

COUNTY COUNCIL OF BEAUFORT COUNTY

ADMINISTRATION BUILDING

100 RIBAUT ROAD

POST OFFICE DRAWER 1228

BEAUFORT, SOUTH CAROLINA 29901-1228

TELEPHONE: (843) 255-2180

FAX: (843) 255-9401

www.bcgov.net

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D. PAUL SOMMERVILLE
VICE CHAIRMAN

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STEWART H. RODMAN
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LAURA VON HARTEN

GARY KUBIC
COUNTY ADMINISTRATOR

BRYAN J. HILL
DEPUTY COUNTY ADMINISTRATOR

JOSHUA A. GRUBER
COUNTY ATTORNEY

SUZANNE M. RAINEY
CLERK TO COUNCIL

AGENDA

COUNTY COUNCIL OF BEAUFORT COUNTY

Monday, April 9, 2012

4:00 p.m.

Council Chambers, Administration Building

Citizens may participate in the public comment periods and public hearings from telecast sites at the Hilton Head Island Branch Library as well as Mary Field School, Daufuskie Island.

1. CAUCUS - 4:00 P.M.
Discussion is not limited to agenda items.
Executive Conference Room
2. REGULAR MEETING - 5:00 P.M.
Council Chambers
3. CALL TO ORDER
4. PLEDGE OF ALLEGIANCE
5. INVOCATION
6. RECOGNITIONS/PROCLAMATIONS
 - A. Athlete of the Year, South Carolina Special Olympics
Mr. Mike Bonyne
 - B. Sexual Assault Awareness Month
Ms. Marianne Rothnie, Board Member, Hope Haven of the Lowcountry
 - C. Zero Tolerance for Litter Month
Sheriff P.J. Tanner
 - D. The Heritage Classic Foundation
7. PUBLIC COMMENT
8. COUNTY ADMINISTRATOR'S REPORT ([backup](#))
 - Mr. Gary Kubic, County Administrator
 - A. The County Channel / Broadcast Update ([backup](#))
 - B. Two-Week Progress Report ([backup](#))
 - C. Recognition / Retirement - Suzanne Larson, former Public Information Officer

Over



9. DEPUTY COUNTY ADMINISTRATOR'S REPORT

Mr. Bryan Hill, Deputy, County Administrator
A. Two-Week Progress Report ([backup](#))

10. CONSENT AGENDA – ITEMS A THROUGH I

A. AN ORDINANCE AUTHORIZING THE PLEASANT FARM SPECIAL TAX DISTRICT TO BORROW FUNDS FROM A QUALIFIED LENDING INSTITUTION IN AN AMOUNT NOT TO EXCEED \$60,000 FOR PURPOSES OF PROVIDING INFRASTRUCTURE IMPROVEMENTS AS PROVIDED FOR IN ORDINANCE NO. 2006/4 ([backup](#))

1. Consideration of second reading approval to occur April 9, 2012
2. Public hearing to be held Monday, April 23, 2012, beginning at 6:00 p.m. in Council Chambers of the Administration Building, Government Center, 100 Ribaut Road, Beaufort
3. First reading approval occurred March 26, 2012 / 10:1
4. Finance Committee discussion and recommendation to approve occurred March 19, 2012 / Vote 6:1

B. AUTHORIZATION TO FORMALLY REQUEST A COST-SHARING AGREEMENT WITH MCAS BEAUFORT FOR MAINTENANCE OF PERRY CLEAR DRIVE

1. Public Facilities Committee discussion and recommendation to approve occurred March 27, 2012 / Vote 6:0

C. EMERGENCY DEMOLITION AND REMOVAL OF HUSPAH CREEK RAILROAD TRESTLE ([backup](#))

1. Contract award: Cape Romaine Contractors, Inc., Wando, South Carolina
2. Contract amount: \$397,250
3. Funding sources: Account #11436-54456, Brickyard Point Boat Landing; Account #11439-56000, FY 2009 General Contingency
4. Public Facilities Committee discussion and recommendation to approve occurred March 27, 2012 / Vote 6:0

D. AUTHORIZING THE COUNTY ADMINISTRATOR TO ACCEPT THE SCDOT HIGHWAY COMMISSION GRANT OFFER OF \$15,000,000 FROM THE FEDERAL MATCH PROGRAM FOR THE CONSTRUCTION OF THE BLUFFTON PARKWAY 5A FLYOVER PROJECT AS DESCRIBED IN THE APPROVED GRANT APPLICATION WITH THE UNDERSTANDING THAT: (I) THE TOWN OF HILTON HEAD ISLAND AND COUNTY MAKE AN EFFORT TO INVESTIGATE POSSIBLE AESTHETIC IMPROVEMENTS FOR THE FLYOVER THROUGH ARCHITECTURAL DETAIL AND LANDSCAPING; AND (II) THAT THE STATE, TOWN OF HILTON HEAD ISLAND AND COUNTY COORDINATE FLYOVER CONSTRUCTION AS TO NOT IMPEDE TRAFFIC FLOW AT WINDMILL HARBOUR'S ENTRANCE

1. Public Facilities Committee discussion and recommendation to approve occurred March 27, 2012 / Vote 6:0

- E. ADOPTION OF THE TRANSPORTATION ADVISORY GROUP (BTAG) RECOMMENDATION TO INCLUDE THE US 278 FRONTAGE ROAD AT ISLAND WEST AS AN ELIGIBLE ONE CENT SALES TAX PROJECT WITH A PROPOSED FUNDING ALLOCATION OF \$800,000 ([backup](#))
 - 1. Public Facilities Committee discussion and recommendation to approve occurred March 27, 2012 / Vote 6:0
 - F. RENOVATIONS TO THE BEAUFORT COUNTY GOVERNMENT COMPLEX / COURTHOUSE AND DETENTION CENTER ([backup](#))
 - 1. Consideration of contract award to occur April 9, 2012
 - 2. Public Facilities Committee discussion to occur April 9, 2012
 - 3. Council caucus discussion March 26, 2012
 - G. FUTURE LAND USE MAP AMENDMENT OF SOUTHERN BEAUFORT COUNTY PROPERTIES R600 021 0002 0000, R600 021 000 0075 0000, R603 021 000 004A 0000, R603 021 000 004A 0000, R603 021 000 006A 0000, R603 021 000 007B 0000, R603 021 000 0194 0000, AND R603 021 000 0195 0000 (7 PARCELS TOTALING 142+/- ACRES OFF HIGHWAY 278/FORDING ISLAND ROAD AND GRAVES ROAD KNOWN AS PEPPER HALL); FROM RURAL AND COMMUNITY COMMERCIAL TO REGIONAL COMMERCIAL AND NEIGHBORHOOD MIXED USE ([backup](#))
 - 1. Natural Resources Committee discussion and recommendation to deny occurred April 2, 2012 / Vote 6:0
 - H. SOUTHERN BEAUFORT COUNTY ZONING MAP AMENDMENT / REZONING REQUEST FOR R600 021 0002 0000, R600 021 000 0075 0000, R603 021 000 004A 0000, R603 021 000 004A 0000, R603 021 000 006A 0000, R603 021 000 007B 0000, R603 021 000 0194 0000, AND R603 021 000 0195 0000 (7 PARCELS TOTALING 142+/- ACRES OFF HIGHWAY 278/FORDING ISLAND ROAD AND GRAVES ROAD KNOWN AS PEPPER HALL) FROM RURAL (R) AND RURAL WITH TRANSITIONAL OVERLAY (R-TO) ZONING DISTRICT TO COMMERCIAL REGIONAL (CR) AND SUBURBAN (S) ([backup](#))
 - 1. Natural Resources Committee discussion and recommendation to deny occurred April 2, 2012 / Vote 6:0
 - I. APPROVAL OF PROPOSAL FOR DEVELOPMENT AND USE OF CRYSTAL LAKE PROPERTY AS A COMMUNITY PARK BY FRIENDS OF CRYSTAL LAKE COMMITTEE ([backup](#))
 - 1. Natural Resources Committee discussion and recommendation to approve occurred April 2, 2012 / Vote 6:0
11. RESOLUTION APPROVING THE MUTUAL AID AGREEMENTS AND/OR INTER-JURISDICTIONAL AGREEMENTS ENTERED INTO BY THE SHERIFF OF BEAUFORT COUNTY
- 1. Consideration of adoption to occur April 9, 2012
 - 2. Governmental Committee discussion occurred April 2, 2012

12. A RESOLUTION TO COMMISSION BUILDING CODE ENFORCEMENT OFFICER FOR BEAUFORT COUNTY PURSUANT TO THE AUTHORITY GRANTED IN SECTION 4-9-145 OF THE CODE OF LAWS OF SOUTH CAROLINA, 1976, AS AMENDED ([backup](#))

1. Consideration of adoption to occur April 9, 2012
2. Governmental Committee discussion occurred April 2, 2012 / Vote 3:0

13. COMMITTEE REPORTS ([backup](#))

14. PUBLIC COMMENT

15. EXECUTIVE SESSION - Discussion of negotiations incident to proposed contractual arrangements and proposed purchase of property

16. ADJOURNMENT

OFFICE OF THE COUNTY ADMINISTRATOR
COUNTY COUNCIL OF BEAUFORT COUNTY

GARY KUBIC
COUNTY ADMINISTRATOR

CHERYL HARRIS
EXECUTIVE ASSISTANT

ADMINISTRATION BUILDING
100 RIBAUT ROAD
POST OFFICE DRAWER 1228
BEAUFORT, SOUTH CAROLINA 29901-1228
TELEPHONE: (843) 255-2026
FAX: (843) 255-9403
www.bcgov.net

BRYAN J. HILL
DEPUTY COUNTY ADMINISTRATOR

JOSHUA A. GRUBER
STAFF ATTORNEY

COUNTY ADMINISTRATOR'S REPORT

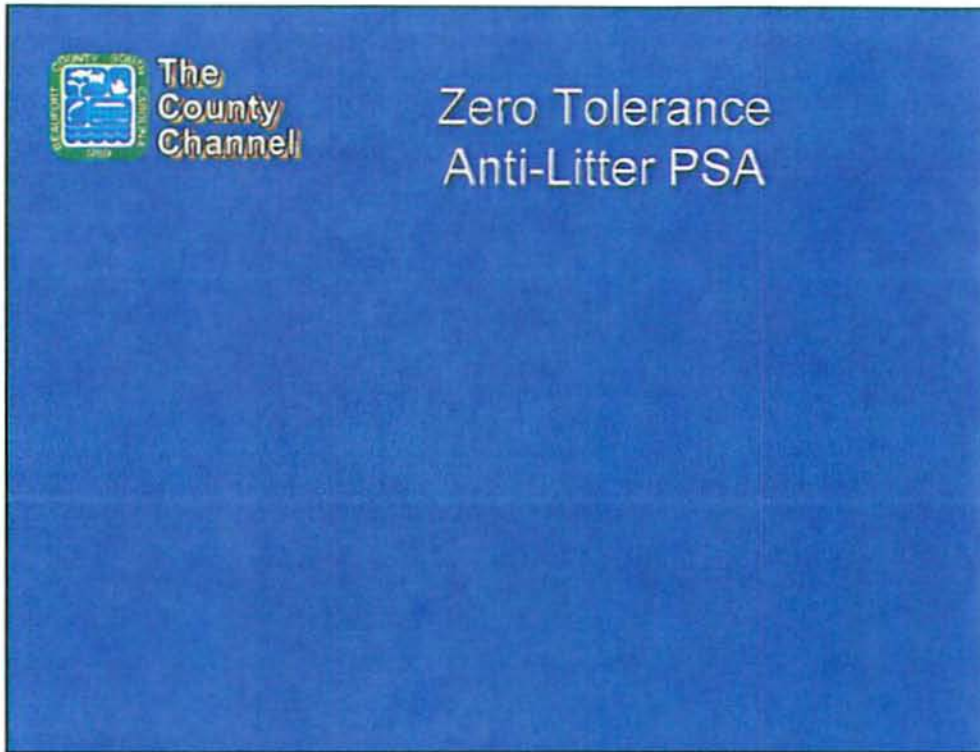
Monday, April 9, 2012
5:00 p.m.
County Council Chambers
Administration Building

INFORMATION ITEMS:

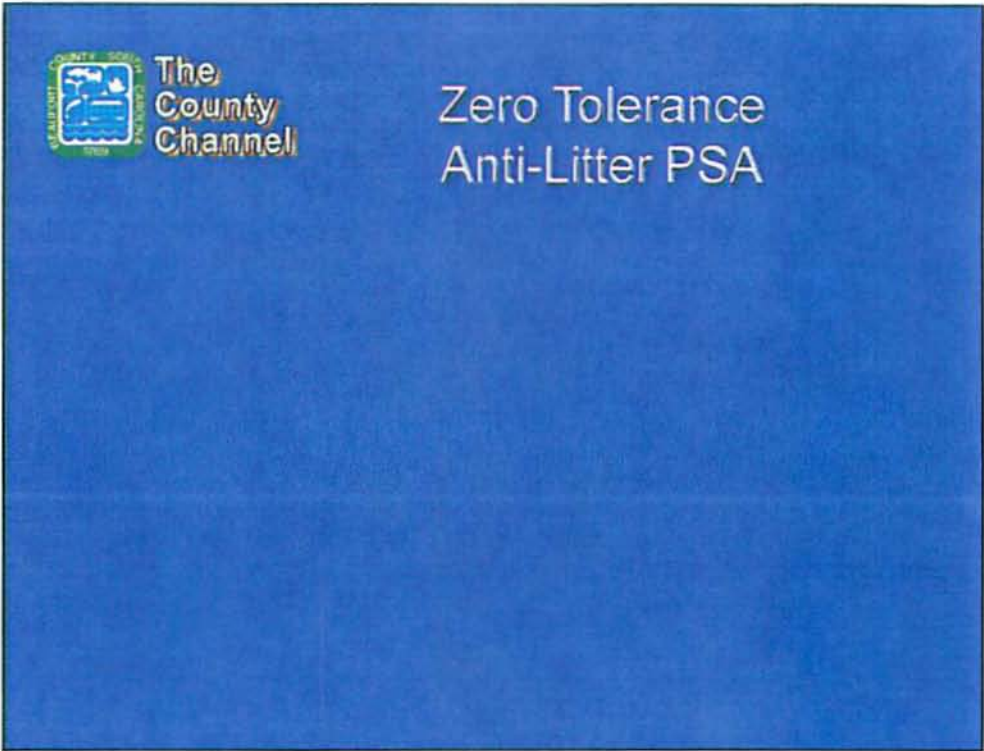
- The County Channel / Broadcast Update (Enclosure)
- Two-Week Progress Report (Enclosure)
- Recognition / Retirement - Suzanne Larson, Former Public Information Officer



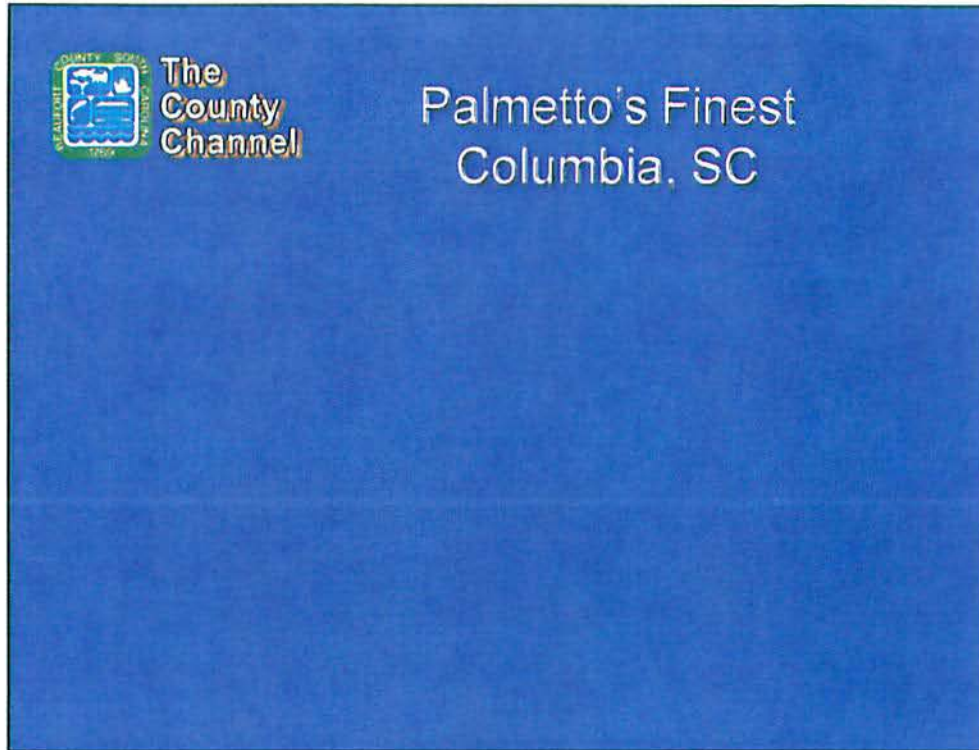
{VIDEO PLAYS WITH AUDIO}



Working with the county sheriff's office and solid waste and recycling, the county channel recently completed 2 PSAs focused on the zero tolerance anti-littering campaign happening this month. They are entering their zero tolerance effort into the state-wide event which rewards the winner with the choice of a bullet-proof vest or an in-car camera system. Here is one of the completed spots.
{NEXT SLIDE WITH VIDEO}

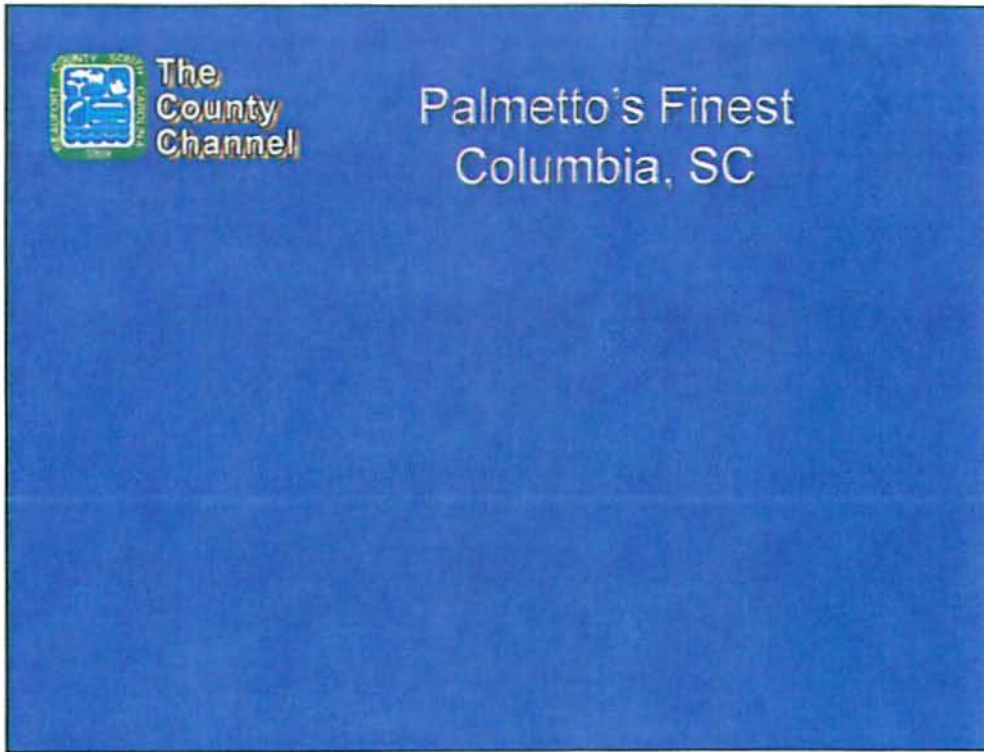


{VIDEO PLAYS WITH AUDIO}



Beaufort County's School District has plenty to be happy about this week. During the yearly Palmetto's Finest event, Hilton Head High and Beaufort Middle School were named top schools for the state. The County Channel was there to cover the event and streamed it live online for the school district. There were 387 online viewers during the event and are currently airing in replay on the County Channel, as well as video on demand.

{NEXT SLIDE WITH VIDEO}



{VIDEO PLAYS WITH AUDIO}



The County Channel continues to produce its Beaufort History Moments. Here is the second in the series on Frogmore Stew.

