding source has helped produce four new units, six

rehab units, and 36 elderly apartment units. The funding level for fiscal year 2007-08 was \$248,722.

- **Low Income Tax Credits:** In terms of sheer number of affordable housing units, the Low Income Tax Credit program has been highly successful in Beaufort County. Most tax credits are provided through the federal Low Income housing Tax Credit (LIHTC) program, which provides funding for the development costs of low-income housing by allowing a taxpayer to take a federal tax credit equal to a large percentage of the cost of development of the low-income rental units. Development capital is raised by "syndicating" the credit to an investor. The developer proposes the project to the state in a competitive process and lines up an investor to contribute capital to the development company that owns the project in exchange for tax credits. Tax credit projects developed in Beaufort County include Laurel Hills in Port Royal (72 units for age 62 and over), Shell Point Apartments in Port Royal (72 units), Mossy Oaks Village (96 units), and Port Royal Apartments in Port Royal; Hallmark Homes in Bluffton (72 units) and May River Village (108 units) in Bluffton; and Ashley Pointe (56 units), Sea Pointe (56 units) and Pond Place in the City of Beaufort (36 units for age 62 and over).
- **Habitat for Humanity:** Habitat for Humanity is an international, non-profit, Christian housing ministry with two local non-profit affiliates. The Lowcountry Habitat for Humanity serves northern Beaufort County and has constructed 42 26 homes since 1990. The Hilton Head Regional Habitat for Humanity has constructed 95 75 homes, 62 64 of which are in the Brendan Woods subdivision in Bluffton. In 2014, work began on the first phase of the Glen, a 16-unit single-family subdivision on Hilton Head Island developed by Habitat for Humanity. The second phase may include between 20 and 25 additional homes. Both agencies have indicated that access to affordable land is their greatest obstacle to constructing new housing.

**Proposed Institutional Strategies:** The Lowcountry Affordable Housing Consortium Coalition has discussed the feasibility of exploring several new institutional strategies.

- **Affordable Housing Trust Fund:** Housing Trust Funds are distinct funds established by local governments that dedicate revenue to support affordable housing. The key to establishing a Housing Trust Fund is to identify a dedicated revenue source to allow the County or region to better plan for housing programs.
- **Community Land Trust:** A land trust for affordable housing would be an agreement whereby the County or non-profit established to administer the land trust agrees to hold ownership of a piece of real

property to be developed as affordable housing by another party. An example would be if the County purchased land for Habitat for Humanity or another non-profit entity to develop affordable housing.

- Home-to-Work Program: The Consortium is exploring the feasibility of a home-to-work program in which employers participated in workforce housing development.
- HUD Good Neighbor Next Door Program: The Consortium is investigating the potential to designate a HUD-approved revitalization area for participation in the Good Neighbor Next Door Program, which allows law enforcement personnel, firefighters, EMS personnel, and teachers to purchase homes acquired by HUD through an FHA foreclosure at half price. Newer HUD programs authorized in 2008 in response to the collapse of the housing market are also being investigated by the AHP.

### EDUCATIONAL STRATEGIES

Educational strategies, primarily in the form of homebuyer counseling, have been an essential part of the County's affordable housing effort. This effort is crucial and needs to be improved in two areas. First, a consistent source of funding must be identified. Agencies currently providing this service have long waiting lists and very little funding. Second, more effort needs to go into financial literacy education to prepare inexperienced, low-to-moderate income households with the financial discipline required for homeownership. Financial literacy education should take the form of intensive classes for first-time homebuyers that lead to a certificate of completion. While general homebuyer counseling covers financial literacy, it is not sufficient to prepare many households for the demands of homeownership.



## Recommendations

The following recommendations are provided to maintain forward momentum to the County's workforce and affordable housing programs. Recommendations 8-1 through 8-5 address the overarching policy framework that should govern affordable housing initiatives. Recommendations 8-6 and 8-7 through 8-8 address regulatory revisions and new provisions to facilitate the creation of affordable housing. The remaining recommendations address affordable housing programs both initiated by the County and through cooperation with non-profits and other organizations.

### Recommendation 8-1: Relationship to Other Policies

Beaufort County recognizes the relationship between its affordable housing goals and other chapters of this plan. Therefore, the following policies are recommended:

- Affordable housing should be located in areas that are accessible to employment, services and public transportation.
- Different affordable housing approaches should be established in urban and rural areas.
  - In urban areas affordable housing strategies should be focused on constructing new workforce housing and low/moderate income housing and on the rehabilitation of existing housing structures. Affordable housing in urban areas should be targeted in infill sites near employment opportunities and services.
  - In rural areas affordable housing strategies should be focused on the rehabilitation of existing houses for low/moderate income homeowners, eliminating barriers to expanding existing family compounds, and assisting families in clearing titles to heirs' property.
- LEED, EarthCraft and other green building programs should be encouraged for affordable housing developments to reduce the utility costs for low and moderate-income households.

### **Recommendation 8-2: Full Spectrum of Affordable Housing**

Beaufort County should ensure that affordable housing production meets the needs of the full range of demographic segments in Beaufort County, with respect to income levels, age, cultural traditions, disabilities, and special needs.

- Develop targets for housing needs for each segment of the population, and monitor affordable housing production annually by segment to ensure that all needs are being addressed.
- Maintain an inventory of all affordable and workforce housing units in the County. The inventory should include the location, structure type, and target income range for each housing unit.
- Increase assistance to area non-profits in order to boost production of affordable housing for segments of the population with incomes or needs not addressed by the private sector .
- Require homes for people with disabilities and special needs to be included in affordable housing developments. Such homes should be designed with special considerations in the interior and externally indistinguishable from other single-family housing.
- Mix housing types within developments wherever possible to accommodate various incomes, ages, and special needs.

### **Recommendation 8-3: Regional Approach to Affordable Housing**

Beaufort County should adopt a regional, inter-governmental approach to affordable housing

- Identify “common denominators” in approaches to affordable housing with Jasper, Hampton, Colleton, and Chatham Counties.
- Determine on a regional basis where emerging urban centers will be located, and what their role will be in providing affordable housing.
- Develop a tiered plan for regional transportation that serves the needs of the wider, multi-county region while also increasing service to emerging higher density areas.

### **Recommendation 8-4: Monitor Demographic Trends**

Beaufort County should monitor demographic trends to determine future housing needs.

- Beaufort County should plan for the housing needs of older single persons and couples by encouraging gradual increases in production

of small lot subdivisions, townhouses, and multi-family development.

- Beaufort County should plan for the housing needs of a young labor force that will be increasingly needed to replace the Baby Boom population while meeting the retail and service needs of an aging population. Vibrant, mixed use developments may be increasingly important to attract and retain younger employees in a regionally competitive labor market.
- Beaufort County should update its Housing Needs Assessment.

#### **Recommendation 8-5: Address Barriers to Affordable Housing**

Beaufort County, in cooperation with local municipalities and the Lowcountry Affordable Housing Coalition Beaufort County Affordable Housing Consortium, will continue to work to eliminate barriers to developing affordable and workforce housing.

- Beaufort County shall work with local municipalities to identify land zoned to accommodate affordable and workforce housing at higher densities, particularly multifamily housing.
- Beaufort County will review the application of hook-up and impact fees to affordable housing development and seek a method of waiving all or part of those fees or paying the fees with funds reserved for that purpose in the proposed Affordable Housing Trust Fund (see Recommendation 8-~~810~~).
- ~~Beaufort County should revisit and refine existing affordable housing incentives (see Recommendation 8-6).~~

#### **Recommendation 8-6: Revisit and Refine Existing Affordable Housing Regulatory Environment Incentives**

Beaufort County shall continually evaluate ~~conduct a comprehensive assessment of its regulatory~~ environment incentives for affordable and workforce housing to determine its their effectiveness in fostering providing new the creation of workforce housing units.

- ~~Density Bonus:~~ Beaufort County shall continue to explore the use of density bonuses as a way to leverage private investment in affordable and workforce housing and recommend changes to the ZDSO to ensure they are sufficient to generate additional units. These changes include:
  - ~~Assessing whether the size and density limitations for affordable housing density bonuses conflict with optimum size and density requirements for Low Income Tax Credit projects.~~

- ~~Considering the elimination of market based incentives if inclusionary zoning is enacted.~~
- ~~Accessory Dwelling Units (ADU's):~~ Reevaluate existing ADU provisions to determine whether ADU's should be permitted in more zoning districts, whether the size limitations for ADU's should be changed, and whether more than 1 ADU per principle dwelling should be considered for larger lots (e.g. greater than 3 acres).
- ~~Flexible Development:~~ Amend the Flexible Development provisions (planned communities) located in Article XI of the ZDSO to allow greater flexibility in density, lot sizes and housing types when specified outcomes are achieved. Outcomes should include:
  - ~~At least 25% of units would be affordable to moderate income households;~~
  - ~~At least 25% of units would be affordable to low income households;~~
  - ~~Architectural and site design would be context sensitive;~~
  - ~~Sites would be centrally located near jobs;~~
  - ~~There would be a high internal (or local area) capture of trips thus minimizing traffic impacts; and~~
  - ~~Utility cost would be minimized through LEED recommended energy and water saving design features.~~

#### **Recommendation 8-7: Mixed-Use Affordable Communities**

Beaufort County should encourage mixed-use development at higher intensity nodes along the County's major travel corridors to allow for the creation of affordable housing that is accessible to employment, services and public transportation.

- The location of mixed-use communities should be near employment centers, located on potential transit lines, and contextually suitable for multi-story development at higher densities than typically found in Beaufort County.
- Mixed-use communities should be encouraged to be LEED certified to lower utility costs for low and moderate income residents.
- Transit should be planned into such development to minimize traffic impact.
- Employer-based rental housing could be part of such developments with employers participating by leasing units and subletting them to employees.
- Development of mixed-use affordable communities would likely require both public/private and intergovernmental coordination.

**Recommendation 8-8: Inclusionary Zoning**

Beaufort County should enact inclusionary zoning, which places a requirement to provide a specified percentage of affordable housing for new residential development. The inclusionary zoning policy should include provisions for, on a case by case basis, a housing fee in lieu of, off-site inclusionary units, land donation, and incentives such as density bonuses that are greater than the Inclusionary Zoning set aside so that the builder can reap the benefit of some bonus market rate units. The County should adopt a program that includes participation by the municipalities.

**Recommendation 8-9: Affordable Housing Consortium**

Beaufort County should provide continued support to the Beaufort County Affordable Housing Consortium as the principal forum for consensus on affordable housing issues. Support includes continuing to provide a Housing Coordinator position and by committing staff support from other related departments when needed.

**Recommendation 8-9: Lowcountry Affordable Housing Coalition**

Beaufort County should provide continued support to the Lowcountry Affordable Housing Coalition as the principal forum for consensus on affordable housing issues. Support includes continuing to provide a Housing Coordinator position and by committing staff support from other related departments when needed.

**Recommendation 8-10: Dedicated Funding Source Housing Trust Fund**

Beaufort County should establish an ongoing dedicated funding source to assist in local affordable housing initiatives. The Beaufort County should consider support the establishment establishing of a housing trust fund in order to pool limited resources, manage dedicated funding, and to prioritize and manage affordable housing initiatives. At least one dedicated source of revenue should be identified before creating the trust fund.

**Recommendation 8-11: Land Acquisition**

Elevate land acquisition for affordable housing to a high priority utilizing Housing Trust Fund.

- Identify a permanent funding stream for land acquisition
- Establish a Community Land Trust to acquire land for affordable housing.



- Ensure that the Community Land Trust operates within the framework of the Comprehensive Plan by targeting infill sites in areas where there is existing infrastructure and close proximity to employment, services, and public transportation.
- Partner with Habitat for Humanity and other organizations that build affordable housing.

#### **Recommendation 8-12: Coordinate and Integrate Efforts of Non-profits**

Beaufort County should work with non-profit organizations to ensure that a wide range of housing needs are being addressed countywide and that there is no duplication of services.

- Beaufort County should support applications from non-profits (and for profit) organizations that apply for state and federal funding for the purpose of constructing and/or rehabilitating affordable housing.
- Beaufort County should consider supporting the creation of a “vertically-integrated” non-profit community development corporation (CDC) that would address all aspects of the development and provision of affordable housing including:
  - Identifying eligible homeowners (or renters);
  - Offering homebuyer counseling and financial education;
  - Planning new developments; and
  - Constructing new houses.

Beaufort County should consider an existing entity such as the Beaufort Housing Authority to play this role since they have countywide jurisdiction.

#### **Recommendation 8-13: Housing Rehabilitation**

Beaufort County should make home repair and replacement of substandard housing a housing priority to further the recommendations outlined in the 2004 Workforce Needs Assessment.

- The County should ensure that the maximum amount of CDBG, HOME and other applicable grants are sought annually by the County, its municipalities and non-profits to fund housing rehabilitation.
- Beaufort County should partner with the Lowcountry Council of Governments and the municipalities to conduct a comprehensive

housing survey for the purpose of identifying substandard dwelling units.

- Beaufort County should partner with agencies and non-profits that are best equipped to administer housing rehabilitation programs.
- Beaufort County should target the preservation of historic rural vernacular architecture.

**Recommendation 8-14: Housing Foreclosures and Neighborhood Stabilization**

Beaufort County should monitor and pursue state and federal grants aimed at reducing housing foreclosures and stabilizing neighborhoods.

**Recommendation 8-15: Rural Affordable Housing Approaches**

The following actions are recommended to promote affordable housing in rural areas.

- Target the rehabilitation of rural housing in order to allow low and moderate income families to remain in housing.
- Increase the level of effort to clear titles for heirs' property through capacity-building grants to the non-profit sector. The effort may be directed through the United Way, Penn Center, and similar organizations. Lack of clear title prevents owners from obtaining mortgages, home equity loans, and grants for property rehab and weatherization. It also prevents equity formation and perpetuates poverty.
- Promote Rural Community Preservation areas as a location for small-scale affordable housing developments.

