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CLERK TO COUNCIL

AGENDA
NATURAL RESOURCES COMMITTEE
Tuesday, November 5, 2013
2:00 p.m.
Executive Conference Room
Administration Building

Committee Members:

Brian Flewelling, Chairman
Cynthia Bensch, Vice Chairman
Gerald Dawson
William McBride
Jerry Stewart
Tabor Vaux
Laura Von Harten

Staff Support: Tony Criscitiello

1. CALL TO ORDER – 2:00 P.M.
2. DISCUSSION / FRIENDS OF DAUFUSKIE ISLAND PARK
3. SOUTHERN BEAUFORT COUNTY ZONING MAP AMENDMENT / REZONING REQUEST FOR R601-031-000-0048-0000 (1 ACRE AT THE NORTH SIDE OF GOETHE ROAD AND BLUFFTON ROAD (S.C. HIGHWAY 46) FROM SUBURBAN (S) TO COMMERCIAL SUBURBAN; OWNER/APPLICANT: GILBERTO MATEUS ([backup](#))
4. TEXT AMENDMENTS TO THE BEAUFORT COUNTY ZONING AND DEVELOPMENT STANDARDS ORDINANCE/ZDSO, ARTICLE V. USE REGULATIONS, TABLE 106-1098. LIGHT INDUSTRY USES (ADDS LIGHT INDUSTRIAL AND WAREHOUSING / DISTRIBUTION AS ALLOWED USE IN COMMERCIAL REGIONAL DISTRICTS); APPLICANT: MICHAEL G. DAVIS / AGENT: MICHAEL KRONIMUS ([backup](#))
5. DISCUSSION / CHECHESSEE PROPERTY RESOLUTION ([backup](#))
6. CONSIDERATION OF REAPPOINTMENTS AND APPOINTMENTS
 - A. Northern Corridor Review Board
 - B. Southern Corridor Review Board
 - C. Stormwater Management Utility Board
7. EXECUTIVE SESSION
 - A. Discussion of negotiations incident to proposed contractual arrangements and proposed purchase of property
8. ADJOURNMENT



MEMORANDUM

TO: Natural Resources Committee of County Council
FROM: Anthony Criscitiello, Beaufort County Planning Director *T.C.*
DATE: October 28, 2013
SUBJECT: Rezoning Request for a one acre parcel at the intersection of S.C. Highway 46 (Bluffton Road) and Goethe Road from Suburban (S) Zoning District to Commercial Suburban (CS) Zoning District

Excerpt of PLANNING COMMISSION RECOMMENDATION from its October 7, 2013, draft meeting minutes:

Mr. Anthony Criscitiello briefed the Commission. This map amendment is consistent with the County's Comprehensive Plan and the proposed zoning request is consistent with the surrounding area. A 7,840-square foot building can occupy the property if the existing home were removed. Staff recommended approval of this rezoning request and Southern Beaufort County Subcommittee recommended approval to the Planning Commission.

Applicant's Comment: Mr. Gilberto Mateus, the applicant, agreed with the staff recommendation.

Public Comment: Mr. William Godfrey owns an abutting property. There is a day care across the street from the property. He is concerned that property's egress and ingress might affect the nearby day care center. Mr. Criscitiello noted that the situation would be addressed during future site development of the property to insure that the day care center would not be impacted.

Motion: Ms. Diane Chmelik made a motion, and Mr. Charles Brown seconded the motion, to recommend approval to County Council of the Map Amendment / Rezoning Request for Southern Beaufort County Map Amendment for R600-040-000-001C-0000 (1 acre at 2 Goethe Road, Bluffton, SC) from Suburban to Commercial Suburban. No discussion occurred. The motion was carried unanimously (FOR: Bihl, Brown, Chmelik, LeGree, Petit, Riley, Stewart, and Thomas).

STAFF REPORT:

A. BACKGROUND:

Case No.	ZMA-2013-06
Applicant / Owner:	Gilberto Mateus
Property Location:	North side of Goethe Road at the intersection of S.C. Hwy 46 (Bluffton Rd.) – Bluffton Township

District/Map/Parcel: R601-031-0048
Property Size: 1 acre
Current Future Land Use Designation: Regional Commercial
Proposed Future Land Use Designation: No Change Proposed
Current Zoning District: Suburban (S)
Proposed Zoning District: Commercial Suburban (CS)

B. SUMMARY OF REQUEST:

The applicant is requesting a rezoning for this parcel to permit commercial development.

C. ANALYSIS: Section 106-492 of the ZDSO states that a zoning map amendment may be approved if the weight of the findings describe and prove:

1. *The change is consistent with the County's Comprehensive Plan and the purposes of the ZDSO.*

The 2010 Beaufort County Comprehensive Plan designates the area north of Goethe Road to U.S. Hwy. 278, which includes this parcel, "Regional Commercial" (refer to the attached Future Land Use Map). Regional Commercial areas are intended to accommodate those commercial uses that, due to their size and scale, will attract shoppers and visitors from a large area of the county and beyond. Typical uses include "big box" retail stores, chain restaurants, and supporting retail. The Future Land Use Map for southern Beaufort County is a result of a cooperative effort between Beaufort County, the Town of Hilton Head Island and the Town of Bluffton to develop a joint land use plan to address future residential densities and land uses in southern Beaufort County. The requested Commercial Suburban zoning district, while less intensive than Regional Commercial, is not inconsistent with the Future Land Use Plan given that the majority of parcels fronting S.C. Hwy. 46 (Bluffton Road) are currently zoned Commercial Suburban. The Commercial Suburban zoning district is intended to provide a limited number of retail, service and office uses intended to serve surrounding neighborhoods.

2. *The change is consistent with the character of the neighborhood.*

The parcel under consideration currently contains a single family home that fronts Bluffton Road and takes access from Goethe Road. It is at an intersection where this area transitions from commercial uses near and along S.C. Hwy. 46, to residential development on the west side of Goethe Rd., south to the Bluffton Pkwy. The proposed rezoning is consistent with the character of this area.

3. *The extent to which the proposed zoning and use of the property are consistent with the zoning and use of nearby properties.*

The properties to the west and north of the site are zoned Suburban and contain a single-family home used as a CPA office and a mobile home, respectively. The properties to the south, across

Goethe Rd., are developed with commercial uses, including a daycare center and a heating/air conditioning business. The properties to the east, across S.C. Hwy. 46, are developed with commercial uses that are part of the Kitties Landing development. A commercial use on the proposed site would be consistent with the surrounding area.

4. *The suitability of the property for the uses to which it has been proposed.*

The site does not contain any environmental features that would prohibit uses allowed in the Commercial Suburban district.

5. *Allowable uses in the proposed district would not adversely affect nearby property.*

The Commercial Suburban zoning district permits retail, offices, services, and restaurants at a lesser intensity than what is allowed in the Regional Commercial district along U.S. Hwy. 278. The maximum allowable floor area ratio (FAR) for retail uses and restaurants in the Commercial Suburban district is 0.18. For this one acre parcel under consideration, that equates to a building no larger than 7,840 sq. ft. The property is also within the Highway Corridor Overlay District, which means that development of the site will undergo Corridor Review Board review for architecture, landscaping, lighting, and signage. It is unlikely, given the size of this parcel and its location at the intersection of S.C. 46 and Goethe Road, that commercial development under the Commercial Suburban zoning district will adversely affect nearby property.

6. *The length of time a property has remained vacant as zoned, where the zoning is different from nearby developed properties.*

The property currently contains a single-family residence.

7. *The current zoning is not roughly proportional to the restrictions imposed upon the landowner in light of the relative gain to the public health, safety and welfare provided by the restrictions.*

The public interest will be served by ensuring that development of this property is consistent with the Beaufort County Comprehensive Plan.

8. *A traffic impact analysis (TIA) indicates that the rezoning request to a higher intensity will not adversely impact the affected street network and infrastructure in the higher zoning classification.*

Given the size of the property, a TIA was not required with the rezoning application. Should the proposed development of the site trigger the need for a TIA (i.e. generate more than 50 peak hour trips), a TIA will be required during the development review process.

D. RECOMMENDATION:

After review of the guidelines set forth in Section 106-492 of the ZDSO, staff recommends approval of this rezoning request from Suburban (S) to Commercial Suburban (CS).

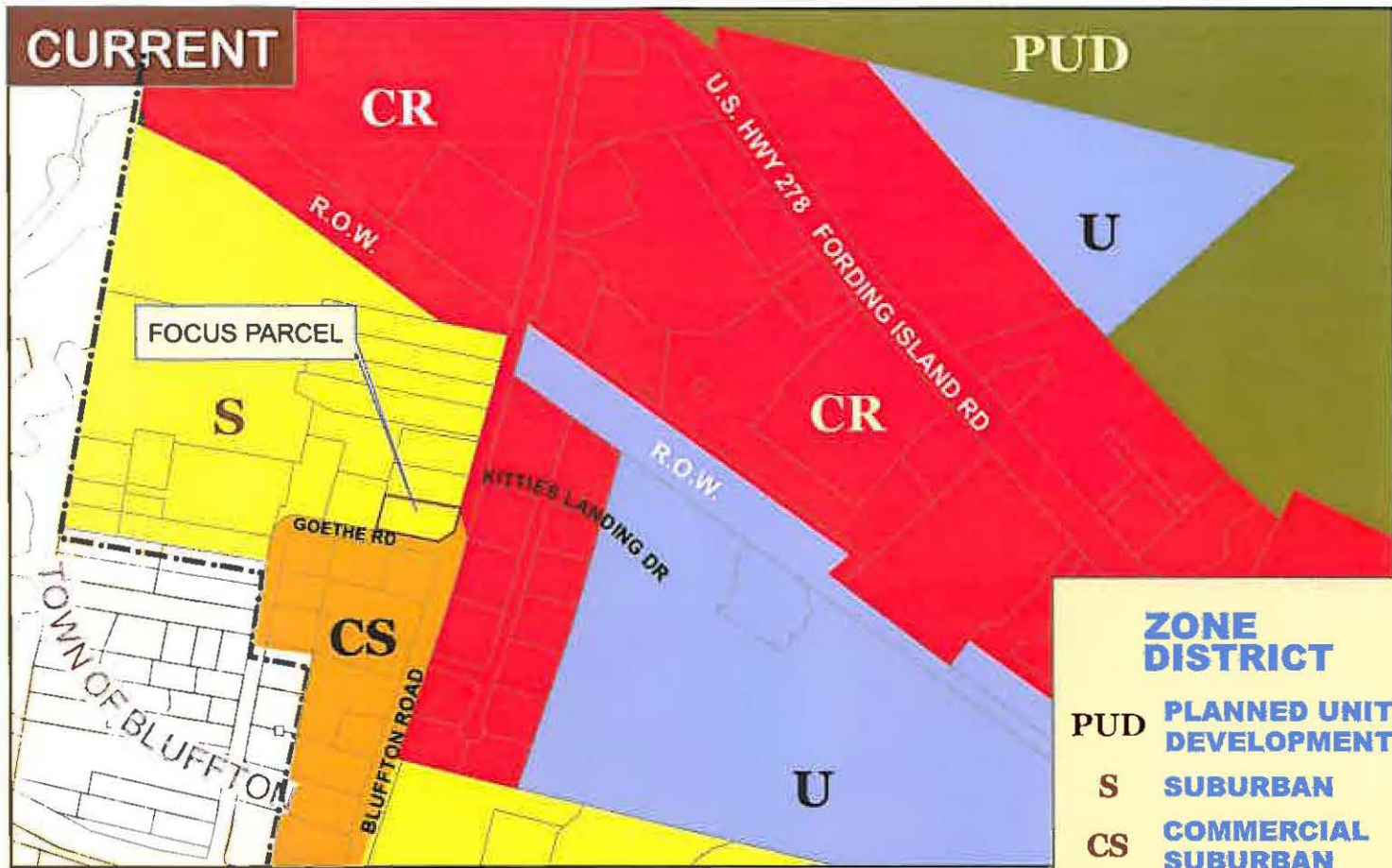
E. SOUTHERN BEAUFORT COUNTY SUBCOMMITTEE RECOMMENDATION:

The Southern Beaufort County Subcommittee of the Beaufort County Planning Commission met on September 12, 2013, to consider this rezoning request. Members present: Ed Riley, Bob