{NEXT SLIDE, WITH VIDEO}



Memorandum

DATE: April 6, 2012

TO: County Council

FROM: Gary Kubic, County Administrator

SUBJ: County Administrator's Progress Report

The following is a summary of activities that took place March 26, 2012 through April 6, 2012:

March 26, 2012

- Tour of Federal Courthouse
- Council caucus meeting
- County Council meeting

March 27, 2012

- Meeting Re: SC 170 gas line relocation
- Hilton Head Town Design Review Board meeting re: Airport tree mitigation plans
- Public Facilities Committee meeting (unable to attend due to a scheduling conflict)

March 28, 2012

- Meeting with Mary Ryan Richardson, of Marstel- Day, LLC, in Fredericksburg, VA, and Tony Criscitiello, Division Director of Planning and Development re: Comparative Communities Analysis Interview relative to MCAS
- Conference call with Fran White, of Mitchelville Preservation Project, Wlodek Zaryczny and Grace Cordial, of Beaufort County Library, re: Historical depository for County data

March 29, 2012

- Meeting with Dr. Alan Warren and Danielle Mickel of USC-B and county staff re: USCB Water Quality lab
- Oyster Factory Park meeting with Bluffton Town Manager Anthony Barrett and county staff

March 30, 2012

- No scheduled meetings

April 2 – 4, 2012

- Personal leave

April 5, 2012

- No scheduled appointments

April 6, 2012

- Meeting with Deputy County Administrator Bryan Hill
- Meeting with Dale Butts, Register of Deeds re: Electronic recording of documents



Memorandum

DATE: April 6, 2012
TO: County Council
FROM: Bryan Hill, Deputy County Administrator
SUBJECT: Deputy County Administrator's Progress Report

The following is a summary of activities that took place March 26, 2012 through April 6, 2012:

March 26, 2012 (Monday):

- Prepare for County Council
- County Council

March 27, 2012 (Tuesday):

- Meet with Tony Criscitiello, Planning and Joshua Gruber, Staff Attorney re: One Stop Shop Merger
- Attend Security Meeting with Dan Morgan, MIS, Mike Taylor, MIS, Jim Bukoffsky, BCSO and David Brown, BCSO
- Prepare BTAG Memo and Information Packages
- Meet with Gary Kubic re: BTAG Information Packages
- Meet with Suzanne Gregory, Employee Services
- Meet with Joe Penale, PALS
- Attend Public Facilities Committee Meeting

March 28, 2012 (Wednesday):

- PLD

March 29, 2012 (Thursday):

- Conference with Suzanne Rainey, Clerk to Council, Dick Farmer, and David Starkey, CFO re: A-Tax Grant Cycle
- Meet with Fire Chiefs re: Budget
- Meet with Gary Kubic re: USCB Water Quality Lab
- Meet with Dan Morgan, MIS re: BluePrince Software Implementation
- Meet with Gary Kubic and Town of Bluffton Staff re: Oyster Factory Park
- Attend Public Facilities Committee Meeting

March 30, 2012 (Friday):

- Meet with David Starkey, CFO
- Meet with Eddie Bellamy, Public Works Director
- Meet with Harold Sanders, PALS Programs
-

April 2, 2012 (Monday):

- Meet with Doug Henderson, Treasurer re: Renovation Expenses
- Meet with Mark Roseneau, Facilities Director re: Security
- Meet with Robert McFee, Infrastructure & Engineering
- Meet with Elizabeth Wooten, Purchasing and Gabriel Baker, MIS re: MUNIS Work Flow
- Natural Resources Committee Meeting
- Governmental Committee Meeting

April 3, 2012 (Tuesday):

- Meet with Eddie Bellamy, Public Works Director
- Meet with Phillip Foot, Public Safety Director and Tallulah Trice, BCAS Director
- Meet with Fire Chief Thompson (Bluffton) re: Fire Truck Accident at Moss Creek
- Bluffton P.M. Hours

April 4, 2012 (Wednesday):

- Agenda Review
- Telephone Conference with Colin Kinton, Traffic Control and SCDOT & FHWA re: designation as an MPO
- Meet with Sharon Burris, Auditor
- Work on Budget

April 5, 2012 (Thursday):

- Meet with Mark Roseneau, Facilities Director re: Space in Administration Building
- Meet with Eddie Bellamy, Public Works Director
- Bluffton P.M. Hours

April 6, 2012 (Friday):

- Meet with Gary Kubic, County Administrator
- Bluffton P.M. Hours

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING THE PLEASANT FARM SPECIAL TAX DISTRICT TO BORROW FUNDS FROM A QUALIFIED LENDING INSTITUTION IN AN AMOUNT NOT TO EXCEED \$60,000 FOR PURPOSES OF PROVIDING INFRASTRUCTURE IMPROVEMENTS AS PROVIDED FOR IN ORDINANCE NO. 2006/4

WHEREAS, Beaufort County Ordinance No. 2006/4 created the Pleasant Farm Special Tax District for the purposes of assessing a uniform fee on each residential lot within the District to raise revenue for the replacement of certain facilities and the improvement of infrastructure within the geographical boundaries of the County; and

WHEREAS, pursuant to Ordinance No. 2006/4, the Pleasant Farm Special Tax District shall be in existence for a period of ten (10) years or until it has collected TWO HUNDRED THOUSAND AND NO/100 Dollars (\$200,000) in revenue; and

WHEREAS, the Pleasant Farm Special Tax District desires to borrow funds in an amount not to exceed SIXTY THOUSAND AND NO/100 Dollars (\$60,000) in order to install certain infrastructure improvements as provided for under the Ordinance creating the District; and

WHEREAS, the revenue needed to repay the funds borrowed by the Pleasant Farm Special Tax District is to be pledged from the special assessment collected by the County under the terms of Ordinance No. 2006/4.

NOW, THEREFORE, BE IT ORDAINED that Beaufort County Council hereby authorizes the Pleasant Farm Special Tax District to borrow funds from a qualified financial institution in an amount not to exceed \$60,000 for purposes of installing infrastructure improvements with said funds being repaid from the revenue collected by special assessment under Ordinance No. 2006/4.

Done this ____ day of _____ 2012.

COUNTY COUNCIL OF BEAUFORT COUNTY

BY: _____
Wm. Weston J. Newton, Chairman

APPROVED AS TO FORM:

Joshua A. Gruber, Staff Attorney

ATTEST:

Suzanne M. Rainey, Clerk to Council

First Reading: March 26, 2012
Second Reading:
Public Hearing:
Third and Final Reading:



COUNTY COUNCIL OF BEAUFORT COUNTY
BEAUFORT COUNTY ENGINEERING DIVISION
102 Industrial Village Road, Building #3, Beaufort, SC 29906
Post Office Drawer 1228, Beaufort, SC 29901-1228
Telephone: 843-255-2700 Facsimile: 843-255-9420

TO: Councilman Herbert Glaze, Chairman, Public Facilities Committee

VIA: Gary Kubic, County Administrator *GKubic*
Bryan Hill, Deputy Administrator *BHill*
David Starkey, Chief Financial Officer *DStarkey*
Rob McFee, Director, Engineering & Infrastructure *JR McFee*
Dave Thomas, Purchasing Director *DThomas*
Monica Spells, Compliance Officer *MSpells*

FROM: Bob Klink, County Engineer *BKlink*

SUBJ: **Emergency Demolition and Removal of Beaufort County's Huspah Creek Railroad Trestle RFQ #2959/120225**

DATE: February 29, 2012

BACKGROUND. Inspection of the railroad trestle at Huspah Creek has determined that the trestle is structurally unsound and beyond economical repair. The structure has been determined to be a hazard to navigation and must be removed in an expedited manner to preclude further failure(s) which could potentially block the waterway. The Huspah Creek Fishing Pier is built on this railroad trestle and it will also be removed.

Beaufort County issued a Request for Sealed Quotes from qualified firms to provide demolition and removal services. The following firms responded and provided sealed quotes for the demolition and removal of the Huspah Creek trestle on 2/24/12.

<u>PROPOSER</u>	<u>ADDRESS</u>	<u>AMOUNT</u>
Cape Romain Contractors, Inc.	612 Cape Romain Road, Wando SC 29492	\$ 397,250.00
BES Incorporated	2712 Bull St., Beaufort, SC 29902	\$ 448,866.90
TIC Marine and Heavy Civil	205 Hutchinson Island Road, Savannah, GA 31421	\$ 468,485.00
R.L. Morrison & Sons, Inc.	6232 Morrison St. McClellanville, SC 29458	\$ 497,290.00
Salmons Dredging Corp.	1884 Herbert St., Charleston, SC 29405	\$ 609,000.00
O'Quinn Marine Construction	95 Sheppard Road, Beaufort, SC 29907	\$ 615,000.00
Steadfast Marine Construction	5237 N. Okatie Hwy, Ridgeland, SC 29936	\$1,651,375.00

The Engineering Division reviewed the quotes and found that all firms are qualified to provide the requested services. On the basis of the qualifications of Cape Romain Contractors, the firm's understanding of the required work and the value offered, the Engineering Division recommends award of the emergency demolition and removal contract for the Huspah Trestle to Cape Romain Contractors, Inc., in the amount of \$397,250.00. This work will be self performed from the water by the contractor and no subcontractors will be needed. The contractor has equipment and personnel available immediately to start the work.

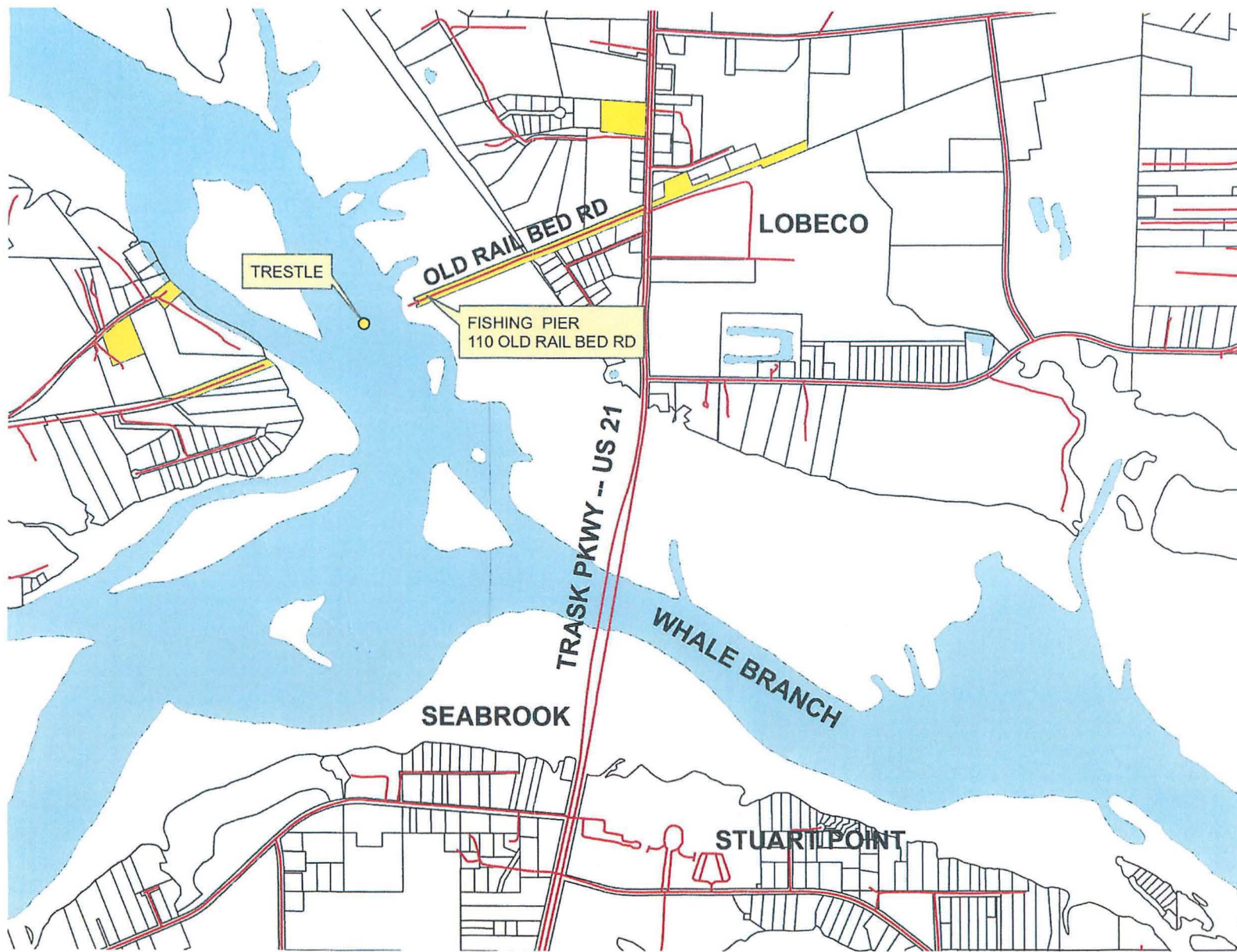
FUNDING. There is no existing funding for the emergency demolition and removal of Huspah Creek Railroad Trestle. Therefore, it is recommended that funds be used from the following CIP accounts:

<u>Account Number</u>	<u>Project Name</u>	<u>Acct Balance @ 3/16/12</u>	<u>Balance Needed</u>
Acct #11436-54456	Brickyard Point Boat Landing	\$281,500	\$281,500
Acct #11439-56000	FY 09 General Contingency	\$123,691	\$115,750
Total			\$397,250

The County has not been able to acquire the additional property needed to improve the Brickyard Point Boat Landing so this project has never moved forward and funds are available.

RECOMMENDATION. The Public Facilities Committee approve and recommend to County Council approval of a contract award to Cape Romain Contractors, Inc for the emergency demolition and removal of the Huspah Creek Railroad Trestle in the amount of \$397,250.00 from the funding sources listed above.

Attachments. 1) Location Map 2) 1/11/12 US Coast Guard ltr 3) Cape Romain & BES Narrative & Schedule 4) Review Q & A



U.S. Department of
Homeland Security

United States
Coast Guard



Commander
Seventh Coast Guard District

909 S.E. 1st Avenue, Room 432
Miami, FL 33131-3028
Staff Symbol: (dpb)
Phone: 305-415-6744
Fax: 305-415-6763
Email: Michael.b.lieberum@uscg.mil

16593/128

Serial:

January 11, 2012

Mr. Eddie Bellamy
Beaufort County, Public Works
120 Shanklin Road
Beaufort, SC 29906

Dear Mr. Bellamy,

We have received your report in reference to the Huspah Creek Trestle across the Huspah Creek, Lobeco, Beaufort County, South Carolina.


Your immediate response to close the Fishing Pier which is part of the overall railroad structure due to deterioration of the pilings is commendable. This office has taken the appropriate action and published an article in Local Notice to Mariners 02-12, advising mariners of the deteriorating conditions.

This structure has been determined to be a hazard to navigation and must be restored or removed in its entirety. Please advise this office of your intentions immediately.

If and/or when this structure fails and blocks this waterway, the bridge owner could be subjected to Coast Guard Civil Penalties up to \$32,000 per day, per event.

If you have any questions, please contact me at (305) 415-6744.

Sincerely,


MICHAEL LIEBERUM
Chief, Bridge Operations Section
Bridge Branch
Seventh Coast Guard District
By direction

Copy: Coast Guard Sector Charleston
USACOE Savannah, Nav Branch, P.O. Box 889, Savannah, GA 31402-0889

Enclosure: Copy of original bridge permit.



U.S. Department
of Homeland Security
**United States
Coast Guard**

LOCAL NOTICE TO MARINERS

District: 7

Week: 02/12

Issued by:

Commander, Seventh Coast Guard District
Brickell Plaza Federal Building
909 SE 1st Avenue, Room 406
Miami, Florida 33131-3028
Telephone (305) 415-6750
Fax (305) 415-6757

Business hours 7:30 a.m. - 4:00 p.m., Monday-Friday
Command Center (305) 415-6800 (after business hours, emergencies, nights/weekends and holidays)

BROADCAST NOTICE TO MARINERS

Navigation information having been of immediate concern to the Mariner, and promulgated by the following broadcasts, has been incorporated in this notice when still effective:

- CCGD7 (D7) BNM 005-12 to 026-12
- SECTOR CHARLESTON (CHA) BNM 002-12 to 011-12
- SECTOR JACKSONVILLE (JAX) BNM 449-11 to 012-12
- SECTOR MIAMI (MIA) BNM 001-12 to 004-12
- SECTOR KEY WEST (KWT) BNM 332-11 to 004-12
- SECTOR ST. PETERSBURG (STP) BNM 114-12 to 057-12
- SECTOR SAN JUAN (SJN) BNM 001-12 to 004-12

Unless otherwise indicated, missing and destroyed structures are presumed to be in the immediate vicinity, mariners should proceed with caution.
REPORT DISCREPANCIES IN AIDS TO NAVIGATION TO THE NEAREST COAST GUARD UNIT
Questions, comments or additional information regarding the LNM : Lee.Dragon@uscg.mil or call (305) 415-6752.

REFERENCES: Light List, Vol. III, Atlantic and Gulf Coasts, 2011 Edition (COMDTPUB P16502.3).

U.S. Coast Pilot 4, Atlantic Coast: Cape Henry, VA to Key West, FL 2011 (43rd Edition).

U.S. Coast Pilot 5, Atlantic Coast: Gulf of Mexico, Puerto Rico and Virgin Islands 2011 (39th Edition).
<http://www.nauticalcharts.noaa.gov/nsd/cpdownload.htm>

The Local Notice to Mariners is available online at <http://navcen.uscg.gov/?pageName=lnmDistrict®ion=7>
the 2011 Light List Books are available for electronic viewing and download via the Navigation Center website at the following link:
<http://www.navcen.uscg.gov/?pageName=lightLists>

The U.S. Coast Guard Navigation Center (NAVCEN) is the official government source of information for civil users of the Global Positioning System (GPS). The Navigation information Service (NIS) is available 24 hours a day, 7 days a week, for all Radio Navigation and maritime related needs via phone, fax or e-mail.

The NIS provides users the ability to access real time or archived GPS, NDGPS, DGPS and LNM information at <http://www.navcen.uscg.gov> as well as subscribe to an automated list service which enables users to receive GPS status messages and Notice to NAVSTAR Users (NANU) messages via direct Internet e-mail.

The NAVCEN also disseminates GPS, DGPS safety advisory broadcasts messages through USCG broadcast stations utilizing VHF-FM voice, HS-SSB voice, and NAVTEX broadcasts. The broadcasts provide the GPS and DGPS user in the marine environment with the current status of the navigation systems, as well as any planned/unplanned system outages that could affect GPS and DGPS navigational accuracy.

To comment on any of these services or ask questions about the service offered, contact NAVCEN at:

Commanding Officer, U.S. Coast Guard NAVCEN (NIS) MS7310

7323 Telegraph Road

Alexandria, VA 20598-7310

Phone: (703) 313-5900 FAX: (703) 313-5920

Internet: <http://www.navcen.uscg.gov>

BRIDGE CONSTRUCTION/REPAIR

LNM 02-12

01/10/12

Location	Type of Work	EST Comp Date	Bridge	Ref LNM
SC-ICW-Barefoot Landings	Bridge Repairs	JAN 12	Barefoot Landings	42-11/01-12
SC-Little Pee Dee River	Bridge Construction	NOV 13	SC 917 Bridge	20-11/26-11
SC-ICW-Charleston	Fender Repairs	DEC 11	James Isl Exp	31-11/01-12
SC-St Helena Snd-Ashepoo Riv	Bridge Construction	MAR 13	US 17 Bridge	39-11/01-12
GA-ICW-Savannah	Bridge Replacement	NOV 12	Skidaway (Diamond Cswy)	01-11/01-12
GA-Green Island Sound-Vernon Riv	Bridge Construction	DEC 13	Harry S. Truman Pkwy	47-11/01-12
FL-St Johns Riv	Bridge Repairs	FEB 12	Dames Pt Bridge	30-11
FL-St Johns Riv	Bridge Repairs	MAR 12	Acosta Railroad Bridge	45-11/01-12
FL-St Johns Riv-Ortega Riv	Bridge Repairs	JAN 12	SR 211/Ortega Riv Bridge	41-11/01-12
FL-St Johns Riv-Ocklawaha Riv	Bridge Replacement	JAN 12	Shapes Ferry Bridge	31-11/40-11
FL-ICW-Tolomato Riv to Palm Shores	Bridge Repairs	APR 12	Indian River Bridge	16-11/20-11
FL-ICW-W Palm Bch – Palm Bch - Jupiter	Bridge Construction	SEP 12	US 1 Bridges	42-11
FL-ICW- W Palm Bch – Palm Bch	Bridge Construction	JAN 12	Flagler Memorial Bridge	51-11/01-12
FL-Hillsboro Drainage Canal – Deerfield Bch	Bridge Construction	MAR 12	Hillsboro Pedestrian Bridge	49-11/01-12
FL-ICW-Broward – Deerfield Bch	Bridge Repairs	JAN 12	Hillsboro Blvd Bridge	40-11/51-11
FL-ICW-Miami	Bridge Repairs	JUN 12	W 79 th St Bridge	02-11
FL-OWW-St Lucie Canal (S Fork)-	Bridge Construction	APR 12	Indian St Bridge	18-11/27-11
FL-OWW-Kissimmee Riv	Bridge Repairs	JUL 12	SR 70 Bridge	39-11
FL-OWW-Kissimmee Riv	Bridge Repairs	JUN 12	US 98/FL 700 Bridge	39-11
FL-ICW – San Carlos Bay – Matlacha Pass	Bridge Construction	DEC 12	Matlacha Pass Bridge	45-10/01-11
FL-Longboat Pass	Bridge Repairs	APR 12	Longboat Pass Bridge	46-11/01-12
FL-Tampa Bay – Cut A	Bridge Repairs	NOV 12	Sunshine Skyway Bridge	44-11/01-12
FL-Tampa Bay – Hillsborough River	Bridge Repairs	FEB 12	Platt St Bridge	35-11/01-12
FL-Tampa Bay – Hillsborough River	Bridge Repairs	JAN 12	MLK Blvd Bridge	05-11
FL-Tampa Bay – Old Tampa Bay	Bridge Repairs	MAR 12	Howard Frankland Bridge	47-11/01-12
FL-ICW-Tampa Bay-Anclote-St Petersburg	Bridge Construction	JAN 13	Pinellas Baywas C	44-11
FL-ICW-Tampa Bay-Anclote-St Petersburg	Bridge Repairs	JAN 12	Corey Cswy Bridge	40-11
FL-ICW-Tampa Bay-Anclote-Indian Rocks	Bridge Repairs	JAN 12	Indian Rocks Bridge	40-11

B. DRAWBRIDGE STATUS SUMMARY

The following is a list of known drawbridge discrepancies, restrictions, and closures in navigable waters of the Seventh Coast Guard District. Additional information regarding bridges can be found in Volume 4 (Cape Henry to Key West) or Volume 5 (Gulf of Mexico, Puerto Rico and Virgin Islands) of the U.S. Coast Pilot, 33 CFR 117, or by calling (305) 415-6744. Unless otherwise noted in the date column, the described status will be in effect until further notice. Mariners knowing of bridge activities not listed below are urged to notify the Seventh Coast Guard District Bridge Branch.

