



COUNTY COUNCIL OF BEAUFORT COUNTY

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GARY T. KUBIC COUNTY ADMINISTRATOR

JOSHUA A. GRUBER DEPUTY COUNTY ADMINISTRATOR SPECIAL COUNSEL

THOMAS J. KEAVENY, II COUNTY ATTORNEY

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D. PAUL SOMMERVILLE

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NATURAL RESOURCES COMMITTEE
Monday, March 7, 2016
2:00 p.m.

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

Committee Members:
Brian Flewelling, Chairman
Alice Howard, Vice Chairman
Gerald Dawson
Steve Fobes
William McBride
Jerry Stewart
Roberts "Tabor" Vaux

Staff Support:
Anthony Criscitiello, Planning Director
Gary James, Assessor
Eric Larson, Division Director
Environmental Engineering
Dan Morgan, Division Director
Mapping & Applications

- 1. CALL TO ORDER 2:00 P.M.
- 2. APPROVAL OF AN AMENDED MEMORANDUM OF UNDERSTANDING BETWEEN THE COUNTY AND USC-BEAUFORT FOR THE WATER QUALITY LAB SERVICES (backup)
- 3. CONSIDERATION OF CONTRACT AWARDS AND RECOMMENDATIONS
 - A. Reconsideration of a recommendation to allow County Administrator to enter into agreement with Academy Park, LLC for a partnership to develop a Regional Stormwater Facility in the Rock Springs
 - B. Reconsideration of a recommendation to allow County Administrator to enter into agreement with David Coleman, property owner, for a partnership to develop a Regional Stormwater Facility in the Rock Springs Creek Watershed
 - C. Consideration of contract award for Beaufort County Crystal Lake Park Renovation Services (backup)
- 4. SOUTHERN BEAUFORT COUNTY/DAUFUSKIE ISLAND PLANNED UNIT DEVELOPMENT (PUD) MASTER PLAN CHANGE REQUEST FOR R800 027 00A 0076 0000, R800 027 00A 0078 0000, R800 027 00A 0085 0000, AND R800 027 00A 0092 0000 (179.99 ACRES KNOWN AS BLOODY POINT PLANNED UNIT DEVELOPMENT (PUD); OWNER/APPLICANT: BLOODY POINT PROPERTIES, LLC / AGENT: MARK BAKER, WOOD+PARTNERS, INC. (backup)





Natural Resources Committee March 7, 2016 Page 2

- 5. DISCUSSION ON TREE PROTECTION STANDARDS (backup)
- 6. DISCUSSION OF NATURAL RESOURCES COMMITTEE MEETING DATES
- 7. CONSIDERATION OF REAPPOINTMENTS AND APPOINTMENTS
 - A. Bluffton Township Fire District Board
 - B. Burton Fire District Commission
 - C. Lowcountry Council of Governments
 - D. Lowcountry Regional Transportation Authority
 - E. Parks and Leisure Services Board
 - F. Planning Commission
 - G. Rural and Critical Lands Preservation Board
 - H. Sheldon Fire District Board
 - I. Zoning Board of Appeals
- 8. ADJOURNMENT

STATE OF SOUTH CAROLINA)	
)	MEMORANDUM OF UNDERSTANDING
COUNTY OF BEAUFORT)	

Draft February 18, 2016

This Memorandum of Understanding (the "Memorandum") is entered into by and between Beaufort County (hereinafter referred to as the "County") and the University of South Carolina Beaufort (hereinafter referred to as "USCB") regarding Water Quality Monitoring Services (hereinafter referred to as "monitoring services.")

WHEREAS, USCB operates and manages a laboratory dedicated to assessing the water quality of the Lowcountry; and

WHEREAS, the County, in pursuit of its mission to protect our water resources and implement monitoring recommended by the Stormwater Management Plan and restoration initiatives, recognized the inherent value in USCB's offer to partner with the County and provide monitoring services; and

WHEREAS, the County may enter into additional Memorandums of Understanding with other government bodies and that services provided by USCB may be to the benefit of those other government bodies and funded by the County via this MOU; and

WHEREAS, the original agreement entered into July 23, 2013 requires updating to properly reflect changing monitoring needs by the County and changing water quality monitoring capabilities by USCB; and

WHEREAS, the County and USCB, in order to efficiently analyze and monitor the water quality of the Lowcountry, hereby agree to the following terms and conditions;

NOW, THEREFORE, for and in consideration of the mutual promises, undertakings and covenants set forth herein, the receipt and sufficiency of which is acknowledged and affirmed by the County and USCB, the parties hereto agree as follows:

1. Governing Document

It is the intent of the parties that this Memorandum shall supersede any other agreements entered between the County and USCB regarding monitoring services.

2. <u>USCB</u>

- a. USCB shall continue to work to attain SC DHEC certification for all certifiable analyses reflected in the Assay summary herein (see Attachment 1). In the event SC DHEC certification for a water quality parameter(s) is not obtained by the time the County is required to be MS4 compliant, USCB shall be responsible to utilize a SC certified laboratory to conduct the analysis.
- b. USCB shall continue to operate and manage a laboratory able to receive and analyze the County's samples during normal hours of operation of 8:00 AM to 4:00 PM, Monday

through Friday. If extenuating circumstances occur that require certain services, such as sample receipt, outside of normal operating hours, the County should inform Laboratory personnel in advance so that accommodations can be made. Samples requiring analysis for BOD5, Chlorophyll-a and/or microbiology, must be received by the Laboratory no later than noon on Thursday.

- c. All analytical results will be reported within 30 days of sample receipt. A preliminary report of completed results prior to 30 days can be issued to the County in the event of illicit discharge tracking, time sensitive projects, or when requested by the County and agreed upon by both parties. Analytical results for microbiological parameters are typically available 48 hours after sample receipt and can be conveyed to the County thereafter. Analytical results will be conveyed to the County via email, unless otherwise requested. Additional costs may be incurred for customized reporting and/or data interpretation.
- d. USCB laboratory staff will make a good faith effort to be responsive to unforeseen water quality needs as they arise.
- e. USCB will separately track monitoring services provided North and South of the Broad River and provide the County's accounting office with summary reports separating such services accordingly.
- f. USCB will submit to the County a summary of all monitoring activity conducted on its behalf, as well as related expenses, on January 1st and July 1st each year.
- g. USCB may provide laboratory services to entities other than the County, with just compensation for said services, provided doing so does not interfere with its monitoring responsibilities to the County.

3. The County

- a. The County shall issue an annual purchase order for \$120,000 to USCB for sampling and analytical services and other tasks as described in Attachment 1. Payments of \$60,000 will be made bi-annually by the County on January 1st and July 1st each year.
- b. Any funds in excess of those required for the County's services will be spent at the discretion of USCB laboratory staff on local water quality projects, laboratory operations including obtaining and maintaining State certifications, and equipment upgrades, replacements, and service contracts.
- c. Prior to any sampling and analysis by USCB, an "Analytical Water Quality Service Request" form (see attachment 2) must be completed to ensure a mutual understanding of

requested services. Any modification to the requested services will require the completion of a new "Analytical Water Quality Service Request" form.

4. General Requirements of the Agreement

- a. The parties hereto intend that no master/servant, employer/employee, or principal/agent relationship will be created by this Agreement. Nothing contained herein creates any relationship between the County and USCB other than that which is expressly stated herein. The County is interested only in the results to be achieved under this Agreement, and the conduct and control of the agents and employees of USCB and the methods utilized by USCB in fulfilling its obligations hereunder shall lie solely and exclusively with USCB, and its agents and employees shall not be considered agents or employees of the County for any purpose. No person employed by USCB shall have any benefits, status, or right of employment with the County.
- b. This Agreement shall not be modified unless such modification is made by mutual consent of both parties at any time in writing and signed by both the County and USCB.
- c. USCB may not assign this Agreement to another organization without the prior written approval of the County.

5. <u>Default Remedies</u>

In the event USCB does not remedy such conditions that have been found in violation of this Agreement with 30 days after written notice to do so is given by the County, or if insufficient progress is being made toward the remedy within those 30 days, the County may use a portion, or all, of the allocated funds to remedy the conditions.

6. Term

The term of this Memorandum of Understanding shall be from the date of execution for five (5) years. The Memorandum will be reviewed by the County and USCB annually to determine funding availability for the upcoming year, as well as changes to the "Scope of Services" (see attachment 1).

7. Termination for Convenience

a. In addition to any other rights to termination set forth in this Memorandum, in the event both parties mutually agree to terminate this Agreement prior to the expiration of the Term, the County shall be entitled to a pro-rata refund of the money set out in Paragraph 3a above.

b. The County shall have the right to terminate this Agreement for convenience upon 60 days written notice to USCB. In the event the County terminates this Agreement for convenience, the County shall pay the Laboratory for services performed.

IN WITNESS WHEREOF, the parties hereto have affixed their signature hereto the date first written hereinabove.

COUNTY OF BEAUFORT	UNIVERSITY OF SOUTH CAROLINA BEAUFORT
By Gary Kubic County Administrator	By Thomas A. Coggins Director, Sponsored Awards Management
Date	Date
Address:	Address:
Beaufort County	Sponsored Awards Management
PO Drawer 1228	901 Sumter Street, 5 th Floor
Beaufort, SC 29901	Columbia, SC 29208

Attachment 1

SCOPE OF SERVICES

The Scope of Services in the MOU between Beaufort County and USCB includes those activities specified in sections A and B below.

A. Sampling and Analysis Services

- 1. Field collection, *in situ* analysis, and laboratory-based analysis of water samples at locations and frequencies agreed upon by both parties and as reflected in the "Analytical Water Quality Service Request" form.
- 2. USCB shall be responsible for maintenance and repair of analytical equipment, purchasing laboratory supplies, and supplying qualified personnel to provide sampling and analytical services.

B. Stormwater Meeting Attendance, Input Into Monitoring Plan, and Annual Report Generation

- 1. USCB Laboratory staff shall attend monthly stormwater coordination meetings in person or via conference call, as workload allows.
- 2. USCB Laboratory staff shall participate in the development and routine updates of the County's water quality monitoring plan.
- 3. USCB Laboratory staff shall provide an annual report comprised of cumulative analytical water quality data results spanning a 12-month period. The report will provide analytical review and conclusions on the effectiveness of the monitoring program as well as offer advice on modifications of the plan. This report is to be presented to the County within 60 days following the end of each 12-month monitoring period.

C. USCB Water Quality Laboratory Assays

1. A comprehensive list of assays currently conducted by the USCB laboratory is shown below. Should the County request an assay not among those in USCB's list of assays, USCB will attempt to find a laboratory capable of such analysis or at its discretion, develop the capability to perform the assay through the purchase of additional equipment and supplies and receipt of additional training, as needed. Both parties will evaluate each request beyond current laboratory capability and together, determine

which party will be responsible for funding. The funding mechanism will be mutually agreed upon and may come from the original funding supplied by the County (see paragraph 3a of the Agreement), additional County funds, or a combination of the two.

2. Laboratory Contacts:

<u>Title</u>	<u>Name</u>	Contact	
Laboratory Director:	Dr. Alan Warren	Office: Mobile:	843-208-8338 843-812-3887
Laboratory Manager:	Danielle Mickel	Office: Mobile:	843-208-8193 (WQL) 843-298-1612
Water Quality Analyst:	Michael Monday	Office: Mobile:	843-208-8193 (WQL) 843-263-7952

USCB Water Quality Laboratory Assays (effective February 2016)

IN-SITU PARAMETERS

Ambient Air and Water Temperature, Turbidity, pH, Dissolved Oxygen, Salinity, Conductivity, Depth

INORGANIC-NUTRIENTS

Ammonia Nitrogen (NH₃)

Total Kjeldahl Nitrogen (TKN)

Nitrate plus Nitrite Nitrogen (NOx)

Total Nitrogen (TN)

Total Phosphorus (TP)

METALS

Cadmium

Chromium

Copper

Iron

Lead

Manganese

Mercury

Nickel

Zinc

INORGANIC-DEMAND

Total Organic Carbon (TOC)

Biochemical Oxygen Demand (BOD5)

INORGANIC-RESIDUE

Total Suspended Solids

BIOLOGICAL

Chlorophyll-a

MICROBIOLOGICAL

Total Coliform + E. coli

Fecal Coliform

Enterococcus

Attachment 2

	1	Analytical Water Qu	uality Service Re	equest		
	One University	USCB Laboratory Blvd., Science & Techn (843)			29909	
Date of Request:						
Project/Client Name:						
Period of Project (Dates):	Beginning		Ending			
Water Quality Monitoring	Plan (estimated san	nple number and frequen	cy, person(s) collection	ng samples, sample	e drop-off days, etc.):	
Description of Project Area	a or Sampling Location	on (Lat/Long, County, Stat	e, Address):			
Additional Information /Co	omments:					
Water Type:					-	
□ Fresh	o Salt	o Brackish	□ Chlorinated	Other		
Requested Analyses						
□ In-Situ	□ Microbial	D Nutrients	□ Metals	□ Solids	□ Biota	
a Air Temp	□ Enterococcus	D TKN	c Cadmium	□ TSS	□ Chlorophyll-a	
Water Temp	□ E. Coli/TC	□ Ammonia	□ Chromium		the second account of the second	
□ pH	□ Fecal Coliform	D Nitrate/Nitrite	□ Copper			
□ DO		□ Total-Phosphorus	□ Iron			
a Salinity		□ BOD5	o Lead			
□ Conductivity		□ TOC	□ Manganese			
□ Turbidity		□ Total-Nitrogen	□ Nickel			
			□ Zinc			
			□ Mercury			
Client/Contact Informatio	in:					
Business/Individual Name:						
Address:						
Email:						
Phone Number(s): Work	с		Cell:			
notification of the laboratory Signature (Client):			and the client. Any cha	nges to this documer	nt by the client require reasonable	
Signature (USCB):					7	

WQL Form 1001



COUNTY COUNCIL OF BEAUFORT COUNTY PURCHASING DEPARTMENT

106 Industrial Village Road Post Office Drawer 1228 Beaufort, South Carolina 29901-1228

TO:

Councilman Brian E. Flewelling, Chairman, Natural Resources Committee

FROM:

Dave Thomas, CPPO, Purchasing Director

SUBJ:

Recommendation of Contract Award for IFB 012016, Beaufort County Crystal Lake Park

Renovation Services

DATE:

February 24, 2016

BACKGROUND: The Crystal Lake Park is a 24.79 acre passive park that contains an existing 3,100 square foot metal building. This is the phase of the park project that is designed to repurpose the existing Butler Marine Building into office lease space for the Beaufort County Open Land Trust, South Carolina Soil Conservation Service, and the Friends of Crystal Lake. The staff is recommending that the park provide an additional amenity, for example a pavilion, for community meetings and events. On January 29, 2016, Beaufort County received one response from a qualified contractor (Beaufort Construction) for Beaufort County's Crystal Lake Park Renovation Services.

