



**County Council of
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
Robert Smalls Complex
100 Ribaut Road

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Natural Resources Committee Agenda

Monday, February 03, 2020 at 3:30 PM

(or immediately following the Community Services Meeting)

Council Chambers, Administration Building

Robert Smalls Complex 100 Ribaut Road, Beaufort

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. *[Public notification of this meeting has been published, posted, and distributed in compliance with the South Carolina Freedom of Information Act]*
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES – December 16, 2019
6. CITIZEN COMMENTS

BOARDS AND COMMISSIONS UPDATE

-
7. Current Vacancies
-

DISCUSSION ITEMS

-
8. Saltwater intrusion on St. Helena
 9. Housing Trust Fund County Members Appointments
-

ACTION ITEMS

-
10. Consideration of an Ordinance regarding a Text Amendment to the Community Development Code (CDC): Article 1, Section 1.3.50 Applicability And Jurisdiction – Exemptions To Address County Public Service Uses
11. 2019 Annual Report for Rural and Critical Land Preservation Program
12. Change order Request for Fort Fremont Historical Park Interpretive Center in the amount of \$205,859
-

CITIZEN COMMENTS

-
13. CITIZEN COMMENTS
 14. ADJOURNMENT



BEAUFORT COUNTY COUNCIL

Agenda Item Summary

Item Title:

Approval of Minutes

Council Committee:

Natural Resources Committee

Meeting Date:

December 16, 2019

Committee Presenter (Name and Title):

Issues for Consideration:

Approval of the December 16, 2019 minutes

Points to Consider:

Funding & Liability Factors:

None.

Council Options:

Approve, Modify or Reject

Recommendation:

Approve

MINUTES
Natural Resources
December 16, 2019

Council Chambers, 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: Chris Hervochon; Chairwoman, Alice Howard; York Glover, Sr., Michael Covert, Gerald Dawson, Vice Chairman

Absent:

Ex-officio: Stewart Rodman, Paul Somerville, Joseph Passiment, Brain Flewelling, Mark Lawson (Non-committee members of Council serve as *ex-officio* members and are entitled to vote.)

Media: Joe Croley, Low country Inside Track

CALL TO ORDER

Councilwoman Howard called the meeting to order at 5:00

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 Flewelling to amend the agenda and remove item number nine, River Oaks Amended Development Agreement, as the Developer needs more time, from the agenda as an item of discussion: The vote YAYS- Councilman Rodman, Councilman Sommerville, Councilwoman Howard, Councilman Glover, Councilman Passiment, Councilman Flewelling. The motion Passed

APPROVAL OF MINUTES

A. September 16, 2019 & October 21, 2019

Motion: It was moved by Councilman Flewelling, seconded by Councilman Dawson to approve the minutes from September 16, 2019 and October 21, 2019. The vote YAYS- Councilman

Rodman, Councilman Sommerville, Councilwoman Howard, Councilman Glover, Councilman Passiment, Councilman Flewelling. The motion Passed

CITIZEN COMMENTS

No comments

PRESENTATION'S

- **Beaufort Soil and Water Conservation District 2019 Annual Report-** *Denise Parsick, Secretary and Treasurer, Beaufort Conservation District & Brandon King, USDA Conservationist for Beaufort County.*

Denise Parsick: Beaufort Soil & Water Conservation District has served Beaufort County for over 75 years. Mission statement “To help people conserve, maintain, and improve our natural resources and environment by promoting wise land use practices, environmental education, and technical assistance.” 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. Commissioners are: Luke Inabinett (E), Danny Lesesne (E), Alan Ulmer, Jr, Chairperson (A), & Claude McLeod, Vice-Chairperson (A), Denise Parsick, Secretary/Treasurer, (E). Denise Parsick was recognized earlier this year as the longest serving woman commissioner, serving 30 years. Also have four-part time staff that help out.

Picture the Conservation District as a three legged stool. The seat being the Beaufort County Conservation District and the three legs being Federal, State and County.

Brandon King: The importance of the NRCS is that they work along the with the conservation district. The conservation district assesses the needs of the people, the farmers to help preserve our natural resources. We have been hand and glove to put on educational programs such as, growing in hot tunnels, soil health, improving air and soil quality. One of the key programs is the EQIP program (Environmental Quality Incentive Program). In FY19, USDA-NRCS & Beaufort Conservation District partnership helped Beaufort County landowners by paying out \$56,313 in Cost-Share for BMPs (best management practices) assistance to the local farmers, putting up solar webs for irrigation, and drip irrigation.

Federal Partnership: USDA (United States Department of Agriculture)-NRC (Natural Resources Conservation Service., applying Conservation to 314 acres, providing technical assistant. Technical assistance is providing farmers and land owners with conservation plans. We assess the land and find out some of the needs and resources to address concerns and write a plan to meet goals and long term goals. Landowners apply for EQIP Cost share (Environmental Quality Incentives Program), and provide education & outreach programs.

USDA-NRCS provides cost share for best management practice. BMP's help to keep our water clean and 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, prescribed burning, seasonal high tunnels extend the growing season, and planting cover crops to replace nutrients in the soil.

Denise Parsnick: 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.

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 law, 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: Greeted over 382 people this year & answered questions about the park, numerous other citizens visited the Park to stroll, birdwatch, and fish (catch & release), helped over 180 county workers & contractors with the building & park maintenance and public safety, provided outreach displays, activities, and interpretive tours for children and adults at the park, gave out DNR hunting and fishing materials and friends of Hunting Island memberships, assisted visiting groups meeting in 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 and Trust and invites other volunteers to help pick up litter around the park and part of adjacent road, Rue Du Boise.

The established Memorandum of Agreement between USDA-NRCS, SCDNR & Beaufort Conservation District strengthens the support of resources that continue to benefit Beaufort County. Beaufort SWCD has been organizing Earth Day for over 20 years and has been partnering with the Port Royal Farmers Market for several years.

Significant Partnership to mention: Keep Beaufort County Beautiful, KidFest Planning Committee, Friends of Hunting Island, SC Green Step Schools.

Education Programs: In school programs, field trips, and programs at Crystal Lake Park. Presented 267 outreach programs to over 9,500 children and adults.

ECO Camp: An annual weeklong, environmental science summer camp which emphasizing on Coastal Conservation and Safety.

Working with together for Beaufort County & Human Service Alliance & chair the Water Quality Coalition. Encouraging Stakeholders to join the Water Quality Coalition to meet quarterly with the Stormwater Partners, Work with Lowcounty Stormwater Partners on similar projects. Try to keep informed on water quality issues and outreach opportunities throughout the county, and work on special projects. Worked on Blueways Paddling Trails, Penn Center Trails, ACE Basin Trail, and Whale Branch Trail by partnering with SC Parks Recreation and Tourism, SC Department of Natural Resources, Beaufort Kayak Tours, Town of Port Royal, City of Beaufort, Penn Center, BC Tax Accommodations, and Beaufort County

Status: For informational purposes only

- **Mitchelville Conceptual Plan Presentation-** *Ahmad Ward, Executive Director for Historical Mitchelville Freedom Park and WLA Studios representative.*

Ahmad Ward- 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. Mitchelville, where freedom began was 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.

Interpretive Lens: The center of the lens is Mitchelville, then surrounding Mitchelville is freedom, self-determination, citizenship, and opportunity. Political participation, education, religion, family, economic opportunity, home/land ownership will then surround those areas.

Site Plan:

A) Visitor Center: 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 sf lower terrace off the back of the building overlooks the Even Lawn and can serve as a stage with storage and 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.

B) 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 Even 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 can be used for special evets, 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.

C) Entry Plaza: 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.

D) Group Shelter: This is up to 1,275 sf open air structure with restrooms. Can be used for special events, educational programming, and visitor picnics.

E) Freedom Plaza: is a central gathering space within historic Mitchelville Freedom Park. The 5,200 sf 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.

F) Interpretive Houses: 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.

G) Interpretive Garden: 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.

H) Church and Archaic Interpretive Area: 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.

I) Military Road Alignment: Wide pathway interpreting the alignment of a road from the Mitchelville-era Historic map.

J) Classroom/Lab Building: 4,000 sf 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.

K) Maintenance Building: Operations building (approximately 2,000 sf.) to support equipment maintenance and personnel with service bays, work stations, and storage. Access from small parking area.

L) Maintenance/Lab Parking Lot: 7 pervious paver parking spaces

M) Primary Parking Lot: 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 pervious parking spaces located on the south side of Beach City Road. These spaces can serve as both overflow parking and parking for buses.

N) On-Street Parking: 9 pervious or grass pave parking spaces

O) Interpretive Trail: Accessible and partially following a historic road alignment, this natural surface trail skirts the marsh line of the site and connects visitors to various interpretation point throughout the park. There will be interpretive panels along the trail describing the natural and historical features of the park.

P) Interpretive Boardwalk: 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.

Q) General Store Interpretation: Informed by future archeological work, this structure would be representation of one of the Mitchelville-era general store with interior interpretation. Phase 1: Ghosted Structure; Phase 2: Full construction with interior exhibits.

R) Path to Beach: This accessible natural surface path connects visitors to one of the premier views at the site of Port Royal Sound.

S) Welcome/Pay Station: 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 sf 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.

T) Visitor Center Accessible Parking & Service Area: 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, vendor deliveries, trash collection, etc.

U) Woodland Knoll Shelter: 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: Phase 1- non-interpretive amenities: Wi-Fi, parking, bus turn around, welcome area/ signage, and restrooms. Interpretive elements- visitor pavilion w/ moveable exhibits, Ghosted Structures: Church, Cabin, Store, Exterior Interpretation Signage (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 interpretation of Historic Mitchelville. Visitors that pass through the door will discover alternate graphics with a contemporary feel that addresses current relevant issues.) Augmented Reality Tour (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) Wayfinding, Boardwalk.

Exterior Pavilion, Ghosted Structures, 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) Bateau Panels (dispersed throughout the sites, 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) and Church/Archaic Interpretation (Designed to be a contemplative space on the site of the former church, this area combines a ghosted façade interpretive element and core sample 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 monolith and semicircular seating rising out of the earth. The footprint of the church intersects with circular plaza. Voids of artifacts found on the 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 façade provides interpretation of the findings and the potential spiritual connection across the millennia.)

Phase 2: Non Interpretive Amenities- Wi-Fi, parking, bus turn around, welcome area/ signage, visitor center, event space for 250 people (4,500 sf), 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 (2,00 sf), janitorial space. 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/ Building, Performance Area, Exterior Interpretation, Augmented Reality Tour.

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 marsh line to connect visitors to various interpretation points throughout the park. There will be interpretive panels the trail describing the natural and historical features of the park. The Interpretive Trail also leads to the general Store. The General Store in an interpretive site, potentially informed by future archeological work, which is 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 aggregated 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 summarizes 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 1861-1870- 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 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 façade 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 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.

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 façade interpretive element and 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 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 Mitchellville. From fishing and farming, to basket weaving and net making, 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.

Discussion:

Councilman Rodman: What is the time line on bringing this to fruition?

Ahmad Ward: Would like feedback on the document before we final, if you would give us what your thought process is we can bring it back as a finished product in mid-January.

Councilman Rodman: We have ½ million on a matching basis you are getting any funding from other sources. It may lend itself to a phase 1A that could get you going sooner since you have the funds and it may prove to bring in other sources of funding.

Status: Bring back to Natural Resources Committee in January or February.

- Adams Outdoor Advertising Digital Billboard Presentation Bo Hodges- Adams Outdoor

Requests reconsideration to amend the CDC to allow for the placement of digital outdoor advertising displays. Currently have 45 billboards in Beaufort County, requesting to convert 6 of those structures to digital billboards as an outlet for emergency situations. Staff recommends denying the request due to the impact it would have on environmental aesthetics and staff believes the state purpose does not provide a public benefit that outweighs the visual impacts.

Status: Discussion Item Only

ACTION ITEMS

Item: 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. *Noah Krepps, Long Range Planner, Community Development*

Noah Krepps: We do not evaluate this on a staff level. Site specifically, the applicant is renting a place on lady's island in a professional building. If this is approved, it will be a county wide amendment. The T4 Hamilton district is a medium size residential district with limited commercial usage, there small scale retail offices and restaurants. There is a subzone of the T4 Hamilton District called T4 Hamilton open. 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. Staff believes this use would not adversely affect the intent of the T4HC District. Approval of the amendment would be consistent with the 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).