BRIDGE	LOCATION	DATE	STATUS	REF
Skidaway Narrows (Diamond Cswy)	AICW, Chatham, GA	Feb 14 – Feb 20, 12	Periodic Closures	01-12
Main St	St Johns Riv, Jax, FL	7 pm Jul 4 – 1 am Jul 5, 12	Closed to Nav	01-12
Acosta R/R	St Johns Riv, Jax, FL	Jan 15 – Mar 29, 12	Special Regs	45-11/01-12
Grand Ave	Ortega Riv, Jax FL	May 1, 11 – Jan 24, 12	Single-leaf Ops	41-11/01-12
Ocean Blvd (A1A)	Boca Raton, FL	Apr 15, 12		
Hillsboro Blvd	AICW, Deerfield Bch, FL	7:10 a.m. to 9 a.m.	Closed to Nav	01-12
Hillsboro Blvd	AICW, Deerfield Bch, FL	Until Jan 25, 12	Single-leaf Ops	52-11/01-12
E Las Olas	AICW, Ft Lauderdale, FL	Feb 18, 12		
SE 3 rd /Andrews Ave	New River, Ft Laud, FL	10 am – 1 pm	Closed to Nav	52-11/01-12
		Feb 19, 12		
		6 a.m. – 7 a.m.	Closed to Nav	01-12
		Mar 24, 12		
		7 a.m. – 8:30 a.m.	Closed to Nav	01-12
Platt St – Hillsborough Riv	Tampa, FL	Until Feb 28, 12	Single-leaf Ops	35-11/01-12
Corey Cswy	GICW, St Petersburg, FL	Until Jan 22, 12	Single-leaf Ops	47-11/01-12
		9 a.m. – 5 p.m.		
Indian Rocks	GICW, Indian Rock, FL	Until Jan 22, 12	Single-leaf Ops	47-11/01-12
		9 a.m. – 5 p.m.		

C. BRIDGE INFORMATION.

SOUTH CAROLINA – COSAW AND BROAD RIVERS – WHALE BRANCH – HUSPAH CREEK – LOBECO RAILROAD/FISHING PIER: Hazard to Navigation.

The Coast Guard has been advised by the bridge owner, Beaufort County, the railroad bridge crossing the Huspah Creek, Beaufort County, South Carolina, that this structure is deteriorating and is no longer safe. Investigation has determined that the structural supports have become seriously deteriorated. It is recommended that vessels do not pass under this structure. Vessel operations shall proceed at their own risk.

Chart: 11519

SOUTH CAROLINA – ST HELENA SOUND – ASHEPOO RIVER – US 17 BRIDGE: Bridge Construction.

Lane Construction is currently working on the replacement of the US 17 Bridge across the Ashepoo River mile 32.5, Green Pond, South Carolina. This work is expected to be completed by March 15, 2013.

Ref: LNM 39-11 through 01-12

Chart: Not Charted

GEORGIA – SAVANNAH RIVER TO WASSAW SOUND - GREEN ISLAND SOUND – VERNON RIVER: Bridge Construction.

Balfour Beatty Infrastructure, Inc. has begun construction of the Harry Truman Parkway across the Vernon River mile 8.4, in Chatham County, Georgia. Barges, tugs, and other equipment will be present in the river. Waterway closures and restrictions are expected in the future. This work is expected to continue through the end of 2013. The new bridge will have a vertical clearance of 19 feet and a horizontal clearance of 79 feet.

Ref: LNM 30-10 through 01-12
Chart: 11512

CG File: 1200

FLORIDA – ST. JOHNS RIVER – MAIN STREET BRIDGE – JACKSONVILLE: Bridge Closure.

The Main Street (US 17) Bridge across the St. Johns River mile 24.7, Jacksonville, Duval County, Florida will be closed to navigation from 7:00 p.m. on July 4 through 1:00 a.m. on July 5, 2012 to accommodate the "Freedom, Fanfare & Fireworks" event.

Ref: LNM 01-12
Chart: 11491

CG File: 2715

FLORIDA – ST JOHNS RIVER – FEC RAILROAD BRIDGE: Bridge Closure.

The Coast Guard has approved a request from the bridge owner of the FEC Railroad Bridge across the St Johns River mile 24.9, Jacksonville, Florida to close this bridge to navigation from 8:00 a.m. to 11:30 a.m. and from 12:30 p.m. to 5:00 p.m. daily Sunday through Thursday starting January 15, 2012 until March 29, 2012. The Coast Guard recognizes that this will place a burden on vessels transiting through this area during these dates and times. After review of this request with the bridge owner it has been determined that this work cannot be safely completed during nighttime operations nor would it be beneficial to reduce the amount of time allocated for this requested closure, doing so, would have the potential of extending this project an additional 4 to 6 months.

Ref: LNM 45-11 through 01-12
Chart: 11491

CG File: 2332

FLORIDA - ST. JOHNS RIVER - ORTEGA RIVER – GRAND AVENUE (SR 211) BRIDGE: Bridge Repairs/Updated Jan 04, 2012.

Superior Construction is repairing the Grand Ave (SR 211), across Ortega River mile 0.3, Duval County, Florida. This work is expected to be completed by February 2012. Barges are present near the bridge but should not be obstructing the channel. Starting May 1, 2011, the Grand Avenue Bridge will be on a single-leaf opening schedule from 7:00 a.m. to 6:00 p.m. Monday through Friday. A double-leaf opening will be available with a three hour notice to the bridge tender. This work is anticipated to be completed by January 29th, 2012.

Ref: LNM 34-10 through 01-12
Chart: 11491

CG File: 2376

FLORIDA – ST JOHNS RIVER – CROSS FLORIDA GREENWAY – LAKE OCKLAWAHA - OCKLAWAHA RIVER – SHARPES FERRY BRIDGE –: Bridge Construction.

Misener Marine Construction has advised this office that they will be working on the replacement of the Sharpes Ferry Bridge across the Ocklawaha River, mile 55.1, near the City of Ocala, Marion County, Florida. The exact date of waterway activity commencement will be published in a future Local Notice to Mariners. Once started, the contractor will be placing a lighted temporary work trestle alongside the existing bridge; but will not be obstructing the channel. The contractor will also be installing a sheet pile coffer cell to the east of the channel and will not obstruct passage through the channel.

Ref: LNM 31-11 through 01-12

Chart: Not Charted (11495)

FLORIDA – BOCA RATON INLET – OCEAN BOULEVARD (SR A1A) BRIDGE: Bridge Closure.

The Ocean Boulevard (SR A1A) Bridge, Boca Raton, Palm Beach County, Florida will be closed to navigation from 7:10 a.m. to 9:00 a.m. on Sunday, April 15, 2012 for the Annual Wellness Triathlon.

Cape Romain Contractors

RFQ NO. 2959/120225
PAGE 1 of 1

EXHIBIT A

NARRATIVE ON THE APPROACH TO THE SCOPE OF WORK

(Quotes should respond to the Scope of Work and explain how the contractor will achieve the required work.) Please provide any additional information on value engineering or cost saving measures in this section.

Cape Romain will utilize barge mounted equipment to demolish and remove the Huspah Creek railroad trestle. Equipment utilized will include crane barge, material barges, 200 ton crane, and tug boats. The aluminum walkways will be removed first. We will then dismantle the trestle from the top down. Care will be taken to contain all of the debris and all debris will be removed. We will load all of the old trestle onto barges and barge back to Charleston. The old trestle will be unloaded at our facility in Charleston and the debris disposed of in accordance to all applicable laws. The old timber piles will be broken off below the mud line. A dive inspection will be performed at the end of the project but before the crane leaves to ensure no piles project above the mud line. The existing aluminum walkway will be brought back to Charleston. It will be unloaded and loaded onto trucks and delivered to Beaufort County. The old railroad trestle beams will either be recycled or sold. The value of the beams is included as a deduction in our bid.

Cape Romain has the experience, equipment and capability to perform this work safely and with little impact to the surrounding area. All of the old debris will be removed by barge so there will be little to no impact to the existing causeway, parking area and benches. Cape Romain will ensure the trestle is completely removed and will demobilize once Beaufort County is satisfied.

Cape Romain has the equipment and personnel to immediately perform the work.

* Staff Note: Contractor will utilize a turbidity curtain lined with floating oil boom to contain and manage any fine debris, should any fall below the work area.

Cape Romain Contractors

RFQ NO. 2959/120225

EXHIBIT B

PAGE 1 of 1

SCHEDULE OF EVENTS

The Offeror should briefly describe each step of the schedule of events in his proposed plan of action to accomplish the scope of work in a sequential manner, identifying the specific assignment of key personnel and the time required to complete each step.

<u>Step #</u>	<u>Schedule of Events</u>	<u>Time Required</u>	<u>Person Assignment</u>
---------------	---------------------------	----------------------	--------------------------

- | | | | |
|----|---|--|--|
| 1. | Mobilization- Mobilize barges and crane to job site. Cape Romain has the equipment and personnel immediately available to begin work. This will take 5 working days. | | |
| 2. | Demolition- Removal of trestle, load onto barges, take to Charleston, unload, bring empty barge back to Huspah Creek. Repeat this process six times. Crane and barge will stay on site while material barge and tug will come and go. This will take 50 working days. | | |
| 3. | Dive Survey- Diver will inspect the bottom once trestle is removed. This will be done prior to demobilization. If divers find piles still above the mud line then they will be removed. This will take 1 working day. | | |
| 4. | Demobilize- Take all equipment back to Charleston. This will take 3 working days. | | |
| 5. | Return aluminum gangways to Beaufort County. Beaufort County to provide unloading services of Cape Romain trucks. | | |

Andrew Dupre will represent Cape Romain from the home office in Wando, SC.

Bob Watts will represent Cape Romain as field superintendent on the job.

Doug Wakefield will be in charge of diving operations.

Tommy Hutson will be in charge of tug boat operations.

John Kitchener will be the crane operator.

BES with Merit Marine Services

RFQ NO. 2959/120225
PAGE 1 of 1

EXHIBIT A

NARRATIVE ON THE APPROACH TO THE SCOPE OF WORK

(Quotes should respond to the Scope of Work and explain how the contractor will achieve the required work.) Please provide any additional information on value engineering or cost saving measures in this section.

General Comments:

This trestle spans Huspah Creek in Beaufort County, SC. It spans approximately 1568 lineal Feet and has a height of 25 feet above low tide level Including 7 Feet of channel depth and approximately 18 above high tide level. There are 44 Bents spaced 37 feet apart each comprised of a pile cap and 12 piles. The structural steel consists of twin 36 inch x 16.5 inch I beams anchored to pile caps by a 2" thick steel plate. There is diagonal steel bracing along the entire span of steel. 8" x 8" x 10' wood railroad ties were provided for the original rails (which have been removed). There is a County owned aluminum deck and rail system that was used as a fishing pier.

Channel Safety:

The Huspah Creek will have danger buoy signs and lights posted both upstream and downstream to identify the hazardous zone during demolition. Contractor will maintain a work boat to pick up any debris which escapes capture.

Personnel Safety:

Cables will be strung along work areas to provide a tie off point for workers. Workers will be required to wear full PPE devices plus a harness with a lanyard to attach to cable to prevent falling from structure during work. Additional safety procedures will be used during gas arc cutting of steel and dive operations to remove pilings to below the mud level of the creek. Masks, long sleeved shirts and gloves will be required for any wood cutting due to creosote contamination of the ties and structure.

Demolition Plan:

The demolition plan will require the removal of the aluminum fishing structure by either removing bolts or cutting bolts at each section. Section will then be loaded onto flat bed trucks and delivered to County as per specifications.

The contractor will then remove the railroad ties using a barge mounted crane due to failing structure. Ties will be loaded into trucks and taken to a certified waste controlled landfill (creosote issues) After ties are removed the steel will be supported by a barge mounted crane and the joint plates cut at each end and steel will be lowered onto a barge and moved on upland site (near trestle) and a crane will load steel onto trucks for recycling of all steel.

After the steel is removed the pile caps will be removed by using a barge mounted crane to remove the pile caps. The pilings will be removed using hydraulic equipment to cut the pilings at/or below mud levels as per specification.

All wood materials will be sent to an authorized contaminated materials landfill and contractor will provide documentation of the acceptance of said materials into the landfill.

Project site will be cleaned up and a dive survey will be provided to indicate that the channel is clear of obstructions. And the project will be deemed complete upon acceptance of work by Beaufort County.

BES with Merit Marine Services

RFQ NO. 2959/120225

EXHIBIT B

PAGE 1 of 1

SCHEDULE OF EVENTS

The Offeror should briefly describe each step of the schedule of events in his proposed plan of action to accomplish the scope of work in a sequential manner, identifying the specific assignment of key personnel and the time required to complete each step.

<u>Step #</u>	<u>Schedule of Events</u>	<u>Time Required</u>	<u>Person Assignment</u>
1.	Notify DHEC OOCRM of intent to demolish trestle. Mobilize and install warning lights	7 days	Superintendent 2 crane operators 2 barge movers, laborers 2 riggers, 2 truckers
2.	Remove aluminum pier & return to county	3 days	Same crew as #1
3.	Remove ties and take to landfill	8 days	Same as #1 plus 2 steel workers
4.	Remove steel and take To upland site for recycling	18 days	Same as #1
5.	Remove pile caps, cut at or below mud. Take debris to landfill.	18 days	Same as #1
6.	Survey bottom and remove any missed piles or other obstacles.	2 days	Same as #1 plus 3 man dive crew
7.	Clean site & Demobilize	3 days	Same as #1

RFQ # 2959/120225 Attachment to Public Facilities Committee Item

Staff Review of Recommendation - Questions and Answers

Q: What is the salvage value of the steel trestle beams?

A: Our County steel recycler indicates that the steel beams (estimated to be about 100 years old) would be valued at about \$0.15 per pound (\$300 per ton) loaded on his truck.

Cape Romain Contractors has specifically indicated that the salvage value of the old trestle steel beams is included within their quote. Within their quoted price, they are using the salvage value of the steel to off-set a portion of the creosoted wood disposal cost. (Creosoted wood products are handled and disposed of as hazardous materials). The contractor has shared those details of their quote, however those details are deemed confidential.

Q: What is the basis of the variance in the two lowest quote prices?

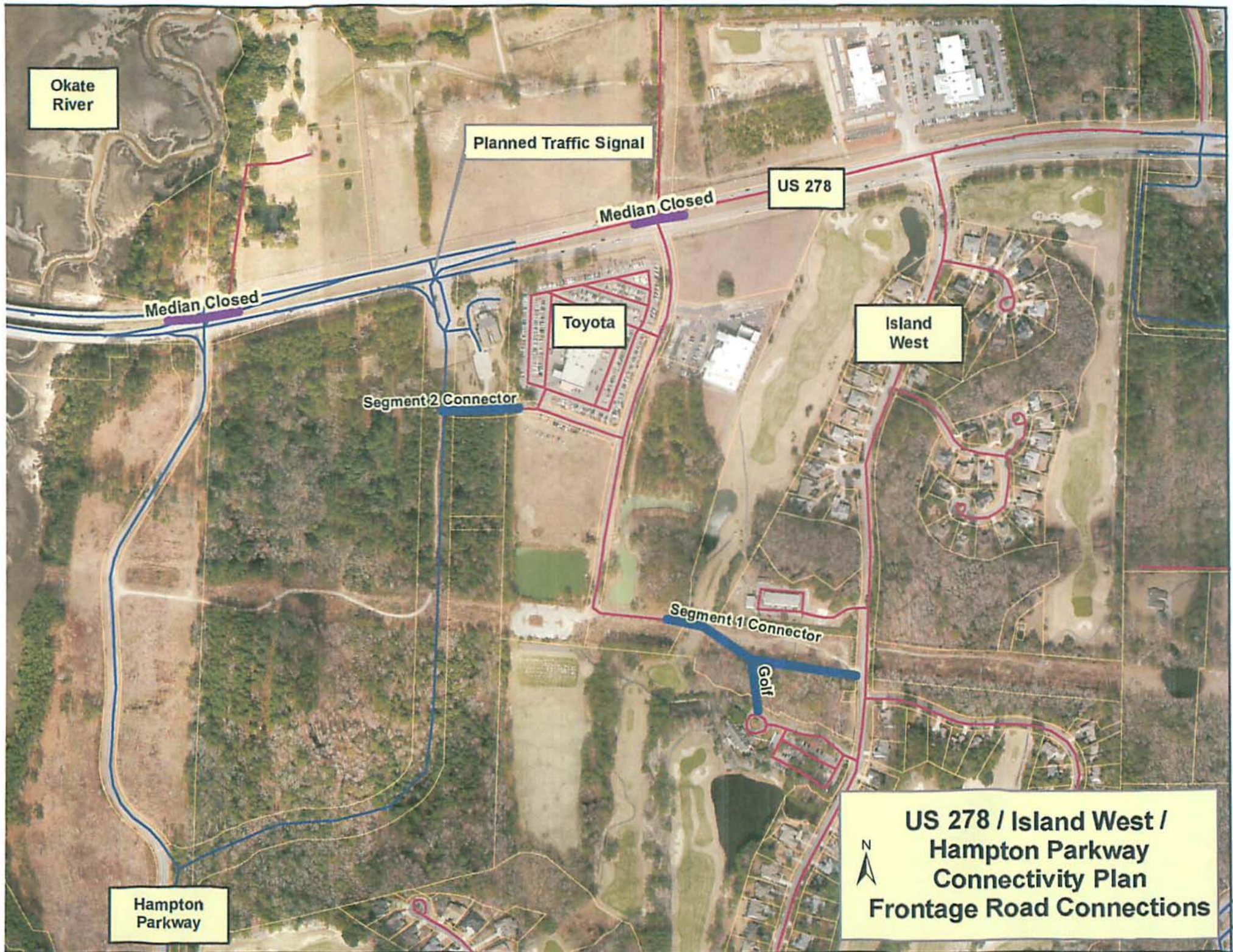
A: The lowest quote is from a marine contractor who will directly manage and self-perform all aspects of the work. The lowest quoting firm will also barge all debris back to their yard in Charleston for handling and disposal.

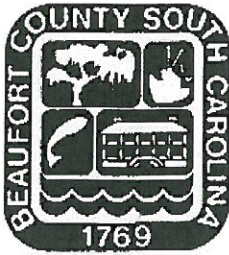
The second lowest quote is from a general contractor. This quote would team BES (general contractor) with Merit Marine Services (marine sub-contractor). BES would provide project management services and Merit Marine Services would provide field services to perform the work.

The cost variance between the lowest firm and second lowest firm is attributed to a differing approach on handling/management of debris, and added overhead cost for two firms versus one firm.

Q: The highest quote exceeds the six other quotes by over 100%?

A: The highest quote is not considered credible for the requested scope of services.





**COUNTY COUNCIL OF BEAUFORT COUNTY
ENGINEERING AND INFRASTRUCTURE DIVISION**

Post Office Drawer 1228
Beaufort, South Carolina 29901-1228
Phone: (843) 255-2730 Fax: (843) 255-9420

TO: Councilman Herbert N. Glaze, Chairman, Public Facilities Committee

VIA: Gary Kubic, County Administrator
Bryan Hill, Deputy Administrator
David Starkey, Chief Financial Officer
Dave Thomas, Purchasing Director
Monica Spells, Compliance Officer

FROM: Robert McFee, Director of Engineering & Infrastructure

SUBJ: **RENOVATIONS TO THE BEAUFORT COUNTY GOVERNMENT COMPLEX
RFP #2912/110327**

DATE: April 2, 2012

Background. During March 2011, Beaufort County advertised a Request for Qualifications (RFQ) in order to pre-qualify contractors who would then be eligible to submit bid proposals for the subject renovations. The project evaluation committee consisted of Mark Roseneau, Director of Public Facilities, Larry Beckler, Deputy Director of Public Facilities, Dave Thomas, Procurement Director, Monica Spells, Compliance Officer, Myles Glick and Andrew Wilson of Glick Boehm Architecture. The evaluation committee reviewed eleven qualification packets and selected eight firms for interviews. After the interviews, the following six firms were pre-qualified and selected to submit bids: Fraser Construction, M.B. Kahn Construction Company, Hightower Construction Company, H.G. Reynolds Company, Mashburn Construction Company, and Thompson Turner Construction.

Beaufort County received one bid from Fraser Construction on September 22, 2011. The following is the contractors pricing information total and by site:

<u>Contractor</u>	<u>Address</u>	<u>Total Bid</u>
Fraser Construction	12B Arley Way, Bluffton, SC	\$18,016,500
Cost per site:		
Courthouse	\$13,430,500	
Administrative Building	3,985,730	
Detention Center	601,000	
Total	\$18,017,230	

SUBJ: RENOVATIONS TO THE BEAUFORT COUNTY GOVERNMENT COMPLEX

Courthouse renovations involves the removal of the existing exterior insulation finish system (EIFS) and replacing it with a new wall cladding consisting of masonry brick veneer, three-coat stucco and cast stone elements. The removal and replacement of the existing roof will be accomplished with a new standing seam zinc metal roof and modified bitumen “flat” roofing system. All exterior doors and windows will be replaced as well. The existing main building entry will be enclosed, adding approximately 3,000 SF to the existing lobby. The existing rear balcony will be enclosed to provide an additional 2,200 SF of office space, with about 6,000 SF of existing office space being completely renovated for a total of 8,800 SF of new and existing offices.

Fraser Construction’s bid was considered responsive to the bid requirements and was found to be reasonable.

County staff and the Architects met with Fraser Construction and negotiated a final contract price and schedule. Based on funds available, staff is recommending proceeding with the renovations to the Courthouse. Total cost for the Courthouse renovations are \$13,430,500. The estimated time to complete the project is 540 days from the notice to proceed.

Project Funding Information. Funding for this project will be from Account #11440-54426 with a current balance of \$5,312,052. Upon completion of the St. Helena Library an additional \$5,000,000 will be added to that figure. The estimated balance will be \$10,312,052. The remainder will need to be borrowed.

Recommendation. It is recommended that the Public Facilities Committee approve and recommend to County Council award of a construction contract to Fraser Construction Company in the amount of \$13,430,500 for the renovations to Beaufort County Courthouse with the budget funding source listed above.