**Recommendation 8-16: Military**

Ensure that affordable housing leveraged by the County north of the Broad River addresses the needs of military personnel and civil employees.

- Ensure that the military is represented on the Affordable Housing Consortium Governing Council.
- Include rental housing in the mix of affordable developments, and include the military in the employer-based initiative where rental units are leased in blocks (see Recommendation 8-7).

# ADD-ONS

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

Topic: The Bluffton Sun Article / Traffic Photographs  
Date Submitted: January 9, 2017  
Submitted By: Collins Doughtie  
Venue: County Council Regular

Topic: The Bluffton Sun Article / Traffic Photographs

Date Submitted: January 9, 2017

Submitted By: Collins Doughtie

Venue: Zone change could turn golf course into huge development  
County Council Meeting

Gwyneth J. Saunders

Wednesday, January 4, 2017 2:35 pm



Hilton Head National's monument sign at the corner of Malphrus Road and the Bluffton Parkway is accented by a public notice sign advising of the golf course owner's zoning request and meeting. PHOTO BY GWYNETH J. SAUNDERS

If the owner of a golf course in Bluffton gets a zoning change approval, the 18-hole Hilton Head National could become a village with hundreds of homes, offices, schools, a large hotel and an adventure park, among other facilities.

Scratch Golf LLC is expected to make its third request for such a change at the Beaufort County Council meeting to be held at 6 p.m. Jan. 9 at the County Government's Robert Smalls Complex, 100 Ribaut Rd., Beaufort.

Because the course does not fall under Bluffton's governing jurisdiction but is located in a geographic "doughnut hole," any zoning requests go to the county.

If Collins Doughtie and 996 (as of press time) fellow petitioners get their way, the request will be disapproved or radically amended.

In his Change.org petition to the Beaufort County Council, "Stop The Hilton Head National Project!" Doughtie writes (all caps his), "IF YOU LIVE ANYWHERE NEAR THE HILTON HEAD NATIONAL GOLF COURSE, including Heritage Lakes, Foreman Hill Road, Alljoy Road and the Township of Bluffton, YOUR LIFESTYLE IS IN DANGER, OUR WATERS ARE IN DANGER, AND TRAFFIC WILL BE EVEN WORSE THAN IT NOW IS if the Beaufort County Council approves the development plans for the 300-acre tract of land where Hilton Head National Golf Course now sits."

Doughtie, a long-time Bluffton resident, has strong reasons why he started the petition and objects to the development plans. "After the first zoning meeting, I saw what they had planned. To me, it was taking Bluffton in a direction that was going to be hard to rebound from," Doughtie said about his petition. "It was a direction I was starting to see when they did the development on 46 and 278 where Sam's is, without looking closely at stormwater runoff and things like trees."

The latest application from Scratch Golf LLC, submitted last month, includes a proposal to build 300 apartment units, 300 single-family homes, a 500-room hotel, a 400-bed assisted living facility, a 1,500-seat performing arts center, two schools accommodating 1,200 students, and an adventure park with 650 parking spaces.

That will require 3,850 parking spaces, according to zoning requirements - without taking into account the parking needed for teachers, school staff, apartment complex employees, hotel employees and those working at the assisted living facility. There are also plans for 125,000 square feet of office space, a 100,000-square-foot convention center and 400,000 square feet of retail - 625,000 square feet of non-residential buildings that will require an additional 2,117 parking spaces.

The golf course currently is zoned as 279.2 acres rural (minimal structures) and 20 acres as regional center mixed-use - which means a range of retail services and office spaces, i.e., the current clubhouse, maintenance facilities and miscellaneous outlying structures.

Attempts to contact a spokesperson for Scratch Golf were unsuccessful.

When the owners applied in September 2013, the council disapproved the application because it did not include a traffic impact analysis (TIA) or a marketing analysis to show that the region could support such development.

According to a Dec. 1, 2016, county planning staff report, Scratch Golf LLC hired Bihl Engineering of Charleston to conduct a TIA that incorporated the requested development into its study.

Among the results detailed was the need to construct an overpass and ramp system at the intersection of Bluffton Parkway and Hilton Head National Drive, and widening 2,800 feet of Malphrus Road to four lanes from U.S. 278 to a proposed roundabout about 1,300 feet south of the intersection with the parkway.

The county hired Stantec, a transportation engineering consultant from North Charleston, to examine the report and proposed projects. According to the staff report, "Stantec generally agreed with the assumptions and projections made in the TIA and the proposed list of projects." Stantec also provided a rough cost estimate of \$12,650,000.

County councilman Roberts "Tabor" Vaux Jr., who represents Bluffton, Pritchardville and Daufuskie Island on county council, is concerned about what happens if and when the zoning changes are approved.

"The developer is coming out and saying 'Look, we want you to rezone it to XYZ, this is the traffic impact analysis we need before we can break ground,' " Vaux said. "Are they bound by the TIA after it's rezoned, or could they go get another one that says they only need to make \$2 million in improvements? I don't know."

The Beaufort County planning staff has recommended approval of the proposed rezoning on the condition that a development agreement is "formulated and executed concurrently" with council's approving the zoning changes.

Vaux believes that is the least that should happen. "For what they're asking, they [the owners] should be willing to come to the table and ask for a development agreement. That would outline everyone's roles and responsibilities and leave no questions," he said. "This is going to require a lot of infrastructure and improvements to public roads, and they're going to have to completely move the front entrance to Heritage Lakes. As of last week, I hadn't seen any formal agreement between Heritage Lakes and the property owner. They need to get these details hammered out now. They can't just sit back and think everything's going to be okay."

Bluffton Mayor Lisa Sulka has concerns about the potential development and its impact on the surrounding area.

"I would support what Tabor has said. He's not only my representative but he also cares about Bluffton. I would wholeheartedly support what he is asking for," said Sulka. "I think they do need to discuss everything - stormwater runoff and the traffic impact. We've asked the county to provide us with those documents. I have not seen them yet but with the holidays they may still be on the way."

Sulka said the developer has every right to make his request but she would like to see all of the players sit down and discuss everything before signing a development agreement.

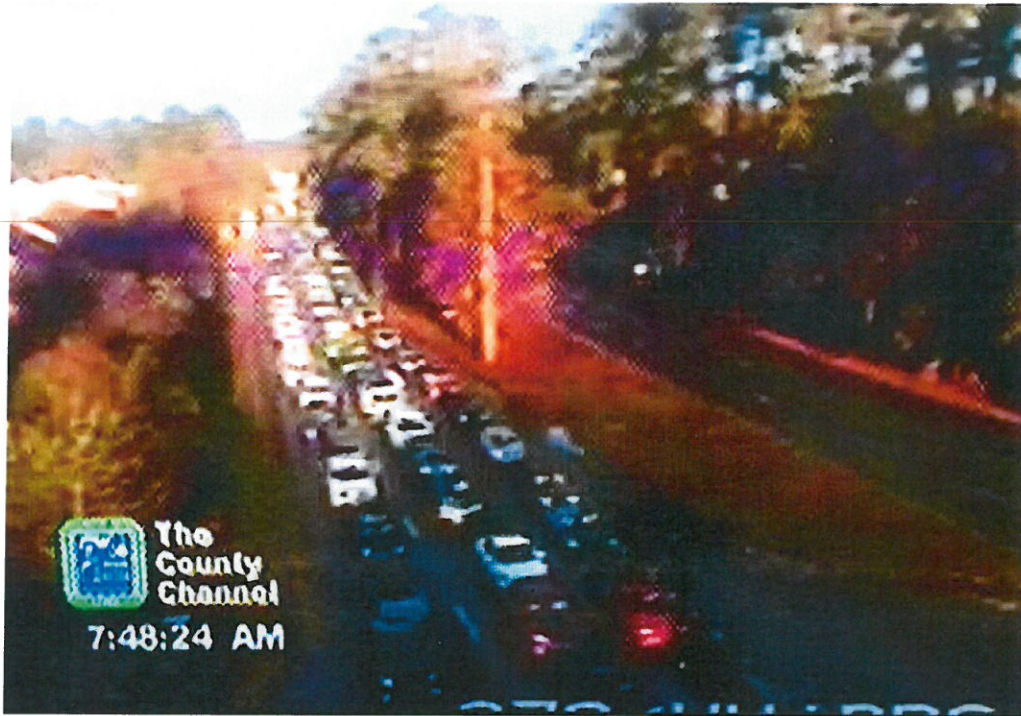
"I just hope the county makes it where it will be a wonderful project and doesn't affect our river. The town has spent millions on our stretch of it and we have paid a lot of money protecting the river that we all own," Sulka added. "I'm nervous for what is going to happen in these spaces but I think we all need to be vigilant and make sure it is the right project and a good project."

The change to Heritage Lake's entrance and commitment to working with the subdivision's POA is one of three items that the planning staff noted should be addressed in the development agreement.

The first item listed was the timing, cost and nature of funding for both the internal and off-site infrastructure improvements, such as the roads.

The application is expected to be on the agenda at the council's Jan. 9 meeting in County Council chambers.

*Gwyneth J. Saunders is a veteran journalist and freelance writer living in Bluffton.*



**Highway 278-Moss Creek Stoplight  
Leading to Hilton Head Bridge**



**— Bluffton Parkway Flyover Leading to  
Hilton Head Bridge**



Topic: Stop the Hilton Head National Project Petitions  
Date Submitted: January 9, 2017  
Submitted By: Tabor Vaux  
Venue: County Council Regular

change.org  
Topic: Stop the Hilton Head National Project Petitions  
Date Submitted: January 9, 2017  
Submitted By: Tabor Vaux  
Venue: County Council Regular

Recipient: Tabor Vaux, Rick Caporle, Cynthia Bensch, Gerald Stewart, Stewart Rodman, Alice Howard, William McBride, Paul Sommerville, and Gerald Stewart

Letter: Greetings,

Stop The Hilton Head National Project!

# Comments

Name	Location	Date	Comment
Richard Fisher	Saint Helena Island, SC	2016-12-15	Protect our waters. Project needs to be reduced
Hamp Greene	Hilton Head Island, SC	2016-12-15	I want to save our waters and lifestyle!
Richard Coffield	Bluffton, SC	2016-12-15	This project will cause Alljoy road to become packed with traffic. This Traffic will flood Old Town Bluffton. This idea is worse than the Thunderbird Boat plant!
Aaron Akins	Hilton Head Island, SC	2016-12-15	Ridiculous
Gene Baldwin	Hilton Head Island, SC	2016-12-15	Don't want anymore runoff
Chuck Dulcie	Bluffton, SC	2016-12-15	Way to much for this space and too much traffic and impact on the may river
Robert Griffeth	Bluffton, SC	2016-12-15	If I wanted to live with that, I'd move to Mt. Pleasant.
CRAIG EVERETTS	Bluffton, SC	2016-12-15	To many people in my home town already.
Spud Stroud	Bluffton, SC	2016-12-15	I love the May River and want it to stay the way it is!
Chris Davis	Bluffton, SC	2016-12-15	To much traffic and growth
Eric Snow	Bluffton, SC	2016-12-15	I live in the affected area and want no part of the horrors this will bring to the area.
Joan Thompson	Early Branch, SC	2016-12-15	Clean water, clean air. Less congestion. Ruining our paradise.
Linda Fraser	Hilton Head Island, SC	2016-12-15	This is way too much for the infrastructure and the town.
Thomas Maner Lawton	Decatur, GA	2016-12-15	The proposed project would be environmentally destruction and would set a terrible precedent for future development in Beaufort County, South Carolina.
Fernande Fournier	Luxembourg, Luxembourg	2016-12-15	Wir haben die Pflicht unseren Planeten zu respektieren und zu beschützen. Nehmen, Sie ihre Verantwortung, bitte. Helfen und handeln Sie menschlich und zügig. Manche " Menschen" sind nicht über allem erhaben! Merci.
James Parrish	Bluffton, SC	2016-12-15	Because enough is enough!
Scott Kinsey	Sheldon, SC	2016-12-15	You are kidding me, right??
Nancy Phillips	Bluffton, SC	2016-12-15	They are trying to put too much in the space.
kit wannamaker	HILTON HEAD ISLAND, SC	2016-12-15	I love the low country!
Karen Doughtie	Bluffton, SC	2016-12-15	The idea of this massive development in our beautiful area is just obscene. This is not about improving this area it is about development end of story. It is about the destruction of rivers, quiet neighborhoods, and a way of life for 10000's of people so these developers can line their pockets with money!!!we do not want this! This we don't need a water fun park we don't need more traffic we don't want our rivers more polluted and will fight to the bitter end! How do these people sleep at night????do something good with this property to save what little we have left please.
James McIntire	bluffton, SC	2016-12-16	I can only say it seems business as usual is back in vogue. How could any of the council members vote for this if they care about the May River. Many of these members are aware of the many presentations that Dr Holland presented regarding what will happen if we continue to develop in this manner. Not so long ago we defeated the Sembler project at the corner of 170 & 278 for many of the same reasons this project should not go forward
cheryl Bowers	Bluffton, SC	2016-12-16	I DO NOT want this project to happen!!!