Discussion:

Councilman Hervochon: How many properties will this impact?

Noah Krepps: I can't tell you how many but I can tell you the areas? Professional Village of Lady's Island, strip along Youman's drive as you are approaching the HS sports facility. Shell point along Savannah Hwy, Bluffton, consistently along burnt church road and a portion of Bluffton parkway and Bruin road.

Councilwoman Howard: The county planning commission didn't have any concerns?

Noah Krepps: It was 4 to 2 there were a lot of concerns about site specific issues.

Motion: It was moved by Councilman Flewelling, seconded by Councilman Passiment to forward to Council the 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 District Center. The vote YAYS- Councilman Rodman, Councilman Sommerville, Councilwoman Howard, Councilman Passiment, Councilman Flewelling. NAYS- Councilman Glover. The motion Passed

Recommendation: Forward to Council for approval.

DISCUSSION ITEMS

Camp St. Mary's Use and Departmental Designation. *Stefanie Nagid- Passive Parks Manager & Shannon Loper, Parks and Recreation Department Director*

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. 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. Options are to designate the property as an active park and under the purview of the County Parks and Recreation Department and Designate the property the property as a passive park and under the purview of the County Community Development Department. Recommendation is to 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.

Stefanie Nagid: Camp St. Mary 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. 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 from programming and funded by donations in 1967. In 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 in 1997. Used by Beaufort County PALS as summer camp for kids in 1998.

Property was purchased in 1997 with \$500,000.00 in general revenue funds. It has 8.0 acres of open field with structures. ROW/Easement used for access. Ditch borders property and fence along neighboring property.

Shannon Loper- 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. * Rentals-special events, corporate or Business Team Building (ropes course), Family Reunions, Etc. *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 opens space areas when needed. *Ability to maintain with current maintenance staff and equipment. *keeping the site close to its 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.

Councilman Covert- when camping, are you talking about primitive only, no RV's just tents correct?

Shannon Loper- Yes

Councilman Covert- If this plan comes about as active/passive who would operate it?

Shannon Loper- It would stay under parks and recreation.

Councilwoman Howard- it is not eligible for rural and critical lands

Shannon Loper- Correct and we are hoping to utilize the impact fees to help develop the property

Councilman Sommerville- It is 8.0 acres. If it were 5 acres could you still move forward with what you are envisioning?

Shannon Loper- With the small amount of developing, yes we could move forward with just 5 acres.

Councilman Glover- In the report, you never spoke about the dock, what is your plans for the dock? When you talk about the kayaking would it be restricted for public use?

Shannon Loper- We would not restrict it to the public. I think we need to coordinate the usage because we will be offering for the school district and others to use it.

Stefanie Nagid- 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) *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.

Councilman Flewelling- I would prefer that before we make a decision that we hold it for public comment.

Status: Move forward with Public Comment

Impact Fee Study Update- *Eric Greenway, Community Development Director*

I have given you the proposed maximum supportable fees in the packet as a backup. Some of our fees both N and S of the BR are decreasing. Some are increasing particularly in the S of BR. This information contains new fees for collection of impact fees for both solid waste and EMS and updates the fees for P&R, Library, and transportation fees based on our current capital improvement plans for the area. One of the items we want to achieve consensus on is the additional change of scope of the current contract to add the fire impact study. It would be about \$48,000.00 to do that study and it is supposed to be done every ten years.

Councilwoman Howard- The City of Beaufort and Town of PR did their own internal fire fee study and it came out with recommendations of their own.

Discussion:

Councilman Sommerville- It will be done fire district by fire district will that include Fripp Island?

Eric Greenway-It will include all 8 fire districts that we currently have in place in Beaufort County.

Councilman Rodman- Will that include Hilton Head.

Eric Greenway- We will have to discuss that with Hilton Head. Right now it will only cover unincorporated fire districts.

Councilman Rodman- The institutional category, is that like businesses and such, the institutional category.

Eric Greenway- It includes Hospitals, business, etc. It does not include schools. Schools are exempt from paying impact fees.

Councilman Rodman- I understand that the impact fee relative to the school has been calculated & went to the school district, how did that come out?

Eric Greenway- I have preliminary numbers; I can share those but it will be subject to change. There will be a work session with the school district. There are two models that they will be using in the school and the board will have to direct the consultant on how they wish to proceed. These are S of the Broad, N of the broad does not have fees. SF fee under one scenario will be 8660 per house and 4086 per multi family unit. 9535 for SF house hold and 4508 for multifamily. The difference of those numbers is based on the amount of credit given as a result of the bond referendum.

Councilman Rodman- Who is paying for the study for the school portion.

Eric Greenway-The school, pays for it. We have an agreement with the school district for them to pay for their portion of the impact fee study.

Councilman Rodman- Will we have to approve that?

Eric Greenway- State law requires that all impact fees are taken to the planning commission and recommended to the County Council for adoption. Yes, you will have to approve that once the school district makes their recommendation.

Councilman Covert- Three of us went to that meeting, is the difference the credit is based on the bond referendum in totality.

Eric Greenway-Based on the charts, yes that is how I understand it.

Councilman Covert- is there been any inclination from the school board or where they are going on this.

Eric Greenway- They are meeting again with the consultant to dig deeper into the numbers.

Councilman Covert- Is your department going to bring the total package to the council.

Eric Greenway- Yes, as an administrative team we will bring the total package to council with the planning commission's recommendation

Councilman Covert- If you look at it you can see exactly what you impact fee is going to be based on area.

Eric Greenway- Yes.

Councilwoman Howard- Last week they conducted a workshop for the planning commission and the localities all had representatives there.

Eric Greenway- We are trying our best to communicate with other municipalities since they help collect the impact fees to help get ideas on this as well.

Councilman Rodman- what is the time line to get this done.

Eric Greenway- We are done with the county portion with the exception of the fire fees. Within the next 90 days

Councilman Sommerville: Is the school advisory on this?

Eric Greenway Yes, the school is advisory on this? The ultimate authority for you to adopt this ordinance by state law/state statute is for it to go through planning commission and the county council will have to adopt it.

Councilman Sommerville: Is it likely that you will wait on the fire?

Eric Greenway- I don't think I can answer that without advisory from administration. I personally would like to bring it all as one package so there is no confusion for the public or with staff on the collection of impact fees, through building and codes department.

Councilman Sommerville- Once you bring forth the package to us and we decide to vote affirmative, when can it become into effect?

Eric Greenway- Immediately.

Councilman Rodman: when are properties subject to the impact fee?

Eric Greenway- When they purchase a building permit.

Eric Greenway- One of the proposals you will see when we bring forth the recommendation is the impact fee on a graduation scale, per sf.

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 updated in 1999 (2nd amendment estimate is \$48,000). 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 the point. This will occur upon formal recommendation and approval in follow up meetings. Council Options are to review/discuss the fee summary for each service area. Provide consensus direction on the pursuit of adding the fire update to the present contract. 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.

Status: Update

BOARDS AND COMMISSIONS

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

Reappointment of Donald Starkey and Sallie Brach to the Design Review Board

Motion: It was moved by Councilman Flewelling, seconded by Councilman Hervochon to appoint or reappoint as shown on the agenda. The vote YAYS- Councilman Rodman, Councilman Sommerville, Councilwoman Howard, Councilman Glover, Councilman Passiment, Councilman Flewelling. The motion Passed

ADJOURNMENT

DRAFT



BEAUFORT COUNTY COUNCIL

Agenda Item Summary

Item Title:

Boards and Commissions Vacancies

Council Committee:

Natural Resources Committee

Meeting Date:

February 3, 2020

Committee Presenter (Name and Title):

Issues for Consideration:

Rural and Critical Lands Board – District 7
Southern Beaufort County Corridor Beautification Board – District 5 and Town of Bluffton Appointee

Points to Consider:

Funding & Liability Factors:

None.

Council Options:

Approve, Modify or Reject

Recommendation:

Approve



BEAUFORT COUNTY COUNCIL

Agenda Item Summary

Item Title:

Text Amendment To The Community Development Code (CDC): Article 1, Section 1.3.50 Applicability And Jurisdiction – Exemptions To Address County Public Service Uses

Council Committee:

Natural Resources

Meeting Date:

February 3, 2020

Committee Presenter (Name and Title):

Eric Greenway, AICP, Director, Community Development Department

Issues for Consideration:

The aim of this amendment is allow the County to provide necessary services in any zoning district with the requirement that County Council provide notification and hold a public hearing and approve such a use. The purpose of this amendment is to provide greater flexibility for the county government to respond to public safety and service needs throughout the county where these needs are warranted.

Points to Consider:

Whether this zoning amendment is needed to assist County government in responding to public safety and service needs throughout the county where these needs are warranted.

Funding & Liability Factors:

N/A

Council Options:

Approve or Deny

Recommendation:

Staff recommends approval of the text amendment as submitted; on 01/06/20, the BC Planning Commission approved the text amendment by a vote of 6:2 stipulating as follows: "limiting action when warranted by extreme conditions or emergency situations only, as deemed by County Council."



MEMORANDUM

To: Natural Resources Committee, Beaufort County Council
From: Robert Merchant, AICP, Deputy Community Development Director
Subject: Text Amendment To The Community Development Code (CDC): Article 1, Section 1.3.50 Applicability And Jurisdiction – Exemptions To Address County Public Service Uses
Date: January 13, 2020

STAFF REPORT:

A. BACKGROUND:

Case No. ZTA 2020-01
Applicant: Beaufort County Staff
Proposed Text Change: Text Amendment To The Community Development Code (CDC): Article 1, Section 1.3.50 Applicability and Jurisdiction – Exemptions to Address County Public Service Uses

B. SUMMARY OF REQUEST:

Beaufort County Staff is requesting an amendment to Article 1, Section 1.3.50 of the Community Development Code (CDC) to provide an exemption for Public Service Uses. The aim of this amendment is allow the County to provide necessary services in any zoning district with the requirement that County Council provide notification and hold a public hearing and approve such a use. The purpose of this amendment is to provide greater flexibility for the county government to respond to public safety and service needs throughout the county where these needs warranted.

The request was presented before the BC Planning Commission on Monday, January 6, 2020. By a vote of 6:2, the Text Amendment passed with the following stipulation: “limiting action when warranted by extreme conditions or emergency situations only, as deemed by County Council.”

2020 /

TEXT AMENDMENT TO THE COMMUNITY DEVELOPMENT CODE (CDC): ARTICLE 1,
SECTION 1.3.50 APPLICABILITY AND JURISDICTION – EXEMPTIONS TO ADDRESS
COUNTY PUBLIC SERVICE USES

WHEREAS, added text is highlighted in yellow and deleted text is struck through.

Adopted this _____ day of _____, 2020.

COUNTY COUNCIL OF BEAUFORT COUNTY

BY: _____
Stu Rodman, Chairman

APPROVED AS TO FORM:

Thomas J. Keaveny, II, County Attorney

ATTEST:

Sarah W. Brock, Clerk to Court

First Reading:

Second Reading:

Public Hearing:

Third and Final Reading:

Chronology

- Third and final reading occurred (Date) / Vote ??
- Public hearing occurred (Date)
- Second reading occurred (Date) / Vote ??
- First reading occurred (Date) / Vote ??
- Natural Resources Committee discussion and recommendation to adopt the resolution occurred _____ /
Vote ??

Division 1.3: Applicability and Jurisdiction

1.3.10 General Applicability

The provisions of this Development Code shall apply to the development of all land within unincorporated Beaufort County unless it is expressly exempted by a specific section or subsection of this Development Code.

1.3.20 Application to Governmental Units

- A. The provisions of this Development Code shall apply to development by the County or its agencies and departments, or on land owned or otherwise controlled by the County.
- B. To the extent allowed by law, the provisions of this Development Code shall also apply to development by any city, town, state, or federal government or its agencies, departments, or corporate services, or on land owned or otherwise controlled by a city, town, state, or federal government.

1.3.30 Appropriate Development Permits or Approvals Required

No development shall occur without the development permits or approvals appropriate for the development, as set forth in this Development Code.

