

COUNTY COUNCIL OF BEAUFORT COUNTY  
 ADMINISTRATION BUILDING  
 100 RIBAUT ROAD  
 POST OFFICE DRAWER 1228  
 BEAUFORT, SOUTH CAROLINA 29901-1228  
 TELEPHONE: (843) 255-1000  
 FAX: (843) 255-9401  
 www.bcgov.net

D. PAUL SOMMERVILLE  
 CHAIRMAN

STEWART H. RODMAN  
 VICE CHAIRMAN

COUNCIL MEMBERS

CYNTHIA M. BENSCH  
 RICK CAPORALE  
 GERALD DAWSON  
 BRIAN E. FLEWELLING  
 STEVEN G. FOBES  
 WILLIAM L. MCBRIDE  
 GERALD W. STEWART  
 ROBERTS "TABOR" VAUX, JR.  
 LAURA L. VON HARTEN

GARY KUBIC  
 COUNTY ADMINISTRATOR

JOSHUA A. GRUBER  
 DEPUTY COUNTY ADMINISTRATOR  
 SPECIAL COUNSEL

SUZANNE M. RAINEY  
 CLERK TO COUNCIL

AGENDA  
 COUNTY COUNCIL OF BEAUFORT COUNTY  
 Monday, October 13, 2014  
 4:00 p.m.  
 Council Chambers  
 Administration Building, Government Center  
 100 Ribaut Road, Beaufort

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.
  - A. Discussion of Consent Agenda
  - B. Discussion is not limited to agenda items
  - C. Executive Session
    1. Discussion of negotiations incident to proposed contractual arrangements and proposed purchase of property
    2. Receipt of legal advice for pending or threatened claims
2. REGULAR MEETING - 5:00 P.M.
3. CALL TO ORDER
4. PLEDGE OF ALLEGIANCE
5. INVOCATION – Councilman Gerald Dawson
6. PROCLAMATIONS
  - A. Penn Center Heritage Days Celebration Week  
 Mr. Linda Jenkins, Day-to-Day Coordinator, Penn Center National Historic Landmark District
  - B. Veterans Day  
 Mr. Carl Wedler, Veterans Affairs Director
7. BOARD AND COMMISSION MEMBERS’ PUBLIC SERVICE RECOGNITION ([backup](#))
 

Jennifer Bihl, Planning Commission  
 Douglas Brown, Library Board of Trustees  
 Pete Buchanan, Airports Board  
 Elizabeth Camputaro, Library Board of Trustees  
 Patsy Hand, Library Board of Trustees  
 Janice Johnson, Rural and Critical Lands Preservation Review Board  
 Michelle Knoll, Historic Preservation Review Board



Mary Rivers LeGree, Planning Commission  
Thelma Lewis, B/J Economic Opportunity Commission  
Ronald Petit, Planning Commission  
Ross Sanders, Airports Board  
Gerald H. Schulze, Beaufort Memorial Hospital Board  
John Tuckwiller, Construction Adjustments and Appeals Board  
John Youmans, Stormwater Management Utility Board

8. ADMINISTRATIVE CONSENT AGENDA

- A. Approval of Minutes – September 22, 2014 ([backup](#))
- B. Receipt of County Administrator’s Three-Week Progress Report ([backup](#))
- C. Receipt of Deputy County Administrator’s/Special Counsel Three-Week Progress Report ([backup](#))
- D. Committee Reports (next meeting)
  - 1. Community Services (October 27 at 2:00 p.m., Hilton Head Island Branch Library)
    - a. Minutes – September 22, 2014 ([backup](#))
  - 2. Executive (December 8 at 2:00 p.m., ECR)
  - 3. Finance (October 20 at 2:00 p.m., BIV #3)
    - a. Minutes – September 22, 2014 ([backup](#))
    - b. Minutes – September 15, 2014 ([backup](#))
  - 4. Governmental (November 3 at 4:00 p.m., ECR)
    - a. Minutes – September 16, 2014 ([backup](#))
    - b. Minutes – September 2, 2014 ([backup](#))
  - 5. Natural Resources (November 3 at 2:00 p.m., ECR)
  - 6. Public Facilities (October 20 at 4:00 p.m., BIV #3)
    - a. Minutes – September 15, 2014 ([backup](#))
- E. Appointments to Boards and Commissions ([backup](#))

9. PUBLIC COMMENT

10. DELINQUENT TAX SALE 2014 REPORT

Mr. Doug Henderson, County Treasurer  
Mrs. Maria Walls, Deputy County Treasurer

11. CONSENT AGENDA

- A. AN ORDINANCE AUTHORIZING THE EXECUTION OF A QUITCLAIM DEED FOR PIN DROP LANE, BEAUFORT ([backup](#))
  - 1. Consideration of second reading to occur October 13, 2014
  - 2. Announcement of public hearing – Monday, October 27, 2014, beginning at 6:00 p.m. in the large meeting room of the Hilton Head Island Branch Library, 11 Beach City Road, Hilton Head Island
  - 3. First reading approved occurred September 22, 2014 / Vote 10:0
  - 4. Public Facilities Committee discussion and recommendation to approve occurred September 15, 2014 / Vote 6:0
- B. APPROVAL OF THREE BLUFFTON TOWNSHIP FIRE DISTRICT FY 2015-2019 STRATEGIC PLAN CAPITAL PROJECTS IN THE AMOUNT OF \$7,500,000 WITH AN ANNUAL DEBT SERVICE MILLAGE REQUIREMENT OF \$590,000,

WHICHEQUATES TO 1.35 MILLS AT THE DISTRICT'S CURRENT MILL VALUE,  
AND THE USE OF IMPACT FEES TO OFFSET THE MILLAGE REQUIREMENT

1. Project: Maintenance Facility (building and site work) ([backup](#))  
Project cost: \$2,000,000  
Funding source: Debt Service General Obligation Bonds over 20 years
2. Project: Fire Engine Fleet Replacement ([backup](#))  
Project cost: \$4,000,000  
Funding source: Debt Service General Obligation Bonds over 15 years
3. Project: Training Facility / Area (building and site work) ([backup](#))  
Project cost: \$1,500,000  
Funding source: Debt Service General Obligation Bonds over 20 years
4. Governmental Committee discussion and recommendation to approve occurred October 6, 2014 / Vote 6:1

C. SOUTHERN BEAUFORT COUNTY PLANNED UNIT DEVELOPMENT (PUD)  
AMENDMENT FOR OSPREY POINT (R603-013-000-0006-0000) (119.75 ACRES  
ALONG S.C. HIGHWAY 170, BLUFFTON) ([backup](#))

1. Consideration of first reading approval to occur October 13, 2014
2. Natural Resources Committee discussion and recommendation to approve occurred October 9, 2014 / Vote 6:0
3. Development Agreement Subcommittee discussion occurred October 7, 2014
4. Development Agreement Subcommittee discussion occurred September 16, 2014
5. Development Agreement Subcommittee discussion occurred September 10, 2014
6. Development Agreement Subcommittee discussion occurred May 7, 2014

D. AN ORDINANCE OF THE COUNTY OF BEAUFORT, SOUTH CAROLINA, TO  
APPROVE A FIRST AMENDMENT TO THE DEVELOPMENT AGREEMENT (OSPREY  
POINT) BETWEEN BEAUFORT COUNTY AND BANK OF THE OZARKS AS  
SUCCESSOR IN INTEREST TO LCP III, LLC PURSUANT TO SECTION 6-31-30 OF  
THE *CODE OF LAWS OF SOUTH CAROLINA*, 1976, AS AMENDED ([backup](#))

1. Consideration of first reading approval to occur October 13, 2014
2. Announcement of public hearing – Monday, October 27, 2014 beginning at 6:00 p.m., in the Large Meeting Room, Hilton Head Island Branch Library, 11 Beach City Road, Hilton Head Island (Public Hearing 1 of 2)
3. Natural Resources Committee discussion and recommendation to approve occurred October 9, 2014 / Vote 6:0
4. Development Agreement Subcommittee discussion occurred October 7, 2014
5. Development Agreement Subcommittee discussion occurred September 16, 2014
6. Development Agreement Subcommittee discussion occurred September 10, 2014
7. Development Agreement Subcommittee discussion occurred May 7, 2014

E. CRYSTAL LAKE PRESERVE PARK PHASE 2-B IMPROVEMENTS, LADY'S ISLAND  
([backup](#))

1. Contact award: J. R. Wilson Construction Company, Inc., Varnville, South Carolina
2. Contract amount: \$292,417
3. Funding source: Unrestricted Rural and Critical Land Preservation Fund, #45000011-54411, Crystal Lake Park
4. Natural Resources Committee discussion and recommendation to approve occurred October 9, 2014 / Vote 5:1

- F. TEXT AMENDMENT TO ZONING AND DEVELOPMENT STANDARDS ORDINANCE (ZDSO), APPENDIX H (COMMERCIAL FISHING VILLAGE OVERLAY DISTRICT), SECTION 5, DEVELOPMENT STANDARDS (AMEND TO REGULATE THE OFF-LOADING, PACKING, AND TRANSPORTING OF CANNONBALL JELLYFISH) ([backup](#))
  - 1. Consideration of first reading approval to occur October 13, 2014
  - 2. Natural Resources Committee discussion and recommendation to approve occurred October 9, 2014 / Vote 7:0