VENDOR INFORMATION / COST:

733,945.00 **Beaufort Construction** – base bid for building renovation.

30,472.00 Alternate 1- to construct the Pavilion.

764,417.00 **Total Bid**

Staff is requesting a 5% contingency of \$38,220 to cover any unforeseen conditions and FFE. Staff reviewed the bid and determined that it was responsive to the bid requirements, compliant with our Small and Minority Business Participation requirements, and was a fair and reasonable offer. The grand total for the project including the 5% contingency from Beaufort Construction is \$802,637. This is below the Engineer's estimate of \$817,658.

FUNDING: Account # 45000011-54411, Real Property Program, Professional Services, with an available fund balance \$6 million as of the date of this memo.

FOR ACTION: Natural Resources Committee meeting occurring March 7, 2016.

RECOMMENDATION: The Natural Resources Committee approves and recommends to the County Council a contract award to Beaufort Construction in the amount of \$764,417 and include a 5% contingency of \$38,220 for a total contract cost of \$802,637 for Beaufort County's Crystal Lake Park Renovation Services from the funding source listed above.

Gary Kubic, County Administrator CC:

Joshua Gruber, Deputy County Administrator/Special Counsel

Alicia Holland, Asst. Co. Administrator, Finance

Monica Spells, Asst. Co. Administrator, Civic Engagement and Outreach

Anthony Criscitiello, Director of Planning T.C.

Mark Roseneau, Director of Facility Management the

Att:

Bid Tab and Engineer's Estimate



February 12, 2016

Mr. Dave Thomas, CPPO, CPPB Purchasing Director Beaufort County Purchasing Department 102 Industrial Village Rd, Bldg. 2 Beaufort, SC 29906-4291 dthomas@bcgov.net

RE: PROJECT # 100020.05 Crystal Lake Park Renovations (IFB #012016)

Mr. Thomas,

The Engineers estimate for the Crystal Lake Park Renovations involving the Base Bid 2C (building renovation) and Alternate 2D.b. (Covered Pavilion construction) totals \$817,658.00. The Bid received for this scope came in below the engineers estimate and totals \$764,417.00. By adding a 5% contingency (\$38,220.85), the funding for this scope should total \$802,637.85.

Please contact our office at (843) 379-2222 if you have any questions or concerns.

Sincerely,

Ryan Lyle, P.E.

PRELIMINARY BID TABULATION

PURCHASING DEPARTMENT



Project Name:	BC Crystal Lake Park Renovation Services
Project Number:	IFB 012016
Project Budget:	
Bid Opening Date:	29-Jan-16
Time:	3:00
Location:	BIV #2 Conference Room
Bid Administrator:	Dave Thomas
Bid Recorder:	

The following bids were received for the above referenced project:

BIDDER	BID FORM	BID BOND	ALL ADDE NDA	SCH OF VALUES	SUB LISTING	SMBE DOCS	Grand Total Price
Beaufort Construction (Base Bid)	х	х	Х		х	Х	\$733,945.00
Alternate 1 (Pavilion)		674 884					\$30,472.00
Alternate 2 (Tower)	-					3	\$336,234.00
2000							A WW - 8 SW
100 A	V TANKS N						15.00

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

Della	
Bid Administrator Signature	Bid Recorder



MEMORANDUM

TO: Natural Resources Committee of County Council

FROM: Anthony Criscitiello, Planning Director

DATE: March 1, 2016

SUBJECT: Request to Amend the Bloody Point PUD, Daufuskie Island

PLANNING COMMISSION RECOMMENDATION from the excerpt of its February 7, 2015, draft minutes:

Mr. Semmler noted that Mr. Eric Walsnovich of the Commission has recused himself because he was an employee of applicant's agent, Wood+Partners, Inc.

Mr. Anthony Criscitiello briefed the Commissioners on the request that was before the Commission for a second time. He noted that State and local laws allow the Commission to postpone their recommendation to County Council for 30 days. The Commission's recommendation is expected during tonight's meeting. He reiterated that the Planning staff is in support of the rezoning request. He will reiterate the main points of the application, and he believes Mr. Mark Baker, the applicant's agent, may have modifications to present to the Commission. The proposal includes: a 120-room inn; 50,000 square feet of commercial space; 150 single-family, duplex, and triplex units that will meander along the former golf course; the zoning of neighborhood mixed-use; the Daufuskie Island Plan identified the area as a G5 conventional in-fill retrofit to residential-commercial development; the 180 acres with a 1 unit per acre gross density, with a minimum of 300 square foot per lot; and a traffic impact analysis not needed per the County Transportation Engineer.

Comment by the Applicant:

- Mr. Mark Baker of Wood and Partners thanked the Commission for visiting the property on Daufuskie Island. He introduced other representatives of the applicant. He gave the background of the application, and showed a power point presentation. They have reduced the following: the inn from 120 rooms to 60 rooms, the commercial size from 50,000 square feet to 25,000 square feet, and the maximum height from 44 feet to 35 feet. He spoke of demand significantly changing from the golf course use, commented on the retrofit where the Community Development Code has zoned the property G5, noted that the golf course was a core course without homes along the course, stated that the goal was to create activity for existing Bloody Point residents and providing a relaxed rural plan, noted that the overgrown golf course was recovered and the dock was expanded by the owner, and showed open space and stormwater plans for the project.
- Mr. Ed Hughes of Nexsun-Pruitt Law Firm spoke on the covenants and restrictions. He stated the covenants were recorded in 1989 for 75 single family lots, and six amendments to the covenants have occurred to date. The golf course was never part of the covenants. (Commissioner Ed Riley asked for a clarification whether the golf course was subject to the Property Owners Association. Commissioner Semmler noted that was subject to the County Legal Department for advice.)
- Mr. Andy Mason, a Daufuskie Island resident and a realtor, used MLS data and noted that the
 market remains weak, jobs are not being created, the target population is shrinking, stand alones are
 not drawing users, mixed uses require more employees, the closing of the Bloody Point golf course

- would lead to increased use at the underused golf course on the neighboring Melrose Planned Unit Development (PUD), and supporting a low density mixed use. (Commissioner Diane Chmelik asked for clarification on whether the existing clubhouse would be an anchor of the proposed inn.)
- Mr. Brian McCarthy, the owner and applicant of the Bloody Point PUD, owns other property on Daufuskie Island. He noted that the golf club was abandoned three years earlier, that he built the dock with a connection to Savannah, faced large net losses (\$10 million) since the course was not viable, and that the proposed plan addresses the desires of the millennial population. (Commissioner Riley noted that he enjoyed golfing the Bloody Point course.)
- Mr. Baker compared the project against the Community Development Code standards and believes the project meets all the requirements.
- Mr. Brian Simonelli, the President of the Bloody Point Property Owners Association (POA), noted that when the plans were introduced, they sent letters to all the owners in October 2015 announcing a November 7 meeting of all owners. In December the POA sent a letter to all the owners with the website of the proposed plans. The POA Board supports the plan. The POA built two groins to preserve the land. (Commissioner Semmler asked for clarification on the location of the groins.) Mr. Simonelli stated that the POA takes care of the beach.
- Mr. Baker noted that he was open to questions.

Public Comment:

- 1. Mr. Tony Chase, a Daufuskie Island (DI) resident and the owner of the Daufuskie Rum Company, noted that the road is part of the POA. How is that handled? How are millennials going on vacation white their children are in school? There are 110 owners on Bloody Point. Having the transient population that this proposal intends is messy—it is too much.
- 2. Mr. Peter Catlin, a property owner of the Sandy Lane units, supports the plan.
- 3. Mr. Mike Loftus, a Bloody Point owner, noted he owns several other properties, is a member of various organizations, and an active member of the Bloody Point and Melrose golf courses. He strongly supports the plan.
- 4. Mr. Steve Casey, a DI resident, is a new owner and works with Wood+Partners. He disagrees with the density—it is too high. He likes the reduction of the inn—it is more palatable. He is in favor if the density is reduced.
- 5. Mr. Bob Webb, a retired attorney of 61 Fuskie Land had his home completed in 2007. He strongly supports the plan. His family used the golf course. He bought a \$72,000. Membership with Hole 17 being named after him. His home is directly across from the proposed inn. He prefers the plan to desertion as in the past. He represented the community in a lawsuit by the former owner. The POA is not capable of running a golf course. If the golf course closed, then the course goes to seed and the property values are reduced. Only the owner has the authority to determine the status of the property. He believes the owner, Mr. McCarthy, loves the course. Mr. Webb urged the Commission to give favorable recommendation to the request.
- 6. Mr. Michael Egan, a DI property owner, asked that other options be considered.
- 7. Ms. Chris King, a Sandy Lane property owner, supports the plan. There will be a bad impact on Sandy Lane if the course is closed and higher foreclosures may occur. She spoke of trust to count on each other. It is a well conceived plan if implemented.
- 8. Mr. Tommy O'Brien, a County resident and a DI property owner, stated that the island changes constantly. He gave a brief summary of the island history. There are far more jobs and people on the island than in 1970. Cutting back on the home density might be acceptable. He noted numerous island foreclosed homes on the County website. The dock will not support the material being brought on the island for the plan. There exists only one paved road on the island. The asphalt may deteriorate with the anticipated construction traffic. Melrose PUD has closed its inn. The island residents rent part of their homes to accommodate visitors. There are a lot of factors that aren't being discussed. Mr. O'Brien commends Mr. McCarthy on spending his money. There needs to be more investigation on the plan. But, consider the strain on the infrastructure. Who is going to do the repairs, the taxpayers or the developer.

ZMA-2015-15 March 1, 2016 Bloody Point PUD Amendment Page 2 of 5

- 9. Mr. Steve Hill speaking from Daufuskie Island stated noted there were about 15 residents at Mary Field School on Daufuskie Island who were listening to the discussion. He asked if any at Mary Field School had questions. (*Mr. Semmler noted that he was taking comments, not questions.*)
- 10. Mr. Bob (*last name not audible*) asked about the timeline of keeping the golf course open.

Discussion by the Commissioners included querying the timeline of the project (2 years or sooner, per Mr. Baker); keeping the golf course open (per Mr. McCarthy, if the Commission approves his request); the owner's desire to see the plan in action, having affordable housing (attainable per Mr. Baker); concern for the sufficiency of the dock during construction; noting the cemetery retaining wall built by Mr. McCarthy; amending the sewer system for open spaces and having irrigation for the property (per Mr. Baker); concern for the disappearing aquifer; having an agreement with Melrose for their golf course use: buffering existing properties from the rental units; hosting destination weddings (per Mr. Baker); clarifying the location of the Webb property; concern with increased traffic impact on the natural serenity of the community (especially ocean front lots); concern that a traffic impact analysis was not required simply because only golf cart and pedestrian traffic was considered by the County Transportation Engineer; the non-existence of a Daufuskie Island Ferry Plan; requiring off-island and on-island parking for the visitors; kudos to Patrick Ford (Bloody Point golf course manager); tabling a decision not being an option since it was tabled last month; clarifying the difference between the DI Council which is voted by DI residents and the DI Conservancy which is a group of concerned citizens; noting that the DI Council had not been directly approached about the plan (per Steve Hill, a DI Council member); the Bloody Point POA meeting annually with its next meeting scheduled for April 2, 2016 (per Brian Simonelli); querying the reason for not contacting the DI Council since the plan impacts roads, safety and security (per Lee Ann Colter); concern for the protection of the live oak clusters on the property, the protection of the cemetery and historic relics and potential infrastructure damage; voting against the plan since it does not have the support of the DI Council and the community; and the plan being on the DI newspaper.

Motion: Mr. Ed Riley made a motion, and Mr. Marque Fireall seconded the motion, to recommend approval to County Council for a Southern Beaufort County Zoning Map Amendment/Rezoning Request for Bloody Point Master Plan Change Request for R800 027 00A 0076 0000, R800 027 00A 0078 0000, R800 027 00A 0085 0000, and R800 027 00A 0092 0000 (179.99 acres known as Bloody Point Planned Unit Development (PUD)). Discussion included the condition being in effect before moving on. The motion passed (FOR: Brown, Chmelik, Fireall, Johnston, Riley, and Stewart; ABSENT: Semmler).

STAFF REPORT

A. BACKGROUND:

Case No. ZMA-2015-15

Applicant/Owner: Bloody Point Properties, LLC/ Mark Baker

Property Location: Daufuskie Island

District/Map/Parcel: R800-027-00A-0076, 0078, 0085, and 0092

Property Size: 180 acres (includes golf course and supporting community amenities)

within a 337-acre PUD

Future Land Use Map: Neighborhood/Mixed-Use

Current Zoning District: Planned Unit Development (PUD)

Proposed Zoning District: PUD – Amended

ZMA-2015-15 March 1, 2016 Bloody Point PUD Amendment Page 3 of 5

B. SUMMARY OF REQUEST:

The Bloody Point (Daufuskie Island Club) PUD was approved by Beaufort County in 1989. Through subsequent amendments, this PUD is currently approved as shown on the attached Master Plan, dated July 23, 2007, for 199 single-family dwelling units (0.6 du/ac gross), 7,500 sq. ft. of commercial space, a cemetery, and an 18-hole golf course and supporting club facilities.

The owner of 180 acres of this PUD, which includes the golf course and amenities, would like to amend the Master Plan to redevelop the golf course and club area into two districts: (1) an "Inn District" that would include a 120-room inn and 50,000 sq. ft. of commercial space, and (2) a "Residential/Hospitality District" that would permit 150 single-family, duplex, and triplex units scattered throughout the current golf course. These units may also be converted to hospitality units for use with the inn.