1.3.40 Compliance with Development Code Required

No land shall be developed without full compliance with the provisions of this Development Code and all other applicable county, state, and federal standards.

1.3.50 Exemptions

- A. The provisions of this Development Code shall not require formal subdivision of land as a result of actions taken by the State of South Carolina and its political subdivisions to acquire land or interests in land for public right-of-way and easements.
- B. County Council, public utilities, or County agencies may be exempt from the provisions of this Development Code when an emergency exists such that it is impossible to submit to the normal procedures and standards of this Development Code and quick and instant action is necessary to secure the public health, safety, or welfare. The County Council shall ratify such exemption after the fact at its next regularly scheduled meeting, and shall base its ratification on specified findings of fact related to the emergency involved.
- C. A public utility or public infrastructure installation (water, sewer, roads, gas, stormwater, telephone, cable, etc.) is exempt from the standards of this Development Code, except:
 - 1. Thoroughfare standards, in Division 2.9 (Thoroughfare Standards);
 - 2. Wetland standards, in Section 5.11.30 (Tidal Wetlands), and Section 5.11.40 (Non-Tidal Wetlands);
 - 3. River Buffer standards, in Section 5.11.60 (River Buffer);
 - 4. Tree Protection standards, in Section 5.11.90 (Tree Protection);

5. Stormwater management standards, in Section 5.12.30 (Stormwater Standards);
 6. Utility standards, in Section 4.1.210 (Regional (Major) Utility);
 7. Wireless communication facilities standards, in Section 4.1.320 (Wireless Communications Facility).
 8. Historic Preservation standards, in Division 5.10 (Historic Preservation).
- D. The Department of Defense shall be exempt from the standards of this Development Code.
- E. The paving of dirt roads are deemed not to constitute "development" and shall be exempt from the standards of this Development Code if the action meets one of the following conditions:
1. Existing County maintained dirt roads which are improved and/or paved as part of Beaufort County's Dirt Road Paving Program as set forth in Beaufort County Policy Statement 15 and Policy Statement 17;
 2. Private dirt roads with adequate existing Stormwater conveyance systems where the project is not related to a pending or proposed development of adjacent land, and the proposed paving meets the Thoroughfare Construction Specifications in Section 2.9.80. Private dirt roads without adequate existing Stormwater conveyance systems will be required to construct a conveyance system per the County's Stormwater Best Management Practices (BMP) Manual but will not be required to meet the Effective Impervious Values in Table 5.12.30.A or provide Retention/Detention Facilities.

F. County public service uses. Due to the unique nature of certain county public service uses and the need to locate these uses in certain areas of the county irrespective of prevailing zoning district regulations, Beaufort County may establish in any zoning district any public service use authorized to county government by S.C. Code § 4-9-30, as amended, or any other statute or law of the State of South Carolina; provided that all public service uses meet the following requirements:

1. The use shall meet the applicable requirements in Article 5 (Supplemental to Zones) of the Community Development Code.
2. **Public hearing for county public service uses.** Prior to the granting of a zoning compliance for county public service uses, a site plan in accordance with standards contained herein must be submitted and approved, and the Beaufort County Council will hold a public hearing on the matter at least 15 days' notice of the time and place of which will be published in a newspaper of general circulation in Beaufort County. Notice will be given by adequately posting the properties affected, with at least one notice being visible from each public thoroughfare that abuts the property, at least 15 days prior to the public hearing. Based on the hearing and probable impact of such uses on contiguous uses and conditions, the Council may elect to deny the request in favor of a more acceptable site elsewhere.



BEAUFORT COUNTY COUNCIL

Agenda Item Summary

Item Title:

2019 Annual Report for Rural and Critical Land Preservation Program

Council Committee:

Natural Resources Committee

Meeting Date:

February 3, 2020

Committee Presenter (Name and Title):

Barbara G. Holmes, Beaufort County Contractor; Eric Greenway, CDD Director

Issues for Consideration:

In compliance with Article 2, Chapter V, Division 5 of the Beaufort County Code of Ordinances, the 2019 Annual Report for the Rural and Critical Land Preservation Program is submitted by the Rural and Critical Land Preservation Board to the Natural Resources Committee.

Points to Consider:

The 2019 Annual Report was presented by the Beaufort County Open Land Trust, contractor for the Program, to the Rural and Critical Land Preservation Board at its January 9, 2020 meeting. The Report contains all information required by Code Sec. 5-2-288. The Rural and Critical Land Preservation Board voted to submit the Report to the Natural Resources Committee.

Funding & Liability Factors:

None.

Council Options:

Accept or reject the Report.

Recommendation:

Staff recommends Council accept the Report.



Annual Report 2019

To: Rural & Critical Land Preservation Program Board
and Beaufort County Council

January 9, 2020

Presented by: Beaufort County Open Land Trust
Contractor, Rural & Critical Land Preservation Program

Beaufort County's Rural and Critical Land Preservation Program (RCLPP) begins 2020 with updated and revised project scoring criteria and revised program ordinances governing the program. County staff and Beaufort County Open Land Trust (BCOLT) worked together for four months to draft the ordinances with the purpose of clarifying procedures and establishing a project approval process that includes appropriate evaluation of all projects by the Rural and Critical Land Preservation Board and County Council.

Program goals for 2019 included protecting high priority targets as identified by the 2014 Greenprint Map and initiating work on the 2020 Greenprint process to update the land acquisition priorities for the program.

The RCLPP Board welcomed two new members in 2019: Mr. Art Baer (District 1) and Mr. Ryan Stefonick (District 8). Currently the District 7 Board position is vacant.

Cumulative Program Statistics (1998-2019)

TOTAL PROTECTED ACREAGE:

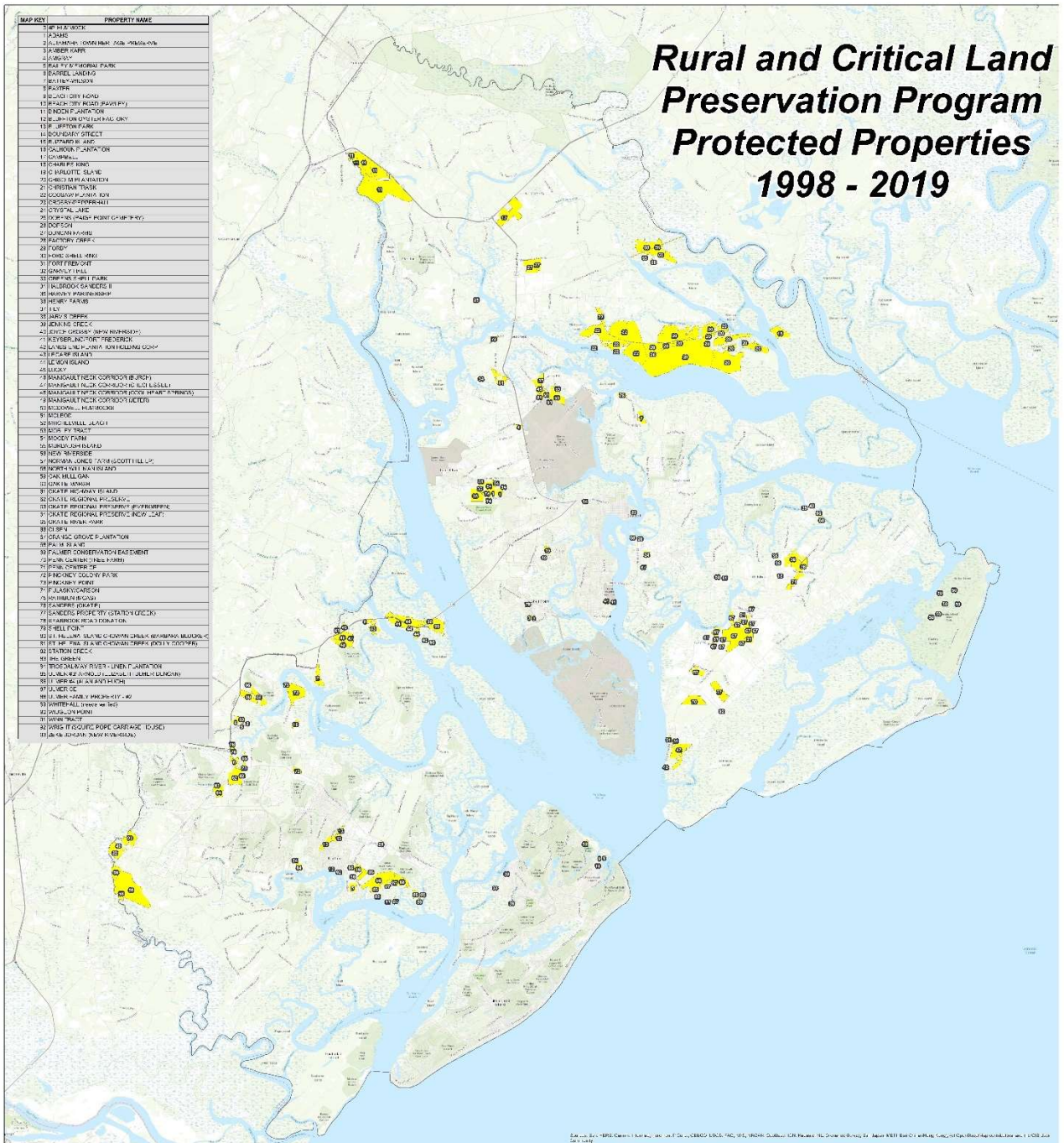
Fee Simple	11,564 acres
Conservation Easement	<u>12,416 acres</u>
Total	<u>23,980 acres</u>

TOTAL DOLLARS SPENT ON LAND PURCHASES:

\$ 136,192,127 (includes ~\$8.4 million spent prior to first referendum)

TOTAL PARTNER FUNDS used to leverage County purchases:

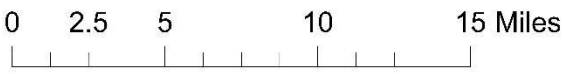
\$ 40,399,248



Rural and Critical Lands



Beaufort County Boundary



Map Generated On: 1/7/2020

2019 Land Protection Summary

The Beaufort County Open Land Trust (BCOLT) staff considered fifty-four (54) new properties and (some inquiries, some proactively pursued) and eight (8) 2018 holdover potential properties in 2019. Fifty-four (54) of those properties either did not meet the program criteria, were not high priorities for the program or the landowners not interested in pursuing the funding offered for their property or development rights. Eight (8) properties were brought forward for purchase consideration to the RCLPP Board and two (2) of those projects were ultimately recommended for purchase by Beaufort County Council. One project closed in 2019 and one project is set to close in early 2020.

Bailey Memorial Park – Fee Simple Acquisition



Through the RCLPP, Beaufort County purchased Bailey Memorial Park, a 54.3-acre tract in the Alljoy area in southern Beaufort County, less than 1,000 feet from the May River and less than one mile from Historic Old Town Bluffton. Although this tract had been a strategic land protection target for the County's Rural & Critical Program since 2006, the property was not available for purchase until 2018. It has remained a quiet, forested oasis while surrounding areas have experienced dense residential growth that now exists on three of the four property boundaries. Very few large-acre parcels remain in this area, and less than one mile away on Burnt Church Road, fifty-one single-family homes are being constructed on approximately 12 acres of upland.

Bailey Memorial Park is an unimproved vacant parcel containing a mixture of forested uplands and wetlands, providing significant wildlife habitats and natural stormwater filtration and recharge benefits. Vehicular access is available from the gated entrance road on Confederate Avenue.

This purchase represents the County's continuing commitment to preserving water quality

through the Rural and Critical Land Preservation Program. Bailey Memorial Park is located within one mile of 887 acres of previously protected Ulmer Properties I, II, III and IV (887 acres) and provides approximately 30 acres of wetland drain toward the May River.

Beaufort County will manage the property for optimal ecological benefit and will consider future passive recreational opportunities at the site. A number of developed walking trails exist on the property. Bailey Memorial Park is named in honor of Raymond Harold Bailey, a World War II veteran, past Director of Public Services for Beaufort County and longtime owner and steward of the property.