12. NEW BUSINESS

- A. DISCUSSION OF FUNDING FOR THE LOWCOUNTRY ECONOMIC ALLIANCE

13. PUBLIC HEARING – 6:00 P.M.

- A. AN ORDINANCE AUTHORIZING THE ISSUANCE OF NOT EXCEEDING \$21,000,000 AGGREGATE PRINCIPAL AMOUNT OF HOSPITAL REVENUE BONDS (BEAUFORT MEMORIAL HOSPITAL) SERIES 2014; AUTHORIZING THE EXECUTION AND DELIVERY OF A BOND PURCHASE AND LOAN AGREEMENT; AUTHORIZING PROPER OFFICERS TO DO ALL THINGS NECESSARY OR ADVISABLE; AND OTHER MATTERS INCIDENTAL THERETO ([backup](#))
  - 1. Consideration of second reading to occur October 13, 2014
  - 2. First reading approved occurred September 22, 2014 / Vote 10:0
  - 3. Finance Committee discussion and recommendation to approve occurred September 15, 2014 / Vote 6:0

14. PUBLIC COMMENT

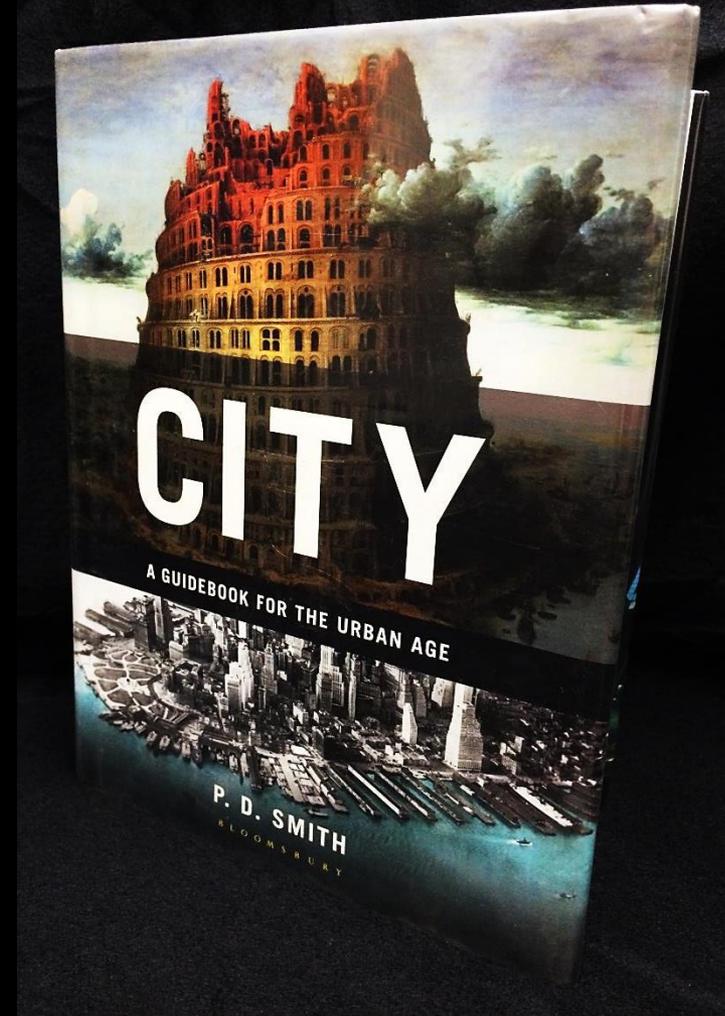
15. ADJOURNMENT

THIS RECOGNITION EMBLEM  
IS PLACED IN THIS BOOK IN  
APPRECIATION FOR THE  
VOLUNTEER SERVICES OF



**Jennifer Bihl**

Planning Commission  
February 2013 - July 2014

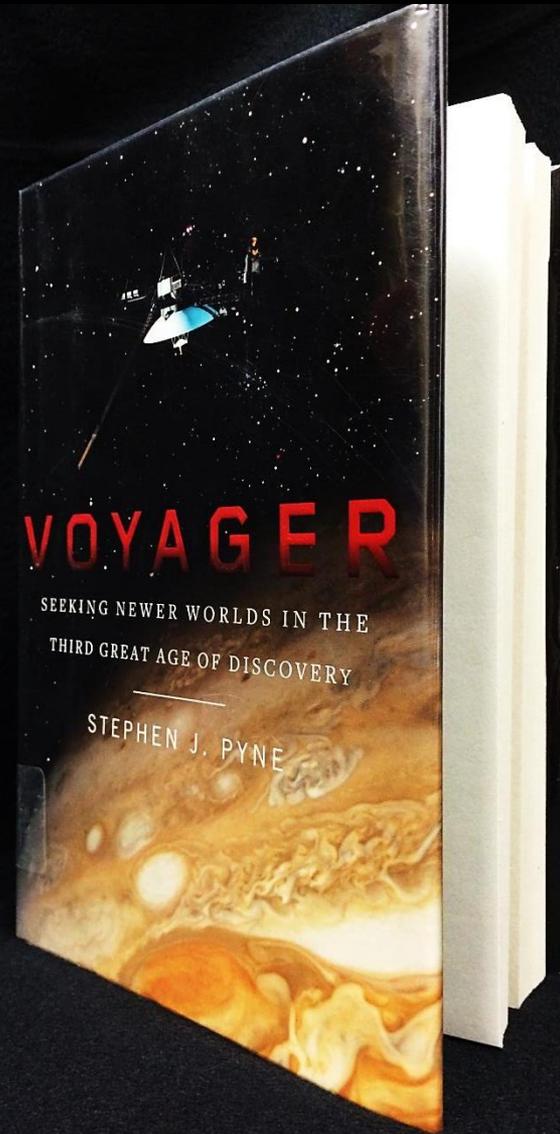


THIS RECOGNITION EMBLEM  
IS PLACED IN THIS BOOK IN  