- **C. ANALYSIS:** Section 7.3.40 of the Community Development Code states that a zoning map amendment may be approved if the proposed amendment:
- 1. Is consistent with and furthers the goals and policies of the Comprehensive Plan and the purposes of this Development Code.

The Bloody Point PUD is designated Neighborhood/Mixed Use on the Beaufort County Future Land Use Map (2010). This category is primarily intended for residential development at modest densities with supporting neighborhood retail establishments. It includes all of the existing PUDs on Daufuskie Island.

In the Daufuskie Island Plan (2011), which is an appendix of the Comprehensive Plan, Bloody Point, Melrose and Haig Point PUDs (see attached Sector Analysis Zone map), are identified as being within a G5 Conventional Infill / Retrofit Sector. This sector is intended over time to retrofit conventional residential and commercial developments into transect-zoned, pedestrian-friendly developments that blend into the rest of the island.

The Island's vision as it is established in the Plan is attached. It essentially calls for traditional settlement patterns and architecture in keeping with a rural coastal island and National Historic District. Development is to be concentrated around two ferry embarkation sites. To have the proposed residential units spread out along the golf course area in a meandering fashion instead of a rigid lot pattern will give the new development a semi-rural, village-like character, which is more in keeping with the spirit of the Daufuskie Island Plan. The proposed residential density for these 180 acres is one unit per acre (gross), which is consistent with the rural-zoned areas of the Island.

2. Is not in conflict with any provision of this Development Code, or the Code of Ordinances.

The proposal does not conflict with the CDC or Code of Ordinances.

3. Addresses a demonstrated community need.

The proposal does not address a demonstrated community need.

4. Is required by changing conditions.

The application states that the golf course is currently "under-performing," and that the proposed amendment will "help enhance [property] values." The application does not make the case that this proposal is required by changing conditions.

5. Is compatible with existing and proposed uses surrounding the land subject to the application, and is the appropriate zone and uses for the land.

The property subject to this request is located in the center of the Bloody Point PUD. It is bounded on the west by Mungen Creek, on the north by Pappy's Landing Road and residential lots along River Road (typically ½-ac), on the east by Beach Road, and on the southeast by residential lots along Fuskie Lane (typically ½-ac) and ocean-front lots (typically 1 ½-ac). The proposed development

ZMA-2015-15 March 1, 2016 Bloody Point PUD Amendment Page 4 of 5 would consist of a 120-room inn, and single-family, duplex, and triplex units on minimum 3,000 sq. ft. lots, which is a substantial change from what is currently platted and developed. The applicant mitigates some of these incompatibilities by providing "generous internal open spaces," which includes greenways, lagoons, and tidal marshes separating existing single-family lots from the proposed development. The applicant has agreed to follow the existing Architectural Review Board Guidelines for Bloody Point with the exception of building sizes and amount of open space. The application includes a letter from the Bloody Point Club Property Owners Association in support of the proposed amendment to the PUD.

6. Would not adversely impact nearby land.

See response to item #5.

7. Would result in a logical and orderly development pattern.

The proposed changes to the development plan are in keeping with the "resort" character of the Bloody Point development. The proposed clustering of small units throughout the golf course property will enhance the eventual conversion of this development to transect zones and a pedestrian-friendly environment as envisioned in the Daufuskie Island Plan.

8. Would not result in adverse impacts on the natural environment – including, but not limited to, water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

Per Section 1.6.60 of the CDC, any development within Bloody Point PUD will be required to comply with all current County stormwater and resource protection standards. Based on the information presented in the application, the proposed development is determined not to have adverse impacts on the environment.

9. 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.

The County Traffic and Transportation Engineer determined that a TIA is not necessary as the development is self-contained and will generate very little traffic of consequence. The application states that boat and ferry access to Bloody Point are provided at the Bloody Point Dock and Landing located on Mungen Creek. Transportation within Bloody Point is largely via golf carts, bicycles, and walking paths.

D. RECOMMENDATION:

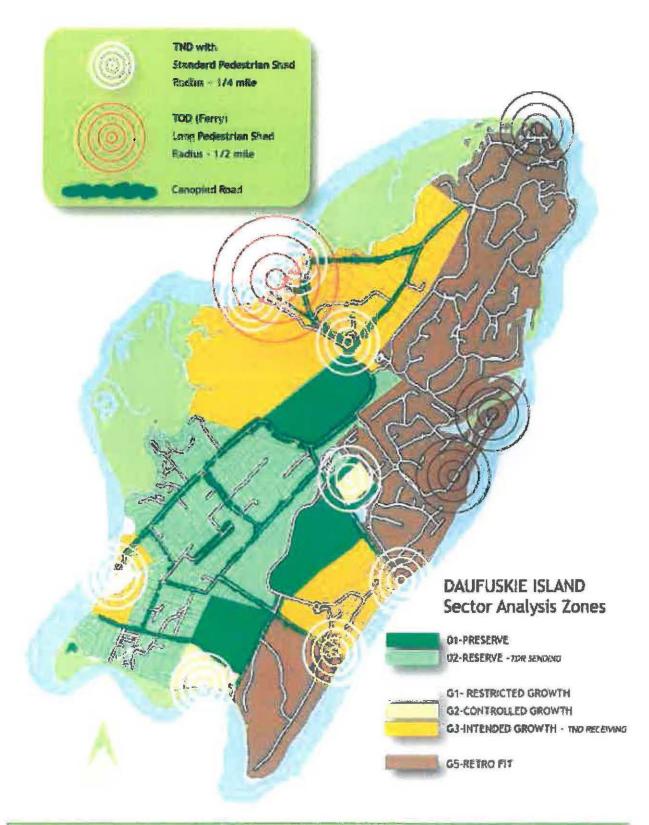
After review of the guidelines set forth in Section 7.3.40 of the Community Development Code, staff recommends <u>approval</u> of the requested amendment to the Bloody Point PUD with the following conditions:

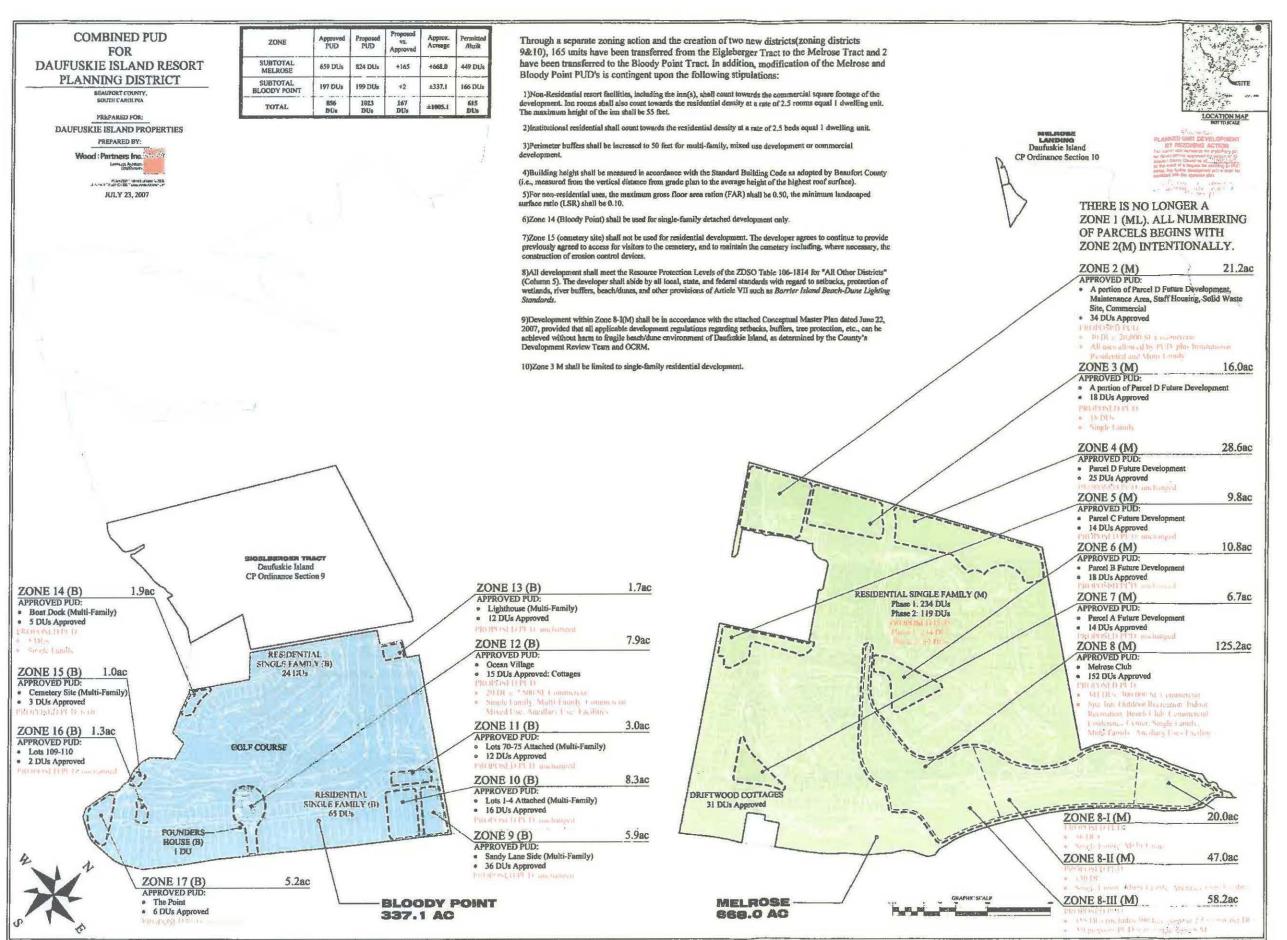
E. ATTACHMENTS:

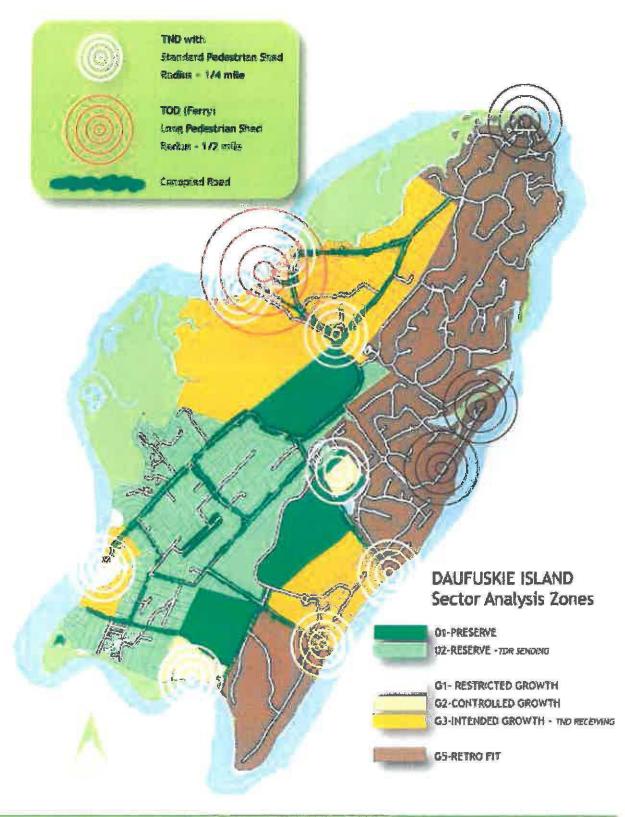
- 1. Rezoning Application
- 2. Zoning Map
- 3. Bloody Point PUD Master Plan

ZMA-2015-15 March 1, 2016 Bloody Point PUD Amendment Page 5 of 5









Chapter Two "Island Vision" includes (9) Sections that comprise the overall vision and accompanying Objectives for the Plan. If accomplished, the Objectives will significantly aid in the Island's ability to sustain itself and thrive.



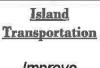
Development Patterns

Preserve Land and Promote Traditional Development Patterns



Ferry Service

Establish Intense Development Around Ferry Embarkation Sites and Improve Service



Improve Transportation Infrastructure in a Contextual Manner



Tourism & Wayfinding

Cross-Promote Tourism Interests & Improve Wayfinding Infrastructure



Historic Resources

Heighten Historic Preservation And Land Conservation **Efforts**



Housing

Increase **Opportunities** For Obtainable Housing



Civic Sites

Create Small Gathering Places and Significant Civic Spaces Across the Island



Economy

Expand the Economy while Promoting Additional Means of Control and Oversight



Sustainability

Establish Sustainable Benchmarks and Targets



BEAUFORT COUNTY, SOUTH CAROLINA PROPOSED COMMUNITY DEVELOPMENT CODE (CDC) ZONING MAP / TEXT AMENDMENT / PUD MASTER PLAN CHANGE APPLICATION

9

TO: Beaufort County Council

	he undersigned hereby respectfully requests that the Beaufort County Community Development Code (CDC) be
8	meaded as described below:
1	This is a request for a change in the (check as appropriate): (x) PUD Master Plan Change () Zoning Map Designation/Rezoning () Community Development Code Text
2.	Give exact information to locate the property for which you propose a change: Tax District Number: , Tax Map Number: , Parcel Number(s): See List Section Size of subject property: 179.99 Acres
3.	How is this property presently zoned? (Check as appropriate) () T4NC Neighborhood Center () T2RC Rural Center () C3 Neighborhood Mixed Use () T4HC Hamlet Center () T2RN Rural Neighborhood () C4 Community Center Mixed Use () T4HCO Hamlet Center-Open () T2RNO Rural Neighborhood Open () C5 Regional Center Mixed Use () T4VC Village Center () T2R Rural () S1 Industrial () T3N Neighborhood () T1 Natural Preserve (X) Planned Unit Development PUD () T3HN Hamlet Neighborhood () Community Preservation (specify) Amendment to PUD () T3E Edge (specify)
4,	What new zoning do you propose for this property? See attached Narrative Statement (Under Item 9 explain the reason(s) for your rezoning request.)
5.	Do you own all of the property proposed for this zoning change? (X) 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 Community Development Code (CDC) 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: () MCAS-AO Airport Overlay District/MCAS () CFV Commercial Fishing Village () BC-AO Airport Overlay District/Beaufort County () TDR Transfer of Development Rights () CPO Cultural Protection () PTO Place Type Overlay
8.	The following sections of the Beaufort County Community Development Code (CDC) (see attached sheets) should be addressed by the applicant and attached to this application form: a. Division 7.3.20 and 7.3.30, Comprehensive Plan Amendments and Text Amendments. b. Division 7.3.40, Zoning map amendments (rezoning). c. Division 1.6.60, Planned Unit Developments (PUDs) Approved Prior to Dec. 8, 2014 d. Division 6.3, Traffic Impact Analysis (for PUDs) and Rezonings that will generate 50+ peak hour trips. e. Division 7.3.50, Place Type Overlay (rezoning).
	ZNIJS
le:	7. 05/06/15 FILE NO: OD // Initiated by: STAFF (OWNER) (Circle Gust)