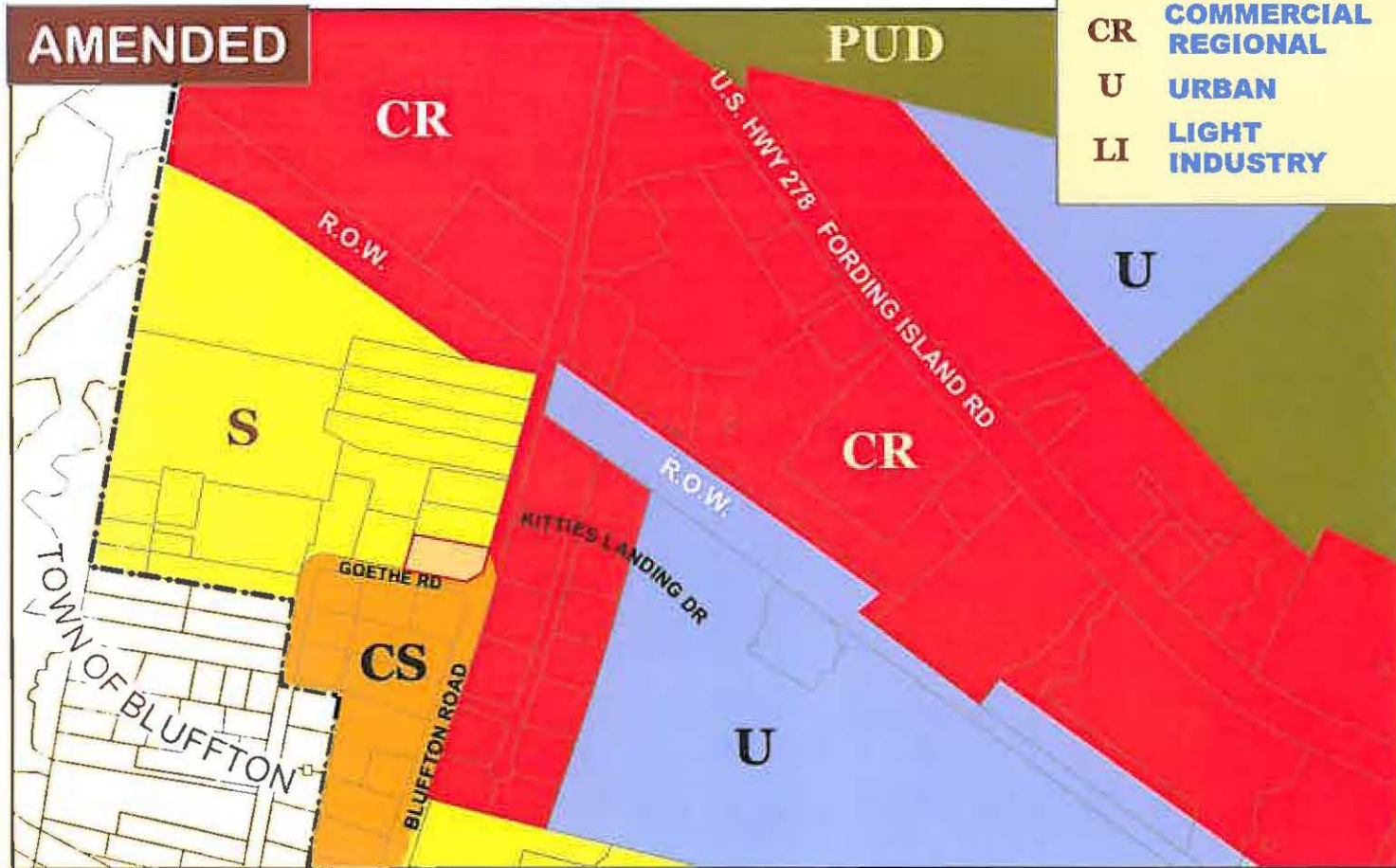
Semmler, and Randolph Stuart. Staff present: Delores Frazier. The applicant was not present. There were no comments from the public. Mr. Stuart asked if staff had received any comments from surrounding property owners and Ms. Frazier answered that only one phone call was received by staff asking for clarification. Mr. Stuart also asked if the Town of Bluffton had received notice of the application. Ms. Frazier answered that the Town had received the same packet of material as the subcommittee members, including an invitation to attend the subcommittee meeting. There being no further discussion, Mr. Stuart made a motion to forward the rezoning application to the Planning Commission with a recommendation of approval. The motion was seconded by Mr. Semmler and was carried unanimously (FOR: Riley, Semmler, Stuart).

F. ATTACHMENTS:

- Zoning Map
- Future Land Use Map
- Rezoning Application
- List of Property Owners Notified of Rezoning
- Notification Letter

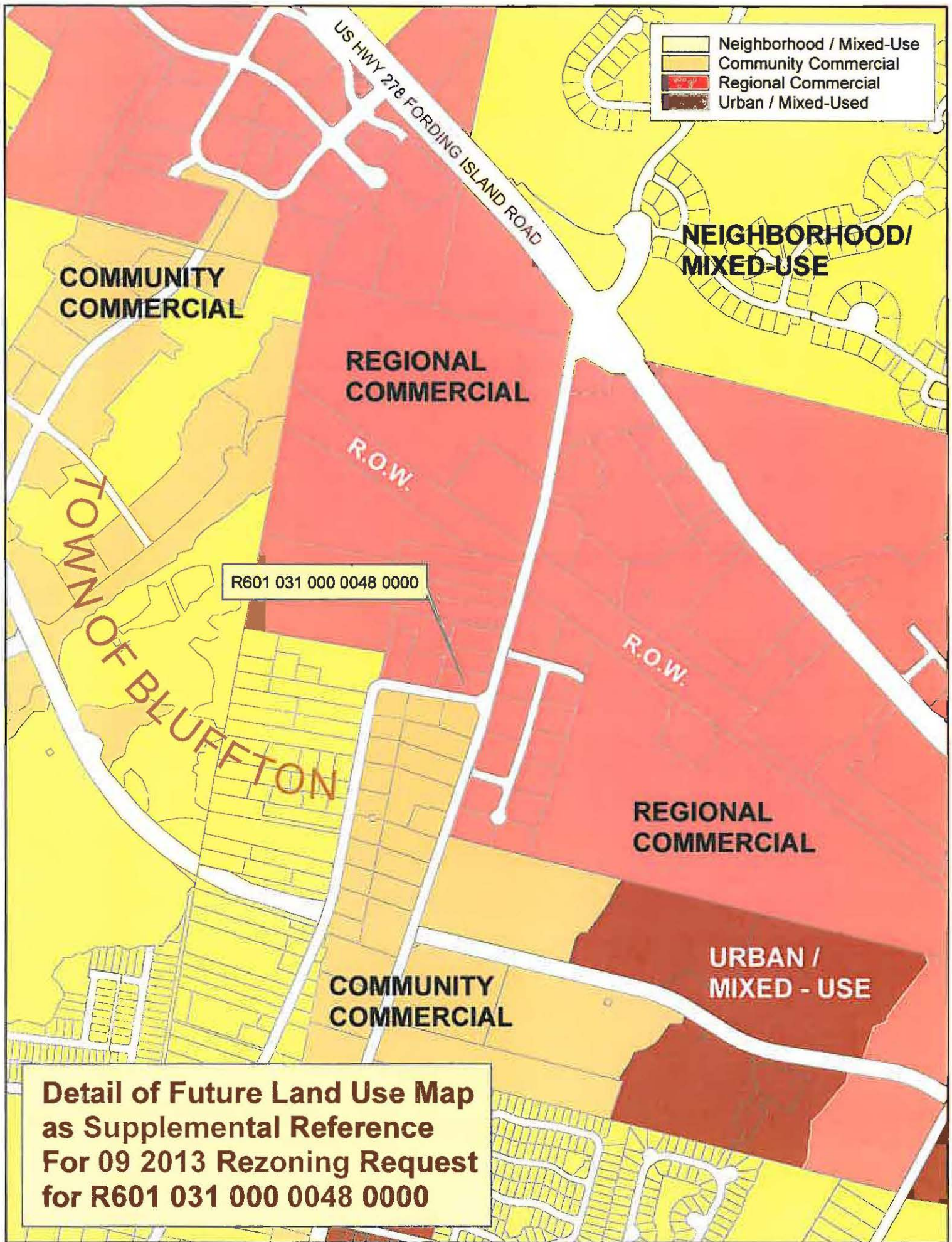


ZONE DISTRICT	
PUD	PLANNED UNIT DEVELOPMENT
S	SUBURBAN
CS	COMMERCIAL SUBURBAN
CR	COMMERCIAL REGIONAL
U	URBAN
LI	LIGHT INDUSTRY



REZONING AMENDMENT

Parcel: R601 031 000 0048 0000



- Neighborhood / Mixed-Use
- Community Commercial
- Regional Commercial
- Urban / Mixed-Used

COMMUNITY COMMERCIAL

NEIGHBORHOOD/ MIXED-USE

REGIONAL COMMERCIAL

R.O.W.

R601 031 000 0048 0000

TOWN OF BLUFFTON

R.O.W.

REGIONAL COMMERCIAL

COMMUNITY COMMERCIAL

URBAN / MIXED - USE

**Detail of Future Land Use Map
as Supplemental Reference
For 09 2013 Rezoning Request
for R601 031 000 0048 0000**

BEAUFORT COUNTY, SOUTH CAROLINA
PROPOSED ZONING AND DEVELOPMENT STANDARDS ORDINANCE (ZDSO)
ZONING MAP / TEXT AMENDMENT / PUD MASTER PLAN CHANGE APPLICATION

TO: Beaufort County Council

The undersigned hereby respectfully requests that the Beaufort County Zoning/Development Standards Ordinance (ZDSO) be amended as described below:

1. This is a request for a change in the (check as appropriate): PUD Master Plan Change
 Zoning Map Designation/Rezoning Zoning & Development Standards Ordinance Text

2. Give exact information to locate the property for which you propose a change:
Tax District Number: 600, Tax Map Number: 31, Parcel Number(s): 48
Size of subject property: 2 Square Feet Acres (circle one)
Location: 2. Goethe Rd. / Bluffton SC 29910

3. How is this property presently zoned? (Check as appropriate)
 Urban/U Community Preservation/CP Light Industrial/LI
 Suburban/S Commercial Regional/CR Industrial Park/IP
 Rural/R Commercial Suburban/CS
 Rural Residential/RR
 Rural Business/RB Research & Development/RD Resource Conservation/RC
 Planned Unit Development/PUD

4. What new zoning do you propose for this property? COMMERCIAL SUBURBAN
(Under Item 10 explain the reason(s) for your rezoning request.)

5. Do you own all of the property proposed for this zoning change? Yes No
Only property owners or their authorized representative/agent can sign this application. If there are multiple owners, each property owner must sign an individual application and all applications must be submitted simultaneously. If a business entity is the owner, the authorized representative/agent of the business must attach: 1- a copy of the power of attorney that gives him the authority to sign for the business, and 2- a copy of the articles of incorporation that lists the names of all the owners of the business.

6. If this request involves a proposed change in the Zoning/Development Standards Ordinance text, the section(s) affected are: _____
(Under Item 9 explain the proposed text change and reasons for the change.)

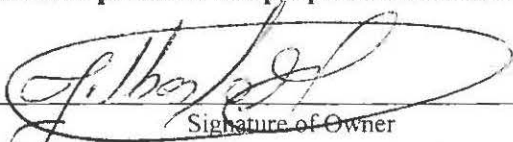
7. Is this property subject to an Overlay District? Check those which may apply:
 AOD - Airport Overlay District MD - Military Overlay District
 COD - Corridor Overlay District RQ - River Quality Overlay District
 CPOD - Cultural Protection Overlay District

8. The following sections of the Beaufort County ZDSO (see attached sheets) should be addressed by the applicant and attached to this application form:
 - a. Section 106-492, Standards for zoning map amendments.
 - b. Section 106-493, Standards for zoning text amendments.
 - c. Sections 106-2441 and 106-2442, General and Special Considerations for Planned Unit Developments (PUDs)
 - d. Section 106-2450, Traffic Impact Analysis (for PUDs)

9. Explanation (continue on separate sheet if needed):

- This property is located in a main road (46).
- It is a beautiful corner for commercial development.
- Some realtor and Builders proposed for Commercial development.

It is understood by the undersigned that while this application will be carefully reviewed and considered, the burden of proof for the proposed amendment rests with the owner.


Signature of Owner
Date: 8-13/13
Printed Name: Gilberto Mateus
Telephone Number: 843-816-0951
Address: 81 Heritage Lakes Dr. / Bluffton SC 29910
Email: Gil00003@gmail.com
Agent (Name/Address/Phone/email):

FOR MAP AMENDMENT REQUESTS, THE PLANNING OFFICE WILL POST A NOTICE ON THE AFFECTED PROPERTY AS OUTLINED IN SEC. 106-402(D) OF THE BEAUFORT COUNTY ZDSO.

UPON RECEIPT OF APPLICATIONS, THE STAFF HAS THREE (3) WORK DAYS TO REVIEW ALL APPLICATIONS FOR COMPLETENESS. THE COMPLETED APPLICATIONS WILL BE REVIEWED FIRST BY THE BEAUFORT COUNTY PLANNING COMMISSION SUBCOMMITTEE RESPONSIBLE FOR THE AREA WHERE YOUR PROPERTY IS LOCATED. MEETING SCHEDULES ARE LISTED ON THE APPLICATION PROCESS (ATTACHED). COMPLETE APPLICATIONS MUST BE SUBMITTED BY NOON FOUR (4) WEEKS PRIOR FOR PLANNED UNIT DEVELOPMENTS (PUDs) OR THREE (3) WEEKS PRIOR FOR NON-PUD APPLICATIONS TO THE APPLICABLE SUBCOMMITTEE MEETING DATE.

PLANNED UNIT DEVELOPMENT (PUD) APPLICANTS ARE REQUIRED TO SUBMIT FIFTEEN (15) COPIES TO THE PLANNING DEPARTMENT. CONSULT THE STAFF PLANNER FOR DETAILS.

CONTACT THE PLANNING DEPARTMENT AT (843) 255-2140 FOR EXACT APPLICATION FEES.