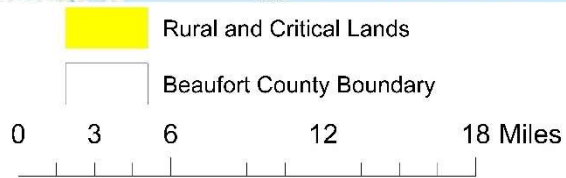
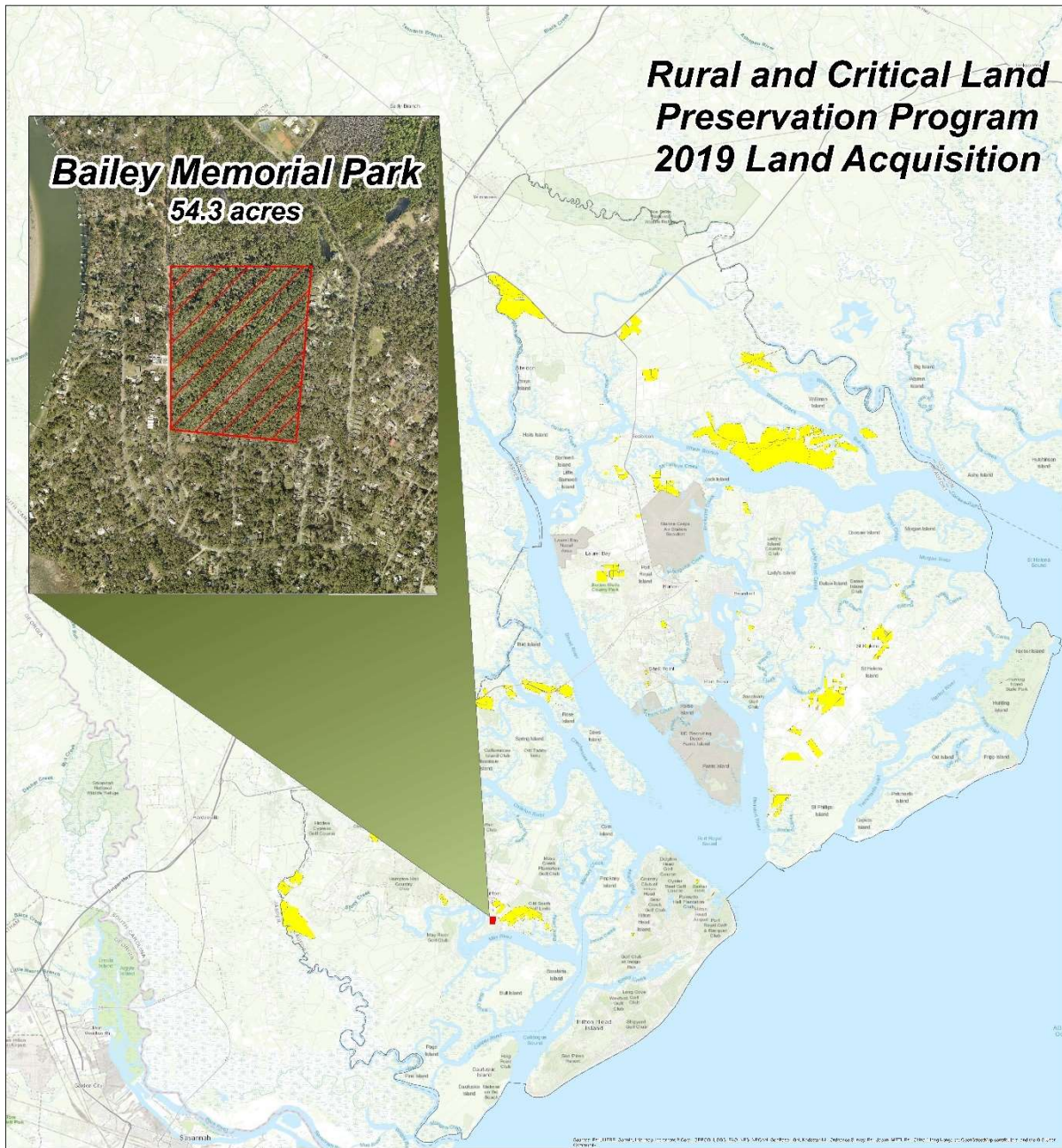
In November 2019, Council approved the execution of a Declaration of Restrictive Covenants on Bailey Memorial Park to protect its conservation values and ensuring its use as a passive park forever.



Total Land Protection/Purchases for 2019:

ACREAGE:	54.3 acres, Fee Simple
DOLLARS SPENT ON LAND PURCHASES:	\$ 1,310,000
TOTAL PARTNER FUNDS:	\$ 0

Rural and Critical Land Preservation Program 2019 Land Acquisition



Map Generated On: 1/7/2020

Additional Program Notes for 2019

- **February 2019:**

Twenty-six stakeholders/partners and the public were invited to provide input and suggestions on the Rural and Critical Land Program by filling out a questionnaire, an online survey or providing public comment at the February 14 RCLP Board meeting.

- The 11-question survey inquired about priorities for land protection, the Project Criteria Ranking Sheets, areas of the County that were important to protect and community expectations.
- A total of five people including three stakeholders and two members of the public provided comment at the meeting.

Mr. Michael Mathews was unanimously re-elected the Chair of the RCLP Board, and Mr. Beekman Webb was elected Vice-Chair.

The Interim County Administrator proposed revised RCLPP Land Acquisition procedures without input from the RCLPB or County Council. From February to April, several proposals for revised Land Acquisition procedures were presented to Council but were not approved.

- **March 2019: Revised Ranking Criteria Evaluated at RCLP Board Retreat**

Recognizing that the criteria used for scoring and analyzing potential land acquisitions could be improved to more accurately reflect current program goals, County staff and BCOLT worked together to revise the ranking systems, one for 'Critical' land projects and one for 'Rural' land projects. At the March 8 Board Retreat, members of the Board thoroughly vetted the proposed revisions and provided suggestions for improvements.

- **April 2019:**

Revised RCLPP Project Ranking Criteria and explanations were approved by the Board at the April 11 meeting.

Council Resolution 2019/18 was approved on April 22, 2019, establishing that a total of \$7,720,000 from existing RCLPP funds and future funding from the 2018 bond referendum could be used toward the Passive Park program.

- **May 2019:**

A summary of the 2020 Greenprint process proposed by County staff and BCOLT was approved by the Natural Resources Committee on May 20. The seven-step process is expected to take twelve months to complete and includes demonstrating program achievements, completing static mapping, meeting with stakeholders and partners, preparing public draft Greenprint maps and narrative, holding public input workshops and presenting the Greenprint to County Council.

- June 2019:

Recognizing that existing Council *Resolution R-2006-3* governing the program could be strengthened and improved to provide clarity and thorough vetting of projects, an *ad hoc* task force of BCOLT representatives and County staff began work on revising the RCLP Program ordinance. The task force also worked on amending the RCLP Board ordinance. This process continued throughout the summer when final versions were agreed upon for presentation to Council.

- September 23, 2019:

County Council approved an ordinance authorizing the issuance and sale of general obligation bonds in an amount not to exceed \$25,000,000 for continued funding of the RCLPP. Beaufort County voters approved these bonds on November 6, 2018, the fifth bond referendum for the program.

- October 28, 2019:

Council Ordinance 2019/48 was approved, re-establishing the Rural and Critical Lands Preservation Program Ordinance in the Community Development Code.

Council Ordinance 2019/49 was approved, amending the Rural and Critical Lands Preservation Board Ordinance.

- November 18, 2019:

Council Ordinance 2019/54 was approved, authorizing execution of a Declaration of Restrictive Covenants on Bailey Memorial Park.

The Beaufort County Open Land Trust looks forward to its continued partnership with Beaufort County protecting the natural resources and open space that makes this County a desired place to live and work. For additional information regarding the information in this report, please contact Barbara G. Holmes, Beaufort County Open Land Trust at (843) 521-2175 or barbara@openlandtrust.com.

Attachments:

- 1. RCLPP Ranking Criteria and Descriptions approved April 11, 2019**
- 2. Ordinance 2019/48 Rural and Critical Land Preservation Program**
- 3. Ordinance 2019/49 Amended Rural & Critical Land Preservation Board Ordinance**



Beaufort County Rural and Critical Land Preservation Board Rural Lands Criteria

Approved April 11, 2019

Property Name:

Scorer:

Owner:

Location:

Parcel Desc.

Acreage:

Section & Criteria Description

Score (0 - 10)	Section Criteria Weight %	Total Section Weight %	Property Ranking
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I. Property Characteristics: Soil Type and Use

USDA-designated prime, important or unique farm land	50%		
Currently in agricultural or timber production	30%		
Current use of Best Management Practices, erosion & soil mgmt	<u>20%</u>		
	100%	20%	

II. Threat of Conversion from Rural to Developed

Rapidly developing area	40%		
Changing land regulations/zoning	30%		
Competing land transaction (non-agricultural) pending/threatened	<u>30%</u>		
	100%	20%	

III. Sufficient Connections/Size to Ensure Stability of Rural Uses

Proximity to other protected lands	40%		
Provides connections between rural land uses	40%		
Sufficient size for stand-alone rural use	<u>20%</u>		
	100%	20%	

IV. Financial & Stewardship Considerations

Bargain sale aspects	45%		
Leverage of other funding	45%		
Long-term management plan	<u>10%</u>		
	100%	20%	

V. Environmental and Other Public Benefits

Water quality/groundwater recharge	40%		
Flood control/marsh migration	30%		
Protection of wildlife habitat, corridors, buffers	<u>30%</u>		
	100%	20%	

Total Score



Beaufort County Rural and Critical Land Preservation Board

Rural Lands Criteria Descriptions

Section & Criteria	Criteria Weight	Criteria Explanation
<u>Property Characteristics: Soil Type/Use (20%)</u>		
USDA-designated prime, important or unique	50%	Is the quality of the land for rural agricultural uses high? Are the soils of the property, as designated by USDA: prime farmland, land of statewide significance, or unique to the state or region?
Currently in agricultural or timber production	30%	Is the entire property, or a portion of the property, currently used for agricultural production or timber production?
Current use of BMPs, erosion and soil management	20%	If the answer to the previous question is yes, is the landowner (or lessee) currently using Best Management Practices including erosion control and soil nutrient management?
<u>Threat of Conversion from Rural to Developed (20%)</u>		
Rapidly developing area	40%	Is the property located in an area that is rapidly developing or is threatened to be converted to non-agricultural use?
Changing land regulations/zoning	30%	How likely is it that the current zoning for this property will be modified to a non-agriculture use and/or how likely is it that an upzoning of the property will be requested and granted for the property?
Competing land transaction pending/threatened	30%	Is there a current sale being offered by a non-agricultural/rural use buyer?
<u>Sufficient Connections/Size to Ensure Stability (20%)</u>		
Proximity to other protected lands	40%	The relationship of the property to publicly owned land and/or property subject to a conservation easement? What percentage of the property boundary is adjacent to protected land? Where does the property fit in with protected land in the same area?
Provides connections between rural land uses	40%	The relationship of the property to property that is used for agricultural, timber, or rural recreational uses. What percentage of the property boundary is adjacent to land subject to these uses?

Sufficient size for stand-alone rural use	20%	If the property is not in close proximity to other protected land or lands used for traditional rural uses, is the property of a sufficient size for stand-alone rural use?
<u>Financial & Stewardship Considerations (20%)</u>		
Bargain sale aspects	45%	Is the property owner willing to sell the property at less than fair market value? To what extent?
Leverage of other funding	45%	Are there other cost-share partners willing to provide funding for the protection of the property? To what degree?
Long-term management plan	10%	Is the landowner willing to commit the financial and other resources necessary to a long-term management plan for the property?
<u>Environmental and Other Public Benefits (20%)</u>		
Water quality/groundwater recharge	40%	To what extent does the property provide groundwater filtration services?
Flood control/marsh migration	30%	To what extent can the property provide natural protections against flooding and/or opportunities for marsh to migrate in response to sea level rise?
Protection of wildlife habitat, corridors, buffers	30%	Does the property contain habitat to support government-classified endangered, threatened or species of concern? Does the property provide connective corridors for wildlife movement between protected areas?