Name	Location	Date	Comment
Ann Graham	Bluffton, SC	2016-12-16	The ramifications of seeing this project through have clearly not been thought through. We need to protect our river. Traffic is already out of control some mornings with backups occurring on a regular basis. We need to protect the river. And as Lisa Sulka says, "Protect the river, protect the river". Can I be more clear?
Jennifer Zimmerman	Hilton Head Island, SC	2016-12-16	No thank you !!!
Dayna Muggeo	Bluffton, SC	2016-12-16	Everything we love about Bluffton is being destroyed by greed. There is a place for the peace and beauty of a small town. Please allow that place to remain Bluffton SC.
Janice Johnson	Okatie, SC	2016-12-16	There is enough of
Greg Smith	Westcliffe, CO	2016-12-16	I voted with my feet. But not before leaving you this: <a href="https://vimeo.com/160411415" rel="nofollow">https://vimeo.com/160411415</a>
Patricia Jaudon	Beaufort, SC	2016-12-16	Bluffton must be saved !!!
Bland Kiser	Hilton Head Island, SC	2016-12-16	I love the May River, the quaint nature of the Alljoy Road area and and Old Town Bluffton which will be threatened by this far too dense plan. As a 40-year resident of Hilton Head Island, I also oppose this inappropriate plan because it will make getting onto HHI much more difficult. Our infrastructure cannot support this nor can our fragile ecology. No to this plan, please.
Sandy N Graves	Bluffton, SC	2016-12-16	Too many commercial businesses in an already crowded area and overload of traffic. Not to mention the increase in crime within walking distance of the outlet malls.
Laura Wilson	AllJoy, SC	2016-12-16	"You can't grow corn on asphalt." A sentiment expressed in the farming community regarding open space. Please do not build up this parcel of land. Please...
Lee Wilson	Bluffton, SC	2016-12-16	Over crowded already!!!!
Nicholas Howard	Bluffton, SC	2016-12-16	This isn't myrtle beach. STOP making this place bigger. There is no room for more people here.
Bonita Cooper	Bluffton, SC	2016-12-16	This is just wrong in so many ways....don't harm our Bluffton way of life, please!
Tamara Davis	Bluffton, SC	2016-12-16	I believe this project will cause a host of problems. Basically, overdevelopment and stressing our infrastructure with excess traffic and reducing the natural aspect of our community will permanently alter the place we love to live.
Julie Pye	Bluffton, SC	2016-12-16	I live on All Joy and do not want to see these changes. Too much growth.
Reside Emcan	Germany	2016-12-16	reside emcan
John Tokar	Bluffton, SC	2016-12-16	There is absolutely no need for any of what is proposed. Water fun Park?? This is not Myrtle Beach!
Cathy Sanderson	Okatie, SC	2016-12-16	overdevelopment will ruin the way of life I moved here for.
Eric Rayburn	Hilton Head Island, SC	2016-12-16	We need smart development, not high density.
Brad Jaspers	Hilton Head Island, SC	2016-12-16	To stop the development of this land into commercial use.
Betty Schlectic	Okatie, SC	2016-12-16	My main concern is protecting the environment. The water and fish.
Richard Mole	Bluffton, SC	2016-12-16	Development water run off along the May river is still a serious problem and has yet to be dealt with. Most property in the area is still overloaded septic system. Why make worst.

Name	Location	Date	Comment
Loretta Thompson	Bluffton, SC	2016-12-16	This will have a terrible impact on our environment, local rivers and habitat. Too much traffic in an already overloaded area.
jane pitts	Bluffton, SC	2016-12-16	I'm signing because this would suck!
Bob Pentico	Okatie, SC	2016-12-16	We don't need to clog our peaceful area with more "junk" that will make us look like Myrtle Beach!!!!!!!!!!!!!!
Dawn Pratt	Bluffton, SC	2016-12-16	No gulf course!!
Weeks Robert	Bluffton, SC	2016-12-16	Too much growth in an environmentally sensitive area that already has traffic issues. Put the watermarks and shopping somewhere they will not destroy the fragile landscape.
Colin Fanning	Bluffton, SC	2016-12-16	I live in Heritage Lakes and have concern about the added density, infrastructure, and long term traffic problems this will cause.
Donn Hicks	3 Rivers, MI	2016-12-16	I used to live in Bluffton & still visit. It needs to keep its Mayberry atmosphere.
Jean Fruh	Hilton Head Island, SC	2016-12-16	Protect our open spaces!!
Jeff Scheider	Ridgeland, SC	2016-12-16	I do not want to have anymore issues with density and traffic constraints
Jody Leff	Hilton Head Island, SC	2016-12-16	Over the years I have watched the destruction of a natural island for monetary gain. I am sad to see this happen to the small town next door. Please stop the building and stop killing our beautiful lowlands. Does anyone remember all the dead deer on the sides of the road from all the construction along Hwy 278? Just STOP. Your pockets are full enough!!!!!!!!!!!!!!!!!!!!!!!!!!!!
Theresa Blair Grisham	Bluffton, SC	2016-12-16	I believe Bluffton does not need nor want more developments like this and our way of life must be protected and preserved.
Dale Schultz	Bluffton, SC	2016-12-16	What they want to do, Bluffton roads can't handle. Concerned about our wildlife and the may river
Maria Van Geel	Zdroisko, Poland	2016-12-16	Getekend
PAUL DANIELS	Bluffton, SC	2016-12-16	Density of any development on this site needs to be a FRACTION of what is proposed in the plan submitted to Beaufort County!
Kathy Lee	Hilton Head Island, SC	2016-12-16	Unchecked development along Bluffton Parkway will ruin the town even farther. We don't need this much retail space, or the water park. The rest would be sufficient.
Thomas Moore	Hilton Head Island, SC	2016-12-16	Why replace the natural beauty of an awesome golf course with a parking lot. You guys are out of your mind.
Wanda Callis	Cashiers, NC	2016-12-16	The weekend traffic on and off the Island, in and around Hwy 278, is already horrific, with no room for more vehicles. The density level for only 300 acres is mind boggling. This will turn Bluffton into another Myrtle Beach. There will be no state of mind left, whatsoever. This development will put the final nail in the coffin for the way of life I once enjoyed in Bluffton.
Douglas Stewart	Bluffton, SC	2016-12-17	We can't afford the additional traffic on Foreman Hill.
Jane Harmon	Bluffton, SC	2016-12-17	No more!
John Roberts	Bluffton, SC	2016-12-17	Our life style is at risk.
Doug Vickers	Bluffton, SC	2016-12-17	All the people in Beaufort want are your tax dollars - They could give a crap less about Bluffton.
Rebecca Baker	Bluffton, SC	2016-12-17	We do not need this nor can Bft Co afford this. Get rid of our real estate officials.
Caroline Grippo	Somerset, NJ	2016-12-17	Totally unnecessary project. Traffic and population density issues.

Name	Location	Date	Comment
Debra Philips	Beaufort, SC	2016-12-17	Traffic - the congestion this type of development will cause is detrimental to all of us with no relief.. storm water run off will damage surrounding properties but more important is the damage such runoff will bring to adjacent lands, streams and marshes. Beaufort County will be killing the goose that lays the golden egg! The impact of this proposed development will cause more damage than any mitigating measures
Frank Hartman M.D.	Buckhannon, WV	2016-12-17	HHI/Bluffton continues to ruin all the reasons I moved here.
Kate Durham	Bluffton, SC	2016-12-17	Density and way of live and impact on our natural environment. We live right down the street. We didn't move to Bluffton to be faced with this kind of noise,traffic and development.
JAMES BROWN	Bluffton, SC	2016-12-17	I'm signing because the number one rule we understood growing up in this area was that we were not and were never to become Myrtle Beach. I as born in Surfside out side of Myrtle Beach I can attest we are knocking on that door. 278 is becoming West Ashley and the over development of green space is turning this area into a sad rendition of a Floridaesque family vacation retirement community. This needs to stop and we as a community need to remember what it was that drew us here to begin with, certainly not a water park and the all you can shop strip malls that now litter our main thoroughfares most of them half vacant.
Ashley Terry	Bluffton, SC	2016-12-17	Because having the right to stand up for what I feel is right.
brad Hunter	Bluffton, SC	2016-12-17	I care about thé quality of life moving forward in Bluffton
Anne Hinely	Hilton Head, SC	2016-12-17	This is a very bad idea. I moved to Bluffton to get away from the traffic and tourists all over HHI. Now, you are just trying to make Bluffton as bad. Our little town is already overly congested!!
carly foley	Highland, MI	2016-12-17	I'm signing because this area simply can not handle this many more families. The ecosystem is strained as it is.
Elizabeth DiCioccio-Britz	Okatie, SC	2016-12-17	I moved here with my 3 daughters for a taste of the slow, simple Southern life.. please don't speed it up.
Donna Mosser	Private, SC	2016-12-17	We have enough traffic on our island as it is! Don't turn us into another myrtle beach.
Hope Meyer	Bluffton, SC	2016-12-17	Keep Bluffton small
Tom Schilling	Alpharetta, GA	2016-12-17	The proposed development is too much for this piece of property.
William Butterworth	Bluffton, SC	2016-12-17	This project does have some good points, but as may have said, just way too much for this area. Betwween the added traffic and the amount of empty buildings due to over estimating growth...just asking Bluffton to take a breath and think about this some more
Arianna Ellerbe	Easley, SC	2016-12-18	This area is my hometown. It was never meant to grow in such a way. We need to preserve as much natural space as possible!
Alice Bloomfield	Hilton Head Island, SC	2016-12-18	I have been a weekend resident since 1959. I have crossed the swing bridge many a late Friday night to get to a quite beautiful island that was the epitome of naturalness not commercialism.
Nancy Lindstrom	Hilton Head Island, SC	2016-12-18	We are destroying our lovely town(s) with rampant development.
w tucker clark	harwichport, MA	2016-12-18	Because my God daughter's in-laws live in Hilton Head and although he is a trump supporter I don't think he wants to have his paradise screwed up so I'm signing
Paula Tisdell	Bluffton, SC	2016-12-18	I'm tired of seeing our small beautiful charming town being turned into more commercial space
LISA Carroll	Bluffton, SC	2016-12-18	Lisa Carroll

Name	Location	Date	Comment
Julie Brackett	Mauldin, SC	2016-12-18	My parents moved us to Bluffton when I was 8 years old. I hated it then for its size. Looking back, I was granted a gift of a childhood filled with bike rides and swimming holes and safety. I'd like that for the next generation of Blufftonians.
Laura Antonsen	Aurora, IL	2016-12-18	I am signing this because I love the town of Bluffton and Hilton Head. I have been vacationing to the area since I was a child. Keep the area peaceful and low country beautiful.
Alexandra Marx	Hilton Head Island, SC	2016-12-18	Worried about overdevelopment, increased traffic taking a toll on wildlife and affecting our daily lifestyle.
James Brayden	Okatie, SC	2016-12-18	Too big, no detailed storm water run off and holding lagoon details
Tonia Parrott	Bluffton, SC	2016-12-18	Already overdeveloped!
Jonathan Johns	Hilton Head Island, SC	2016-12-18	It's a terrible idea!
Tom Gleeton	Hilton Head Island, SC	2016-12-18	I dont want the project to happen
shannon keyes	Bluffton, SC	2016-12-18	The developers wanted a golf course we gave them one. Now they want to change zoning. We cannot handle this impact on our River and our roads!
Dawn Harris	St. Helena Island, SC	2016-12-18	This proposed project would literally destroy everything that makes "old Bluffton" the rare gen of a place that it is now. The addition of this dense use of the land where HH National now sits would essentially be the death knell for May River and all that beautiful paradise that is Alljoy Road.
Molly Carrington	Bluffton, SC	2016-12-18	It is tooooooooooooooo much for the ecology of the area !!!!!!!!!!!!!
Richard Fisher	Shoreline, WA	2016-12-18	Stop this development and keep Beaufort County and our enviroment safe for all generations to come
Connie Fisher	Okatie, SC	2016-12-18	Totally not needed and that's not why the Bluffton Parkway was built. Just more developer greed!
Lucy Scardino	Bluffton, SC	2016-12-18	Beaufort County needs to address these issues before allowing this development.
Joel Contrane	Bluffton, SC	2016-12-18	I'm signing because I like to play at Hilton Head National and it is a classic course that does not need to be disturbed by more development
Donna Fonseca	Hilton Head Island, SC	2016-12-18	There are so many reasons why this should not happen and Collins Doughtie has expressed them perfectly. I am opposed to this development project.
doreen patenaude	Hilton Head Island, SC	2016-12-18	I live here
Stephen Barr	Bluffton, SC	2016-12-18	Traffic impact and the project is simply too large
Laura Graham	Boone, NC	2016-12-18	I am a long time frequent visitor to Bluffton/HH. This proposed development will ruin this beautiful BLUFFTON area! Can't you see what has happened to HH over the last 30 years?!?
Joanna Moore	Bluffton, SC	2016-12-18	I am signing because there have not been enough traffic studies for an already over-congested area.
Julie Johnston	Bluffton, SC	2016-12-19	Too much density in a sensitive area.
Gena McCrackin	Beaufort, SC	2016-12-19	It's horrible now... too many people in too small an area.. the roads are not safe now!!
Brannon Sulka	Bluffton, SC	2016-12-19	I do not think this project will have a positive impact on quality of life in Bluffton nor will it aid in health of the river.
James Hughey	Okatie, SC	2016-12-19	I am absolutely opposed to this project.

