

COUNTY COUNCIL OF BEAUFORT COUNTY

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Council Action Summary September 2008

September 8, 2008

Approved on second reading text amendments to Beaufort County Zoning and Development Standards Ordinance, Article XIII, Section 106-2828(B)(4) Private Water Systems requiring fire flow to be established according to International Fire Code Table B105.1; Section 106-2828(C) Alternative water supply text change code shall be 1142 instead of 1231.

Approved on second reading a text amendment to Beaufort County Zoning and Development Standards Ordinance (ZDSO), Article V (Use Regulations), Table 106-1426 (Accessory and Miscellaneous Use Standards): to permit freestanding two-car garages on any residential lot with the recommendation that these shall not exceed the height of the structure.

Approved on first reading the Okatie Village Master Plan: (i) an ordinance of the County of Beaufort, South Carolina, to amend the Beaufort County Comprehensive Plan/Future Land Use Map for Southern Beaufort County R-600-13-3, 3A, 3B and 61 (101.36 acres to be known as Okatie Marsh PUD, located directly south of the River's End Subdivision on the east side of Highway 170 in the Okatie area); from Rural Service Area to Neighborhood/Mixed-Use Area; (ii) Beaufort County Zoning Map Amendment for Southern Beaufort County R-600-13-3, 3A, 3B and 61 (101.36 acres to be known as Okatie Marsh PUD, with 64,800 square feet of commercial space and 395 dwelling units, located directly south of the River's End Subdivision and on the east side of Highway 170 in the Okatie area); from Rural (R) zoning district to Planned Unit Development (PUD) zoning district; (iii) a Development Agreement (Okatie Marsh) by and between La Casa Real Estate and Investment, LLC and Beaufort County, (iv) an ordinance of the County of Beaufort, South Carolina, to amend the Beaufort County Comprehensive Plan/Future Land Use Map for southern Beaufort County R600-13-6 (119.25 acres to be known as Osprey Point PUD, located directly south of the proposed Okatie Marsh PUD and north of Okatie Elementary School, on the east side of Highway 170 in the Okatie area); from Rural Service Area to Neighborhood/Mixed-Use Area; (v) Beaufort County Zoning Map Amendment for Southern Beaufort County R600-13-6 (119.25 acres to be known as Osprey Point PUD, with 204 single-family homes, 102 "live/work" residential units above retail/office spaces, 221 multi-family units, and 25 acres of non-residential uses, located directly south of the

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proposed Okatie Marsh PUD and north of Okatie Elementary School, on the east side of Highway 170 in the Okatie area); from Rural (R) zoning district to Planned Unit Development (PUD) zoning district, (vi) Development Agreement (Osprey Point) by and between LCP III, LLC and Beaufort County, (vii) an ordinance of the County of Beaufort, South Carolina, to amend the Beaufort County Comprehensive Plan/Future Land Use Map for Southern Beaufort County R600-13-6 (119.25 acres to be known as Osprey Point PUD, located directly south of the proposed Okatie Marsh PUD and north of Okatie Elementary School, on the east side of Highway 170 in the Okatie area); from Rural Service Area to Neighborhood/Mixed-Use Area, (viii) Beaufort County Zoning Map Amendment for Southern Beaufort County R600-13-8C a portion of (63.54 acres to be known as River Oaks PUD, with 114 cottages for senior independent living, 216 apartments for senior living with or without assistance including dining rooms, activity spaces, exercise facilities, administrative offices, kitchens, housekeeping work areas, and similar amenities, located south of the proposed Osprey Point PUD and east of Okatie Elementary School, on the east side of Highway 170 in the Okatie area); from Rural (R) Zoning District to Planned Unit Development (PUD) Zoning District, and (xi) a Development Agreement (River Oaks) by and Between ARD Hilton Head, LLC and Beaufort County.

Adopted a resolution supporting development of the Jasper Port and urging the Legislature of the State of South Carolina to instruct the S.C. Department of Commerce to release the \$500,000 set aside for marketing the Jasper Port and to transfer the money to the Lowcountry Economic Alliance.

Approved on third and final reading an ordinance authorizing a general obligation anticipation note borrowing of an amount not to exceed \$48,755,000.

Approved on first reading, by title only, an ordinance to reduce the assessment ratio on boats (from 10.5% to 6%).

Held a public hearing and approved on third and final reading an ordinance to amend the School District FY 2009 budget appropriating not to exceed \$1,737,974 of anticipated additional revenue for the payoff of outstanding 8% bonded indebtedness.

September 27, 2008

Awarded a contract to Kimmley-Horn and Associates in the amount of \$125,940 to complete the US 278 Signal System and Implementation. The project will be funded through federal earmark funds designated for US Highway 278.

Approved a contract renewal with the Trust for Public Land for 36 months beginning January 1, 2008 and ending December 31, 2010. The compensation term is as follows: January 2008 through December 2008 - \$30,000 per month, January 2009 through December 2009 - \$31,500 per month, and January 2010 through December 2010 - \$33,000 per month.

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Approved on second reading text amendments to the 2007 Beaufort County Comprehensive Plan – Cultural Resources Element, Chapter 6, including the addition the Military Heritage Chapter and correcting various typographical errors.

