



**Beaufort County  
Natural Resources  
Committee Meeting**

**Chairman**

ALICE HOWARD

**Vice Chairman**

GERLAD DAWSON

**Council Members**

MICHAEL E. COVERT  
YORK GLOVER, SR.  
CHRIS HERVOCHON

**County Administrator**

ASHLEY M. JACOBS

**Clerk to Council**

SARAH W. BROCK

**Staff Support**

ERIC GREENWAY  
EBONY SANDERS  
DAN MORGAN

**Administration Building**

Beaufort County Government  
Robert Smalls Complex  
100 Ribaut Road

**Contact**

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# Natural Resources Committee Agenda

**Monday, December 16, 2019 at 4:00 PM**

Council Chambers, Administration Building

Robert Smalls Complex 100 Ribaut Road, Beaufort

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. FOIA – PUBLIC NOTIFICATION OF THIS MEETING HAS BEEN PUBLISHED, POSTED, AND DISTRIBUTED IN COMPLIANCE WITH THE SOUTH CAROLINA FREEDOM OF INFORMATION ACT
4. APPROVAL OF MINUTES - September 16, 2019 / October 21, 2019
5. CITIZEN COMMENTS (*Comments are limited to 3 minutes*)
6. PRESENTATION'S
  - Beaufort Soil and Water Conservation District 2019 Annual Report
  - Mitchelville Conceptual Plan Presentation
  - Adams Outdoor Advertising Digital Billboard Presentation

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## ACTION ITEMS

7. Consideration of an ordinance regarding a text amendment to Article 3, section 3.2.100 of the Community Development Code to allow for Commercial Indoor Recreation Facilities in the T4 Hamlet Center District

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## DISCUSSION ITEMS

8. Camp St. Mary's Use and Departmental Designation
9. River Oaks Amended Development Agreement
10. Impact Fee Study Update

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## BOARDS AND COMMISSIONS

11. Appointment of Frank Ducey to the Beaufort County Planning Commission - at-large
12. Reappointment of Caroline Fermin, Diane Chemlik, and Jason Hinchler to the Planning Commission
13. Reappointment of Donald Starkey and Sallie Brach to the Design Review Board
14. ADJOURNMENT



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## BEAUFORT COUNTY COUNCIL

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### Agenda Item Summary

Item Title:

APPROVAL OF MINUTES

Council Committee:

NATURAL RESOURCES

Meeting Date:

DECEMBER 16, 2019

Committee Presenter (Name and Title):

Issues for Consideration:

Approval of Committee Minutes from September 16th and October 21st.

Points to Consider:

Funding & Liability Factors:

None.

Council Options:

Approve, Modify or Reject

Recommendation:

Approve

**MINUTES  
NATURAL RESOURCES COMMITTEE**

**September 16, 2019**

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

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

**ATTENDANCE**

Present: Committee Chairwoman Alice Howard, Committee Vice Chairman Gerald Dawson,  
Michael Covert, and Chris Hervochon.

Absent: York Glover

Ex-officio:

**CALL TO ORDER**

Councilwoman Howard called the meeting to order at 3:44 p.m.

Public notification of this meeting has been published, posted, and distributed in compliance with the South Carolina Freedom of Information Act

**APPROVAL OF AGENDA**

**Motion:** It was moved by Councilman Passiment, seconded by Councilman Covert to approve the agenda as presented. The vote: YAYS – Councilman Hervochon, Councilwoman Howard, Councilman Passiment, Councilman Covert and Councilman Dawson.

**CITIZEN COMMENTS**

Chuck Newton, Sea Island Corridor Coalition, spoke regarding the Adam's Outdoor proposal on the billboard extension. Mr. Newton stated that a similar proposal was brought forth to Port Royal's Town Council and was rejected. Mr. Newton communicated when outdoor advertising was prohibited and put in place, it was put in place as a ban not a moratorium. He sees this proposal as an effort to extend the life of the outdoor advertising in which the Council and County Ordinance sought to prohibit. Mr. Newton believes that it is a mistake and bares careful scrutiny to be rejected and hopes the committee acts accordingly.

**PRESENTATIONS**

**A. Adams Outdoor Advertising-** Liz Mitchum, General Manager & Bill Hodges, Real Estate Manager.

**Discussion:** Adams Outdoor would like to convert six (6) existing locations located in Unincorporated Beaufort County to digital billboards that meet the current International Building Code. Along with these digital conversions, Adams Outdoor would like to install Hurricane Frames on the remaining inventory in Beaufort County to lessen the preparation time and increase public safety during times leading up to and during hurricanes. There are currently forty-five (45) billboard structures in Unincorporated Beaufort County. These structures can be used to benefit Beaufort County and the residents. Adams Outdoor would like to beautify these existing structures with landscaping. Adams Outdoor doesn't believe that an ordinance change is the right way to handle the issue but a one-time variance or special permit.

Councilman Covert questioned how the digital billboards would help with emergency management. Mrs. Mitchum explained that the digital billboards would give updates on current traffic, weather, etc. The billboard would suspend advertising and giving only emergency management information.

Councilman Hervachon wanted to know about the light pollution. Mrs. Mitchum stated that Adams Outdoor has representatives that specifically handle the study of the light pollution and that the footprint of the digital billboard is less than the lights from a gas station. Mr. Hodges suggested that they bring in the company that does their research to present information and clear up the misinformation on the street.

Councilman Covert asked if Adams Outdoor would be willing to bring down two (2) billboards to every one (1) digital billboard that goes up. Mrs. Mitchum and Mr. Hodges both agreed that everything at this point was negotiable to be able to work together on this project.

Eric Greenway- Community Development Director pointed out that the digital conversion requires that amendment to the ordinance through the CDC currently does not allow for on premise digital signs except for certain exceptions i.e. churches, so they would be looking at some sort of amendment for that.

**Recommendation:** Discuss again at next committee meeting thus providing Committee Chairwoman Howard an email with topic.

### **PUBLIC COMMENTS:**

Ricky Parker with Coastal Conservation League understands the Council and County's strong stance against digital advertising and its indicative to the natural resources. If the council would entertain some sort of exception through a change in the ordinance or making an amendment to the ordinance, she asks, make sure the public gets the opportunity to receive full public vetting and allow them to make comments.

### **EXECUTIVE SESSION**

- A. Discussion of proposed purchase of properties and issues incident thereto (properties Pineview Fee Simple, 2019E, 2019H and 2019I) – Eric Greenway, Community Development Director and Barbara Holmes, RCLPP Contractor.

Councilwoman Howard stated that there is an opportunity to go into executive session for discussion for the proposed purchase of properties and issues incident thereto (properties Pineview Fee Simple, 2019E, 2019H, and 2019I)

**Motion:** It was moved by Councilman Dawson, seconded by Councilman Covert to go into executive session. The vote: YAYS- Councilman Hervochon, Councilwoman Howard, Councilman Passiment, Councilman Covert, and Councilman Dawson. The motion passed.

### **MATTERS ARISING OUT OF EXECUTIVE SESSION**

No matters arising out of executive session.

### **ACTION ITEMS**

**Item: Low country Storm Water Model Ordinance and Design Manual Contract Extension-**  
Daniel Rybak, Assistant Storm Water Manager

**Update:** After reviewing the schedule and the remaining work that needs to be done the December 31, 2019 deadline is very aggressive and recommended an extension to March 31, 2020.

**Status:** Informational purposes only

**Item: Contract award to BrightView for Project management, Landscape Installation & Maintenance Services for Highway 278 between Tanger 1 and Westbury Park Way –** Dave Thomas, Purchasing Director and Nancy Moss, Community Development Planner.

**Motion:** It was moved by Councilman Covert, seconded by Councilman Hervochon to approve the Contract award to Brightview for Project Management, Landscape Installation and Maintenance Services for Highway 278 between Tanger 1 and Westbury Park Way. The vote: YAYS – Councilman Hervochon, Councilwoman Howard, Councilman Passiment, Councilman Covert, Councilman Dawson. The Motion passed.

**Recommendation:** approved at committee level, less than \$100,000.00.

**Item: Brewer Memorial Park 2019 JOA and Operating Agreements-** Stefanie M. Nagid, Passive Parks Manager

**Motion:** It was moved by Councilman Dawson, seconded by Councilman Hervochon to recommend to approve the County Administrator to execute the Brewer Memorial Park 2019 Joint Ownership Agreement as written. The vote: YAYS – Councilman Hervochon, Councilwoman Howard, Councilman Passiment, Councilman Covert, Councilman Dawson The motion passed.

**Recommendation:** Forward to County Council for approval.

**Item:** Consideration of Rural and Critical Lands Program Ordinance- Erick Greenway, Community Development director

**Motion:** It was moved by Councilman Dawson, seconded by Councilman Passiment for recommendation to forward this item to full Council for consideration for adoption of the ordinance as written, shown in backup. The vote: YAYS – Councilman Hervochon, Councilwoman Howard, Councilman Passiment, Councilman Covert, and Councilman Dawson. The motion passed.

**Recommendation:** Forward to County Council for Approval

**Clarification:** Once adopted it will do away with the 2006 resolution and take the place thereof.

**Item:** Consideration of an amendment to the Rural and Critical Program Board Ordinance – Eric Greenway, Community Development Director

**Motion:** It was moved by Councilman Passiment, seconded by Councilman Hervochon to send to Council to recommend approval as written The vote: YAYS – Councilman Hervochon, Councilwoman Howard, Councilman Passiment, Councilman Covert, and Councilman Dawson. The motion passed.

**Recommendation:** Forward to County Council for Approval

**Item:** Discussion regarding the sale of Lobeco Chemical Site – John O’Toole, Executive Director  
BEDC

**Discussion:** Site has been vacant since 2010. A company, GEL, was hired to evaluate the land it was considered a contaminated site. It is 91.4 acres. Asbestos was released during a demolition, which is being carefully monitored. Property is worth \$8,300.00 an acre but with it being evaluated and listed as a contaminated site it is now worth \$3,000.00 an acre. From a planning perspective the intent is to secure this property as soon as possible. The property is subjected to bad businesses being put at the location because of the lack of sewage drainage. Councilman Dawson suggests that his advisement would be for this item to be for information purposes only. Councilwoman Howard advises to have an environmental lawyer from South Carolina involved and the committee given the GEL report and bring item back when they have something more concrete.

**Status:** Informational Purposes Only

**Item:** Request for Qualifications for Coordinated Comprehensive Master Planning Service between Beaufort County and the Town of Port Royal – Eric Greenway, Community Development Director.

**Discussion:** Mr. Greenway stated that during the budget cycle they had two (2) additional jurisdictions that joined and have since pulled out. Requesting to move to next finance meeting. Currently working with finance to help with the shortfall of proposal.

**Status:** Informational Purposes Only

**Adjournment**

Ratified by Committee:

DRAFT

**MINUTES  
NATURAL RESOURCES COMMITTEE**

**October 21, 2019**

Council Chambers, Administration Building  
100 Ribaut Road, Beaufort, South Carolina 29902

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

**ATTENDANCE**

Present: Committee Chairwoman Alice Howard, Committee Vice Chairman Gerald Dawson, Michael Covert, York Glover and Chris Hervocho.

Absent:

Ex-officio: Lawrence McElynn and Joseph Passiment (Non-committee members of Council serve as *ex-officio* members and are entitled to vote.)

**CALL TO ORDER**

Councilwoman Howard called the meeting to order at 2:49 p.m.

Public notification of this meeting has been published, posted, and distributed in compliance with the South Carolina Freedom of Information Act

**APPROVAL OF AGENDA**

**Motion:** It was moved by Councilman McElynn, seconded by Councilman Dawson to approve the agenda as presented. The vote: YAYS – Councilman Hervocho, Councilwoman Howard, Councilman Glover, Councilman Passiment, Councilman Covert and Councilman Dawson. The motion passed.

**APPROVAL OF MINUTES**

**Motion:** It was moved by Councilman McElynn, seconded by Councilman Dawson to approve the minutes from August 19, 2019. The vote: YAYS – Councilman Hervocho, Councilwoman Howard, Councilman Glover, Councilman Passiment, Councilman Covert and Councilman Dawson. The motion passed.

**CITIZEN COMMENTS**

No Citizen Comments

**EXECUTIVE SESSION** 3:38p.m.

A. Discussion of proposed purchase of properties and issues incident thereto (Lobeco Chemical Site) – *Eric Greenway, Community Development Director*



**Motion:** It was moved by Councilman McElynn, seconded by Councilman Dawson to go into Executive Session. The vote: YAYS- Councilman Hervochoon, Councilwoman Howard, Councilman Glover, Councilman Passiment, Councilman Covert and Councilman Dawson. The motion passed.

**MATTERS ARISING OUT OF EXECUTIVE SESSION:**

No matters arising out of Executive Session.

**ACTION ITEMS**

**A. Camp St. Mary's Discussions and Designations- *Stefanie Nagid, Passive Parks Manager***

**Discussion:** Stefanie Nagid stated the property use options include passive park, active park, or rental property; all of which would allow a long-term lease on the property via the County RFP process. Designating the property to a Department. Departments for consideration depending on decided use include Community Development (passive park), Parks and Recreation (active park), or Facilities Management (rental property). Authorization for funding to raze the buildings. The buildings are in various states or disrepair and it would cost too much money to bring them back. In order to put the property out for a potential lease opportunity or park opportunity the buildings will need to be razed and estimate of that cost is \$50,000.00 to make it a straight open field.

Councilwoman Howard: Can you give us a history on the property?

Stefanie Nagid: Property cost \$500,000.00 through General Revenue at the time of purchase. The land has no restrictions in the deed or purchase agreements.

Councilwoman Howard: It has an existing dock on the property?

Stefanie Nagid: Yes, there is an existing pier and dock on the property which has been inspected. It seems to be well used by the public already.

Councilwoman Howard: How many acres?

Stefanie Nagid: The park itself, open field area is about 8.7 acres and parking and road area is about an acre and a half.

Councilman Passiment: Approximately how many passive and active parks do we currently have?

Stefanie Nagid: County wide we have 8 open passive parks, with my work plan I hope to have 12 more open within the next few years. There are more active parks. We don't have a specific number.

Councilwoman Howard: Main thing is to have the building razed because they have become an attractive nuisance.

Councilman Hervochoon: Is it possible to move the land to rural and critical

Stefanie Nagid: That would take a designation by county council. There is a provision in the passive parks ordinance that was approved by council that states that if it wasn't in rural and critical property it could be designated as a passive park but it would not qualify for rural and critical funding. So funding would still be an issue.

Councilman Glover: That part of the county is the center part between North and South. I would like to see a fun park that would attract more people, not a baseball field or soccer field etc.

Stefanie Nagid: From a Passive park side, if it was to stay under county management I would leave it as an open field and put a picnic pavilion and some grills and tables and maintain the fishing pier or I could put it out as a request for proposal from private entities that would like to utilize that property and put their own programming on the property and generate revenue from it as a lease situation. We could earn a little bit of revenue renting it out or leasing it out to a private entities and generating more revenue.