JRMjr/mjh

Attachment: 1) Program Cost Listing

Courthouse Renovations Program Costs Beyond Construction Contract

ITEM/DESCRIPTION	COST
IT	\$ 45,000
Security Systems	\$ 155,000
FF&E	\$ 35,000
Special Inspections	\$ 22,000
TOTAL	\$ 257,000



COUNTY COUNCIL OF BEAUFORT COUNTY
BEAUFORT COUNTY PLANNING DIVISION
Multi-Government Center • 100 Ribaut Road, Room 115
Post Office Drawer 1228, Beaufort SC 29901-1228
Phone: (843) 255-2140 • FAX: (843) 255-9432

TO: Natural Resources Committee of Beaufort County Council
FROM: Anthony Criscitiello, Beaufort County Planning Director
DATE: February 24, 2012
SUBJECT: Proposed Comprehensive Plan Future Land Use and Zoning Map Amendments for Pepper Hall (Graves Property)

PLANNING COMMISSION RECOMMENDATION from excerpt of their draft February 6, 2012 meeting minutes:

Chairman Hicks briefed the audience regarding the procedures tonight. The Commission will hear the information on both the future land use and rezoning maps amendments on seven parcels totaling 142 acres off Highway 278 and Graves Road known as Pepper Hall in Bluffton.

Mr. Robert Merchant briefed the Commission, showing a power point presentation. He affirmed the two actions that were required of the Commission—future land use and zoning maps amendments. When the land use map is not consistent with the rezoning request, the land use map must be changed to provide consistency. Currently the land use map shows 21 acres fronting Highway 278 as Community Commercial and the remaining 121 acres as Rural. The applicants are requesting approximately 64 acres fronting Highway 278 to Regional Commercial and the remainder to Neighborhood Mixed-Use.

Regarding the zoning map, the applicants' 43 acres fronting Highway 278 are zoned Rural with Transitional Overlay and the remainder is zoned Rural. The Applicants requested 64 acres (fronting US 278) to be rezoned to Commercial Regional and the remaining acreage to be rezoned to Suburban. The Staff recommendation, in cooperation with the Town of Bluffton and after looking at traffic and environmental impacts and existing land use patterns, is denial of both requests for the following reasons:

1. Development would add considerable amount of additional traffic to US 278 despite the road widening from four to six lanes that is to meet the impacts of already approved development—acknowledging that the six-lane roadway is expected to fail by 2025;
2. Allowing such intense upzoning on the properties, despite County stormwater and land use policies and the County purchasing property around the headwaters of the Okatie River to protect the area, goes counter to such County policies and actions; and
3. The proposed rezoning is not supported by the County Comprehensive Plan that was adopted in 2011, in a cooperative effort with the Town of Bluffton.

Mr. Colin Kinton, the County Traffic and Transportation Engineer, noted that the applicant did not provide a traffic impact analysis so he did a quick calculation. The existing US 278 is a 4-lane divided highway carrying 33,000 cars a day. Graves Road, a dirt road, would be allowed a right-in/right-out access only in the future 6-laning of US 278. The plan is to provide access to the future relocated Hampton Parkway and to provide a traffic light when that parkway is developed. The projected volume from existing conditions on Highway 278 in 2025 is 75,000 cars per day (the projected capacity on US 278 is 68,000 cars per day for level of service (LOS) E and LOS D at 58,000 per day as the acceptable service level). The County's traffic model projects to the buildout level in 2025, however, with the significantly slowed growth due to the recession, the actual buildout date will be somewhat later than 2025. The reason for the difference between the applicants' 29,960 vehicles per day and the County's proposed trip generations is the type of land use and vehicles per day associated with the use. There is limited potential for connectivity from these properties since there are no plans to build the Hampton

Parkway at this time. US 278 would be significantly over capacity (at level of service/LOS F) with the proposed development. Mr. Kinton, in response to a Commissioner's query, reiterated that the applicant provided a trip generation report instead of a traffic impact analysis.

Applicants' Comments:

1. Mr. Jim Scheider, the applicants' representative, introduced the three applicants. The family has owned the 143 acres for 136 years. He personally has known Robert Graves more than 50 years and he has not found finer stewards of the land than the Graves family. Regarding the "bouncing back" between the Town of Bluffton and the County, Mr. Graves has not sought a rezoning since 2001. At that time a portion of the frontage was rezoned to Rural with Transitional Overlay, and then upzoned in 2002 to general commercial by Mr. Gordon Faulkner who ultimately bought that acreage. Mr. Graves in late 2009 and 2010 began a series of meetings at the urging of some Town councilmen with the Town of Bluffton. The Town commissioned a conceptual land plan for the Okatie headwaters. Last year the Town of Bluffton decided they did not wish to annex lands north of US 278. The Graves family has had extensive discussions with the Beaufort County Open Land Trust (BCOLT). The Graves family intends and is receptive and open to hear any proposal to protect the waters of the Okatie. Mr. Scheider noted that the County had acquired properties or conservation easements to protect the Okatie headwaters. He showed a concept plan with 200- and possibly up to 300-foot setbacks from river that the County should acquire or lease from the family. The Graves family has no present intention to develop these properties. Mr. Scheider noted the various commercial properties across and to the side of the Graves' properties. He noted that their engineering consultant, who worked for the County in the past, stated that the proposed development should not overload the traffic system. Mr. Scheider noted that, to date, there has been no response to the Graves' overtures to BCOLT.
2. Mr. Milt Rhodes, the applicants' representative, noted the content of a 2001 staff report that requested a comprehensive look that included concurrency with the road widening and transitioning into suburban and mixed-use center with commercial regional. He noted the February 2005 internal staff memo that addressed the signal access at the future Hampton Parkway to facilitate development on the north side of US 278—implying the Graves properties were assumed to transition in the future. He noted the Community Commercial boundary on the land use map that was drawn by Planning had not been communicated to the property owners. The line was put there to limit the amount of commercial development on that property. Regarding traffic, the trip generation report submitted shows the development would be capable of being accommodated by US278. He noted other "errors" in the County staff report including misquoting the acreage of the Community Commercial area (37 versus 43). He noted future consideration such as connecting other properties to Graves Road, and improving Graves Road. Mr. Rhodes stated that there were technical errors in the Comprehensive Plan, and when the errors were fixed he believed the rezoning would be consistent with the Comprehensive Plan. He said the land was suitable for development in the region—it is largely high, not wet and largely cleared. The proposed uses are not conflicting with the neighboring properties. He asserted that the traffic impact assessment is required when development occurs, no development is planned to date. The application contains letters of verification indicating services are available to the properties. He believes the criteria for rezoning has been satisfactorily addressed. At the Southern Beaufort County Subcommittee meeting, two variables were discussed—environment and traffic. Mr. Rhodes stated that a concept plan is not a requirement of the current ordinance (when requesting a rezoning). Converting (rezoning) the properties from a rural basis to something else will have a potential to remove, and prevent new, septic tanks from area. The Traditional Neighborhood Development (TND) option is not available to these properties under rural zoning. The change (rezoning) from a rural district will eliminate the livestock problem from this property. Regarding control of stormwater from the streets, a development of a network of walkable streets on the property will provide that control. There is potential for retrofit of upland problems caused by development such as Berkley Hall. The commercial suburban zoning recommended by staff is not a mixed-use district and does not have the mixed use provisions provided by commercial regional zoning. The

concept plan is an illustration requested by staff to convey an idea of how a mixed use with a neighborhood center, a neighborhood general area and a neighborhood edge might look on the property.

3. Mr. Scheider returned to discuss the Berkley Hall spine road that abuts Graves Road that could provide connectivity for Berkley Hall. The first order of business is to reach an agreement with the BCOLT or the County to protect the river. He wants to use the next 30 days to negotiate the protection of the river corridor and return with a tangible agreement to the next Commission meeting. Present by-right uses would allow the Graves to have twenty 1-acre water front lots with septic tanks. No one wants that to happen, certainly not us.
4. Mr. Robert Graves Sr., one of the applicants, noted that the land had been with the family for a century. We know the land, we love the land and it has been good to us. We are not land flippers. We have had plenty of opportunities to sell the land. We've tried to preserve the land. This property is symbolic of our family and our history. He noted that during his lifetime, he has seen development from Hilton Head Island to I-95. We've cooperated and paid our dues (especially taxes). We've been contributors. He asked for fairness in considering their request. He is open to placing covenants regarding the water run-off from his property.
5. Mr Scheider returned again to ask the Commission to take no action tonight. Instead, he asked the Commission to recommend to Council to facilitate negotiations with the Graves family to find an acceptable means to protect the integrity of the Okatie River.

Public Comment:

1. Mr. Reed Armstrong, of the Coastal Conservation League, agreed with the staff assessment of major problems with the property included non-compliance with the Comprehensive Plan, that potential commercial development along US 278 would add to a strip mall complex in the area, the incompatibility of the surrounding area, and traffic and water quality concerns. The Okatie is already impaired and plans show that runoff must be reduced to it. It is hard to see how increasing the density to four times what rural zoning allows will be accommodated. Whether or not RCLP could find the funds to purchase the buffers along the river might have an impact on the proposed bond referendum. The Form-Based Code (FBC) has not been adopted as yet. In preparation for the adoption, the Town of Bluffton and Beaufort County have growth framework maps designating where intense development should occur and this property is not included. Specific development plans for the property are needed to fully assess the effect to the County. Mr. Armstrong recommended denial of the request. He noted the Transfer of Development Rights (TDR) program regarding the Marine Corps Air Station Beaufort and thought these properties could be designated as a sending area for such a program to transfer development rights to other areas such as Village Center or Town Center at the end of Bluffton and Buckwalter Parkways.
2. Beaufort County Councilman Stu Rodman stated he was commenting as a citizen rather than a County Council member. He noted that last summer the Council was considering another Rural and Critical Land Preservation (RCLP) Program bond of 25 million dollars. The Council had 90 million approved to date. He noted that consideration should be to protect the river with RCLP funds. The bond will be on the ballot in November 2012. As vice-chair of the Transportation Advisory Committee, he felt the traffic calculations were hard to understand. He believed a traffic model correction should occur in terms of the amount of current and projected traffic. He did not see how these properties could produce such high traffic counts compared to the numbers going over the bridge to Hilton Head.
3. Mr. Roberts Vaux noted that: 1- We've been trying to save the Okatie for 15 years, but it's been a lousy effort, a miserable failure. 2- It seems opponents are trying to stop development—it's unlawful. We would be better off to exercise leadership to save the Okatie and May Rivers. Ask the applicants to go into a conditional waiver of a 30-day notice. He recommended that the Commission pass a resolution asking County Council, if it is their will, that Commission, staff and RCLP work to develop a plan agreeable to all parties. Mr. Scheider noted that 20 houses with 50-foot setbacks were allowed by-right with septic tanks. Mr. Vaux remembered when the 50-foot setbacks came into effect

and obviously it hasn't worked (to protect the Okatie). Obviously the family can use the property, and have used it for 136 years, for farming. Obviously it hasn't worked in the recent times. The runoff continues. We need to try something innovative. He suggested requiring that all stormwater be retained on-site. Let's try to have a win-win situation. The suggested covenants on the properties or producing a definitive plan before the rezoning do not work. If the applicants could be persuaded to donate some of the land to the County without the rezoning, the property value would be lower than if it were rezoned—it does not make sense and it isn't even fair. He recommended that the Commission recommend that County Council issue a directive that the applicants and the County meet to work out terms and conditions that might be agreeable to both sides. Denying the application is not the solution.

4. Ms. Ann Rubbin of Dory Court stated she has lived in Beaufort for 13 years. Taxpayers pay for experts (the staff) to study all the things they (the taxpayers) don't know. How have things gone down the road without paying attention to staff recommendations? (Chairman Hicks explained the rezoning process where several hearings are held so that the public would be informed of proposed rezonings.) Ms. Rubbin thanked Chairman Hicks for his explanation.

NOTE: Chairman Hicks recessed the meeting at approximately 7:09 p.m. and reconvened the meeting at approximately 7:19 p.m.

Chairman Hicks offered the following thoughts to the Commissioners:

- When someone asks for a planning matter to be done, the Commission's role is to respond to the requestor and to forward a recommendation to Council within 30 days. The Commission could forward the request without a recommendation, instead suggesting that the applicants and RCLP meet. However, it is not the role of the Commission to direct RCLP to do anything; it is Council's role. If you were RCLP would you want a 30-day limit on negotiations?
- The Town of Bluffton has not set growth limits like the northern municipalities, but did not wish to annex these properties. Upzoning properties that abut municipalities is a touchy subject, such an upzoning may cause a donut hole to occur.
- The Applicants have a right to withdraw their rezoning requests and to request a meeting with the RCLP consultant. When RCLP began, you could not have parallel tracks between rezoning and RCLP negotiations since it was zoning shopping.
- He urged the Commission to consider the requests as submitted. He agreed that the Graves have been good shepherds of their land. He urged the Commission not to get wrapped around the transportation issue.

Discussion by the Commission included:

- a confirmation on withdrawal of the request and how and when the Commission would rehear the request;
- the impossibility of a parallel track of the rezoning request and being considered for RCLP program;
- the conflicting opinions of denying property owners who have been good stewards in the past;
- a personal preference for non-development of the property;
- the high profitability to the owner on upzoning not being a Commission role;
- the potential uses for the upzoning to Commercial Regional allowing big box stores;
- the Commission not being in a negotiating business;
- the difference between the traffic counts by the applicant's consultant and the County's traffic engineer being based on the number of square footage used by each;
- concerns of enforceable stormwater drainage;
- the possible options of planned unit development (PUD) and transfer of development rights (TDRs);
- a plea to find a way to help these people;

- a recommendation to provide a development plan;
- the unrealistic thinking that the property will not be developed;
- the reverse spot zoning for the property considering the surrounding development;
- the existing controls that should provide the protections expressed;
- an expressed support for the rezoning request; and
- a recommendation for a 1% sales tax to assist the transportation crisis caused by overdevelopment in Southern Beaufort.

Motion: Mr. Semmler made a motion, and Mr. Petit seconded the motion. **to forward to County Council a recommendation to approve the Future Land Use Map Amendment of Southern Beaufort County properties R600 021 0002 0000, R600 021 000 0075 0000, R603 021 000 004A 0000, R603 021 000 004A 0000, R603 021 000 006A 0000, R603 021 000 007B 0000, R603 021 000 0194 0000, and R603 021 000 0195 0000 (7 parcels totaling 142+/- acres off Highway 278/Fording Island Road and Graves Road known as Pepper Hall); from Rural and Community Commercial to Regional Commercial and Neighborhood Mixed Use.** The motion was **TIED 4 to 4** (FOR: Brown, Petit Semmler, and Sutler; AGAINST: Chmelik, Hicks, Riley and Thomas).

Motion: Mr. Semmler made a motion, and Mr. Petit seconded the motion. **to forward to County Council a recommendation to approve the Southern Beaufort County Zoning Map Amendment / Rezoning Request for R600 021 0002 0000, R600 021 000 0075 0000, R603 021 000 004A 0000, R603 021 000 004A 0000, R603 021 000 006A 0000, R603 021 000 007B 0000, R603 021 000 0194 0000, and R603 021 000 0195 0000 (7 parcels totaling 142+/- acres off Highway 278/Fording Island Road and Graves Road known as Pepper Hall) from Rural (R) and Rural with Transitional Overlay (R-TO) Zoning District to Commercial Regional (CR) and Suburban (S).** The motion was **TIED 4 to 4** (FOR: Brown, Petit Semmler, and Sutler; AGAINST: Chmelik, Hicks, Riley and Thomas).

Chairman Hicks noted that both motions would be forwarded to County Council indicating the indecision of the Commission regarding these requests.

Further discussion included:

- the minute possibility of the TDRs; and
- urging negotiations between the property owners and the County to protect the environment.

Mr. Scheider stated that the applicants have initiated discussion with BCOLT and that BCOLT were awaiting Council's decision/direction.

STAFF REPORT:

A. BACKGROUND:

Case No.	ZMA-2011-17
Applicant/Owner:	Robert Graves, John Graves, and Paul Graves
Property Location:	Intersection of U.S. Highway 278 and Graves Road.
District/Map/Parcel:	R603-021-000-007B-0000; R603-021-000-0195-0000; R603-021-000-0194-0000; R603-021-000-004A-0000; R603-021-000-06A-0000; R600-021-000-0075-0000; R600-021-000-002-0000
Property Size:	142.91 acres
Current Future Land Use	Community Commercial (approximately 21 acres fronting US 278) and

Designations:	Rural (remainder of property)
Proposed Future Land Use Designations:	Regional Commercial (approximately 64 acres fronting US 278) and Neighborhood Mixed-Use (remainder of property)
Current Zoning Districts:	Rural with Transitional Overlay (approximately 37 acres fronting US 278) and Rural (remainder of property)
Proposed Zoning Districts:	Commercial Regional (approximately 64 acres fronting US 278) and Suburban (remainder of property)

B. SUMMARY OF REQUEST:

The applicants, Robert Graves, John Graves, and Paul Graves, are proposing to change the future land use designation and to rezone an assemblage of 7 parcels equaling 142.9 acres located on the north side of US 278 between the Okatie River and Graves Road. The properties are currently zoned Rural with Transitional Overlay on the 37 acres fronting US 278 and Rural for the remainder of the property (please refer to the attached map for a summary of the proposed future land use map amendments and zoning amendments). The applicant believes that the proposed amendment is consistent with the surrounding land uses and growth trends and that the current widening of US 278 from 4-lanes to 6-lanes will accommodate the additional traffic that would potentially result from the rezoning. In 2001, County Council approved an application to rezone the 37 acres that front US 278 from Rural to Rural with Transitional Overlay. In 2002, County Council approved the upzoning of a 17.5-acre tract directly east of the proposed rezoning from Rural to Commercial Regional.

C. ANALYSIS OF COMPREHENSIVE PLAN AMENDMENT

Section 106-494 of the ZDSO requires the following considerations when reviewing a proposed amendment to the Comprehensive Plan:

- 1. Whether capital investments, population trends, land committed to development, density, use or other conditions have changed that justify the amendment.** Over the last 15 years, Southern Beaufort County grew at a rapid pace moving westward from Hilton Head Island in the direction of the Graves properties. However, this rapid rate of growth in Southern Beaufort County led the County, the Town of Hilton Head Island and the Town of Bluffton to develop a regional plan to assess the impact of future growth and whether the local governments would be able to keep up with the cost of growth. The Southern Beaufort County Regional Plan projected a doubling of the population over the next 15 to 20 years based on previously committed development in the Greater Bluffton Area. The many capital investments that are underway in southern Beaufort County, including the widening of US 278, are addressing the projected impact of this **previously committed development**. This proposed rezoning would compound the potential for future growth and put more strain on the capital investments that are being made.
- 2. Whether the proposed amendment is consistent with the comprehensive plan's goals and policies.** Beaufort County's land use policies for this property were designed to achieve the following objectives. The first was to discourage further sprawl in southern Beaufort County by limiting the spread of moderate density residential and commercial development. The second goal was to preserve and protect sensitive natural features in rural areas, in this case the headwaters of the Okatie River. Increasing the future land use to Regional Commercial and Neighborhood Mixed-Use would work counter to achieving these goals. In addition, the applicant has argued that the proposed comprehensive plan and zoning amendment would allow and encourage mixed-use development which is supported in the comprehensive plan. However, while the application of Commercial Regional and Suburban zoning to this property enables the development of pedestrian friendly, mixed-use development, it does not preclude the

development of auto-oriented sprawling development that is not supported in the plan. This proposed comprehensive plan amendment would also create a pattern of strip commercial development that is inconsistent with the plan. The comprehensive plan states that commercial uses should focus on key transportation nodes, avoiding strip patterns. Approximately 64 acres of Regional Commercial property would yield over 1,400,000 square feet of retail and office space if fully developed. While currently 37 acres on the east side of Graves Road are zoned Commercial Regional, the addition of 64 acres would create a 100 acre regional node less than a mile east of another regional node located at McGarvey's Corner.

3. **Whether the proposed amendment is necessary to respond to state and or/federal legislation.** Not applicable.
4. **Whether the proposed amendment would result in development that is compatible with surrounding land uses.** The Berkeley Hall PUD adjoins this property directly to the east and is more in character with the development that Rural zoning permits. Berkeley Hall has a total acreage of approximately 1,530 acres and is approved for 712 dwelling units. This gives the PUD a gross density of 1 dwelling unit per 2 acres. The current Rural zoning permits a residential density of 1 dwelling unit per 3 acres. The proposed Suburban zoning allows single-family subdivision with a gross density of 2 dwelling units per acre (four times the density of Berkeley Hall) with the option to increase the density utilizing the Traditional Neighborhood Development and multi-family development options.
5. **Whether and to the extent to which the proposed amendment would affect the capacities of public facilities and services, including roads, utilities, law enforcement, fire, EMS, schools, parks and recreation, solid waste, and drainage facilities.** The applicant has notified and supplied letters from the Beaufort County Sheriff's Department, the Bluffton Fire District, the Beaufort County School District, Beaufort Jasper Water Sewer Authority, Palmetto Electric, and Hargray. In addition, a Traffic Impact Analysis was submitted as part of the application. The applicant argues that the widening of US 278 from 4-lanes to 6-lanes will increase the capacity of the highway to 67,538 vehicles per day and more than accommodate the additional trips generated by the proposed rezoning. However, the Southern Beaufort County Regional Plan projects that in the next 15 to 20 years, based on **previously committed development**, the average annual daily trips (AADT) on US 278 will increase to 65,000 vehicles per day (level of service D). The additional traffic that would be generated by this proposal was not modeled in the Southern Regional Plan. This rezoning would potentially consume all remaining future capacity of US 278 and result in traffic exceeding the design capacity of US 278, pushing it to a level of service E or F. In addition, there is no ability to provide connectivity to the roadway network because the property is situated between the Okatie River and Berkeley Hall, which restricts access.
6. **Whether, and to the extent to which, the proposed amendment would result in negative impacts to natural resources.** The property is located next to the sensitive headwaters of the Okatie River. In the past, Beaufort County has recognized the importance of preserving the water quality in the Okatie River and invested over \$8 million through the Rural and Critical Lands Preservation Program to preserve over 150 acres of land in the Okatie Headwaters. Allowing intense commercial and moderate-density residential development would work counter to the County's policies in the Okatie Headwaters.