Approved on first reading an ordinance to amend the installment payment of real property taxes to authorize the County Treasurer to accept prepayment for property taxes.

Approved on first reading, by title only, an ordinance to extend the period of time a boat can be in Beaufort County from 60 days or 90 days in the aggregate to 90 days or 180 days cumulatively.

Tabled consideration of an ordinance of the County of Beaufort, SC to amend the Beaufort County Comprehensive Plan/Future Land Use Map for Southern Beaufort County R-600-13-1, 3A, 3B and 61 (101.36 acres to be known as Okatie Marsh PUD, located directly south of the River's End Subdivision on the east side of Highway 170 in the Okatie are); from Rural Services Area to Neighborhood/Mixed-Use Area to give the applicants time to address the questions raised during the executive session legal briefing on the Okatie Marsh Master Plan Development Agreements.

Tabled consideration of an ordinance of the Beaufort County Zoning Map Amendment for southern Beaufort County R-600-13-3, 3A, 3B and 61 (101.36 acres to be known as Okatie Marsh PUD, with 64,800 square feet of commercial space and 395 dwelling units, located directly south of the River's End Subdivision on the east side of Highway 170 in the Okatie area); from Rural Services Area to Neighborhood/Mixed-Use Area to give the applicants time to address the questions raised the during the executive session legal briefing on the Okatie Marsh Master Plan Development Agreements.

Tabled consideration of an ordinance of the County of Beaufort, SC to amend the Beaufort County Comprehensive Plan/Future Land Use Map for Southern Beaufort County R-600-13-6 (119.25 acres to be known as Osprey Point PUD, located directly south of the proposed Okatie Marsh PUD and North of the Okatie Elementary School, on the east side of Highway 170 in the Okatie are); from Rural Services Area to Neighborhood/Mixed-Use Area to give the applicants time to address the questions raised during the executive session legal briefing on the Okatie Marsh Master Plan Development Agreements.

Tabled consideration of an ordinance of the County of Beaufort, SC to amend the Beaufort County Comprehensive Plan/Future Land Use Map for Southern Beaufort County R-600-13-6 (119.25 acres to be known as Osprey Point PUD, with 204 single-family homes, 102 "Live/Work" residential units above retail/office spaces, 221 multi-family units, and 25 acres of non residential uses, located directly south of the proposed Okatie Marsh PUD and North of the Okatie Elementary School, on the east side of Highway 170 in the Okatie are); from Rural Services Area to Neighborhood/Mixed-Use Area to give the applicants time to address the

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questions raised during the executive session legal briefing on the Okatie Marsh Master Plan Development Agreements.

Tabled consideration of an ordinance of the County of Beaufort, SC to amend the Beaufort County Comprehensive Plan/Future Land Use Map for Southern Beaufort County R-600-13-8C-A portion of (63.54 acres to be known as River Oaks PUD, located directly south of the proposed Osprey Point PUD and east of Highway 170 in the Okatie area); from Rural Services Area to Neighborhood/Mixed-Use Area to give the applicants time to address the questions raised during the executive session legal briefing on the Okatie Marsh Master Plan Development Agreements.

Tabled consideration of an ordinance of the County of Beaufort, SC to amend the Beaufort County Comprehensive Plan/Future Land Use Map for Southern Beaufort County R-600-13-8C-A portion of (63.54 acres to be known as River Oaks PUD, with 114 cottages for senior living with or without assistance including dining rooms, activity space, exercise facilities, administrative offices, kitchens, housekeeping work areas, and similar amenities, located directly south of the proposed Osprey Point PUD and east Okatie Elementary School on the East side of Highway 170 in the Okatie area); from Rural Services Area to Neighborhood/Mixed-Use Area to give the applicants time to address the questions raised during the executive session legal briefing on the Okatie Marsh Master Plan Development Agreements.

Approved on third and final reading a text amendment to Beaufort County Zoning and Development Standards Ordinance (ZDSO), Article V (Use Regulations), Table 106-1426 (Accessory and Miscellaneous Use Standards): to permit freestanding two-car garages on any residential lot with the recommendation that these shall not exceed the height of the structure.

Approved on third and final reading text amendments to Beaufort County Zoning and Development Standards Ordinance, Article XIII, Section 106-2828(B)(4) Private Water Systems requiring fire flow to be established according to International Fire Code Table B105.1; Section 106-2828(C) Alternative water supply text change code shall be 1142 instead of 1231. The vote was: FOR – Mr. Baer, Mr. Caporale, Mr. Dawson and Mr. Glaze Mr. McBride, Mr. Newton, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. W.R. Von Harten. ABSENT – Ms. L. Von Harten. The motion passed.

Held the first of two required public hearings and table consideration of second reading approval of the three Development Agreements (Okatie Marsh, Osprey Point, and River Oaks) that make up the Okatie Village Master Plan in order to give the applicants time to address the questions raised during the legal briefing as it relates to these proposed Development Agreements.

Allocated \$30,000 now to United Methodist Relief Center (UMRC) for construction of three elderly transportable cottages. Further, commit an additional \$18,500 with the caveat that UMRC seeks additional funding from other sources. The County will hold the \$18,500 in reserve and allocate these dollars in the event UMRC is unsuccessful in finding other funding sources. The funding source is the Affordable Housing Program.