Shannon Loper: Open to suggestions of making it active with more than one purpose. Right now we are paying to rent the soccer field at John Paul when the county North vs South want to play. Having the option to use that property in case of that need would be beneficial and the pier could still be maintained and property rented out.

Councilman Passiment: I think the first thing we need to do is raze the buildings. I would suggest that we recommend to you would then come back to us with usage on what to do with the land.

Councilman Howard: Document the structures because it was an iconic/historic part of the area with camp.

Councilman Hervochoch: Where is the money coming from and is it possible that we can get a list possible use cases for those properties? I would like to personally see that this project goes through rural and critical.

**Motion:** It was moved by Councilman Passiment, seconded by Councilman Hervochoch to raise the existing buildings on the Camp St Mary's property, document existing conditions and refer the matter to the finance committee for source of funding. The vote: YAYS – Councilman Hervochoch, Councilwoman Howard, Councilman Glover, Councilman Passiment, Councilman Covert and Councilman Dawson. The motion passed.

**Motion:** It was moved by Councilman McElynn, seconded by Councilman Glover for the county to come back to the Natural Resources Committee with suggestions as to possible uses for both active and passive parks at the Camp St. Mary's location. The vote: YAYS – Councilman Hervochoch, Councilwoman Howard, Councilman Glover, Councilman Passiment, Councilman Covert and Councilman Dawson. The motion passed.

**B. Approval of a text amendment to the Lady's Island Community Preservation District and Lady's Island Expanded Home Business District to limit residential density to developments not located on public sewer- Robert Merchant, AICP, Deputy Director, Community Development Department**

**Discussion:** Staff initiated text amendments to the community development code, specifically regarding two districts on Lady’s Island, the Lady’s Island Community Preservation District and Lady’s Island Expanded Home Business District in order to implement a recommendation of the Lady’s Island plan between Beaufort County and the City of Beaufort.

Currently in both districts, residential development can develop at the density of two dwellings units per acre regardless if they are on public sewer or not. If the land is not able to perk, that affects the development of the property. People are putting engineered - on lot septic systems on the property and the concerns are the long term impacts of too much development on those on lot systems of that density and there was interest of more orderly growth of the island and having this text amendment will help with establishing a more orderly growth.

The amendment would limit minimum lot size for minor subdivisions (4 lots or fewer) to ½ acre, and limit density of major subdivisions (greater than 4 lots) that are served by on-lot septic systems to one dwelling unit per 2 acres. The minimum lot size for minor subdivisions provides flexibility for owners of small properties without public sewer access. These owners would otherwise not be permitted to subdivide their properties if an outright density restriction of 1 dwelling unit per 2 acres were applied.

**Motion:** It was moved by Councilman Glover, seconded by Councilman McElynn to approve a text amendment to the Lady’s Island Community Preservation District and Lady’s Island Expanded Home Business District to limit residential density to developments not located on public sewer. The vote: YAYS – Councilman Hervochon, Councilwoman Howard, Councilman Glover, Councilman Passiment, Councilman Covert and Councilman Dawson. The motion passed.

**C. Request to reserve \$4.235M for the planning and construction of public access and passive recreation projects on RCLP passive parks – Stefanie M. Nagid, Passive Parks Manager**

**Discussion:** Stefanie Nagid stated the Passive Parks Public Work Plan identifies properties of the highest priority for completion of public access and passive recreation. Maintenance at these properties is currently being done, or will be under an MOU with a partnering agency. Completion of these projects will provide immediate revenue generation to be used towards maintenance and management of these, and other, passive park properties. County Council approved the Passive Park Program support resolution on April 22, 2019. County Council approved the first Public Access and Passive Recreation Projects Resolution on May 20, 2019. \$4.235 Million is requested to be reserved from the 2018 Land Preservation Bond funding, which will complete the authorized 20% use of those funds toward passive park public access and passive recreation projects.

- *Mobley Preserve (Design/Build) \$1,000,000.00*
- *Okatie Marsh/Olsen Preserve (Planning/Construction) \$1,000,000.00*
- *Pinckney Point Preserve (Planning/Construction) \$1,000,000.00*
- *Whitehall Park (Design/Build) \$500,000.00*
- *Ford Shell Ring Park (Planning/Construction) \$250,000.00*
- *Pocket Parks (Design/Build) \$485,000.00*

**Maintenance:**

- *Mobley Preserve – Port Royal Sound Foundation is a co-owner, possible MOU*

- *Okatie Marsh Regional Preserve- Beaufort County Animal Shelter is a partner, possible MOU*
- *Pinckney Point Preserve- Near Pinckney Colony Park, possible inclusion in P&R Department maintenance schedule*
- *Whitehall Park- City of Beaufort lease agreement in place*
- *Ford Shell Ring Park- Hilton Head Archaeological Society is a partner, possible MOU*
- *Pocket Parks- Adjacent to County maintained boat ramps, possible inclusion into PW maintenance schedule*

Revenue:

- *Pavilions (most properties)- \$100.00/instance*
- *Event Venue Opportunity (Pinckney Point, Whitehall)- \$500.00-\$2,000.00/instance*
- *Timber (Mobley, Okatie Marsh, Pinckney Point)- Variable\**
- *Construction Grant Opportunities- Variable\**
  - *Yamaha Outdoor Access Initiative*
  - *Land and Water Conservation Fund*
  - *Parks and Recreation Development Fund*
  - *Recreational Trails Program*

**Motion:** It was moved by Councilman Glover, seconded by Councilman Hervochoon to approve the requested amount and source as written, reserving \$4.235M for the planning and construction of public access and passive recreation projects on RCLP. The vote: YAYS – Councilman Hervochoon, Councilwoman Howard, Councilman Glover, Councilman Passiment, Councilman Covert and Councilman Dawson. The motion passed.

**D. Contract award to Design Workshop for conceptual planning services for Whitehall Park in the amount of \$84,317.00 – Stefanie M. Nagid, Passive Parks Manager/ Dave Thomas, Purchasing Director**

**Discussion:** Eric Greenway stated RFP #073119 received 8 proposals, 4 of which were selected for interviews. The review team consisted of a representative from the County, City of Beaufort, Friends of Whitehall Park, and the Open Land Trust. Design Workshop received the highest average post-interview score.

**Motion:** It was moved by Councilman Hervochoon, seconded by Councilman Covert to move forward with Wood and Partners, Inc. in the amount of \$28,400.00 for conceptual planning services for Whitehall Park. The vote: YAYS – Councilman Hervochoon, Councilwoman Howard, Councilman Glover, Councilman Passiment, Councilman Covert and Councilman Dawson. The motion passed.

## **APPOINTMENTS AND REAPPOINTMENTS**

- A. Planning Commission – Vacancy District 2
- B. Rural & Critical – Vacancy District 7
- C. Southern Beaufort County Corridor – Vacancies District 5, and Town of Bluffton Appointee
- D. Appointment of Jason Hinchler to the Beaufort – Town of Port Royal Metropolitan Planning Commission (MPC)

**Motion:** It was moved by Councilman Glover, seconded by Councilman Hervocho to appoint Jason Hincer to the Beaufort- Town of Port Royal Metropolitan Planning Commission. The vote: YAYS – Councilman Hervocho, Councilwoman Howard, Councilman Glover, Councilman Passiment, and Councilman Dawson. The motion passed.

**ADJOURNMENT**

DRAFT



# FY19 Annual Report Highlights

# Beaufort Soil & Water Conservation District

*Serving Beaufort County for over 75 years*



*Photo by Louis Schleuger, Whale Branch Sunset, Lobeco, SC*

## Mission

**“To help people conserve, maintain, and improve our natural resources and environment by promoting wise land use practices, environmental education, and technical assistance.”**

## Board of Commissioners

Beaufort Conservation District has five Commissioners, two are appointed by SC DNR and three are elected in the general election in November. Commissioners are nonpaid volunteers. Between the five commissioners they have over 120 years of experience!



Left, Luke Inabinett (E), Danny Lesesne (E), Alan Ulmer, Jr., Chairperson (A), & Claude McLeod, Vice-Chairperson (A)



Denise Parsick, Secretary/Treasurer, (E) Recognized earlier this year as the longest serving woman commissioner, 30 years!





## Federal Partnership: USDA-NRCS

Natural Resources Conservation Service

In FY19 USDA-NRCS & Beaufort Conservation District partnership helped Beaufort County landowners by

- Paying out \$56,313 in Cost-Share for BMPs
- Applying Conservation to 314 acres
- Providing Technical Assistant
- Helping Landowners apply for EQIP Cost share (Environmental Quality Incentives Program)
- Provide Education & Outreach programs

## USDA-NRCS Provides Cost share for Best Management Practice

BMP's help keep our water clean & make the land more sustainable by :

- Reducing sedimentation into nearby waters
- Offering protection for threatened and endangered species
- Fighting invasive species
- Preventing fires and managing under brush



Seasonal High Tunnels extend the growing season



Planting cover crops to replace nutrients in the soil



Fighting invasive plant species



Prescribed Burning



Planting Long Leaf Pines



## State Partnership - South Carolina Department of Natural Resources

- Provides guidance for all 46 Conservation Districts in SC
- Assists Commissioners through elections, appointments, ethics reporting, insurance, etc.
- Connects the Conservation Districts in SC to partnerships in the SC & National Association of Conservation Districts, SC Employees Associations, and monthly informative briefs.
- Provides education outreach assistance and materials.



Commissioners pledging the Oath of Office



ACE Basin DNR Staff presented fish dissection and fish printing at Eco Camp this past summer.



## Partnership Training and Continuing Education For Commissioners & Staff



One Commissioner and one staff member attended the SC Association of Conservation Districts Annual Meeting, attended numerous presentations, mini - workshops, collaborative meetings with fellow SC Conservation Districts, and other informative sessions.

Two staff members attended SC Conservation District Employee Associations Training Sessions on laws, ethics, insurance, elections, and other important issues for Conservation Districts.



One staff member and one commissioner participated in various National Association of Conservation District monthly webinars. Topics cover soil health, water quality, pollinators, urban & community gardening, grants, and other conservation practices.

## County Partnership – Beaufort’s Crystal Lake Passive Park

- We greeted over 382 people this year & answered questions about the Park.
- Numerous other citizens visited the Park to stroll, birdwatch, and fish (catch & release).
- We helped over 180 county workers & contractors with the building & park maintenance & public safety.
- We provided outreach displays, activities, and interpretive tours for children & adults at the park.
- Gave out DNR hunting & fishing materials & Friends of Hunting Island Memberships.
- We assisted visiting groups meeting in the Board Room.



## Crystal Lake Clean Team

Beaufort Conservation District established a Clean Team through Palmetto Pride to pick up litter at least four times a year.

The Conservation District works with Beaufort County Open Land Trust & invites other volunteers to help pick up litter around the park and part of adjacent road, Rue Du Boise.



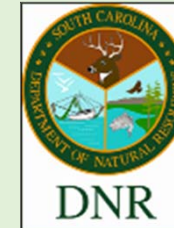
Our First Clean Up to commemorate the 40<sup>th</sup> anniversary of the Clean Water Act!



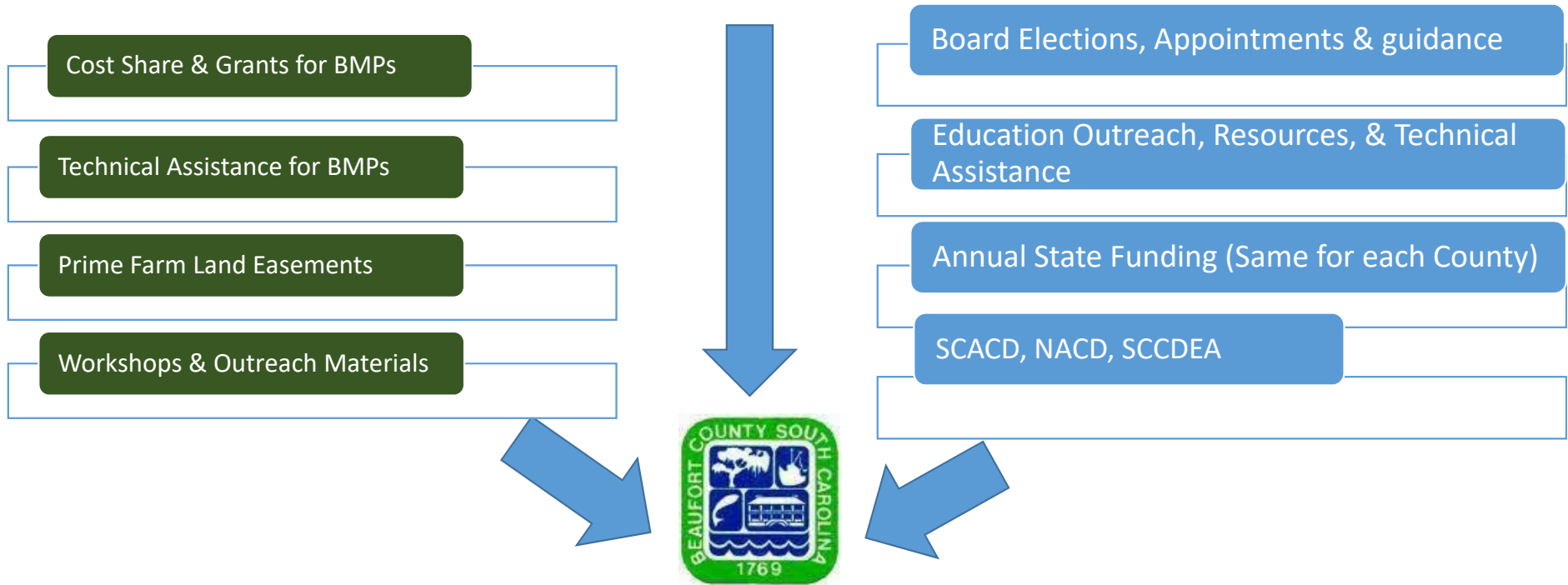
Our Earth Day Clean Up – April 2019



NRCS



The established Memorandum of Agreement Between USDA-NRCS, SCDNR & Beaufort Conservation District strengthens the support of resources that continue to benefit Beaufort County.



# EARTH DAY

Beaufort SWCD has been organizing an Earth Day for over 20 years & has been partnering with The Port Royal Farmers Market for several years.



Beaufort Conservation District



Friends of Hunting Island



Coastal Conservation League



Second Helpings



BJWSA



Port Royal Sound Foundation



MCAS – Environmental



Citizens Climate Lobby



Lions Club



League of Women Voters



BC Open Land Trust



Clemson Master Gardeners



## KBCB

Associate Commissioner Carol Murphy & Education Coordinator Pam Floyd have attended Keep Beaufort County Beautiful for several years. They now both serve on the KBCB Board representing their county districts.