Beaufort County, SC, Proposed Community Development Code (CDC) Map/Text Amondment Application
Page 2 of 2

Parcel Numbers: R800 027	00A 0076 0000
R800 027	00A 0078 0000
and the state of t	00A 0085 0000
R800 027	00A 0092 0000
	hile this application will be carefully reviewed and considered,
burden of proof for the proposed smeads	neut rests with the owner.
- Sel	11/18/15
Signature of Owner (see Item	m 5 on page 1 of 11 Date
Name: Brian McCarthy	Telephone (770)777-1167
Address: 9390 Old Southwick Pa	ass, Alpharetta, GA 30022
Email: mccarthyflowerspagao	l. Com
	DAN SERVER STREET, CONTRACTOR AND
Agent (Name/Address/Phone/connil): Mari	t Baker, Wood+Partners Inc., (843)681-66 Island 29925, mbaker@woodandpartnerts.c
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BLOODY POINT PLANNED UNIT DEVELOPMENT ZONING MAP AMENDMENT - REVISIED DAUFUSKIE ISLAND, SOUTH CAROLINA

Submitted: November 24, 2015 Revised: December 3, 2015 Revision Prepared: January 25, 2016

NARRATIVE STATEMENT REVISIONS

See Revisions below highlighted in yellow Prepared by Wood+Partners Inc.

B. Intent of the Planned Unit Development Zoning Map

<u>Submittal Narrative:</u> This proposal also includes an inn/ hotel with up to 120 rooms and up to 50,000 square feet of commercial space, open spaces with linear park, leisure trails, boardwalks, fishing docks and overlooks, a ferry landing and dock and pier, a nature center and a local food production farm and vineyard.

<u>Proposed Revised Narrative</u>: The proposal also includes an inn/hotel with up to **60 rooms** in addition to the **7 rooms** in the existing Osprey Cottage and up to **25,000 square feet of commercial space**, open spaces with linear park, leisure trails, boardwalks, fishing docks and overlooks, a ferry landing and dock and pier, a nature center and a local food production farm and vineyard.

C. Master Plan

17. ARB Guidelines

Submittal Guidelines:

Building Setbacks & Height Restrictions:

	Min. Site Area	Min. Lot Area	Min. Lot Width	Min. Street Yard	Min. Side Yard	Min. Rear Yard	Max. Height	Max. Density
Single Family Detached/ Attached (Single, Duplex, Triplex)	n/a	3,000 SF	50'	15′	10'	15'	36'	1 DU/Acre
Inn/Hotel	2 Acre	n/a	n/a	15'	n/a	15'	48'	n/a
Commercial	n/a	n/a	50'	10'	10'	15'	44'	. n/a

Note: Building heights are to be measured from the finished floor elevation of the first floor level which shall not exceed five feet above the minimum FEMA base flood elevation.

Proposed Revised Guidelines:

Building Setbacks & Height Restrictions:

	Min. Site Area	Min. Lot Area	Min. Lot Width	Min. Street Yard	Min. Side Yard	Min. Rear Yard	Max. Height	Max. Density
Single Family Detached/ Attached (Single, Duplex, Triplex)	n/a	3,000 SF	50'	15′	10′	15'	36′	1 DU/Acre
Inn/Hotel	2 Acre	n/a	n/a	15′	n/a	15'	48'	n/a
Commercial	n/a	n/a	50'	10'	10'	15'	35'	n/a

Notes:

- 1. Building heights are to be measured from the finished floor elevation of the first floor level which shall not exceed five feet above the minimum FEMA base flood elevation.
- 2. Each commercial building shall not exceed 15,000 square feet in size.

END OF NARRATIVE REVISIONS

BLOODY POINT PLANNED UNIT DEVELOPMENT ZONING MAP AMENDMENT

DAUFUSKIE ISLAND, SOUTH CAROLINA

Submitted: November 24, 2015 Revised: December 3, 2015

NARRATIVE STATEMENT

A. The Property

Daufuskie Island is one of a series of Atlantic Sea Islands along the eastern seaboard of the United States. The Island, comprising of a total of approximately 5,000 acres is located in Beaufort County, South Carolina. The Island is endowed with nearly 11 miles of ocean, sound and Intracoastal Waterway frontage. Daufuskie has evidence of habitation four or five thousand years ago. While Spanish sailed near the Island in 1520, it was not until 1740 that King George II of England bestowed on David Mongin an Island in the area known as "Daufuskie". The Island, smaller than Hilton Head, is located less than a mile to the south across Calibogue Sound. Much like its larger neighbor to the north, Daufuskie Island has enjoyed a rich history as an active plantation and farming community during the Nineteenth Century and into the early Twentieth Century. Beaufort County and Daufuskie Island are located within The Gullah/Geechee Cultural Heritage Corridor, adding cultural richness to the Island. The unique location of Daufuskie in this historic corridor, its position between Hilton Head and Savannah, and the lack of a bridge have all been factors in the preservation of its historic and rural qualities. These qualities have allowed the Island to serve as an alternative to the more developed destinations nearby.

The Bloody Point Planned Unit Development is a +/-337.1 acre tract located on the southern tip of Daufuskie Island with frontage on the Atlantic Ocean and the Mungen Creek. Bloody Point Properties, LLC owns and operates community amenities, dock and ferry service, golf facilities and parcels within Bloody Point PUD totaling +/-180 acres. These parcels, owned by Bloody Point Properties, LLC, are located in the center of the Bloody Point PUD and is bounded on the west by Mungen Creek, on the north by River Road residential lots and Pappy's Landing Road, on the east by Beach Road, and on the southeast by Fuskie Lane and residential lots. Pappy's Landing Road provides vehicular access to Bloody Point and the community entrance, which is located at the intersection of Bloody Point Drive and Pappy's Landing Road. There are three roads within Bloody Point including Bloody Point Drive, River Road and Fuskie Lane. All three roads are owned and maintained by the Bloody Point Club Property Owners Association. Boat and ferry access to Bloody Point are provided at the Bloody Point Dock and Landing located on Mungen Creek. This landing has internal vehicular access to Fuskie Lane. Transportation within Bloody Point is largely accommodated by golf carts, bicycles and walking paths. Gasoline vehicles are generally limited to service vehicles and community transportation vehicles, shuttles, vans and busses.

For additional information on the Planning District refer to Exhibit A, Existing Conditions.

B. Intent of the Planned Unit Development Zoning Map Amendment

For this section, please refer to documents in Exhibit B, Site Plans.

The intent of this Zoning Map Amendment for the Bloody Point Planned Unit Development is to modify development rights for the central portion of the PUD for parcels currently owned by Bloody Point Properties, LLC to allow hospitality uses, commercial uses, single family attached and detached uses and recreational uses. As indicated above, the PUD designation already exists for Bloody Point. The parcels owned by Bloody Point Properties, LLC are located within the Bloody Point PUD and are primarily used as an existing golf course, including an eighteen-hole golf course, golf clubhouse, cart barn, inn, associated amenities, boat dock and ferry landing, beach access, swimming pool and other supporting club facilities. The current golf course operation is under-performing, as such the proposed alternate land uses can help enhance values. The proposed conceptual master plan, Exhibit B, allows for single family detached and attached dwelling units including single units, duplex units and triplex units totaling up to 150 dwelling units. Consideration may be taken to convert these to hospitality units for use with the inn. The proposal also includes an inn/hotel with up to 120 rooms and up to 50,000 sf of commercial space, open spaces with linear park, leisure trails, boardwalks, fishing docks and overlooks, a ferry landing and dock and pier, a nature center and a local food production farm and vineyard.

In order to accommodate a flexible mix of land uses in traditional village-like settlement patterns reflecting the planning principles native to the low country as outlined in the Daufuskie Island Code, this application is being submitted to provide for suitable and responsible planning and development of the property. Infill dwelling units are carefully placed in a relaxed, low density manner overlooking internal and external natural assets including tidal marshes, existing and proposed lakes, open space and greenways. Connectivity is an essential component of this plan which includes a comprehensive greenways and trails system linking both existing and proposed dwelling units across the community with the centrally located inn district and village core. Generous internal open spaces including greenways, lakes and tidal marshes separate existing home sites from proposed development while providing key pedestrian and bicycle connections to the village core while enhancing value.

This plan proposes a relaxed village-like setting drawing from Daufuskie Island's unique qualities and characteristics while offering an alternative to conventional golf oriented amenity communities and resorts across the region. This plan supports the development of a viable and successful community with an emphasis on creating an alternative destination that builds on active, nature based recreation and protection and sustainment of the Property's cultural and natural resources.

It is intended that the plan will allow for flexibility to accommodate specific site conditions, environmental assets, physical constraints, market conditions and design parameters. Accordingly, the exact location of boundary lines within tracts, the location of land uses indicated within planning areas and preliminary design concepts for tracts described herein shall be subject to change. Development phases within the planned area will be submitted for final plan review over the life of the development and minor changes are allowed, provided that maximum densities and land use quantities are not exceeded within the overall development plan. Major changes in the plan including increases in overall density or land uses, will require additional PUD Zoning Map Amendments.

C. Master Plan

1. Proposed Arrangement of Land Uses

Refer to Exhibit B, Bloody Point Conceptual Master Plan.

2. Boundary Survey

Owner will be required to complete boundary survey prior to developing parcels.

Refer to Exhibit D, Boundary Survey for supporting documents.

3. Adjacent Parcel Land Uses

Refer to Exhibit E, Existing Lot, Roads, Rights-of-Way and Land Uses.

4. Site Plan

Refer to Exhibit B, Bloody Point Conceptual Master Plan.

5. Topographic Survey

Refer to documents in Exhibit F, Topographic Survey.

6. Existing & Recorded Streets

Beach Road is owned by Bloody Point Properties, LLC, and no changes will be made to this road. Bloody Point Drive, River Road and Fuskie Lane are owned by Bloody Point Club Property Owners Association. Bloody Point Drive will have minor modifications made to it to accommodate proposed improvements.

Refer to Exhibit E, Existing Lot, Roads, Rights-of-Way and Land Uses and Exhibit K, Number 8, letter from Bloody Point Club Property Owners Association, and Exhibit B, Bloody Point Conceptual Master Plan.

7. Existing & Recorded Lots

Refer to documents in Exhibit E, Existing Lot, Roads, Rights-of-Way and Land Uses.

8. Proposed Land for Public Facilities

N/A.

9. Proposed Street Layout

Refer to Exhibit B, Bloody Point Conceptual Master Plan.

10. Traffic Impact Analysis

Traffic studies are not warranted nor necessary for this application since the majority of traffic in the community is limited and via golf cart. There is limited motor vehicle traffic on Daufuskie Island and the primary mode of transportation for residents within Bloody Point is now, and will be in the future, by golf cart or shuttle system. Off-island traffic is not impacted by the proposed PUD zoning map amendment. The current ownership provides ferry service.

11. Stormwater Management, Water & Sewer Plans

a) Stormwater Management Plan

The existing storm water management system for Bloody Point includes a combination of interconnected wet detention ponds, grassed swales, and gently sloping open spaces to filter and attenuate storm water runoff from the existing development. Final discharge of storm water runoff from Bloody Point is conveyed through the interconnected wet detention ponds before reaching the adjacent critical area.

As additional development is introduced to Bloody Point, the existing system will be supplemented with additional facilities and BMPs meeting current OCRM and Beaufort County storm water management standards.

Refer to Exhibit G, Bloody Point Drainage Master Plan.

b) Potable Water Plan

Daufuskie Island Utility Company, Inc. provides potable water and fire flow to the existing development at Bloody Point. The water supply and distribution system is comprised of four deep wells with a total pumping capacity of 2,600 gallons per minute. Each well site includes a 10,000 gallon hydropneumatic storage tank. The distribution system is comprised of 10", 8", and 6" diameter water mains located generally within road right-of-ways.

Refer to Exhibit H, Bloody Point Water Master Plan.

c) Wastewater Collection, Treatment and Disposal

Daufuskie Island Utility Company, Inc. manages wastewater collection, treatment, and disposal for Bloody Point. The collection system is comprised of gravity sewer, pump stations and manifolded force mains. The system was designed with multiple pump stations to limit the depth of gravity sewer mains. A series of pump stations collects wastewater flows from their respective services areas. A manifolded force main network conveys wastewater from Bloody Point to the Bloody Point (f/k/a Daufuskie Island Club) Wastewater Treatment Facility (the "BP WWTF") located in the northwest corner of the Eigelberger tract. The proposed redevelopment of the golf course will extend gravity sewer form an existing pump station and proposes the addition of on\e

new pump station to manifold into the existing forcemain within Bloody Point Drive right-of-way.

At the BP WWTF, the wastewater is treated and routed through an aeration lagoon and seven day holding pond. To meet the demand of the proposed development an upgrade to the existing treatment plant is proposed to include additional aeration.

When treatment is completed, the effluent is conveyed back to Bloody Point for spray disposal on the Bloody Point Golf Course. Redeveloping the golf course will eliminate the effluent spray field while increasing the demand for effluent disposal. A combination of surface spray disposal within the Grand Lawn and underground drip disposal throughout the community is proposed to address the effluent demand.

Refer to Exhibit I, Wastewater Master Plan.

12. Overlay District Boundary

N/A

13. Comments from Affected Agencies

Comments from affected agencies, if any, will be addressed when received.