D. ANALYSIS: Section 106-492 of the ZDSO states that a Zoning Map Amendment may be approved if the weight of the findings describe and prove the following:

1. **The change is consistent with the County's Comprehensive Plan and the purposes of this Ordinance.** See discussion under Section C.
2. **The change is consistent with the character of the neighborhood.** As stated above, the Berkeley Hall PUD adjoins this property directly to the east and is more in character with the development that Rural zoning permits. Although there are commercial regional land uses to the south and east of this property, the comprehensive plan states that commercial uses should focus on key transportation nodes, avoiding strip patterns. The proposed change to Commercial Regional, the County's most intense commercial zoning district would change the character of the surrounding area. Approximately 64 acres of Commercial Regional property would yield over 1,400,000 square feet of retail and office if fully developed. This large concentration of commercial development combined with the commercial uses to the south and east would potentially create a huge regional commercial node less than a mile east of another regional node located at McGarvey's Corner.
3. **The extent to which the proposed zoning is consistent with the zoning and use of nearby properties.** See comments for #2.
4. **The suitability of the property for the uses to which it has been restricted.** The 37 acres of the property fronting US 278 is currently zoned Rural with Transitional Overlay. The application of the Transitional Overlay district recognizes that this site is within a developing area and that it may be suitable for additional uses other than those allowed under the current zoning. The comprehensive plan designated the front 21 acres of this property Community Commercial. Therefore, a transition of the front 21 acres of this property to Commercial Suburban would be consistent with the Comprehensive Plan.
5. **Allowable uses in the proposed district would not adversely affect nearby property.** The property is currently zoned Rural with Transitional Overlay. A change to Commercial Regional would substantially affect the uses permitted. Commercial Regional areas are described in the ZDSO as areas that contain large commercial uses that serve "the entire county" and include highway service uses that need to be located on major highways. Commercial Regional Districts are not meant to be a strip along arterial or collector roads. Suburban zoning in the rear of the property could potentially be of a scale and intensity inconsistent with Berkeley Hall.
6. **The length of time a property has remained vacant as zoned, where the zoning is different from nearby developed properties.** This property is being utilized for residential and agricultural purposes. The uses and zoning of adjacent properties are consistent with Berkeley Hall.
7. **The current zoning is not roughly proportional to the restrictions imposed upon the landowner in light of the relative gain to the public health, safety and welfare provided by the restrictions.** Except for three residential PUDs and the area immediately surrounding McGarvey's Corner, the zoning of this property is consistent with the zoning designations of the other properties in the Okatie area.

E. STAFF RECOMMENDATION:

After review of the guidelines set forth in section 106-492 of the ZDSO, the staff recommends denial of this request for the following reasons:

1. The proposed rezoning would eventually consume the additional capacity that is being added by the widening of US 278 from 4 to 6 lanes.

2. Allowing intense commercial and moderate-density residential development would work counter to the County's policies in the Okatie Headwaters.
3. Proposed rezoning is not supported by the Comprehensive Plan which was adopted in early 2011 by County Council.

The portion of this property fronting US 278 is currently zoned Rural with Transitional Overlay. The application of the Transitional Overlay district recognizes that this site is within a developing area and that it may be suitable for additional uses other than those allowed under the current zoning. The comprehensive plan designated the front 21 acres of this property Community Commercial. Therefore, a transition of the front 21 acres of this property to Commercial Suburban would be consistent with the Comprehensive Plan.

F. SUBCOMMITTEE RECOMMENDATION:

The Southern Beaufort County Subcommittee met on January 12, 2012. The following subcommittee members were present: Ms. Diane Chmelik (Chair), and Messrs. Ron Petit, Edward Riley, E. Parker Sutler, and John Thomas.

Mr. Anthony Criscitiello, County Planning Director, outlined the application process. Mr. Rob Merchant, County Long-range Planner, presented the staff report and the County's recommendations. Messrs. Jim Scheider and Milt Rhodes, representatives of the applicant, provided comments.

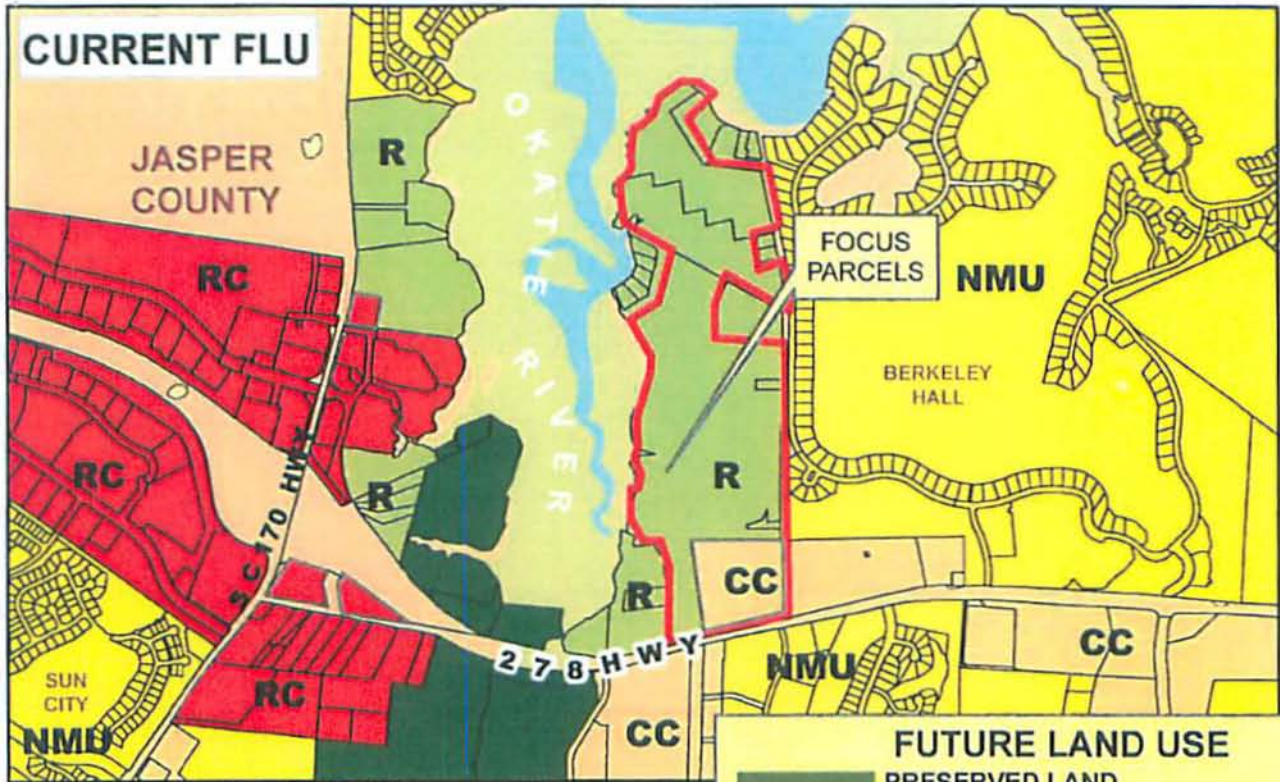
Comments from the general public included:

- concern by an adjacent parcel property owner regarding noise and air pollution and requested a buffer around her property;
- a desire to receive written notification of the meeting despite being outside of the 500-foot radius of the property;
- concern for the lack of details in the application where it feels like a blank page is being approved where anything could happen;
- concerned about road noise;
- concern from a Graves Road property owner about the allowable uses for the proposed zoning;
- concern for the effect of the proposed development on the Okatie River;
- clarification on the traffic count and the rating for Highway 278; and
- concern for public notification regarding this project.

After discussion by the subcommittee members, Chairman Chmelik called for a vote. **Motion:** Mr. Thomas made a motion, and Mr. Riley seconded the motion, that **no recommendation be forwarded to Planning Commission**. The **motion was carried** (FOR: Riley, Sutler and Thomas; AGAINST: Chmelik and Petit).

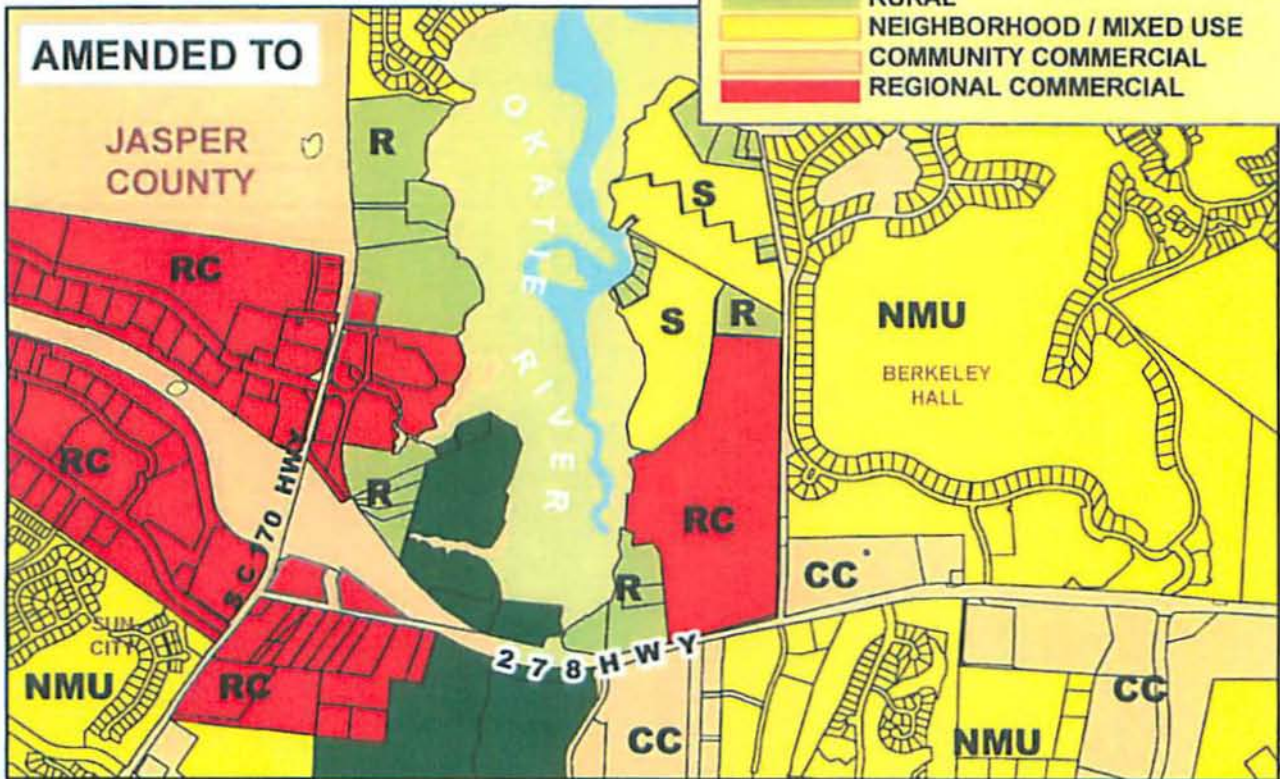
G. ATTACHMENTS

- Maps: Future Land Use and Zoning
- Comments from Jasper County and Towns of Bluffton and Hilton Head Island
- Applications: Future Land Use and Zoning
- Notification: Letter to and List of Abutting Property Owners



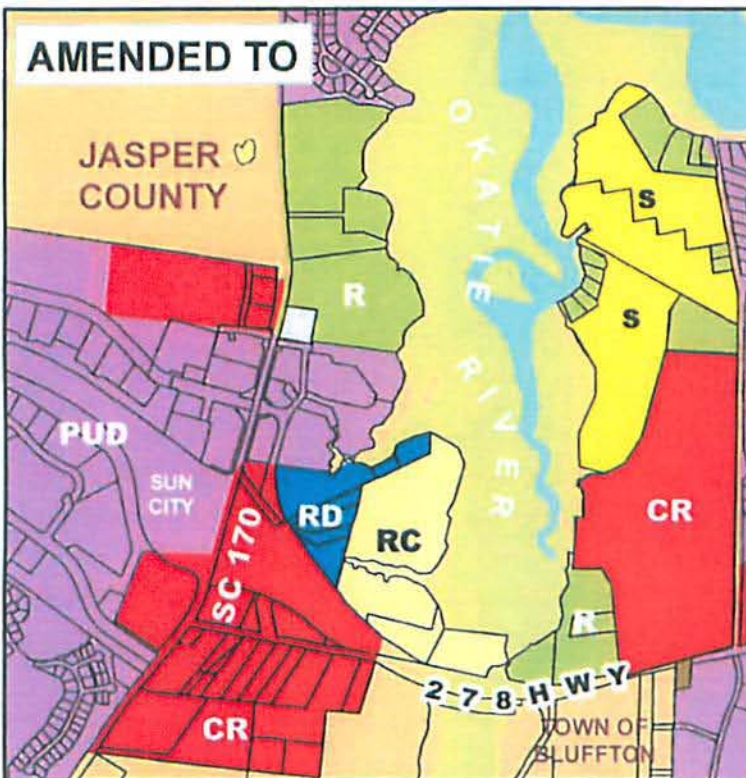
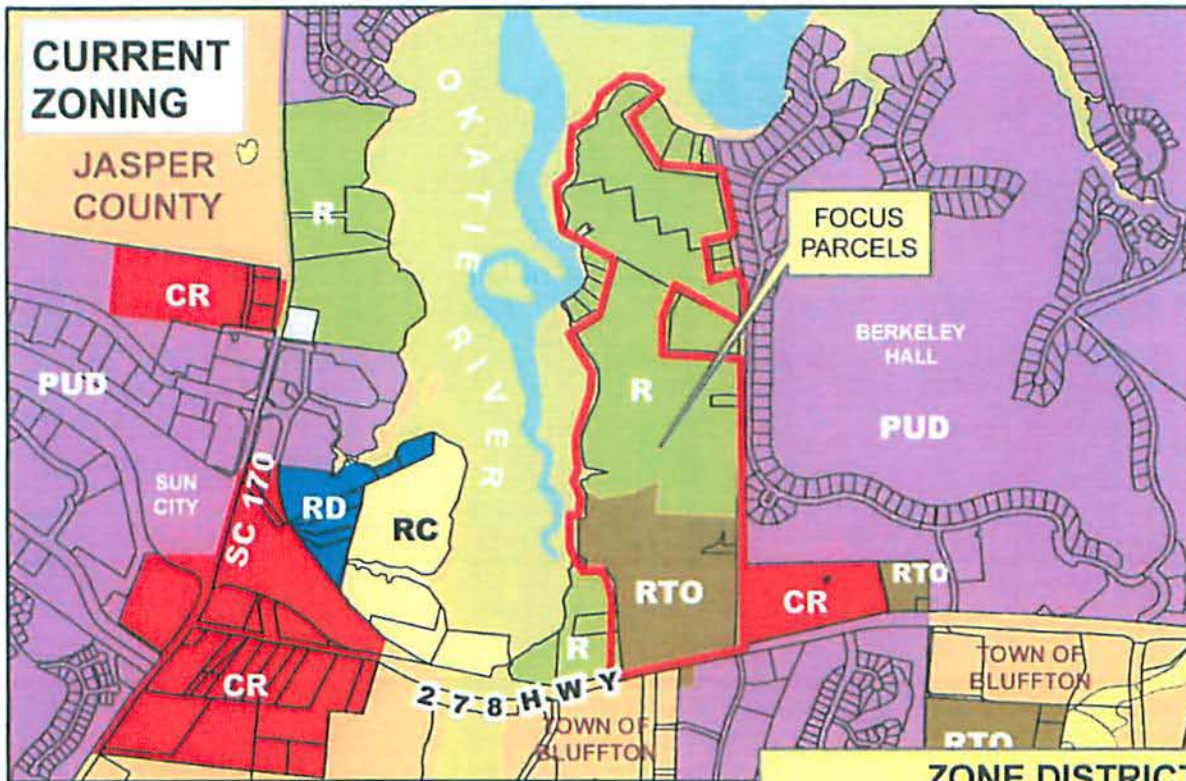
FUTURE LAND USE

- PRESERVED LAND
- RURAL
- NEIGHBORHOOD / MIXED USE
- COMMUNITY COMMERCIAL
- REGIONAL COMMERCIAL



**FUTURE LAND USE AMENDMENT
INVOLVING PARCELS:**

R600 021 000 0002 0000; R600 021 000 0075 0000;
 R603 021 000 004A 0000; R603 021 000 0194 0000
 R603 021 000 0195 0000; R603 021 000 006A 0000;
 R603 021 000 007B 0000



ZONE DISTRICTS

- RESOURCE CONSERVATION
- RURAL
- RURAL W TRANSITIONAL OVERLAY
- SUBURBAN
- PLANNED UNIT DEVELOPMENT
- COMMERCIAL REGIONAL
- RESEARCH & DEVELOPMENT
- LIGHT INDUSTRIAL
- INCORPORATED



REZONING AMENDMENT

INVOLVING PARCELS:

- R600 021 000 0002 0000; R600 021 000 0075 0000;
- R603 021 000 004A 0000; R603 021 000 0194 0000
- R603 021 000 0195 0000; R603 021 000 006A 0000;
- R603 021 000 007B 0000

**PROPOSAL FOR DEVELOPMENT
AND
USE OF THE CRYSTAL LAKE PROPERTY
AS A COMMUNITY PARK
(MARCH 1, 2011)
by
FRIENDS OF CRYSTAL LAKE COMMITTEE**

Committee Membership

Peggy Allard – Co-Chair

Frank Gibson – Co-Chair

**Joe Allard – Lowcountry Master Gardener Association & South Coast
Chapter of the SC Native Plant Society**

Heather Doray – Beaufort County School District

Diane Fisk – LowCountry Master Naturalist Association

Jim Hicks – Beaufort County Planning Commission

Billie Lindsay – Beaufort County Planning Department

Kathryn Madden – Executive Director Port Royal Sound Foundation

**Jon Rembold – St. Peter’s Catholic Church, Beaufort Regional
Chamber of Commerce**

Clarence Washington – Community Representative

Information References

Preservation Tree Care

**2006 Beaufort County Council Crystal Lake Interpretative Center
Resolution**

**2011 Beaufort County Council Private Public Venture in Passive Parks
Resolution**

2011 Tree and Topographical Survey - Gasque and Associates

2010 Wetlands Survey - Gasque and Associates

2010 Engineering Survey – Andrews Engineering, Gasque Surveying

**2006 Past Conceptual Designs – Land Plan, Montgomery Architecture
& Planning, INC**

Port Royal Sound Fund Proposed Crystal Lake Grant

Executive Summary:

In response to a request by Mr. Anthony Criscitiello, Beaufort County Director of Planning, a Friends of Crystal Lake Committee was formed in November 2010 for the purpose of providing Beaufort County with a community sponsored plan for the development of Crystal Lake as a passive park. The committee included representatives of the Beaufort County Planning Department, Beaufort County Planning Commission, Beaufort County School District, the community adjacent to Crystal Lake, St. Peters Catholic Church, Port Royal Sound Foundation, the Master Naturalist Association, the Master Gardener Association and the Native Plant Society. Information was solicited from a variety of sources to include Preservation Tree Care, Andrews Engineering, Montgomery Architects and Land Plan Inc. The committee solicited public comments and recommendations regarding development of the lake property at seven public meetings and conducted two surveys. Based on the results of these meetings and surveys it is recommended that (1) on a priority basis efforts be initiated to provide public access to the Crystal Lake property (2) development of the lake property be accomplished on a phased basis and (3) the private sector be queried in the form of a "Request for Proposal" to determine the viability of a private - public venture for support of the operation and maintenance of the park. A simplified version of the recommendation for the Crystal Lake property is to "clean it up, fix it up, and open it to the public".

Background.

The Crystal Lake property consists of a 6.8 acre lake, 4 acres of wetlands, and 15 acres of uplands plus the building which served as the former home of Butler Marine. The lake was contributed to Beaufort County by the Stewart Family Trust in 2006 with the understanding that it would be utilized as a park.

The surrounding property was purchased for \$3.2 million as part of the Rural and Critical Land Program.

In 2006 Beaufort County Council passed a resolution supporting consideration of an Interpretive Center as part of the final development of the property. Beaufort County in cooperation with the Trust for Public Land has completed an engineering study, 2 conceptual plans for development of the property, and a tree survey. Following the initial purchase of the property in 2006 Butler Marine continued to occupy the site on a rental basis until 2009 at which time the building provided office and laydown space for the construction company building the additional span of the McTeer Bridge. This arrangement continued until 2011 and the facility, at this time, is vacant.

Friends of Crystal Lake Park.

In November 2011 a citizen's committee in cooperation with the Beaufort County Planning Department was formed for the purpose of developing a community sponsored plan for the development of a Crystal Lake Park. The committee adopted the mission:

Provide a plan for the development of Crystal Lake as a Community Owned Passive Park based on the following pillars as guiding principles:

- Environmental stewardship,
- Promote education of the Lowcountry's natural resources
- Passive recreation.

The committee will remain in existence throughout consideration of the proposed plan for development by Beaufort County Council. Once an official direction is established, reorganize the committee in such a manner as to support the long term operation of the park, if such action is deemed appropriate by Beaufort County.

Protocol for Development of Plan.