FOR PLANNING DEPARTMENT USE ONLY:

Date Application Received:
(place received stamp below)



Date Posting Notice Issued:

Application Fee Amount Received: \$250.00

Receipt No. for Application Fee: 218068

**PROPERTY OWNERS NOTIFIED OF MAP AMENDMENT/REZONING REQUEST OF
R601-031-000-0048-0000 from Suburban to Commercial Suburban Zoning**

PIN_	Owner1	MailingAdd	City	State	ZIP
R601 31 0186	BASLER WAYNE G	POST OFFICE BOX 2049	KINGSPORT	TN	37662-2049
R601 31 0184	CRAM HANK	POST OFFICE BOX 600	BLUFFTON	SC	29910
R601 31 0082	DFE BLUFFTON LLC	1845 ST JULIAN PLACE	COLUMBIA	SC	29204
R601 31 37, 81 & R602 31 92-93	GODFREY WILLIAM J	1 GODFREY PLACE	BLUFFTON	SC	29910
R602 31 0084	GODFREY WILLIAM J INDIANA UNIVERSITY	POST OFFICE BOX 500	BLOOMINGTON	IN	47402
R601 31 032A	GOETHE HOWELL DENNIS	14 GOETHE ROAD	BLUFFTON	SC	29910
R601 31 0052	GOETHE RAY M	POST OFFICE BOX 1335	BLUFFTON	SC	29910-1335
R601 31 032E	GOODWIN MARLENE O	2396 KATIE BRIDGE ROAD	WALTERBORO	SC	29488
R600 31 032H	GRAVES BERTHA G	378 SAMS POINT ROAD	BEAUFORT	SC	29902
R602 31 0083	GRAVES PAUL B (LIFE ESTATE) Sr	1836 OMNI BOULEVARD	MT PLEASANT	SC	29466
R602 31 0089	HUDSON HERMAN E TRUSTEE HUDSON JOYCE	3830 MARSHFIELD ROAD	JOHNS ISLAND	SC	29455
R600 31 032J	KERSEY PROPERTIES LLC	POST OFFICE BOX 120	BLUFFTON	SC	29910
R601 31 0048	MATEUS GILBERTO & AGUILERA MARY	81 HERITAGE LAKES DRIVE	BLUFFTON	SC	29910
R601 31 0178	MONTANAS ACQUISITION LLC	10 COTTINGHAM ROAD	BLUFFTON	SC	29910
R601 31 0177	POWER GROUP LLC	14 ROSEBUD DRIVE	BLUFFTON	SC	29910
R601 31 0185	SAXON REAL ESTATE INC	POST OFFICE BOX 607099	ORLANDO	FL	32860
R601 31 0176	SCOTT'S REAL PROPERTIES LLC	1462 JACKSON ROAD	AUGUSTA	GA	30909
R600 31 0041	SEWELL ERNEST M	6 GOETHE ROAD	BLUFFTON	SC	29910-4972
R601 31 0042	SHAPIRO RENEE L	POST OFFICE BOX 2628	BLUFFTON	SC	29910
R600 31 134 & R601 31 32B	SMITH ROSALIND G REX E MARK E RAY M	171 SAWMILL CREEK ROAD	BLUFFTON	SC	29910
R601 31 0179	SS & K LLC	POST OFFICE BOX 6958 SUITE 203	HILTON HEAD ISLAND	SC	29938
R601 31 0187	T J INVESTMENTS LLC	9 KITTIES LANDING	BLUFFTON	SC	29910
R601 31 0189	ULMER ASSOCIATES	5624 FOSTER STORE ROAD	LIBERTY	NC	27298
R601 31 0188	YI SUK HYON	POST OFFICE BOX 6299	HILTON HEAD ISLAND	SC	29938



MEMORANDUM

To: Natural Resources Committee of County Council
From: Anthony J. Criscitiello, Planning & Development Director *T.c.*
Date: October 28, 2013
Subject: Proposed Amendments to the Zoning and Development Standards Ordinance (ZDSO)

Excerpt of PLANNING COMMISSION RECOMMENDATION from its October 7, 2013, draft meeting minutes:

Mr. Criscitiello briefed the Commissioners on the proposed amendments for the warehousing and distribution uses in regional commercial districts. The origin of the text amendment is to accommodate a property owner since the use currently was not allowed. The text amendment is consistent with the Comprehensive Plan. The Staff recommended approval for the use as limited instead of permitted as requested by the applicant. The Staff also included additional standards for the limited use.

Commission discussion included the limited standard that would allow the staff to review development plans at submission on a case-by-case basis, and concern that the change is across the board rather than property related.

Applicant's Comments: Mr. Michael Kronimus, the applicant's agent, explained that the applicant would like to expand his business and the existing standards do not allow the expansion in an existing building. When asked by Mr. Thomas if the staff recommendations were acceptable, Mr. Kronimus stated he was fine with the staff recommendations.

Motion: Ms. Mary LeGree made a motion, and Ms. Jennifer Bihl seconded the motion, to recommend approval to County Council of the text amendment to the Beaufort County Zoning and Development Standards Ordinance/ZDSO, Article V. Use Regulations, Table 106-1098. Light Industry Uses, that adds light industrial and warehousing/distribution as a limited use in Commercial Regional Districts, as recommended by the Staff. No further discussion occurred. The motion was carried unanimously (FOR: Bihl, Brown, Chmelik, LeGree, Petit, Riley, Stewart, and Thomas).

STAFF REPORT:

A. BACKGROUND:

Case No. ZTA 2013-05
Applicant: Michael G. Davis / Agent: Michael Kronimus

Proposed Text Change: Amendment to add Light Industry, and Warehousing/Distribution as allowed uses in the Commercial Regional Zoning District

B. SUMMARY OF REQUEST:

The applicant is proposing to amend Table 106-1098 (General Use Table) so that Light Industry uses, and Warehousing/Distribution are permitted in the Commercial Regional District as follows (deletions are shown as ~~strike through~~ and additions are shown underlined). The origin of this text amendment is derived from the applicant’s specific client’s need to utilize an existing building in a Commercial Regional District for small assembly and custom manufacturing of household amenities.

ARTICLE V. USE REGULATIONS

TABLE 106-1098. GENERAL USE TABLE [Excerpt]

Land Use	Priority Areas							Rural Areas				Additional Standards (See Section)	Use Definition
	U	S	CR	CS	RD	LI	IP	R	RR	RB	RC		
INDUSTRIAL USES													
Light industry	N	N	N <u>Y</u>	N	L	Y	Y	N	N	L	N	106-1359	Incubator development, light manufacturing, processing, assembly, or finishing operations in enclosed buildings, with limited exterior storage. The following uses shall be classified as light industry: 1. Any light industrial use not requiring more than 10 percent of its gross floor area for exterior storage 2. Any light industrial use that does not exceed 200,000 sq. ft. of gross floor area 3. Building, development and general contracting 4. Special trade contractors 5. Food products 6. Textiles and apparel 7. Fuel dealers 8. Furniture and fixtures 9. High tech industry 10. Lumber and other building materials 11. Printing and publishing 12. Office and computing machines 13. Electric and electronic equipment 14. Instruments and related products

													15. Transportation services 16. Wholesale trade, durable and nondurable, except farm products 17. Recreational equipment rental 18. Heavy truck, recreational vehicle and mobile home sales 19. Heavy truck rental 20. Trucking and warehousing 21. Other allowable uses under light industrial in general use table 106-1098
STORAGE													
Warehousing /distribution	N	N	<u>N</u>	N	L	Y	Y	N	N	N	N	106-1366	Storage, wholesale, and distribution of manufactured products, supplies and equipment. This use excludes bulk storage of materials that are flammable, explosive, toxic or create hazardous conditions, and that are defined as business storage uses, above.

C. ANALYSIS:

The proposed amendments are consistent with the goal of the Comprehensive Plan for Commercial Land Uses, i.e., “where appropriate, small non-retail commercial uses such as contractor’s offices, small assembly facilities, and light industrial operations that do not adversely impact surrounding retail uses are encouraged.” This amendment to the ZDSO would directly implement the Article IV Sections of the Comprehensive Plan by allowing commercial regional uses to complement surrounding light industrial land uses where the districts may abut each other.

The problem with use-based codes like our current ZDSO is that a light-industrial use may be excluded from a zoning district that makes perfect sense to include; but is unavailable unless a map amendment to another district is attempted. This has led to spot zoning in some instances. The text amendment is the only alternative to this problem. The better alternative is to have form-based zoning districts. Additional limited standards are proposed by staff to address potential adverse impacts from outdoor loading and storage areas.

D. STAFF RECOMMENDATION:

After review of the guidelines set forth in Section 106-493 of the ZDSO, staff recommends a modification to the requested text amendment as follows: changes are shown as underlined for additions and ~~strike through~~ for deletions:

TABLE 106-1098. GENERAL USE TABLE [Excerpt]

Land Use	Priority Areas							Rural Areas				Additional Standards (See Section)	Use Definition
	U	S	CR	CS	RD	LI	IP	R	RR	RB	RC		
INDUSTRIAL USES													
Light industry	N	N	N L	N	L	Y	Y	N	N	L	N	106-1359	[no changes proposed]
STORAGE													
Warehousing/ distribution	N	N	N L	N	L	Y	Y	N	N	N	N	106-1366	[no changes proposed]

Sec. 106-1359. Light Industry.

(a) *Limited/special standards for use in all applicable districts.* Limited/special standards for light industry uses in all applicable districts are as follows:

- (1) A setback of at least 100 feet from the district boundary shall be required for all uses having such a boundary.
- (2) Operators of this use shall ensure that no residentially zoned district receives levels of noise beyond 70 decibels between 6:00 a.m. and 7:00 p.m. The maximum receiving noise between 7:01 p.m. and 5:59 a.m. shall be 55 decibels.
- (3) No use shall produce vibration levels that are received at residential property lines.
- (4) No use shall produce noxious or nuisance-oriented emissions.
- (5) No light industry use shall exceed a maximum square footage of 200,000 square feet of floor area per building.

(b) *Reports/studies required.* All applications for this use shall include an environmental impact assessment.

(c) *Research and development district.* In the research and development district, light industrial uses shall be permitted only where it is a pilot plant or manufacturing facility that produces products developed at the research facility and occupies no more than 40 percent of the floor area. The manufacturing facility shall be built of the same materials and be in the same architectural style as the research and development facilities.

(d) *Rural business district.* Limited standards for light industrial uses within rural business districts are as follows:

- (1) This use is limited to 5,000 square feet of floor area.
- (2) The following uses are not permitted as part of this use:
 - a. Mini-warehouses (NAICS 53113);
 - b. Heavy truck, recreational vehicle and mobile homes sales (NAICS 441222, 441229, 44121, 45393); and
 - c. Heavy truck rental (NAICS 53212).

(e) Commercial regional district. Limited standards for light industrial uses within commercial regional districts are as follows:

(1) Outdoor loading areas shall be located to the rear of the principal structure and screened from adjacent roads and properties.

(2) Loading and unloading of goods and supplies shall not interfere with the on-site circulation of vehicles and pedestrians.

Sec. 106-1366. Warehousing/distribution.

(a) *Limited/special standards for this use in all applicable districts.* Limited/special standards for warehousing/distribution uses in all applicable districts are that there shall be no bulk storage of materials that are toxic, flammable, explosive, or create hazardous conditions.

(b) *Reports/studies required.* All applications for this use shall include a traffic impact analysis.

(c) *Additional standards for research and development district.* In the research and development district, light warehousing shall be permitted only where it is an accessory use to the primary research facility and occupies no more than ten percent of the floor area. The warehouse shall be built of the same materials and be in the same architectural style as the research and development facilities.

(d) Additional standards for commercial regional district.

(1) The use shall have direct access onto an arterial or major collector road.

(2) Outdoor storage and loading areas shall be located to the rear of the principal structure to the maximum extent practicable and be screened from adjacent roads and properties.

BEAUFORT COUNTY, SOUTH CAROLINA
PROPOSED ZONING AND DEVELOPMENT STANDARDS ORDINANCE (ZDSO)
ZONING MAP / TEXT AMENDMENT / PUD MASTER PLAN CHANGE APPLICATION

TO: Beaufort County Council

The undersigned hereby respectfully requests that the Beaufort County Zoning/Development Standards Ordinance (ZDSO) be amended as described below:

1. This is a request for a change in the (check as appropriate): PUD Master Plan Change
 Zoning Map Designation/Rezoning Zoning & Development Standards Ordinance Text

2. Give exact information to locate the property for which you propose a change: N/A
 Tax District Number: _____, Tax Map Number: _____, Parcel Number(s): _____
 Size of subject property: _____ Square Feet / Acres (circle one)
 Location: _____

3. How is this property presently zoned? (Check as appropriate) N/A
 Urban/U Community Preservation/CP Light Industrial/LI
 Suburban/S Commercial Regional/CR Industrial Park/IP
 Rural/R Commercial Suburban/CS
 Rural Residential/RR
 Rural Business/RB Research & Development/RD Resource Conservation/RC
 Planned Unit Development/PUD

4. What new zoning do you propose for this property? N/A
 (Under Item 9 explain the reason(s) for your rezoning request.)

5. Do you own all of the property proposed for this zoning change? Yes No N/A
 Only property owners or their authorized representative/agent can sign this application. If there are multiple owners, each property owner must sign an individual application and all applications must be submitted simultaneously. If a business entity is the owner, the authorized representative/agent of the business must attach: 1- a copy of the power of attorney that gives him the authority to sign for the business, and 2- a copy of the articles of incorporation that lists the names of all the owners of the business.

6. If this request involves a proposed change in the Zoning/Development Standards Ordinance text, the section(s) affected are: Table 106-1098; commercial regional; retail
 (Under Item 10 explain the proposed text change and reasons for the change.)

7. Is this property subject to an Overlay District? Check those which may apply: N/A
 AOD - Airport Overlay District MD - Military Overlay District
 COD - Corridor Overlay District RQ - River Quality Overlay District
 CPOD - Cultural Protection Overlay District

8. The following sections of the Beaufort County ZDSO (see attached sheets) should be addressed by the applicant and attached to this application form:
 - a. Section 106-492, Standards for zoning map amendments.
 - b. Section 106-493, Standards for zoning text amendments.
 - c. Sections 106-2441 and 106-2442, General and Special Considerations for Planned Unit Developments (PUDs)
 - d. Section 106-2450, Traffic Impact Analysis (for PUDs)

9. Explanation (continue on separate sheet if needed): amend land use table to allow for the addition of Light Industry land uses and further allow for Warehousing / distribution land uses in the CR District as it applies to the subject property. The land use table in Section 106-1098 is proposed to be amended accordingly. The proposed amendments are supported by the surrounding light industrial land uses, the existing building as it was designed / approved and built as well as supported by the existing road and utility infrastructure that is in place to support ~~the subject property.~~ *(initials)*

It is understood by the undersigned that while this application will be carefully reviewed and considered, the burden of proof for the proposed amendment rests with the owner.

Michael G. Davis
Signature of Owner
August 1, 2013
Date
Printed Name: Michael G. Davis
Telephone Number: 843-384-1751

Address: 18 Knightsbridge Lane, Hilton Head, SC 29928

Email: hhidavis@aol.com

Agent (Name/Address/Phone/email): Michael Kronimus ~ KRA, Inc. 2 Verdier Plantation Rd., Bluffton, SC

FOR MAP AMENDMENT REQUESTS, THE PLANNING OFFICE WILL POST A NOTICE ON THE AFFECTED PROPERTY AS OUTLINED IN SEC. 106-402(D) OF THE BEAUFORT COUNTY ZDSO.

UPON RECEIPT OF APPLICATIONS, THE STAFF HAS THREE (3) WORK DAYS TO REVIEW ALL APPLICATIONS FOR COMPLETENESS. THE COMPLETED APPLICATIONS WILL BE REVIEWED FIRST BY THE BEAUFORT COUNTY PLANNING COMMISSION SUBCOMMITTEE RESPONSIBLE FOR THE AREA WHERE YOUR PROPERTY IS LOCATED. MEETING SCHEDULES ARE LISTED ON THE APPLICATION PROCESS (ATTACHED). **COMPLETE APPLICATIONS MUST BE SUBMITTED BY NOON FOUR (4) WEEKS PRIOR FOR PLANNED UNIT DEVELOPMENTS (PUDs) OR THREE (3) WEEKS PRIOR FOR NON-PUD APPLICATIONS TO THE APPLICABLE SUBCOMMITTEE MEETING DATE.**

PLANNED UNIT DEVELOPMENT (PUD) APPLICANTS ARE REQUIRED TO SUBMIT MULTIPLE COPIES TO THE PLANNING DEPARTMENT. CONSULT THE APPLICABLE STAFF PLANNER FOR DETAILS.

