

COUNTY COUNCIL OF BEAUFORT COUNTY

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SUZANNE M. RAINEY
CLERK TO COUNCIL

Council Action Summary

June 2007

June 6, 2007

Held a public hearing on the proposed FY 2007-2008 School District Budget.

Held a public hearing on the proposed FY 2007-2008 County Budget.

June 7, 2007

Held a public hearing on the proposed FY 2007-2008 School District Budget.

Held a public hearing on the proposed FY 2007-2008 County Budget.

June 11, 2007

Appointed Mr. Dale Butts to serve Register of Deeds Director for Beaufort County in accordance with Section 40-5-12 of the *Code of Laws of South Carolina*, 1976, as amended.

Approved on second reading the proposed FY 2007-2008 School District budget at 122.8 mills (97.3 mills for operations and 25.5 mills for debt service), appropriations of \$161,652,750.

Approved on second reading the proposed FY 2007-2008 County budget at 51.9 mills (\$93,175,809) and tax mill levy for County Operations 38.9, Rural and Critical Lands Program 2.7, County Debt Service 5.8, Continuing Education 3.0, Indigent Health Care 1.5., Bluffton Fire District operations 21.1 mills and debt service .9 mills, Burton Fire District operations 55.1 mills and debt service 6.0 mills, Daufuskie Island Fire District operations 31.5 mills and debt service 2.6 mills, Lady's Island/St. Helena Island Fire District operations 30.7 mills and debt service 1.7 mills, and Sheldon Fire District operations 37.0 mills and debt service 2.5 mills. This motion includes funding for the Affordable Housing Program in the amount of \$392,500 that does not require a millage increase.

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Approved on second reading text amendments to the Beaufort County Comprehensive Plan, Appendix F – Community Preservation Plan, Section 6, Buckingham Landing Community Preservation (CP) Area (a new plan for the Buckingham Landing Community).

Approved on second reading text amendments to the Beaufort County Zoning and Development Standards Ordinance/ZDSO, Appendix P, Buckingham Landing Community Preservation (CP District) (adds new development standards for the Buckingham Landing Community).

Approved on second reading text amendments to the Beaufort County Zoning and Development Standards Ordinance/ZDSO, Appendix I – Lady’s Island Community Preservation Area, Division – Expanded Home Business (EHB) District (revises EHB development standards).

Approved on second reading text amendments to the Beaufort County Zoning and Development Standards Ordinance/ZDSO, Article III – Administrative Procedures, Section 106-372, Development Permits (amends section to address violations of development permit conditions).

Approved on first reading text amendments to the Beaufort County Zoning and Development Standards Ordinance/ZDSO, Appendix D—Community Preservation Areas, Section 9—Daufuskie Island Buffer District and Section 10—Daufuskie Island Gateways (adds new zoning and development standards that address the Eigelberger and the Melrose Landing tracts, respectively).

Approved on first reading a Beaufort County Zoning Map Amendment for Southern Beaufort County Parcels County for Seven (7) Parcels from Light Industrial District; R600-21-11, 11F, 76, 77, 78, 81 and 311 (7 Parcels, 17.69 Total Acreage) to Research and Development District; Owners: Gordon K. Faulkner (11), Henry L. Bumgardner, Jr. (11F), Dorothy and Martin Porter (76), Melanie and Martin Reeder (77), Molande Group Ltd. (78), Martin Kirk (81) and Bemis P. Howell (311).

Approved on first reading, by title only, text amendments to the Industrial Park Development Agreement between Beaufort County and the Greater Beaufort-Hilton Head Economic Partnership, Inc.

Held a public hearing and approved on third and final reading text amendments to the Beaufort County Zoning and Development Standards Ordinance/ZDSO, Article V, Table 106-1098 – General Use Table (clarifies heavy truck, RV and mobile home sales in the Light Industrial District).

Appointed Ms. Judy Daigle, Mr. Frank Emminger, Mr. Steve Jones, Mr. Donald Smith and Mr. William Waldron to serve as members of the Seabrook Point Special Tax District Board of Commissioners.

June 25, 2007

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Approved the design proposal from Clancy Wells Architects, Charleston, SC, in the amount of \$379,928 for the Community Recreation Center design at Buckwalter Regional Park. The funding source is FY-2005 Buckwalter Regional Park CIP account of \$2.5 million. (This account currently has insufficient funds for the construction of the facility at \$4.3 million. It is anticipated that an additional \$1.8 million will be approved in the FY-2008 CIP.)