The committee participated in the Beaufort County Planning Department three day planning form based charrette by manning a public service table which provided information regarding Crystal Lake, displayed conceptual plans from previous efforts, and solicited recommendations as to preferred uses for the park. The preferred uses for the park received at the charrette were included in an Internet community survey sponsored by the Lady's Island Business and Professional Association to determine the degree of support for each of the proposed uses. Simultaneous with the survey, public meetings were held at which technical information (legal requirements for public private ventures, overview of past engineering and conceptual studies) was provided to the committee and attendees. Utilizing the recently adopted Beaufort County policy for public private ventures, information was distributed to the local business community regarding the new policy in an effort to ascertain possible interest in such a venture. To determine the basic potential of the property the Master Naturalist, Master Gardener, Audubon Society, SC Native Plant Society and the Beaufort County School System were requested to submit opinions of possible future uses of the park in their respective areas. The final committee recommendations for the development and use of the park were a result of all of the above.

Public Private Venture:

The Crystal Lake property has a facility and parking area (former Butler Marine building and parking lot) with access to Rue De Bois Drive which could be shared with a private enterprise in return for operational support of the park either financial or "in kind" support. Beaufort County has recently established a policy for such public private ventures on property acquired through the Rural and Critical Land Program. To avoid any appearance of exceeding its basic charter the committee limited its efforts in this area to advising the business community that such a venture might be considered and could be a subject of public solicitation. The announcement that a public private venture might be considered with the park resulted in a sufficient number of inquiries to merit the issuance of a "Request for Proposal".

General Concept for Development:

Recommendation I: Based on the information received from the community it is recommended that Crystal Lake Park be developed as a passive park in the following phases:

Phase 1- Safety: Conduct a survey of the existing fence followed by repair for those portions needing repair and erect fencing for those areas without a fence. Make such repairs as necessary to the existing facility to make it a viable and safe structure. Attention is invited to the fact that the existing facility is supported by a septic system and to support a public bathroom may require connection to the nearby sewer line.

Phase 2- Conduct such engineering studies as may be necessary to allow construction of a trail around the lake and determine the feasibility of a children's playground. Release a "request for proposal" for a joint private-public partnership to determine the feasibility and desirability of allowing a private business to operate in the existing facility in return for support (financial or in-kind) in the operation of the park. Investigate feasibility of using the school parking area (football stadium) adjacent to the park.

Phase 3- Authorization and construction as necessary for the following prioritized (based on the results of the community survey) projects/uses:

- Walking nature trail around the lake.
- Children's playground
- Interpretive Center (dedicated to part of the existing facility)
- Fishing

Recommendation II: That the following programs be planned for inclusion in operation of the park:

- Audubon Society Program (Appendix 1)
- Interpretative Center (Appendix 2)
- Public Gardens (Appendices 3 & 6)
- Nature Program (Appendices 4 & 6)
- Science Program (Appendix 5)

Funding:

Grants: Port Royal Sound Fund: The Port Royal Sound Fund has offered 2 grants of \$15,000 each in support of the development of Crystal Lake. Grant 1 is to be utilized in support of an outside park project such as walks, trails or viewing platforms. Grant 2 is to be utilized in the development of an interpretive center. Release of these grant funds requires a development plan approved by Beaufort County and an organization qualified to receive such funds. This grant offer will be voided after June 1, 2012.

Explore potential for solicitation of additional grants as well as community and local business support.

Appendices:

- (1) Audubon Society
- (2) Crystal Lake Interpretive Center
- (3) Lowcountry Master Gardener Association
- (4) LowCountry Master Naturalist Association
- (5) Science Programs
- (6) South Coast Chapter of the SC Native Plant Society

Organization: Audubon Society
Submitted by: Kenneth J. Scott, 11 Woodlake Drive, Lady's Island
Subject: Proposed use of Crystal Lake Park.

It is proposed that Crystal Lake be designed in such a manner as to continue to provide our many nesting birds a safe and appropriate habitat since these are becoming less and less available to them due to the human impact on such areas.

Of the geographic regions of South Carolina, the coastal zone has been the most impacted by human habitation and disturbance. Everyone wants to live near the coast. This pattern will continue into the foreseeable future. But the Sea Islands with their rich diversity of habitat also attract a great number of species of birds that nest on the islands, winter here, or pass through during migration.

Our Sea Islands are directly on the Atlantic flyway used by numerous birds migrating south in the fall and north in the spring. For these migrant birds who use our area as food and resting sites, areas such as Crystal Lake are critical.

As compiler for the Audubon Lowcountry Christmas Bird Count, I can attest to the large number of birds which winter on Lady's Island. They like many of our human "snowbirds", use our island to escape the northern cold. We need to accommodate both.

As a resident of Lady's Island and a board member of the local Audubon Society, I support development of the Crystal Lake site as a passive recreational area. Crystal Lake would be a great asset to the community and would provide recreational opportunities for residents and visitors. The Crystal Lake passive park will provide a place of rest and relaxation for human as well as avian residents and visitors. With our tradition of environmental protection I hope we will continue to engage in preserving our wonderful natural habitats for ourselves and for future generations.

CRYSTAL LAKE INTEPRETIVE CENTER

Submitted by: Kathryn Madden, (Master Naturalist, SC Secondary Science Educator, Executive Director of Port Royal Sound Foundation)

Subject: Proposed use of an interpretive center at Crystal Lake, Lady's Island, Beaufort, SC

An interpretive center at Crystal Lake is supportive of The Friends of Crystal Lake's mission and vision in creating a passive park for individuals and families to enjoy while building in opportunities to foster a deeper appreciation and awareness for our environment. The Crystal Lake area is part of and influenced by the Port Royal Sound. Due to that and the location of a park, an interpretive center provides additional opportunities to help build awareness for our unique salt marsh ecosystem and teach the public the similarities and differences between salt and fresh water habitats. The location is ideal for educational opportunities to teach local and visiting school children how they can become better land and water stewards.

It is proposed, the Crystal Lake Interpretive Center renovates the current building on the property in order to prevent, reduce any additional development. The center should include a room large enough for a classroom/ science laboratory for teachers and students. This classroom could also be used for Master Gardener, Master Naturalist, local workshops, and seminars related to the natural surrounds.

The center might include a map of Crystal Lake Trails, picnic areas, designated wetlands, open areas, etc. Due to the higher temperatures in the summer and early fall months, it is recommended the center provide an air cooled refuge and restrooms for visitors. Perhaps the center has volunteers to welcome the public and answer any questions, help with any potential emergencies, and to open and close the park.

If funding allows, the center should include exhibits about the history and formation of Crystal Lake and also any historical and cultural information about Lady's Island and surrounding areas. The center might also include exhibits promoting the unique of Port Royal Sound, such as a continual showing of *Coastal Kingdom* and native flora and fauna exhibits sponsored by local organizations (i.e. Audubon Society, Master Gardeners, and Native Plant Society).

Organization: Lowcountry Master Gardener Association (LMGA)
Submitted by: Joseph Allard, 18 Audubon Rd, Lady's Island
Subject: Proposed Use of Crystal Lake Park

The purpose of the Clemson University Master Gardener program is to educate the public about sustainable and effective horticulture and environmental practices. The Lowcountry Master Gardeners Association is a non-profit organization whose purpose is to provide continuing education for Master Gardeners, as well as providing support and guidance for the Master Gardener projects. The LMGA serves all of Beaufort County and collaborates with Jasper County.

Crystal Lake Park will provide a unique opportunity to showcase saltwater wetlands, freshwater wetlands and forest, all within easy walking and commuting distance for this region in a public park with access for all of our citizens.

The opportunity to educate our young and adults will be one of the Park's many benefits and is in concert with the objectives of the LMGA.

Wetlands provide homes and refuge to a diverse population of wildlife. The wetlands and surrounding forest provides educational and recreational opportunities as well as tranquility for visitors.

No classroom can replace the opportunity to see trees and plants in their natural environment. It can become an inspiration for how we can all improve our island as well as our own backyards or patios.

A future purpose of Crystal Lake Park could be realized with the addition of a community edible garden established in a less environmentally sensitive area away from the wetlands and lake. We would envision this to be established in later phases of the project. Many municipalities, both large and small, have these amenities and they help to raise the quality of life within their community.

To sum it up, our members have already been instrumental in accomplishing several community projects here in the Lowcountry. In 2011, the LMGA was the 4th most active Master Gardener Association in the state, logging almost 4,000 volunteer hours. We work closely with many gardening projects including community gardens, school projects and establishing a Native Plant Garden at the Hunting Island State Park Visitors Center to list just a few. Our major emphasis is on horticultural education, "The right plant for the right place." This park will be an invaluable tool to show people that through responsible landscaping you can have a beautiful garden and benefit the wildlife and our waters at the same time.

Friends of Crystal Lake
LowCountry Master Naturalist Appendix

The LowCountry Master Naturalist Association (LCMNA) arose out of a need for a corps of volunteers to provide education, outreach and services that promote the appropriate management of local resources. A master naturalist is a person who successfully completes the Clemson University Extension Service program of study. The program began in 2000 and has graduated over 400 individuals with the designation of master naturalist. Graduates of the program are familiar with basic biological and ecological concepts, identification of common animals and plants of the LowCountry and have an understanding of the habitat management concerns specific to this unique part of our state. Master Naturalists are encouraged to continue to broaden their knowledge through a variety of the associations programs as well as self-study.

With this in mind, the FOCL is a natural fit for the variety of talents the master naturalists could bring to the project. In keeping with the mission of master naturalists to volunteer with nature related projects, serve as interpretive guides and docents, and assist with conservation projects, there are many roles that could be filled with interested naturalists. As the project moves forward, these roles will become concrete.

Respectively Submitted,
Diane Fisk

Science Programs

Organization: Beaufort County School District

Submitted by: Heather Doray, 84 Sea Island Parkway, Beaufort High School, Beaufort

Subject: Proposed use of Crystal Lake Park

The development of Crystal Lake into a passive park will open up opportunities of learning and stewardship for the children of Beaufort County. The park's close walking proximity to two schools (St. Peters Catholic School and Beaufort High School) and only a short bus ride from other county schools lends itself to easily become part of science lesson plans and curriculums. Children might be seen learning from a teacher or from a guest speaker in a defined outdoor teaching space or splitting up into groups to try their hand at bird counts. They may be getting close to the water's edge to collect water samples for testing or you may find them walking the nature trails focusing on plant and tree identification.

While the development of Crystal Lake can do much for the education of Beaufort County's children, the children and volunteer school groups can do much for the development of Crystal Lake. When the children see the value of such property, they will be more likely to help take care of it. This is a great way to teach stewardship. Student volunteers could provide community service by providing upkeep on nature trails, doing trash sweeps, etcetera.

As you can easily see, there is a positive mutual relationship between the development of this park and the education of our young people. As a science teacher at Beaufort High School, I fully support the development of Crystal Lake, as it provides meaningful learning opportunities for this generation as well as many future generations to come. We are blessed with having such a rich, natural environment that surrounds us, let's share it with the future so they too can be its protector!

Suggestions for development of the park (if funds allow):

- Nature trails
- Informational signs
- Plant/tree identification signs
- Defined outdoor teaching area with podium or pavilion (could be combined with a picnic area that could also be used to accommodate use from the community as well) where teachers could teach a class or students could listen to guest speakers, such as Master Naturalists.
- Floating dock where students could easily take water samples that would then be used for water testing (pH, dissolved oxygen, salinity)

Organization: South Coast Chapter of the SC Native Plant Society

Submitted by: Joseph M. Allard, 18 Audubon Rd., Lady's Island

Subject: Proposed Use of Crystal Lake Park

The South Carolina Native Plant Society is a non-profit organization committed to the preservation and protection of native plant communities in South Carolina.

In addition to native plants being part of our heritage, they are essential in providing food and habitat to the rich biodiversity we have here in the Lowcountry.

Crystal Lake can be a showcase for the diversity of native plants as well as an opportunity to teach the public how to combine all types of plants that will not only enhance the beauty of their own properties but support native birds and other species as well as protect the environment. It will also provide a pleasing place for all to enjoy.

We are fortunate to live in such a bountiful environment. In order to maintain this beauty in the face of continued growth we have an opportunity to improve our quality of life and our property values. One of the immediate benefits to our homes here in the Lowcountry is that using Native Plants requires minimal use of water, fertilizer and other chemicals, minimizing harmful pollutants in runoff. In fact, the use of Native Plants well adapted to growing along our buffer zones required in county ordinances, help to prevent excessive runoff thereby improving water quality even further.

We would encourage the use of low impact paths where possible. This would allow a rich biodiversity to develop adjacent to the paths. By eliminating mowed edges along the paths this would do two important things: it would provide areas where undisturbed natural vegetation would obtain a foothold and it would reduce the expense of mowing. An example would be the hard paths (non-boardwalk portion) formed by unwashed granite fines on the walkways and bike paths through the Great Swamp Sanctuary at Walterboro.

So many of our residents want to learn more about the plants that thrive in this unique coastal region. Crystal Lake Park can be a place where people come and see how native plants can be used to improve their own property. The Native Plant Society volunteers are eager to assist the county in developing this park into an even richer biological treasure that can be educational as well as relaxing.

Appendix 6

RESOLUTION SUPPORTING THE INCLUSION OF AN INTERPRETATIVE CENTER
IN THE CRYSTAL LAKE RESERVE MASTER PLAN
AND IN THE NORTHERN BEAUFORT COUNTY REGIONAL PLAN

WHEREAS, Beaufort County is a county of islands surrounded by salt water, brackish water, marshes and estuaries; and

WHEREAS, the ebb and flows of the tides in and around Beaufort County combine with the temperate climate of the area to create an environment that is beautiful, diverse and so wonderfully productive that this area is referred to by knowledgeable citizens and scientists as "The Nursery of the Atlantic Ocean" and these areas are believed, when measured by cubic meter, to be more productive than the tropical rain forests; and

WHEREAS, Beaufort County's citizens interact with the waters of the area in different ways than when the county economy was more directly reliant upon the produce of these local waters obtained by harvesting shrimp, fish and crab for consumption and sale; and

WHEREAS, Beaufort County is in a period of rapid residential growth with large numbers of citizens arriving with limited knowledge of the waters, marshes and tidal ecology of Beaufort County; and

WHEREAS, the quality, health and productivity of the waters and marshes of Beaufort County are today major contributors to the quality of life in Beaufort County, to the health and well being of fish populations throughout the Atlantic Ocean and the world, and to the attraction of Beaufort County as a place to live, visit, and work; and

WHEREAS, it is in the best interest of the residents and visitors to Beaufort County that opportunities be made available for people to learn of the contributions the estuaries, salt and brackish waters, tides and the life forms within these areas make to the quality of life in Beaufort County, the Lowcountry of South Carolina, the southeastern coast of the United States and the world; and

WHEREAS, Beaufort County citizens and Council have consistently supported measures to protect and preserve the estuaries, marshes, waterways and critical lands of Beaufort County; and

WHEREAS, the Beaufort County Council by this resolution wishes to express its desire to seek cost effective ways to inform citizens and visitors about the estuaries, marshes, waters and ecology of Beaufort County and the region; and

WHEREAS, funding sources available to support organizations providing the information and education described above include many private donations, grants and other sources which do not require increases in the tax burden on County residents; and

WHEREAS, Beaufort County has produced increased results with the voter authorized Rural and Critical Lands Program funds by cooperating with other funding partners including, but not limited to, the United States Government, the State of South Carolina, the Town of Hilton Head Island, and donations from local citizens and foundations of land and funds for planning; and

WHEREAS, Beaufort County has successfully partnered with other agencies for the management and operation of property acquired pursuant to the Rural and Critical Lands Program including, but not limited to, the United States Government, the State of South Carolina and the Town of Bluffton; and

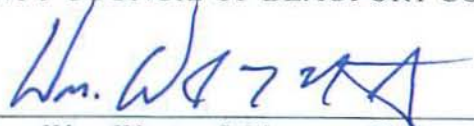
WHEREAS, the Crystal Lake Reserve, owned by Beaufort County, offers a unique location for educational activities because it combines the following characteristics:

1. Crystal Lake Reserve contains salt marsh, brackish marsh and a relatively large body of fresh water;
2. Crystal Lake Reserve is connected by water to the salt marshes of the Beaufort River and Port Royal Sound;
3. Crystal Lake Reserve adjoins a major roadway with substantial visibility and easy access;
4. Crystal Lake Reserve is located in one of the fastest growing areas of Beaufort County;
5. Crystal Lake Reserve shares borders with two schools which offers the opportunity for student participation and support;
6. Crystal Lake Reserve includes an existing building and parking areas which may be reused for the purposes contemplated by this resolution.

NOW, THEREFORE, that Beaufort County Council does hereby recommend and request that action be taken to include in the Master Plan for Crystal Lake Reserve and in the Northern Beaufort County Regional Plan a space for an interpretative center at Crystal Lake Reserve.

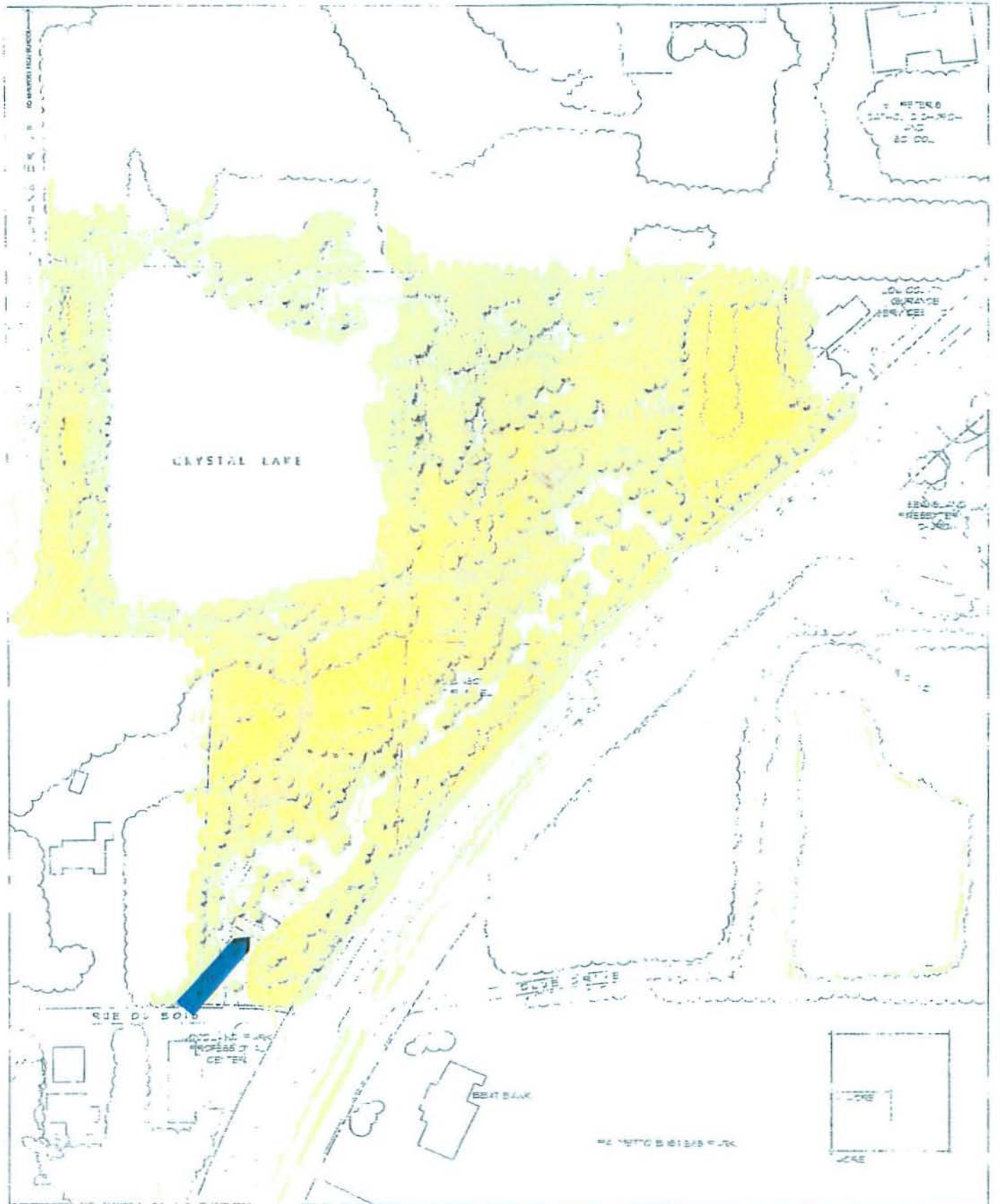
Adopted this 27th day of November, 2006.

COUNTY COUNCIL OF BEAUFORT COUNTY

By: 
Wm. Weston J. Newton, Chairman

Attest:

Suzanne M. Rainey, Clerk to Council



CONCEPTUAL MASTER PLAN

CRYSTAL LAKE PRESERVE PARK

BEAUFORT COUNTY, SOUTH CAROLINA

PREPARED FOR:

BEAUFORT COUNTY PARKS AND LEISURE SERVICES



JUNE 19, 2006

RESOLUTION

A RESOLUTION TO COMMISSION BUILDING CODE ENFORCEMENT OFFICER FOR BEAUFORT COUNTY PURSUANT TO THE AUTHORITY GRANTED IN SECTION 4-9-145 OF THE CODE OF LAWS OF SOUTH CAROLINA, 1976 AS AMMENDED.

WHEREAS, Beaufort County Council may appoint and commission as many code enforcement officers as may be necessary for proper security, general welfare and convenience of the County; and

WHEREAS, each candidate for appointment as a Beaufort County Code Enforcement Officer has completed training and whatever certification may be necessary.

NOW, THEREFORE, BE IT RESOLVED by the County Council of Beaufort County, South Carolina that:

1. County Council hereby appoints and commissions the following individual as Building Code Enforcement Officer for Beaufort County:

- Charles Atkinson – Building Code Enforcement Officer

2. Each Building Code Enforcement Officer shall present the appropriate certificate to a dully appointed magistrate for Beaufort County to take the oath of office prior to any official action as a Building Code Enforcement Officer.

Adopted this ____ day of April, 2012.

COUNTY COUNCIL OF BEAUFORT COUNTY

By: _____
Wm. Weston J. Newton, Chairman

ATTEST:

Suzanne M. Rainey, Clerk to Council

Committee Reports
April 9, 2012

A. COMMITTEES REPORTING

1. Finance

① Minutes are provided from the [March 19](#) meeting. No action is required.