Beaufort County Rural and Critical Land Preservation Board Critical Lands Criteria

Approved April 11, 2019

Property Name:

Scorer:

Owner:

Location:

Parcel Desc:

Acreeage:

<u>Section & Criteria Description</u>	<u>Score (0 - 10)</u>	<u>Section Criteria Weight %</u>	<u>Total Section Weight %</u>	<u>Property Ranking</u>
<u>I. Property Characteristics</u>				
Level of threat		25%		
Uniqueness of property		20%		
Historic or cultural features		15%		
Proximity to other protected land		20%		
Consistency w/ applicable Comp. Plan(s)		<u>20%</u>		
		100%	25%	
<u>II. Financial Considerations</u>				
Bargain sale aspects		40%		
Favorable post-sale costs		30%		
Leverage of other funding		<u>30%</u>		
		100%	20%	
<u>III. Public Benefits</u>				
Potential public access/passive recreation		60%		
Vista protection		20%		
Reduction in traffic congestion		<u>20%</u>		
		100%	25%	
<u>IV. Environmental Benefits</u>				
Protection of wildlife habitat		25%		
Protection of wildlife corridors, buffers		25%		
Water quality/groundwater recharge		25%		
Flood control/marsh migration		<u>25%</u>		
		100%	30%	
<u>Total Score</u>				



Beaufort County Rural and Critical Land Preservation Board

Critical Lands Criteria Descriptions

Section & Criteria	Criteria Weight	Criteria Explanation
<u>Property Characteristics (25%)</u>		
Level of threat	25%	If the property owner exercised all development rights to the full extent, would the result be adverse to goals of the program and/or detrimental to quality of life in Beaufort County?
Uniqueness of property	20%	Does the property possess unique natural resources with regional significance?
Historic or cultural features	15%	Is the property eligible for listing on the National Register of Historic Places? Is the property associated with historical events in Beaufort County or the United States?
Proximity to other protected land	20%	The relationship of the property to publicly owned land and/or property subject to a conservation easement? What percentage of the property boundary is adjacent to protected land? Where does the property fit in with protected land in the same area?
Consistency w/ applicable Comp. Plan(s)	20%	Is protection of the property consistent with the Beaufort County Comprehensive Plan and/or applicable municipal plan?
<u>Financial Considerations (20%)</u>		
Bargain sale aspects	40%	Is the property owner willing to sell the property at less than fair market value? To what extent?
Favorable post-sale costs	30%	Is the seller committing to providing cash or other resources dedicated for this particular property?
Leverage of other funding	30%	Are there other cost-share partners willing to provide funding for the protection of the property? To what degree?
<u>Public Benefits (25%)</u>		
Potential public access/passive recreation	60%	Does the property have reasonable potential for public access/ passive recreation?
Vista protection	20%	Is the property visibly prominent from public roadways, waterways, or trails? Does it provide important open space for the community?
Reduction in traffic congestion	20%	Will preservation of the property help to ease traffic congestion?

<u>Environmental Benefits (30%)</u>		
Protection of wildlife habitat	25%	Does the property contain habitat to support government-classified endangered, threatened or species of concern?
Protection of wildlife corridors, buffers	25%	Does the property provide connective corridors for wildlife movement between protected areas?
Water quality/groundwater recharge	25%	To what extent does the property provide groundwater filtration services?
Flood control/marsh migration	25%	To what extent can the property provide natural protections against flooding and/or opportunities for marsh to migrate in response to sea level rise?

**AN ORDINANCE OF THE COUNTY OF BEAUFORT, SOUTH CAROLINA, WHICH SHALL
BE REFERRED TO AS THE RURAL AND CRITICAL LANDS PRESERVATION PROGRAM
ORDINANCE**

Chapter 26 – COMMUNITY DEVELOPMENT

ARTICLE II – RURAL AND CRITICAL LANDS PRESERVATION PROGRAM

SECTION 26-26: TITLE

This ordinance shall be known as the Rural and Critical Lands Preservation Program Ordinance.

SECTION 26-27: PURPOSE

It is the purpose of this ordinance to:

1. Provide a means by which rural and critical lands may be protected and enhanced as economic and environmental resources of major importance.
2. Encourage landowners to make a voluntary long-term commitment to rural and critical land protection by offering landowners financial incentives and security of land use.
3. Preserve open space; protect critical and natural resources; and/or provide land for passive recreation.
4. Leverage federal, state, local, and private conservation efforts and development rights purchase funds and protect the investment of taxpayers in purchased and donated conservation easements.
5. Provide a means whereby rural landowners can maintain and preserve the rural character of their land through land conservation.
6. Provide compensation to landowners in exchange for their relinquishment of the right to develop their private property.
7. Reduce and defer the need for major urban infrastructure improvements in the rural areas of the county and the expenditure of public funds for such improvements.
8. Provide for the purchase of fee simple interests in lands deemed critical to provide for the protection of the natural resources, historic and cultural significance, passive recreation, viewscapes and lands suitable for public use in a manner consistent with its conservation values.

9. Provide for purchase of development rights and fee simple interest in lands threatened by development, which if it occurs will have detrimental effects on land use patterns, traffic, public safety, stormwater runoff, water quality or other conservation objectives.
10. Provide for purchase of development rights on rural lands, which provide protection of natural resources and stability of agricultural, timber and other open space uses.

SECTION 26-28: FINDINGS

1. Rural and critical lands in many parts of the county are under significant development pressure from expanding urban areas.
2. This urban pressure takes the form of scattered development in wide belts around urban areas and brings conflicting land uses into juxtaposition, creates high costs for public services, and stimulates land speculation.
3. Many of the rural and critical lands in the county are in jeopardy of being lost due to these activities.
4. These rural and critical lands constitute unique and irreplaceable land resources of countywide importance.
5. There are additional critical lands which are also valued natural and ecological resources which provide open space for wildlife habitat, wildlife corridors, clean air, clean water, groundwater recharge, and protection of cultural resources.
6. It is the declared policy of the county to provide a voluntary program to acquire or otherwise permanently protect rural lands and other lands containing critical natural, cultural and historic resources.
7. It is the policy of the county that rural and critical lands are valued natural and ecological resources which provide certain needed open space for wildlife habitat, wildlife corridors, clean air, clean water, groundwater recharge, and protection of historic and cultural resources.
8. It is the policy of the county to provide opportunities, through the purchase of development rights, to landowners to protect agricultural lands so that they may continue to farm the land, as well as to acquire such rights to protect other parcels where the landowner wishes to retain an ownership interest.

SECTION 26-29: DEFINITIONS

The following words and terms shall have the meaning respectively ascribed to them in this section:

1. *Conservation easement* means a non-possessory interest of a holder in real property imposing restrictions or affirmative obligations as defined in S.C. Code Ann. Section 27-8-20, or as defined in 26 U.S. Code Section 170(h).

- a. These easements could take the form of an agricultural conservation easement, which would be rights and restrictions encumbering a property primarily for the purpose of protecting the agricultural soils, including prime, statewide, and locally important agricultural soils, viability, and productivity of that property.
2. *County* means Beaufort County, South Carolina.
3. *County Council* or *Council* means the elected County Council of Beaufort County, South Carolina.
4. *Critical lands* means any lot(s), tract(s), parcel(s), or areas(s), within the county that possess unique, significant, or important characteristics as may be identified by the Rural and Critical Land Preservation Board and subject to final approval by County Council. "Unique, significant, or important characteristics" include but are not limited to protection of cultural and historic resources and sites, the potential for medium to high density development, the ability to use the land for public access and passive recreation, the ability to use the land for public access to waterways, the ability of the land to be used for the preservation of public views of waterways or other scenic vistas, the quality of the land for purposes of a wildlife sanctuary, or such other and further characteristics which may be used to further the goals of Council.
5. *Development right* means the right to legally develop or subdivide property under current county codes and ordinances. The term includes, but is not limited to, the right to develop property for any commercial, industrial or residential use except as expressly permitted by this article and as further defined by the Beaufort County Community Development Code, as adopted and amended by County Council.
6. *Easement holder* means a holder as defined by S.C. Code Ann. Section 27-8-20(2), or a qualified organization as defined by 26 U.S. Code Section 170(h)(3).
7. *Greenprint* means the most recent Beaufort County Council approved version of the map of identified and prioritized parcels for acquisition under the County's Rural and Critical Lands Preservation Program.
8. *Landowner* means the record owner of the land or the authorized contract purchaser of the land.
9. *Land Preservation Board* or *Board* means the Beaufort County Rural and Critical Lands Preservation Board established by County Council as more fully described in County Code of Ordinances Chapter 2, Section 2-281 through 2-290.
10. *Land trust* means a nonprofit land conservation organization accredited by the Land Trust Alliance which meets the requirements of Internal Revenue Code Section 170 and is active in conservation efforts in the county or state.
11. *Passive park* means any fee-simple county owned or co-owned property purchased with Rural and Critical Lands Preservation Program designated funding as adopted by the Beaufort County Council. A list of passive parks is available with the Passive Parks Manager upon request and/or

on the Beaufort County website. Properties not designated by the Council as a passive park may still be managed through the Passive Park Program/Manager.

12. *Passive recreation* means recreation requiring little or no physical exertion focusing on the enjoyment of one's natural surroundings. In determining appropriate recreational uses of passive parks, the promotion and development of resource-based activities such as fishing, camping, hunting, boating, gardening, bicycling, nature studies, horseback riding, visiting historic sites, hiking, etc., shall be the predominant measure for passive park utilization.
13. *Resource conservation area* means those areas of land in the County designated as "resource conservation areas" on the Zoning Map of Beaufort County, as adopted and amended by County Council.
14. *Restrictive easement* means rights and restrictions encumbering a property primarily for the purpose of limiting development on that property that would be incompatible with the United States of America's mission of Marine Corps Air Station Beaufort.
15. *Rural land* means any lots, tracts, parcels that are zoned for low-density residential, rural, agricultural or farming uses, or which are being used, or which have the ability to be used, for such purposes, including but not limited to wildlife management or recreation. Rural lands possess unique, significant, or important characteristics as may be identified by the Beaufort County Rural and Critical Land Preservation Board and subject to final approval by the County Council. Unique, significant, or important characteristics include but are not limited to protection of farmland, prime soils, other working landscapes, river frontages, small marsh islands, wildlife corridors, fresh and saltwater wetlands, and land on the urban-rural edge or immediately outside the municipal boundary under threat of development or such other and further characteristics which may be used to further the goals of the county.
16. Any terms left undefined by this ordinance shall take the meaning as otherwise defined by the Beaufort County Community Development Code, as adopted and amended by County Council. In the event of conflicting meanings, the definitions of this section shall control.

SECTION 26-30: IN GENERAL

1. The County Council may designate by Resolution any policies, procedures, rules and regulations for the purpose of regulating the Rural and Critical Lands Preservation Program, its operation and funding, and may request and receive recommendations from the Rural and Critical Lands Preservation Board.
2. The County shall retain a Rural and Critical Lands Preservation Program Land Acquisition Contractor who shall be trained and properly qualified for the work and who shall work with the County Community Development Department, or other County staff as assigned, to procure, dispose of, and administer real estate and land rights for the County which have been procured through the Rural and Critical Lands Preservation Program in accordance with the County's purchasing policies and procurement code.

SECTION 26-31: TYPES OF ACQUISITIONS

There are two types of property interests that can be acquired under the provisions of this ordinance, the Purchase of Development Rights and the Purchase of Fee Simple Interests.

A. Purchase of Development Rights (PDR)

Development rights will typically be purchased in areas designated “Rural land”, although there may be instances where PDR may be appropriate for purchase in other zoning designations. Generally, properties considered for PDR are those areas of the County where one or more of the following apply:

1. There are conservation values in or on the property to be preserved.
2. Development of the property would result in adverse impacts to the environment or public infrastructure serving the property.
3. The character of the property and its surrounding area would be threatened by proposed or possible future development.
4. The owner wishes to retain ownership of the property.
5. Public access to the property is not required or desirable.

The development rights purchased shall be transferred to Beaufort County by a Deed of Development Rights. If the development rights are to be purchased, the property may also be subject to the provisions of a conservation easement, and/or other applicable legal instruments as approved by Beaufort County Council which will assure that the property is protected from development other than what is permitted by the PDR agreement, the conservation easement, and/or any other legal instruments as approved by Beaufort County Council.