If required, the Owner will be responsible for conducting necessary archeology and environmental studies prior to beginning development.

Refer to Exhibit K, Agency Letters.

14. Proposed Ownership and Maintenance

a) Rights-of-Way

Rights-of-way now existing, or to be constructed or improved shall be owned and maintained by the Owner and/or an affiliate or property owners association now existing or hereafter established in the area containing such rights-of-way. Except as otherwise herein described, all public roads used by the Owner shall continue to be the property and responsibility of the County.

b) Drainage Systems

Drainage systems now existing, or to be constructed or improved shall be owned and maintained by the Owner and/or an affiliate or property owners association now existing or hereafter established in the area containing the drainage systems. Except as otherwise herein described, all public drainage systems used by the Owner shall continue to be the property and responsibility of the County.

c) Water & Sewer Systems

Water and sewer service is provided by Daufuskie Island Utility Company, Inc. Water and sewer infrastructure now existing or hereafter constructed or approved by the Owner and/or the Resort shall be either retained and maintained by the Owner or an affiliate or turned over to the utility company.

d) Open Space Systems

Open space shall be owned and maintained by the Owner and/or an affiliate or property owners association now existing or hereafter established in the area containing such open space.

e) Amenities

All amenities now existing, or to be constructed or improved shall be owned and maintained by the Owner and/or an affiliate. There is currently no plan to turn over any amenity to any property owners association existing or proposed to be created.

f) Covenants, Conditions and Restrictions

The Owner will work with the Bloody Point Club Property Owners Association (POA) to amend the Bloody Point Covenants, Conditions and Restrictions (CCR) to include the new owners in the POA and make available memberships to new amenities if offered such as a beach club and/or a ferry boat service.

15. Proposed Phasing and Schedule of Development

To be provided by the Owner prior to development.

16. Proposed Phasing & Time Schedule for Lands to be Dedicated for Public Facilities

N/A.

17. ARB Guidelines

The existing Bloody Point ARB Guidelines generally apply, with the following exceptions.

Site planning standards for new development within the Bloody Point PUD Amendment are proposed as follows:

- a. Building sizes for single family detached and attached dwelling units shall be minimum
 850 square feet per unit.
- Freestanding hospitality units, cabins or casita square footages will be provided by the Owner prior to development, but could range between 300 SF and 850 SF.
- c. Inn or hotel room sizes will be provided by the Owner prior to development.
- d. Total open space shall be a minimum of 35% of total acreage (35% of 180 acres equals 63 acres minimum). Open space includes internal greenways, lakes, ponds, internal tidal marshes and wetlands.

Building Setbacks & Height Restrictions:

	Min. Site Area	Min. Lot Area	Min. Lot Width	Min. Street Yard	Min. Side Yard	Min. Rear Yard	Max. Height	Max. Density
Single Family Detached/ Attached (Single, Duplex, Triplex)	n/a	3,000 SF	50'	15'	10′	15′	36′	1 DU/Acre
Inn/Hotel	2 Acre	n/a	n/a	15′	n/a	15′	48'	n/a
Commercial	n/a	n/a	50'	10'	10'	15'	44'	n/a

Note: Building heights are to be measured from the finished floor elevation of the first floor level which shall not exceed five feet above the minimum FEMA base flood elevation.

18. Letters of Utility Capability and Intent to Serve

Refer to Exhibit J, Letters of Utility Capability and Intent to Serve.

19. Statement Describing Character of and Rationale for PUD

Refer to Narrative Section B, Intent of the Planned Unit Development Zoning Map Amendment.

20. <u>Letter in Support of PUD Zoning Map Amendment from Bloody Point Club Property Owners Association</u>

Refer to Exhibit K, Number 8, letter from Bloody Point Club Property Owners Association.

END OF NARRATIVE



PROPERTY OWNERS NOTIFIED OF DAUFUSKIE ISLAND BLOODY POINT PLANNED UNIT DEVELOPMENT (PUD) Master Plan Change for R800-27A-76, 78, 85, and 92 (179.99 acres)

PIN	Owner1	MailingAdd	City	State	ZIP .
R800 27A 5	15 FUSKIE LANE LLC	737 PINE POINT PLACE	AKRON	OH	44333
R800 27A 0116	ADAMS GEOFFREY WILLIAM / HEATHER BELL	303 HAWTHORNE RD	RALEIGH	NC	27605
R800 27A 0015	AHIGIAN SUSANE HABASHI GERALD	2266 N HWY 16	DENVER	NC	28037
R800 27 8	ALLEN CHARLES THOMAS II	PO BOX 57	DAUFUSKIE ISL	SC	29915
R800 27A 0017	ANDREWS MICHAEL W CATHERINE S	3300 WINDY RIDGE PKWY UNIT 912	ATLANTA	GA	30339-8517
R800 27A 0068	ANTHONY M SAVO IRA	560 SILVER SANDS RD 1802	EAST HAVEN	CT	06512
R800 27A 0053	ASHLEY OAK PARTNERS LLC	334 E BAY #211	CHARLESTON	SC	29401
R800 27A 0081	BARRETT PATRICIA STRONG	1 INDIAN CREEK RD	AUGUSTA	GA	30909
R800 27A 0103	BARRY JOHN P MARY F	56 BRIANT DRIVE	SUDBURY	MA	01776
R800 27 102,108,109,115- 122,151-153,158- 162,164-166	BEACH FIELD PROPERTIES LLC	111 CLEBOURNE STREET SUITE 200	FORT MILL	SC	29715
R800 27A 76,78,85,87,92	BLOODY POINT PROPERTIES LLC	9390 OLD SOUTHWICK PASS	ALPHARETTA	GA	30022
R800 27A 0054	BOTT MARTIN BARNES ANGELIA	10628 WALNUT CREEK DR W	CARMEL	IN	46032
R800 27A 0057	BRUCE ALAN JAMROZY LIV TRUST	470 KENDINGTON FARMS DR	ALPHARETTA	GA	30004
R800 27 010A	BURN FRANCIS A FRANCIS A JR COOPER M	106 TRYON DR	SUMMERVILLE	SC	29485
R800 27A 0040	BURNS SUSAN CAMILLE	3690 FOREST PEAK LANDING	MARIETTA	GA	30066
R800 27A 50, 51	CANNON CONSULTING LLC	53 S 600 E	SALT LAKE CITY	UT	84102
R800 27A 0118	CASEY STEPHEN P	PO BOX 83	DAUFUSKIE ISLAND	SC	29915
R800 27A 8, 49	CERVINO ELIZABETH A	6323 BRYNWOOD DRIVE	MEDINA	ОН	44256
R800 27A 70	CHOU INVESTMENTS LLC	PO BOX 241025	CHARLOTTE	NC	28224
R800 27A 74	CONGER EMILY H	95 CHRISWOOD DR	FORSYTH	GA	31029
R800 27A 0105	COOK SHEILA M	9-1399 COMMISSIONERS RD W	LONDON	ON	N6K4G9
R800 27A 0083	DAUFUSKIE BEACH PROPERTY LLC	6501 PEAKE RD	MACON	GA	31210
R800 27A 88,94,119	DAUFUSKIE ISLAND CLUB PROPERTY	67 FUSKIE LN	DAUFUSKIE ISLAND	SC	29915
R800 27 009A	DAUFUSKIE LAND INVESTMENTS LLC	111 CLEBOURNE ST STE 200	FORT MILL	SC	29715
R800 27A 79, 80	DEITCH MILTON J SARA SCHWARTZ	94 FUSKIE LN	DAUFUSKIE ISLAND	SC	29915
R800 27A 0056	DESIREE MITCHELL JAMROZY	470 KENSINGTON FARMS DR	ALPHARETTA	GA	30004-3740
R800 27A 69	DICKINSON THOMAS D MARY M	12 PORT PASSAGE	DAUFUSKIE ISLAND	SC	29915
R800 27A 0121	DOUGHERTY NANCY R	5 LITTLEWOOD LN	DURHAM	NC	27707-5140

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PIN	Owner1	MailingAdd	City	State	ZIP
R800 27A 0039	EGAN MICHAEL E JULIE M	12144 JAMES JACK LN	CHARLOTTE	NC	28277-3752
R800 27A 0011	ELROD FAMILY HOLDINGS LLLP	3495 GENERAL HOOD TRAIL	NASHVILLE	TN	37204
R800 27A 0114	FAULKNER JIMMY D MARY C	2012 OTTER VALLEY LANE	NASHVILLE	TN	37215
R800 27A 0104	FBO LAWRENCE D SILVER IRA	PO BOX 173859	DENVER	CO	80217
R800 27A 55, 117	FINGERHUT DAVID L / SANTRY PATRICIA M	63 SHIPYARD DRIVE 905	HILTON HEAD ISLAND	SC	29928
R800 27A 102	FOLEY TIMOTHY C BIERMAN PHILIP S	426 REGENT DRIVE	BUFFALO GROVE	IL	60089
R800 27 19	GAUSE JOHN	2224 FRANKLIN COURT	ARLINGTON	TX	76011
R800 27A 37,115	GLETNER THOMAS J JR KAREN ELIZABETH	3300 SHEPHERD ST	CHEVY CHASE	MD	20815
R800 27A 0021	GREENE DAUFUSKIE ISLAND LLC	3800 TOWPATH RD	CLEVELAND	OH	44147
R800 27A 0014	GREENWOOD WILLIAM H / KELI C	9 MARSH LAKE LN	DAUFUSKIE ISLAND	SC	29915
R800 27 0025	GREINER HOKE S	4109 BECKETT RD	JOHNS ISLAND	SC	29455
R800 27A 75	GRIFFIN JAMES MICHAEL	18512 PENINSULA CLUB DR	CORNELIUS	NC	28031
R800 27A 0046	GROUP 3 INVESTMENTS LLLP	30 C HUNTER RD	HILTON HEAD ISL	SC	29926
R800 27A 0089	GUNYUZLU MARK A MARY C	141 WING HAVEN CIRCLE	WINSTON SALEM	NC	27106
R800 27A 1, 93	HABASHI MAHER F NAGIBA A	16115 WEATHERLY WAY	HUNTERSVILLE	NC	28078
R800 27A 67	HABASHI NEVEEEN NAGIBA	PO BOX 1632	LINCOLNTON	NC	28093
R800 27 8D	HALL J EDWARD ELIZABETH P	PO BOX 6907	COLUMBIA	SC	29260-6907
R800 27 157	HAMMER MICHAEL D KAREN R	315 BRECKENRIDGE COURT	ROSWELL	GA	30075
R800 27A 0041	HANNA KEITH A TONNE RAY	5575 BANNERGATE DR	JOHNS CREEK	GA	30022
R800 27 7, 26	HATCHER HOLDINGS LLC	PO BOX 546	SAVANNAH	GA	31402
R800 27A 0033	HIBACHI MAHER NAGIBA	87 FUSKIE LANE	DAUFUSKIE ISLAND	SC	29915
R800 27A 0084	HOGG JAMES W TRUSTEE JAMES W HOGG L	501 PARK CENTER DR	NASHVILLE	TN	37205
R800 27A 0112	HOOVER RANDALL J SANDRA W	1931 RIVERSIDE DRIVE	CINCINATTI	OH	45202
R800 27 008G	ISLAND DROLMULS LLC	53 OFF SHORE	HILTON HEAD ISLAND	SC	29928
R800 27A 0030	J DUB HOLDINGS LLC	157 OTTER RD	HILTON HEAD ISLAND	SC	29928
R800 27 8F, 20, 29	J&W CORPORATION OF GREENWOOD	50 BUSHS BRANCH RD	BLUFFTON	SC	29909
R800 27 0017	JENKINS HOMER CURTIS III	204 OATLAND ISLAND RD	SAVANNAH	GA	31410-1159
R800 27 18	JENKINS MAYME S	208 OATLAND ISLAND RD	SAVANNAH	GA	31410-1159
R800 27A 0031	JGALT LLC	429 NORTH MAIN ST SUITE 100	MEMPHIS	TN	38103
R800 27A 58,59,60	JOANNE B LOFTUS	34 FUSKIE LN	DAUFUSKIE ISLAND	SC	29915