## Friends of Hunting Island

We have worked with FOHI for several years on Boy Scout projects, FOHI Special License Plates, and other projects. Commissioner Denise Parsick has served on the FOHI board and the Sea Turtle Nesting Team for several years.

## Significant Partnerships To Mention



KidFest: Kid on Tractor watches Marine Corp Band



Green Steps : Protect – Litter Prevention

## KidFest Planning Committee

Beaufort Conservation District has been working on this important committee for over 23 years. Several agencies partner to plan this important annual event.

## SC Green Steps Schools

Our staff trained to become mentors for SC Green Steps Schools and began mentoring in 2015 with Whale Branch Elementary and have since added Port Royal Elementary.

Green Steps Schools are eligible for special grants and awards by being Green Steps Schools

<http://greenstepschools.com/>

## EDUCATION PROGRAMS

In School Programs, Field Trips, &  
Programs at Crystal Lake Park

We presented 267 outreach programs to  
over 9,500 children & adults!



20+ outreach  
programs available



# ECO CAMP

Our Annual Week long, half day, environmental science summer camp  
BSWCD Presented our 30<sup>th</sup> Eco Camp this year!  
The Best of Eco Camp emphasizing Coastal Conservation and Safety



## FESTIVALS, EVENTS & CLEANUPS

KidFest - Part of the Steering committee to bring this important event to Beaufort annually.

Soft Shell Crab Festival: Encourage environmental agencies & partners to participate.

Broad Creek Water Festivals & Clean Ups, May River Sweeps, Crab Fest, Earth Day events, Birthday for the Birds & more!



Beaufort - Sharks at KidFest



Beaufort - KidFest with Farm Bureau Partners



Hilton Head -Keep Broad Creek Clean Fest



Okatie – STEAM Festival



Port Royal – Birthday for the Birds



Bluffton – May River Sweep( Reaching all ages!)



Bluffton – Kids in Kayaks



Beaufort – Farm Bureau Open House



Port Royal – Crab Fest



## WATER QUALITY COALITION



**LOWCOUNTRY  
STORMWATER  
PARTNERS**  
A Service of Clemson Extension

- Partner with Together for Beaufort County & Human Service Alliance & chair the Water Quality Coalition
- Encourage Stakeholders to join the Water Quality Coalition to meet quarterly with the Stormwater Partners
- Work with Lowcountry Stormwater Partners on similar projects
- Try to keep informed on water quality issues and outreach opportunities throughout the county
- Work on special projects



That's My Truck coloring Contest



## Beaufort Blueways

PADDLING TRAILS

### BEAUFORT/PORT ROYAL TRAIL

This unique self-guided Blueways trail follows the Beaufort River between the historic towns of Beaufort and Port Royal, SC.

This is a 6.3 mile one way or 12.6 mile round trip trail. Highlights include the Town of Port Royal, the SC Heritage Trust Site of Fort Frederick, and the National Historic Landmark City of Beaufort.



For further information including GPS waypoints, interpretive information, and tips for paddling this trail, see

[www.beaufortblueways.info](http://www.beaufortblueways.info) or the signage at the two points of entry: Lady's Island Public Landing (Beaufort) or the Sands Public Landing (Port Royal).

For equipment rental, consult local outfitters.

## BLUEWAYS PADDLING TRAILS

Beaufort Blueways

Penn Center Trail

ACE Basin Trail

Whale Branch Trail

Partners:

SC Parks Recreation & Tourism

SC Department of Natural Resources

Beaufort Kayak Tours

Town of Port Royal

City of Beaufort

Penn Center

BC Tax Accommodations

Beaufort County

To view the full list of paddling trails and details of each trail, Google Beaufort Blueways or the link below.

<http://beaufortblueways.info/>

Partners, Partners,  
& More Partners...



**ACE Basin**

National Estuarine Research Reserve



Beaufort County  
Open Land Trust



Beaufort Kayak Tours



Lowcountry Resource,  
Conservation, and Development





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## BEAUFORT COUNTY COUNCIL

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### Agenda Item Summary

#### Item Title:

Mitchelville Conceptual Plan Presentation

#### Council Committee:

Natural Resources

#### Meeting Date:

December 16, 2019

#### Committee Presenter (Name and Title):

Ahmad Ward, Mitchelville Preservation Project

#### Issues for Consideration:

Committee to hear a presentation on the status of the Mitchelville Conceptual Plan project.

#### Points to Consider:

On February 19, 2018, County Council authorized up to \$250,000 of Rural and Critical Lands Preservation Program funds towards the development of the Mitchelville Conceptual Plan. On October 23, 2018, WLA Studios was the selected bidder to complete the conceptual plan. The Mitchelville Preservation Project Executive Director, Ahmad Ward, oversees the project and is presenting an update on its progress.

#### Funding & Liability Factors:

None at this time

#### Council Options:

Hear a presentation on the status of the Mitchelville Conceptual Plan project.

#### Recommendation:

Hear a presentation on the status of the Mitchelville Conceptual Plan project.





**Historic Mitchelville Freedom Park**  
**Master Plan Update**  
**Natural Resources Committee**  
**December 16, 2019**

The potential relocation of St. James Baptist Church resulted in slowing our planning process down and may have cost us two months of planning time. However, we have accounted for this delay and are close to completion.



**Legend**

**St James Baptist Church Relocation**

**AREA NAME**

- Acquire Remaining Development Rights
- Acquisition Parcel
- Historic Cherry Hill School
- Historic Mitchelville Freedom Park
- St James Baptist Church - Existing
- Town/County Owned Property
- OHZ
- Parcels - Beaufort County Lines

# HISTORIC MITCHELVILLE FREEDOM PARK

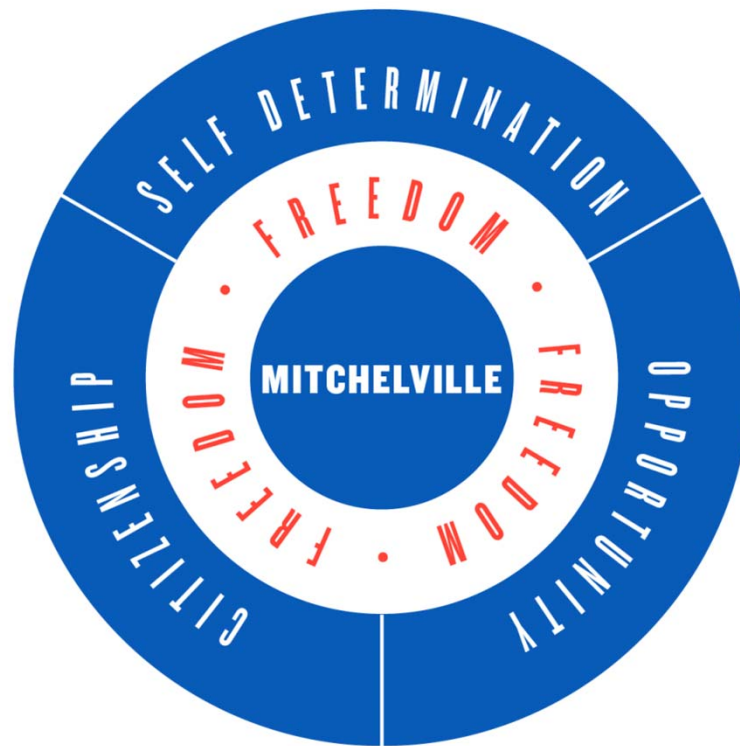
## THE BIG IDEA

### **MITCHELVILLE: Where Freedom Began**

Founded in 1862 as the first self-governed African American town, Mitchelville was where formerly enslaved people began to explore and test the possibilities promised by democracy: freedom, self-determination, opportunity, and citizenship. Mitchelville was an important step in the journey toward a truly just society—a journey that continues to this day.

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# HISTORIC MITCHELVILLE FREEDOM PARK INTERPRETIVE LENS



- Political Participation
- Education
- Religion
- Family
- Economic Opportunity
- Home/Land Ownership



# HISTORIC MITCHELVILLE FREEDOM PARK

## SITE PLAN



# HISTORIC MITCHELVILLE FREEDOM PARK

## Legend of Uses

<b>Visitor Center (A)</b>	Up to 18,000 SF state of the art visitor center. First floor includes gift shop/bookstore, standing theater, lobby/welcome area, permanent and temporary exhibit areas, janitorial space, restrooms, general program storage. Visitor elevator and freight elevator. Second floor includes catering kitchen, offices, restrooms, A/V closet, event space with moveable walls (250 person capacity) with second story overlook/terrace, catering kitchen, restrooms, storage. Up to 1,750 SF terrace off back of building can serve as stage above event lawn (storage/loading dock underneath.)
<b>Event Lawn (B)</b>	This open lawn area serves as an event and interpretive space for the site. The lawn sits behind the Visitor Center Terrace. The lawn includes interpretive footprints delineating Mitchelville-era houses and quarter acre lots. The Group Shelter (see below) is situated in the Event Lawn.
<b>Entry Plaza (C)</b>	The Entry Plaza serves as a gathering area and drop off location at the Visitor Center. The plaza features decorative paving (using colored concrete, pavers, etc.) to represent/interpret the Mitchelville-era Historic Map.
<b>Group Shelter (D)</b>	This up to 1,275 SF open air structure with restrooms. Can be used for special events, educational programming, and visitor picnics.
<b>Freedom Plaza (E)</b>	This is a 5,250 SF plaza and lawn area. Stormwater from site is filtered through bog gardens, which ring the plaza. Footbridges cross over filtration bogs so visitors “cross the water” to enter the space. The middle of the space is occupied by a reinforced sloped lawn, which will house a memorial or piece of public art. Filtration bogs are lined with seatwalls and benches are spaced around the plaza. Shade trees are located near the benches.
<b>Interpretive Houses (F)</b>	8-10 interpretive houses with the same orientation and clustering as the Mitchelville-era Historic Map. One house includes interpretation of the rear yard. Phase 1: Ghosted Structures (framed outlines); Phase 2: Fully Reconstructed Houses – some with standalone interior exhibits.



# HISTORIC MITCHELVILLE FREEDOM PARK

## Legend of Uses

<b>Interpretive Garden (G)</b>	This area, located behind one of the interpretive houses, will be a space for interpreting outdoor household practices in Mitchelville. The area may include a small interpretive garden with period-appropriate plants.
<b>Church and Archaic Interpretive Area (H)</b>	Plaza with hardscape and seatwall to interpret Native American occupation of the site and the location of a Mitchelville-era church. Space for contemplation, interpretation, and reflection.
<b>Military Road Alignment (I)</b>	Wide pathway interpreting the alignment of a road from the Mitchelville-era Historic Map.
<b>Classroom/Lab Building (J)</b>	Up to 4,000 SF building with artifact storage and processing area, curatorial area, classrooms, offices, restrooms. Includes climate-controlled collections area as well as wet rooms for processing artifacts.
<b>Maintenance Building (K)</b>	Operations building (approximately 2,000 SF) to support equipment maintenance and personnel with service bays, work stations, and storage. Access from small parking area.
<b>Maintenance/Lab Parking Lot (L)</b>	7 pervious paver parking spaces
<b>Primary Parking Lot (M)</b>	54 pervious paver parking spaces 18 grass pave parking spaces (overflow)
<b>On-Street Parking (N)</b>	9 pervious or grass pave parking spaces
<b>Interpretive Trail (O)</b>	Accessible and partially following a historic road alignment, this natural surface trail skirts the marshline of the site and connects visitors to various interpretation points throughout the park. There will be interpretive panels along the trail describing the natural and historical features of the park.



# HISTORIC MITCHELVILLE FREEDOM PARK

## Legend of Uses

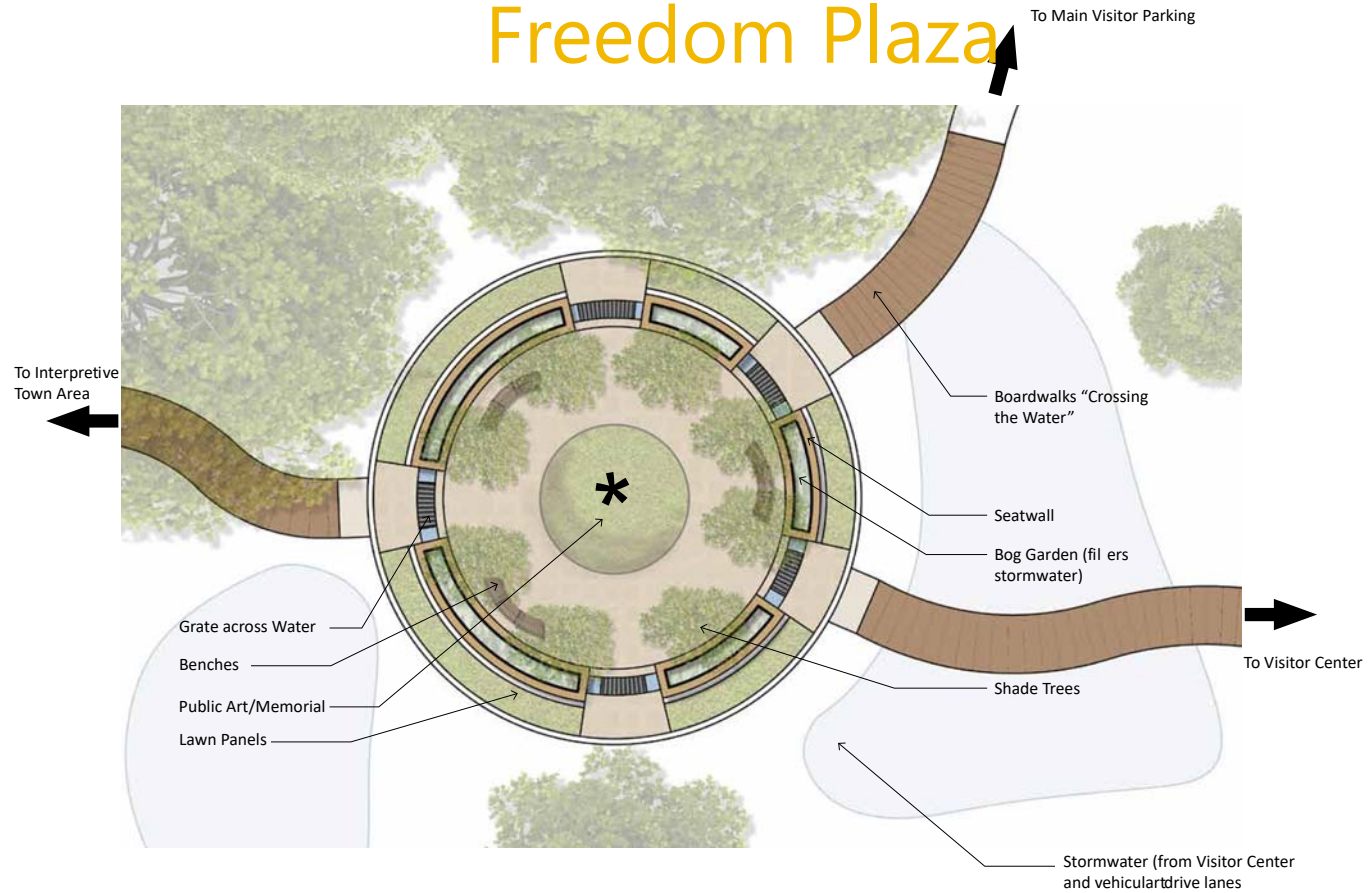
<b>Interpretive Boardwalk (P)</b>	This boardwalk will include interpretation of the flora and fauna of the marsh, cultural influences of life on the marsh, and Gullah Geechee waterways traditions.
<b>General Store Interpretation (Q)</b>	Informed by future archeological work, this structure would be a representation of one of the Mitchelville-era general store with interior interpretation. Phase 1: Ghosted structure; Phase 2: Full construction with interior exhibits.
<b>Path to Beach (R)</b>	This accessible natural surface path connects visitors to one of the premier views at the site of Port Royal Sound.
<b>Welcome/Pay Station (S)</b>	Up to 275 SF building to house a payment center for ticket purchases. Will be a climate controlled space appropriate for housing staff or security for events. Entry and egress to the site would be gate controlled.
<b>Visitor Center Accessible Parking &amp; Service Area (T)</b>	Visitor or staff lot with approximately 13 pervious parking spaces. These spaces would be “Reserved” or Accessible. This area will also include a service entrance for the Visitor Center for caterers, vendors, deliveries, trash collection, etc.
<b>Woodland Knoll Shelter (U)</b>	Small group shelter with picnic tables to accommodate outdoor classroom uses, small group gatherings, and environmental education efforts. No restrooms or kitchen facilities provided at this location.