Name	Location	Date	Comment
Ellen Melchionne	Hilton Head Island, SC	2016-12-19	The traffic is already horrendous. I can only leave the island or return at specific times. This development will make it 100 times worse. Tourist come here to get away from developed areas and enjoy the beauty nature has to offer. I have lived here 28 years and the changes that have taken place are gut wrenching. We are moving further and further away from the natural beauty and peace that brought us here so long ago. Please stop before it's too late.
JOSHUA Ballard	Beaufort, SC	2016-12-19	I'm signing this because there is already so much growth that has happened and that is still to come. As a surveyor I have watched our beautiful County change so much in the past 5 years and not necessarily for the good. There are too many people here already I have watched wildlife suffer due to having their homes stripped off the earth and I have witnessed big fish die offs. We have to take care of what we have and it needs to be remembered that once our woods and animals are gone. You could use all the profit generated from a water park for two years and you wouldn't be able to fix the irreversible damage.
Bailey ragan	Flovilla, GA	2016-12-19	Please no more developments. We are already bursting at the seams.
Amy Covington	Okatie, SC	2016-12-19	I agree with the petition to stop the development
LAURIE Etchells	Hilton Head Island, SC	2016-12-19	I am sick of greedy developers destroying the Bluffton and Hilton Head area wild life, woods and water.
Tony Lowell	London, United Kingdom	2016-12-19	There is FAR too much development along 278. I strongly object to this. Better to put the money towards a third bridge!!! Why are our town planners NOT thinking!!!
John Dowling	Bluffton, SC	2016-12-19	"don't it always seem to go, that you don't know what you've got 'til it's gone ..... pave paradise and put up a parking lot"
Jeff Gardner	Bluffton, SC	2016-12-19	Because this is no longer a town but a small city stop the growing cant even ride a bike in my home town!
Tyler Love	Bluffton, SC	2016-12-19	Quit with this bullshit
Diane Tanner	Hilton Head Island, SC	2016-12-19	TOO MUCH TRAFFIC
william sanderson	Okatie, SC	2016-12-19	This proposed project will greatly impact in a negative way the marine ecosystem surrounding the property, traffic congestion which is already terrible during rush hours. County officials voting for development on this scale are not putting what is best for local citizens and the fragile relationship with the environment ahead of dollars. Please STOP before you ruin a treasure.
Lisa Bacigalupo	Bluffton, SC	2016-12-19	I moved here 12 years ago because it was nice and quiet. There was no through traffic and lots of greenery. Please do not pile more people in an already over populated area.
Wallace Sherertz	New York, NY	2016-12-19	My relatives who live there will be horribly impacted.
Catherine Campbell	Ulmer, SC	2016-12-19	There is enough DEVELOPMENT. It's ruining our natural beauty.
Janice Robinson	Bluffton, SC	2016-12-19	I'm worried it will also happen in my community and we will totally lose our well planned neighborhood
Bill Cannon	Hilton Head Island, SC	2016-12-20	This will blight, congest, and pollute the entire Bluffton-HHI area.
quinton ables	Bluffton, SC	2016-12-20	Our fragile environment needs saving. People moved to this area for its pristine beauty, lets preserve it now.



Name	Location	Date	Comment
Mia Hughey	Bluffton, SC	2016-12-20	I understand that greed takes precedence over people's lives, the environment, the wildlife living in the environment, and good common sense these days, but c'mon! The reason people come to Bluffton is because of its natural beauty, the river, the wildlife, the small-town feel and quaintness of the community. It's "growing," so fast now that it is losing its charm. Why would the town allow that which is unique and special to be ruined? This area will look like any other crowded town and lose its appeal as a vacation destination. I personally have met people who already won't come due to the increase in traffic...due to the "growth," and destruction of that which attracted them to Bluffton in the first place. "Once you call it paradise, kiss it goodbye."
Joanie Cutshaw	Greer, SC	2016-12-20	I'm concerned because I have friends and family in the Alljoy area, and this proposal will impact a lifestyle they've already overpaid for, just to have it diminished by corporate greed and unnecessary development. Pave paradise and put up a parking lot? Unwise.
Kathlena Sloan	Bluffton, SC	2016-12-20	I'm signing because I do not approve the expansion of Hilton Head National and want to protect my river, my home and my way of life.
Kathy Amick	Simpsonville, SC	2016-12-20	I am signing this petition because we need to take care of our environment and stop destroying it by over-building and pollution.
Ben Hughey	Bluffton, SC	2016-12-20	I live in Alljoy
Lynn Baskin	Hilton Head Island, SC	2016-12-20	The petition says it all.
Marcia Hunter	Hilton Head Island, SC	2016-12-20	Progress is one thing destroying what we hold dear in the Lowcountry is another. More study and input must be done before it's too late to undo the damage to our way of life.
Owen McAden	Bluffton, SC	2016-12-20	Bluffton already is overdeveloped. The Hilton Head National proposal would worsen the traffic and run odd problems that already threaten our way of life.
John Baskin	Hilton Head Island, SC	2016-12-20	This development will have a negative impact on all of the Hilton Head Community!
John Cranford	Hilton Head Island, SC	2016-12-20	Because the ecological impact of golf courses is also extremely detrimental to the salt marshes and waters surrounding the development.
Sheila Roemeling	Bluffton, SC	2016-12-20	I am signing in agreement that more research must be done on the effects of the land, water, and community before this takes any vote.
Susan Rothenbuhler	Edmonds, WA	2016-12-20	I'm signing this because of the danger it involves.....It is not wanted by the majority....
Wendy Nelthorpe	Daufuskie Island, SC	2016-12-20	Traffic and storm Water Runoff
Robert Breger	Bluffton, SC	2016-12-20	I like the way that old town and the unincorporated areas are now in this area and that much volume would kill the small town feel
Claudia Kennedy	Hilton Head Island, SC	2016-12-20	HHI and Bluffton already have overloaded the fragile and unique local environment  Reflects badly on developers and local county officials.
Capt. Gary Morehouse	Hilton Head Island, SC	2016-12-20	The state of Bluffton is in jeopardy.
Peter Fulton	Hilton Head Island, SC	2016-12-20	River impact
Sara Remigio	Bluffton, SC	2016-12-20	affects my area
Bruce Tuttle	Hilton Head Island, SC	2016-12-20	I am a realtor, a member of the Hilton Head MLS, and Hilton Head Realtors Association. I feel this type of growth is detrimental to this specific area. Too much density for the infrastructure.

Name	Location	Date	Comment
Kay Lauener	Charlottesville, VA	2016-12-20	I am fearful of the environmental repercussions of such a huge project on the May River. Being a birder the impact to resident and migrating birds could be devastating. When will we stop destroying our land for the sake of the almighty dollar.
nancy love	hilton head island, SC	2016-12-20	I am concerned about the density of this project as well as the water fun park!
patricia smith	forest view, IL	2016-12-20	We plan to retire to the area + would like it to remain a clean environment maintaining its local charm
Jan Mulroy	Bluffton, SC	2016-12-21	It's just not right!!! Too many people here already!
Tamara Bream	Hilton Head Island, SC	2016-12-21	This area does not need any more shopping, gas stations, or other development
Courtney Hagel	Bluffton, SC	2016-12-21	I love my small town, no bigger please!
Peter Noll	Bluffton, SC	2016-12-21	I'm concerned about traffic and implications for the Alljoy neighborhood.
Karen Doughtie	Bluffton, SC	2016-12-21	If you care be at the next meeting do WHATEVER you have to and get to this meeting we need a showing of hundreds of people. Time and location to be posted when we know
Mary Boaz	Little Rock, AR	2016-12-21	As a regular visitor to Bluffton, I was more than distressed to read about the proposed development project and its impact on the beautiful rivers and areas I have come to know and love. I urge you to start thinking more wisely about the environment and how to preserve the beauty and health of the area before it's too late.
Marriett Campbell	Hilton Head Island, SC	2016-12-21	I believe studying each proposed component on its own merit is essential. A few of them may be commendable.
Laura Keenan	Hilton Head Island, SC	2016-12-21	This project is way too much for the area. Density is too high. A convention center?? Enough is enough!
Bob Soltys	Hilton Head Island, SC	2016-12-21	Anything of this scope has extremely undesirable density & environmental impact on the fragile nature of our natural resources & lifestyle.
Jack Prescott	Hilton Head Island, SC	2016-12-21	Jack Prescott
Heidi Griffeth	Bluffton, SC	2016-12-21	Totally opposed to this construction.
Jan Lance	Bluffton, SC	2016-12-21	Traffic is already past capacity on Rt 278 and getting to and from the Island is very slow & many accidents !
John F. Longo	Branchville, SC	2016-12-21	Concerned Carolinian.
Susie Edmonds	Bluffton, SC	2016-12-21	Bluffton cannot support this big development! There is only one way on and off the island. Stop building you are creating a huge traffic mess.
Nancy Schilling	Okatie, SC	2016-12-21	My environmental experience in Beaufort County leads me to adding my concerns about water quality and whether our County can protect it with its current guidelines
Tim Morrison	Okatie, SC	2016-12-21	This will dramatically affect the environment, create a horrible traffic problem AND remove a very nice golf course (a secondary issue).
William Teeter	Okatie, SC	2016-12-21	The proposed project needs to be presented at an open meeting of Bluffton area residents. Plan details regarding projected impacts on civil infrastructure and environmental resources should be shared with a broader public prior to taking a next step toward approval.
Alan Richter	Okatie, SC	2016-12-21	All the reasons expressed in the petition. In addition it is the finest public Golf Course in The area. It is a real jewel.
Richard Fisch	Bluffton, SC	2016-12-21	Complex needs to scaled down to compromise And stop the groundwater

Name	Location	Date	Comment
Mike Abreu	Katy, TX	2016-12-22	Because the reason people come to the low country is vanishing and the area will regret it
Mary Romano	Bluffton, SC	2016-12-22	Protecting our waterways, and the natural beauty of the low country which creates the lifestyle of those who live here is vital.
Nancy MacKenzie	Bluffton, SC	2016-12-22	This is the tipping point where Bluffton becomes a mini Myrtle Beach, commercialized and over developed till it's unrecognizable. Please protect our lifestyles and property values by refusing to green light this assault on our already stressed infrastructure.
Janette Stewart	Jersey Shore, PA	2016-12-22	This is ludicrous!
Matthew Masiello	Okatie, SC	2016-12-22	Do we really want to destroy our environment such that our children will not want to live here? Please think about it as once these outrageous actions are taken they cannot be undone.
Michael Upchurch	Beaufort, SC	2016-12-22	Regardless of density, this project is an environmental disaster.
Kathi Gilman	Aliso Viejo, CA	2016-12-22	I do not our beautiful town mass developed!
Mike Akey	Okatie, SC	2016-12-22	Form a committee to study this issue. The area has become too impacted and our way of life is threatened by unchecked growth.
Charlotte Damrow	Hilton Head Island, SC	2016-12-22	i agree with all concerns listed in this petition and do not want to see this move forward as currently designed. No!
Susan Flynn	Okatie, SC	2016-12-22	Bluffton needs more open space and proper planning for traffic with this growth.
Jodi Johnson	Bluffton, SC	2016-12-22	All the recent development has changed the landscape of Bluffton to look like everytown USA. The infrastructure cannot handle the growth. The school system cannot handle the growth. Pretty soon you will have completely ruined what drew people to this quant community.
Martha DeMaio	Hilton Head Island, SC	2016-12-22	There needs to be more regulation to protect this area not less. Wise up before we lose everything for good.
karen jones	Bluffton, SC	2016-12-22	every aspect is a concern to everyone living in Bluffton and Hilton Head. Considerations must be made to address the severe changes that this project will have on Bluffton .. the density is too high, the traffic will increase and there has been no study to the environmental impact. Do something before it is too late
Carol Schwartz	Bluffton, SC	2016-12-22	This project will impact the way of life we moved here to enjoy and we are very concerned about our beautiful environment and the need for such a project
Dena Zimmerman	Bluffton, SC	2016-12-22	I want this project stopped! The impact to the area will be far too great.
Linda Labbe	Bluffton, SC	2016-12-22	Bluffton's charm is Mat Ruver and wildlife. Do not ruin it with more congestion and boaters. It is already beginning to lose its charm. How sad this is
Michele McMath	Hilton Head Island, SC	2016-12-22	Too much development, traffic, taxes for another public school. Bluffton is already overdeveloped along 278.
Danielle Lucas	Bluffton, SC	2016-12-22	I live in Heritage Lakes.
Vashti Cintron	Bluffton, SC	2016-12-22	We need to stop over development of the beautiful low country.
lillian B heyward	Bluffton, SC	2016-12-22	I live in the Old Town part of Bluffton we already have traffic congestion and this proposed project would only exacerbate those problems as well as putting our environment at risk. We do not live here in the hope of becoming Myrtle Beach. We have a quality of life that should be respected by County Council!
Tim Jones	Bluffton, SC	2016-12-22	I support slowing down this project with a sub committee to oversee--the project as proposed is too big and will adversely affect the area for generations

Name	Location	Date	Comment
Donna Della Rosa	Bluffton, SC	2016-12-22	This project is way too big and will ruin our town. I am very disappointed in our Town Council, Mayor, and County Coucil.. to approve this project is a one way street to destroy the town of Bluffton!
Nancy Mattison	Bluffton, SC	2016-12-22	Too little thought seems to have been given to the wider impact of this project and the suitability of that location for such high-density use.
NANCY WATTS	HILTON HEAD, SC	2016-12-22	We are trusted to keep our lands beautiful and safe. We do not need another development such as this to destroy our lands and lowcountry
David Stortz	Bluffton, SC	2016-12-22	Do not think our roads can handle the extra traffic. Bluffton Pkwy. Will be another 278
Robert Heslin	Bluffton, SC	2016-12-22	It's going to be out of control if they let this pass . The county gave the Ulmers millions not to develop now your going to let the neighboring properties pack them in like sardines. Pull your heads out of your ass's . There are not enough roads for the traffic we have now
Timothy Ferguson	Bluffton, SC	2016-12-22	I've lived in bluffton my entire life and don't want the big city feel to move into our nice town
Donald Dougherty	Bluffton, SC	2016-12-22	a waterfun park the May River is our water park. This will ruin our state of mind on Alljoy. It already has been with the paving of Foreman Hill. Alljoy is now the mini bluffton parkway
Coral Lucena	Bluffton, SC	2016-12-22	I want to keep Bluffton they way it is. It's grown so much and losing that small town feel. That's what's been keeping us here.
Glenn Martint	Okatie, SC	2016-12-22	The development in our area seems as if it's out of control, one of the reasons we left NJ to move to Bluffton area,
Lourdes Poey	Miami, FL	2016-12-22	Good luck, I hope you're able to protect your area from development that'll suck all the nature out of your area and force you to join the rat race.
Scott Mutterer	Bluffton, SC	2016-12-22	It's the right thing to do.
Louis Vito	Bluffton, SC, SC	2016-12-22	We are very concerned about how traffic will be affected along Bluffton Parkway as a result of this proposed plan.
Michelle Mostiler	Bluffton, SC	2016-12-22	I'm opposed to the environmental impact.
Linda Wolff	Bluffton, SC	2016-12-22	This project will forever change our town and not for the better.
hunter crider	Goose Creek, SC	2016-12-22	yankee go home
Michelle Analla	Bluffton, SC	2016-12-22	This would not be good for Bluffton.
James Cuff	Bluffton, SC	2016-12-22	This too much development for a 300 acre parcel on top of the proposed development of the 100 plus acres at Pepper hall and everything in between these two areas at either end of Bluffton.
karen waffle	Bluffton, SC	2016-12-22	Bluffton is becoming over developed!! We don't need something on every corner. We need to value our "green space".
William Scaplehorn Jr	Bluffton, SC	2016-12-22	The simple life that we all enjoyed in the Bluffton/Hilton Head area is slowly being threatened by overcrowding both on the roads and with recreation areas. This must be stopped or the next generation will not have what we see and enjoy today
Terry Bell	Bluffton, SC	2016-12-22	Bluffton's roads are impossible now..more development on this scale would be outrageous..we don't have enough first responders to handle the number of accidents we're having per day currently...