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PIN	Owner1	MailingAdd	City	State	ZIP .
R800 27A 0107	K & K PROPERTIES CO INC	11743 FRANKSTOWN RD	PITTSBURGH	PA	15235
R800 27A 0090	LARREATEGUL FAMILY TRUST	7428 MEEKER CREEK DR	DAYTON	ОН	45414
R800 27A 0101	LASHAR JOHN M DEBORAH M	38 MIDDLE STREET	HINGHAM	MA	02043
R800 27A 0022	LATUSKA RICHARD F ANNETTE	85 TREASURE LK	DU BOIS	PA	15801
R800 27A 0043	LEAH HAUNZ JOHNSON	4019 NORBOURNE BLVD	LOUISVILLE	KY	40207
R800 27 008B	LEWIS JEFFREY E SALLY V	1500 JENNI LEE CT	KISSIMMEE	FL	34744
R800 27A 0109	LOCHMANN LORAS M	79405 HWY 111 STE 9-298	LA QUINTA	CA	92253
R800 27A 0098	LOOKADOO STEPHEN E JR SALLY L	602 WORCHESTER PLACE	SIMPSONVILLE	SC	29680
R800 27A 2, 32	LORDAH TRUST	16115 WEATHERLY WAY	HUNTERSVILLE	NC	28078
R800 27A 0013	LUCKY STARS TRUST	35 FUSKIE LN	DAUFUSKIE ISLAND	SC	29915
R800 27 154	MANSON WILLIAM M	4458 FLAGSHIP DR	GAINESVILLE	GA	30506-4340
R800 27A 0045	MANSTRANGELO KIMBERLY ANN	208 STONEHILL DR	ROCKY HILL	CT	06067
R800 27A 0042	MARK F JOYCE TRUST	205 BRENTWOOD DR	HUDSON	ОН	44236
R800 27A 0077	MCCARTHY BRIAN J	9390 OLD SOUTHWICK PASS	ALPHARETTA	GA	30022
R800 27A 0034	MCCARTHY ERIN P	9390 OLD SOUTHWICK PASS	ALPHARETTA	GA	30022
R800 27A 0052	MCCROY JEFFREY A LINDA L	202 W 50TH ST	KANSAS CITY	MO	64112
R800 27A 0018	MCDONALD JAMES L	8778 DUNBLANE CT	TALLAHASSEE	FL	32312-4061
R800 27A 0122	MCINTYRE PATRICK A / ELIZABETH B	6417 ASPEN RD	MINNEAPOLIS	MN	55436
R800 27A 0106	MCKENZIE BRIAN M JEANNE L	22 MINUTEMAN RD	MEDFIELD	MA	02052-1444
R800 27A 6,7	MELLENCAMP JOHN J	5087 W LOWER SCHOONER RD	NASHVILLE	IN	47448
R800 27A 86	MELROSE UTILITY COMPANY INC	6 BEACON ST STE 200	BOSTON	MA	02108
R800 27 155	MGC CORPORATION	9491 CENTERVILLE RD	BRIDGEWATER	VA	22812
R800 27A 62, 65	MOSTAGHIM NEGIN M	1121 LAURELWOOD DR	MCLEAN	VA	22102-1518
R800 27A 0035	MULLEN GEORGE E / CARMEN T	48 PLANTERS ROW	HILTON HEAD ISLAND	SC	29928
R800 27A 0028	NICKELS PAULA K TRUSTEE PAULA K NICK	77 FUSKIE LN	DAUFUSKIE ISLAND	SC	29915
R800 27 8C	NORDEEN THERESA S WU MARY MARGARET	511 NORDEEN LANE	SWANSBORO	NC	28584
R800 27A 71	OBERST GEORGE J TERRI	1238 RETREAT LN	NEW ALBANY	OH	43054-8608
R800 27A 4	OSIRIS LOTUS LLC	16115 WEATHERLY WAY	HUNTERVILLE	NC	28078
R800 27A 0012	PAPPAS JAMIE D ANGELA	1275 MAPLE GROVE CHURCH RD	CHATSWORTH	GA	30705-6454
R800 27A 0120	PENSCO TRUST CO CUSTODIAN FBO BERNA	4475A IKENA PLACE	KALAHEO	н	96741
R800 27A 99	PENSCO TRUST COMPANY FBO ANTHONY A S	30 FUSKIE LANE	DAUFUSKIE ISL	SC	29915

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PROPERTY OWNERS NOTIFIED OF DAUFUSKIE ISLAND BLOODY POINT PLANNED UNIT DEVELOPMENT (PUD) Master Plan Change for R800-27A-76, 78, 85, and 92 (179.99 acres)

PIN	Owner1	MailingAdd	City	State	ZIP
R800 27A 0111	PETERS DAVID R CLAUDIA A	13 MANCHESTER CT	BLUFFTON	SC	29910
R800 27A 0108	PIPERATO JAMES F KIMBERLY A	4603 QUAIL COURT	FLOWERY BRANCH	GA	30542
R800 27A 0024	POST THOMAS S JR NANCY G	26690 ROOKERY LAKE DRIVE	BONITA SPRINGS	FL	34134
R800 27A 10, 36	RAINEY TERESA J KELLY LISA M ETAL	1430 CASTLEGREEN DRIVE	GREEN CASTLE	PA	17225-9219
R800 27A 0110	RICHARD A SILVER IRA ACCOUNT SIEC	PO BOX 173859	DENVER	CO	80217
R800 27A 0064	RIVERS J DANIEL #	3601 RIVER RIDGE COVE	PROSPECT	KY	40059
R800 27A 95, 96	ROYAL H L BOYER LOUISE W	25 WEST LONG DRIVE	LAWRENCEVILLE	NJ	08648
R800 27A 0048	SALTERELLI MATTHEW G EILEEN M	4788 SHADY HOLLOW RD NW	CANTON	ОН	44718
R800 27A 0123	SANDY LANE HORIZONTAL PROPERTY REGIM	PO BOX 6476	HILTON HEAD ISLAND	SC	29938
R800 27A 9, 66	SAVO ANTHONY M	560 SILVER SANDS RD	EAST HAVEN	CT	06512
R800 27 156	SCHUMACHER BRADLEY FITZGERALD KATHLE	1504 WAR ADMIRAL LN	WAXHAW	NC	28173
R800 27A 29,72,73	SELLARS BEN S MELISSA H	1031 ROSSITER COURT	WATKINSVILLE	GA	30677
R800 27A 97	SENN ROBERT M BETH P	336 KENWOOD DRIVE	LEXINGTON	SC	29072
R800 27A 0016	SHOFFNER JOHN M KAREN L	1865 TROTTERS LANE	STONE MOUNTAIN	GA	30087
R800 27A 23, 113	SILVER RICHARD PAUL A	67 FUSKIE LN	DAUFUSKIE ISL	SC	29915
R800 27A 61,100	SIMONELLI ANTHONY A DIANNE K	30 FUSKIE LN	DAUFUSKIE IS	SC	29915
R800 27A 0019	SLS TRINITY TRUST	16115 WEATHERLY WAY	HUNTERSVILLE	NC	28078
R800 27A 3, 91	SOLBAN TRUST	16115 WEATHERLY WAY	HUNTERSVILLE	NC	28078
R800 27A 0025	SYMONDS DAVID	2593 JOHN BOONE CT	MOUNT PLEASANT	SC	29466
R800 27A 26,27	TARANTINO RICHARD P ERIKO	1400 MAIN STREET	SOUTH WINDSOR	CT	06074
R800 27A 0063	TORIA HOMES LP	1430 CASTLEGREEN DRIVE	GREENCASTLE	PA	17225
R800 27A 0082	TREMAINE HARRY B	316 RUNNER ROAD	GREAT FALLS	VA	22066
R800 27A 0038	TUCKER & OLLIE INVESTMENTS LLC	5022 RIVERSIDE DRIVE	BRUNSWICK	GA	31520
R800 27A 0047	VARHOLAK JONATHAN M JOANNA K	4 LEAVITT STREET	HINGHAM	MA	02043
R800 27 8E	WARD FRED #	6 ST GEORDE CIRCLE	BLUFFTON	SC	29910
R800 27A 0020	WEBB ROBERT W JR JUDITH T	270 QUIET WATER LN	ATLANTA	GA	30350
R800 27A 0044	WILLIAM H GREENWOOD MD ENTERPRISES L	1650 SEVER RD	LAWRENCEVILLE	GA	30043
R800 27 8A	YEOMANS MILDRED P	2406 SHAW AVE	GARDEN CITY	GA	31408-2524

The areas indicated on this plat/plan as flood hazard areas have been identified as having least a one percent chance of being flooded in any given year by rising tidal waters associated with extreme wind and storm surge. Local regulations require that certained hazard protective measures be incorporated in the design and construction of structures in these assignated areas.

Reference shall be made to the development covenants and restrictions of this development and requirements of the County Building Codes Department. In addition, some agencies may require mandatory purchase of flood insurance as a pre-requisite to mortgage financing in these designated flood hazard areas.

- D. Protective Deed Restrictions Required in Coastal Ligh Hazard Areas and Velocity Zones. Covenant or deed restrictions shall be placed in the deeds to all lots of a development lying within a flood hazard area inpulating to the owner that within what is defined and designated as "Coastal High Fazard Areas and Velocity Zones":
 - Construction shall be elevated and securely anchored to well-anchored piles or columns and shall have the level of the bottom of the lowest horizontal support member one foot or more above the level of the 100-year flood;
 - Space below the level of the first floor level shall be free of obstruction or covered by breakaway facade material capable of producing free obstruction for the impact of abnormally high tides or wind-driven water;
 - Residential structures on lots existing before _____ insert effective date of this Development Code> shall have a maximum floor area of 2,200 square feet per lot. (A larger home may be built only by acquiring additional lots.);
 - 4. Residential structures built after ___ <insert effective date of this Development Code>
 - Development shall comply with all other requirements of the County Building Code related to construction in a flood hazard area.
- E. County Building Code. All development shall comply with the requirements of the County Building Code and FEMA requirements related to construction in flood hazard

5.11.90 Forests

A. Existing Forest Preservation. Existing forest types listed below shall be protected in accordance with Table 5.11.90.A:

Table 5.11.90.A: Existing Forest Preservation								
Zone	Maritime Forest	Upland Forest (Mature)	Upland Forest (Young)					
T1, T2	70% minimum	55% minimum	25% minimum					
T3, C3, C4, CP	65% minimum	45% minimum	20% minimum					
T4, C5, S1	60% minimum	20% minimum	10% minimum					

- B. **Mitigation.** Existing forests may be cut over a greater area than permitted in Table 5.11.90.A only if mitigation is provided and the following standards are met:
 - 1. The mitigation is determined by the Director to be necessary due to unique conditions on the site that make it impossible to meet the protection standards due to site size, shape, utilities, or other elements that are unique to the property.

- The best forests, in terms of percentage of tree size, tree health, and habitat value, shall be preserved.
- 3. The protection level given forests shall not be less than 80 percent of that required in Table 5.11.90.A. Thus, a forest with a protection level of 45 percent could be reduced to 36 percent (45% X .80 = 36%).
- 4. The land on which the mitigation is to occur shall be on the project site, except that within the T4 district only, where existing lots may be too small to permit on site mitigation, the land on which mitigation is to occur may be off-site, if within an approved mitigation bank area. All land used for mitigation shall be preserved as permanent open space.
- Mitigation shall consist of planting 1.25 acres of new woodland of comparable species for every one acre of disturbed forest for which mitigation is required. Planting requirements are shown in Table 5.11.90.B.

	Maritime Forest	
Plant Type	Quantity Per Acre	Size
Canopy Tree	25	2 ½-in. caliper
Understory Tree	50	l ⅓-in. caliper
Shrubs	325	3-gallon pot
	Upland Forest	
Plant Type	Quantity Per Acre	Size
Canopy Tree	15	2 1/2-in. caliper
Pine	25	8-foot height
Understory Tree	50	l ½-in. caliper
Shrubs	325	3-gallon pot

- C. Penalty for Disturbing Protected Forest Areas. If a protected forest area is damaged or cut down during or after construction, the mitigation shall involve the creation of protected open space that is 1.25 times the area destroyed. This may result in a loss of buildable area and/or lots. The area shall be replanted at the rate specified in Table 5.11.90.B for the type of forest damaged or cut down.
- D. Penalty for Clear Cutting Prior to Development. If a property owner clear cuts all or any portion of his or her property under the claim of good faith forestry practice, and then seeks a development permit for any portion of the property within two years of the clear cut, a rebuttable presumption shall arise that the clear cut was done in anticipation of future development and the permit denied. Any person seeking to rebut the presumption shall have the burden of proving their claim by clear and convincing evidence to the Zoning Board of Appeals.

E. Uses Permitted Within Forest Preservation Area.

- To support wildlife habitats and corridors, these areas shall be preserved from the understory herbaceous layer to the overstory canopy layer. However, in some cases, the Director may allow selective underbrushing depending on the approved use of the area with the following qualifications:
 - Underbrushing is not allowed in the River Buffer area as per Section 5.11.60 (River Buffer); and
 - b. Underbrushing may be allowed in a community park.

- The following activities may be permitted within forest preservation areas with approval by the Director:
 - Low impact improvements such as bike paths, walking paths, picnic areas, wildlife viewing areas, etc.
 - Removal of invasive species and poisonous underbrush vegetation such as poison ivy, poison oak and poison sumac with hand-held equipment.
 - c. Low impact designed structures such as benches, shelters, and fences, as long as no specimen or preserved trees are removed, no structures are fastened to trees and there is minimal impact (trenching, grading) on the forest floor.

5.11.100 Tree Protection

All trees that are not protected under Section 5.11.90 (Forests) shall be protected in accordance with this section.

- A. General. Careful site planning for new development shall, to the greatest extent practicable, preserve existing trees and vegetation on the property to be developed. This is to include all specimen trees in good health as well as groups of smaller healthy trees and understory vegetation that provide wildlife habitat, corridors, and bird nesting areas.
- B. Specimen Trees. A specimen tree is defined as follows:
 - Understory trees Dogwood, Redbud, and Southern Magnolia that are equal to or greater than a diameter of 4 inches (DBH).
 - Overstory trees American Holly, Bald Cypress, Beech, Black Oak, Black Tupelo, Cedar, Hickory, Live Oak, Palmetto, Pecan, Red Maple, Southern Red Oak, Sycamore, or Walnut that are equal to or greater than a diameter of 16 inches (DBH).
 - All other trees equal to or greater than a diameter of 24 inches (DBH) except those identified as invasive species in Table 5.11.100.C.
- C. Tree Survey Required. Prior to any development approval, except bona fide forestry, the applicant shall provide a tree survey of the areas in which building, clearing or construction activities are planned in accordance with the following:
 - The tree survey shall include all trees 8 inches DBH and larger, and all dogwoods (Cornus spp.), redbuds (Cercis canadensis), and magnolias (Magnolia spp.) four inches DBH and larger.
 - The tree survey shall indicate species type and size (DBH).
 - The tree survey shall be conducted by a certified arborist, professional urban forester, registered landscape architect, or registered land surveyor. All tree surveys shall be certified by a registered land surveyor.
 - 4. A tree survey shall be less than five years old beginning from the application submission date for which the survey pertains. The Director may require that a new tree survey be undertaken at the applicant's expense when it has been determined that a tree survey is more than five years old.

D. Tree Removal.

 Mitigation. Where individual specimen trees are to be cut (see subsection B above), the developer shall plant sufficient trees having a caliper of 2.5 inches or more each so as to meet the DBH of the tree or total trees cut. Such trees shall be of the same

- species as those cut unless the Director approves other species to enhance the diversity to that similar to the native forest areas. All mitigation trees shall be planted within the disturbed area of the site.
- 2. Existing Trees Used for Mitigation. The saving of existing non-specimen trees is encouraged and may be utilized to meet the mitigation requirement above. Existing trees used for mitigation must be located within the disturbed area of the site.
- 3. Reforestation Fee. Where the director determines that the required replacement of trees is not feasible or not desirable due to the size and shape of property and/or structures, crowding of the trees to where thinning will be required, other design limitations, or other viable site constraints, such reduction shall be subject to a general reforestation fee. This fee shall be the actual and verified cost of the required tree replacement and shall be paid to the county before final approval is given for the development plan. The funds collected through this reforestation fee shall be used by the county to plant trees and other landscaping in highway medians, along roads, or on other public properties as deemed appropriate.