CONTACT THE PLANNING DEPARTMENT AT (843) 255-2140 FOR EXACT APPLICATION FEES.

FOR PLANNING DEPARTMENT USE ONLY:

Date Application Received:
(place received stamp below)



Date Posting Notice Issued: N/A
Application Fee Amount Received: \$250.00
Receipt No. for Application Fee: 218067

Rev. 1/5/13

FILE NO: 2013-05 // Initiated by: STAFF / OWNER
(Circle One)

WHEREAS, Beaufort County County Council purchased 43.57 acres in the Chechessee area, known as R600 010 000 001A 0000 (the "PROPERTY") on July 12, 2013 for the purpose of building a trash transfer facility.

WHEREAS, it is no longer the intention of County Council that such a facility be built on the PROPERTY.

WHEREAS, the Port Royal Sound Area is a unique and vital ecological system that has supported life for humans and many critical species for thousand of years; and

WHEREAS, both the quality of life and the economic well being of the Port Royal Sound Area continues to be directly connected to our waterways; and

WHEREAS, Conservation of the majority of the PROPERTY, except for the 3.57 acres on the eastern side of Sutler Road which may be sold for residential use, as open space which provides scenic enjoyment to the general public and yields a significant public benefit and will advance the County's conservation policy; and

NOW, THEREFORE, BE IT RESOLVED, THAT the 40 acres of the PROPERTY on the western side of Sutler Road be placed on the list of previously preserved properties under the Rural and Critical Lands Program; and

THAT sufficient funds equal to the purchase price of the PROPERTY be transferred from the Rural and Critical Lands Program funds to replace the General obligation funds used to purchase the PROPERTY; and

THAT the 3.57 acre parcel on the eastern side of Sutler Road be listed for sale as residential property at a price equal to the appraised value, and the proceeds be reimbursed to the Rural and Critical Lands Program.

*Bruce Flewelling
Oct. 14, 2013 Council meeting*

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: Daufuskie Island County Park

Photo Album from October 19, 2013 to Site Visit

Submitted by: Donald Newton

Date Submitted: November 5, 2013

Category: PowerPoint

Daufuskie Island County Park Phase 1 Development

Kudos & Challenges



Daufuskie Island ♦ Friends of the Park

Saving our Past for the Future

<http://www.fotpdi.com/>



Overview

- ❖ Historical Perspective
 - Chronological Events
 - Summary of RELT Program
 - Language From RELT Program
 - Partitioning the Park Parcel from Total Purchase
- ❖ Phase 1 Development – Kudos
- ❖ The Park Parcel in Context – The Challenges



HISTORICAL PERSPECTIVE

Daufuskie Island Property – 99 Frances Jones Blvd

Purchased with Assistance of Recreation Land Trust (RELT) Grant

Relevant Dates	Actions
May 23, 1991	County notified of receipt of a \$ 25,000 “reimbursement” grant to assist with land acquisition for outdoor recreation.
Dec 31, 1991	9.3-acre parcel purchased for \$158,100...A portion must be dedicated for outdoor recreation per terms of agreement.
Nov 8, 1993	BC Public Works requested partitioning of 9.3-acre parcel for park (4.6 acres) and for “ recycling ” (<i>BCC Minutes</i>)
Jan 17, 1994	County Council approved plan for partitioning 9.3-acre parcel: 2.98-acres for “pocket” park & 6.3-acres for other purposes.
Feb 15, 1995	County received reimbursement check (\$25,000) from SCPRT.
Nov 2009*	Undeveloped Park Parcel “inadvertently” rediscovered...No response from county regarding intent to develop park.
2010	SCPRT refused to open the County’s RELT grant record.



Daufuskie Island Property – 99 Frances Jones Blvd

Purchased by County with Assistance of Recreation Land Trust (RELT) Grant*

Relevant Dates	Actions
Nov 2011	Secretary, Department of Interior assigned Nation Park Service (NPS) to follow-up with SCPRT on Daufuskie Island (DI) Park
Dec 2011 - Jan 2012	NPR contacted SCPRT & SCPRT contacted Beaufort County
Feb 28, 2012	Concept Master Plan developed for DI County Park
Oct 3, 2012	County committed to SCPRT intent to spend \$30,000 (\$30K) for improvements to DI Park.
Feb 1, 2013	SCPRT/County Grant Compliance meeting – DI <ul style="list-style-type: none">• County agreed to proceed with Phase 1 development DI park on 2.98 acre recreation parcel (i.e., a pavilion).• Funding level limited to the original \$25K reimbursement.• County to apply to SCRIPT Trails Program for Phase 2
Sep 2013	County completed pavilion (Phase 1).
Oct 19, 2013	FOTP site visit to Daufuskie Island County Park



Review: RELT Grant Program Requirements

(Summary *From RELT Program Announcement*)

- Purchased Land must be dedicated in perpetuity for outdoor recreation – recorded on deed.
- Park must be developed within **24 months** of receipt of \$25,000 reimbursement.
- Reimbursed funds **could not be returned or** agreement nullified after receipt of reimbursement check.
- Park site can only be moved based on criteria described on the deed, pending permission of SCPRT Director.



Recreation Land Trust Fund (RELT) Program Overview

RELT Act 946 was created in 1976 to aid in the acquisition of recreation lands at the state level. The Act was amended in 1979 to make local units of government eligible to participate in the program. All projects submitted must be in compliance with the intent of Act 946 in that property acquired under this program must be designated for and restricted exclusively to recreation uses.

Funding for local grants will be limited to the actual purchase of property. Incidental associated cost such as appraisals, surveys and legal fees must be paid by the Project Sponsor. The maximum grant amount is \$25,000 per project, unless the project has been determined to have statewide or

RECREATION LAND TRUST FUND

**SOUTH CAROLINA
ADMINISTRATIVE GUIDELINE
FOR PROJECT SPONSORS**



The Project Agreement/Administration

All property acquired with RELT assistance must be utilized in perpetuity for public recreation.

GENERAL PUBLIC USE

All projects must result in an increase in recreation opportunities. All development on RELT assisted sites must be programmed, operated and maintained in a manner that encourages public participation and must be available to all persons regardless of race, color, religion, age, sex, residence or ability level.

As you plan your acquisition and future development, keep in mind that all State funded projects must be made accessible to and usable by persons with disabilities. All projects must meet ADA Standards and must be constructed in conformance with the Uniform Federal Accessibility Standards (UFAS).



The Project Agreement/Administration

(Continued)

Development of Acquired Lands ★

When you acquire land with your grant, **you are required to develop it within two (2) years** unless special permission for delayed development is obtained from SCPRT. During the period between acquisition and development, the site should be available for public recreation use. Prior approval must be obtained from SCPRT before construction of recreational facilities at an RELT project site is initiated. A written request accompanied by a development map showing the location of the proposed facility and existing improvements should be submitted to SCPRT.



The Project Agreement/Administration

1. Time Extensions

In general, acquisitions must be completed within a two-year period. Project extensions will be granted only under extreme circumstances beyond the control of the project sponsor. In these instances, a written request must be made to SCPRT at least 45 days prior to your project expiration date. The request must include a justification for the time extension and your plans for completing the project.

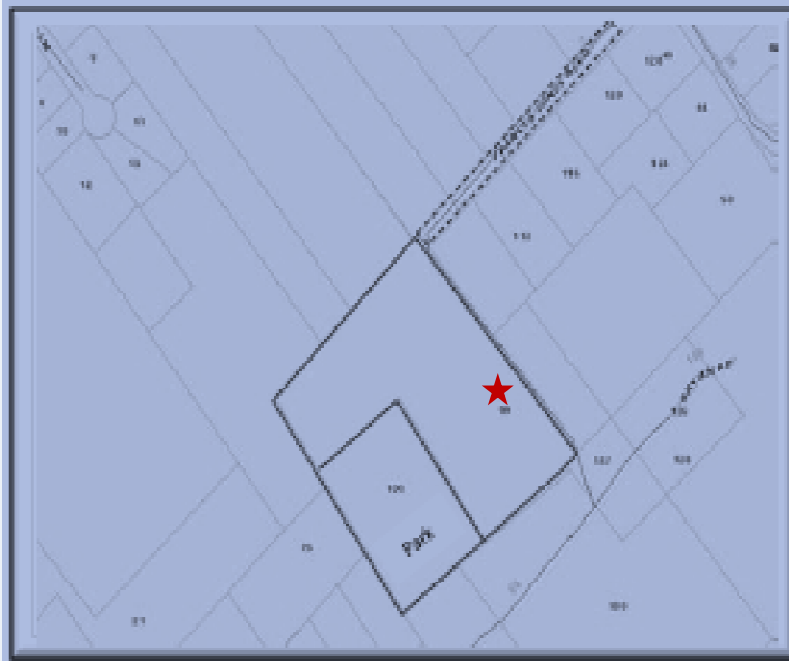
2. Project Cancellation

Either your organization or SCPRT may withdraw your project from the RELT grant program. You can withdraw your grant prior to receiving any reimbursements by making a written request to SCPRT. Once a partial reimbursement has been made, the grant cannot be withdrawn.

County's Daufuskie Island Property @ 99 Frances Jones Blvd

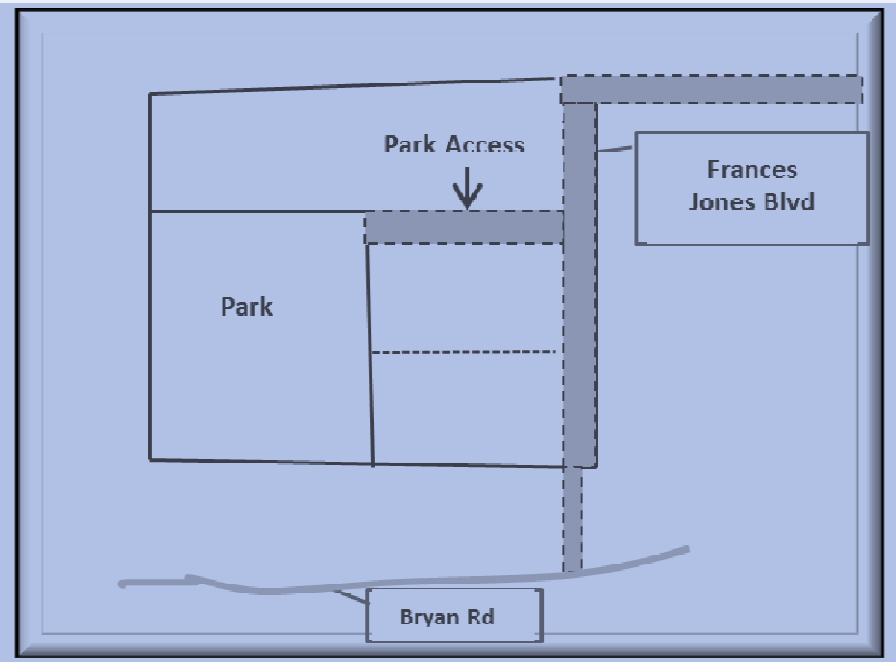
9.3 Acres ♦ Purchased on December 31 1991

Street View (2012)



Waste collection established on property sometime **AFTER Dec 31, 1991**—more likely sometime after Nov 1993. (★)

Plat View



(Adapted from the 1994 Plat)
Park access easement divided 6.3-acre parcel into two sections.

County's Commitment to Build Park on Daufuskie Island

October 3, 2012

Mr. Duane N. Parrish, Director
South Carolina Department of Parks, Recreation & Tourism
1205 Pendleton Street
Columbia, SC 29201

RE: RELT Project 910001.L Daufuskie Acquisition

Dear Mr. Parrish:

Thank you for speaking with us this past week to discuss moving forward with improvements for a passive recreational park on Daufuskie Island.

As was discussed during the meeting, Beaufort County intends to move forward with the design and construction of a picnic pavilion at the park site on Daufuskie Island. This decision has been made after discussion with various residents and potential users of the park space who have indicated that they would like to be able to use the space as a community gathering area and location where family reunions could take place. The pavilion itself will have a covered roof to protect patrons from inclement weather and a poured concrete foundation for secure footing of picnic benches. This recreational opportunity represents an investment by Beaufort County of over \$80,000 with \$50,000 going towards acquisition of the property and \$30,000 towards park improvements.

As was also discussed during our meeting, the County will work diligently with the local community to ensure that the adjacent convenience center is serviced frequently prior to any scheduled use of this facility.