Name	Location	Date	Comment
Thomas Nickles	Bluffton, SC	2016-12-22	I want to stop the development. We need to initiate a recall vote on the politicians and get out of office all politicians that are realtors, developers, and those who favor unplanned, explosive development of this area. The developers make the profits and leave us with the expenses of new infrastructure, schools and related items.
Stephanie Gannon	Saint Charles, IL	2016-12-22	I sit in traffic everyday to go to work. It is awful already.
David Furman	West Des Moines, IA	2016-12-22	The density of this project is too great for the land and nearby waterways, and would forever change the character and beauty of this area of Bluffton.
James J. Faris	McLean, VA	2016-12-22	I am not a resident of McLean, VA. I have lived here (in Moss Creek) for 4+ yrs. Please add my wife's name (Joan J. Faris) to the petition, also. This proposed development is much too dense for Bluffton, The town cannot afford the infrastructure needed. And the stormwater run-off issues have not been addressed properly. This is a very bad development (as presently planned). Tabor Vaux is absolutely right. It seems that the county council is intent of defiling Bluffton.
Curtis Pascoe	Bluffton, SC	2016-12-22	This entire project goes against what I think Bluffton wants to accomplish and should seek to accomplish as a town in the Lowcountry. I'm surprised they would go through with this plan/project considering the impact on the May River alone. This is money over mind, some things in this community are more important than dollars, the Council members need to ask themselves how important this really is to this town and the people/voters who call it home. Thank you for your consideration on this issue.
Curtis Pascoe	Bluffton, SC	2016-12-22	Things like this are never considered when \$\$\$ is involved for developers
Sophia Schade	Okatie, SC	2016-12-22	There is no concrete plan for the run off and it will negatively affect the wildlife..
Laura Miess	Bluffton, SC	2016-12-22	I live right next door and it would be a mess.
william syling	Okatie, SC	2016-12-22	I am opposed to this development.
Bruce Christensen	Bluffton, SC	2016-12-22	I live across the street from this planned project and it will seriously disrupt my life. The Bluffton Parkway expansion has already removed the peace and quiet from this neighborhood, I can only imagine what this monstrosity will do to our peace of mind.
Carrie Quinn	Bluffton, SC	2016-12-23	This will ruin Bluffton!
Andrew Black	Bluffton, SC	2016-12-23	This development is in my backyard and in my observation of the meetings that have taken place the country council and other regulatory committees are not listening to the tax paying residents in the Bluffton area that will be affected by this proposed development
Richard Davies	Okatie, SC	2016-12-23	I am against the redevelopment of Hilton Head National. Not good for the town of Bluffton.
Bernadette Almasy	Bluffton, SC	2016-12-23	Concerned about too much growth in the area and fear that our reason for moving here for the "Low Country lifestyle" will disappear.
Jay Wills	Bluffton, SC	2016-12-23	Ive lived in places both protected by development oversight, and disregard to said oversight. This project's scope will forever change Bluffton in a way that will make many residents move elsewhere, thus leaving empty storefronts, unpaid taxes, and likely destroy what Bluffton has become, thusfar.
Rober Hodge	Okatie, SC	2016-12-23	I cannot foresee any good coming from this much development.
Ani Burkart	Bluffton, SC	2016-12-23	I agree with Mr. Vaux. This project will ruin Bluffton!
glenda harris	Newnan, GA	2016-12-23	More time and careful deliberation of impacts to waterways, traffic, drainage and density of development is important and meetings should be scheduled to accomodate working residents

Name	Location	Date	Comment
Claudia O'Steen	Bluffton, SC	2016-12-23	I oppose the project
Donna Creeden	Bluffton, SC	2016-12-23	This project will ruin Bluffton. 278 will become a parking lot!
orlando castillo	Bluffton, SC	2016-12-23	I like peace and quiet if I wanted a busy city like way of life I would've bought in a larger town.
James Michael Crawford	Bluffton, SC	2016-12-23	I don't want our way of life changed due to over building.
Diane Harris	Bluffton, SC	2016-12-23	Bluffton will be compromised should this project move forward. We are large enough and developed quite enough.
Lucy Robinson	Bluffton, SC	2016-12-23	<p>What's being proposed is exorbitant &amp; needs to be scaled back in order to compliment the existing area. Those of us in the AllJoy area need to be protected from excessive traffic, noise, people, &amp; all the problems associated with this type of construction. It reads like they're trying to build a little city on 300 acres. That's just greedy.</p> <p>The AllJoy area is synonymous with relaxation &amp; escape from the hustle &amp; bustle of Bluffton &amp; we'd like to keep it that way. We're the original Bluffton area subdivision &amp; proud of it. Please protect us.</p>
Lois Masiello	Okatie, SC	2016-12-23	Bluffton development is out of control and most of the land that has been developed has lacked any forethought. What is needed is a five year halt on all new buildings permits while the entire area development plan can be considered. Greedy developers have every tract of land up for sale in Bluffton and neighboring areas. These greedy developers will not be happy until every square inch of soil is covered with concrete or blacktop and they will then move on to the next pristine location to rape it as well.
Fred Wallace	Ridgeland, SC	2016-12-23	ANY development of this size and scope needs to have a enforceable development agreement that cover density, pervious vs impervious surfaces, tree protection, tree mitigation, storm water run-off, storm water containment, light pollution, egress/ingress, greenspace, etc. ANY improvements needed to handle traffic etc need to fall on the developer, NOT the county.
Scott Kathmann	Bluffton, SC	2016-12-23	opposed to the massive project
Linda Sandifer	Redwood City, CA	2016-12-23	I love Hilton Head and can't stand the thought of it becoming another Myrtle Beach - ugh!
John taft	bluffton, SC	2016-12-23	The traffic and the building have been out of control for a long long time. For example, why do we need another Walmart in the area? Why? I remember when we moved here in '89 Scotts Meats was the only grocery store. Bluffton was a nice small town where you could take your boat out and find a parking space, even on the week end! Now it's like a suburb of Chicago, New York or Boston without the major city. Enough is enough and in the case of Bluffton, enough has been surpassed already. Please don't allow this to happen. Please demonstrate that money can't always get whatever it wants. There's been too much of that it would appear already.
Jim Lawton	Bluffton, SC	2016-12-23	<p>I don't want unchecked power over county council by a developer who won't reveal their name or intention with the property.</p> <p>What little the public knows of this development would put our rivers- our most precious resource- in extreme danger.</p>
Michael Hartnett	Hilton Head Island, SC	2016-12-23	Project as outlined would increase density to the point of destroying our life style.
Joan Hartnett	Hilton Head Island, SC	2016-12-23	Totally irresponsible development.

Name	Location	Date	Comment
Celeste Crago	Hilton Head Island, SC	2016-12-23	I've lived here for over 40 years, and the rampant development of Bluffton has been more mind-blowing than watching what happened to Hilton Head. Please consider signing with those of us who see the writing on this wall, and pressure Beaufort County Council to reject this proposed development!
Robert Heisey	Okatie, SC	2016-12-23	This project is over development for the area and potential danger to the environment and stress on our sewer and water systems.
Craig Wolff	Bluffton, SC	2016-12-23	I don't want Bluffton to turn into myrtle beach
Gretchen Zeiger-May	Flagstaff, AZ	2016-12-23	STOP THE GREED. THIS AREA DOES NOT NEED ANY MORE DEVELOPMENT. THE AMOUNT OF UNNEEDED BUILDING AND CRAP YOU ARE PLANNING ON PUTTING HERE IS BEYOND RIDICULOUS. ENOUGH GREED - DOES ANOTHER HURRICANE NEED TO HAPPEN TO THE ISLAND??????
Jan Kendrick	Hilton Head Island, SC	2016-12-23	This could be a desaster
Nancy Bergmann	Bluffton, SC	2016-12-23	Object to the over development of Hilton head national
Annegret Kmeth	Bluffton, SC	2016-12-23	More development will not enhance the charm of the Low country and the reason why so many people love to vacation here. The quality of life will be greatly dimimished!!!
Richard DelCore	Bluffton, SC	2016-12-23	Development in Bluffton is going to turn us into a Pooler, Ga - we did not buy into that. The Bluffton Brand is being destroyed.
Ian Foy	Bluffton, SC	2016-12-23	Im signing this because im a local here. Born an raised. Seeing my home town now compared to 15/ 20 years ago, has drastically changed. We were a small town, now were over populated. Keep in mind were also a big tourist hotspot. Traffic already sucks, especially durring summer time. Im not for any of this!!
Pamela Nolan	Manchester, CT	2016-12-24	i like things kept original and simple  choose a different area
Patricia Mulcahy	Bluffton, SC	2016-12-24	I am against the development of what would be a mini city and the impact it would have on Bluffton.
Theresa Porter	Okatie, SC	2016-12-24	I own land near this area.
gloria weissman	bluffton, SC	2016-12-24	Seems a little excessive for the area.
Heather Gilmore	Bluffton, SC	2016-12-24	I say Save the golf course
Charles Rudd	Bluffton, SC	2016-12-24	Need to slow down over-development of BLUFFTON as it will ruin the reason we moved to BLUFFTON.
Stephanie Barrero	Bluffton, SC	2016-12-24	I have been a resident in Heritage Lakes since 1997 and we have seen a lot of change. When we first moved here I had to make a concentrated effort to plant things the deer wouldn't eat. That isn't the case anymore. If we continue to rip out the green spaces that provide shelter and homes to the wildlife in this area we will permanently change the face of Bluffton forever. This is the only large tract of green space left in our corner of the woods and I for one do not see the need to replace it with another assisted living center.
Julie ODonnell	Bluffton, SC	2016-12-24	There is nothing about this development that meshes with the personality of Bluffton and the surrounding area. Additionally the impact to traffic would be unbearable.
Kym Greene	Bluffton, SC	2016-12-24	We've had enough development !
Richard McIntosh	Bluffton, SC	2016-12-24	There are many downsides to this developement and no upsides. Please stop this train wreck in the making.

Name	Location	Date	Comment
Brenda Beasley-Forrest	Beaufort, SC	2016-12-24	This would deeply infringe upon the quality of life in Hilton Head/Bluffton. Please try to look beyond the almighty dollar. More doesn't equate with better.
Laura Sterling	Bluffton, SC	2016-12-24	I'm signing because we should require a plan for development of the property not just allow a zoning change with no responsibilities defined. We have rights to our private property, we also have to do our best to be good neighbors and this is not just one neighbor talking over ideas with 20 or twenty folks, this project will affect thousands of folks. We are all set to control and tax every move of an individual but our public servants seem to lose focus when the thought of massive tax increases comes to possibility.  We need to find a balance
Beverly Hathaway	Bluffton, SC	2016-12-24	This proposed development is a case of OVER development with no written safeguards.
Jean Morgan	San Antonio, TX	2016-12-24	Bluffton and Hilton Head will lose so much of their charm and so much fairly natural conservation area. Becoming more like Myrtle Beach is not in the best interests of the Lowcountry. In the long run, I believe this will significantly affect the quality of life in that entire area. Just a thought from a former Bluffton dweller!
Calvin Finch	Bluffton, SC	2016-12-25	I was born and raised in the town of bluffton. A small town with little to no traffic and a town where everybody knew everybody. That's what I USED to love about this town, but that's already been taken from us for the most part. Adding this development will completely destroy the humble laid back community of bluffton that is still left. Also I make that trip to Hilton head for work everyday. I already have to leave the house earlier than I used to be able to and 1 hour to get to work is yet alone already getting old. This decelopement will be a disaster.  #savebluffton #gobackhome&staybackhome
Mike Gannon	Bluffton, SC	2016-12-25	Project needs much further analysis by Bluffton and Beaufort County . This will be one of the largest development projects in Bluffton history and will forever change the face of our town.
Colleen Langley	Hilton Head Island, SC	2016-12-25	Bluffton should learn from nieghboring Hilton Head Island how to develop a community. Charles Fraser had a vision for the future. Bluffton is turning into Everytown, USA. Nothing special.
Patti Seldes	Bluffton, SC	2016-12-25	We have to slow down and look at the big picture!
Deborah Deignan	Hilton Head Island, SC	2016-12-25	Moved here to relax and get away from traffic and suburbia. Just because developers want to make money is not a reason to ruin our neighborhoods and lifestyle
John Barlow	Bluffton, SC	2016-12-25	Please stop and involve those who will be affected by these proposed changes so they may have a voice in the process!
Pamela Bogart	Bluffton, SC	2016-12-25	I would prefer less density for development and more study on the traffic problems and proposed solutions before this goes forward.
Anna Dinatali	Bluffton, SC	2016-12-25	Taking into consideration what the high density development would do to the increase in traffic on roads already burdened and how this would change the beautification of the area. What studies have been done to control water run off or the increase in traffic on these roads without an significant tax increase on the local residence to fix these issues afterwards. I petition against the high density of the current plan and application.
Robert Burnham	Hilton Head Island, SC	2016-12-26	More discussion and information are needed.