B. Purchase of Fee Simple Interests (PFSI)

Fee simple interests shall be applicable in all areas of the County, including those designated as “Rural land”. Generally, properties considered for PFSI are those where the property owner(s) are willing to sell in those instances where one or more of the following apply:

1. There are conservation values in or on the property to be acquired and the owner is only willing to sell all of their interest in the property.
2. Public access to the property is required or desirable.
3. Development of the property for public access and passive recreation use is desirable.
4. Development of the property would result in adverse impacts to the environment or public infrastructure serving the property.

SECTION 26-32: GENERAL PROCESS

- A. The PDR and PFSI is a multi-step process within the Rural and Critical Lands Preservation Program (RCLPP or Program) whereby, at a minimum:
1. The Land Preservation Board receives initial acquisition applications and does or does not recommend due diligence authorization to County Council.
 2. The County Council does or does not authorize due diligence funding.
 3. The Land Preservation Board receives acquisition proposals due diligence information and does or does not recommend acquisition approval to County Council.
 4. The County Council does or does not approve acquisition proposal.

- B. The PDR and PFSI is also an application process within the RCLPP whereby the following apply:
1. Generally, eligible applicants are those individual property owners, land trusts, environmental advocacy organizations, or municipalities located in Beaufort County where property has been identified on the most recent version of the Greenprint.
 2. An application form shall be completed and submitted, as provided and instructed on the County website.
 3. Applications will be compiled and reviewed by the appropriate County staff and the Land Acquisition Contractor on no less than a quarterly basis.
 4. Eligible applications will be provided to the Land Preservation Board where they will discuss, prioritize, and recommend to the County Natural Resource Committee (NRC) for due diligence approval.
 5. The Board recommendation will be presented to the NRC, or other committees as may be appropriate or required, where a decision to fund due diligence will or will not be approved for each application.
 6. If approved by the NRC, the Land Acquisition Contractor will proceed with obtaining due diligence, which will be reviewed and each application ranked by the appropriate County staff and Contractor upon completion utilizing the Board adopted ranking forms.
 7. Applicant due diligence will be presented to the Land Preservation Board where they will discuss, prioritize, and make a recommendation to the NRC for acquisition approval.
 8. The Board recommendation will be presented to the NRC committee or, with the consent of the Chair of the Natural Resources Committee, may also be brought before the Executive Committee where a recommendation to acquire will or will not be made to County Council for approval. The matter may also be presented directly to County Council upon consent of the Chair of the Natural Resources Committee.
 9. The NRC or Executive Committee recommendation and applications will be presented to the full County Council for final approval.
 10. All closing documents will be provided to the County Attorney no less than three (3) days prior to closing for review and approval.
 11. All contractual discussions by the Board, NRC, or Council may or may not be in Executive Session, as permitted by the South Carolina Freedom of Information laws.

SECTION 26-33: DUE DILIGENCE

Any PDR or PFSI will be subject to all due diligence being satisfactorily completed, reviewed and approved by the County. All due diligence shall be reviewed by the appropriate County staff before being sent to County Council for action. Due diligence shall include, but may not be limited to:

1. An appraisal of the value of the interest being acquired prepared by a Member of the Appraisal Institute (MAI), or other appropriately licensed or certified South Carolina appraiser.
2. A boundary survey completed by a South Carolina Registered Land Surveyor. In those instances of PFSI, a topographic survey, tree survey, archaeological survey, or other due diligence items shall also be obtained when appropriate.
3. A Phase I Environmental Assessment by a qualified environmental consulting firm. In instances where the Phase I report so indicates, a Phase II Environmental Assessment including a plan for

any remediation, by the seller or purchaser, is required for the property to address the concerns to the satisfaction of the County.

4. When warranted by the Community Development Department or the Land Acquisition Contractor as a part of due diligence, a title search, title opinion, and/or title insurance commitment with only normal title exceptions.

SECTION 26-34: CONSERVATION EASEMENTS

1. Conservation easements may be placed on property where development rights have been acquired (Section 26-31:A.).
2. The conservation easements shall be granted directly to an appropriate easement holder by the owner, or by the County. The RCLP Board shall recommend an appropriate easement holder to County Council.
3. The stewardship funding required by the easement holder to defend and provide the necessary annual monitoring required for the easement may be granted by the County for the easement depending on the nature of the agreement reached between the County and the easement holder.
4. When the County and Marine Corps Air Station (MCAS) Beaufort collaborate on a PDR acquisition, an appropriate restrictive easement will be applied to the acquired property.

SECTION 26-35: COVENANTS AND RESTRICTIONS

1. Covenants and restrictions may be placed on property where development rights have been acquired.
2. Generally, covenants and restrictions will describe in some detail how a property is to be developed, used and maintained consistent with the conservation values of the property.

SECTION 26-36: RESALE, SWAP, CONDEMNATION OR LEASE OF ACQUIRED PROPERTY

There may be instances where property acquired under the RCLPP for its conservation value(s), and possibly to mitigate the impacts of development, may not be suitable or needed for county ownership in the future. In such cases, the County Council may request the RCLP Board to evaluate and make a recommendation on selling, swapping or leasing the property, in whole or in part.

In those instances, the RCLP Board shall be guided by the following:

1. To ensure that the resale, swap or lease of the property, in whole or in part, will not have an adverse impact on the conservation value(s) of the property, which can be assured through the

placement of a conservation easement or other appropriate instruments on the sold, swapped or leased property if necessary.

2. To ensure that the development of the property for use(s) permitted under a conservation easement will be carefully monitored by the easement holder.

Additionally, the following will apply:

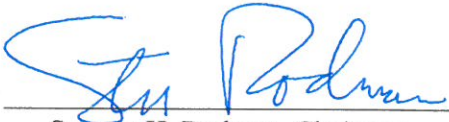
1. Any RCLPP property considered for sale, swap or lease shall require appropriate action by a 2/3 majority of the County Council following prescribed procedures for sale, swap or lease of County-owned land.
2. If all or part of a RCLPP property is sold, swapped or condemned, the County and any co-owners will be entitled to respective ownership ratio compensation of any net proceeds, after payment of all closing expenses.
3. Any RCLPP property sold, swapped or condemned will have the County's portion of any proceeds deposited into the Land Preservation fund for use in future RCLPP acquisitions.
4. Any RCLPP property leased by the County will have any proceeds deposited into the Passive Parks fund for use in management and maintenance of RCLPP passive parks.

Secs. 26-37 – 26-49. Reserved

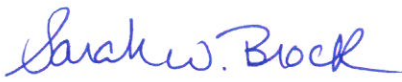
This ordinance supersedes and repeals Resolution 2006-3.

Adopted this 28th day of October, 2019.

COUNTY COUNCIL OF BEAUFORT COUNTY

By: 
Stewart H. Rodman, Chairman

ATTEST:



Sarah Brock, Clerk to Council

First Reading: September 23, 2019 / Vote 7:2

Second Reading: October 14, 2019 / Vote 9:1

Public Hearing: October 14, 2019

Third and Final Reading: October 28, 2019 / Vote 9:2

ORDINANCE 2019 / 49

**AN ORDINANCE AMENDING DIVISION 5 OF THE BEAUFORT COUNTY CODE
PERTAINING TO THE CREATION, DUTIES AND OPERATION OF THE COUNTY
RURAL AND CRITICAL LANDS PRESERVATION BOARD**

WHEREAS, Beaufort County ("County") has created and Rural and Critical Lands Program for the purpose of preserving open space; protect critical and natural resources; and/or provide land for passive recreation.; and

WHEREAS, the County has determined that a voluntary advisory board is necessary to assist with the administration of the Rural and Critical Lands Program; and

WHEREAS, County Council finds that it is in the best interests of County citizens, residents and visitors for the advisory board to be governed by an ordinance that specifies duties, qualifications and structure.

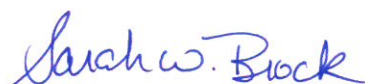
NOW, THEREFORE, BE IT ORDAINED by Beaufort County Council, duly assembled, does hereby amend Division 5 of the Beaufort County Code regulating the creation, duties and operation of the Rural and Critical Lands Preservation Board, hereto and incorporated herein as fully as if repeated verbatim.

Adopted this 28th day of October, 2019.

COUNTY COUNCIL OF BEAUFORT COUNTY

By: 
Stewart H. Rodman, Chairman

ATTEST:



Sarah Brock, Clerk to Council

First Reading: September 23, 2019 / Vote 8:1

Second Reading: October 14, 2019 / Vote 10:0

Public Hearing: October 14, 2019

Third and Final Reading: October 28, 2019 / Vote 10:1

DIVISION 5. – COUNTY RURAL AND CRITICAL LANDS PRESERVATION BOARD

Sec. 2-281. – Appointment.

An 11-member county rural and critical lands preservation board shall be appointed by the county council. One member with relevant experience and qualifications in matters such as estate law, finance, rural land ownership, agriculture, or conservation shall be appointed from each of the 11 county council districts.

Sec. 2-282. – Officers.

The county rural and critical lands preservation board shall elect annually one member of the board to serve as chairman and one member to serve as vice chairman. The chairman and vice chairman will serve a maximum of four (4) consecutive one-year terms. A vacancy in either the chairman and/or vice chairman must be filled for the unexpired term through board election within two (2) board meetings.

Sec. 2-283 – Terms.

The terms of initial appointees to the county rural and critical lands preservation board shall coincide with the expiration of the term of the county council district representative who serves the district which the appointee has been selected to represent. Thereafter, all members shall be appointed for four-year terms. A vacancy in the membership must be filled for the unexpired term in the same manner as the initial appointment. The membership is subject to division 1 of article V of chapter 2 of the Code regulating boards and commissions and appointments thereto as well as the county template ordinance.

Sec. 2-284 – Compensation.

Members of the county rural and critical lands preservation board shall serve without salary, but the county council shall entitle each member to reimbursement for their actual and necessary mileage expenses incurred in the performance of their official duties.

Sec. 2-285. – Conflicts of interest.

No member of the county rural and critical lands preservation board shall be disqualified by reason of their membership from selling any parcel or the development rights of any parcel in which they have a financial interest, but any member with a direct or indirect financial interest in such parcel shall recuse themselves from any board vote, discussion, or decision regarding such parcel.

Sec. 2-286. – Rules of procedure.

The county rural and critical lands preservation board shall adopt rules of procedure governing its procedures and operations. Copies of adopted rules of procedure shall be made available for public inspection in the office of Director during normal business hours.

Sec. 2-287. – Powers and duties.

The county rural and critical lands preservation board shall have, but is not limited to, the following powers and duties:

- (1) Develop and recommend to county council, for adoption by resolution, the Beaufort County Rural and Critical Lands Preservation Program GreenPrint to guide the identification and prioritization of parcels to be acquired through the county rural and critical lands preservation program. ;
- (2) Identify, prioritize and recommend to county council rural and critical lands to be acquired through purchase of development rights, the option to purchase development rights, the fee simple purchase of property, or the exchange and transfer of title to parcels, as provided for in the county council's adopted Rural and Critical Lands Preservation Program Ordinance;
- (3) Promote, educate and encourage landowners to participate in the county rural and critical lands preservation program; and
- (4) Perform such other duties as may be assigned by county council.

Sec. 2-288. – Board Report

The county rural and critical lands preservation board shall submit to county council an annual report in December based on all of the activities carried out pursuant to the rural and critical lands preservation program. The report shall include but is not limited to the following:

- (1) Map indicating the location of the total parcels of lands that have been acquired;
- (2) Total number of acquired lands, number of acres and type of acquisitions of each of the acquired lands throughout the county;
- (3) Number of landowners contacted or properties received for consideration for the program in the given year;
- (4) Number of lands acquired, number of acres of each and type of acquisitions of each land acquired throughout the county in the given year;
- (5) Total dollars spent in the program and total dollars leveraged with the program; and
- (6) Dollars spent and leveraged in the given year for the program.

Cross reference – Administration, ch. 2.

Secs. 2-289 – 2-290. – Reserved.



BEAUFORT COUNTY COUNCIL

Agenda Item Summary

Item Title:

Fort Fremont - Savannah Construction and Preservation Change Order #2 to Bid # 092217 Fort Fremont Historical Park Interpretive Center

Council Committee:

Natural Resource Committee

Meeting Date:

February 3, 2020

Committee Presenter (Name and Title):

Dave Thomas, Purchasing Director

Issues for Consideration:

1. Change Order #2 to Savannah Construction and Preservation's contract for cost increases due to a 2 year project delay and scope of work changes at Fort Fremont.
2. The original bid price was \$1,029,755.