(Excerpt: County Administrator's Letter)

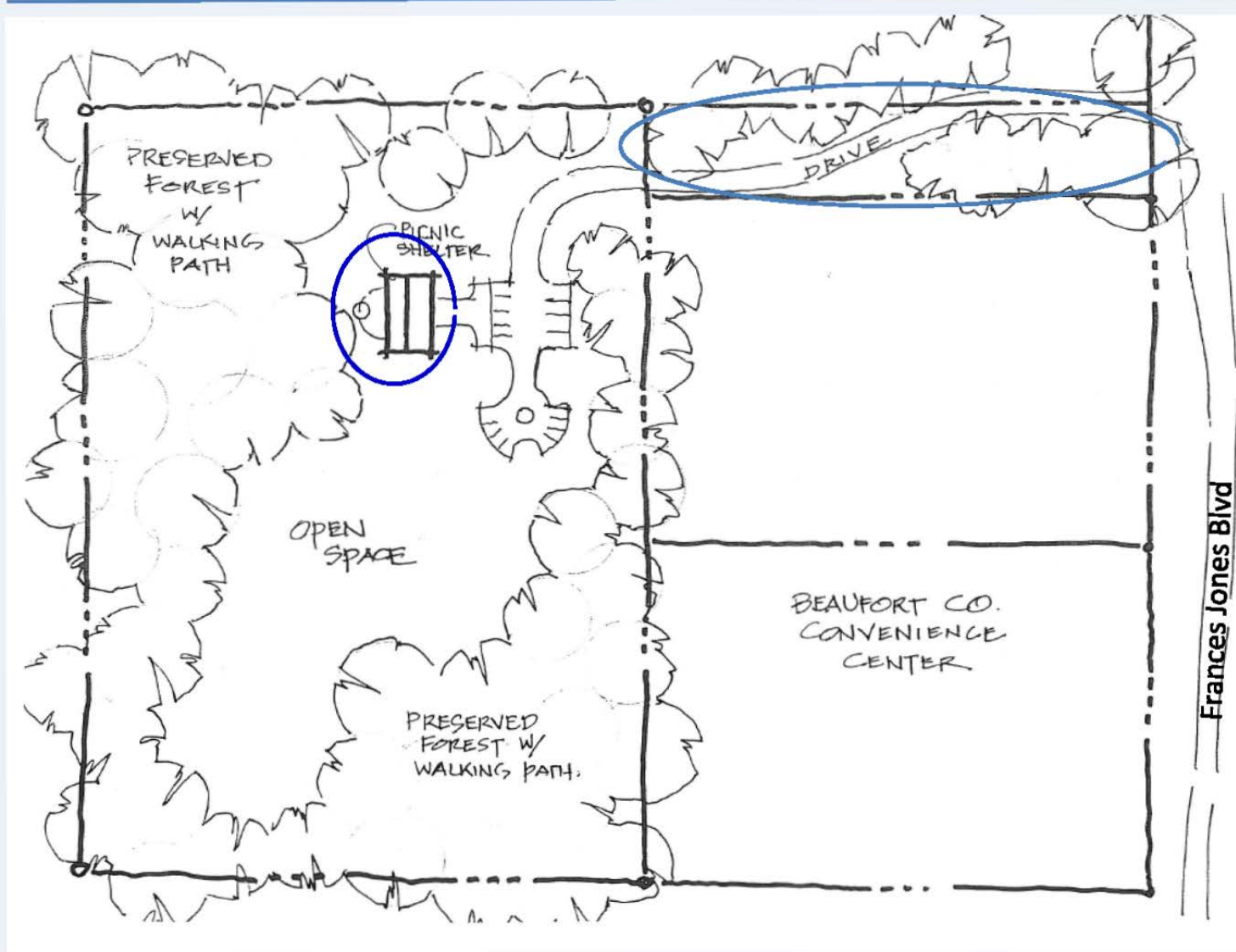


Phase 1 Development

Daufuskie Island County Park

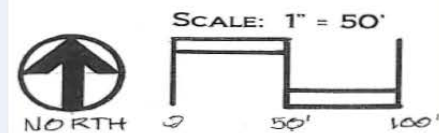
Kudos

Concept: Daufuskie Island County Park



PREPARED FOR:
Beaufort County Council
Beaufort County, South Carolina

PREPARED BY:
JUDITH NASH TIMMER
Beaufort County Planning Department
February 28, 2012





The Park in Context

The Challenges



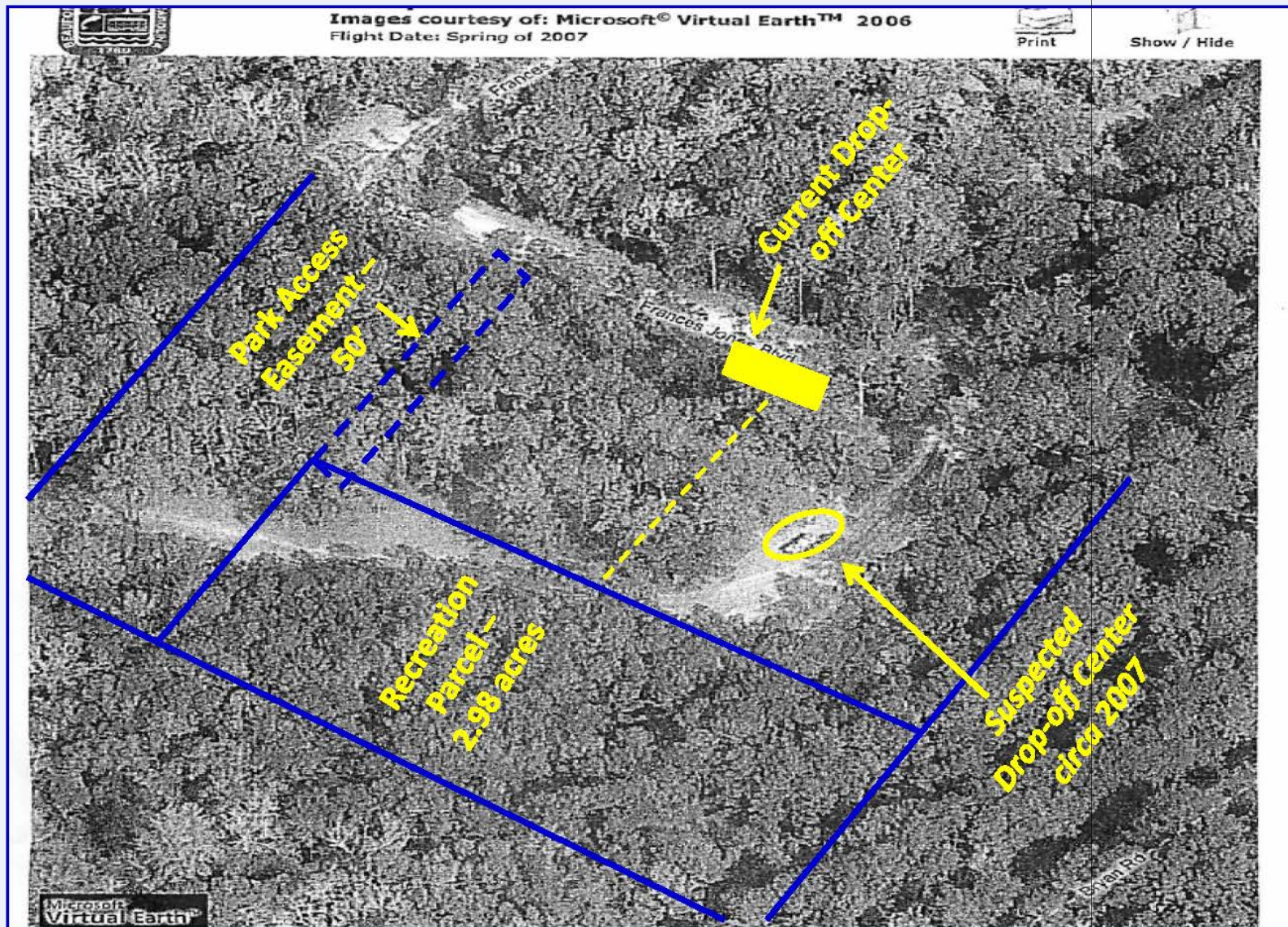
Values that Guide Actions/Development in the Rural Conservation District*

- ❖ Rural Conservation District is the heart of the island
- ❖ Natural resource protection important to maintaining the character, culture, and economic potential of Daufuskie Island.
- ❖ In case of conflict, natural resource protection shall have priority in the conservation districts.

**From Daufuskie Island Code*

Status of Property Circa Dec 2007

99 Frances Jones Blvd – Daufuskie Is.



2007 GIS Image

Property lines not drawn to scale

County Property on Frances Jones Blvd – Daufuskie Island 2012 GIS Image

❖ **Park development began circa July 18, 2013--**

Significant tree removal occurred adjacent to the park access easement that is visible in 2012.

Visual Screening between park ingress/egress and the waste drop-off center has essentially disappeared.

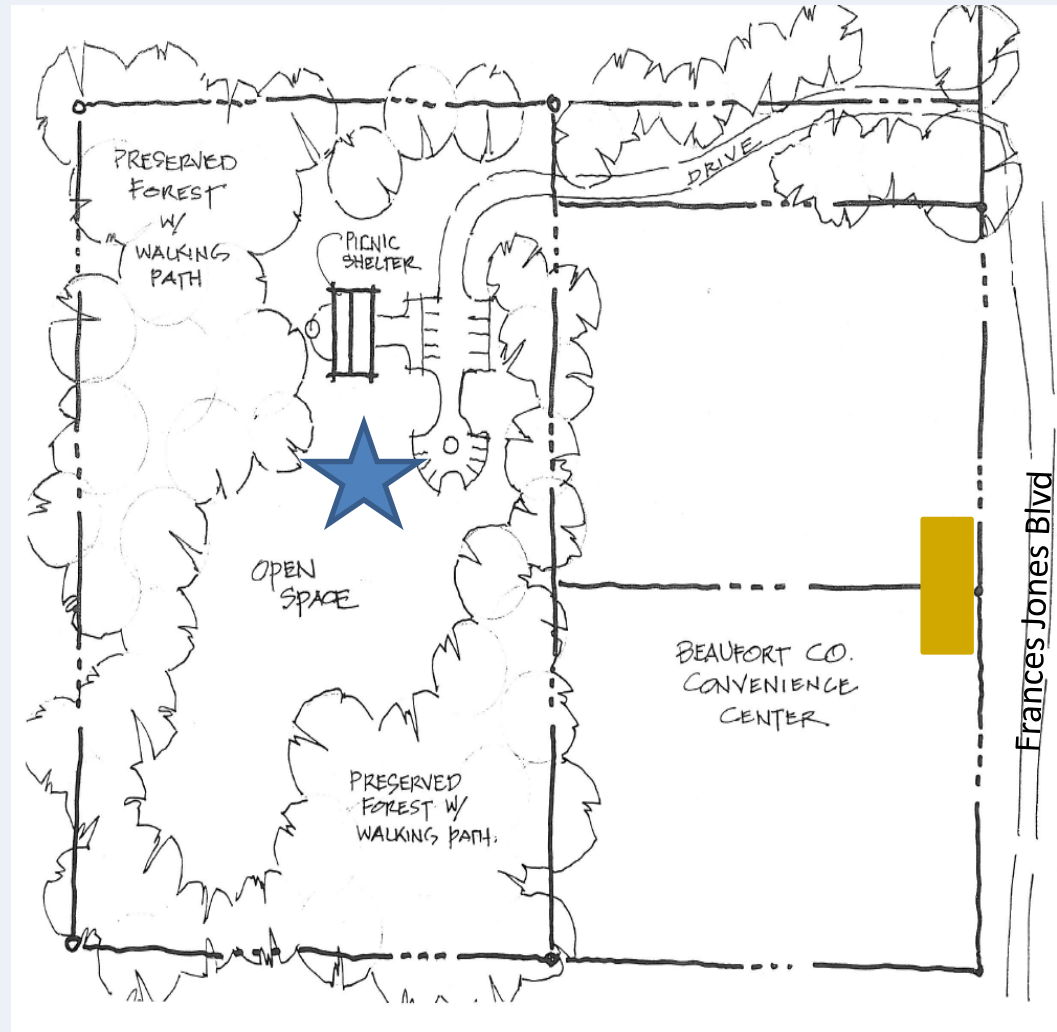


Current Pavilion Location

New Pavilion location may reflect set-back requirement in the Rural Conservation District, Daufuskie, Is. (*Daufuskie Island Code*)

Approximate Location of Pavilion [★]

Waste Drop-off Center [■]



Can easily view drop-off center due to insufficient visual screening.



IMPACT OF DEFORESTATION ON DAUFUSKIE ISLAND COUNTY PARK

Photographs from October 19, 2013 Site Visit

(To be Added)

Topic: Phase I Development of Daufuskie Island Park

Submitted by: Jean Flagg-Newton

Date Submitted: November 5, 2013

Category: PowerPoint

Daufuskie Island County Park Photo Album from October 19, 2013 Site Visit

Part 2 – Impact of Deforestation in Areas Adjacent to the Park



Daufuskie Island ♦ Friends of the Park

Saving our Past for the Future

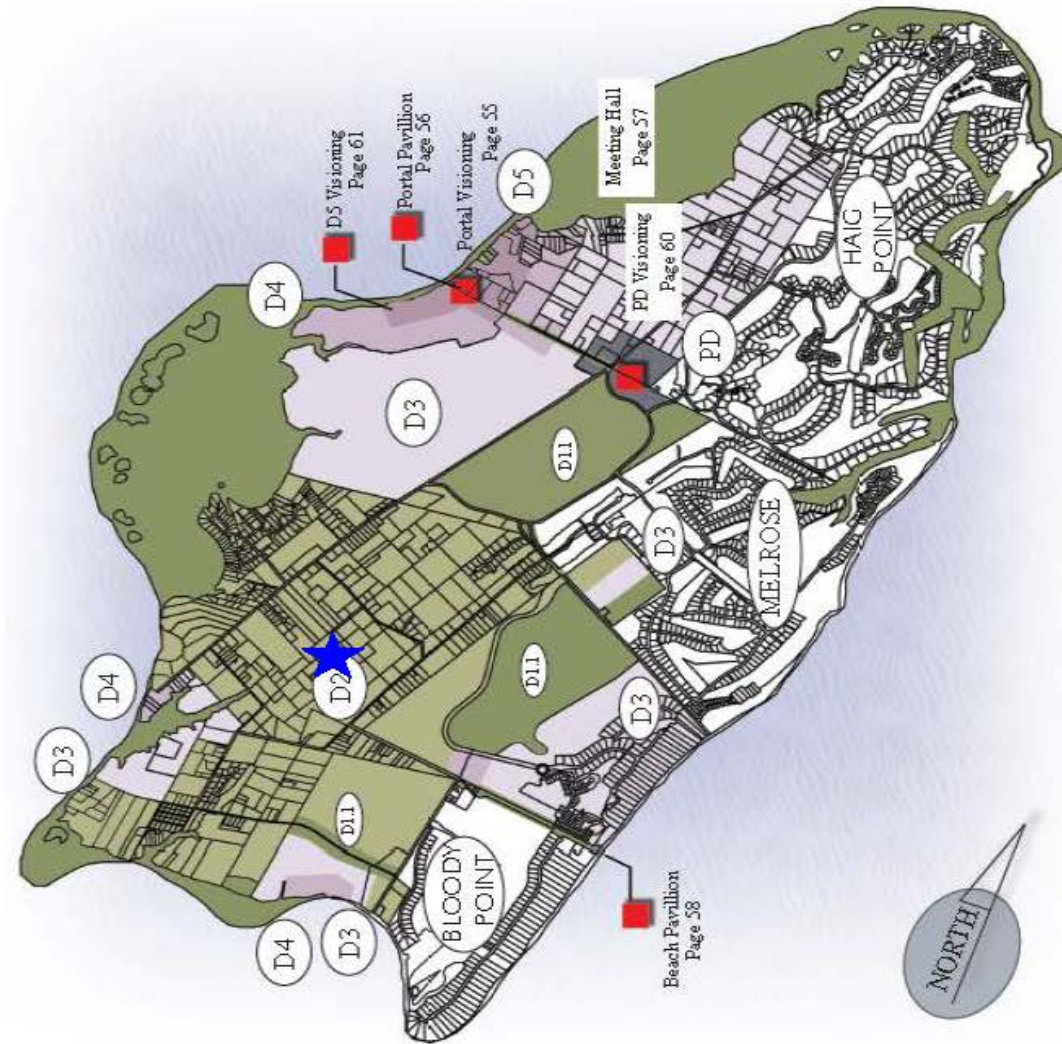
<http://www.fotpdi.com/>

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**From Daufuskie Island Code*