APPRECIATION FOR THE  
VOLUNTEER SERVICES OF



**Douglas Brown**

**Library Board of Trustees  
November 2011 to February 2014**

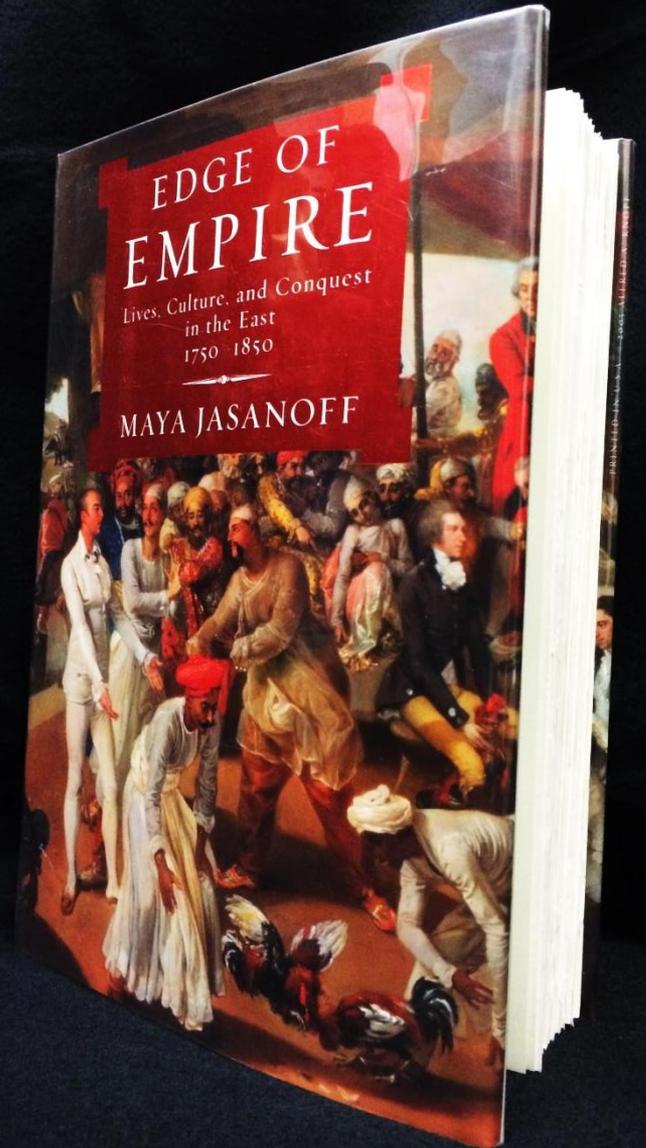


THIS RECOGNITION EMBLEM  
IS PLACED IN THIS BOOK IN  
APPRECIATION FOR THE  
VOLUNTEER SERVICES OF



**Pete Buchanan**

**Airports Board  
January 1998 to February 2014**

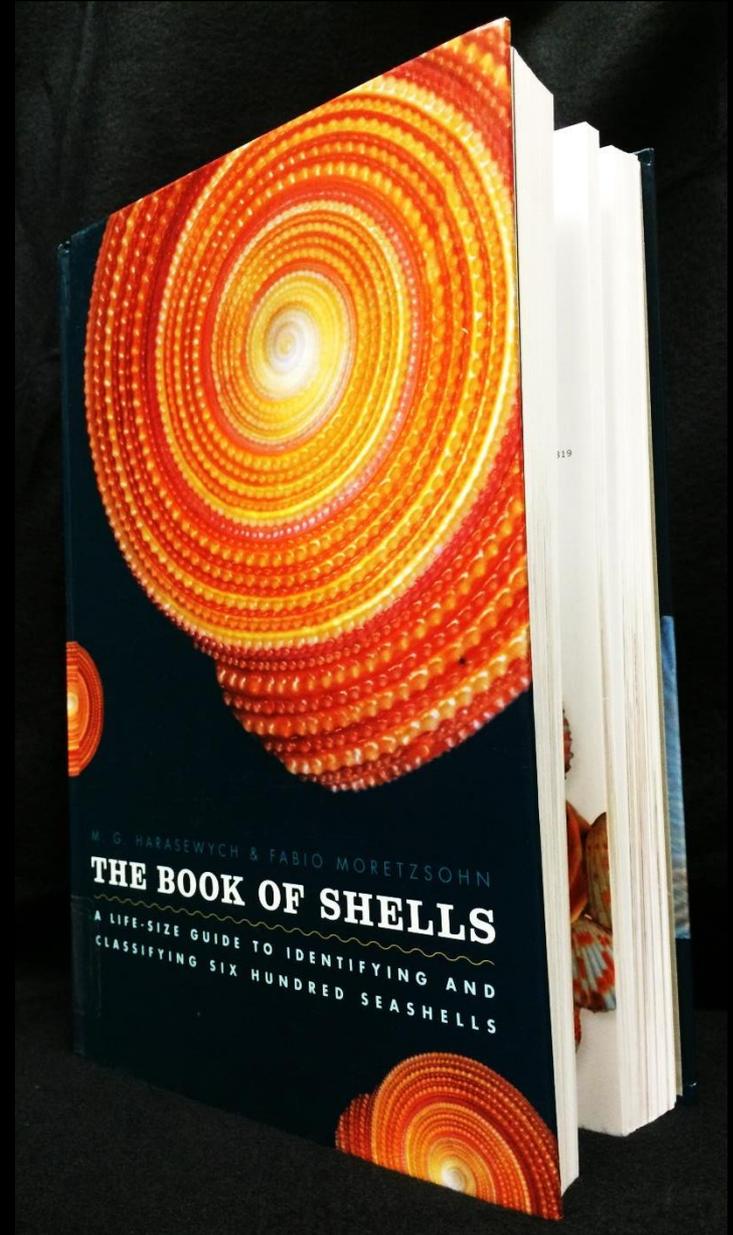


THIS RECOGNITION EMBLEM  
IS PLACED IN THIS BOOK IN  
APPRECIATION FOR THE  
VOLUNTEER SERVICES OF



**Elizabeth Camputaro**

**Library Board of Trustees  
September 2013 to April 2014**

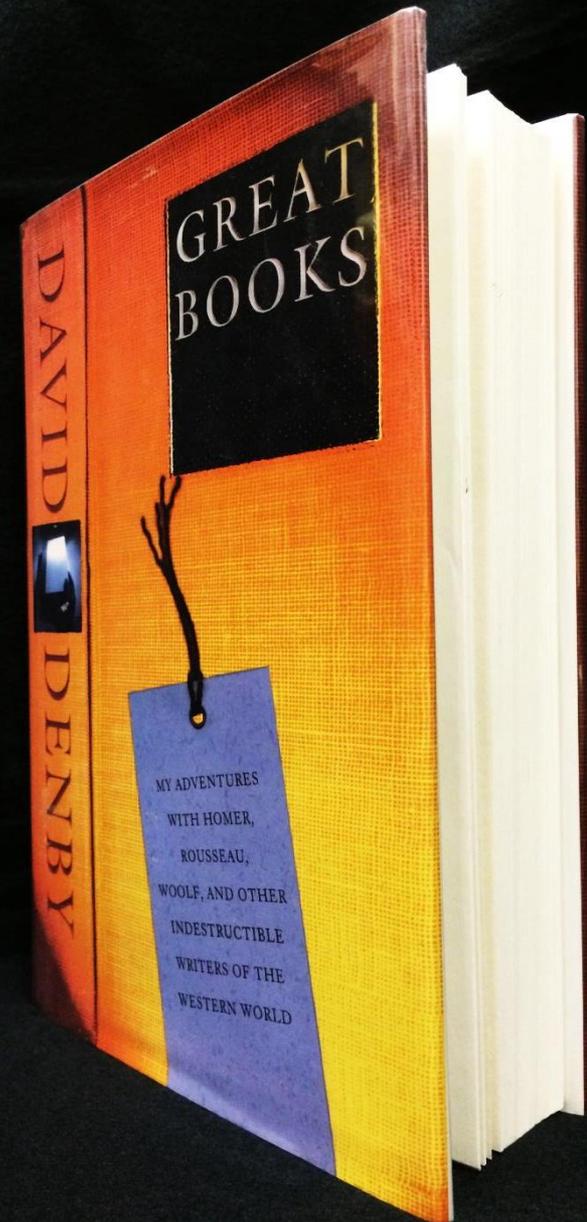


THIS RECOGNITION EMBLEM  
IS PLACED IN THIS BOOK IN  
APPRECIATION FOR THE  
VOLUNTEER SERVICES OF



**Patsy Hand**

**Library Board of Trustees  
August 2004 to February 2014**

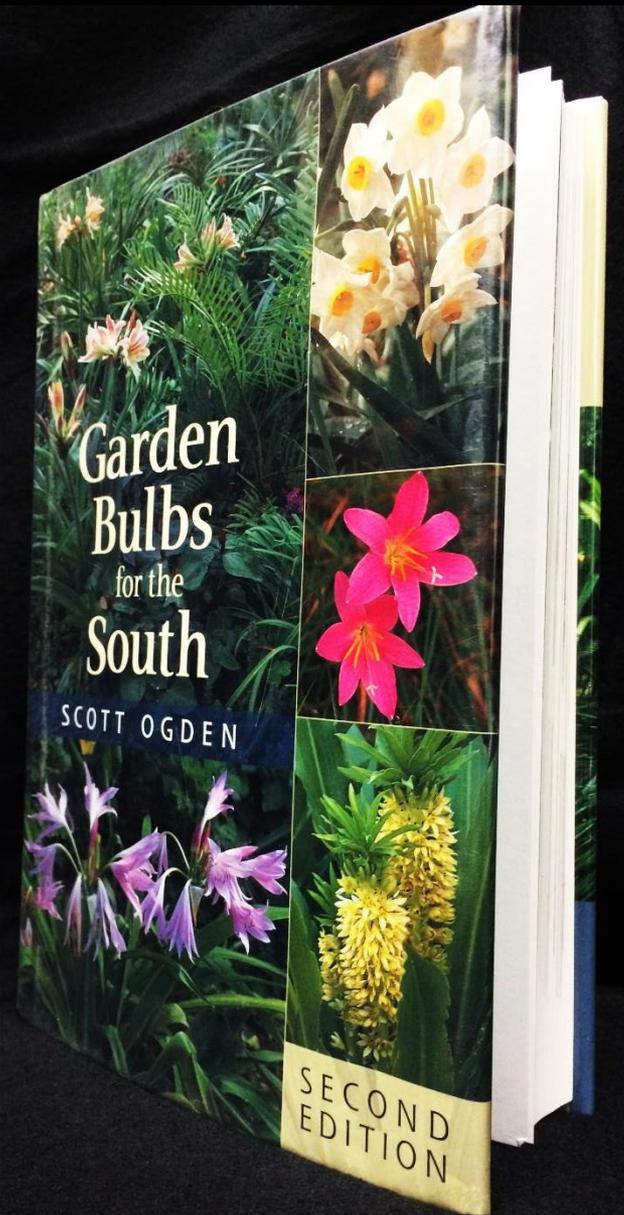


THIS RECOGNITION EMBLEM  
IS PLACED IN THIS BOOK IN  
APPRECIATION FOR THE  
VOLUNTEER SERVICES OF



**Janice Johnson**

Rural and Critical Lands  
Preservation Review Board  
February 2009 to November 2013