E. Tree Protection During Construction

- Tree Protection Zone. A tree protection zone shall be shown on the development plan for all trees to be preserved. This zone shall encompass the drip line for protected forest areas and other groupings of trees. For all other trees, the tree protection zone shall be a radius of one foot for every inch of trunk diameter (DBH).
- 2. Alternate Tree Protection Zone. The Director may approve an alternate tree protection zone if it can be determined by a certified arborist or professional urban forester that one or more specific protection measures will result in no injury to any tree whose tree protection zone (see subsection D.1.) will be encroached upon during construction. In no case shall a protection zone be reduced to less than one-half of the area specified in subsection D. 1. for any tree without approval of a variance; see Section 7.2.140 (Variance Permit). Approved special tree protection measures shall be made part of the conditions of the development permit, and compliance with these measures must be certified in writing by the developer prior to issuance of a Certificate of Compliance.
- 3. Construction Requirements. Tree protection zones shall be established and maintained for each preserved tree on a development site as follows:
 - a. Fencing Required Prior to Construction. Conspicuous, four-foot-high tree protection fences are required to be erected around all trees or groups of trees to be preserved prior to site work or construction commencing and remain in place until a Certificate of Compliance is issued. The Director or designee shall inspect and approve the tree protection fencing and location prior to the beginning of clearing and grading work on the site.
 - b. No Encroachment Permitted. The protection fences shall prevent encroachment by people, equipment and vehicles. No building materials, dirt, debris, oils, paints, or any other materials shall be placed or stored within the tree protection zone.
 - c. Paving. The area within the tree protection zone must be open and unpaved, except where approved perforated pavers may be utilized, or tree aeration systems and tree wells installed.
 - d. Change in Grade. Change in grade shall not be permitted within the tree protection zone except for a two-inch cut or a two-inch fill of topsoil, sod or mulch.

- e. Underground Utility Lines. Underground utility lines shall be routed around and away from tree protection zones. Necessary installation through tree protection zones shall be accomplished through tunneling, rather than cutting open trenches.
- 4. Penalty for Damaging or Cutting Protected Trees. If trees are damaged or cut down as a result of the construction process, the mitigation shall be individual plantings of trees a minimum of 2.5 caliper inches with a total caliper equal to 1.25 times that of the DBH of the trees damaged or destroyed. Trees shall be planted within the disturbed area of the site. If all tree inches cannot be planted back on site due to site constraints, the remaining tree inches shall be subject to a general county reforestation fee; see Section 5.11.100.D.3 (Reforestation Fee).

F. Tree Removal on Developed Properties

1. Single-Family Residential Lots.

- a. Permit Required to Remove a Grand Tree. On any individual single-family residential lot with an existing dwelling unit, a tree removal permit is required to remove a grand tree, see Section 7.2.50 (Tree Removal Permit). A grand tree is an exceptionally large tree for its species that is healthy and worthy of protection. It represents an individual tree that contributes aesthetically to the region's visual "sense of place" and serves as a seed stock for future generations. An individual tree is considered a grand tree by the following size criteria:
 - Live Oak (Quercus virginiana), Black Walnut (Juglans nigra), or Longleaf Pine (Pinus palustris) that are equal to or greater than a diameter of 24 inches DBH.
 - 2) Loblolly Pine (*Pinus taeda*), Slash Pine (*Pinus ellitoi*), and Shortleaf Pine (*Pinus echinata*) that are equal to or greater than a diameter of 36 inches DBH.
 - 3) All other species of trees, not defined above, that are equal to or greater than a diameter of 30 inches DBH except those identified as invasive species in Table 5.11.100.C.
- b. Tree Removal Permit Standards. A tree removal permit will be issued to remove a grand tree from a residential lot if the tree is dead, diseased, hollow, or has another condition that poses a hazard to people or structures on the lot or adjoining lot as determined by a certified arborist.
- c. Removal of All Other Trees on Residential Lots. All other trees on a single-family residential lot with an existing dwelling, except those within required buffers, including river buffers, may be removed without a permit. Removal of trees within a buffer requires a tree removal permit; see Section 7.2.50 (Tree Removal Permit).
- 2. Tree Removal on All Other Developed Lots. For all other developed lots (excluding single family residential lots with existing homes), a property owner may remove dead or severely diseased trees upon receipt of a tree removal permit; see Section 7.2.50 (Tree Removal Permit). The application must be accompanied by a certified arborist's report stating that the tree is dead, diseased, hollow, or has another condition that poses a hazard to people or structures on the lot or adjoining lot. Upon removal, the tree shall be replaced with one 2.5 inch minimum caliper tree of the same species.
- Golf Course Tree Removal. For new golf course developments, and for additions to, or renovations of, existing golf courses, the following tree standards apply:

- a. Those areas in which golf course clubhouses, cart barns, snack bars, rest facilities, maintenance buildings, storage areas, and parking lots are to be located and will adhere fully to all tree standards of this Section.
- b. Within active playing areas (to include, but not limited to fairways, adjoining mowed grass rough, water hazards, sand traps, and golf cart paths) and outdoor practice/training areas (including driving ranges, practice putting greens, etc.) removal of any specimen tree will require a tree removal permit; see Section 7.2.50 (Tree Removal Permit). Removal of specimen trees shall either meet the mitigation requirements of Section 5.11.100.D. (Tree Removal), or, where approved by the Director, off-site mitigation may take the form of highway landscaping in the public road right-of-way subject to County and/or SCDOT encroachment permits.
- 4. Utilities. Removal of specimen trees during the construction or maintenance of easements or rights-of-way for water, sanitary sewer, electricity, telephone, natural gas, cable, storm drainage, or other service lines, shall be exempt from the requirements of this Section provided that the applicable company or agency has executed an agreement with the County that:
 - Recognizes the need to minimize trimming of hardwood overstory trees that do not significantly interfere with the intended purpose of construction or maintenance;
 - Establishes, to the extent practicable, design guidelines for construction and maintenance which identifies the saving of hardwood overstory trees as a factor to be considered in the design process;
 - Establishes guidelines to avoid topping, or severe pruning of trees whenever reasonably practicable, and where it is unavoidable, to do so in the manner which is most aesthetically and ecologically acceptable to the County;
 - d. Provides for a consultation process with the Department of Community Development, including, when necessary, review by a certified arborist approved by the County, prior to the commencement of major construction or maintenance or the removal of any hardwood tree over 16 inches DBH;
 - e. Provides for submittal of annual line clearing plans to the Department of Community Development for review;
 - f. Provides for submittal of annual herbicide spraying plans, including details of herbicides to be used as well as application methods, to the Department of Community Development for review. The public utility shall work with the Department of Community Development to identify procedures to contact citizens prior to spraying to advise of the date and approximate time that such activities will take place;
 - g. Provides that a breach of such agreement constitutes a violation of this Section and thus a loss of exemption from the tree protection provisions of this Section; and
 - h. Provides that appeals of administrative decisions made pursuant to such agreement shall be to the Zoning Board of Appeals.
- G. Invasive Tree Species. Native Lowcountry plant species should be protected from competition from invasive tree species. Invasive tree species are listed in Table 5.11.100.C.

Table 5.11.100.C: Invasive Tree Spec	
Common Name	Scientific Name
Chinaberry	Melia azedarach
Chinese Tallow Tree / Popcorn Tree	Triadila sebifera
Mimosa / Silk Tree	Albizia julibrissin
Paper Mulberry	Broussonetia papyrifera
Princess Tree	Paulownia tomentosa
Tree of Heaven	Ailanthus altissma

- 1. All invasive species less than 12 inches DBH may be removed without a tree removal permit.
- Removal of an invasive species 12 inches DBH or greater requires a tree removal permit, see Section 7.2.50 (Tree Removal Permit) except when located on a singlefamily developed lot outside of a required buffer.

Allowed Activities in Resource Protection Areas

Acrass within resource protection areas shall be limited to those found within Table 5.11.110.24 activities in Resource Protection Areas).

				Activit			
	Water Depen- dent Uses	Trails	Rike- way	Icnic Area	Public Road	Water Sewer Line	Additional Standards
Tidal Wetlands	С	/		1	DE GA	(C) base and	Sec. 5.11.30
Non-Tidal Wetlands	88	CHA	С		2	S	Sec. 5.11.40
Beach-Dunes	- 4	C	a language				Sec. 5.11.50
River Buffer	A	С	C	0000	S	5-10	Sec. 5.11.60
Endangered Species Habi	-	С	1	2 -5	2. 	S	5.11.70
Forests	44 to	С	С		0.000000	-	Sec. 5.11.90
C=	Conditional	S = Spe	cial Use	= Not F	Permitted		Section of S

South Carolina Code of Laws Title 48 – Environmental Protection and Conservation

CHAPTER 23 Forestry Generally

SECTION 48-23-205. Local regulation of development affecting forest land.

(A) For purposes of this section:

- (1) "Development" means any activity, including timber harvesting, that is associated with the conversion of forestland to nonforest or nonagricultural use.
- (2) "Forestland" means land supporting a stand or potential stand of trees valuable for timber products, watershed or wildlife protection, recreational uses, or for other purposes.
- (3) "Forest management plan" means a document or documents prepared or approved by a forester registered in this State that defines a landowner's forest management objectives and describes specific measures to be taken to achieve those objectives. A management plan shall include silvicultural practices, objectives, and measures to achieve them, that relate to a stand or potential stand of trees that may be utilized for timber products, watershed or wildlife protection, recreational uses, or for other purposes.
- (4) "Forestry activity" includes, but is not limited to, timber harvest, site preparation, controlled burning, tree planting, applications of fertilizers, herbicides, pesticides, weed control, animal damage control, fire control, insect and disease control, forest road construction, and any other generally accepted forestry practices.
- (B) A county or municipality must not adopt or enforce any ordinance, rule, regulation, resolution, or permit related to forestry activities on forestland that is:
 - (1) taxed on the basis of its present use value as forestland under Section 12-43-220(d);
 - (2) managed in accordance with a forest management plan;
 - (3) certified under the Sustainable Forestry Initiative, the Forest Stewardship Council, the American Forest Foundations Tree Farm System, or any other nationally recognized forest certification system;
 - (4) subject to a legally binding conservation easement under which the owner limits the right to develop or subdivide the land; or
 - (5) managed and harvested in accordance with the best management practices established by the State Commission of Forestry pursuant to Section 48-36-30.
- (C) This section does not limit, expand, or otherwise alter the authority of a county or municipality to:
 - (1) regulate activities associated with development, provided that a county or municipality requires a deferral of consideration of an application for a building permit, a site disturbance or subdivision plan, or any other approval for development that if implemented would result in a change from forest land to nonforest or nonagricultural use, the deferral may not exceed a period of up to:
 - (a) one year after the completion of a timber harvest if the harvest results in the removal of all or substantially all of the trees from the specific area included in a building permit, site disturbance or subdivision plan in item (1), and the removal qualified for an exemption contained in subsection (B); or

- (b) five years after the completion of a timber harvest if the harvest results in the removal of all or substantially all of the trees from the specific area included in a building permit, site disturbance or subdivision plan in item (1), and the removal qualified for an exemption contained in subsection (B) for which the permit or approval is sought and the harvest was a willful violation of the county regulations;
- (2) regulate trees pursuant to any act of the General Assembly;
- (3) adopt ordinances that are necessary to comply with any federal or state law, regulation, or rule; or
- (4) exercise its development permitting, planning, or zoning authority as provided by law.
- (D) A person whose application for a building permit, a site disturbance or subdivision plan, or any other approval for development is deferred pursuant to the provisions contained in this section may appeal the decision to the appropriate governmental authority.

HISTORY: 2009 Act No. 48, Section 1, eff June 2, 2009.

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: Factory Creek Phase I Pond

Date Submitted: March 7, 2016
Submitted By: Richard Bolin

Venue: Natural Resources Committee

46 Faculty Drive Beaufort, SC, 29907

4 March, 2016

William H. Bruggeman,
James Fargher,
Marc Feinberg,
Laurence Meisner,
Patrick Mitchell,
Allyn Schneider,
Donald J. Smith, Members
Stormwater Management Utility Board
Department of Public Works (North)
120 Shanklin Road
Beaufort, South Carolina 29906

Subject: Factory Creek Phase 1 Pond

Dear Members:

I apologize for not being able to give my presentation at your 24 Feb meeting, due to illness. While my wife did an excellent job covering for me, she did not have a few of my basic facts, which I would now like to give you, and I would also to like to correct several misstatements and misconceptions.

In Mr. Larsens' introduction, discussing the handouts we gave you, he commented that my schematic diagram and summary discussion concerning the pond operation had not come from him or any plan in his office. In fact, my technical descriptions were directly derived from pages 4 and 5 of his ATM feasibility study. And I would also remind him that he had the schematic diagram at the 1 Feb Natural Resources Committee meeting, and used it to discuss the pond operation with the committee.

A committee member asked him if there was any merit in my conclusions, and if they should be considered, since I was not an engineer. Mr. Larsen then asserted that my discussion did not describe his preliminary design, and that I was evaluating a design he had not proposed, and therefore my conclusions had no merit.

I would not normally comment on an innocent and inadvertant questioning of my qualifications. Since they were brought up for discussion, I will provide the following: while I concede that I am not a stormwater engineer, I am a retired electrical engineer, and am well qualified to read and interpret plans, specifications, and contracts, including this feasibility study. And, I repeat: my technical descriptions were derived directly from his ATM feasibility study

Richard Bolin
March 7, 2016
Natural Resources Committee

In order to rebut my assertion that it would be impossible to keep the massive amount of ditch trash (shown in a handout picture almost completely blocking a 3' pipe) from clogging the relatively small bleed orifice mentioned in the feasibility study, he mentioned that he had initiated a work order to send a truck out to clean that particular pipe. But, it happens that there are three pipes at that ditch location at Faculty Drive. Later that afternoon, my wife and I noted that only two of the three had been cleaned, and the third was as clogged as ever. This only adds to my pessimism that the bleed orifice can be kept clear of trash.