# HISTORIC MITCHELVILLE FREEDOM PARK

## Freedom Plaza



# HISTORIC MITCHELVILLE FREEDOM PARK

## PHASE 1

### NON-INTERPRETIVE AMENITIES

- WiFi
- Parking
- Bus Turn around
- Welcome Area/Signage
- Restrooms

### INTERPRETIVE ELEMENTS

- Visitor Pavilion w/ moveable exhibits
  - Ghosted Structures: Church, Cabin, Store
  - Exterior Interpretation Signage
  - Augmented Reality Tour
  - Wayfinding
  - Boardwalk
-

# HISTORIC MITCHELVILLE FREEDOM PARK

## PHASE 1 - Exterior Pavilion



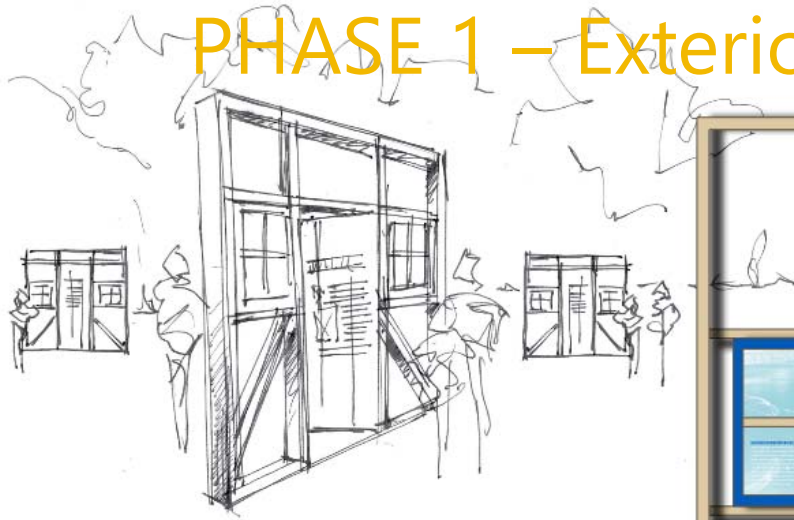
# HISTORIC MITCHELVILLE FREEDOM PARK

## PHASE 1 – Ghosted Structures



# HISTORIC MITCHELVILLE FREEDOM PARK

## PHASE 1 – Exterior Interpretation



### GHOSTED FACADE INTERPRETIVE PANELS

A primary interpretive element for Historic Mitchelville will complement the ghosted structures of the cabins. Windows and doors, a metaphor for freedom and opportunity, provide an ideal format for interpretation. The front side of these structures provide interpretation of Historic Mitchelville. Visitors that pass through the door will discover alternate graphics with a contemporary feel that addresses current relevant issues.



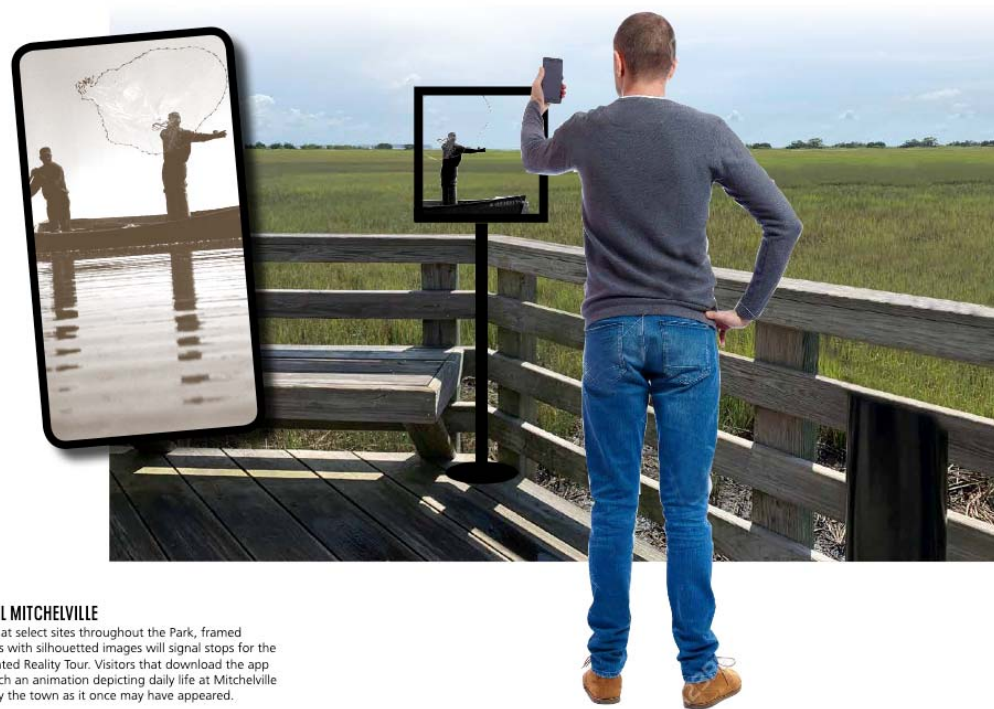
# HISTORIC MITCHELVILLE FREEDOM PARK

## PHASE 1 – Exterior Interpretation



# HISTORIC MITCHELVILLE FREEDOM PARK

## PHASE 1 – Exterior Interpretation



### VIRTUAL MITCHELVILLE

Located at select sites throughout the Park, framed windows with silhouetted images will signal stops for the Augmented Reality Tour. Visitors that download the app can watch an animation depicting daily life at Mitchelville or survey the town as it once may have appeared.

# HISTORIC MITCHELVILLE FREEDOM PARK

## PHASE 1 – Exterior Interpretation



### ARCHAEOLOGICAL CORE SAMPLE

Mitchelville is rich in archaeological history. At select locations in the Park, 3D core samples will reveal some of the artifacts found there and interpret what we can deduce from these findings.



# HISTORIC MITCHELVILLE FREEDOM PARK

## PHASE 1 – Exterior Interpretation

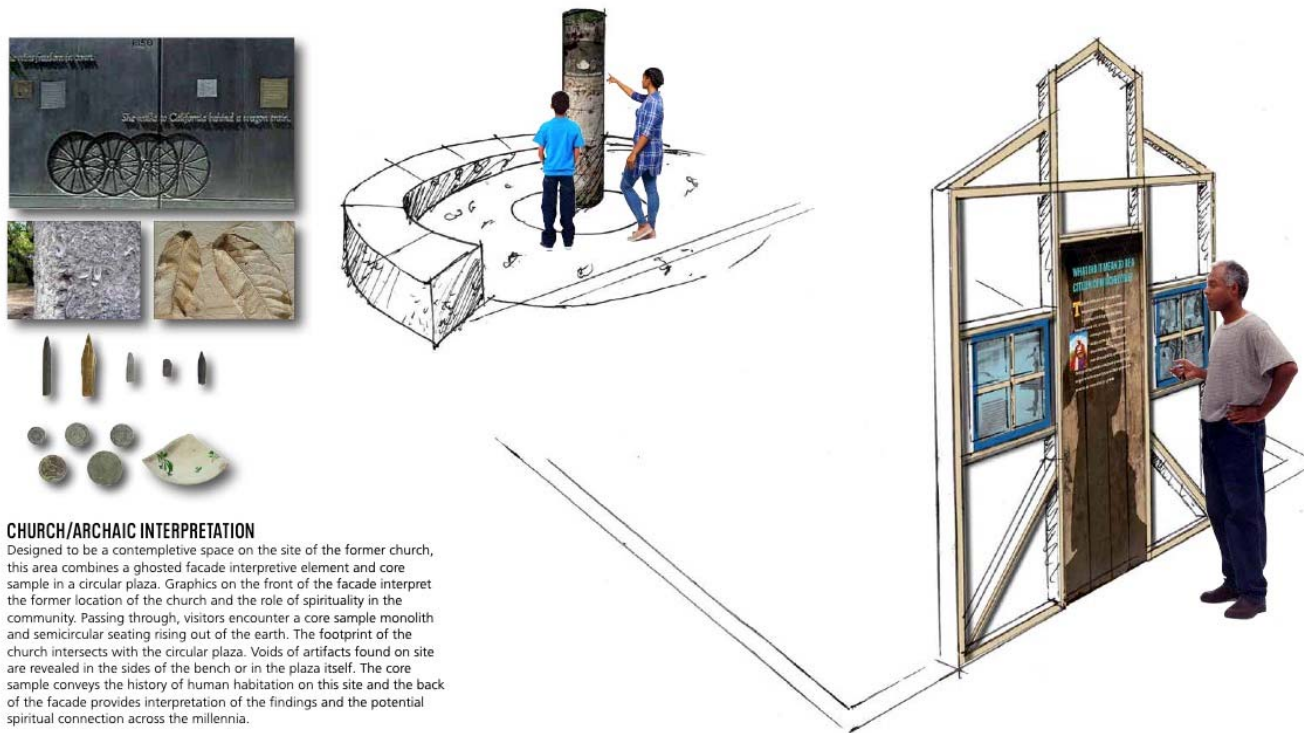


### BATEAU PANELS

Dispersed throughout the site, Bateau Panels will be used to interpret the daily life of the residence of Mitchelville. From fishing and farming, to basket weaving and net making, to story telling and dance—these panels will bring to life the native islander culture.

# HISTORIC MITCHELVILLE FREEDOM PARK

## PHASE 1 – Exterior Interpretation



### CHURCH/ARCHAIC INTERPRETATION

Designed to be a contemplative space on the site of the former church, this area combines a ghosted facade interpretive element and core sample in a circular plaza. Graphics on the front of the facade interpret the former location of the church and the role of spirituality in the community. Passing through, visitors encounter a core sample monolith and semicircular seating rising out of the earth. The footprint of the church intersects with the circular plaza. Voids of artifacts found on site are revealed in the sides of the bench or in the plaza itself. The core sample conveys the history of human habitation on this site and the back of the facade provides interpretation of the findings and the potential spiritual connection across the millennia.

# HISTORIC MITCHELVILLE FREEDOM PARK

## PHASE 2

### Non-interpretive Amenities

- WiFi
  - Parking
  - Bus Turn around
  - Welcome area/signage
  - Visitor Center
  - Event space for 250 people (4,500 sq ft)
  - Catering kitchen
  - Freight elevator
  - Offices
  - Restrooms (1st and 2nd floor)
  - A/V closet
  - General program storage
  - Artifact storage / processing area
  - Classrooms
  - Gift shop / bookstore
  - Deck / overlook
  - Lobby / welcome area
  - Temporary exhibit space (2,000 sq ft)
  - Janitorial space
-


# HISTORIC MITCHELVILLE FREEDOM PARK

## PHASE 2

### Interpretive Experiences: Interior

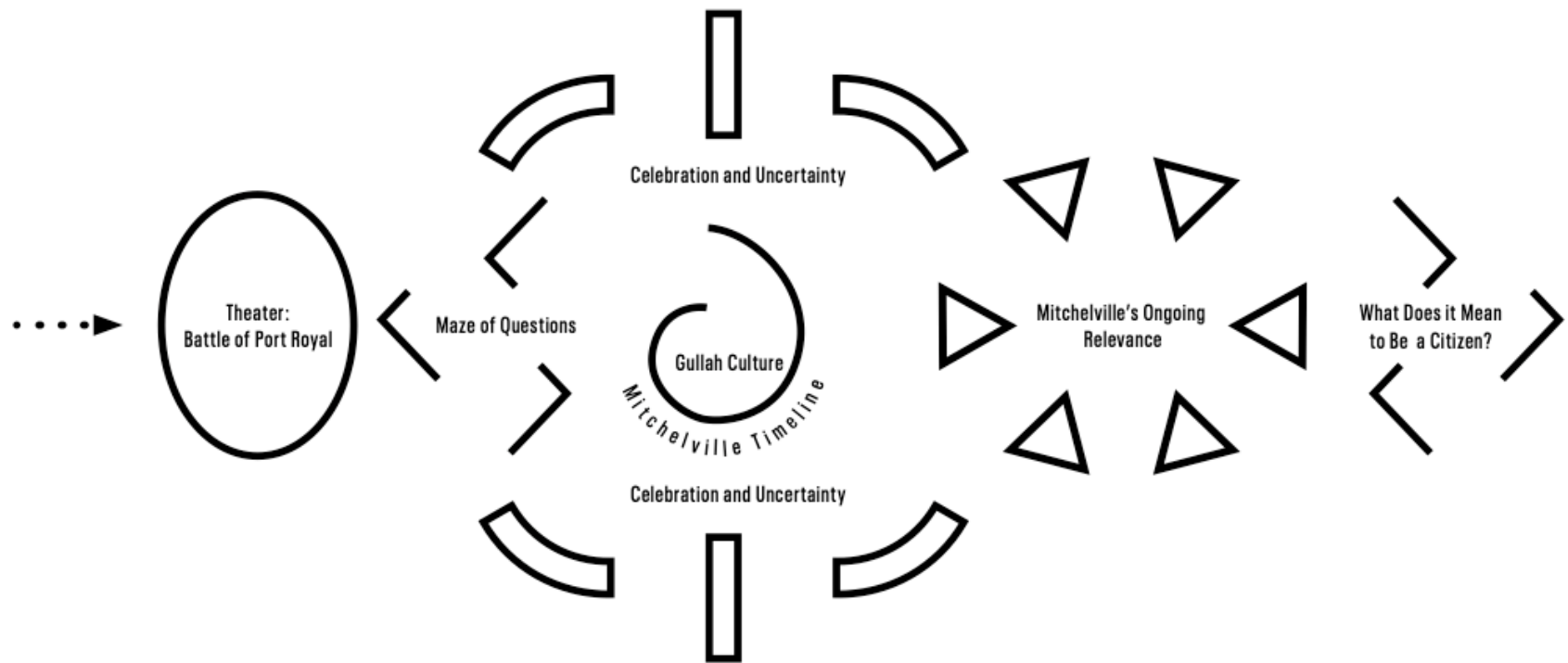
- Intro Film: “Battle of Port Royal”
- Celebration and Uncertainty
- Gullah Heritage
- From Mitchelville to Today
- What Does it Mean to be a Citizen?