2. Government

① Minutes are provided from the [April 2](#) meeting. Action is required.

See main agenda items 11 and 12.

② Lady's Island / St. Helena Island Fire Commission

<i>Nominate</i>	<i>Name</i>	<i>Position/Area/Expertise</i>	<i>Reappoint/Appoint</i>	<i>Votes Required</i>
4.9.12	Pat-Harvey Palmer	St. Helena Island	Appoint	10/11 (5 th term)
4.9.12	Charles Schreiner	At-Large	Appoint	8/11 (2 nd term)

3. Natural Resources

① Minutes are provided from the [April 2](#) meeting. Action is required.

See main agenda items 10G, 10H and 10I.

4. Public Facilities

① Minutes are provided from the [March 27](#) meeting. Action is required.

See main agenda items 10A, 10B, 10C, 10D, 10E and 10F.

② Airports Board

<i>Nominate</i>	<i>Name</i>	<i>Position/Area/Expertise</i>	<i>Reappoint/Appoint</i>	<i>Votes Required</i>
4.9.12	Richard Sells	HHI Town Council	Appoint	6/11 (1 st term)
4.9.12	Robert Jepson	Close proximity-LI Airport	Appoint	6/11 (1 st term)
4.9.12	Michael Nash	Close proximity-LI Airport	Appoint	6/11 (1 st term)

B. COMMITTEE MEETINGS

1. Community Services

William McBride, Chairman

Gerald Dawson, Vice Chairman

➔ Next Meeting – Monday, April 16 at 4:00 p.m., BIV#2

2. Executive

Weston Newton, Chairman

➔ Next Meetings – April 2012 - Topic: Status Report / Policy and Management Agendas 2012

3. Finance

Stu Rodman, Chairman

Rick Caporale, Vice Chairman

➔ Next Meeting – Monday, April 9 at 1:30 p.m., ECR

➔ Next Meeting – Monday, April 16 at 2:00 p.m., BIV #2

➔ Next Meeting – Monday, April 23 at 1:00 p.m., ECR

4. Governmental

Jerry Stewart, Chairman

Laura Von Harten, Vice Chairman

➔ Next Meeting – Monday, April 30 at 4:00 p.m., ECR

5. Natural Resources

Paul Sommerville, Chairman

Brian Flewelling, Vice Chairman

➔ Next Meeting – Monday, April 30 at 2:00 p.m., ECR

6. Public Facilities

Herbert Glaze, Chairman

Steven Baer, Vice Chairman

➔ Next Meeting – Monday, April 9 at 3:30 p.m., ECR

➔ Next Meeting – Tuesday, April 24 at 4:30 p.m., ECR

7. Transportation Advisory Group

Weston Newton, Chairman

Stu Rodman, Vice Chairman

➔ Next Meeting – To be announced.

FINANCE COMMITTEE

March 19, 2012

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

The Finance Committee met on Monday, March 19, 2012 at 2:30 p.m., in the Conference Room, Beaufort Industrial Village, 102 Industrial Village Road, Beaufort, SC.

ATTENDANCE

Finance Committee Members: Chairman Stu Rodman, Vice Chairman Rick Caporale, and members Steven Baer, William McBride, Paul Sommerville and Jerry Stewart were present. Member Brian Flewelling was absent. Non Committee member Gerald Dawson was also present.

County staff: Tony Criscitiello, Division Director – Planning and Development; Phil Foot, Division Director – Public Safety; Joshua Gruber, County Attorney; Doug Henderson, Treasurer; Bryan Hill, Deputy County Administrator; Alicia Holland, Budget Analyst; Billie Lindsey, Planning Department; Dan Morgan, MIS Director; Donna Ownby, EMS Director; Gary Kubic, County Administrator; David Starkey, Chief Financial Officer; and Dave Thomas, Purchasing Director.

Public: Daniel Chin, Pleasant Farms Home Owners Association; Wayland Chavers, Pleasant Farms Home Owners Association; Thomas Lietzel, TCL President; Kelly Martin, Sun City Home Owners Association; Gary Moore; David Robinson, TCL; Phyllis White, School District Chief Operational Services Officer; Danna Williams, Sun City Home Owners Association.

Media: Joe Croley, Hilton Head Island-Bluffton Chamber of Commerce; and Anne Christnovitch, *Island Packet/Beaufort Gazette*.

Councilman Rodman chaired the meeting.

ACTION ITEMS

1. Resolution Revising a Specific Tax Increment Financing (TIF) Calculation

Notification: To view video of full discussion of this meeting please visit http://beaufort.granicus.com/ViewPublisher.php?view_id=2

Discussion: Committee Chairman Stu Rodman summarized the history of this item and the open issues relative to it. He reviewed those open issues to be those concerning 3 mills at reassessment and that requiring an ordinance, the need for a simplified ordinance, Fund Balance Policies, and those regarding TAN borrowings. Mr. Joshua Gruber, Staff Attorney, reviewed the proposed resolution with the Committee.

Motion: It was moved by Mr. Sommerville, seconded by Mr. McBride, that Committee recommend that Council adopt a resolution authorizing Beaufort County administration to calculate the withholding of funds from tax increment financing districts from Tier III reimbursement rather than from ad valorem property tax collections. The vote was: FOR – Mr. Baer, Mr. Caporale, Mr. McBride, Mr. Rodman, Sommerville and Mr. Stewart. ABSENT - Mr. Flewelling. The motion passed.

Recommendation: Council adopt a resolution authorizing Beaufort County administration to calculate the withholding of funds from tax increment financing districts from Tier III reimbursement rather than from ad valorem property tax collections.

2. Consideration of Contract Award – Debt Financial Advisory Service

Notification: To view video of full discussion of this meeting please visit http://beaufort.granicus.com/ViewPublisher.php?view_id=2

Discussion: Mr. Dave Thomas, Purchasing Director, reviewed this item with the Committee. An Evaluation Committee was formed, who reviewed the four responses to the Request for Proposal which are as follows: First Southwest, Charlotte, NC; Southwest Securities, Columbia, SC; Public Financial Management, Inc., Atlanta, GA; and Davenport & Company, LLC, Charlotte, NC. The Committee ranked First Southwest of Charlotte, NC as the number one ranked firm with anticipated costs per year of \$25,000 for a five-year contract.

Motion: It was moved by Mr. McBride, seconded by Mr. Stewart, that Committee approve and recommend Council approve a contract to First Southwest, the top ranked firm, with an anticipated cost per year of \$25,000 for a five-year contract totaling \$125,000. The vote was: FOR - Mr. Baer, Mr. Caporale, Mr. McBride, Mr. Rodman, Sommerville and Mr. Stewart. ABSENT - Mr. Flewelling. The motion passed.

Recommendation: Council approve a contract award to First Southwest of Charlotte, NC with an anticipated cost per year of \$25,000 for a five-year contract totaling \$125,000.

3. Consideration of Contract Award – Purchase of 150 Virtual Machine

Notification: To view video of full discussion of this meeting please visit http://beaufort.granicus.com/ViewPublisher.php?view_id=2

Discussion: Mr. Dave Thomas, Purchasing Director, reviewed this contract with the Committee and Mr. Dan Morgan, MIS Director, provided the Committee with additional details.

The MIS Department is requesting to purchase computer software and equipment from three different State contract vendors in support of three separate projects. The first project, Mobile Data Project (MDP) was approved by County Council in February 2011, which included purchasing the Terminal Services licenses from Microsoft as part of the \$2.2 million MDP. Since that time, technology has changed to allow Beaufort County to leverage more scalable enterprise software, which will require the County to purchase the new software license from Hewlett

Packard (HP). The second purchase request involves purchasing equipment for the Wireless Controller Project. This project will allow MIS to have the visibility and control needed to cost-effectively manage, secure, and optimize the performance of their wireless network. The third project involves upgrades to the Beaufort County Fiber Network by refreshing the Uninterruptible Power Supply (UPS) equipment. Many of the UPS units have met their life cycle and are beginning to fail. This project will ensure business continuity moving forward. The State Contract Vendors for this equipment is as follows: (i) New Century Systems, Charlotte, NC- HP Reseller for the Mobile Data Project in the amount of \$35,000; (ii) Computer Software Innovations for the Wireless Controller Project in the amount of \$45,000; and (iii) Graybar, Beaufort, SC for the UPS Refresh Equipment in the amount of \$25,100. The cost of the Mobile Data Project will come from Account 11439-54209, MDCS Special Capital Equipment, which has a current balance of \$47,331. The cost of the Wireless Controller Project will come from Account 15060-54110, Data Processing Equipment, which has a current balance of \$71,199. The cost of the UPS Refresh Equipment will come from Account 15060-52611, Data Processing Equipment, which has a current balance of \$43,014.

Motion: It was moved by Mr. Sommerville, seconded by Mr. Baer, that Committee approve and recommend Council approve the purchases as follows: \$35,000 to New Century Systems, Charlotte, NC for the Mobile Data Project, \$45,000 to Computer Software Innovations for the Wireless Controller Project, and \$25,100 to Graybar, Beaufort, SC for the UPS Refresh Equipment from the accounts previously mentioned. The total cost of the purchases is \$105,100. The vote was: FOR - Mr. Baer, Mr. Caporale, Mr. McBride, Mr. Rodman, Sommerville and Mr. Stewart. ABSENT - Mr. Flewelling. The motion passed.

Recommendation: Council approve the purchases as follows: \$35,000 to New Century Systems, Charlotte, NC for the Mobile Data Project, \$45,000 to Computer Software Innovations for the Wireless Controller Project, and \$25,100 to Graybar, Beaufort, SC for the UPS Refresh Equipment from the accounts previously mentioned. The total cost of the purchases is \$105,100.

4. Authorization for Pleasant Point Special Purpose Tax District to Borrow Funds

Notification: To view video of full discussion of this meeting please visit http://beaufort.granicus.com/ViewPublisher.php?view_id=2

Discussion: County Attorney Joshua Gruber reviewed with the Committee, County Ordinance 2006/04 – Creation of Tax District. Pleasant Point Home Owners Association wants the County to back the borrowing of \$60,000 for paving and other improvements. He stated the current ordinance allows for an assessment of \$350 per resident per year and believes the revenue is available to repay the funds.

Motion: It was moved by Mr. Stewart, seconded by Mr. Sommerville, that Finance Committee approve and recommend to Council approving on first reading and an ordinance authorizing the Pleasant Farm Special Tax District to borrow funds from a qualified lending institution in an amount not to exceed \$60,000 for purposes of providing infrastructure improvements as provided for in Ordinance No. 2006/4. The vote was: FOR – Mr. Caporale,

Mr. McBride, Mr. Rodman, Sommerville and Mr. Stewart. OPPOSED - Mr. Baer. ABSENT - Mr. Flewelling. The motion passed.

Recommendation: Council approve on first reading and an ordinance authorizing the Pleasant Farm Special Tax District to borrow funds from a qualified lending institution in an amount not to exceed \$60,000 for purposes of providing infrastructure improvements as provided for in Ordinance No. 2006/4.

5. Public / Private Partnership Contract for Okatie Regional Park

Notification: To view video of full discussion of this meeting please visit http://beaufort.granicus.com/ViewPublisher.php?view_id=2

Discussion: Mr. Tony Criscitiello, Division Director – Planning and infrastructure, reviewed this item with the Committee. This is a contract agreement with Direct Instructional Support Systems, Inc., an Ohio Non-Profit Corporation (dba, Go Zip Hilton Head) that outlines the obligations of services by the Contractor and obligation of services by the County for the Okatie Regional Park.

Motion: It was moved by Mr. Caporale, seconded by Mr. Baer, that Finance Committee approve and recommend to Council entering into public / private partnership contract between Beaufort County and Direct Instruction Support Systems, Inc., an Ohio Non-Profit Corporation, dba, Go Zip Hilton Head for the creation and development of certain educational and recreational activities in the Okatie Regional Park to be called “goziphiltonhead.” The vote was: FOR - Mr. Baer, Mr. Caporale, Mr. McBride, Mr. Rodman, Sommerville and Mr. Stewart. ABSENT - Mr. Flewelling. The motion passed.

Recommendation Council enter into public / private partnership contract between Beaufort County and Direct Instruction Support Systems, Inc., an Ohio Non-Profit Corporation, dba, Go Zip Hilton Head for the creation and development of certain educational and recreational activities in the Okatie Regional Park to be called “goziphiltonhead.”

INFORMATION ITEMS

6. Consideration of Contract Award – EMS Quick Response Vehicle (<\$50,000)

Notification: To view video of full discussion of this meeting please visit http://beaufort.granicus.com/ViewPublisher.php?view_id=2

Discussion: Mr. Dave Thomas, Purchasing Director, reviewed this item with the Committee. Due to monies left in the budget from the last ambulance purchase, Beaufort County Emergency Medical Services would like to purchase a new Quick Response Vehicle (QRV) to begin replacing the aging QRV fleet. The department currently has five QRV's of which three have more than 100,000 miles and two have over 80,000 miles. They are used to reduce response times and provide advanced care before an ambulance arrives. This new F-150 truck will replace one of the older trucks. The one it replaces will be used to stand in when the front line vehicle is in the shop for repairs or preventative maintenance. Given the money left in the budget from the

last ambulance purchase, the new F-150 can be purchased as well as a radio and light bar. The state contract vendor is Vic Bailey Ford, Spartanburg, SC and the truck costs \$27,236. This will come out of account 23160-54000 Vehicle Purchases that has a current balance of \$34,330.

Motion: It was moved by Stewart, seconded by Mr. Caporale, that Committee approve a contract award for one (1) new 2012 Ford F-150 Super Cab 4x4 truck in the amount of \$27,236 to Vic Bailey Ford, Spartanburg, SC. The vote was: FOR – Mr. Baer, Mr. Caporale, Mr. McBride, Mr. Rodman, Sommerville and Mr. Stewart. ABSENT - Mr. Flewelling. The motion passed.

Status: The Finance Committee awarded a contract for one (1) new 2012 Ford F-150 Super Cab 4 x 4 truck in the amount of \$27,236 to Vic Bailey Ford, Spartanburg, SC.

7. Technical College of the Lowcountry Enterprise Campus Introduction

Notification: To view video of full discussion of this meeting please visit http://beaufort.granicus.com/ViewPublisher.php?view_id=2

Discussion: TCL President Tom Leitzel and Colonel David Robinson presented the Committee with a PowerPoint Presentation on the TCL Enterprise Campus.

Status: This item was for informational purposes.

8. Fund Balance Policy Discussion

Notification: To view video of full discussion of this meeting please visit http://beaufort.granicus.com/ViewPublisher.php?view_id=2

Discussion: The Committee discussed some of the open Retreat items to include the presentation by Ed Hughes, Assessor, regarding the Fund Balance Policy and the various forms, at state level, for reducing the 6% to 4% criteria.

Status: This item will be discussed at the next Finance Committee meeting.

GOVERNMENTAL COMMITTEE

April 2, 2012

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

The Governmental Committee met on Monday, April 2, 2012 at 4:00 p.m., in the Executive Conference Room, Administration Building, 100 Ribaut Road, Beaufort, South Carolina.

ATTENDANCE

Governmental Committee Members: Chairman Jerry Stewart, Vice Chairman Laura Von Harten and Committee member Brian Flewelling. Members Rick Caporale, Gerald Dawson, and Herbert Glaze were absent. Non-committee members Steven Baer and William McBride were also attendance.

County Staff: Audra Antonacci, Codes Enforcement; Phil Foot, Division Director – Public Safety; Bryan Hill, Deputy County Administrator; and Joshua Gruber, Staff Attorney.

Media: Joe Croley, Hilton Head Island Association of Realtors; and Anne Christnovitch, *Island Packet/Beaufort Gazette*.

Public: Kim Statler, Executive Director, Lowcounty Economic Alliance.

Mr. Stewart chaired the meeting.

A committee of the whole is without a quorum.

ACTION ITEMS

1. Sheriff's Department Mutual Aid Agreement Ratifications

Notification: To view video of full discussion of this meeting please visit http://beaufort.granicus.com/ViewPublisher.php?view_id=2

Discussion: Mr. Joshua Gruber, Staff Attorney reported that the Mutual Aid Agreement for the Sheriff's Office is in need of ratification. Mr. Gruber advised that the agreement, which has been in place since 1999, allows the Sheriff's Office to enter into other jurisdictions on the south/southeast areas of the county. He stated that the governing body, or County Council, has to approve the strict language of the statute within the agreement. He also stated that most of the documents have not been located because they date back so far. He assured Council that a list of all the areas would be provided for approval and that it would be no financial commitment for the County.

Mr. Stewart requested to know if this is a blanket agreement for the counties and jurisdictions.

Mr. Gruber responded that it would be a blanket agreement and that Council was given a list of all the agencies that the agreement would cover.

Mr. Flewelling requested clarification and wanted to make sure that the agreement was unlimited and that it would not put any restriction on the Sheriff's Office.

Mr. Gruber confirmed in the affirmative and stated that the Sheriff already has authority to enter into the areas; but according to the State Statute 23-1-210, the agreement still needs to be ratified by Council or the governing body.

Motion: It was moved by Mr. Stewart, seconded by Mr. Flewelling, that the Committee approve and recommend to Council adoption of a resolution approving the Mutual Aid Agreements and /or Inter-Jurisdictional Agreements entered into by the Sheriff of Beaufort County. The vote was: Mr. Flewelling, Mr. Stewart and Mrs. Von Harten. (A committee of the whole is without a quorum.)

Recommendation: Council adopts a resolution approving the Mutual Aid Agreements and/or Inter-Jurisdictional Agreements entered into by the Sheriff of Beaufort County. (**Motion will require a second.**)

2. A Resolution to Commission Building Code Enforcement Officer for Beaufort County Pursuant to the Authority Granted in Section 49-145 of the Code of Laws of South Carolina, 1976, as amended

Notification: To view video of full discussion of this meeting please visit http://beaufort.granicus.com/ViewPublisher.php?view_id=2

Discussion: Mr. Phil Foot, Division Director – Public Safety, was asked by the Building Codes Department to aid them in getting a Code Enforcement Officer. It was explained that the law allows an agency to have as many code enforcement officers as needed for proper security, general welfare, and convenience of the County. The County's Code Enforcement Office currently does not have such.

Mr. Charles Atkinson, Director of Building Codes, advised that the proposed resolution would commission him as a Building Code Enforcement Officer upon taking an oath of office in front of a magistrate. This would grant him the authority to enforce the building codes set forth by the County. *South Carolina Code of Laws*, Title 6, mandates that such person be mandated by the state. His Department currently has only one person that meets that qualification, the Fire Marshal.

Mr. Stewart confirmed that the resolution will give Mr. Atkinson the right to write tickets. He also wanted to confirm that the department had the proper credentials needed for the approval. Mr. Atkinson agreed in the affirmative.

Motion: It was moved by Mr. Flewelling seconded by Ms. Von Harten, that the Committee approve and recommend to Council adoption of a resolution to commission a Building Code Enforcement Officer for Beaufort County pursuant to the authority granted in Section 49-145 of the Code of Laws of South Carolina, 1976, as amended. The vote was: Mr. Flewelling, Mr. Stewart and Mrs. Von Harten. (A committee of the whole is without a quorum.)

Recommendation: Council adopted a resolution to commission a Building Code Enforcement Officer for Beaufort County pursuant to the authority granted in Section 49-145 of the *Code of Laws of South Carolina, 1976, as amended. (Motion will require a second.)*

3. Consideration of Reappointment and Appointment

Lady's Island / St. Helena Island Fire Commission

Notification: To view video of full discussion of this meeting please visit http://beaufort.granicus.com/ViewPublisher.php?view_id=2

Discussion: Committee agreed to nominate Mrs. Pat Harvey-Palmer, representing St. Helena Island; and Mr. Charles Schreiner, representing at-large, for reappointment to serve as members of the Lady's Island / St. Helena Island Fire Commission.

Recommendation: Council nominates Mrs. Pat Harvey-Palmer, representing St. Helena Island; and Mr. Charles Schreiner, representing at-large, for reappointment to serve as members of the Lady's Island / St. Helena Island Fire Commission.

INFORMATION ITEMS

4. Update / Economic Development / Policies and Procedures of Lowcountry Economic Alliance

Notification: To view video of full discussion of this meeting please visit http://beaufort.granicus.com/ViewPublisher.php?view_id=2

Discussion: Committee Chairman Jerry Stewart started the discussion by advising Council that this is for informational purposes only. The original resolution, adopted in 2007, which set up the Lowcountry Economic Alliance, the original Bylaws set up in 2008, and a copy of the Policies/Procedures were distributed to the Committee. Mr. Stewart informed the Committee of the resignation of Alliance Chairman, Gregg Malphrus, and read a letter received from him providing an overview of the recent activities of the Alliance regarding current and

proposed Bylaws. As indicated, the Bylaw changes Council passed did not get approval by both counties. We are back to the functioning under the existing Bylaws. When we passed a resolution setting up the Alliance, it stated that in order to facilitate the amendment each county would provide \$1,000. It also states that the Lowcountry Economic Network would fulfill the funding responsibility for Beaufort County. The bulk of the funding for the Alliance would come from the State. It also sets up the Board of Directors which he reviewed with the Committee. He hoped those members would be here today, but many members were unavailable to participate in today's meeting. He continued in reviewing the Bylaws with the Committee. Issues at hand include the setting up and staffing of the Alliance, and also funding. He reviewed other needs of the Alliance as well. Other major topics included how to attract new board members, membership fees, and the voting rights of board members.

Status: This item will be discussed at the next meeting.

2. Update / Community Development Code (Form Based Code) - One Stop Shop

Notification: To view video of full discussion of this meeting please visit http://beaufort.granicus.com/ViewPublisher.php?view_id=2

Discussion: Mr. Phil Foot, Division Director – Public Safety, introduced the Committee to the Project called One Stop Shop. This Project involved three different County departments – Zoning, Building Codes and Business License) being combined into one central location. He explained the purpose of the project is to allow customers to get information needed from one location.