Name	Location	Date	Comment
Linda gillet	Hilton Head Island, SC	2016-12-26	I moved here almost 30 years ago to get away from all of what this proposed development represents. Go develop somewhere else. Like Jasper County, where there's a lot of room to build and expand. This area here has already suffered enough from unwanted and unneeded development.
Joyce McGavisk	Hilton Head Island, SC	2016-12-26	We do not need it and it will ruiun our May River
Penelope Calf	Hilton Head Island, SC	2016-12-26	We need open land, not more people and cars!
R David Mauk	Hilton Head Island, SC	2016-12-26	I'm signing in hopes you think long and hard before you change all of our lifestyles, on land and water.
Debbi White-Dunlap	Hilton Head Island, SC	2016-12-26	Our way of life is in jeopardy. This idea benefits only the developer. MONEY MONEY MONEY
Albert Mitchell	Hilton Head Island, SC	2016-12-26	600 homes would equal about 1200 cars...wonderful. Why is this even being considered? Do the politicos think that progress is good.? Who started this? And the sad..very, very sad part is.....it is going to be a done deal. Oh sure...studies about water, congestion, density will be filed. Demands for certain concessions for the developer will be imposed. And the developer will concede to anything and everything because of the buck. Go ahead ruin this area even more. And once again the council members will ignore the people and do it out of their duty to expand this area. Have the council members even tried to figure out a way to keep it green? Probably not.  Albert Mitchell Hilton Head
jerome Varon	Okatie, SC	2016-12-26	We always talk about preserving the land,then we let greed get in the way. Shame on those who approved this plan.
William Smith	Hilton Head Island, SC	2016-12-26	The area cannot handle more housing in this area.
Louanne LaRoche	bLUFFTON,, SC	2016-12-26	There has been no accountability to the dangers listed in this petition. I have lived in Bluffton since 1977.
elizabeth goodwin	Hilton Head Island, SC	2016-12-26	I believe that more information derived from detailed studies on the long-term impact this will have on our area and the citizens who live here. We must include the voices of those who live here regarding their preference and desirability of living in a "metropolitan" Bluffton vs. the smaller, quieter, more peaceful town that is quickly eroding from the unchecked over development that is now occuring.
Mary Ellen Hannan	Hilton Head Island, SC	2016-12-26	this will totally ruin this part of Bluffton. It will cause contamination of the May River and extremely excessive traffic. When the Bluffton Parkway was built we were told it would not be for development but to help in evacuating the Island and relieve congestion on 278. Please tell me what has changed our politicians thinking. What is happening to the people in charge that they would even think about such a project. If people really count then this will never happen.
Sherry Porter	Bogart, GA	2016-12-26	I'm signing because I rently moved here and I like town as it is. Please do not bring in more traffic. I love the open spaces.
Barbara Bates	Hilton Head Island, SC	2016-12-26	There is too much development going on in Bluffton!
Anthony Vouvalides	Hilton Head Island, SC	2016-12-26	I don't want overdevelopment in Bluffton
Donna Roberts	Hilton Head Island, SC	2016-12-26	Infrastructure cannot support proposed growth. Too much growth in Bluffton SC!!!!!!!
Michael Blevins	Hilton Head Island, SC	2016-12-26	The development plans are poor and definitely over extending the 300 acre track of land.

Name	Location	Date	Comment
Julian Goode	Bluffton, SC	2016-12-26	I'm against this development and the overall out of control development in Bluffton.
Susan Brainard	Hilton Head Island, SC	2016-12-26	I am opposed to this development. We have grown way to fast without enough control.
John Braun	Hilton Head Island, SC	2016-12-26	Density is to high. As an architect/city planner I call this a RAPE of the land.
Lois Sobczak	Hilton Head Island, SC	2016-12-26	It will ruin and over crowd our area
Kathleen Stetter	Aurora, OH	2016-12-26	Bluffton will become just like Pooler. Stop the over-development!
Joan Pappas	Okatie, SC	2016-12-27	This will destroy our quality of life in the Bluffton area; traffic, beauty, water. It will make a mess of things here. I moved here because it was so nice; now I will have second thoughts.
Fran Bollin	Hilton Head Island, SC	2016-12-27	The development proposed is far too much for this area's surface waters, roads, schools and other public assets and services.
Avery Schwab	Bluffton, SC	2016-12-27	I am signing because in the 23 years that I have been here, no one seems to care about the environment, but the all mighty dollar. it needs to stop. look at the Promanode, stupid.
Brenda Lozan	Hilton Head Island, SC	2016-12-27	Don't want this large development. Enough congestion in our area.
Linda Volkhardt	Hilton Head Island, SC	2016-12-27	I am against this massive development.
Julie Orr	Bluffton, SC	2016-12-27	we are new residents of Heritage Lakes. We do not want to see congestion and environmental erosion. The charm of Bluffton lies in its simplicity.
Christopher Davis, Jr.	Bluffton, SC	2016-12-27	I don't want this to happen
Kristin McNamara	Hilton Head Island, SC	2016-12-27	I'm concerned about the storm water runoff degrading the water quality of the valuable estuaries that are the incubators for much of our sea life.
Kristi Swank	Bluffton, SC	2016-12-27	The infrastructure will not be able to accommodate the additional vehicles and people involved in this development!
Hank McCracken	Bluffton, SC	2016-12-28	The Beaufort county development ordinances are too liberal for this size and scope of development. A separate development agreement should be written applying stricter standards.
Patricia Sherman	Bluffton, SC	2016-12-28	We do not need this development,esp the wasteful Arts Center
Jennifer Green	Bluffton, SC	2016-12-28	This is a ridiculous development that is so unnecessary for our area! I don't want to live in Myrtle Beach!!!
Karen Doughtie	Bluffton, SC	2016-12-28	Please whoever is going to make the next decision on this project think about the negative impact this development will have on our area. Not just now but for future generations. These developers are NOT helping or contributing to our area as they claim they are ...they want to make lots of money and care nothing about the environment. And Wes Jones their attorney needs to decide if he really cares about his home or just making more money...so ashamed of him and all involved in this over the top development that has no business in our town. GO AWAY and thank you Hank for your insight
Karen Doughtie	Bluffton, SC	2016-12-28	Please please everyone must be in Beaufort on Jan. 9th to voice your concerns PLEASE DO NOT LET ANYTHING STOP YOU FROM BEING THERE. This petition is only the first step. We MUST SHOW UP IN MASSIVE NUMBERS put this on your calendar NOW,,!!!!!!!!!!!!!!!!!!!!!!
Dan Grace	Bluffton, SC	2016-12-28	It's wrong in every way
Lynn King	Bluffton, SC	2016-12-28	I agree with the reasoning that more information needs to be shared with residents to allow all to learn more about this project before any County Council votes on it. I also agree with community focus groups, Council meetings in the Bluffton area to allow more residents access to the process.

Name	Location	Date	Comment
Meghan Harris	Bluffton, SC	2016-12-28	I live right down the street and don't want all the the green space in Bluffton gone - it's getting out of control
Mary Montgomery	Bluffton, SC	2016-12-28	PLEASE DON'T LET THIS HAPPEN. IT WILL DESTROY OUR ENVIRONMENT AND WAY OF LIFE!
Marti Skarupa	Macedonia, OH	2016-12-28	My husband and I bought our winter home in Bluffton because of the area's land and water beauty. Please, don't harm this fragile environment with unnecessary development.
Kevin Zeigler	Greensboro, NC	2016-12-28	I am signing because I grew up in and around Hilton Head and Bluffton and this new development is too dangerous and irresponsible.
Howard Ellis Jr	Bluffton, SC	2016-12-28	this development will further harm the natural environment of the May River waterways.
Maria Rush Phillips	Hilton Head, SC	2016-12-28	It's important to stop development like that.
Louise Spencer	Bluffton, SC	2016-12-28	Save our environment
Jane McKay	Bluffton, SC	2016-12-28	I live very close to this property, and I do not want to see it developed in the manner proposed. There are too many units planned for the size of the property, and we certainly do not need an arts center or a convention center at this site. The nearby arts center is floundering financially and this area is not remotely feasible as a convention center site.
Leslie Griffin	Summerville, SC	2016-12-28	I care deeply about the Lowcountry and want to help protect its amazing beauty.
Melissa Fenstermaker	Hilton Head Island, SC	2016-12-28	I love Bluffton and the Bluffton Pkwy and believe it will over tax the infrastructure. What was the point of building the parkway - you'll create another 278!
melodie lee	beaufort, SC	2016-12-28	Hilton Head is a treasure we all enjoy. But it's development has run amok, damaging the beautiful and unique eco-system. This barrier island provides shelter and protection to the mainland as well. On the heels of Hurricane Matthew, I would think the planners would put their energies into protecting what exists, not destroying what's left.
Catherine Melnick	Okatie, SC	2016-12-28	I grew up here on Hilton head, I am a native...enough is enough! I'm all for progress, but you're changing the face of why people come to Hilton head. If they wanted an over crowded myrtle beach, then people would go to myrtle beach.
Maille Martin	Shelburne, Canada	2016-12-28	I love the low country.
West Fraser	Mount Pleasant, SC	2016-12-29	My home is being poisoned & ruined by overdevelopment.
Chris Spirer	Hilton Head Island, SC	2016-12-29	the impact on our water, traffic and lifestyle will be negatively affected
Sally Bach	Hilton Head Island, SC	2016-12-29	Too much development already.
Trey Snow	Bluffton, SC	2016-12-29	I grew up on Foreman Hill Rd and my family still owns land there. I want to see this stopped!
karen anderson	Saint Helena Island, SC	2016-12-29	To change a golf course approved project to a high density housing project in such an eco-fragile area is disaster. Please do NOT approve this requested change. We are already over stacked in our roadways, our schools, and our infrastructure.
Danese Baumberger	Bluffton, SC	2016-12-29	Development in this area has gone crazy - it seems as though greed has taken over common sense. I feel Bluffton will be soon be just another Pooler.
Nancy Shore	Cheyenne, WY	2016-12-29	The last thing HH needs is another theme park. Isn't it enough of a circus with horrible traffic and one route on/off the island?

Name	Location	Date	Comment
Charlotte Skinner	Hilton Head Island, SC	2016-12-29	The traffic from this project will ultimately negatively affect the tourist industry in Hilton Head and Bluffton.
Anne McGowan	Beaufort, SC	2016-12-29	Due to over development.
Amy Fee	Hilton Head Island, SC	2016-12-29	We are stewards of the beautiful earth and we must be vigilant against developments that will negatively impact our environment and lifestyle. We have a moral responsibility to preserve and protect the uniqueness of the low country and the wildlife that live here with us!
Nancy Lindsyrom	Hilton Head Island, SC	2016-12-29	Bluffton has already been ravaged with rampant building and little to no planning. This will only add to our overcrowding and infrastructure depletion. Do not rape this beautiful land. Enough!
Delia Frederick	Highlands, NC	2016-12-30	I live in SC and live the natural beauty that would be destroyed with more development
Valerie Smith	Louisville, KY	2016-12-30	<p>I visit friends &amp; family in Beaufort at least 2 times a year and as a photographer/nature lover I ask of the authorities to rethink this devastating proposal. It is unsound, unsafe and most deplorable. Isn't Hilton Head over developed enough? As Jimmy Buffett sings in his song, "Prince of Tides",</p> <p>.....Out on dafuskie island, the bulldozers bury the past  And the low country sinks, she can not swim  The dogwood feels the hurt  While the foursome plays on borrowed days in their alligator shirts</p> <p>Chorus:  Now I realize who killed the prince of tides  How can you tell how it used to be  When there's nothin' left to see</p> <p>One night they put a price on the sunset  And that got the whole world shaking  They rose from the grave both the weak and the brave  'cause history was there for the makin'  And the winos surrounded the condos forming a frail human fence  And they shouted out loud to the roar of the crowd  "same old story, more dollars than sense"</p> <p>Chorus:  Now I realize who killed the prince of tides  How can you tell how it used to be  When there's nothin' left to see....</p>
Walter Greer	Hilton Head Island, SC	2016-12-30	As a long time resident of Hilton Head I am concerned that the proposed development is reckless, and poorly planned with little regard for the environment and infrastructure.
Michael Abbott	Summerville, SC	2016-12-30	I don't want to spoil my Low Country!
Kay Morton	Hilton Head Island, SC	2016-12-30	I feel this project is way too big for the greater Bluffton/Hilton Head area. We need to do more to preserve our natural surroundings. That's why we all chose to live here.