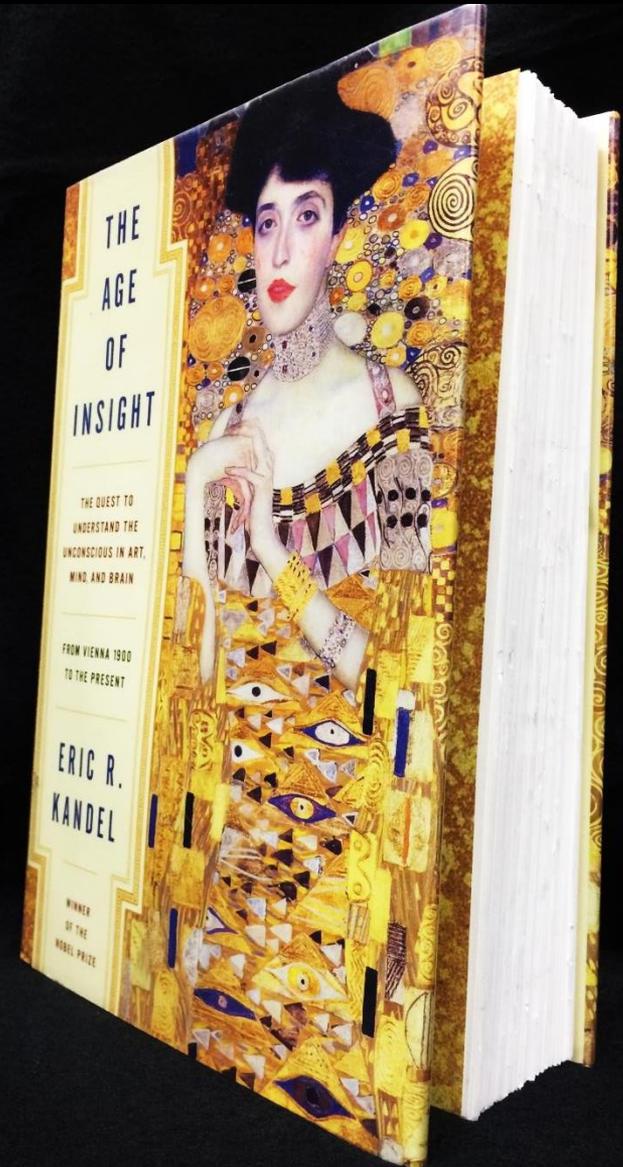


THIS RECOGNITION EMBLEM  
IS PLACED IN THIS BOOK IN  
APPRECIATION FOR THE  
VOLUNTEER SERVICES OF



**Michele Knoll**

**Historic Preservation  
Review Board  
February 2013 to June 2014**

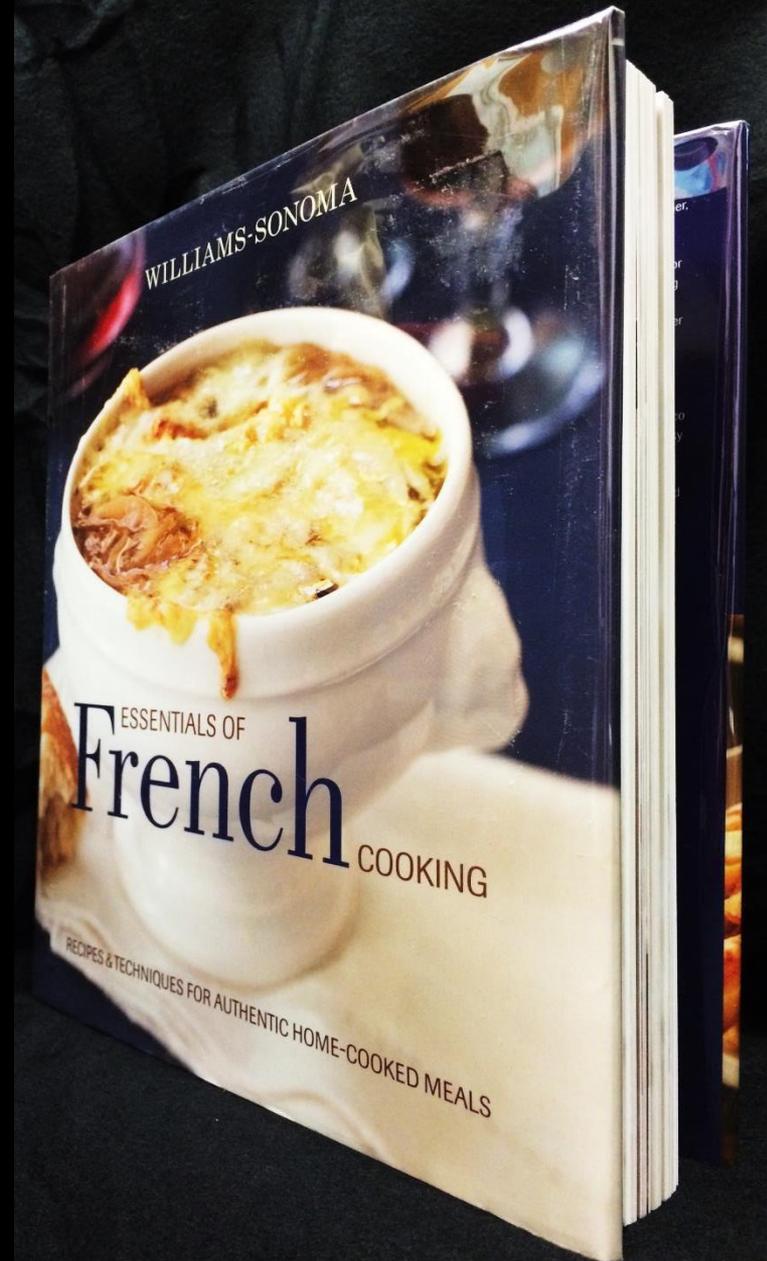


THIS RECOGNITION EMBLEM  
IS PLACED IN THIS BOOK IN  
APPRECIATION FOR THE  
VOLUNTEER SERVICES OF



**Mary Rivers LeGree**

**Planning Commission  
August 2006 to February 2014**

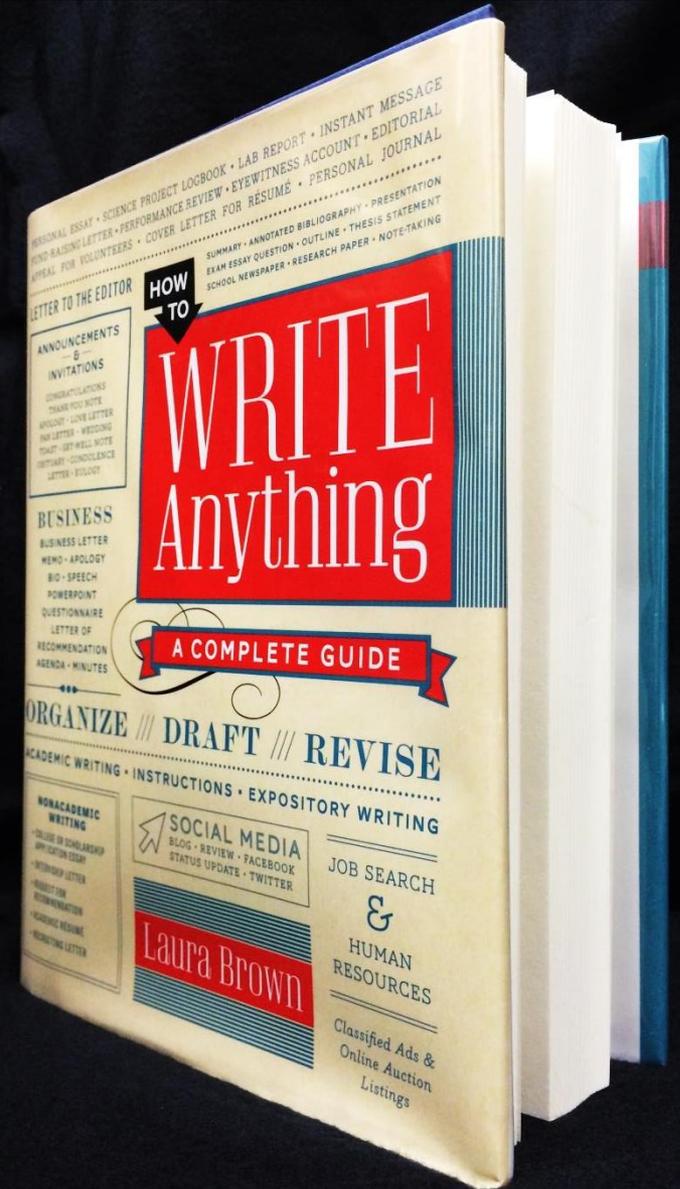


THIS RECOGNITION EMBLEM  
IS PLACED IN THIS BOOK IN  
APPRECIATION FOR THE  
VOLUNTEER SERVICES OF



**Thelma Lewis**

Beaufort Jasper  
Economic Opportunity  
Commission  
March 2005 to May 2014

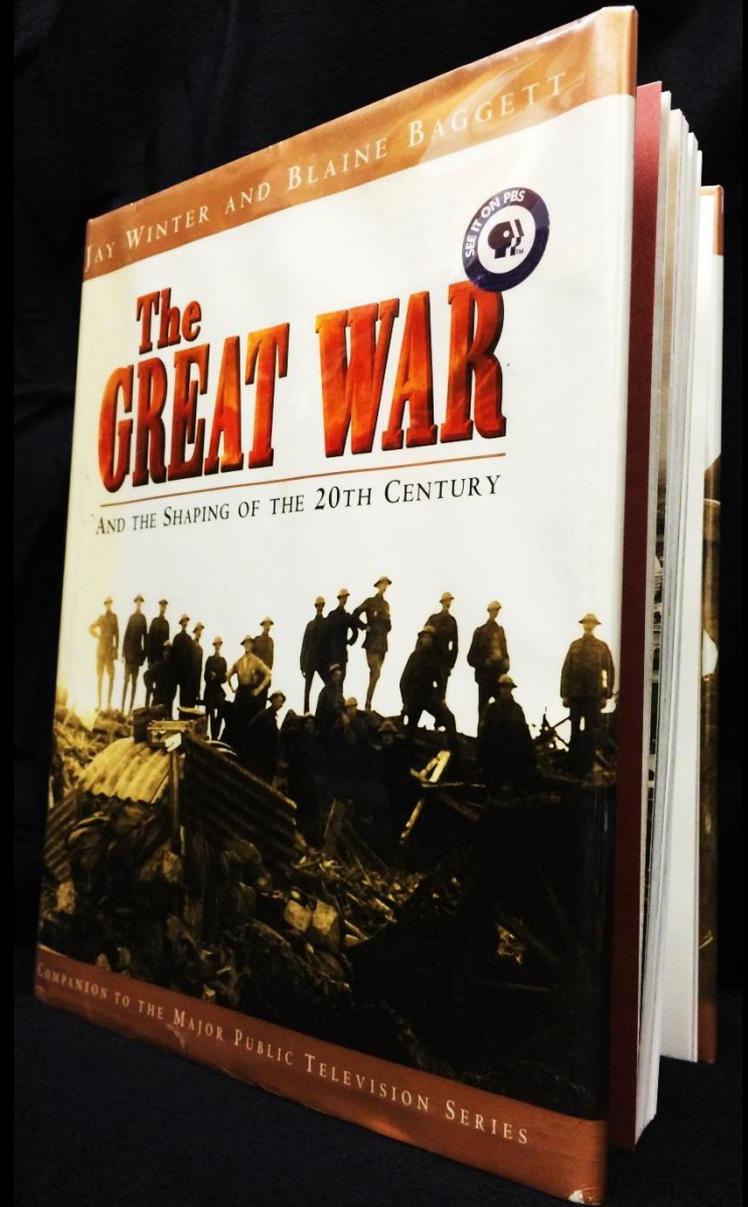


THIS RECOGNITION EMBLEM  
IS PLACED IN THIS BOOK IN  
APPRECIATION FOR THE  
VOLUNTEER SERVICES OF



**Ronald Petit**

Planning Commission  
February 2005 to April 2014

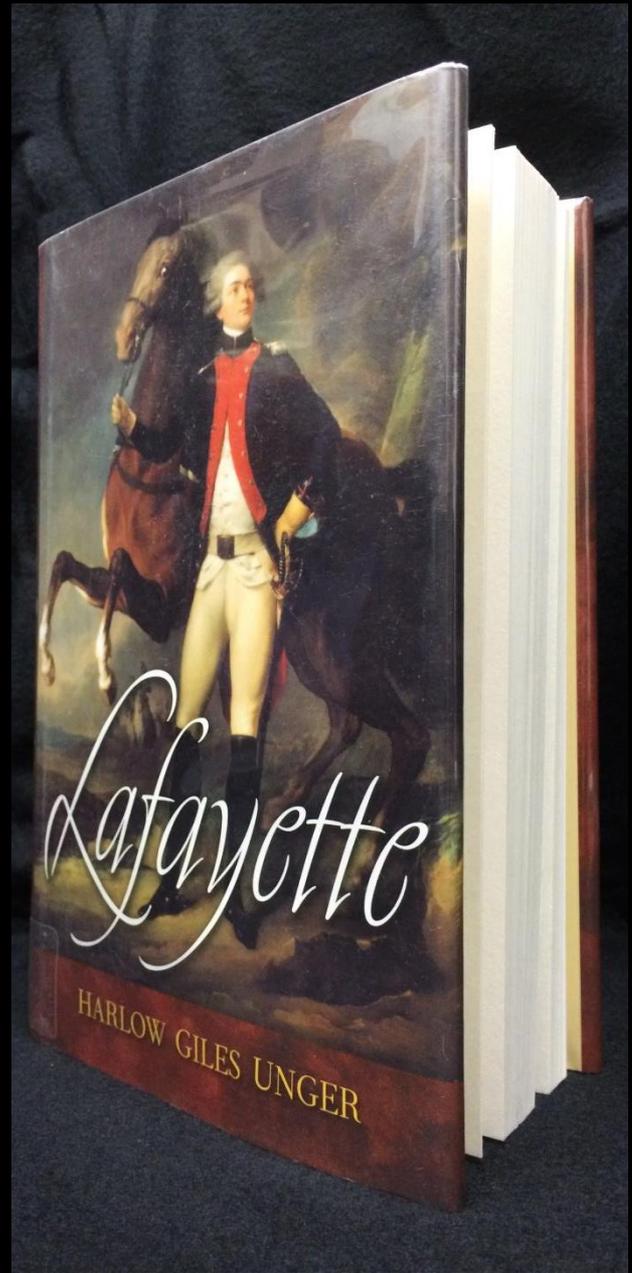


THIS RECOGNITION EMBLEM  
IS PLACED IN THIS BOOK IN  
APPRECIATION FOR THE  
VOLUNTEER SERVICES OF



**Ross Sanders**

**Airports Board  
May 2006 to April 2014**

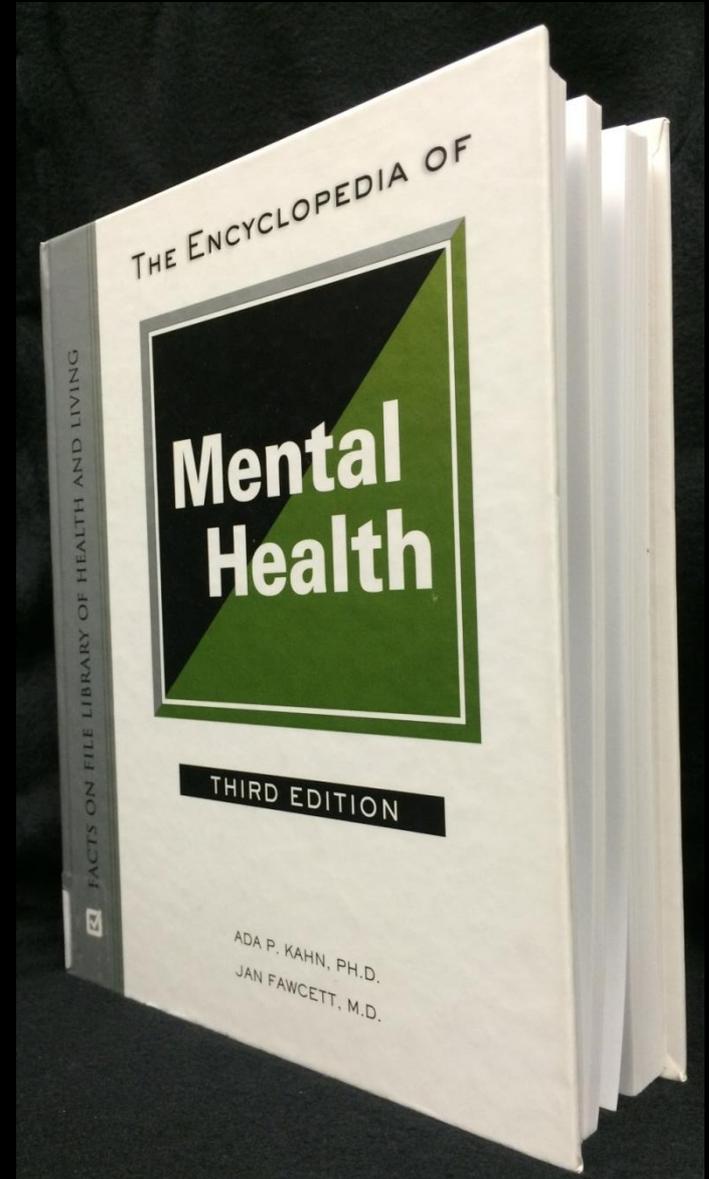


THIS RECOGNITION EMBLEM  
IS PLACED IN THIS BOOK IN  
APPRECIATION FOR THE  
VOLUNTEER SERVICES OF



**Gerald H. Schulze**

**Beaufort Memorial Hospital Board  
February 2002 to February 2014**

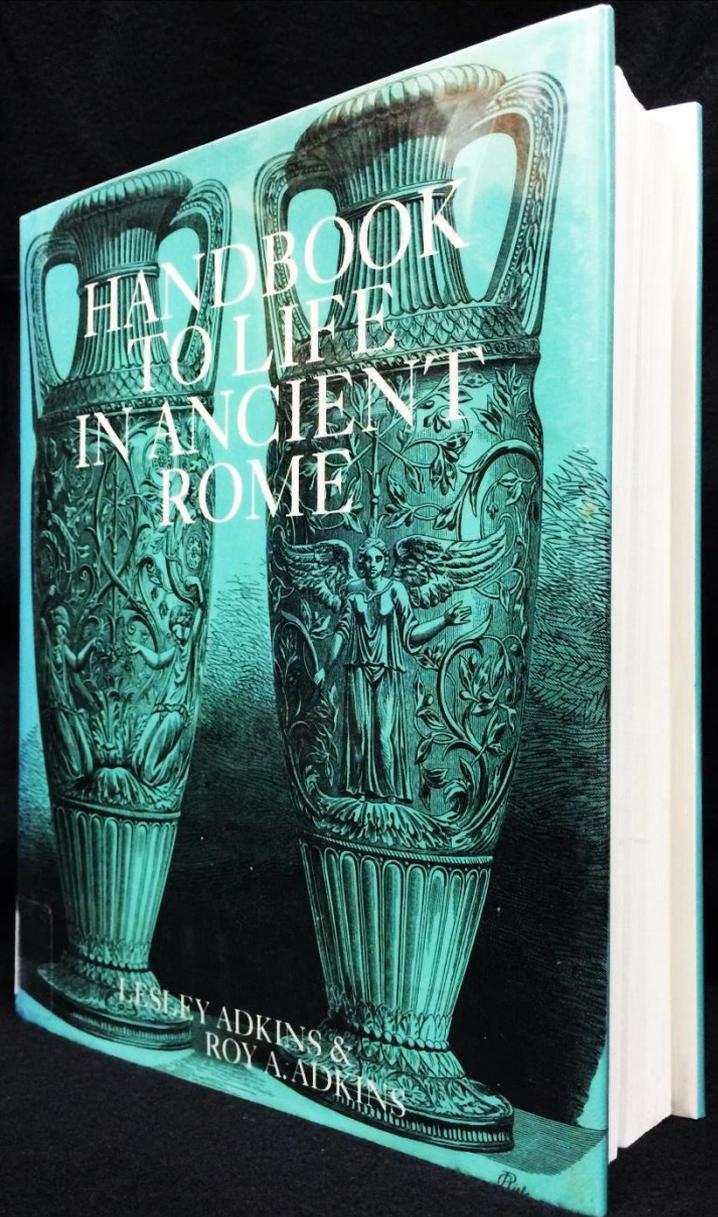


THIS RECOGNITION EMBLEM  
IS PLACED IN THIS BOOK IN  
APPRECIATION FOR THE  
VOLUNTEER SERVICES OF



**John Tuckwiller**

Construction Adjustments  
and Appeals Board  
March 2003 to February 2013



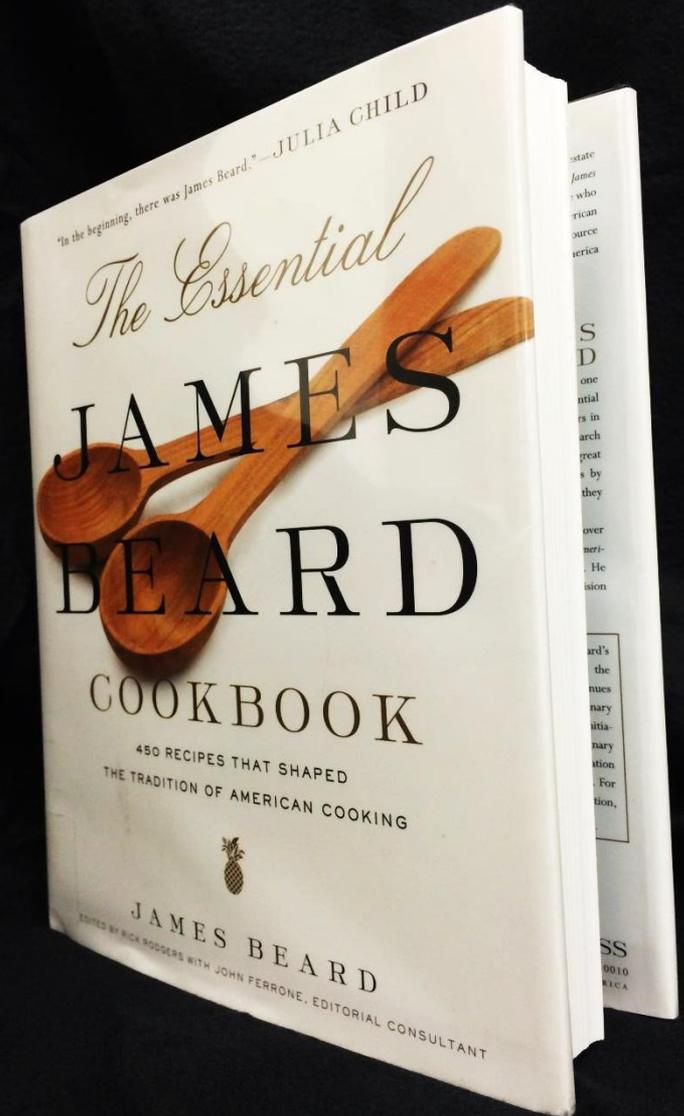
THIS RECOGNITION EMBLEM  
IS PLACED IN THIS BOOK IN  
APPRECIATION FOR THE  
VOLUNTEER SERVICES OF



**John Youmans**

**Stormwater Management  
Utility Board**

**April 2004 to October 2013**



Official Proceedings  
County Council of Beaufort County  
September 22, 2014

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

**CAUCUS**

A caucus of the County Council of Beaufort County was held Monday, September 22, 2014 beginning at 4:00 p.m., in the large meeting room of the Bluffton Branch Library, 120 Palmetto Way, Bluffton, South Carolina.