Awarded a contract to REA Contractors, LLC, in the amount of \$1,977,341.70 for the construction and paving of Woods Lane, Varsity Street, Alumni Road, Faculty Drive, Coffin Bluff, Fripp Point Road, Blackburn Pierce Drive, Harold Drive, Mayfair Court, Paige Point Road shoulder extension and Public Works parking lot improvements.

Approved on third and final reading the proposed FY 2007-2008 School District budget at 122.8 mills (97.3 mills for operations and 25.5 mills for debt service), appropriations of \$161,652,750 for operations.

Approved on third and final reading the proposed FY 2007-2008 County budget at 51.9 mills and tax mill levy for County Operations 38.9, Rural and Critical Lands Program 2.7, County Debt Service 5.8, Continuing Education 3.0, Indigent Health Care 1.5., Bluffton Fire District operations 21.1 mills and debt service .9 mills, Burton Fire District operations 55.1 mills and debt service 6.0 mills, Daufuskie Island Fire District operations 31.5 mills and debt service 2.6 mills, Lady's Island/St. Helena Island Fire District operations 30.7 mills and debt service 1.7 mills, and Sheldon Fire District operations 37.0 mills and debt service 2.5 mills. This motion includes funding for the Affordable Housing Program in the amount of \$392,500 which does not require a millage increase.

Approved on third and final reading the proposed FY 2007-2008 County budget at 51.9 mills (\$93,175,809) and tax mill levy for County Operations 38.9, Rural and Critical Lands Program 2.7, County Debt Service 5.8, Continuing Education 3.0, Indigent Health Care 1.5A. The tax mill levy for the various fire districts are Bluffton Fire District operations 21.1 mills and debt service .9 mills, Burton Fire District operations 55.1 mills and debt service 6.0 mills, Daufuskie Island Fire District operations 31.5 mills and debt service 2.6 mills, Lady's Island/St. Helena Island Fire District operations 30.7 mills and debt service 1.7 mills, and Sheldon Fire District operations 37.0 mills and debt service 2.5 mills. This motion includes funding for the Affordable Housing Program in the amount of \$392,500 and a 3% cost of living increase neither of which require a millage increase.

Approved on second reading text amendments to the Industrial Park Development Agreement between Beaufort County and the Greater Beaufort-Hilton Head Economic Partnership, Inc.

Approved on second reading the Southern Beaufort County Planned Unit Development (PUD) amendments for the 668 acre Melrose PUD and the 337 acre Daufuskie Club PUD also referred to as "The Bloody Point" PUD to include ten special conditions: (i) Non-residential resort

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facilities, including the inn(s), shall count towards the commercial square footage of the development. Inn rooms shall also count towards the residential density at a rate of 2.5 rooms equal 1 dwelling unit. The maximum height of the inn shall be 55 feet. (ii) Institutional residential shall count towards the residential density at a rate of 2.5 beds equal 1 dwelling unit. (iii) Perimeter buffers shall be increased to 50 feet for multi-family, mixed use development, or commercial development. (iv) Building height shall be measured in accordance with the Standard Building Code as adopted by Beaufort County (i.e., measured from the vertical distance from grade plan to the average height of the highest roof surface). (v) For non-residential uses, the maximum gross floor area ratio (FAR) shall be 0.50, the minimum landscaped surface ratio (LSR) shall be 0.10. (vi) Zone 14 (Bloody Point) shall be used for single-family detached development only. (vii) Zone 15 (cemetery site) shall not be used for residential development. The developer agrees to continue to provide previously agreed to access for visitors to the cemetery, and to maintain the cemetery including, where necessary, the construction of erosion control devices. (viii) All development shall meet the Resource Protection Levels of the ZDSO Table 106-1814 for "All Other Districts" (Column 5). The Developer shall abide by all local, state, federal standards with regard to setbacks, protection of wetlands, river buffers, beach/dunes, and other provisions of Article VII such as *Barrier Island Beach-Dune Lighting Standards*. (ix) The maximum allowable height for structures in Zone 8-1 (M) shall be 35 feet. However, a building height up to 44 feet may be allowed by the County Council in Zone 8-1 (M); provided that, a Master Plan for the Site demonstrates that all applicable development regulations regarding setbacks, buffers, tree protection, etc., can be achieved without harm to the fragile beach/dune environment of Daufuskie Island. (x) Zone 3 M shall be limited to single-family residential development.