### Interpretive Experiences: Exterior

- Living History / Buildings
  - Performance Area
  - Exterior Interpretation
  - Augmented Reality Tour
- 

# HISTORIC MITCHELVILLE FREEDOM PARK

## PHASE 2-Interior Exhibits



# HISTORIC MITCHELVILLE FREEDOM PARK

## PHASE 2-Interior Exhibits

### Intro Theater



# HISTORIC MITCHELVILLE FREEDOM PARK

## PHASE 2-Interior Exhibits

### Maze of Questions



# HISTORIC MITCHELLEVILLE FREEDOM PARK

## PHASE 2-Interior Exhibits

### Celebration & Uncertainty





# HISTORIC MITCHELVILLE FREEDOM PARK

## PHASE 2-Interior Exhibits

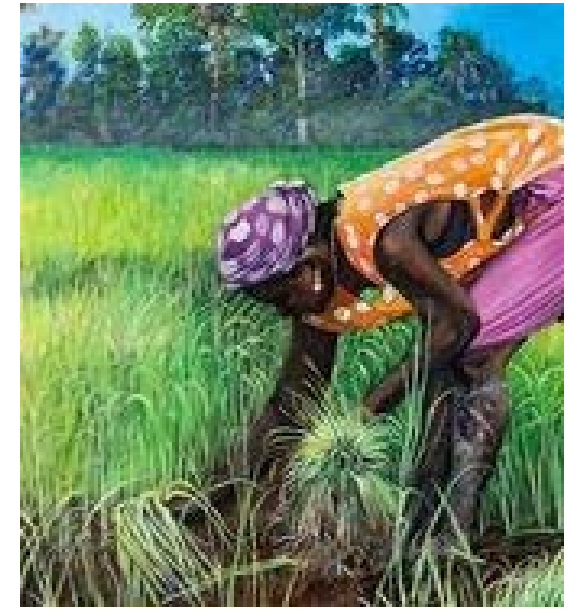
### Gullah Heritage



# HISTORIC MITCHELLEVILLE FREEDOM PARK

## PHASE 2-Interior Exhibits

### Gullah Heritage



# HISTORIC MITCHELVILLE FREEDOM PARK

## PHASE 2-Interior Exhibits

### Gullah Heritage



# HISTORIC MITCHELVILLE FREEDOM PARK

## PHASE 2-Interior Exhibits

### Mitchelville's Ongoing Relevance



# HISTORIC MITCHELVILLE FREEDOM PARK

## PHASE 2-Interior Exhibits

### Mitchelville's Ongoing Relevance



# HISTORIC MITCHELVILLE FREEDOM PARK

## PHASE 2-Interior Exhibits

### What Does It Mean to be a Citizen?



# HISTORIC MITCHELVILLE FREEDOM PARK

## PHASE 2-Interior Exhibits

### What does it mean to be a Citizen?



# HISTORIC MITCHELVILLE FREEDOM PARK

## PHASE 2-Interior Exhibits





# HISTORIC MITCHELVILLE FREEDOM PARK

## Interpretive Site Plan



## Historic Mitchelville Freedom Park *Site Plan Narrative for Business Plan*



**Plan View of the Visitor Center and Entry Plaza**

The Visitor Center is an 18,000 square foot state of the art building. The first floor includes a gift shop/bookstore, standing theater, lobby and welcome area, permanent and temporary exhibit areas, janitorial space, restrooms, and general program storage. There is a visitor elevator and a freight elevator connecting the first floor with the second floor. The second floor includes a catering kitchen, offices, restrooms, audiovisual closet, and an event space with moveable walls (250-person capacity). The second story features an overlook/terrace. A 1,750 square foot lower terrace off the back of the building overlooks the Event Lawn and can serve as a stage with storage and a loading dock underneath.

An Entry Plaza in front of the Visitor Center serves as a gathering area and drop off location for the building. There is room for buses to load and unload at the Entry Plaza, which features decorative paving to represent and interpret the Mitchelville-era Historic Map.

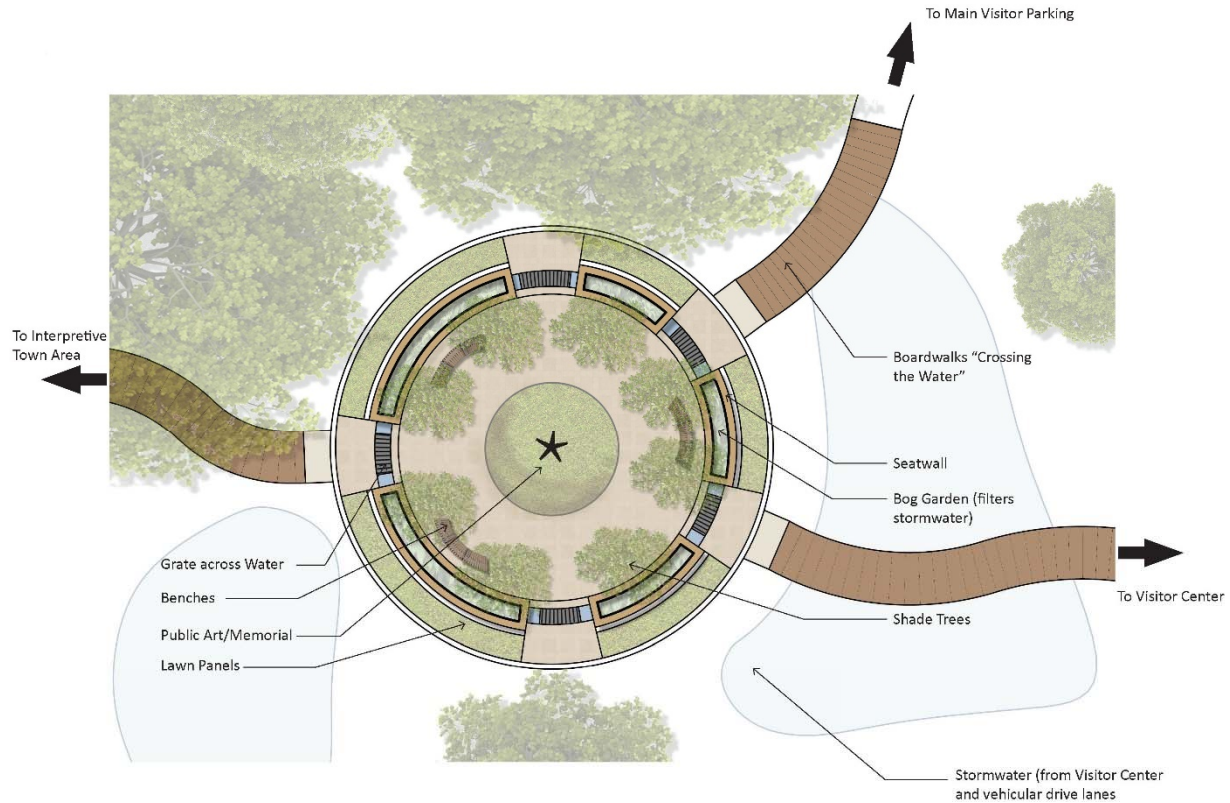
Adjacent to the Visitor Center there is a pervious paved accessible and staff lot with approximately thirteen parking spaces. The area also includes a service entrance for the Visitor Center for caterers, vendors, deliveries, and trash collection.



**Plan View of the Event Lawn and Group Shelter**

The Event Lawn is an open grassy area that serves as a gathering and interpretive space for the site. The lawn sits below the Visitor Center Terrace. The Event Lawn includes interpretive footprints delineating Mitchelville-era houses and quarter-acre lots. These footprints are flush with grade and can be constructed of tabby concrete or decorative pavers. The house footprints delineate the approximate size of a residential building in historic Mitchelville. The quarter-acre lots represent the approximate size of a property owned by residents of Mitchelville.

A Group Shelter is located in the Event Lawn and is a 1,275 SF open air structure that can be used for special events, educational programming, and visitor picnics. The Group Shelter includes restrooms. This space can be used as VIP seating for events featuring performances on the Visitor Center Terrace.



### Plan View of Freedom Plaza

Freedom Plaza is a central gathering space within historic Mitchelville Freedom Park. The 5,200 square foot plaza includes paving, plantings, seating opportunities and lawn areas. Stormwater from the site is filtered through bog gardens, which ring the plaza. Footbridges cross over the filtration bogs, and visitors “cross the water” to enter the space. The space includes benches and seatwalls for seated contemplation as well as a central lawn area that will house the site’s most prominent memorial or piece of public art. Located centrally, visitors enter the plaza from the main visitor parking lot or the Visitor Center. Visitors follow a boardwalk carrying them over an ephemeral pond that stores stormwater runoff from impervious surfaces and roofs at the site. This “crossing the water” zone could be an area for interpretation of the journey of freedmen and women during the Civil War from the mainland to Hilton Head Island. In the plaza, water is filtered through an “eco revelatory” design which uses native plants to filter and improve water quality in raised bog gardens. The plaza is large enough to stage small gatherings, but intimate enough to provide space for reflection and rest. Visitors exit the plaza to the east and make their way to the interpretive town area.



**Plan View of the Classroom/Lab and Maintenance Area**

Phase One includes construction of a 4,000 square foot Classroom/Lab Building with an artifact processing area (wet room), climate-controlled artifact storage, a curatorial area, at least two classrooms, offices, and restrooms. A Maintenance Operations Building is also located in this area. The building will support equipment for maintenance and personnel. It will have service bays, work stations, and storage. The area is supported by a small seven-space parking lot.



**Plan View of the Main Parking Area**

Vehicular Access to the site is via two drive aprons located on the edge of the property for access from Beach City Road. These entrances will be two-way and will have automatic gates. The southern entrance will be limited to employee/permit access. The northern entrance will include a Welcome/Pay Station. Visitors will pay an entrance fee to activate the gate. The Welcome/Pay Station is 275 square foot building that is climate-controlled and appropriate for housing staff or security for events. For special events and free days, the gates may remain open.

The primary parking lot for the facility includes seventy-two total parking spaces with two-way vehicular circulation. Fifty-four spaces will be constructed with pervious pavers or gravel with wheel stops to promote on-site treatment and retention of stormwater. Eighteen grass pave spaces will serve as overflow for large events. All spaces will include concrete curb stops and access to pedestrian circulation for the site. Site plans include an additional nine on street pervious parking spaces located on the south side of Beach City Road. These spaces can serve as both overflow parking and parking for buses.



**Plan View of the Interpretive Boardwalk, General Store, and Woodland Knoll Shelter**

Pedestrian circulation at the site uses existing trail clearing where possible to minimize impact to natural resources. A twelve-foot-wide path serves as an Interpretive Trail that partially follows a historic road alignment and skirts the marshline to connect visitors to various interpretation points throughout the park. There will be interpretive panels along the trail describing the natural and historical features of the park. The Interpretive Trail also leads to the General Store. The General Store is an interpretive site, potentially informed by future archeological work, which is a representation of one of the Mitchelville-era stores with standalone interior interpretation. Phase One interpretation may include a ghosted structure with full build out during Phase Two.

The Interpretive Trail will be paved with stabilized aggregate screenings, which provides an accessible “natural” walking surface. The path leads to an Interpretive Boardwalk, which allows visitors to walk out across the marsh area. Interpretation along the boardwalk will include information about the flora and fauna of the marsh, cultural influences of life on the marsh, and Gullah Geechee waterways traditions. The Interpretive Trail leads to Woodland Knoll Shelter located at a high point on the site. This small group shelter will include picnic tables and can accommodate outdoor classroom uses, small group gatherings, and environmental education efforts. No restrooms or kitchen facilities will be provided at this location. The Interpretive Trail leads to a path to the beach. This accessible natural surface paths connects visitors to one of the premier views at the site with sweeping views of Port Royal Sound.

## Site Interpretive Elements

**Visitor Center Interpretation.** The Visitor Center will include multiple galleries with different modalities of interpretation to appeal to various ages and types of visitors. The following summaries the main galleries and displays.

### *Theater: Battle of Port Royal*

A dynamic five-minute media presentation using lights, video, and special effects to tell the story of the Battle of Port Royal: the event that forever changed the lives of African Americans in the region.

### *Transition Space: Maze of Questions*

This space includes multi-sided forms that are emblazoned with questions confronted by the formerly enslaved in the aftermath of the Battle of Port Royal.

### *Celebration + Uncertainty*

This gallery includes a series of exhibits using graphics, images, and objects places Mitchelville within the greater regional and national context of the chaotic years between 1861 to 1870—a time when the status of African Americans was in constant flux.

### *Gullah Culture*

This area includes a spiral-shaped, basket-like structure, which puts Gullah culture at the center of the gallery space. Imagery and text celebrate the Gullah people: their history, their unique traditions and language, and their continued presence in Hilton Head and the Sea Island. A timeline of Mitchelville history is mounted to the exterior of the exhibit structure. This area Celebrates the passing-down of traditions, foodways, language through today.

### *Mitchelville's Relevance*

This gallery has a series of kiosks that use imagery, object display, media, and text to connect the daily activities of Mitchelville with larger themes that remain relevant to African American communities today: political participation, education, religion, family, economic opportunity, and home or land ownership.

### *What Does It Mean to Be A Citizen?*

This area includes multi-sided kiosks that invite visitors to weigh in some of themes explored in the rest of the museum. The exhibit employs low-tech (response cards) and media techniques (“record your story” video stations) to ask such questions as: What are the advantages and responsibilities of citizenship? Who has access to their full rights as a citizen?

### *Virtual Mitchelville – Roof Overlook*

The second story terrace will include three augmented reality (AR) stations to give visitors as sense of the activity level and density of Mitchelville.