**ATTENDANCE**

Chairman D. Paul Sommerville, Vice Chairman Stewart Rodman and Councilmen Cynthia Bensch, Rick Caporale, Gerald Dawson, Brian Flewelling, Steven Fobes, William McBride, Gerald Stewart and Roberts "Tabor" Vaux. Laura Von Harten absent.

**PLEDGE OF ALLEGIANCE**

The Chairman led those present in the Pledge of Allegiance to the Flag.

**DISCUSSION ITEMS**

Council discussed removing item 9A, authorization to appropriate \$200,000 (\$190,000 financial contribution and \$10,000 membership dues) to the Lowcountry Economic Alliance, from the consent agenda.

**CALL FOR EXECUTIVE SESSION**

It was moved by Mr. McBride, seconded by Mrs. Bensch, that Council go immediately into executive session regarding the discussion of negotiations incident to proposed contractual arrangements and proposed purchase of property. The vote: YEAS - Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mr. McBride, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. ABSENT – Ms. Von Harten. The motion passed.

**EXECUTIVE SESSION**

**REGULAR SESSION**

The regular meeting of the County Council of Beaufort County was held Monday, September 22, 2014 beginning at 5:00 p.m., in the large meeting room of the Bluffton Branch Library, 120 Palmetto Way, Bluffton, South Carolina.

**ATTENDANCE**

Chairman D. Paul Sommerville, Vice Chairman Stewart Rodman and Councilmen Cynthia Bensch, Rick Caporale, Gerald Dawson, Brian Flewelling, Steven Fobes, William McBride, Gerald Stewart and Roberts “Tabor” Vaux. Laura Von Harten absent.

**PLEDGE OF ALLEGIANCE**

The Chairman led those present in the Pledge of Allegiance to the Flag.

**INVOCATION**

Councilwoman Cynthia Bensch gave the Invocation.

**PROCLAMATIONS**

**Water Quality Protection Week**

The Chairman proclaimed October 12 through October 18, 2014 as Water Quality Protection Week in Beaufort County. Mrs. Mary O’Neill, representing the Historic Bluffton Arts and Seafood Festival, accepted the proclamation.

**Archaeology Month**

The Chairman proclaimed October 2014 as Archaeology Month. Mrs. Natalie Hefter, representing the Coastal Discovery Museum, accepted the proclamation.

The Chairman passed the gavel to the Vice Chairman in order to receive the Administrative Consent Agenda.