Approved on second reading text amendments to the Beaufort County Text Amendments to the Beaufort County Zoning and Development Standards Ordinance/ZDSO, Appendix D—Community Preservation Areas, Section 9—Daufuskie Island Buffer District and Section 10 — Daufuskie Island Gateways (adds new Zoning and Development Standards that address the Eigelberger and The Melrose Landing tracts, respectively).

Approved on second reading a Beaufort County Zoning Map Amendment for Southern Beaufort County Parcels County for Seven (7) Parcels from Light Industrial District; R600-21-11, 11F, 76, 77, 78, 81 and 311 (7 Parcels, 17.69 Total Acreage) to Research and Development District; Owners: Gordon K. Faulkner (11), Henry L. Bumgardner, Jr. (11F), Dorothy and Martin Porter (76), Melanie and Martin Reeder (77), Molande Group Ltd. (78), Martin Kirk (81) and Bemis P. Howell (311).

Held a public hearing and approved on third and final reading text amendments to the Beaufort County Comprehensive Plan, Appendix F – Community Preservation Plan, Section 6, Buckingham Landing Community Preservation (CP) Area (a new plan for the Buckingham Landing Community).

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Held a public hearing and approved on third and final reading text amendments to the Beaufort County Zoning and Development Standards Ordinance/ZDSO, Appendix P, Buckingham Landing Community Preservation (CP District) (adds new development standards for the Buckingham Landing Community).

Held a public hearing and approved on third and final reading text amendments to the Beaufort County Zoning and Development Standards Ordinance/ZDSO, Appendix I – Lady’s Island Community Preservation Area, Division – Expanded Home Business (EHB) District (revises EHB development standards).

Held a public hearing and approved on third and final reading text amendments to the Beaufort County Zoning and Development Standards Ordinance/ZDSO, Article III – Administrative Procedures, Section 106-372, Development Permits (amends section to address violations of development permit conditions).

Held a public hearing and adopted a resolution in support of the issuance by the South Carolina Jobs-Economic Development Authority of its Economic Development Revenue Board (CNC Components and Millwork, Inc. Project) Series 2007, pursuant to the provisions of Title 41, Chapter 43, of the *Code of Laws of South Carolina, 1976*, as amended, in the aggregate principal amount of not exceeding \$10,000,000. The project is anticipated to benefit the general public welfare of Beaufort County by providing services, employment recreation and other public benefits not otherwise provided locally.

Purchased in fee simple Widgeon Point on Lemon Island, consisting of 51 highland acres, a 22-acre pond, and certain marshlands and salt flats as can be assured by title. The price is \$4,000,000 with a \$500,000 contribution by the SC Conservation Bank, meaning \$3,500,000 from the Rural and Critical Lands Program.

Purchased a parcel of land in the Town of Bluffton consisting of 9.65 acres jointly with the Town of Bluffton. The purchase price is \$2,000,000, with the contribution from the Town of Bluffton of \$250,000 to receive the assignment of 87 dwelling units to accompany the 9.65 acres, that the adjacent 100 acres of wetlands be conveyed to the County and the Town of Bluffton jointly, and that the Town of Bluffton take responsibility to build and maintain the boardwalk and park contemplated for this parcel. Finally, in the event the Town of Bluffton proceeds with the development of a density unit bank, while we are not advocating the development of such bank that, in the event they do, an additional 100 dwelling units from the Bluffton Park development be retired in addition to any units they may extinguish

Purchased a 12,5000 square foot building at 118 Industrial Village Road in the amount of \$1,375,000. The funding source is the Capital Improvement Program.

Approved the Change in Control between Hargray Cablevision and Hargray CATV Company, Inc.

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Adopted a Broad River Boat Landing spending plan (not a letting of the contract) in the amount of \$823,000. The various projects and their associated costs include restroom facility \$115,000, sewer and water \$400,000, dredging allowance \$200,000 and architectural/engineering \$108,000. The funding source is \$1,200,000 of excess money collected from the SC Highway 170 Widening Project.