Name	Location	Date	Comment
graham watson	Bluffton, SC	2016-12-30	likely increase in crime, adverse impact on traffic and access, adverse impact on waterways
Al Stokes	Bluffton, SC	2016-12-31	I do not support the project due to environmental concerns
vicki Shivers	Bluffton, SC	2016-12-31	Bluffton cannot handle the current amount of traffic and people it has. This is ridiculous to even think about building.
Rebecca Hamilton	Bluffton, SC	2017-01-01	This is going to make traffic a nightmare and it isn't necessary in our small area. Please stop the expansion and pushing people out of the area.
Rebecca Rozeboom	Schoolcraft, MI	2017-01-01	I am signing because I have family there with young children and I agree with all of their concerns. I also live in a peaceful area surrounded by trees, rolling hills and farmland. We love it here and would be devastated by something like this moving into our area. The people of Bluffton should be given every opportunity to voice their concerns because THEY will be the ones most affected by this.
Robert Colonna	Bluffton, SC	2017-01-01	I do not see the demand for this and beside the risk with the environment I am concerned over the wasted money being spent when there is a lack of demand which will result in empty space or I finished development
Marsha Fall	Hilton Head Island, SC	2017-01-01	We have only one way off this island. The traffic back ups now during peak hours is already bad. Timely Evacuation in an emergency will be impossible. It's time to think beyond greed.
Pam Springer	Bluffton, SC	2017-01-01	I believe that none of this over-development is necessary, nor is it beneficial to the residents of Bluffton. It will only cause more problems for people traveling to and from Hilton Head. There are already so many empty retail stores, so why build more.
Scott Donham	Bluffton, SC	2017-01-02	Our population is already overloaded..... we're paying for new schools that are apparently beyond capacity as they open.....enough is enough
Gabby Jeffries	Tillman, SC	2017-01-02	Our area can't handle this much development. We are already overcrowded.
Kristen Howell	Bluffton, SC	2017-01-02	Bluffton is losing its charm and small town feel. It looks nothing like it did 20 years ago when I moved here. We are already bursting at the seams. This is not in the best interest of our town and its fragile ecosystem.
Eleanor O'Sullivan	Okatie, SC	2017-01-02	To preserve natural resources and prevent hyper-commercialized, hazardous over-development
Kelli Normoyle	Bluffton, SC	2017-01-02	I agree that this project will negatively impact our quiet, quaint way of life. A similar project in Jasper County called "Traditions" failed miserably.
maureen houston	hilton head, SC	2017-01-02	not the place for it too congested...go west
Kathy Bengue	Bluffton, SC	2017-01-02	I do not agree with this proposed project. Traffic is horrible now.
Nancy Kirkland	Bluffton, SC	2017-01-02	This area cannot support this type of industry. The developer will not be here when it fails and sits empty.
Lash Lawton Woodcock	Macon, GA	2017-01-02	The adjoining areas cannot absorb much more density than is already in place. Bluffton has become a carnival atmosphere.
Janet Lepage	Bluffton, SC	2017-01-03	We don't need more of this in Bluffton- people are moving away because it is not Bluffton anymore!
Jeffrey Wolfson	Okatie, SC	2017-01-03	This is not good for our area
Charles Fairer	Okatie, SC	2017-01-03	I am signing the petition
Brenda Fallon	Okatie, SC	2017-01-03	I am opposed to the project because of the terrible impact on our area.
James Frost	Hardeeville, SC	2017-01-03	The drawbacks greatly outweigh the benefits.
Pat Sutton	Metter, GA	2017-01-04	I oppose the development

Name	Location	Date	Comment
Deborah Cobb	Hilton Head Island, SC	2017-01-04	Bluffton does not need to be Myrtle Beach-
Miriam Fulling	Hilton Head Island, SC	2017-01-04	It will ruin the way of life. Of the residents. Levittown?? New bridge.???
Joanne Dahl	Hilton Head Island, SC	2017-01-04	I love the golf course and I love in Moss Creek and we don't want all the extra congestion, etc.
David League	Hilton Head Island, SC	2017-01-04	Stop over development
Susan Erzen	Hilton Head Island, SC	2017-01-04	Traffic, water quality, and population density affecting relaxed Bluffton way of life.
Claire Brennan	Hilton Head Island, SC	2017-01-04	We need more information from developer on exactly what the impact of this development will have on this area of Bluffton regarding traffic, need to update secondary roads , additional schools etc. It seems to me that Bluffton does not have. Master plan and we are quickly becoming Myrtle Beach!! CB
Marijane Frederick	Bluffton, SC	2017-01-04	The density proposed for this development will negatively impact our beautiful environment.
Rebecca Morris	Bluffton, SC	2017-01-04	Density and all its related problems
Eileen Hampson	Bluffton, SC	2017-01-04	I'm concerned about the extra traffic, the run off into our waterways and the big changes it will bring to our very way of life.
Judy Patnaude	Hilton Head Island, SC	2017-01-04	I'm worried about congestion and disrupting nature.
JOHN Graham	Bluffton, SC	2017-01-04	Local resident. Infrastructure over load to the community.
Janice Herr	Hilton Head Island, SC	2017-01-04	Why should a private individual be allowed to come in and create density and traffic problems for Bluffton residents. Based on the current proposal, over \$12 million in infrastructure changes would be required, including an overpass/ramp on Bluffton Parkway.
Arthur Emerson	Bluffton, SC	2017-01-04	To high of a density of housing .will require to much of an area to be covered in concrete and asphalt
Clara Emerson	Bluffton, SC	2017-01-04	I am agreeing with the petition
Ann Ferrelli	Bluffton, SC	2017-01-04	enough is enough... whats wrong with land just sitting there...it's more than just a money thing, now...
C E	Sterling, VA	2017-01-04	I love vacationing here and I don't want it to become like a Virginia Beach, myrtle beach, etc.
Barbara Morrow	Bluffton, SC	2017-01-04	As a 20 year Heritage Lakes resident I fear this project will destroy the peace and pace of what is Bluffton even more. It's a slippery slop towards this section of Bluffton becoming the next Pooler Ga. I left Hilton Head after 10 years because of the increased traffic and the loss of community. Bluffton is headed towards destroying the number one reason most people relocate here; the sense of place, of home, of a small town where you can feel safe, build a authentic circle of like minded friends who embrace nature, history and a slower pace of life.
Linda Sykes	Hilton Head Island, SC	2017-01-04	Too many buildings on too small a space---only 300 acres, By comparison, Moss Creek is 900 acres with 900 homes.
Rick Sweet	Bluffton, SC	2017-01-04	This project is a casino. There is no way a hotel of this size can be supported without gambling.
Stephen Cahill	Bluffton, SC	2017-01-04	We don't need more homes and shops in this area. This will be a danger to the local water ways.
Susan Cherni	Bluffton, SC	2017-01-04	I oppose this development.

Name	Location	Date	Comment
Amy Howard	Bluffton, SC	2017-01-04	May River needs our protection.
Janet Morrison	Okatie, SC	2017-01-04	Saving our community-- our water shed, and present over population and traffic
Sommer Shultzman	Bluffton, SC	2017-01-04	We live in Heritage Lakes!
Richard Sandquist	Hilton Head Island, SC	2017-01-04	Too,too much traffic and too,too much impervious surface proposed
Jane Schmitt	Bluffton, SC	2017-01-05	I do not want this!
mimi westerfield	bluffton, SC	2017-01-05	I DO NOT WANT ANYMORE TRAFFIC ON 278!!!!
Sue DeLoach	Bluffton, SC	2017-01-05	I am a resident and fearful of the traffic and environmental impact.
Sharrie Reardon	Hilton Head Island, SC	2017-01-05	This is insanity. Our environment is the most precious commodity we have here. This type of development is not necessary to the quality of life of the people here.
Melissa Hady	Bluffton, SC	2017-01-05	Overdevelopment
Scott Hady	Bluffton, SC	2017-01-05	The consequences of overdevelopment...
Christine Smith	Bluffton, SC	2017-01-05	It's the right thing to do
john davis	Bluffton, SC	2017-01-05	Not enough information is being shared about how they plan to build the infrastructure to support the development. Also, no information on the marketing study needed to determine if the area can support this amount of growth.
Carol Sevelowitz	Hilton Head Island, SC	2017-01-05	I'm concerned about the ecological and traffic impact for Bluffton and Hilton Head
Peggy Nowak	Hilton Head Island, SC	2017-01-05	That much development in that area is ill conceived and will grossly effect the water quality with unintended consequences for the future of Beautiful Bluffton and Hilton Head Island and the neighboring coastal areas.
Cindy Scott	Bluffton, SC	2017-01-05	I have been living in this area all my life and I hate what it is be coming. I can remember when 278 was a dirt road and I wish all of us could do something to stop anymore development. I live on Foreman Hill Road and have for 10 years. It was a dirt road when I move and I loved it. We have a lot of traffic now, but if this were approved I would have to move. I really do not want that... Please stop this development!!!
Peggy Duncan	Bluffton, SC	2017-01-05	Way to large a development for the area, causing major traffic problems and area-wide water pollution and over usage on already fragile ecosystem. Do not let this happen!
raymond dominick	bluffton, SC	2017-01-05	The impact of this development would be devastating on the environment and on traffic. Put it in the context of all the other development underway in this area. The cumulative impact is destroying the quality of life many of us were seeking when we moved here. Furthermore, residential development seldom produces enough tax revenue to pay for the services that the residences require. So we can expect this development to increase the tax burden on all of us.
Amanda DuBose	Hilton Head Island, SC	2017-01-05	This project is a bad idea in every aspect. The small town charm of Bluffton is being destroyed little by little. The people living in Heritage Lakes and down Forman Hill will permanently be damaged. The impact on the local traffic will be huge. Not to mention the damage to the waterways. Council needs to listen to the will of the people and their concerns and stop this project now!
Brandie Allen	Bluffton, SC	2017-01-05	We do not need this development in our town!!!
Jim Sauter	Bluffton, SC	2017-01-05	This county is out of control. They will do ANYTHING to increase the tax base
nate ulmer	Bluffton, SC	2017-01-05	We as a community want no part in any of this.

Name	Location	Date	Comment
JoAnn Anderson	Bluffton, SC	2017-01-05	I live here and we do not need yet another development polluting our environment
Matt Hoffmann	Bluffton, SC	2017-01-05	Turning Hilton Head into Myrtle Beach over night!
AJ Frank	Bluffton, SC	2017-01-05	We don't want or need this in Bluffton!!!
James Casillo	Bluffton, SC	2017-01-05	Paving over every available acre is going to ruin the attraction of living here. The Council is overly focused on bring new developments and high employment businesses to our county instead of improving existing infrastructure and maintaining the serenity and laid back lifestyle. Over commercialization will reduce the area to just another congested beach joint. We need people on the Council other than real estate mogul wannabes. People who appreciate what we have now and will say no to lamebrain "economic growth" ideas.
Jane Tennant	Bluffton, SC	2017-01-05	I am a 27 year resident of Bluffton who loves this town, its people, and I love the Lowcountry. This project should be denied period. The council should start representing the people that they were elected to serve, and not the developers. The council should think long and hard about this vote, and the impact a "yes" vote would have on the area. Bluffton as we know it will be gone forever. Ditto for Hilton Head. Think traffic is bad now? JUST SAY NO
Elaine Brown	Bluffton, SC	2017-01-05	Hilton Head and surrounding area is beautiful as is, without the clutter. Density will make it less attractive and less desirable. Property values will go down. Develop Hardeeville and Jasper County instead. That community needs developing. We don't.
Jamie Haight	Bluffton, SC	2017-01-05	I believe this is too much growth in a very limited area. Not sure what the draw would be for a convention center.
Mike Soper	Bluffton, SC	2017-01-06	We need responsible people that care about all aspects of LOW COUNTRY LIFE. Just say NO to over developing what we have come to love.
Stephen Stansfield	Bluffton, SC	2017-01-06	I live in the effected area and live here for the May river.
Andrew Makarick	Okatie, SC	2017-01-06	I'm signing this petition because it is an outrage to our community. It raises the question as to where we are going to generate enough water, electricity and sewerage, let alone the traffic it will generate. We might as well move into a large city!
Bob Newbert	Bluffton, SC	2017-01-06	To protect small town Bluffton lifestyle, the natural beauty of the Lowcountry and the quality of the May River.
Dana Advocaat	Hilton Head,, SC	2017-01-06	This project would be environmental suicide in a fragile coastal area that is already overburdened.
John Iaffaldano	Bluffton, SC	2017-01-06	I want to keep Bluffton a wonderful place to live.
Christy Plnski	Bluffton, SC	2017-01-06	This is my home, My love, My place on Earth. I love the feel and people in Bluffton, SC. I am afraid that is this project goes through my surroundings will be damaged. My river will be ruined, my little wildlife left will be destroyed. Please do not allow this to happen.
Shawn Ward	Bluffton, SC	2017-01-06	I live 1 mile from the proposed development. I strongly urge against it.
Kevin Hennelly	Bluffton, SC	2017-01-06	Project is NOT a good fit for our Town; significant impacts and NO benefits.
Denise Nadeau	Middlefield, CT	2017-01-06	scale back this project. The town is not capable of supporting the infrastructure - when does this type of development end? Bluffton will start looking like Florida or myrtle beach.



Name	Location	Date	Comment
John St Mary	Bluffton, SC	2017-01-06	This development is not remotely in the best interest of Bluffton. This type of project requires major infrastructure planning for traffic congestion which already is a problem. I personally feel Bluffton is trying to get to big to fast with no prior appropriate planning.
Joan Heyward	Bluffton, SC	2017-01-06	Too much too fast. Bluffton is not prepared for this impact to our community and rivers. This should be green space and perhaps bought by the Open Land Trust and County. Extremely important for the well being of our community. If this happens we should have a gate at Foreman Hill Rd.
Caryn Kerley	Bluffton, SC	2017-01-06	We do not need all that here in Bluffton and the traffic is getting terrible around here.
MICHAEL CHRISTENSEN	Bluffton, SC	2017-01-06	there has not been enough study done as to its eventual impact on the environment
John Boullosa	Hilton Head Island, SC	2017-01-06	The proposed project, with its high density, both population and traffic, will overwhelm an already congested area.
Phyllis Bendzunas	Bluffton, SC	2017-01-06	I live in Bluffton because of the peaceful atmosphere here which is changing rapidly and will just be out of control if this dense development project is allowed to advance!!
Melanie Nelson	Bluffton, SC	2017-01-06	I want to keep our lifestyle, water and beauty.
Wayne Binder	Bluffton, SC	2017-01-06	I firmly believe that this is way, WAY too much development, most likely out of greed, that will negatively affect both nature and the quality of life of all area residents!
Bonnie Dickson	Bluffton, SC	2017-01-06	More study is needed before such density is considered, especially during peak tourist months. The new HHI fly over bridge completion has not even seen one full year of tourist season to consider if changes helped traffic flow and current density. We built a home in Bluffton to appreciate open spaces alternating around existing building. Just because land is there doesn't mean it will be better all filled in. You will lose the ambiance of "The Lowcountry's" uniqueness, that we appreciate calling home and wish to preserve.
Nina Bean	Bluffton, SC	2017-01-06	We don't need this extreme development in this area.
Claudia and Billy Ware	Hilton Head Island, SC	2017-01-06	Would be a disaster for Bluffton especially in the All Joy area. Why not leave some part of Bluffton untouched? This is not progress! Traffic will be a nightmare. There is plenty of retail space in Bluffton now & you'd take away business from them. Would like to make this permanent residence, but will have to rethink.
Sharon Surber	Bluffton, SC	2017-01-06	There is too much development in the area and not enough infrastructure to support the project. We are literally paving paradise □ □
Thomas Tharpe	Beaufort, SC	2017-01-06	Hwy 278 is currently maxed out. If you continue to allow saturated development, you will ruin what we all enjoy.
Alton Bennett	Encinitas, CA	2017-01-06	The project is in the best interest of the developer at the expense of Bluffton property owners.
Rob Heflin	Bluffton, SC	2017-01-06	Too much development going on in and around Bluffton with so many new houses, apartments, condos, etc being constructed and traffic will become a nightmare. There are at least 5-6 housing developments in the areas building hundreds on new homes.