Points to Consider:

- 1) Bid were received in October 2017.
- 2) Contract was signed in April 2018.
- 3) Ground breaking began in May 2019.
- 4) Delays between contract execution and ground breaking were due to latrine relocation, delayed response from Architect during permitting, and addition of fire sprinkler system during permitting. Also the project manager changed three times.
- 5) Cost increase requires full Council approval. The cost increases are considered to be fair and reasonable by County Staff.
- 6) Funding will be provided from the Fort Fremont allocation in Account 45020011-54405, which was approved by County Council on May 28, 2019.

Funding & Liability Factors:

1. Change Order #1:\$54,603.88 was for the relocation of the Historic Latrine, which increased the current contract to \$1,084,358.88. The new Change Order# 2 for \$205,859 request will cover the cost of the contractors delays due to rebidding subcontractor prices and price increases. The new contract total will be \$1,290,217.88.
2. Resolution 2019/23 approved by County Council on May 28, 2019, specifically identified amounts for passive park projects. \$610,000 was identified for Fort Fremont Preserve (Safety/Security). As of 1/24/2020, \$122,896 has been expended/incumbered. There is an available balance of \$487,104.

The total cost increase of \$205,859 will be funded from the available balance above (Passive Parks Program GL Account 45020011-54405). The current PO for this contract is #20200184.

Including this change order, the new total cost for the construction contract will be \$1,290,217.88. \$961,463.03 is funded by the Rural & Critical Lands Program and \$328,754.85 is funded by the Passive Parks Program.

Council Options:

- 1) Approve Change Order #2 as submitted, 2) Approve Change Order #2 with revisions, 3) Do not approve Change Order #2

Recommendation:

The Community Development Department recommends that the Natural Resources Committee recommend to County Council approval of Change Order #2 to Savannah Construction & Preservation in the amount of \$205,859 for the aforementioned project delay and scope of work changes cost increases from the funding source listed above. The new total cost for the construction contract is \$1,290,217.88.



David L Thomas, Purchasing Director
dthomas@bcgov.net 843.255.2353

COUNTY COUNCIL OF BEAUFORT COUNTY

PURCHASING DEPARTMENT

106 Industrial Village Road, Bldg. 2, Post Office Drawer 1228
Beaufort, South Carolina 29901-1228

TO: Councilwoman Alice Howard, Chairman, Natural Resources Committee

FROM: David L Thomas, CPPO, Purchasing Director

SUBJ: Contract Amendment
IFB 101917, Change Order #2, Contract with Savannah Construction & Preservation for Fort Fremont Preserve Interpretive Center Construction and Landscaping

DATE: 02/03/2020

BACKGROUND:

On April 16, 2018, Beaufort County entered into a contract with Savannah Construction & Preservation (SC&P), to construct the interpretive center and landscaping at Fort Fremont Preserve as per IFB#101917 and its associated proposal. In June 2018, the Friends of Fort Fremont requested the relocation of a historic latrine structure, which was originally approved for demolition by the State Historic Preservation Office (SHPO); and between August 2018 and May 2019, project start was delayed due to architectural/engineering revisions required for building permit issuance, approvals from SHPO, analysis and structural engineering for latrine slab relocation. Additionally, during the development permit review process it was determined that a fire suppression system would be required based on inadequate water flow rates in the vicinity of the project.

VENDOR INFORMATION:

Savannah Construction & Preservation

COST:

\$205,859

FUNDING:

Resolution 2019/23 approved by County Council on May 28, 2019, specifically identified amounts for passive park projects. \$610,000 was identified for Fort Fremont Preserve (Safety/Security). As of 1/24/2020, \$122,896 has been expended/encumbered. There is an available balance of \$487,104.

The total cost increase of \$205,859 will be funded from the available balance above (Passive Parks Program GL Account 45020011-54405). The current PO for this contract is #20200184.

Including this change order, the new total cost for the construction contract will be \$1,290,217.88. \$961,463.03 is funded by the Rural & Critical Lands Program and \$328,754.85 is funded by the Passive Parks Program.

Funding approved: Yes By: aholland Date: 01/24/2020

FOR ACTION: Natural Resources Committee meeting on Monday, February 3, 2020 at 3:30 p.m. for recommendation to County Council on Monday, February 23, 2020 at 6:00 p.m.

RECOMMENDATION:

The Community Development Department recommends that the Natural Resources Committee recommend to County Council approval of Change Order #2 to Savannah Construction & Preservation in the amount of \$205,859 for the aforementioned project delay and scope of work changes cost increases from the funding source listed above. The new total cost for the construction contract is \$1,290,217.88.

Attachment:  CO2FtFremont.pdf
2.49 MB  No file attached

cc: Ashley Jacobs, County Administrator

Approved: Yes Date: 01/27/2020

Check to override approval: ☐ Overridden by:

Override Date:

Alicia Holland, Assistant County Administrator, Finance

Approved: Yes Date: 01/24/2020

Eric Greenway Director, Community Development Department

Approved: Yes Date: 01/27/2020

Check to override approval: ☐ Overridden by:

Override Date:

ready for admin: ☒

Robert McFee, PE, Division Director, Construction, Engineering

Approved: Yes Date: 01/27/2020

Check to override approval: ☐ Overridden by:

Override Date:

ready for admin: ☒

After Initial Submission, Use the Save and Close Buttons



COUNTY COUNCIL OF BEAUFORT COUNTY
PURCHASING DEPARTMENT

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

TO: Councilwoman Alice Howard, Chairman, Natural Resources Committee

FROM: Dave Thomas, CPPO, Purchasing Director

SUBJ: **Recommendation of Change Order #2 for IFB#101917 Contract with Savannah Construction & Preservation for Fort Fremont Preserve Interpretive Center Construction and Landscaping for Beaufort County**

DATE: February 3, 2020

BACKGROUND: On April 16, 2018, Beaufort County entered into a contract with Savannah Construction & Preservation (SC&P), to construct the interpretive center and landscaping at Fort Fremont Preserve as per IFB#101917 and its associated proposal. In June 2018, the Friends of Fort Fremont requested the relocation of a historic latrine structure, which was originally approved for demolition by the State Historic Preservation Office (SHPO); and between August 2018 and May 2019, project start was delayed due to architectural/engineering revisions required for building permit issuance, approvals from SHPO, analysis and structural engineering for latrine slab relocation. Additionally, during the development permit review process it was determined that a fire suppression system would be required based on inadequate water flow rates in the vicinity of the project.

FUNDING: Resolution 2019/23 approved by County Council on May 28, 2019, specifically identified amounts for passive park projects. \$610,000 was identified for Fort Fremont Preserve (Safety/Security). As of 1/24/2020, \$122,896 has been expended/encumbered. There is an available balance of \$487,104.

The total cost increase of \$205,859 will be funded from the available balance above (Passive Parks Program GL Account 45020011-54405). The current PO for this contract is #20200184.

Including this change order, the new total cost for the construction contract will be \$1,290,217.88. \$961,463.03 is funded by the Rural & Critical Lands Program and \$328,754.85 is funded by the Passive Parks Program.

FOR ACTION: Natural Resources Committee meeting on Monday, February 3, 2020 at 3:30 p.m. for recommendation to County Council on Monday, February 23, 2020 at 6:00 p.m.

RECOMMENDATION: The Community Development Department recommends that the Natural Resources Committee recommend to County Council approval of Change Order #2 to Savannah Construction & Preservation in the amount of \$205,859 for the aforementioned project delay and scope of work changes cost increases from the funding source listed above. The new total cost for the construction contract is \$1,290,217.88.

CC: Ashley Jacobs, County Administrator
Alicia Holland, Asst. Co. Administrator, Finance
Eric Greenway, Community Development Department Director
Rob McFee, Public Services Director
Stefanie M. Nagid, Passive Parks Manager
Andrea Atherton, CIP Construction Manager

Att: February 19, 2018 Approved Recommendation Memo for IFB#092217 Fort Fremont Historical Park Interpretive Center, CO#1 and CO#2 Request



**COUNTY COUNCIL OF BEAUFORT COUNTY
ENGINEERING DEPARTMENT**

2266 Boundary Street, Beaufort, South Carolina 29902
Post Office Drawer 1228, Beaufort, South Carolina 29901-1228
Telephone: 843-255-2700 Facsimile: 843-255-9420
Website: www.bcgov.net

**BEAUFORT COUNTY ENGINEERING DIVISION
CONTRACT DOCUMENT
CHANGE ORDER #1**

To: Dave Thomas, Purchasing Director
From: Brittanee Fields, Engineering
Date: September 24, 2019

Vendor: Savannah Construction and Preservation LLC, Vendor #14725
Project: Ft. Fremont Interpretive Center IFB #101917
Account No.: 45000011-51160
PO No.: 20200184

ORIGINAL CONTRACT AMOUNT.....	\$ 1,029,755.00
TOTAL PREVIOUS CONTRACT CHANGES.....	\$ - 0 -
TOTAL PRIOR TO CURRENT CHANGE ORDER	\$ 1,029,755.00
CURRENT CHANGE ORDER AMOUNT	\$ 54,603.88
REVISED CONTRACT TO DATE	\$ 1,084,358.88

TO WHOM IT MAY CONCERN:

This CHANGE ORDER includes all material, labor and equipment necessary to complete the following work and to adjust the total contract as indicated; relocation of the Historic Latrine for the Fort Fremont Interpretive Center.

APPROVALS:

BEAUFORT COUNTY

[Signature]
SIGNATURE OF CIP CONSTRUCTION MANAGER

9.24.2019
DATE

[Signature]
SIGNATURE OF DIRECTOR FOR ENGINEERING,
CONSTRUCTION & FACILITIES

9.24.2019
DATE

CONTRACTOR'S REPRESENTATIVE

AUTHORIZED SIGNATURE

DATE



Mark Roseneau, Director
Facility Management
120 Shanklin Road
Beaufort, South Carolina 29906

August 20, 2019

Dear Mr. Roseneau,

Thank you for the opportunity to submit this proposal for providing our construction services. Our proposed scope of services and associated fee is detailed below.

Project: Ft. Fremont Interpretive Center - Historic Latrine Foundation Relocation
Scope of Services: Relocate Slab of Historic Latrine to New Foundation.

Proposal includes all labor, equipment, materials, supervision, insurance and bond fees to complete the scope of work.

Relocation of Historic Latrine Slab to a New Foundation at New Location.

Total: \$54,603.88

Notes:

- All work to be completed in a workmanlike manner according to the standard practices.
- Any alteration or deviation from above specifications involving extra costs will be executed only upon written change orders, and will become an extra charge over and above the proposal.
- Anything not explicitly included in this proposal is explicitly excluded.
- If roofing repairs are selected rather than replacement, then we can provide such pricing upon review of the structure.
- Price will expire in 30 days.

We look forward to the opportunity to work with you on this project. If you have any concerns about any part of this proposal, please contact me at your convenience.

Eric Davenport

CFO / Project Manager / Estimator
Savannah Construction & Preservation, LLC
200 Blue Fin Circle, Suite 3 | Savannah, Georgia 31410
Cell: 912.773.8734 | Office: 912.798.7356 | www.savannahconstruction.com



INVOICE

Attn: Stefanie Nagid
Passive Parks Manager
Community Development Department
Beaufort County

Project: Fort Fremont SHPO Request for Review
Purchase Order: Change Order

Remit Payment to: CIRCA AHP LLC
463 Pooler Parkway, #301
Pooler, GA 31322

Invoice No.: 20-002
Date: January 15, 2020

Terms: Due on receipt

Description of Work	Amount
<ul style="list-style-type: none">Provide management summary to SHPO requesting review of monitoring requirements as defined in the MOA dated October 12, 2015 based on the Fort Fremont NRHP site boundary	\$1,850.00

Please contact me at 912-272-1425, if you have any questions.