**ADMINISTRATIVE CONSENT AGENDA**

**Review of Proceedings of the Regular Meeting held August 25, 2014**

This item comes before Council under the Administrative Consent Agenda.

It was moved by Mr. Flewelling, seconded by Mr. Fobes, that Council approve the minutes of the regular meeting held August 25, 2014. The vote: YEAS - Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. ABSTAIN – Mr. McBride. ABSENT – Ms. Von Harten. The motion passed.

**Review of Proceedings of the Regular Meeting held September 9, 2014**

This item comes before Council under the Administrative Consent Agenda.

It was moved by Mr. Fobes, seconded by Mrs. Bensch, that Council approve the minutes of the regular meeting held September 9, 2014. The vote: YEAS - Mrs. Bensch, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mr. McBride, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. ABSTAIN – Mr. Caporale. ABSENT – Ms. Von Harten. The motion passed.

**County Administrator’s Two-Week Progress Report**

This item comes before Council under the Administrative Consent Agenda.

Mr. Gary Kubic, County Administrator presented his Two-Week Progress Report, which summarized his activities from September 8, 2014 through September 19, 2014.

**Committee Reports**

**Natural Resources Committee**

This item comes before Council under the Administrative Consent Agenda.

**Planning Commission**

George Johnston

The vote: YEAS - Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mr. McBride, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. ABSENT – Ms. Von Harten. Mr. Johnston, representing Comprehensive Plan Planning Area Lady’s Island, was appointed to serve as a member of the Planning Commission after garnering the six votes required to appoint.

**Public Facilities Committee**

This item comes before Council under the Administrative Consent Agenda.

**Seabrook Point Special Purpose Tax District**

Mr. Dawson, as Chairman of the Public Facilities Committee, nominated Mr. Clifford Dey and Mr. Marvin Goodwin to serve as members of the Seabrook Point Special Purpose Tax District.

The Vice Chairman passed the gavel back to the Chairman in order to continue the meeting.