## Exterior Interpretive Elements

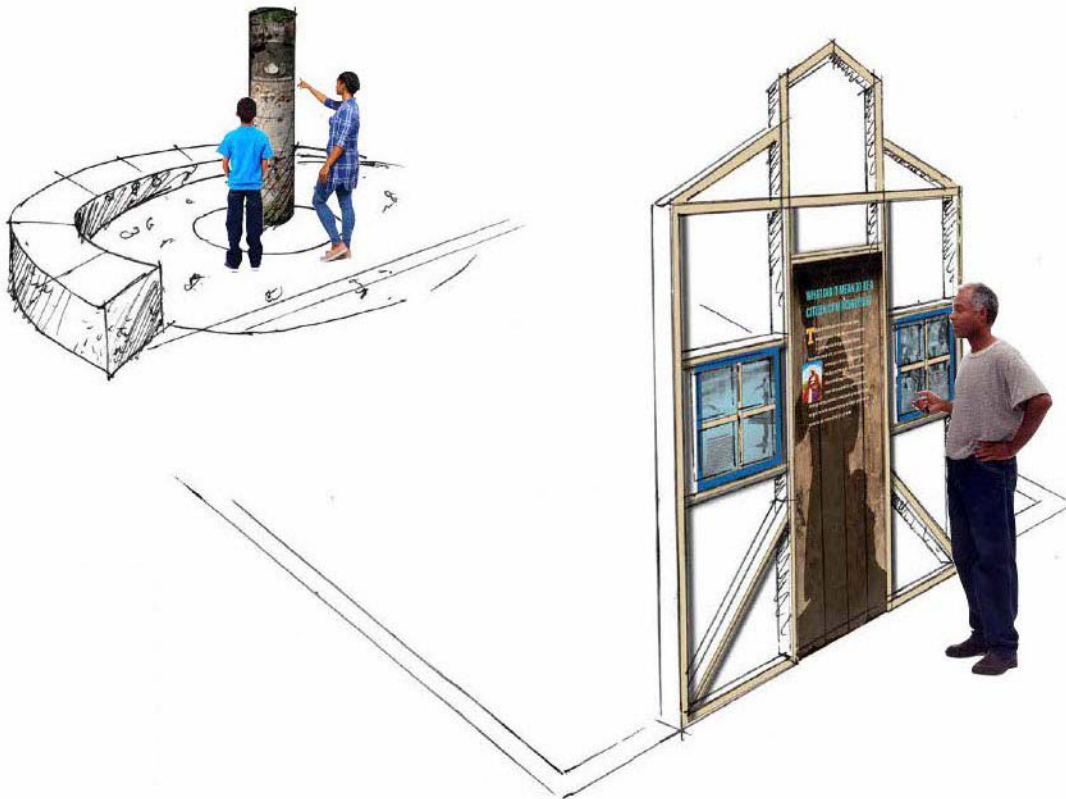
Interpretation at the site will include eight to ten reconstructed houses that represent the orientation and clustering of homes at Mitchelville during the historic period. Phase One of the project will include “ghosted” structures, which are framed out houses without walls that represent the house form in three dimensions. Interpretation during this phase may include facade panels. This interpretive element uses windows and doors, which serve as a metaphor for freedom and opportunity. The front side of the structures would provide interpretation of historic Mitchelville. Visitors pass through the door to discover alternate graphics on the back side of these panels, which would include alternate graphics with a contemporary feel that address current relevant issues. Phase Two of the project will include full reconstructed houses. Some of these will be open for interpretation with standalone interior exhibits. One house will include interpretation of the rear yard. This area will be a space for interpreting outdoor household practices in Mitchelville. The area may include a small interpretive garden with period-appropriate plants. The area between the houses (“the road”) will be paved with stabilized aggregate screenings, which provides an accessible “natural” walking surface.



Plan View of the Interpretive Houses and Garden



**Rendering of a Ghosted House Facade Interpretation**

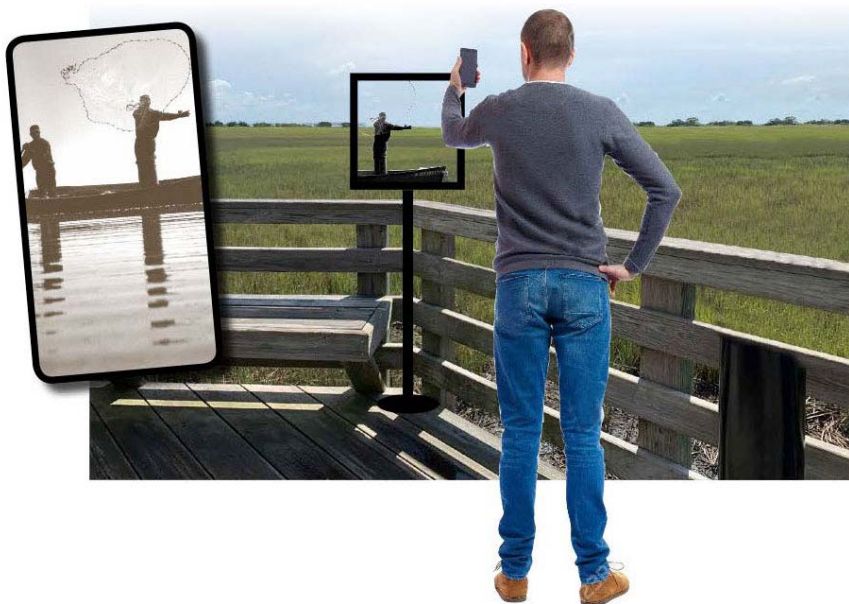


**Rendering of the Archaic/Church Interpretive Area**

Designed to be a contemplative space on the site of the former church, this area combines a ghosted facade interpretive element and a core sample (representing archeology at the site) in a circular plaza.

Graphics on the front of the façade interpret the former location of the church and the role of spirituality in the community. Passing through, visitors encounter a core sample and a semicircular seatwall. The footprint of the Mitchelville-era church intersects with the circular plaza. Impressions of artifacts found on the site are revealed in the sides of the seatwall and/or in the plaza paving. The core sample conveys the history of human habitation on this site and back of the façade will provide interpretation of the findings and the potential spiritual connection across the millennia. The approach to this plaza is a wide pathway interpreting the alignment of a road from the Mitchelville-era Historic Map.

Exterior exhibits will be located along the Interpretive Trail. These exhibits include six augmented reality stops and various exhibit panels. The augmented reality tour “Virtual Mitchelville” includes framed windows with silhouetted images that signal stops. Visitors that download the app can watch an animation depicting daily life at Mitchelville or survey the town as it once may have appeared. There will be five three-dimensional core samples highlighting the layers of human occupation at the site that have been revealed through archeology. Exterior exhibits along the trail include Bateau Panels, which will be used to interpret daily life of the residents at Mitchelville. From fishing and farming, to basket weaving and netmaking, to storytelling and dance—these panels will bring to life the Native Islander Culture. Additional wayfinding signage, welcome signs, and interpretive waysides may be located throughout the park.



**Example of a Stop on the Augmented Reality Tour**



Rendering of a Bateau Panel



Rendering of a Core Sample

Preliminary Cost Estimate - Concept Level  
Historic Mitchelville Freedom Park  
Hilton Head, SC

Item	Unit	Unit Price	Quantity	Total Cost
				<b>Totals Phase 1</b>
<b>Site Preparation</b>				<b>\$101,900.00</b>
Clearing and Site Prep	SF	\$0.80	105,500	\$84,400.00
Grading	AL	\$10,000.00	1	\$10,000.00
Erosion and Sediment Control	LS	\$7,500.00	1	\$7,500.00
<b>Interpretive Houses</b>				<b>\$405,000.00</b>
House Ghosting	SF	\$50.00	8,100	\$405,000.00
<b>Interpretive Garden/Rear Yard</b>				<b>\$7,800.00</b>
Sod	SF	\$1.00	2,800	\$2,800.00
Plants	LS	\$5,000.00	1	\$5,000.00
<b>Church and Archaic Interpretive Area</b>				<b>\$26,250.00</b>
Seatwall	LS	\$7,500.00	1	\$7,500.00
Pervious Pavers	SF	\$15.00	600	\$9,000.00
Footprint Paving	LF	\$12.00	100	\$1,200.00
Stabilized Screenings	SF	\$6.00	1,425	\$8,550.00
<b>Military Map Road Alignment</b>				<b>\$9,360.00</b>
Concrete Paving	SF	\$6.00	1,250	\$7,500.00
Flush Curb	LF	\$12.00	155	\$1,860.00
<b>Classrooms, Lab, and Offices</b>				<b>\$880,000.00</b>
Building	SF	\$200.00	4,000	\$800,000.00
FF&E	SF	\$20.00	4,000	\$80,000.00
<b>Maintenance Building</b>				<b>\$200,000.00</b>
Building	SF	\$100.00	2,000	\$200,000.00
<b>Maintenance/ Lab Parking</b>				<b>\$41,750.00</b>
Pervious Pavers	SF	\$15.00	1,330	\$19,950.00
Parking Lot Lighting	EA	\$2,800.00	2	\$5,600.00
Concrete Paving (Drive)	SF	\$6.00	2,700	\$16,200.00
<b>Primary Parking Lot</b>				<b>\$365,800.00</b>
Monument Signs	EA	\$5,500.00	2	\$11,000.00
Pervious Pavers	SF	\$15.00	8,900	\$133,500.00
Grasspave	SF	\$10.00	3,000	\$30,000.00
Concrete Paving (Drive)	SF	\$6.00	23,050	\$138,300.00
Bollard Lights	EA	\$1,500.00	15	\$22,500.00
Parking Lot Light Fixture	EA	\$2,800.00	10	\$28,000.00
Wayfinding Signage	AL	\$2,500.00	1	\$2,500.00
<b>Interpretive Trail</b>				<b>\$144,000.00</b>
Stabilized Screenings	SF	\$6.00	24,000	\$144,000.00
<b>General Store Interpretation</b>				<b>\$50,000.00</b>
Ghost Structure	SF	\$50.00	1,000	\$50,000.00
<b>Path to the Beach</b>				<b>\$19,500.00</b>
Stabilized Screenings	SF	\$6.00	2,000	\$12,000.00
ADA Access Mat	SF	\$7.50	1,000	\$7,500.00
<b>Utilities</b>				<b>\$177,000.00</b>
Sanitary Sewer	AL	\$62,000.00	1	\$62,000.00
Stormwater	AL	\$60,000.00	1	\$60,000.00
Water	LS	\$40,000.00	1	\$40,000.00
Power	LS	\$15,000.00	1	\$15,000.00
<b>Interpretive Elements Phase 1</b>				<b>\$1,090,000.00</b>
Ghosted Facade Panels	EA	\$25,000.00	6	\$150,000.00
WiFi	AL	\$350,000.00	1	\$350,000.00
Augmented Reality Program	AL	\$100,000.00	1	\$100,000.00
Augmented Reality Windows/Stations	EA	\$5,000.00	6	\$30,000.00
Interpretive Panels (Bateau Panels)	EA	\$10,000.00	6	\$60,000.00
Freestanding Temporary Pavilion Panels	AL	\$250,000.00	1	\$250,000.00
Archeology "Core" Samples	EA	\$50,000.00	3	\$150,000.00

Preliminary Cost Estimate - Concept Level  
Historic Mitchelville Freedom Park  
Hilton Head, SC

Item	Unit	Unit Price	Quantity	Total Cost
				<b>Totals Phase 2</b>
<b>Site Preparation</b>				<b>\$125,600.00</b>
Clearing and Site Prep	SF	\$0.80	112,000	\$89,600.00
Grading	AL	\$12,000.00	1	\$12,000.00
Erosion and Sediment Control	AL	\$24,000.00	1	\$24,000.00
<b>Visitor Center</b>				<b>\$5,388,000.00</b>
Loop Road to Visitor Center	SF	\$6.00	13,000	\$78,000.00
Building	SF	\$275.00	18,000	\$4,950,000.00
FF&E	SF	\$20.00	18,000	\$360,000.00
<b>Event Lawn with Interpretive Footprints and Acre Lots</b>				<b>\$66,420.00</b>
Sod	SF	\$1.00	32,670	\$32,670.00
Flush Curb	LF	\$15.00	250	\$3,750.00
Bollard Lighting	EA	\$1,500.00	20	\$30,000.00
<b>Entry Plaza with Mitchelville Map</b>				<b>\$71,000.00</b>
Concrete Paving	SF	\$5.00	6,400	\$32,000.00
Sawcut	LF	\$4.00	1,200	\$4,800.00
Concrete Stain	SF	\$3.00	6,400	\$19,200.00
Bollard Lighting	EA	\$1,500.00	10	\$15,000.00
<b>Group Shelter</b>				<b>\$130,000.00</b>
Building	SF	\$100.00	1,300	\$130,000.00
<b>Freedom Plaza</b>				<b>\$257,350.00</b>
Filtration Bog/Seatwalls	AL	\$75,000.00	1	\$75,000.00
Boardwalk	LF	\$400.00	175	\$70,000.00
Metal Grates	EA	\$500.00	5	\$2,500.00
Permeable Pavers	SF	\$12.00	2,750	\$33,000.00
Benches	EA	\$1,000.00	5	\$5,000.00
Trees	EA	\$500.00	8	\$4,000.00
Sod	SF	\$1.00	850	\$850.00
Bog Plant Material	LS	\$5,000.00	1	\$5,000.00
Lighting	EA	\$1,500.00	8	\$12,000.00
Memorial/Sculpture	AL	\$50,000.00	1	\$50,000.00
<b>Interpretive Houses</b>				<b>\$810,000.00</b>
Building Completion	SF	\$100.00	8,100	\$810,000.00
<b>On-Street Parking</b>				<b>\$22,000.00</b>
Grasspave	SF	\$10.00	2,200	\$22,000.00
<b>Interpretive Boardwalk</b>				<b>\$156,000.00</b>
Boardwalk	LF	\$400.00	390	\$156,000.00
<b>General Store</b>				<b>\$100,000.00</b>
Building Completion	SF	\$100.00	1,000	\$100,000.00
<b>Welcome/Pay Station</b>				<b>\$71,250.00</b>
Building	SF	\$150.00	275	\$41,250.00
Gates	EA	\$7,500.00	4	\$30,000.00
<b>Visitor Center Accessible Parking &amp; Service Area</b>				<b>\$57,500.00</b>
Pervious Pavers	SF	\$15.00	2,400	\$36,000.00
Signage	LS	\$1,500.00	1	\$1,500.00
Parking Lot Lighting	EA	\$2,800.00	2	\$5,600.00
Concrete Drive Lane	SF	\$6.00	2,400	\$14,400.00
<b>Woodland Knoll Shelter</b>				<b>\$35,100.00</b>
Building	SF	\$50.00	600	\$30,000.00
Picnic Tables	EA	\$850.00	6	\$5,100.00
<b>Interpretive Elements Phase 2</b>				<b>\$3,440,000.00</b>
Boardwalk Waysides	EA	\$2,500.00	6	\$15,000.00
Visitor Center Interpretive Exhibits	SF	\$500.00	6,000	\$3,000,000.00
Interpretive Exhibits - Houses	SF	\$250.00	1,700	\$425,000.00
<b>Utilities</b>				<b>\$295,000.00</b>
Sanitary Sewer	LS	\$145,000.00	1	\$145,000.00
Stormwater	LS	\$60,000.00	1	\$60,000.00
Water	LS	\$60,000.00	1	\$60,000.00
Power	LS	\$30,000.00	1	\$30,000.00

Preliminary Cost Estimate - Concept Level  
 Historic Mitchelville Freedom Park  
 Hilton Head, SC

<i>Item</i>	<i>Unit</i>	<i>Unit Price</i>	<i>Quantity</i>	<i>Total Cost</i>
<b>Phase 1 Subtotal</b>				<b>\$3,518,360.00</b>
<b>Phase 2 Subtotal</b>				<b>\$11,025,220.00</b>
<b>Grand Subtotal</b>				<b>\$14,543,580.00</b>
Unforeseen Contingency Conceptual Level @ 15%				\$2,181,537.00
Permitting/Fees @ 5%				\$727,179.00
Landscape Architecture, Engineering, and Architectural Fees @ 12%				\$1,745,229.60
Archaeology Phase 1				\$15,000.00
Archaeology Phase 2				\$25,000.00
<b>GRAND TOTAL</b>				<b>\$19,212,525.60</b>

\* Assume Inflation Rate of 3.33% per year past 2019

- SF Square Feet
- AL Allowance
- LS Lump Sum
- EA Each



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## BEAUFORT COUNTY COUNCIL

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### Agenda Item Summary

#### Item Title:

Adams Outdoor Advertising Request and Presentation

#### Council Committee:

Natural Resources Committee

#### Meeting Date:

December 16, 2019

#### Committee Presenter (Name and Title):

Bo Hodges - Adams Outdoor

#### Issues for Consideration:

Amend the CDC to allow for the placement of digital outdoor advertising displays

#### Points to Consider:

#### Funding & Liability Factors:

None.