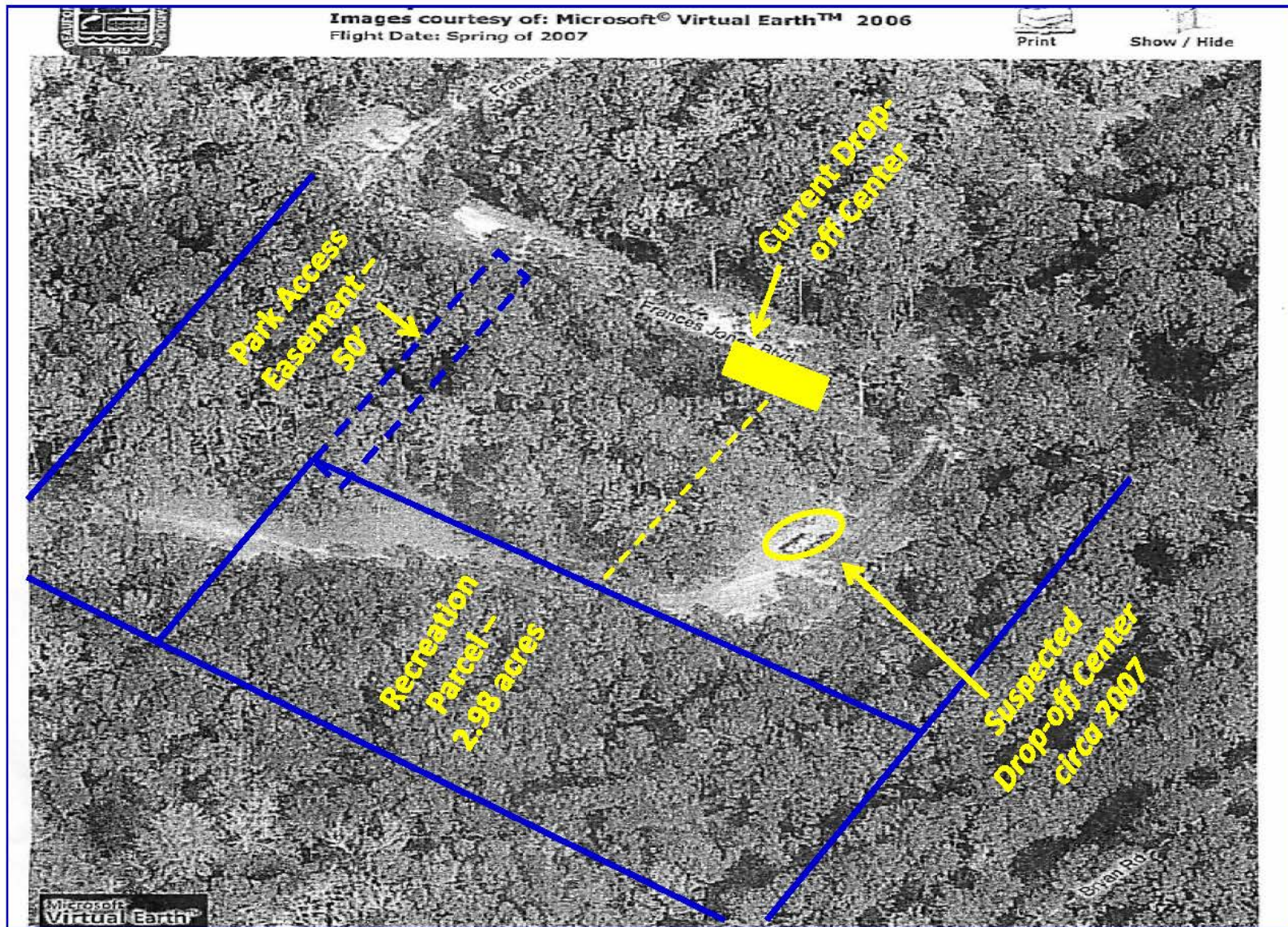
The D2 Area—The Rural Conservation District



Daufuskie Island County Park (★)

Status of Property Circa Dec 2007

99 Frances Jones Blvd – Daufuskie Is.



2007 GIS Image

Property lines not drawn to scale

County Property on Frances Jones Blvd – Daufuskie Island 2012 GIS Image

❖ Park development began circa July 18, 2013--

Significant tree removal occurred adjacent to the park access easement that is visible in 2012.

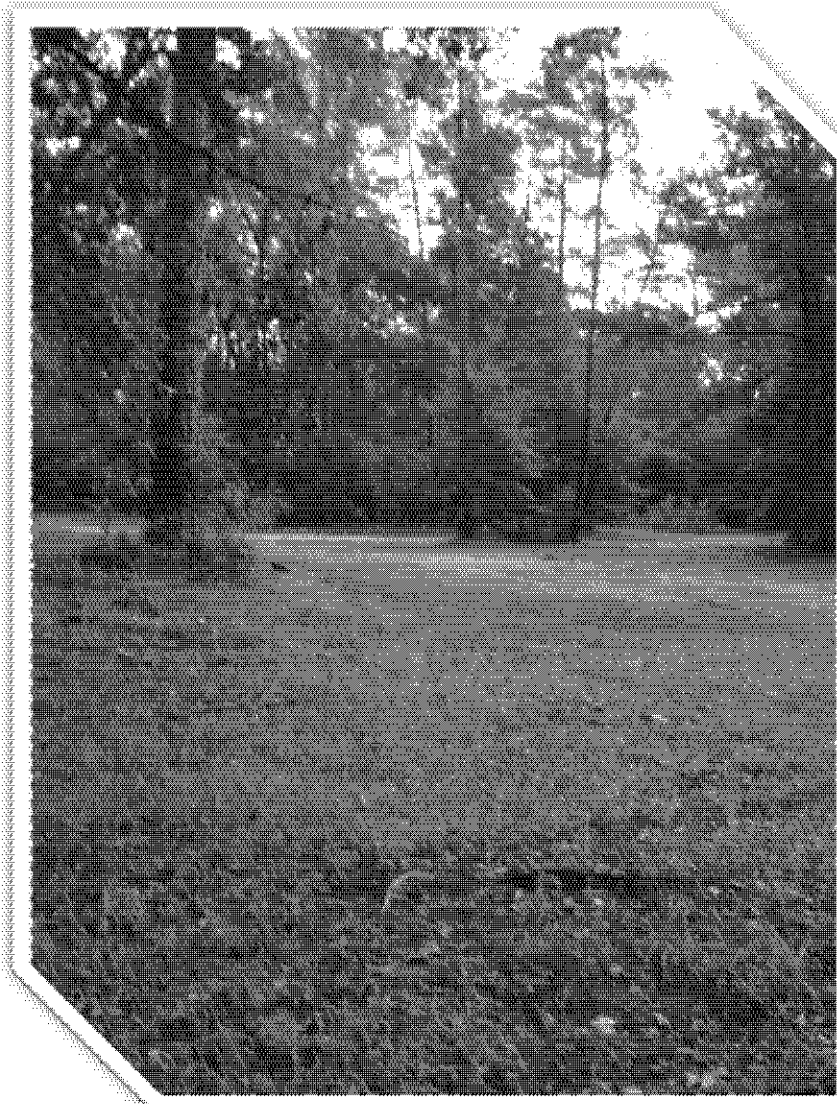
Visual Screening between park ingress/egress and the waste drop-off center and the Park ingress/egress has essentially disappeared.



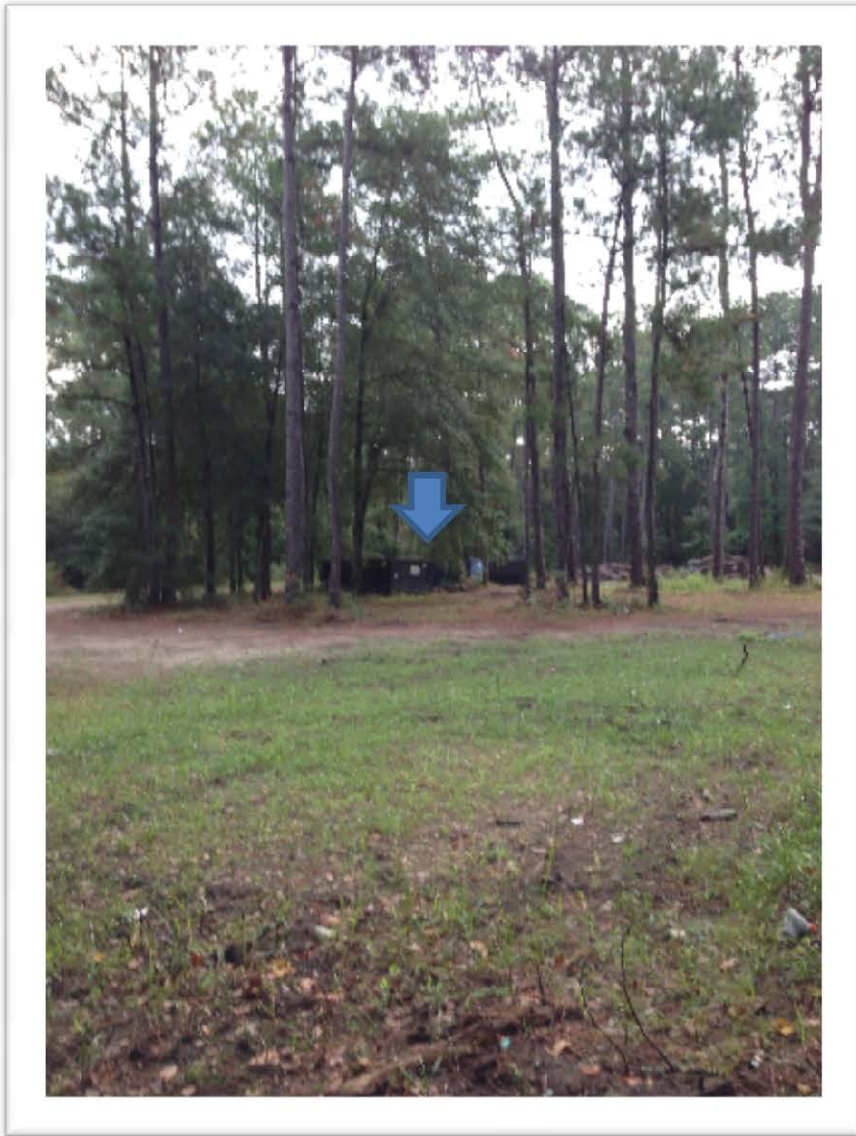
Impact of Tree Removal/Deforestation in Property Adjacent to the Park

Mitigation needed in southern buffer yard of the Park 50 ft. Ingress/Egress) and along the Berm.

- ❖ Visual screening is minimal along southern border of park access road & adjacent property
- ❖ Visual screening is minimal along the eastern border of the park & the adjacent industrial activity area.



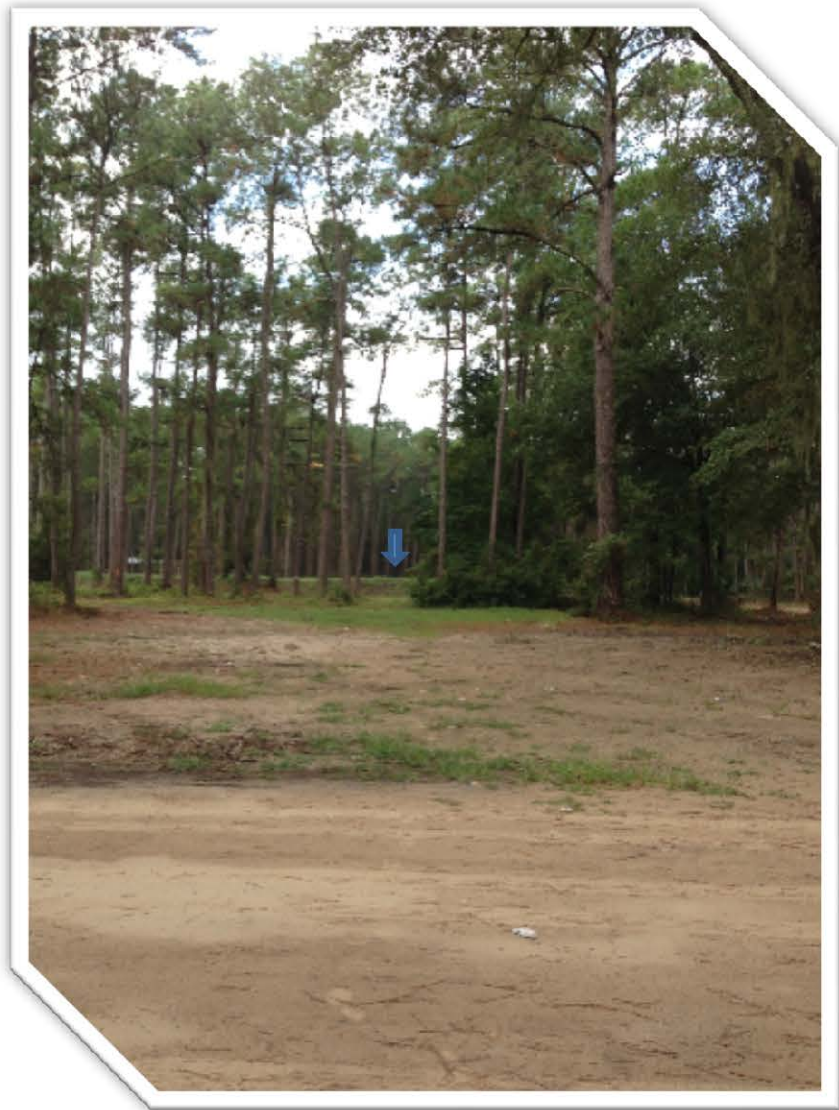
Just South of Park Access Road –
Frances Jones Blvd in Foreground Area North of Drop-off Center