Ms. Audra Antonacci, Codes Enforcement provided the Committee with a PowerPoint Presentation on the One Stop Shop. She reviewed the goals, objectives and purpose with the Committee, then reviewed the improvements of such project. She stated following contribute to the improvements: (i) location, (ii) cross trained employees, (iii) smoother processing and time efficient.

Mr. Stewart expressed his concerns and foreseen problems. Mr. Flewelling expressed with the Committee that this is the first step to a streamline project and feels the Committee should concern themselves with this part of the project at this time.

Deputy Administrator Bryan Hill also confirmed that the project is still in the first stage of development and that there is possibly ten more phases in the project. He ensured that the County would stay within the streamlines of the budget and said he will provide information as the project proceeds forward.

Status: This item is for informational purposes only.

NATURAL RESOURCES COMMITTEE

April 2, 2012

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

The Natural Resources Committee met on Monday, April 2, 2012 at 2:00 p.m., in the Executive Conference Room of the Administration Building, Beaufort, South Carolina.

ATTENDANCE

Natural Resources Members: Chairman Paul Sommerville, Vice Chairman Brian Flewelling, and committee members Steve Baer, William McBride, Jerry Stewart and Laura Von Harten attended the meeting. Member Gerald Dawson was absent. Non-Committee Member Stu Rodman was also present.

County Staff: Tony Criscitiello, Division Director – Planning and Development; Joshua Gruber, County Attorney; Bryan Hill, Deputy County Administrator; Colin Kinton, Traffic/Transportation Engineer; Rob Merchant, Planning Department; and David Starkey, Chief Financial Officer.

Public: Frank Gibson; Paul Graves; John Graves; Lynn Graves; Robert Graves; Dean Moss; Milt Rhodes, Planner for Graves; David Tedder, lawyer.

Media: Joe Croley, Hilton Head Island-Bluffton Chamber of Commerce and Anne Christnovitch, *Island Packet/Beaufort Gazette*.

ACTION ITEMS

1. Call for Executive Session

Motion: It was moved by Mr. Stewart, seconded by Mr. Baer, that Natural Resources Committee go immediately into executive session for the purpose of receiving information regarding negotiations incident to proposed contractual arrangements and proposed purchase of property. The vote was: YEAS – Mr. Baer, Mr. Flewelling, Mr. McBride, Mr. Sommerville, Mr. Stewart, and Ms. Von Harten. ABSENT – Mr. Dawson. The motion passed.

- 2. Future Land Use Map Amendment for southern Beaufort County properties R600 021 0002 0000, R600 021 000 0075 0000, R603 021 000 004A 0000, R603 021 000 004A 0000, R603 021 000 006A 0000, R603 021 000 007B 0000, R603 021 000 0194 0000, AND R603 021 000 0195 0000 (7 parcels totaling 142+/- acres off Highway 278/Fording Island Road and Graves Road known as Pepper Hall); from Rural and Community Commercial to Regional Commercial and Neighborhood Mixed Use**

Southern Beaufort County Zoning Map Amendment / Rezoning Request for R600 021 0002 0000, R600 021 000 0075 0000, R603 021 000 004A 0000, R603 021 000 004A 0000, R603 021 000 006A 0000, R603 021 000 007B 0000, R603 021 000 0194 0000, AND R603 021 000 0195 0000 (7 parcels totaling 142+/- acres off Highway 278/Fording Island Road and Graves Road known as Pepper Hall) from Rural (R) and Rural with Transitional Overlay (R-To) Zoning District to Commercial Regional (CR) and Suburban (S)

Notification: To view video of full discussion of this meeting please visit http://beaufort.granicus.com/ViewPublisher.php?view_id=2

Discussion: Division Director – Planning and Development, Tony Criscitiello provided the Committee with an overview of this item. He then introduced Mr. Rob Merchant who provided the Committee with a PowerPoint Presentation. Mr. Merchant's presentation included maps of the property in question and staff's recommendation. He stated staff recommends denial of the rezoning for the following reasons: (i) The proposed rezoning would eventually consume the additional capacity that is being added by the widening of US 278 from 4 to 6 lanes. (ii) Allowing intense commercial and moderate-density residential development would work counter to the County's policies in the Okatie Headwaters. (iii) Proposed rezoning is not supported by the Comprehensive Plan which was adopted in early 2011 by County Council. He then provided the Committee with a comparison of the two zoning districts and transportation issues.

Motion: It was moved by Ms. Von Harten, seconded by Mr. Stewart, that Natural Resources Committee recommends Council deny a Southern Beaufort County Zoning Map Amendment / Rezoning Request as well as a Future Land Use Map Amendment of Southern Beaufort County Properties R600 021 0002 0000, R600 021 000 0075 0000, R603 021 000 004A0000, R603 021 000 004A 0000, R603 021 000 006a 0000, R603 021 000 007b 0000, R603 021 000 0194 0000, And R603 021 000 0195 0000 (7 Parcels Totaling 142+/- acres off Highway 278/Fording Island Road and Graves Road known as Pepper Hall); from Rural and Community Commercial to Regional Commercial and Neighborhood Mixed Use.

Motion to amend by addition: It was moved by Ms. Von Harten that Committee approve rezoning the front 21 acres to Commercial-Suburban. Ms. Von Harten withdrew the motion for lack of a second.

Mr. Milt Rhodes, AICP CNU (Planner), spoke before the Committee. He provided the members a brief overview to include detailed information regarding the watershed and traffic.

The Committee received public comment from several of the applicants as well as a few residents of that area.

The vote was: YEAS – Mr. Baer, Mr. Flewelling, Mr. McBride, Mr. Sommerville, Mr. Stewart, and Ms. Von Harten. ABSENT – Mr. Dawson. The motion passed.

Recommendation 1: Council deny Future Land Use Map Amendment Of Southern Beaufort County Properties R600 021 0002 0000, R600 021 000 0075 0000, R603 021 000 004a 0000, R603 021 000 004a 0000, R603 021 000 006a 0000, R603 021 000 007b 0000, R603 021 000 0194 0000, And R603 021 000 0195 0000 (7 Parcels Totaling 142+/- Acres Off Highway 278/Fording Island Road And Graves Road Known As Pepper Hall); From Rural And Community Commercial To Regional Commercial And Neighborhood Mixed Use.

Recommendation 2: Council deny Southern Beaufort County Zoning Map Amendment / Rezoning Request for R600 021 0002 0000, R600 021 000 0075 0000, R603 021 000 004a 0000, R603 021 000 004a 0000, R603 021 000 006a 0000, R603 021 000 007b 0000, R603 021 000 0194 0000, And R603 021 000 0195 0000 (7 parcels totaling 142+/- acres off Highway 278/Fording Island Road and Graves Road known as Pepper Hall) from Rural (R) and Rural with Transitional Overlay (R-To) Zoning District to Commercial Regional (CR) And Suburban (S).

3. Proposal for Development and Use of Crystal Lake Property as a Community Park by Friends of Crystal Lake Committee

Notification: To view video of full discussion of this meeting please visit http://beaufort.granicus.com/ViewPublisher.php?view_id=2

Discussion: This proposal is for the development and use of the Crystal Lake Property as a Community Park by Friends of the Crystal Lake Committee.

Motion: It was moved by Mr. Flewelling, seconded by Mr. McBride that Natural Resources Committee approves and recommends Council approve the proposal for the development and use of the Crystal Lake Property as a Community Park. The vote was: YEAS – Mr. Baer, Mr. Flewelling, Mr. McBride, Mr. Sommerville, Mr. Stewart, and Ms. Von Harten. ABSENT – Mr. Dawson. The motion passed.

Recommendation: Council approve the proposal for the development and use of the Crystal Lake Property as a Community Park.

4. Off Agenda - Executive Session / Discussion of Acquisition of Property

Notification: To view video of full discussion of this meeting please visit http://beaufort.granicus.com/ViewPublisher.php?view_id=2

Motion: It was moved by Ms. Von Harten, seconded by Mr. Flewelling, that Natural Resources Committee hear an off-agenda items regarding acquisition of property. The vote was: YEAS – Mr. Baer, Mr. Flewelling, Mr. McBride, Mr. Sommerville, Mr. Stewart, and Ms. Von Harten. ABSENT – Mr. Dawson. The motion passed.

Motion: It was moved by Mr. Flewelling, seconded by Ms. Von Harten that Natural Resources Committee go into executive session for the purpose of receiving information

regarding negotiations incident to proposed contractual arrangements and proposed purchase of property. The vote was: YEAS – Mr. Baer, Mr. Flewelling, Mr. McBride, Mr. Sommerville, Mr. Stewart, and Ms. Von Harten. ABSENT – Mr. Dawson. The motion passed.

INFORMATION ITEMS

5. Rail Trail Agreement – Friends of Spanish Moss

Notification: To view video of full discussion of this meeting please visit http://beaufort.granicus.com/ViewPublisher.php?view_id=2

Discussion: Committee member Brian Flewelling asked that this item be sent back to the Planning Committee before this Committee proceeds with any action. Mr. David Tedder informed Council that it is a time sensitive issue.

Mr. Tony Criscitiello, Division Director – Planning and Development, reviewed this item with the Committee. He reviewed the proposed agreement with the Committee which outlined the responsibilities pursuant to the Rail Trail Project.

Motion: It was moved by Mr. Flewelling, seconded by Mr. Baer, that Natural Resources Committee approves and recommends Council accept the Rail Trail Agreement subject to approval of the Master Plan being approved by the Planning Commission and County Council. The vote was: YEAS – Mr. Baer, Mr. Flewelling, Mr. McBride, Mr. Sommerville, Mr. Stewart, and Ms. Von Harten. ABSENT – Mr. Dawson. The motion passed.

Status: Council accept the Rail Trail Agreement following approval of the Master Plan being approved by both the Planning Commission and County Council.

6. Information / Discussion of County's Current Impact Fee Ordinance / Key Factors in Impact Fee Development

Notification: To view video of full discussion of this meeting please visit http://beaufort.granicus.com/ViewPublisher.php?view_id=2

Discussion: County Attorney Joshua Gruber asked that this item be removed from the agenda until a later meeting.

Status: This item will be discussed at a meeting in the future.

PUBLIC FACILITIES COMMITTEE

March 27, 2012

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

The Public Facilities Committee met on Tuesday, March 27, 2012 at 4:30 p.m., in the Executive Conference Room of the Administration Building, 100 Ribaut Road, Beaufort, South Carolina.

ATTENDANCE

Public Facilities Chairman Herbert Glaze, Vice Chairman Steve Baer, and members Gerald Dawson, Brian Flewelling, William McBride and Jerry Stewart. Non-committee member Rick Caporale present.

County staff: Bryan Hill, Deputy County Administrator; David Starkey, Chief Financial Officer; Josh Gruber, Staff Attorney; Rob McFee, Division Director – Engineering and Infrastructure; Airports Board: Bob Klink, County Engineer; Colin Kinton, Transportation/Traffic Engineer; Dave Thomas, Purchasing Director; and Ed Bellamy, Public Works Director.

Public: Joe Mazzei, Airports Board Chairman; Judy Elder, Talbert & Bright; and Duncan O'Quinn, O'Quinn Marine Construction.

Media: Joe Croley, Hilton Head Island-Bluffton Chamber of Commerce.

Mr. Glaze chaired the meeting.

ACTION ITEMS

1. Cost-Sharing Agreement with MCAS Beaufort for Perryclear Drive, Beaufort

Notification: To view video of full discussion of this meeting please visit http://beaufort.granicus.com/ViewPublisher.php?view_id=2

Discussion: Mr. Bryan Hill, Deputy County Administrator, reported that representatives of MCAS Beaufort have requested the County consideration an extension of the Easement Agreement for maintenance of Perryclear Drive. The bridge would need to be repaired within five to eight years. The cost would range from \$800,000 to \$1,000,000.

Motion: It was moved by Mr. Dawson, seconded by Mr. Flewelling, that Committee approve and recommend that Council authorize the County Administrator to formally request a cost-sharing agreement with MCAS Beaufort for maintenance of Perryclear Drive. The vote was: FOR - Mr. Baer, Mr. Dawson, Mr. Flewelling, Mr. Glaze, Mr. McBride and Mr. Stewart. The motion passed.

Recommendation: Council authorize the County Administrator to formally request a cost-sharing agreement with MCAS Beaufort for maintenance of Perryclear Drive.

2. Emergency Demolition and Removal of Huspah Creek Railroad Trestle

Notification: To view video of full discussion of this meeting please visit http://beaufort.granicus.com/ViewPublisher.php?view_id=2

Discussion: Mr. Rob McFee, Division-Director Engineering and Infrastructure, reported that inspection of the railroad trestle at Huspah Creek has determined that the trestle is structurally unsound and beyond economical repair. Staff would come back to the committee with future plans to replace the facility as a fishing pier.

Motion: It was moved by Mr. Dawson, seconded by Mr. Stewart, that Committee recommend to Council approval of a contract award to Cape Romain Constructions, Inc., Wando, South Carolina, for the emergency demotion and removal of the Huspah Creek Railroad Trestle in the amount of \$397,250. The funding sources are account #11436-54456, Brickyard Point Boat Landing and account #11439-56000, FY 2009 General Contingency. The vote was: FOR - Mr. Baer, Mr. Dawson, Mr. Flewelling, Mr. Glaze, Mr. McBride and Mr. Stewart. The motion passed.

Recommendation: Council award a contract to Cape Romain Constructions, Inc., Wando, South Carolina, for the emergency demotion and removal of the Huspah Creek Railroad Trestle in the amount of \$397,250. The funding sources are account #11436-54456, Brickyard Point Boat Landing and account #11439-56000, FY 2009 General Contingency.

3. Acceptance of SCDOT / Federal Match Program Grant Offer in the amount of \$15 million for construction of the Bluffton Parkway 5A flyover bridges (pursuant to Transportation Advisory Group)

Notification: To view video of full discussion of this meeting please visit http://beaufort.granicus.com/ViewPublisher.php?view_id=2

Discussion: The committee was asked to accept the funds and to incorporate the Island West roadway as approved by the Transportation Advisory Group (BTAG). A lengthy discussion followed regarding the project and access to and completion of Hampton Parkway.

Mr. Stewart stressed concerns and wants to see how we are going to complete the project and see the details. He is concerned about the loss of median cuts and deceleration lanes to residents of developments along US 278.

Mr. Hill will make sure Council has all the maps prior to the next council meeting to help make decisions.

Mr. David Beaty, an engineer with Florence & Hutcheson, Inc. described more details of the project. He said landscaping could be added to the plans and other aesthetics could be added as Council wishes prior to going to construction. The contract could go to bid in two months and would need two months for the contractors to review the project before bidding.

Mr. Baer said his constituents have no worries that the flyover will be ugly.

Motion: It was moved by Mr. Flewelling, seconded by Mr. Stewart, that Committee approve and recommend to Council authorizing the County Administrator to accept the SCDOT Highway Commission grant offer of \$15,000,000 from the Federal Match Program for the construction of the Bluffton Parkway 5A Flyover Project as described in the approved grant application. The vote was: FOR - Mr. Baer, Mr. Dawson, Mr. Flewelling, Mr. Glaze, Mr. McBride and Mr. Stewart. The motion passed.

Recommendation #1: Council authorize the County Administrator to accept the SCDOT Highway Commission grant offer of \$15,000,000 from the Federal Match Program for the construction of the Bluffton Parkway 5A Flyover Project as described in the approved grant application.

Motion: It was moved by Mr. Flewelling, seconded by Mr. Stewart, that Committee approve and recommend to Council adoption of the Transportation Advisory Group (BTAG) recommendation to include the US 278 Frontage Road at Island West as an eligible one cent sales tax project with a proposed funding allocation of \$800,000. The vote was: FOR - Mr. Baer, Mr. Dawson, Mr. Flewelling, Mr. Glaze, Mr. McBride and Mr. Stewart. The motion passed.

Recommendation #2: Council adopt of the Transportation Advisory Group (BTAG) recommendation to include the US 278 Frontage Road at Island West as an eligible one cent sales tax project with a proposed funding allocation of \$800,000.

4. Consideration of Reappointments and Appointments - Airports Board

Motion: It was moved by Mr. Flewelling, seconded by Mr. McBride, that Committee nominate of Mr. Richard Sells, representing Hilton Head Island Town Council, to serve as a member of the Airports Board. The vote was: FOR - Mr. Baer, Mr. Dawson, Mr. Flewelling, Mr. Glaze, Mr. McBride and Mr. Stewart. The motion passed.

Recommendation: Committee nominate Mr. Richard Sells, representing Hilton Head Island Town Council, to serve as a member of the Airports Board.

Motion: It was moved by Mr. Flewelling (on behalf of Mr. Sommerville), seconded by Mr. McBride, that Committee nominate Mr. Robert Jepson, representing close proximity to Beaufort County (Lady's Island) Airport to serve a member of the Airports Board. The vote was: FOR - Mr. Baer, Mr. Dawson, Mr. Flewelling, Mr. Glaze, Mr. McBride and Mr. Stewart. The motion passed.

Recommendation: Committee nominate Robert Jepson, representing close proximity to the Beaufort County (Lady's Island) Airport, to serve as a member of the Airports Board to serve as a member of the Airport Board.

Motion: It was moved by Mr. Flewelling (on behalf of Ms. Von Harten), seconded by Mr. McBride, that Committee nominate Mr. Michael Nash, representing close proximity to

Beaufort County (Lady’s Island) Airport to serve a member of the Airports Board. The vote was: FOR – Mr. Baer, Mr. Dawson, Mr. Flewelling, Mr. Glaze, Mr. McBride and Mr. Stewart. The motion passed.

Recommendation: Committee nominate Mr. Michael Nash, representing close proximity to the Beaufort County (Lady’s Island) Airport, to serve as a member of the Airports Board.

INFORMATION ITEMS

5. Meeting of Public Facilities and County Transportation Committees

Notification: To view video of full discussion of this meeting please visit http://beaufort.granicus.com/ViewPublisher.php?view_id=2

Discussion: Mr. Rob McFee, Division-Director Engineering and Infrastructure, gave an update on the Beaufort County Dirt Road Paving Programs, the “C” Program. He explained that the County Transportation Committee (CTC) which, in part, along with the motorized vehicle fee (TAG funds), are funding the projects, gives the authority to decide which projects will be constructed or improved. He presented the history of the achievements since the program started in 1993 with 316 dirt roads being paved and 125 roads being resurfaced. The Road Paving Programs FY 2009/10 – 2012/13 Contract # 43 consists of: Middlefield Circle, Jasmine Hall Road, Ballpark Road and Stanley Road. FY Road Paving Programs 2009/10 – 2012/13 Contract #44 consists of: Pritchard Street, Fishhaul Road, Jessica Drive, Ned Court and Forman Hill Road. FY Road Paving Programs 2009/10 – 2012/13 Contract #46 consists of: Halifax Drive, First Coleman Road, Queens Road, Cee Cee Road and Inglewood Circle. Most of the construction to these roads are completed and others still under construction.

Mr. Dawson asked what would be the timeframe of the projects. Mr. McFee stated that the project estimated timeframe for completion would be about 15 years. Mr. McFee also explained that there are communities that request that some roads not be paved and that these roads are improved by putting down rocks instead of paving.

6. Hilton Head Island Airport Master Plan Phase I Implementation Schedule

Notification: To view video of full discussion of this meeting please visit http://beaufort.granicus.com/ViewPublisher.php?view_id=2

Discussion: Committee received a briefing on the Hilton Head Airport Phase I Implementation Schedule.

Mr. Baer offered several objections to the plan through a power point chart presentation. He disagrees with proceeding with an acceleration plan and that “taxpayers will end up footing the bill.” He said alternate plans for airport size have been ignored and that public sympathy is not as wide as stated by consultants. He said there will be “community actions” that will cause more delay and objects to advancing any money for the plan as he said it puts county funds at

risk. He does not want to accept the FAA's precondition that the County proceed with condemnation.

Mr. Glaze asked for more clarity regarding condemnation. Mr. Stewart asked if approval was needed for proceeding with the condemnations. Mr. Glaze reminded the group that the update was presented for information only. A contract will be developed for proceeding and will be brought back to the committee for review and approval.

Mr. Baer said the acceleration was not given a high priority at the retreat and neither did the proposal for a joint airport in Jasper County. Since both were equal, why is the acceleration plan getting more staff attention?

Mr. Hill said our goal is to complete the master plan. Mr. Andres, Airports Director, and his team have done a good job.

Mr. Rodman said it can always come back up for discussion. Jerry said it would be presumptuous for us to ask Jasper County to move ahead as they are moving at their own rate.

7. US Highway 278 Barrier Wall

Notification: To view video of full discussion of this meeting please visit http://beaufort.granicus.com/ViewPublisher.php?view_id=2

Discussion: Mr. Glaze requested to have a motion given on an off-item agenda of the Highway 278 Barrier Walls added to the agenda.

Motion: It was moved by Mr. McBride, seconded by Mr. Flewelling, that Committee hear an off-agenda item regarding the US Highway 278 barrier wall. The vote was: FOR - Mr. Baer, Mr. Dawson, Mr. Flewelling, Mr. Glaze, Mr. McBride and Mr. Stewart. The motion passed.

Discussion: Mr. Rob McFee, Division-Director Engineering and Infrastructure, made a slide presentation showing some aesthetic treatments on the US 278 widening project. He showed some items he referred to as 'not a standard wall.' An attractive wall will cost about \$250,000 more than a standard wall. It will run from the 170 intersection to the Hampton Pkwy connection. SCDOT partners want to know the County's preference.

Motion: It was moved by Mr. Flewelling, seconded by Mr. McBride, that Committee recommend Council pursue the attractive wall with an associated cost estimate of \$250,000. The vote was: FOR - Mr. Flewelling. OPPOSED - Mr. Dawson and Mr. McBride. ABSTAIN – Mr. Baer. The motion failed.