#### Council Options:

Approve, Modify or Reject

#### Recommendation:

Staff recommends denying the request due to the impact it would have on environmental aesthetics and staff believes the stated purpose does not provide a public benefit that outweighs the visual impacts





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## BEAUFORT COUNTY COUNCIL

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### Agenda Item Summary

#### Item Title:

Text amendment to T4 Hamlet Center District (T4HC) to allow Recreation Facility: Commercial Indoor (Article 3, Section 3.2.100)

#### Council Committee:

Natural Resources

#### Meeting Date:

December 16, 2019

#### Committee Presenter (Name and Title):

Noah Krepps, Long Range Planner, Community Development

#### Issues for Consideration:

The amendment would allow indoor recreation facilities which usually charge a fee for admission (bowling alleys, arcades, movie theaters, skating rinks, etc.) in the T4 Hamlet Center District.

#### Points to Consider:

Staff believes this use would not adversely effect the intent of the T4HC District. Approval of the amendment would be consistent with goals of the Land Use and Transportation Elements of the Comprehensive Plan (e.g. reinforce sense of high quality places, centralize the needs of the community, promote internal trip capture).

#### Funding & Liability Factors:

N/A

#### Council Options:

Approve or Deny

#### Recommendation:

Staff recommends approval of the text amendment as submitted



## MEMORANDUM

**To:** Natural Resources Committee – Beaufort County Council  
**From:** Noah Krepps, Long Range Planner  
**Subject:** Text amendment to the T4 Hamlet Center District (T4HC) to allow Recreation Facility: Commercial Indoor (Article 3, Section 3.2.100)  
**Date:** December 3, 2019

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### STAFF REPORT:

#### A. BACKGROUND:

**Case No.** ZTA 2019-02  
**Applicant:** Stephen Van Hout  
**Proposed Text Change:** Amend Section 3.2.100 of the Community Development Code to allow Recreation Facility: Commercial Indoor in the T4 Hamlet Center (T4HC) District.

#### B. SUMMARY OF REQUEST:

The applicant leases property at 31 Professional Village Circle and would like to use it as an indoor playground.

The Community Development Code (CDC) allows Recreation Facility: Commercial Indoor in the T4VC, T4HCO, T4NC, C4 and C5 districts. The applicant is requesting to allow Recreation Facility: Commercial Indoor in the T4 Hamlet Center District as well.

The CDC defines Recreation Facility: Commercial Indoor as the following:

- An establishment providing indoor amusement and entertainment services, often for a fee or admission charge, including, but not limited to: Bowling alleys, coin-operated amusement arcades, movie theaters, electronic game arcades (video games, pinball, etc.), indoor ice skating and roller skating rinks, pool and billiard rooms as primary uses. Does not include adult-oriented businesses. May include bars and restaurants as accessory uses. Any establishment with four or more electronic games or amusement devices (e.g. pool or billiard tables, pinball machines, etc.) or a premise where 50 percent or more of the floor area is occupied by electronic games or amusement devices is considered an indoor recreation facility; three or fewer machines or devices are not considered a use separate from the primary use of the site.

**C. ANALYSIS: Sec. 7.7.30(C). Code Text Amendment Review Standards.** The advisability of amending the text of this Development Code is a matter committed to the legislative discretion of the County Council and is not controlled by any one factor. In determining whether to adopt or deny the proposed text amendment, the County Council shall weigh the relevance of and consider whether, and the extent to which, the proposed amendment:

1. **Is consistent with the goals, objectives, and policies of the Comprehensive Plan:** The proposed amendment is consistent with multiple goals of the Comprehensive Plan. It would contribute to a livable and sustainable community with compatible land uses and reinforce a sense of high quality places within the region (Land Use Element 4-1). The amendment would also promote internal trip capture by diversifying the uses allowed in the T4HC District and centralize the needs of the community (Transportation Element 10-18).
2. **Is not in conflict with any provision of this Development Code or the Code of Ordinances:** The proposed change does not conflict with any provisions of the CDC or the Code of Ordinances.
3. **Is required by changed conditions:** Not applicable.
4. **Addresses a demonstrated community need:** There are currently no indoor playgrounds in Northern Beaufort County, so this would alleviate the need to travel to Bluffton or Savannah to visit similar establishments.
5. **Is consistent with the purpose and intent of the zones in this Development Code, or would improve compatibility among uses and ensure efficient development within the County:** The T4 Hamlet Center District is intended to provide medium-density residential development in an environment conducive to biking and walking. The sub-zone T4 Hamlet Center-Open (T4HC-O) allows for a broader amount of retail and services, including commercial indoor recreation facilities. Allowing these facilities in the T4HC district would have minimal impact on traffic volume and infrastructure.  
  
It is staff's opinion that allowing commercial indoor recreation facilities in T4HC would improve compatibility between the T4HC and T4HCO districts without disrupting the character or intent of the T4HC district. Further, staff recommends that Recreation Facility: Community-Based also be allowed in T4HC, as the trips generated to and operating hours of such a facility would be similar to Commercial Indoor, and the use itself is entirely indoors.
6. **Would result in a logical and orderly development pattern:** See #5.
7. **Would not result in adverse impacts on the natural environment, including but not limited to water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment:** Not applicable.

**D. RECOMMENDATION:** Staff recommends approval.

**E. BEAUFORT COUNTY PLANNING COMMISSION:** This text amendment was reviewed by the Beaufort County Planning Commission at their November 4, 2019 meeting where they voted to support the staff recommendation

**E. ATTACHMENTS:**

- Proposed changes to the CDC

**ORDINANCE 2019 / \_\_**

**TEXT AMENDMENT TO ARTICLE 3, SECTION 3.2.100 OF THE COMMUNITY DEVELOPMENT CODE (CDC) TO ALLOW RECREATION FACILITY: COMMERCIAL INDOOR IN THE T4 HAMLET CENTER DISTRICT (T4HC).**

**WHEREAS**, added text is highlighted in yellow and underlined.

Adopted this \_\_\_\_ day of \_\_\_\_\_ 2019.

COUNTY COUNCIL OF BEAUFORT COUNTY

By: \_\_\_\_\_  
Stewart H. Rodman, Chairman

ATTEST:

\_\_\_\_\_  
Sarah W. Brock, Clerk to Council

## H. T4HC, T4VC, and T4 HCO Allowed Uses

Land Use Type <sup>1</sup>	Specific Use Regulations	T4HC	T4VC	T4HCO
<b>Recreation, Education, Safety, Public Assembly</b>				
Community Oriented Cultural Facility (less than 15,000 SF)		P	P	P
Community Oriented Cultural Facility (15,000 SF or greater)	7.2.130	---	S	P
Community Public Safety Facility		P	P	P
Institutional Care Facility		---	---	P
Meeting Facility/Place of Worship (less than 15,000 SF)	4.1.140	C	C	C
Meeting Facility/Place of Worship (15,000 SF or greater)	4.1.140	C	C	C
Park, Playground, Outdoor Recreation Area		P	P	P
Recreation Facility: Commercial Indoor		P	P	P
Recreation Facility: Commercial Outdoor	4.1.200	---	C	C
Recreation Facility: Community-Based		---	P	P
School: Public or Private		P	P	P
School: Specialized Training/Studio		P	P	P
School: College or University	7.2.130	S	---	S

Land Use Type <sup>1</sup>	Specific Use Regulations	T4HC	T4VC	T4HCO
<b>Infrastructure, Transportation, Communications</b>				
Infrastructure and Utilities: Regional (Major) Utility	4.1.210	C	C	C
Parking Facility, Public or Commercial		---	P	P
Transportation Terminal		---	P	P
Wireless Communication Facility	4.1.320	S	S	S
<b>Industrial</b>				
Manufacturing, Processing & Packaging - Light (less than 15,000 SF)	4.1.140	C	C	C
Warehousing	4.1.280	---	---	C
Wholesaling and Distribution	4.1.280	---	---	C

### Key

P	Permitted Use
C	Conditional Use
S	Special Use Permit Required
---	Use Not Allowed

### End Notes

<sup>1</sup>A definition of each listed use type is in Table 3.1.70 Land Use Definitions.



3. Parking Facility: Public or Commercial	--	--	--	--	--	P	--	--	--	--	--	P	P	P	--	P	P	P
4. Transportation Terminal	--	--	--	--	--	S	--	--	--	--	--	P	P	P	--	P	P	P
5. Waste Management: Community Waste Collection & Recycling	--	C	--	--	--	C	--	--	--	--	--	--	--	--	--	C	C	C
6. Waste Management: Regional Waste Transfer & Recycling	--	S	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	C

-W



## BEAUFORT COUNTY COUNCIL

### Agenda Item Summary

#### Item Title:

Camp St. Mary's Use and Departmental Designation

#### Council Committee:

Natural Resources

#### Meeting Date:

December 16, 2019

#### Committee Presenter (Name and Title):

Stefanie M. Nagid, Passive Parks Manager / Shannon Loper, Parks and Recreation Department Director

#### Issues for Consideration:

Discuss active versus passive park use options on the Camp St. Mary's property and designate the property to the appropriate Department as per the desired use.

#### Points to Consider:

On October 21, 2019, the Natural Resource Committee approved razing all structures on the property and requested staff to present active versus passive use options. Public access and use of the property is currently limited to use of the existing fishing pier and dock, which is very popular. The Boy Scouts also use the property once a year for a weekend camping event.

#### Funding & Liability Factors:

None at this time

#### Council Options:

1) Designate the property as an active park and under the purview of the County Parks and Recreation Department, 2) Designate the property as a passive park and under the purview of the County Community Development Department

#### Recommendation:

Designate the property as an active park and under the purview of the County Parks and Recreation Department and present proposed plan at community workshop.



The background of the entire image is a close-up, slightly blurred view of teal-colored water with gentle ripples and waves. The color is a vibrant, slightly dark turquoise. The text is overlaid on the lower half of this background.

# Camp St. Mary's

December 16, 2019

# History

Camp St. Mary's was founded in 1929 as a summer religious education camp to the Beaufort Catholic Missions. It was initially held at the plantation home of W.E. Pinckney at Guerard's Point in Pritchardville, SC.

1929

1935

A section of land across the river from original campsite was purchased and two large barracks, a dining hall and kitchen, and a sisters' convent and chapel were constructed. The current site dedicated in 1935.

Camp started being used for summer programs, using volunteers for programming and funded by donations.

1967

1973

Camp St. Mary's became the year round site for the programs of the Lowcountry Human Development Center. Provided many programs such as migrant education, work training, home-based parent training, and family literacy. They were offered to purchase the property in 1991.

Camp St. Mary's was sold to Beaufort County to create a park.

1997

1998

Used by Beaufort County PALS as summer camp for kids.

- Purchased in 1997 with \$500,000 General Revenue funds
- 8.0 acres of open field with structures
- ROW/Easement used for access
- Ditch borders property
- Fence along neighboring property



The background of the slide is a close-up photograph of teal-colored water with gentle ripples and waves, creating a textured, shimmering effect. The color is a vibrant, slightly dark turquoise.

Beaufort County Parks and Recreation Department

# Active/Passive Park Opportunities

# Active/Passive Park Proposed Usage

- Boy Scouts
- Camping Area (include picnic shelter, storage facility, and restrooms on site)
- Open Space (movies in the park, pick up soccer, etc.)
- Kayaking/Paddle Boarding – This would be operated by an outside group



# Active/Passive Park Proposed Usage

- Rentals – Special Events, Corporate or Business Team Building (ropes course), Family Reunions, etc.



# Active/Passive Park Proposed Usage

OUTDOOR  
CLASSROOM  
DAY

- Education and Picnic Site - School Partnership



# Active/Passive Park Current Facilities

- Arthur Horne Nature Park (P&R)
- Burton Wells Passive Park (P&R)
- Pinckney Colony Preserve (RCLP)





# Active/Passive Park Pros and Cons

## Pros

- Ability to develop with Impact Fees. Yet generate revenue from rentals, and save PAR from paying for other open space areas when needed.
- Ability to maintain with current maintenance staff and equipment.
- Keeping the site close to it's historical appearance.
- Using the site for the original purpose. For children to experience the outdoors.
- Provide a service we don't currently offer anywhere in the county.
- An attraction for tourist to experience this area
- The opportunity to educate children of Beaufort County by offering a location for hands on experience

## Cons

- Increased traffic that may upset local residents.

The background of the slide is a teal-colored image with soft, wavy, horizontal lines that resemble water ripples or sand dunes. The color is a vibrant, slightly darker shade of turquoise.

Beaufort County Community Development Department

# RCLP Passive Park Opportunities

# RCLP Passive Park Proposed Usage

- Passive Recreation (picnicking, lawn activities, fishing, interpretive signage)
- Day Use Area (include picnic shelter, tables/grills, and restrooms on site)
- Event venue rental
- Private-Public Partnership lease (YMCA, Boy Scouts, other)



# RCLP Passive Park Pros and Cons

## Pros

- Maintains open space for public access and passive recreation.
- Revenue potential from rentals and/or lease.

## Cons

- No development, management or maintenance budget currently available.
- No staff currently available for youth programming.
- Other properties nearby have similar passive recreation opportunities.
- Loss of historical context and property intent.