My wife and Mr. Armstrong reminded the committee of the failure of the similar New Riverside pond and ditch to have any significant effect on the amount of bacteria leaving the ditch and entering the headwaters of the May River. The water leaving the pond is very clean, but becomes fully recontaminated with bacteria in the following 1350 feet of ditch, as if the pond were not there. The rational conclusion must therefore be that similarly, this Phase 1 Pond with its' much longer ditch, will also have no effect on the amount of bacteria reaching the Morgan River.

Mr. Larsen twice attempted to resolve this difficulty by using an analogy to the effect that if 100 styrofoam cups were coming down the ditch to the river, and he removed 50 of them mid-ditch, the number of cups reaching the river would be reduced from 100 to 50, which would be a good thing. I assert that this analogy, while it is easy to understand, and appealing to the casual observer, it simply has no application in the current discussion. Whereas styrofoam cups are inanimate objects that obey relatively simple and predictable rules and behaviors, bacteria are living biological objects having their own rules, procedures, and processes. And what they do, in the New Riverside ditch, by whatever unknown processes, is propagate themselves in the ditch as if the pond did not exist. This is a fact that must not be ignored.

As my wife noted, the feasibility study on which this pond proposal is based was done strictly by desktop work, using only maps, photographs, and computer modeling. No field work was done. It must be remembered that computer models simply automate the manipulation of data and do not add to knowledge, or subtract from it. They are no more or less accurate that the estimates that are entered, and must not be used in place of real world data.

It is well known that the New Riverside results were not considered in the preparation of the feasibility study. Therefore, this is clearly a classic case of data selection in order to achieve a predetermined outcome. In this case, the goal is to allow a developer to place a dirt mine in a subdivision where it would otherwise not be allowed, and to allow people to unwittingly claim that \$1.7 million dollars of county money will have been saved. It seems not to matter that the best available real-world data indicates that the pond will have no effect on water quality whatsoever, and therefore the money will not, in fact, be saved.

It was said in the meeting that these ponds are in large part, experimental, and the success or failure of a particular pond should not prohibit the installation of another. I strongly

disagree with this logic. If we have a pond that is demonstratively ineffective, and have no understanding of the reason for the failure, it would make no sense whatever to install another one, hoping for a different result. As Mr. Armstrong said, we should apply the results as we go. Any thing else would be wasting money, and asking for trouble.

My recommendations to the committee are:

that Mr Larsen be required to fully account for and demonstrate that he has resolved the New Riverside failure mode and has made provision for it in his upcoming engineering design,

or

this project should be cancelled.

Thank you, Rehard J. Bole

Richard S. Bolin

cc: (separate cover)

Brian Flewelling,
Alice Howard,
Gerald Dawson,
Steve Fobes,
William McBride,
Jerry Stewart,
Tabor Vaux, members
Natural Resources Committee
P.O. Drawer 1228
Beaufort, SC 29901

Topic: Bloody Point Planned Unit Development Amendment

Date Submitted: March 7, 2016 Submitted By: Mark Baker

Venue: Natural Resources Committee



PUD Zoning Map Amendment

Agenda

- Project Background
- Bloody Point POA Meetings, Planning Commission & Daufuskie Is.
 Council Meetings
- Comprehensive Plan & Daufuskie Island Plan Recommendations
- Existing Conditions & Conceptual Master Plan
- Natural Features
- CDC Analysis & Review Standards
- Narrative Statement Revisions
- Questions / Comments

Mark Baker March 7, 2016 // Natural Resources Committee





Project Background

- Property Acquired in 2011
 - ✓ Golf course previously abandoned & overgrown
 - √ \$2 Million renovation
 - Region overbuilt golf
 - Changing demographics & interests
- Bloody Point POA Meeting November 7, 2016
- Planning Commission Meeting February 1, 2016
- Daufuskie Island Council February 16, 2016

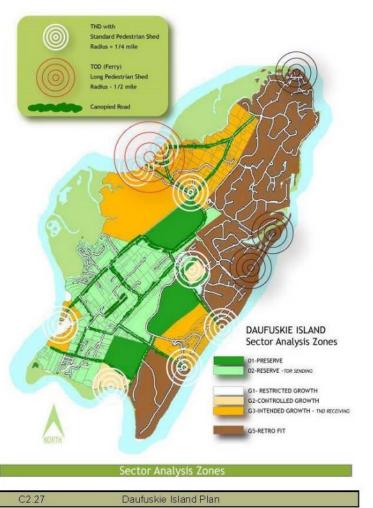


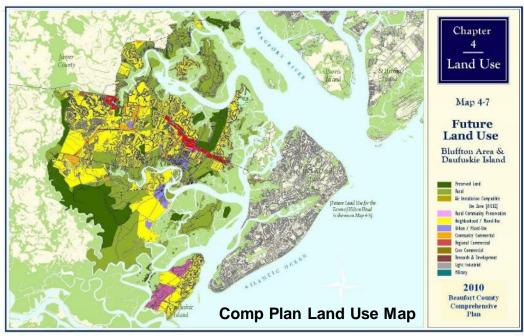


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PUD Zoning Map Amendment

Daufuskie Island Plan - Sector Analysis Zones

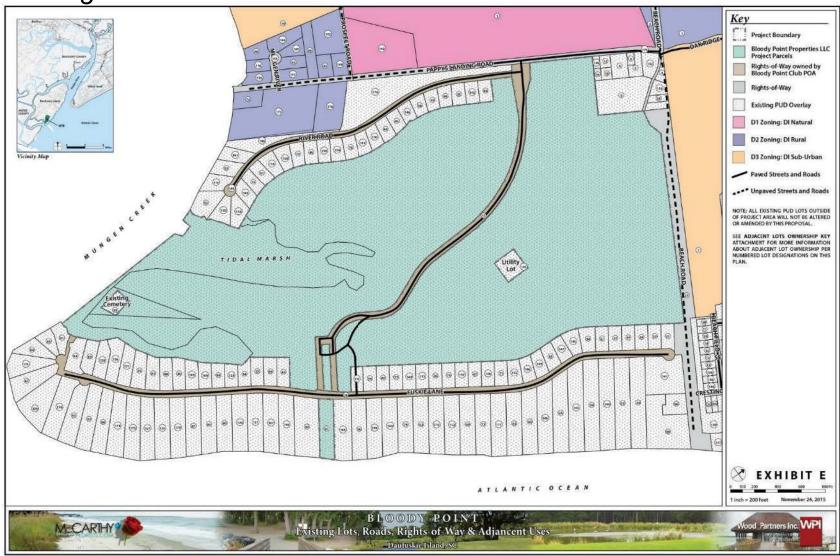














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2011 Photos





















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Conceptual Master Plan







Conceptual Master Plan – Northwest Neighborhood







Conceptual Master Plan - Northeast Neighborhood







Conceptual Master Plan - Southwest Neighborhood & Ferry Landing



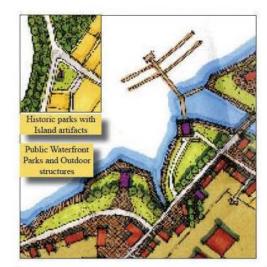


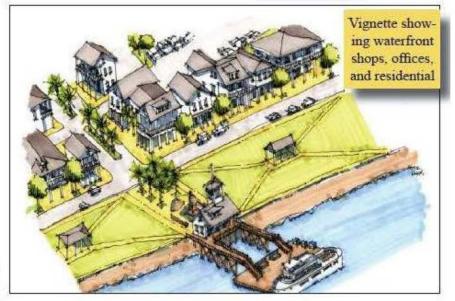
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Daufuskie Island Code Visioning









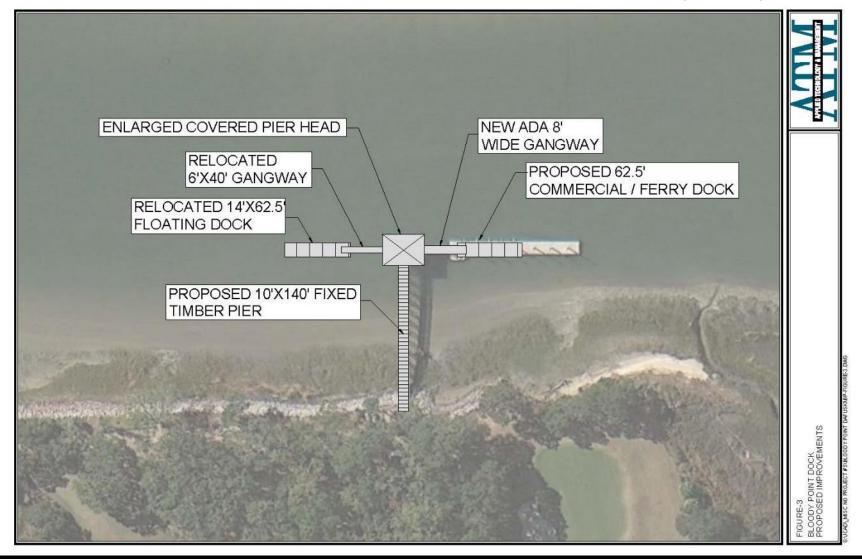
URBAN ZONES

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Conceptual Master Plan – ATM Dock Expansion Feasibility Analysis







Conceptual Master Plan – Inn District & Neighborhood Retail



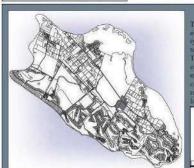




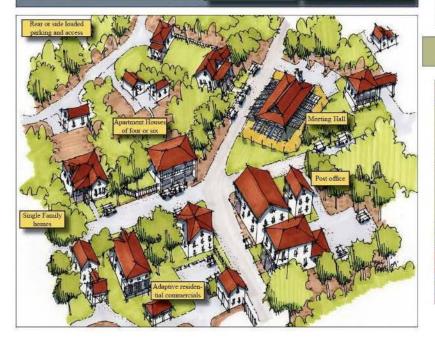
Daufuskie Island Code Visioning

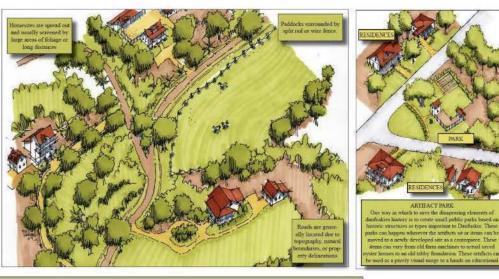
Daufuskie Code

Graphic 4.1 Public District Visioning



PUBLIC DISTRICT VISIONING The Public District is an area of the island that will serve as a place of many functions. The PD will be home to a wide range of archetypes and amenities. A place where one could arrive and be able to walk to a few stores, a Library, a Post Office and a few houses There should also be a Meeting Hall to be used by the entire island community. This Hall should be able to handle events such as town meetings, but be fiexible to handle a wedding or a neighborhood lowresidents and a organizing node for visitors traveling around the is-





CONSERVATION ZONES

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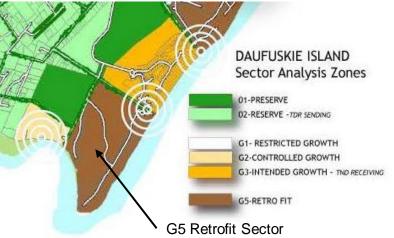
URBAN ZONES

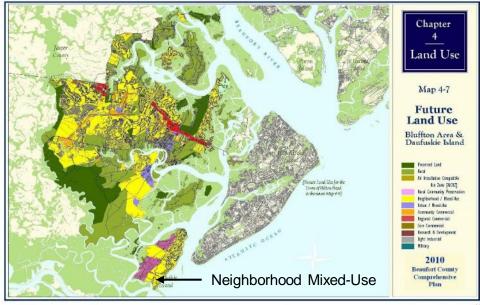




Beaufort Co CDC & DI Code









McCARTHY STREET

Conceptual Master Plan





McCARTHY STREET

PUD Zoning Map Amendment – Exhibit C







PUD Zoning Map Amendment – Exhibit G Storm Water





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PUD Zoning Map Amendment

Natural Features & Assets

- 1. Amendment will result in the removal of golf course
- 2. 68 acres to be allotted for natural open space as meadows, woodlands, lakes and wetlands
- 3. Natural resources will be accessible
- 4. A healthier & more divers ecosystem & wildlife habitat
- 5. Bird & wildlife sanctuaries & habitat
- 6. Native grass shorelines, plantings & bio-retention swales
- 7. Expanded lagoons will serve as 'Blueways'
- 8. Prevent adverse impacts from abandonment
- 9. Create the economic basis for management





PUD Zoning Map Amendment

Zoning Map Amendment Review Standards & CDC Analysis

- 1. Consistent with Comprehensive Plan & CDC goals & policies
- 2. Not in conflict with Community Development Code
- 3. Addresses demonstrated need
- 4. Required by changed conditions
- 5. Compatible with surrounding land uses & appropriate
- 6. Not adversely impact nearby lands
- 7. Result in logical & orderly development patterns
- 8. Not adversely impact environment
- 9. Would be adequately served by public facilities



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PUD Zoning Map Amendment

Narrative Statement Revisions

- B. Intent of the Planned Unit Development Zoning Map
 - Submittal Narrative: This proposal also includes an inn/ hotel with up to 120 rooms and up to 50,000 square feet of commercial space...
 - Proposed Revised Narrative: The proposal also includes an inn/hotel with up to 60 rooms in addition to the 7 rooms in the existing Osprey Cottage and up to 25,000 square feet of commercial space...
- C. Building Setbacks & Height Restrictions:

	Min. Site Area	Min. Lot Area	Min. Lot Widt h	Min. Stre et Yard	Min. Side Yard	Min. Rear Yard	Max. Height	Max. Den sity
Single Family Detached/ Attached (Single, Duplex, Triplex)	n/a	3,000 SF	50'	15'	10'	15'	36'	1 DU/ Acre
Inn/Hotel	2 Acre	n/a	n/a	15'	n/a	15'	48'	n/a
Commercial	n/a	n/a	50'	10'	10'	15'	44' <mark>35'</mark>	n/a

Note: Each commercial building shall not exceed 15,000 square feet in size.



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Questions/Comments?