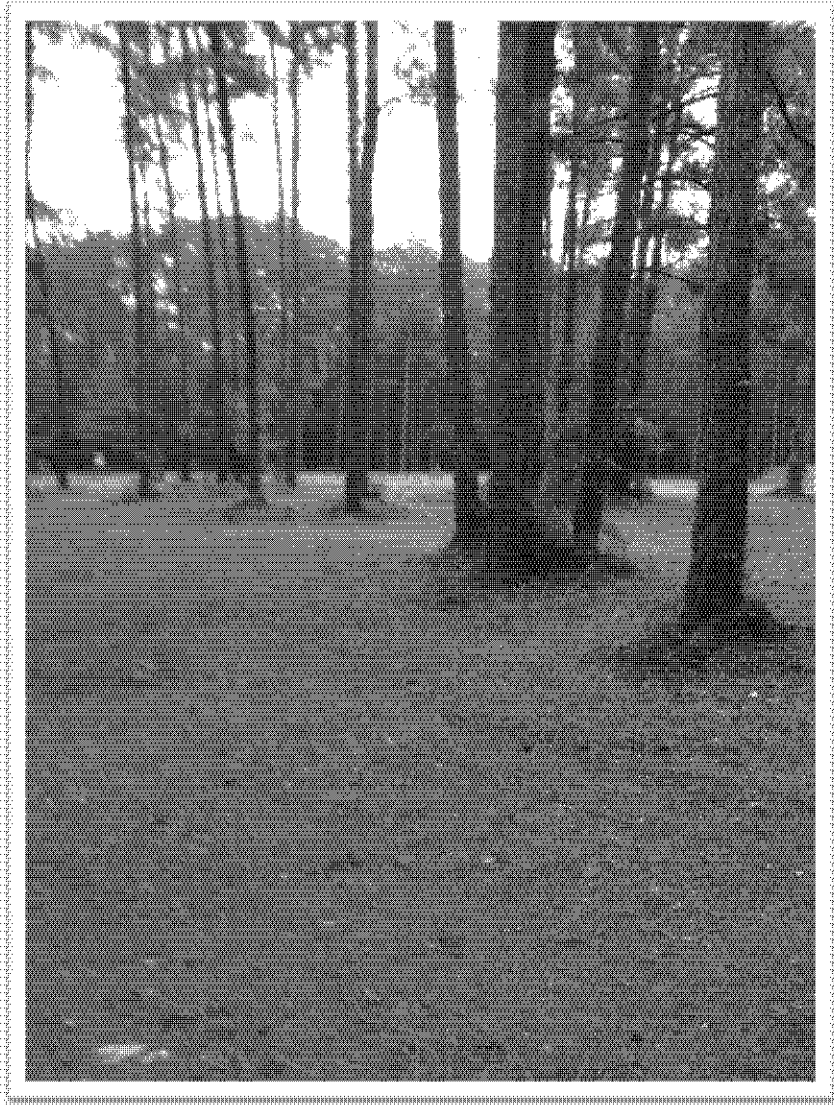
View from Park Ingress/Egress –
Southward toward Waste Drop-Off Center



View from Park Ingress/Egress –
Southwest toward Natural Resources Area



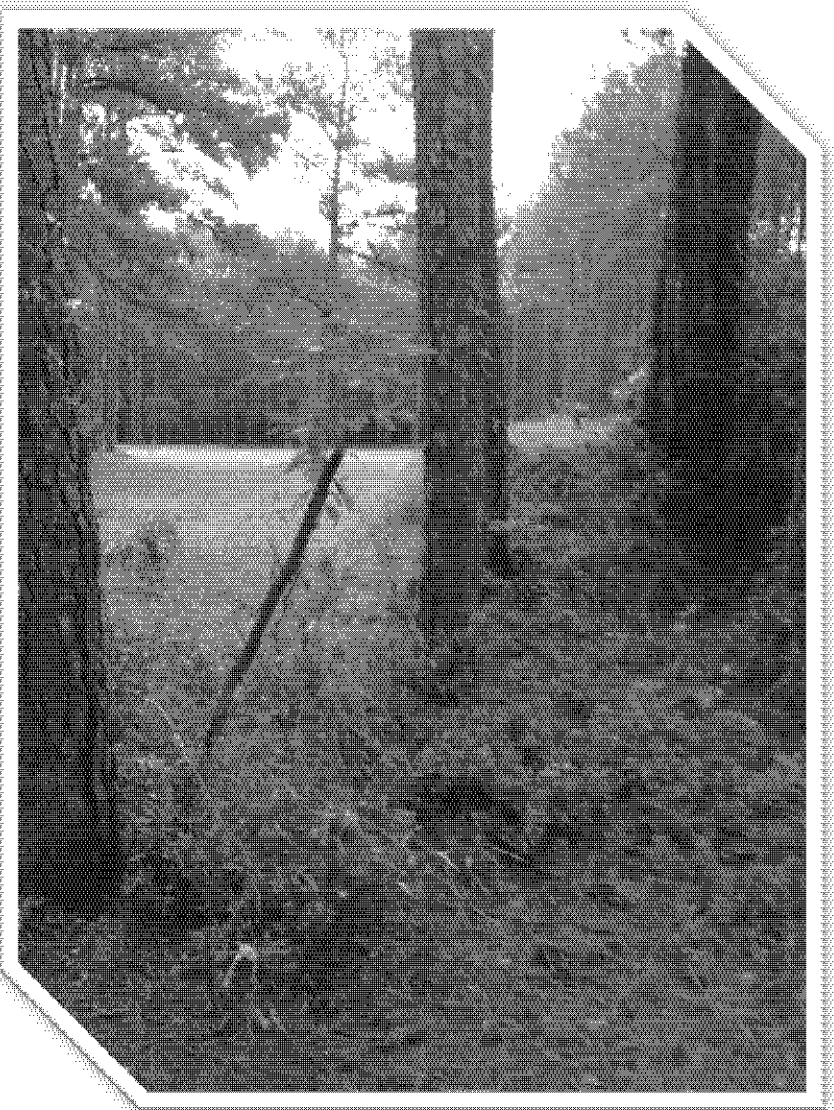
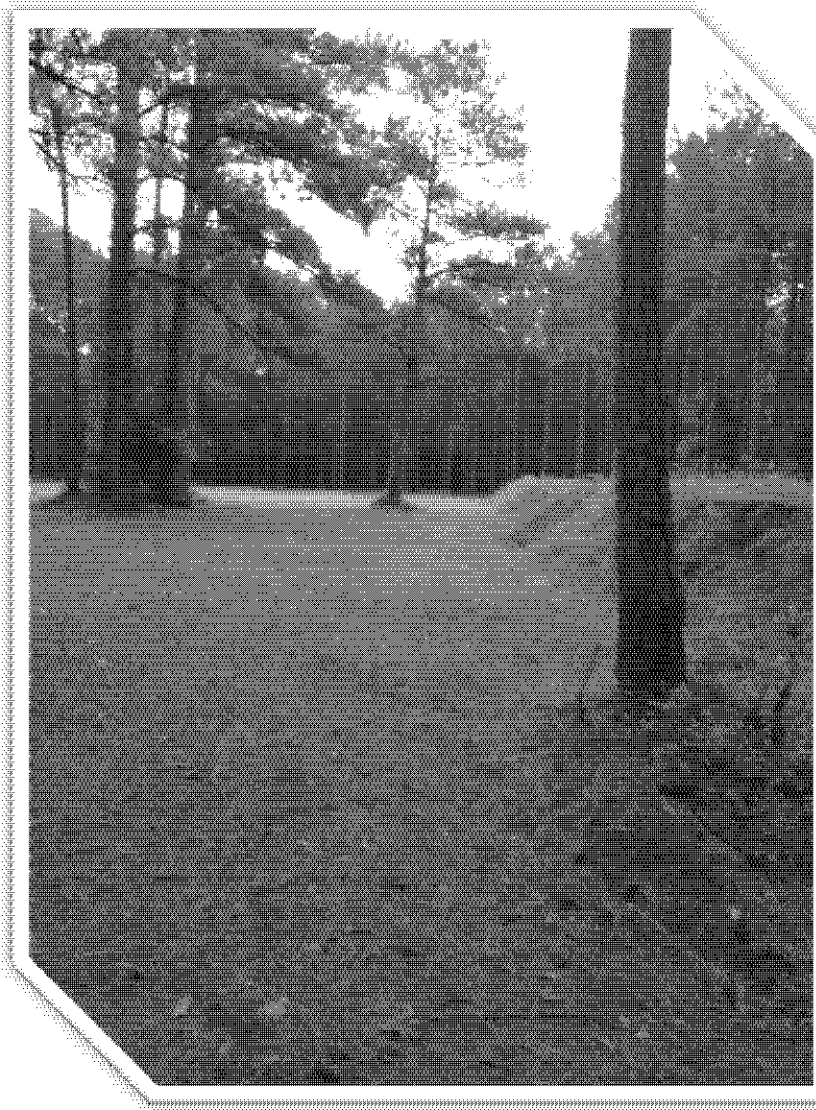
Views from Park Access Road (Southwest) – Berm in the Distant Foreground



Walking Along Park Access Road toward the Park – Berm in Distant Foreground

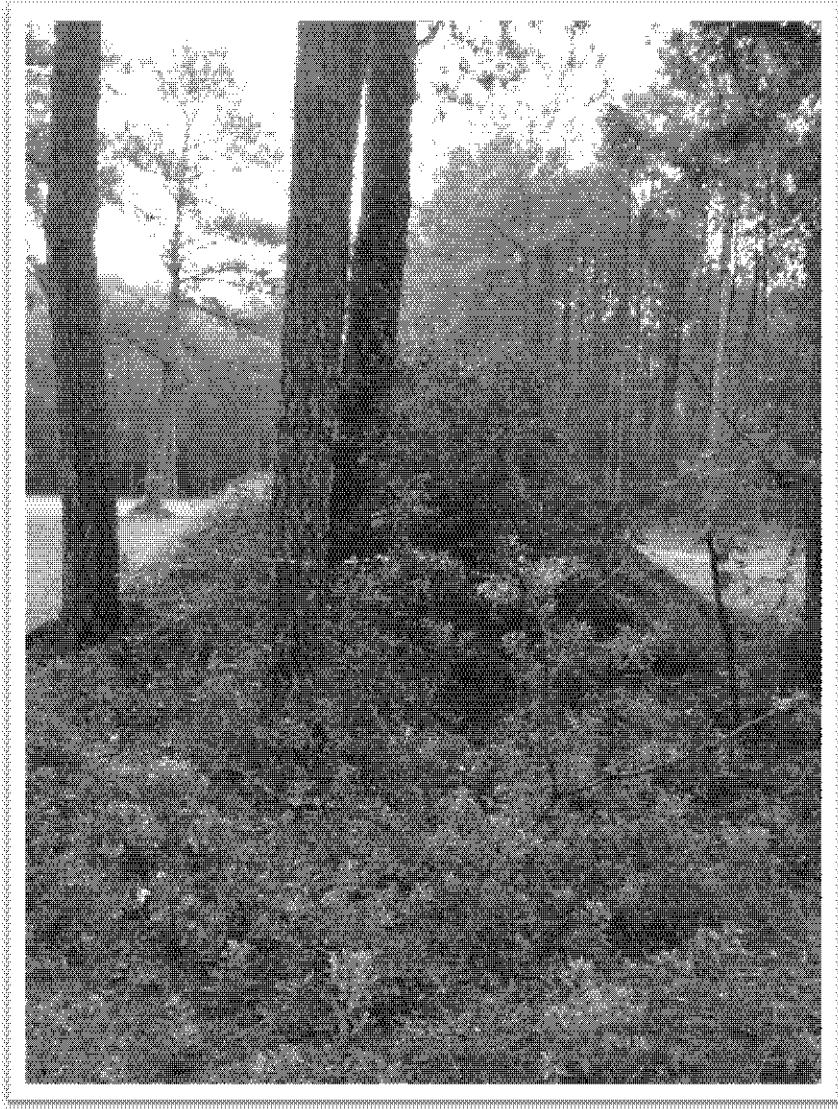


Walking Along Park Access Road toward the Park –
Natural Resources Area and Berm in Distant Foreground