**ANNOUNCEMENT OF JOSHUA GRUBER, NEW DEPUTY COUNTY ADMINISTRATOR**

Mr. Gary Kubic, County Administrator, announced the promotion of Mr. Joshua Gruber, who will serve as the new Deputy County Administrator. He has served as County Attorney since May 2011. He holds a Bachelor of Arts in Political Science from Clemson University, Master of Public Administration from Georgia State University, and a Juris Doctor, Order of the Curia Honor Society, from Capital University Law School.

**PUBLIC COMMENT**

The Chairman recognized Mr. Robert Williams, a resident of Burton, who asked Council to reconsider the hours of operations of the convenience centers. He proposed the hours of 7:00 a.m. to 3:00 p.m., Monday through Friday and 7:00 a.m. to 5:00 p.m., Saturday and Sunday. This proposal will reduce hours from 84 to 60 hours or 24 hours.

Mr. Bill Evans, Board of Education Chairman, stated if we do not find a way to expand our tax base, the School District will continue to struggle with funding. He encouraged Council to work with others to develop a plan to get us to a place where we are truly expanding our tax base through economic development. He invited Council to attend an October 2, 2014 meeting to “Discuss the Effects of Act 388 on Municipalities, Schools and 6% and 10.5% Property Owners.”

**CONSENT AGENDA**

**A RESOLUTION MAKING APPLICATION TO THE STATE BUDGET AND CONTROL BOARD OF SOUTH CAROLINA FOR APPROVAL OF THE ISSUANCE BY BEAUFORT COUNTY, SOUTH CAROLINA, OF ITS HOSPITAL REVENUE BONDS (BEAUFORT MEMORIAL HOSPITAL) SERIES 2014, IN AN AGGREGATE PRINCIPAL AMOUNT OF NOT EXCEEDING \$21,000,000, PURSUANT TO THE PROVISIONS OF TITLE 44, CHAPTER 7, ARTICLE 11, CODE OF LAWS OF SOUTH CAROLINA, 1976, AS AMENDED**

This item comes before Council under the Consent Agenda. Discussion occurred at the September 15, 2014 meeting of the Finance Committee.

It was moved by Mr. Rodman, seconded by Mr. Fobes, that Council adopt a resolution making application to the State Budget and Control Board of South Carolina for approval of the issuance by Beaufort County, South Carolina, of its Hospital Revenue Bonds (Beaufort Memorial Hospital) Series 2014, in an aggregate principal amount of not exceeding \$21,000,000, pursuant to the provisions of Title 44, Chapter 7, Article 11, Code of Laws of South Carolina, 1976, as amended. The vote: YEAS - Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mr. McBride, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. ABSENT – Ms. Von Harten. The motion passed.

**AN ORDINANCE AUTHORIZING THE ISSUANCE OF NOT EXCEEDING \$21,000,000 AGGREGATE PRINCIPAL AMOUNT OF HOSPITAL REVENUE BONDS (BEAUFORT MEMORIAL HOSPITAL) SERIES 2014; AUTHORIZING THE EXECUTION AND DELIVERY OF A BOND PURCHASE AND LOAN AGREEMENT; AUTHORIZING PROPER OFFICERS TO DO ALL THINGS NECESSARY OR ADVISABLE; AND OTHER MATTERS INCIDENTAL THERETO**

This item comes before Council under the Consent Agenda. Discussion occurred at the September 15, 2014 meeting of the Finance Committee.

It was moved by Mr. Rodman, seconded by Mr. Fobes, that Council approve on first reading an ordinance authorizing the issuance of not exceeding \$21,000,000 aggregate principal amount of Hospital Revenue Bonds (Beaufort Memorial Hospital) Series 2014; authorizing the execution and delivery of a bond purchase and loan agreement; authorizing proper officers to do all things necessary or advisable; and other matters incidental thereto. The vote: YEAS - Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mr. McBride, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. ABSENT - Ms. Von Harten. The motion passed.

**TALBERT & BRIGHT WORK AUTHORIZATION AT HILTON HEAD ISLAND AIRPORT / HXD / PROJECT NO. 2119-1405, ENGINEERING AND PLANNING SERVICES FOR AIRFIELD STORMWATER MASTER PLAN PROJECT**

This item comes before Council under the Consent Agenda. Discussion occurred at the September 15, 2014 meeting of the Finance Committee.

It was moved by Mr. Rodman, seconded by Mr. Fobes, that Council approve Talbert and Bright work authorization for Project No. 2119-1405, Engineering and Planning Services for Airfield Stormwater Master Plan Project. The method of payment shall be in accordance with Article 6 of the contract. The work shall be performed in accordance with the Master Contract as a lump sum of \$47,376.00 including \$1,475.00 for expenses. Special services shall be performed on a not-to-exceed basis with a budget of \$113,850.00, which includes reimbursable expenses. For a total of \$162,701.00. The vote: YEAS - Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mr. McBride, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. ABSENT - Ms. Von Harten. The motion passed.

**TALBERT & BRIGHT WORK AUTHORIZATION AT HILTON HEAD ISLAND AIRPORT / HXD / PROJECT NO. 2119-1407, REMOVAL OF TREE OBSTRUCTIONS WITHIN THE 20:1 AND 30:1 APPROACHES TO RUNWAY 03 PROJECT**

This item comes before Council under the Consent Agenda. Discussion occurred at the September 15, 2014 meeting of the Finance Committee.

It was moved by Mr. Rodman, seconded by Mr. Fobes, that Council approve Talbert and Bright work authorization for Project No. 2119-1407, Removal of Tree Obstructions within the 20:1 and 30:1 Approaches to Runway 03 Project. The method of payment shall be in accordance with Article 6 of the Master Contract. The work shall be performed in accordance with the Master

Contract as a lump sum of \$177,828.47. The vote: YEAS - Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mr. McBride, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. ABSENT – Ms. Von Harten. The motion passed.

**CONDEMNATION OF THE EASEMENT FOR HONEYBEE ISLAND ROAD, DALE IN ORDER TO FACILITATE CONNECTION TO A COUNTY-OWNED PAVED ROAD**

This item comes before Council under the Consent Agenda. Discussion occurred at the September 15, 2014 meeting of the Public Facilities Committee.

It was moved by Mr. Rodman, seconded by Mr. Fobes, that Council approve the condemnation of the easement for Honeybee Island Road, Dale in order to facilitate connection to a county-owned paved road. The vote: YEAS - Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mr. McBride, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. ABSENT – Ms. Von Harten. The motion passed.

**DESIGNATION OF TROTTERS LOOP ROAD (LADY'S ISLAND) AS A PRIVATE ROAD**

This item comes before Council under the Consent Agenda. Discussion occurred at the September 15, 2014 meeting of the Public Facilities Committee.

It was moved by Mr. Rodman, seconded by Mr. Fobes, that Council designate Trotters Loop Road (Lady's Island) as a private road. The vote: YEAS - Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mr. McBride, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. ABSENT – Ms. Von Harten. The motion passed.

**DESIGNATION OF OLD POLOWANA ROAD (ST. HELENA ISLAND) AS A PRIVATE ROAD**

This item comes before Council under the Consent Agenda. Discussion occurred at the September 15, 2014 meeting of the Public Facilities Committee.

It was moved by Mr. Rodman, seconded by Mr. Fobes, that Council designate Old Polowana Road (St. Helena Island) as a private road. The vote: YEAS - Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mr. McBride, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. ABSENT – Ms. Von Harten. The motion passed.

**PURCHASE OF FUEL FROM MANSFIELD OIL COMPANY**

This item comes before Council under the Consent Agenda. Discussion occurred at the September 15, 2014 meeting of the Public Facilities Committee.

It was moved by Mr. Rodman, seconded by Mr. Fobes, that Council approve the purchase of fuel from Mansfield Oil Company, Gainesville, Georgia. The estimated annual amount is \$2.7 million. Fuel usage will be charged to County departments and outside agencies. The vote: YEAS - Mrs.

Bensch, Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mr. McBride, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. ABSENT – Ms. Von Harten. The motion passed.

**AN ORDINANCE AUTHORIZING THE EXECUTION OF A QUITCLAIM DEED FOR PIN DROP LANE (BEAUFORT)**

This item comes before Council under the Consent Agenda. Discussion occurred at the September 15, 2014 meeting of the Public Facilities Committee.

It was moved by Mr. Rodman, seconded by Mr. Fobes, that Council approve on first reading an ordinance authorizing the execution of a Quitclaim Deed for Pin Drop Lane (Beaufort). The vote: YEAS - Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mr. McBride, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. ABSENT – Ms. Von Harten. The motion passed.

**CONDEMNATION REQUEST FOR EASEMENT AT CRYSTAL LAKE PARK PHASE 2**

This item comes before Council under the Consent Agenda. Discussion occurred at the September 15, 2014 meeting of the Public Facilities Committee.

It was moved by Mr. Rodman, seconded by Mr. Fobes, that Council approve the condemnation of the sewer line easement in order to facilitate public restrooms at Crystal Lake Park. The vote: YEAS - Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mr. McBride, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. ABSENT – Ms. Von Harten. The motion passed.