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# Questions



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## BEAUFORT COUNTY COUNCIL

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### Agenda Item Summary

#### Item Title:

Impact Fee Study Update/ Discussion of potential change of scope to update Fire.

#### Council Committee:

Natural Resources

#### Meeting Date:

12-16-2019

#### Committee Presenter (Name and Title):

Eric Greenway, Community Development Director

#### Issues for Consideration:

Discussion and brief presentation on the impact fee update and study currently underway and if the scope of services/contract should be amended to include the update of the fire study/fees.

#### Points to Consider:

1. Brief review of the preliminary updated supportable fees for Transportation, Libraries, and Parks and Recreation (original contract \$142,380).
2. Brief review of the preliminary new supportable fees for EMS and Solid Waste (1st amendment to contract for \$31,600).
3. Discuss the need to add a 2nd contract amendment to include the fire study which was last updated in 1999 (2nd amendment estimate is \$48,000)

#### Funding & Liability Factors:

If Council desires to go forward with adding the fire fee study update then the liability will be \$48,000. Since this is preliminary discussion no funding source has been identified nor have the Legal or Finance Departments been involved in these discussions at this point. This will occur upon formal recommendation and approval in follow up meetings.

#### Council Options:

Review/Discuss the attached fee summary for each service area.  
Provide consensus direction on the pursuit of adding the fire update to the present contract.

#### Recommendation:

Staff recommends that, if funding can be worked out in this budget year, that the fire update be added to the current contract because cost savings are more likely through the amendment of the current contract versus doing the fire update separately.

# Beaufort Impact Fee Summary

## ○ DRAFT/Preliminary Maximum Supportable Fees

### North of the Broad

Development Type	Parks & Recreation	Library	EMS	Solid Waste	Transportation	Maximum Supportable Fee	Current Dev. Impact Fee Total	Increase/Decrease)
<b>Residential (per unit)</b>								
Single Family	\$948	\$448	\$193	\$48	\$499	\$2,136	\$1,649	\$487
Multifamily	\$692	\$328	\$159	\$35	\$260	\$1,474	\$1,419	\$55
<b>Nonresidential (per 1,000 square feet)</b>								
Retail	\$0	\$0	\$373	\$0	\$582	\$955	\$1,948	(\$993)
Office/Services	\$0	\$0	\$127	\$0	\$289	\$416	\$803	(\$387)
Industrial	\$0	\$0	\$51	\$0	\$117	\$168	\$122	\$47
Institutional	\$0	\$0	\$139	\$0	\$269	\$408	\$1,423	(\$1,015)

Note: the current fee listed is the average of the fees for the current service areas north of the Broad River

### South of the Broad

Development Type	Parks & Recreation	Library	EMS	Solid Waste	Transportation	Maximum Supportable Fee	Current Dev. Impact Fee Total	Increase/Decrease)
<b>Residential (per unit)</b>								
Single Family	\$573	\$266	\$193	\$161	\$4,147	\$5,340	\$3,318	\$2,022
Multifamily	\$517	\$240	\$159	\$145	\$2,515	\$3,576	\$2,695	\$881
<b>Nonresidential (per 1,000 square feet)</b>								
Retail	\$0	\$0	\$373	\$0	\$5,145	\$5,518	\$4,314	\$1,204
Office/Services	\$0	\$0	\$127	\$0	\$2,557	\$2,684	\$2,353	\$332
Industrial	\$0	\$0	\$51	\$0	\$1,032	\$1,083	\$356	\$727
Institutional	\$0	\$0	\$139	\$0	\$2,381	\$2,520	\$3,531	(\$1,011)

Note: the current fee listed is the average of the fees for the current service areas south of the Broad River



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## BEAUFORT COUNTY COUNCIL

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### Agenda Item Summary

#### Item Title:

APPOINTMENTS AND REAPPOINTMENTS TO COUNTY BOARDS AND COMMISSIONS

#### Council Committee:

NATURAL RESOURCES

#### Meeting Date:

DECEMBER 16, 2019

#### Committee Presenter (Name and Title):

#### Issues for Consideration:

#### Points to Consider:

Appointment of Frank Ducey to the Beaufort County Planning Commission - at-large  
Reappointment of Caroline Fermin, Diane Chemlik, and Jason Hinchler to the Planning Commission  
Appointment of Jason Hinchler to the Metropolitan Planning Commission  
Reappointment of Donald Starkey and Sallie Brach to the Design Review Board

#### Funding & Liability Factors:

None.

#### Council Options:

Approve, Modify or Reject

#### Recommendation:

Approve





COUNTY COUNCIL OF BEAUFORT COUNTY  
County Boards, Agencies, Commissions, Authorities and Committees



County Council of Beaufort County selects citizens for service on Council appointed Boards, Agencies, Commissions, Authorities and Committees from a roster of individuals who have either volunteered or have been recommended for appointment. The Clerk to Council uses this form to keep an up-to-date roster of volunteers and to provide Council basic information about each volunteer.

**Top Three Priorities:** Please indicate by placing a “1”, “2”, or “3” alongside your choices.

**BOARDS AND COMMISSIONS**

- \_\_\_ Accommodations Tax (2% State)
- \_\_\_ Airports
- \_\_\_ Alcohol and Drug Abuse
- \_\_\_ Assessment Appeals
- \_\_\_ Beaufort County Transportation
- \_\_\_ Beaufort-Jasper Economic Opportunity
- \_\_\_ Beaufort-Jasper Water & Sewer
- \_\_\_ Beaufort Memorial Hospital
- \_\_\_ Bluffton Township Fire
- \_\_\_ Burton Fire
- \_\_\_ Coastal Zone Management Appellate (inactive)
- \_\_\_ Construction Adjustments and Appeals
- \_\_\_ Daufuskie Island Fire
- \_\_\_ Design Review
- 1** \_\_\_ Disabilities and Special Needs
- \_\_\_ Economic Development Corporation
- \_\_\_ Forestry (inactive)
- \_\_\_ Historic Preservation Review
- 3** \_\_\_ Keep Beaufort County Beautiful
- \_\_\_ Lady's Island / St. Helena Island Fire
- \_\_\_ Library
- \_\_\_ Lowcountry Council of Governments
- \_\_\_ Lowcountry Regional Transportation Authority
- \_\_\_ Parks and Recreation
- 2** \_\_\_ Planning \*
- \_\_\_ Rural and Critical Lands Preservation
- \_\_\_ Sheldon Fire
- \_\_\_ Social Services (inactive)
- \_\_\_ Solid Waste and Recycling
- \_\_\_ Southern Beaufort County Corridor Beautification
- \_\_\_ Stormwater Management Utility
- \_\_\_ Zoning

DATE:11/12/2019 NAME:Frank Ducey

BEAUFORT COUNTY VOTER REGISTRATION NUMBER:074522074

OCCUPATION:Retired

TELEPHONE: (Home)8437052750 (Office)5169829975 EMAIL:fdeucvey@icloud.com

HOME ADDRESS:12 Wandering Daisy Drive STATE:SC ZIP CODE:29909

MAILING ADDRESS:Same as above STATE:SC ZIP CODE:29909

COUNTY COUNCIL DISTRICT: 1  2  3  4  5  6  7  8  9  10  11

ETHNICITY: Caucasian  African American  Other

Are you presently serving on a Board, Agency, Commission, Authority or Committee? Yes  No

If “yes”, what is the name of the board and when does term expire? \_\_\_\_\_

- Please return completed form **and a brief resume'** either Email or U.S. Mail:
  - o Email: [boardsandcommissions@bcgov.net](mailto:boardsandcommissions@bcgov.net)
  - o U.S. Mail: Clerk to Council, County Council of Beaufort County, P.O. Drawer 1228, Beaufort, SC 29901
- Applications without a brief resume' cannot be considered.
- Applications will be held **three (3) years** for consideration.
- All information contained on this application is subject to public disclosure.

**YOU MUST BE A BEAUFORT COUNTY REGISTERED VOTER TO APPLY**  
**YOU MUST ATTACH YOUR RESUME' WITH THIS APPLICATION TO BE CONSIDERED**  
**An incomplete application will be returned**

\* Anyone submitting an application to serve on the Planning Commission must fill out the questionnaire on page 2.

Applicant's Signature: \_\_\_\_\_

Submit by Email

**Beaufort County Planning Commission  
Supplemental Application Questionnaire**

This questionnaire will assist the County Council in assessing your qualifications and experience for the Planning Commission vacancy.

Please explain why you want to serve on the Planning Commission.

What qualifications, experience and expertise make you a good candidate for the Planning Commission?

What role do you feel the Planning Commission plays in making Beaufort County a desirable community in which to live and work?

What do you believe are the most important planning issues facing the County during the next five years?

What previous experience have you had in serving on a Planning Commission? Give some examples of the items typically handled by the Planning Commission.

**Vaughn, Tithanie**

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**To:** Brock, Sarah  
**Subject:** RE: Frank Ducey Resume

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County Council of Beaufort County

To whom it may concern,

I want to volunteer for your boards and commissions. I truly believe I can bring my years of business experience to help Beaufort County in all its future decisions. Although my business experience comes from the Printing Industry I have dealt with many phases of management. For 30 years I worked in sales and management, in those years I dealt with all types of people. I was fortunate enough to have the following accounts: AT&T, Deloitte & Touché, Price Waterhouse & Ernst & Young. I accounted for close to \$3,000,000 in sales for Confort & Co. In some cases the Managing Partners of the Accounting firms.

As far as my management skills I was involved in all decisions in regards to expenditures for new equipment and co-chaired a committee with 1 other person to evaluate our 175 employees in regards to raises, promotions and demotions. We felt if we had a worker who was not meeting potential we used the demotion as a chance for he or she to work harder to get their higher rate of pay back. This was my idea and it really made some of our workers rise to their full potential rather than just letting them go.

I have always considered myself a people person, I know how to read people which is another one of my strong assets. I really want to start to give back to the place I live. I also want to thank Randy Boehme for our talks and making me realize it's time to do it. I have checked 3 boxes as you have asked for. I truly want to help grow Beaufort County into the future and I hope you pick me for one of your committees. If you feel I'm better suited for another committee please do so.

I presently live in Sun City, my home # is 8437052750 cell #5169829975 I await to hear from you.

Respectfully,  
Frank Ducey

I am also a 60% disabled veteran.

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From: Caroline Fermin

Address: 2705 Hanover Ln  
Beaufort SC 29902

Date: 7 Oct 19

Stewart H. Rodman, Chairman  
Beaufort County Council  
Post Office Drawer 1228  
Beaufort, SC 29901-1228

**Re: Letter of Intent as a Member of the Beaufort County Planning Commission**

Dear Council Chairman Rodman:

I hereby respectfully submit my Letter of Intent that:

- I be considered for reappointment to continue serving as a member of the subject Commission.
- I am not seeking reappointment on the subject Commission and will serve:
- until the expiration of my appointment;
  - until a replacement is selected; or
  - until (date) \_\_\_\_\_.
- I regretfully resign from the subject Board, effective (date) \_\_\_\_\_.

Sincerely,

(signature) 

(printed name) Caroline P. Fermin

From: Diane J. Chmelik

Address: 7 South Oak Forest Dr

Okatie, SC 29909

Date: Oct 7.

Stewart H. Rodman, Chairman  
Beaufort County Council  
Post Office Drawer 1228  
Beaufort, SC 29901-1228

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- until the expiration of my appointment;
  - until a replacement is selected; or
  - until (date) \_\_\_\_\_.
- I regretfully resign from the subject Board, effective (date) \_\_\_\_\_.

Sincerely,

(signature) Diane J. Chmelik

(printed name) Diane J. Chmelik

From: Jason C. Hinchey

Address: 35 Hopwood Lane  
Beaufort, SC 29907

Date: 10-07-19

Stewart H. Rodman, Chairman  
Beaufort County Council  
Post Office Drawer 1228  
Beaufort, SC 29901-1228


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- I am not seeking reappointment on the subject Commission and will serve:
- until the expiration of my appointment;
  - until a replacement is selected; or
  - until (date) \_\_\_\_\_.
- I regretfully resign from the subject Board, effective (date) \_\_\_\_\_.

Sincerely,

(signature) 

(printed name) Jason Hinchey

**Planning Commission**

<b>Name</b>	<b>Council District</b>	<b>Ethnicity</b>	<b>Primary Interest or Expertise</b>	<b>Other ABC Interest</b>
Bandoh, Abyssinia	4	African American	Director of Education, Technical College of the Lowcountry	Economic - 1 BJEOC - 2
Flasch, Pamela	2	Caucasian	Public Affairs Management - BJWSA	Economic -1 Rural-2
Ducey, Frank	5	Caucasian	Retired	DSN-1 Planning-2 KBCB - 3
Lippucci, Donald	7	Caucasian	Realtor	
Sweet, Richard	9	Caucasian	Retired - Sales	
Winslow, Brian	2	Caucasian	Construction Engineer	Zoning - 1 CTC - 3

<b>Date Application Received</b>
December 2017
May 2019
November 2019
March 2017
February 2018
July 2017



From: Donald Starkey

Address: 1099 Otter Circle

Beaufort, SC 29902

Date: 10/29/2019

Stewart H. Rodman, Chairman  
Beaufort County Council  
Post Office Drawer 1228  
Beaufort, SC 29901-1228

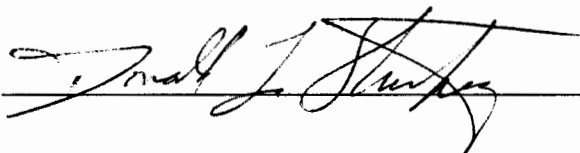
**Re: Letter of Intent as a Member of the Beaufort County Design Review Board**

Dear Council Chairman Rodman:

I hereby respectfully submit my Letter of Intent that:

- I be considered for reappointment to continue serving as a member of the subject Board.
- I am not seeking reappointment on the subject Board and will serve:
- until the expiration of my appointment;
  - until a replacement is selected; or
  - until (date) \_\_\_\_\_.
- I regretfully resign from the subject Board, effective (date) \_\_\_\_\_.

Sincerely,

(signature) 

(printed name) Donald Starkey

## Vaughn, Tithanie

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**From:** Sallie Brach <salliebrach@gmail.com>  
**Sent:** Friday, November 1, 2019 9:04 AM  
**To:** boardsandcommissions  
**Subject:** VOI

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

[EXTERNAL EMAIL] Please report any suspicious attachments, links, or requests for sensitive information to the Beaufort County IT Division at [helpdesk@bcgov.net](mailto:helpdesk@bcgov.net) or to 843-255-7000.

My name is Sallie Brach. I am currently privileged to be sitting on the Design Review Board and the Southern Beaufort County Beautification Board. I intend to remain on both boards and hope this note will verify that decision.

Thank you for your time

Sallie Brach

75 Herons Bill Dr.

Bluffton, SC. 29909

Beginning Oct. 1, 2019, my email will be [salliebrach@gmail.com](mailto:salliebrach@gmail.com). Thank you.