Sincerely,

Dawn Chapman Ashlock

Dawn Chapman Ashlock, PhD

Account #
45010011 - 31160

Priority	Original cost	Current cost	Indirect/charge	Project budget	Grand total	Comments
Subcontractors						
Electrical	\$ 79,815	\$ 97,500	\$ 14,685	\$ 3,000	\$ 17,685	2nd bidder @ \$126,007 vs. \$97,500. Scope of work change from 225 amp to 300 amp service
Structural Wood Framing	\$ 91,260	\$ 93,310	\$ 2,050	\$ -	\$ 2,050	
Heating, Ventilating and Air Cond	\$ 55,055	\$ 61,845	\$ 6,790	\$ -	\$ 6,790	
Roofing	\$ 41,843	\$ 52,320	\$ 10,477	\$ -	\$ 10,477	
Structural Steel	\$ 20,418	\$ 22,159	\$ 1,741	\$ -	\$ 1,741	
Louvers	\$ 1,268	\$ 1,357	\$ 89	\$ -	\$ 89	
Doors, Frames, Toilet Partitions & Acc	\$ 27,365	\$ 40,622	\$ 13,257	\$ -	\$ 13,257	
Windward Shutters	\$ 8,604	\$ 8,999	\$ 395	\$ -	\$ 395	
Insulation	\$ 12,117	\$ 13,475	\$ 1,358	\$ -	\$ 1,358	
Carpentry	\$ 230,225	\$ 271,665	\$ 41,440	\$ -	\$ 41,440	2nd bidder @ \$41,709 vs. \$40,622
Fire Alarm	\$ -	\$ 3,817	\$ -	\$ 3,817	\$ 3,817	2nd bidder @ \$282,287 vs. \$271,665
Fire Suppression	\$ -	\$ 59,300	\$ -	\$ 59,300	\$ 59,300	Design/build/permit fire alarm system
Windows	\$ 36,001	\$ 39,631	\$ 3,631	\$ -	\$ 3,631	Design/build/permit fire suppression system including underground to BIWSA main
Paint Interior	\$ 10,297	\$ 11,797	\$ 1,500	\$ -	\$ 1,500	
Paint Exterior	\$ 13,589	\$ 15,352	\$ 1,763	\$ -	\$ 1,763	
Subcontractor Total	\$ 627,856	\$ 793,148	\$ 99,175	\$ 66,117	\$ 165,292	
Savannah Construction & Preservation						
Overhead & Profit	\$ -	\$ -	\$ 16,860	\$ 11,240	\$ 28,100	
SC&P Self Perform Work Increase	\$ -	\$ -	\$ -	\$ 6,330	\$ 6,330	Three rain gardens added during stormwater permit review
SC&P Self Perform Work Increase	\$ -	\$ -	\$ -	\$ 2,577	\$ 2,577	Excavation/backfill for fire sprinkler underground
Re-bidding Oct - Dec 2019	\$ -	\$ -	\$ 3,248	\$ -	\$ 3,248	48 hours @ \$68 / hr.
Bond	\$ -	\$ -	\$ 312	\$ -	\$ 312	
SC&P Total	\$ -	\$ -	\$ 20,420	\$ 20,147	\$ 40,567	
Grand Total Change Order Request	\$ 627,856	\$ 793,148	\$ 119,595	\$ 86,264	\$ 205,859	

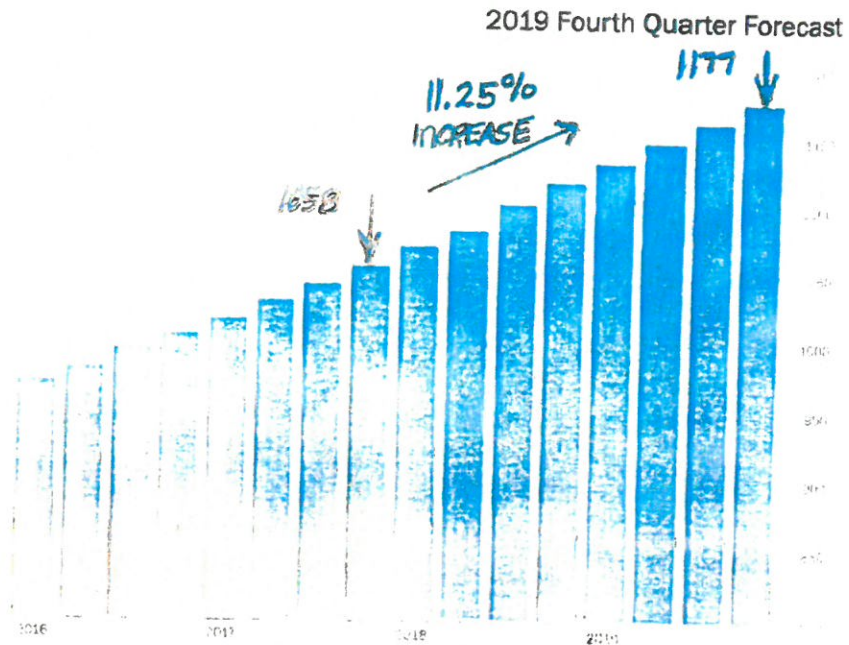
Project % Increase

11.6%

Turner Building Cost Index

"We continue to see the construction market fairly busy with several large projects starting in the fourth quarter of 2019."

Artillo Rivetti
Vice President



Texas State University Library
Houston, Texas

Quarter	Index	Δ%
4th Quarter 2019	1177	1.29
3rd Quarter 2019	1162	1.13
2nd Quarter 2019	1149	1.23
1st Quarter 2019	1135	1.34

Year	Average Index	Δ%
2019	1156	5.5
2018	1096	5.6
2017	1038	5.0
2016	989	4.8
2015	943	4.5
2014	902	4.4
2013	864	4.1
2012	830	2.1
2011	812	1.6
2010	799	-4.0
2009	832	-8.4
2008	908	6.3
2007	854	7.7

The Turner Building Cost Index is determined by the following factors considered on a nationwide basis: labor rates and productivity, material prices and the competitive condition of the marketplace.



David L Thomas, Purchasing Director
dthomas@bcgov.net 843 255 2353

COUNTY COUNCIL OF BEAUFORT COUNTY

PURCHASING DEPARTMENT

106 Industrial Village Road, Bldg. 2, Post Office Drawer 1228
Beaufort, South Carolina 29901-1228

TO: Councilman Brian Flewelling, Chairman, Natural Resources Committee

FROM: David L Thomas, CPPO, Purchasing Director

SUBJ: New Contract as a Result of Solicitation
IFB 092217, Fort Fremont Historical Park Interpretive Center

DATE: 02/15/2018

BACKGROUND:

Fort Fremont Historical Park is a 17 acre passive park purchased by Beaufort County through the Rural and Critical Lands Preservation Program in 2004. The park is home to Fort Fremont, a Spanish-American War era battery. Built in 1898, the fort is significant as an intact example of late 19th and early 20th century military architecture. Fort Fremont was also the major armament at one of two surviving coastal fortifications in the U.S. intact from the Spanish-American War era.

When the Dowling family sold the property to Beaufort County it was their intent that the public have access to a historical interpretation of the fort. They also envisioned that the property capitalize on its prime location on the Beaufort River to offer the public views and access to the beach at Lands End. To this end, the Dowling and Stewart families provided the County gift money to develop a concept plan for the park, which was prepared by J. K. Tiller and Associates in 2004. To implement the plan, Beaufort County then procured Carolina Engineering Consultants, Inc. and the architect, Michael Griffith to design an interpretive center and picnic pavilion. Because of the historic nature of the site, the interpretive center was carefully scrutinized by the County's Historic Preservation Review Board, which required several significant revisions to the design.

The County received two bid responses on October 19, 2017, and determined that Savannah Construction & Preservation was the lowest responsive/responsible bidder. The other bidder, C. Merrill Construction, failed to complete all "good faith outreach efforts" as outlined in the bid documents and is thereby unresponsive.

VENDOR INFORMATION:

1. C. Merrill Construction, LLC, Statesboro, Ga	Total Bid:
Base bid for Interpretive Center and Pavilion	\$941,550
Alternate 1 – Landscaping (North Circular Walkway Area)	\$ 5,635
Alternate 2 – Landscaping (Central Walkway Area)	\$ 12,650
Alternate 3 – Landscaping (Interpretive Center Area)	\$ 27,000
Alternate 4 – Landscaping (South Pedestrian Entry Gate)	\$14,145
2. Savannah Construction & Preservation, Savannah, GA	Total Bid:
Base bid for Interpretive Center and Pavilion	\$969,215
Alternate 1 – Landscaping (North Circular Walkway Area)	\$ 5,687
Alternate 2 – Landscaping (Central Walkway Area)	\$ 12,852

COST:

\$1,000,980

0

0

\$1,029,755

0

Alternate 3 – Landscaping (Interpretive Center Area)	\$ 27,607	0
Alternate 4 – Landscaping (South Pedestrian Entry Gate)	\$ 14,394	


FUNDING: Account #45000011-54405, Fort Fremont - Beaufort County Community Development Department (Rural and Critical Lands Preservation Program)

Funding approved: Yes By: aholland Date: 02/15/2018

FOR ACTION: Natural Resources Committee meeting occurring February 19, 2018.

RECOMMENDATION:

The Natural Resources Committee approve and recommend to County Council the contract award to Savannah Construction & Preservation in the amount of \$1,029,755.

Attachment:  IFB 092217 Attachments.pdf
1.19 MB

cc: Joshua Gruber, Interim County Administrator

Check to override approval: <input type="checkbox"/> Overridden by:	Approved: Yes	Date: 02/16/2018
Alicia Holland, Assistant County Administrator, Finance	Override Date:	
Monica Spells, Assistant County Administrator, Civic Engager	Approved: Yes	Date: 02/15/2018
Check to override approval: <input type="checkbox"/> Overridden by:	Approved: Yes	Date: 02/15/2018
Tony Criscitiello, Director, Community Development Departn	Override Date:	ready for admin: <input checked="" type="checkbox"/>
Check to override approval: <input checked="" type="checkbox"/> Overridden by: Imaietta	Approved: Select...	Date:
Robert Merchant Assistant Director, Community Developme	Override Date: 02/16/2018	ready for admin: <input checked="" type="checkbox"/>
Check to override approval: <input type="checkbox"/> Overridden by:	Approved: Yes	Date: 02/15/2018
Mark Roseneau, Director, Facility Management Department	Override Date:	ready for admin: <input checked="" type="checkbox"/>
Check to override approval: <input checked="" type="checkbox"/> Overridden by: Imaietta	Approved: Select...	Date:
	Override Date: 02/16/2018	ready for admin: <input checked="" type="checkbox"/>

After Initial Submission, Use the Save and Close Buttons

IFB 092217 Ft Fremont Construction & Landscaping Bid Tab

BID FORM

Project Number	Location	Name of Company	Number of Days to Complete Project	Base \$	Alternate 1 \$	Alternate 2 \$	Alternate 3 \$
1	Ft Fremont Construction & Landscaping	C. Merrill Construction, LLC	216	\$941,550.00	\$5,635.00	\$12,650.00	\$27,000.00
		Savannah Construction & Preservation	360	\$969,215.42	\$5,687.25	\$12,852.57	\$27,607.03

IFB 092217

Alternate 4 \$		
\$14,145.00	\$1,000,980	
\$14,394.04	\$1,029,756	

C. Merrill Construction, LLC	Savannah Construction & Preservation
\$1,000,980	\$1,029,756





Small and Minority Business Participation Bid Compliance Review of Good Faith Efforts
Fort Fremont Building Construction and Landscaping for Beaufort County

Prime Bidder/Proposer		C. Merrill Constr.	Savannah Constr.
1	Included Completed Good Faith Efforts Checklist Form	1	1
2	Requested Beaufort County SMBE Vendor List	0	1
3	Included Copy of Written Notice to SMBE	0	1
4	Provided Proof of Sending Written Notice to SMBE	0	1
5	Sent Bid Notice to SMBE 10 Days in Advance	0	1
6	Included Copy of Written Notice to Good Faith Agencies	0	1
7	Provided Proof of Sending Written Notice to Good Faith Agencies	0	1
8	Signed Non-Discrimination Statement Form (Exhibit 1)	1	1
9	Included Completed Outreach Documentation Log (Exhibit 2)	0	1
10	Included Completed Proposed Utilization Plan (Exhibit 3)	0	1
Total		2	10

Total of 10 Possible Points

Scoring:

0 = No

1 = Yes