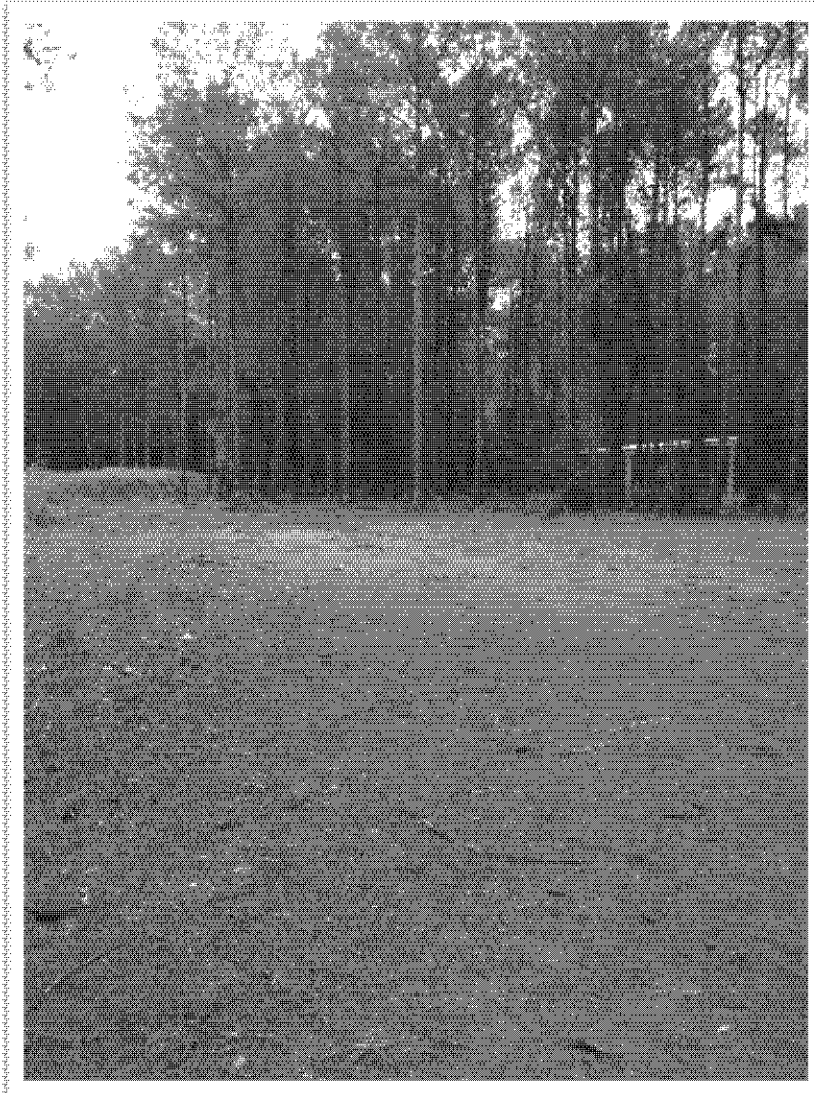


Walking Along Park Access Road – Near Berm

Park Entry – Pavilion in Foreground



North End of Berm



The Waste Drop-off Center is in full view when standing in the Pavilion looking east. (photo not shown)



Tree Damage in Area North of Waste Drop-off Center



Tree Removal in Previously Wooded area just outside the Park Ingress/Egress

County Property on Frances Jones Blvd – Daufuskie Island 2012 GIS Image

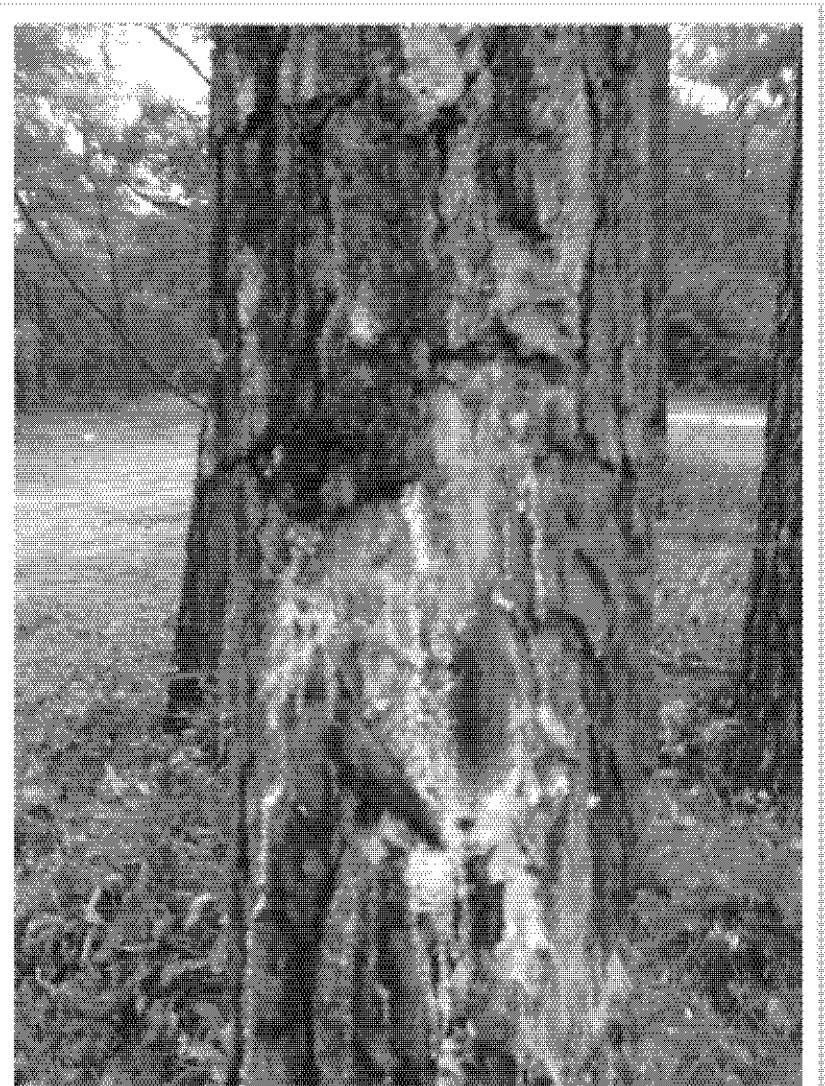
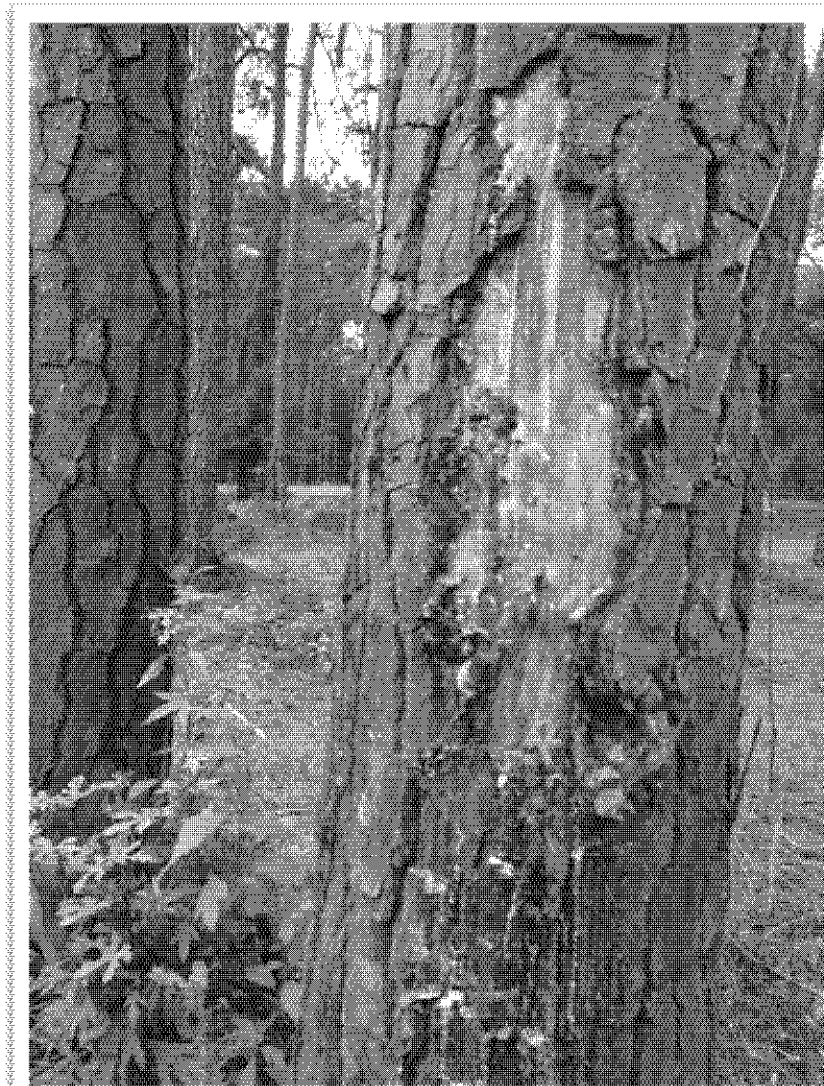
❖ Park development began circa July 18, 2013--

Significant tree removal occurred adjacent to the park access easement that is visible in 2012.

Visual Screening between park ingress/egress and the waste drop-off center and the Park ingress/egress has essentially disappeared.



TREE DAMAGE



Tree Damage along the Park Ingress/Egress –
Total of about 13 trees damaged in park access easement and just south of easement

Recommendations

- 1) Mitigation needed in southern buffer yard of the Park 50 ft. Ingress/Egress) and along the Berm.
 - ❖ Visual screening is minimal along southern border of park access road & adjacent property
 - ❖ Visual screening is minimal along the eastern border of the park & the adjacent industrial activity area.
- 2) Clean up 3-acre section of county property immediately north of the park due to safety concerns (C&D type waste, huge crater, house-sized mound of dirt, etc.)
- 3) Natural Resources Committee Representative visit the Park and adjacent areas

Topic: Proposed Trash Transfer Station, Chechessee Road

Submitted by: Brian Flewelling

Date submitted: November 5, 2013

Category: Handout

Date: 8/30/2013

To: Brian Flewelling
Beaufort County Council - District 5

From: David Walker
57 Spring Island Drive
Callawassie Island, SC 29909-4005
Ph: 843/987-1468
Email: dnc2walker@aol.com

Subject: Proposed Trash Transfer Station
Chechessee Road, Bluffton, SC

Brian,

As I previously indicated, I retired from Waste Management as a division president. My division consisted of 3 landfills and 1 transfer station headquartered in Dallas, TX. As division president, I held operational and financial responsibility for all 4 sites. Also, I was a member of the team which expanded my main landfill (DFW) and permitted, designed and constructed the transfer station at Pecan Prairie Landfill. Prior to my position in Dallas, as SE regional director of construction, I had been a member of many Waste Management teams both siting and constructing landfills and transfer stations.

I have attended County Council meetings with Henry Diercxsens and Mary Quigley (of the Callawassie Island Protect Our Marsh Committee) and listened to their great presentations enunciating the many reasons that both the environment and local residents will be harmed by the location of the proposed transfer station. I would like to draw on my Waste Management experience and approach the thinking of this transfer station location from siting, operational and financial points of view.

It is my understanding that the County has purchased this property in order to have a "bargaining chip" in the discussions with Waste Management to reduce our disposal cost. The idea is to indicate that the County will construct a transfer station on this property, transfer our waste to an alternate facility, thereby reducing WM's revenue. I believe this negotiating method has several flaws and a financial fatal flaw. Unless WM's methods have changed since I retired, they also are aware of the flaws.

1. When siting a facility it is always a priority to **first** locate a property that can be permitted by local/state authorities, the US EPA & possibly the Corp of Engineers and have as little public opposition as possible in order to mitigate law suits. When the siting criteria fit, the property is then purchased and the process begins. This process has been exactly the opposite. This property was purchased first and subsequently all the "siting criteria" will try to be "force fitted" into this very poor location.

With the proximity of this property to tidal marsh, creek, dedicated rural & critical lands, church, access/egress difficulties and 40+ area homes, it seems it would be a monumental permitting effort for this site. There will be odor, noise and reduced home value problems that will be very difficult to overcome.

2. Designing the overall operation of a transfer station generally consists of 3 options. All of these options consist of disposing the waste from the truck onto a concrete floor and pushing or lifting it into an open-top transfer trailer. Pushing the waste is done where a differential in height between the floor and the top of the trailer can

be achieved. Lifting the waste, with a front-end-loader, is done when the tipping floor slab and the trailer tires sit at the same level.

The best option is to place the tipping floor slab on grade and excavate the transfer trailer loading area to be able to push the waste from the slab into the trailer. This option will not be available due to the flat terrain and surrounding water table.

The next best option is to raise the tipping floor slab above the transfer trailer, place the transfer trailer on grade and again push the waste into the trailer. This option requires a large amount of fill and a long tipping-floor-access ramp. This option adds significant construction costs and operational dangers as the waste trucks usually will back up the ramp to dispose of their waste.

The worst option is to place the transfer trailer on the tipping floor, construct a push wall to assist the front-end loader in scooping the waste and lifting it into the trailer. This method is more costly, more time consuming and would probably require twice the loading equipment to keep the tipping floor clear in order to maintain quick turn around times for the waste hauler and keep the transfer trailers on schedule.

There is the "packer" option but generally it is applied to low-volume operations. It's slow, labor intensive and much more expensive to operate and maintain.

Although some options are clearly better than others, there are no good options to operating a transfer station. The prime objective in handling waste is to handle it only once....collect it at the home/business and dispose of it at the landfill....2 steps. Adding a transfer station to WM's (or any other waste company) route structure, that they do not control, will cause them great concern. WM's routes are scheduled to keep their trucks picking up waste as much as possible. Part of this scheduled time is at their landfill and they know exactly how much time it takes to dispose and get back on the road. Due to the size of the tipping area in any transfer station (opposed to the working face of the landfill) lines will necessarily form, increasing their waiting time and cost, which they will eventually pass on to the County.

3. Financially, adding this transfer station to the waste handling operation is a fatal flaw to the negotiating process and will greatly increase the County's disposal cost. As stated, 2 steps are normally the process and a transfer station increases the process by 50%....**from** collect and dispose (the current operation and cost to the County).... **to** collect and dispose on a floor, push into a trailer, drive the trailer to a disposal site (at least 55-60 miles away), dispose and return to the transfer station.

Adding this 3rd step to the disposal operation adds these costs - at a minimum - to the current cost-per-ton charged by Waste Management for disposal.

- A. Cost of the land.
- B. Construction of a median cut and access/egress road to the site.
The existing area at the turn onto Chechessee Road is not sufficient for a tractor and 53' transfer trailer.
- C. Amortization and depreciation of the transfer station, road and equipment.
- D. Maintenance and fuel.
- E. Payroll, benefits, taxes and insurance for operational and support staff.
- F. Cost to transfer to an alternate landfill.

This normally is done by separate contract with a trucking company.

You will have to locate and negotiate a long-term contract as they will have to purchase a fleet of high-capacity trailers not suitable for any other operation.

NOTE: Current disposal fee at Hickory Hill is charged on "compacted" tons.

The disposing of a "packer" truck onto the transfer station floor and pushing it into the trailer effectively "fluffs" it, thereby increasing the transferred volume. This increase in the volume transferred increases

the comparable number of trips necessary thus increasing the cost.

If, in the negotiations with Waste Management a lower disposal rate can be achieved, it will not be from the threat of reducing their revenue from the County by constructing and operating transfer station....especially on the current selected property.