Name	Location	Date	Comment
Herbert Sawyer	Hilton Head Island, SC	2017-01-07	I'm signing because this project will way overwhelm the infastrucure in Bluffton and the surrounding area.
Walter Perkowski	Bluffton, SC	2017-01-07	Dont want to be like Myrtle Beach! WE moved here because we liked it for what it is...
Lee Rayburn	Knoxville, TN	2017-01-07	Love visiting Hilton Head area, but with this project it will become too crowded.
John Ashton	Bluffton, SC	2017-01-07	No more high density projects in Bluffton to create more congestion
Fran Schaller	Okatie, SC	2017-01-07	We love it here because it peaceful, non-commercial, and quiet. The development in question sounds like something I could find at Myrtle Beach, a place I traveled to once and to which I never returned.
Mandy Gooding	Hampton, SC	2017-01-07	My parents own a home in the All Joy area of Bluffton. This project would be detrimental to the residents way of life.
Michael Gilbreath	Okatie, SC	2017-01-07	Our already overloaded roads and infrastructure simply cannot support another development, especially one of this magnitude, on this critical section of highway 278. This project should be wholly and soundly rejected and the area should remain open. Michael Gilbreath
Pamela Brickell	Okatie, SC	2017-01-07	Our waterways need protecting along with our green spaces. Just the impervious surfaces created by all that's proposed will destroy our eco system. Then add population... A theme park? Our these is the natural beauty of the Lowcountry and nature. So I guess that's not good enough for the greedy, narrow minded, selfish owners of the property. I understand wanting to make a profit. And, that is possible probably by just adding some single family homes scattered around the amazingly beautiful golf course. But to rape the land and leave? Beaufort County officials do not let this happen!
Richard Orr	Bluffton, SC	2017-01-07	My dream of the kind of retirement I came to the Hilton Head area for is jeopardized by the size and scope of this project. If nobody wants to play golf off island anymore, give it back to Mother Nature.
Kathy Donaldson	Franklin, NC	2017-01-07	If they keep it up, there will be no beauty of natural land and nature left on our shore lands! We must start preserving now before it is too late!
Kimberley Cook	Barnwell, SC	2017-01-07	I know the area (and live there part time) that is in jeopardy of losing its comfortable way of life and do not want to lose the neighborhood feel and security and the new development will change it completely. I do not want the neighborhood stressed out with more traffic
Daniel Brassard	Charlottesville, VA	2017-01-07	Too much development for the area.
Laura Floyd	bluffton, SC	2017-01-07	I am opposed to this development. It will greatly reduce our quality of life and negatively impact our rivers due to increased impervious surfaces. The rivers are speaking volumes about the impact of the unsustainable level of development that is occurring. This needs to be a park and there are creative ways to accomplish this. Open Land Trust, Coastal Conservation League and others could help advise government on a way to make that happen and I would be willing to pay more in taxes to preserve this area. Think referendum.
Joseph Sims	Buzzards Bay, MA	2017-01-07	We do not need another project of this density directly across the stree from an existing shopping center!!!
amanda harper	bluffton, SC	2017-01-07	This is NOT the Bluffton state of mind and will ruin what is loved about this town. Leave the town the way it's meant to be.
Ralph Perkins	Bluffton, SC	2017-01-07	I moved to this area 11 years ago. It is beginning to look like what I moved from, big box stores, traffic, shopping centers that do not stay occupied. Stop it!!!!
Sara Ordini	Trenton, NJ	2017-01-07	I grew up in hilton head...this is not what Hilton Head/Bluffton is about....

Name	Location	Date	Comment
Skip Malek	Hilton Head Island, SC	2017-01-07	Density, traffic... not needed here. Starting to look like Myrtle Beach
Tim Moraghan	Hilton Head Island, SC	2017-01-07	Unregulated development will ruin the local community and its heritage.
Susie Chisholm	Savannah, GA	2017-01-07	I believe that Bluffton is on the verge of losing everything that has ever been great about it.
Judith Hadley	Hilton Head Island, SC	2017-01-07	I am opposed to any development that creates more traffic than we have now. The bridge traffic in the morning is absurd!
Peter Younce	Bluffton, SC	2017-01-07	This is not the "smart growth" needed to balance economic diversity and opportunity while maintaining Bluffton's unique "sense of place" and non congested life style that attracts many folks to the area.
Clare Millington	Hilton Head Island, SC	2017-01-07	Preserve integrity of HHI
William Chisholm	Savannah, GA	2017-01-07	I have spent most of my life enjoying the May River
Matt Ferry	Westborough, MA	2017-01-07	I used to live here, I travel here every year, and I choose to stay in Bluffton when I visit to avoid the madness that the last 10 years has brought to the Island. This would heavily commercialize a large chunk of the town in close proximity to 278 creating even more of a logjam that is really not necessary. I'm thrilled to see how the town has grown over the years but it seems to be at the initial point of getting out of control. We support friends who live there that oppose it as well.
Suzanne Culp	Bluffton, SC	2017-01-07	This will destroy the beautiful May River and it's surrounding areas. NO!
John Bambrick	Bluffton, SC	2017-01-07	Way too dense
Meryl-Sue Reed	Bluffton, SC	2017-01-08	I want to continue to have The Bluffton State of Mind. One of the reasons I moved here was the quaintness. Prefer to keep it that way. Bluffton Parkway traffic has increased substantially since the opening of the flyover. It's a disaster!!
Earl Perry	Bluffton, SC	2017-01-08	Please stop the madness we need trees and safe roads take a look at myrtle beach we don't want that here
Tom Connor	Bluffton, SC	2017-01-08	This project will do nothing to enhance the quiet, serene atmosphere in beautiful Bluffton, which many long-time residence and property owners prefer. Street traffic in the area as well as boat traffic on the May River will increase tremendously. Pollution from debris, noise and boat traffic will as well. Most people living in this area of Bluffton settled here to take advantage of and enjoy the peace and quiet that will undoubtedly disappear. This project would be better suited for an area closer to Hardeeville and/or Rincon, where traffic traveling the I-95 corridor could benefit. Please do not destroy the small town feel of Bluffton.
Lynn Walters	Bluffton, SC	2017-01-08	The Ulmers were paid a lot of money to NOT DEVELOP the adjoining property you are talking about because the impact would be detrimental to the area. How has anything changed? Stop catering to developers. Traffic here is bad enough as it is. Sounds a bit like the 5B project.
sherri justice	bluffton, SC	2017-01-08	Enough of the building and taking away the natural beauty of this place .
Hope Creasman	Saluda, SC	2017-01-08	It appears to me that this is being done because developers want larger pockets and government wants more taxes. It is pushing the development and destroying the beauty of why people have been drawn to this area in the first place. It is completely against nature. NO NO NO Leave this area alone.
Arthur and Helen Perry	Bluffton, SC	2017-01-08	We are signing this because we feel this will be too much for our area.
Leanne Black	Pelion, SC	2017-01-08	I do not want this neighborhood/business area to be built.
Kristina Justice	Bluffton, SC	2017-01-08	BeCause all the building is ridiculous.

Name	Location	Date	Comment
Hudson Ingram	Bluffton, SC	2017-01-08	The density request is far more than this site can accommodate. This should be a low density-low impact neighborhood.... or better yet an open space park.... for all to enjoy.
Margaret Platter	Greenfield, IN	2017-01-08	Density concerns
Debbie Dyer-Sampson	Quarryville, PA	2017-01-08	Sounds to me as if the developmental plans for this property is way over rated. Safety & peaceful state of minds to the people that already live there is a better plan.
Jennifer Harper	Odenton, MD	2017-01-08	The barrier islands are a fragile eco system and this project seems like way too much of a strain on available resources.
Carol Dembowski	Okatie, SC	2017-01-08	I do not agree with the over development plans for Hilton Head National golf course.
Eveline Harkins	Hilton Head Island, SC	2017-01-08	Traffic and environmental concerns
Tracy Hennelly	Bluffton, SC	2017-01-08	Because it will change the whole character of Bluffton
Lisa Carinus	Bluffton, SC	2017-01-08	We are ruining the bluffton state of kind feeling
Mary SIMS	Bluffton, SC	2017-01-08	I think it's ridiculous to build stores across from a big outlet and too many other things are going in there that we don't need.
John Hoag	Bluffton, SC	2017-01-08	There is plenty of land in this county where a project like this could be built. The supposition that Hilton Head folks will find this project attractive and make the trip off the island is highly flawed at best
Todd Roberts	Bluffton, SC	2017-01-08	There is way too much development going on , traffic is already bad , this is not a good thing for our community
Steven Markiw	Bluffton, SC	2017-01-08	Too much development
Gary Reynolds	Bluffton, SC	2017-01-08	I've made a permanent move to this area, and the things that attracted me to Bluffton were the slower paced lifestyle, lack of traffic, small town atmosphere, and lower population density--all things that would be made worse if this gigantic development were to become a reality.
Norma VanAmberg	BLUFFTON, SC	2017-01-08	I am signing because our roads and infrastructure cannot sustain another huge development at this location.
Margaret Kraus	Okatie, SC	2017-01-08	This will cause a terrible future for all of HHI, Bluffton and Okatie.
ANNE LUCHETTI	Bluffton, SC	2017-01-08	I have lived in the Hilton Head/Bluffton area since 1977. We have reached the limits of sustainable growth. The density and use of this proposed development will not enhance the beauty of our beloved Low Country. Stop the uncontrolled growth now before it is too late.
Spencer Fulkert	Hilton Head Island, SC	2017-01-08	It's an area favorite. I've lived here since I was 9 and can honestly say it's one of the best courses in the county . By building more developments we have take the charm out of bluffton . Our small towns are developing way too fast .
Terry Bennett	Bluffton, SC	2017-01-08	Density issues with this development.
Maury Beasley	Glenwood, GA	2017-01-08	We have a 2nd home in Hilton Head.
William Ritchie	Hilton Head Island, SC	2017-01-08	The development plans as now stated is much to dense for the area with not enough details to satisfactorily explain the cost and the necessary infrastructure needed to support such a development. I support Tabor Vaux and the stand he is taking.
Marilyn Lange	Okatie, SC	2017-01-08	To save this town we need to slow down growth and preserve more land before we become a city we don't want to live in.
Laurel Berkey	Bluffton, SC	2017-01-08	This is not how you treat bludgeon!
Connie Deiley	Hilton Head Island, SC	2017-01-09	Too many homes considered.

Name	Location	Date	Comment
Camala LaRocco	Bluffton, SC	2017-01-09	Doesn't support a bluffton way of life and not good for that particular area.
Marilyn Yantis	Hilton Head Island, SC	2017-01-09	The density to to high! Let's have a neighborhood and a community instead of a tourist trap. The traffic problems will be terrible. Any given work day traffic backs up over a mile on 278 as people go onto the island. Find a remote lot for a water park, not in the middle of prime space for homes.
Mark Wells	dexter, KY	2017-01-09	It's beautiful and historical
susan johnson	Bluffton, SC	2017-01-09	It is to many additional cars on our streets.
Marie Kowalchuk	Chicago, IL	2017-01-09	Enough of changing the area - retail space is not needed - notice the closing of Macy's store and Limited- do some reach please!
Pamela A Brown	Bluffton, SC	2017-01-09	Please help stop the over development of our small town!! The golf courae is beautiful and a part of our history. Enough development already and more to come with every green space in our area either sold or for sale. We do not need or want this mega facility or its environmental impact. Council meeting is tonight at 6 in Beaufort. Show up and be heard! Sign the petition or this disaster will become our nightmare to dream forever more!!!
bernard ritter,sr.	bluffton, SC	2017-01-09	bernie Ritter
Robert Durrin	Bluffton, SC	2017-01-09	I don't believe the proposed development is the best use of this land.
Brian Yantis	Hilton Head Island, SC	2017-01-09	Project is too dense. We do not need to become Myrtle Beach. Leave our beautiful area alone. Make this an upscale development and not a free for all. Such a tourist trap is being proposed. Get rid of the water park!
R. Sidney Jones	Bluffton, SC	2017-01-09	I live near HH National and would not like to see my world change which it will if these 300 acres are developed as planned
Mandy Dunn	Bluffton, SC	2017-01-09	Retail space? For what? We have enough right here. There has been enough additions and development towards/in Bluffton causing more and more issues. This is the only closest, quietest, most comfortable setting in this area that's left. Please leave it be as we love it the way it is.
Dana Advocaat	Hilton Head,, SC	2017-01-09	The environmental implications from a development of this size are unacceptable. Storm run off, traffic congestion. We have to stop somewhere.