**AUTHORIZATION TO APPROPRIATE \$200,000 (\$190,000 FINANCIAL CONTRIBUTION AND \$10,000 MEMBERSHIP DUES) TO THE LOWCOUNTRY ECONOMIC ALLIANCE**

**Main motion:** It was moved by Mr. Stewart, as Governmental Committee Chairman (no second required), that Council appropriate \$200,000 (\$190,000 financial contribution and \$10,000 membership dues) to the Lowcountry Economic Alliance.

**Motion to postpone:** It was moved by Mrs. Bensch, seconded by Mr. Fobes, that Council postpone consideration of a motion to appropriate \$200,000 (\$190,000 financial contribution and \$10,000 membership dues) to the Lowcountry Economic Alliance until after the Government Committee meets on October 6, 2014 and until the October 13, 2014 meeting of County Council. YEAS – Mrs. Bensch, Mr. Caporale, Mr. Fobes and Mr. Vaux. NAYS – Mr. Dawson, Mr. Flewelling, Mr. McBride, Mr. Rodman, Mr. Sommerville and Mr. Stewart. ABSENT – Ms. Von Harten. The motion failed.

**Motion to amend by substitution:** It was moved by Mr. Rodman, seconded by Mr. Sommerville, that Council release one-half of the \$200,000 to the Lowcountry Economic Alliance. The vote: YEAS – Mrs. Bensch, Mr. Caporale, Mr. Fobes, Mr. Rodman and Mr.

Vaux. NAYS – Mr. Dawson, Mr. Flewelling, Mr. McBride, Mr. Sommerville and Mr. Stewart. ABSENT – Ms. Von Harten. The motion failed.

**Vote on the main motion:** Council appropriate \$200,000 (\$190,000 financial contribution and \$10,000 membership dues) to the Lowcountry Economic Alliance. The vote: YEAS – Mr. Dawson, Mr. Flewelling, Mr. McBride, Mr. Sommerville and Mr. Stewart. NAYS - Mrs. Bensch, Mr. Caporale, Mr. Fobes, Mr. Rodman and Mr. Vaux. ABSENT – Ms. Von Harten. The motion failed.

## **PUBLIC HEARINGS**

### **AN ORDINANCE OF BEAUFORT COUNTY COUNCIL CREATING A SPECIAL TAX ASSESSMENT FOR REHABILITATED HISTORIC PROPERTIES IN THE MUNICIPAL BOUNDARIES OF THE CITY OF BEAUFORT**

The Chairman opened a public hearing beginning at 6:00 p.m. for the purpose of receiving information from the public regarding an ordinance of Beaufort County Council creating a special tax assessment for rehabilitated historic properties in the municipal boundaries of the City of Beaufort. After calling once for public comment, the Chairman recognized Mrs. Lauren Kelly, City of Beaufort Planner, who thanked Council for bringing this issue forward to this point. This important piece of legislation affects the Historic District. This legislation will incentivize people to bring investment into this particular portion of the City.

Mrs. Dorothy Gnann, a resident of the City of Beaufort, expressed support for the legislation in the City of Beaufort.

After calling twice more for public comment and receiving none, the Chairman declared the hearing closed at 6:05 p.m.

It was moved by Mr. Flewelling, seconded by Mr. Caporale, that Council approve on third and final reading an ordinance of Beaufort County Council creating a special tax assessment for rehabilitated historic properties in the municipal boundaries of the City of Beaufort. The vote: YEAS - Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. ABSTAIN - Mr. McBride. ABSENT – Ms. Von Harten. The motion passed.

### **AN ORDINANCE TO AMEND BEAUFORT COUNTY ORDINANCE NO. 2014/15 SO AS TO ADJUST THE MILLAGE RATE FROM 101.70 TO 103.5 TO ACHIEVE THE SAME APPROPRIATED REVENUE AMOUNT OF \$114,868,815 TO BE DERIVED FROM TAX COLLECTIONS**

The Chairman opened a public hearing beginning at 6:07 p.m. for the purpose of receiving information from the public regarding an ordinance to amend Beaufort County Ordinance No. 2014/15 so as to adjust the millage rate from 101.70 to 103.5 to achieve the same appropriated revenue amount of \$114,868,815 to be derived from tax collections. After calling once for

public comment, the Chairman recognized Mrs. Dorothy Gnann, a resident of the City of Beaufort, who stated it is puzzling how Council, in its budgeting process, should, two years in a row, not approve the proper millage for the School District. It puts you on a slope; and, we have been at the bottom of that slope before. She hates to see us begin going down that slope again. When good developers come to Beaufort County, they want to know if there is governmental leadership and support for public education.

After calling twice more for public comment and receiving none, the Chairman declared the hearing closed at 6:10 p.m.

It was moved by Mr. Flewelling, seconded by Mr. Caporale, that Council approve on third and final reading an ordinance to amend Beaufort County Ordinance No. 2014/15 so as to adjust the millage rate from 101.70 to 103.5 to achieve the same appropriated revenue amount of \$114,868,815 to be derived from tax collections. The vote: YEAS - Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. NAYS - Mr. McBride. ABSENT – Ms. Von Harten. The motion passed.

**AN ORDINANCE ESTABLISHING, DEVELOPING AND CONSTRUCTING MULTI-USE RECREATION TRAILS AND RESTRICTING THE USE THEREOF TO NON-MOTORIZED ACTIVITIES**

The Chairman opened a public hearing beginning at 6:20 p.m. for the purpose of receiving information from the public on an ordinance establishing, developing and constructing multi-use recreation trails and restricting the use thereof to non-motorized activities. After calling three times for public comment and receiving none, the Chairman declared the hearing closed at 6:21 p.m.

It was moved by Mr. Flewelling, seconded by Mr. Fobes, that Council approve on third and final reading an ordinance establishing, developing and constructing multi-use recreation trails and restricting the use thereof for non-motorized activities. The vote: YEAS - Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mr. McBride, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. ABSENT – Ms. Von Harten. The motion passed.

**AN ORDINANCE AUTHORIZING THE BLUFFTON TOWNSHIP FIRE DISTRICT TO GIVE AND RECEIVE MUTUAL ACCESS EASEMENTS WITH THE BEAUFORT COUNTY SCHOOL DISTRICT**

The Chairman opened a public hearing beginning at 6:22 p.m. for the purpose of receiving information from the public regarding an ordinance authorizing the Bluffton Township Fire District to give and receive mutual access easements with the Beaufort County School District. After calling three times for public comment and receiving none, the Chairman declared the hearing closed at 6:23 p.m.

It was moved by Mr. Flewelling, seconded by Mr. Fobes, that Council approve on third and final reading an ordinance authorizing the Bluffton Township Fire District to give and receive mutual

access easements with the Beaufort County School District. The vote: YEAS - Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mr. McBride Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. ABSENT – Ms. Von Harten. The motion passed.

## **COUNTY ADMINISTRATOR’S REPORT**

### **Presentation / Stormwater Management – Clean Water Act / MS4**

Mr. Eric Larson, Stormwater Utility Manager, briefed Council on the status of the Stormwater Utility related to the pending MS4 (Municipal Separate Storm Sewer System) implementation. Polluted stormwater runoff is commonly transported through MS4s and often discharged untreated into local waterbodies. To prevent harmful pollutants from being washed or dumped into an MS4, operators must obtain an NPDES permit and develop a stormwater management program. Phase I, issued in 1990, requires medium and large cities, or certain counties with populations of 100,000 or more to obtain NPDES permit coverage for their stormwater discharges. There are approximately 750 Phase I MS4s. Phase II, issued in 1999, requires regulated small MS4s in urbanized areas, as well as small MS4s outside the urbanized areas that are designated by the permitting authority, to obtain NPDES permit coverage for their stormwater discharges. There are approximately 6,700 Phase II MS4s. Phase I is covered by individual permits. Phase II is covered by a general permit. Each regulated MS4 is required to develop and implement a stormwater management program (SWMP) to reduce the contamination of stormwater runoff and prohibit illicit discharges.

The County’s core values are to protect the estuaries’ water quality, protect the commercial fishing industry, promote tourism, protect recreational opportunities, and maintain the Lowcountry’s “quality of life.”

### **PUBLIC COMMENT**

There were no requests to speak during public comment.

### **ADJOURNMENT**

Council adjourned at 6:45 p.m.

COUNTY COUNCIL OF BEAUFORT COUNTY

By: \_\_\_\_\_  
D. Paul Sommerville, Chairman

ATTEST \_\_\_\_\_  
Suzanne M. Rainey, Clerk to Council

Ratified:



# Memorandum

DATE: October 10, 2014  
TO: County Council  
FROM: Gary Kubic, County Administrator *Gary Kubic*  
SUBJ: County Administrator's Progress Report

The following is a summary of activities that took place September 22, 2014 through October 10, 2014:

September 22, 2014

- Employee orientation
- Community Services Committee meeting
- Finance Committee meeting
- Caucus
- County Council meeting

September 23, 2014

- Follow-up conference call with Josh Gruber, Deputy County Administrator, Aaron Crosby and Brian McCarthy of Daufuskie Island re: Daufuskie economic development effort
- Windmill Harbour Executive Session meeting

September 24, 2014

- Meeting with Councilman Stu Rodman
- Meeting with Ed Hughes, County Assessor, and Josh Gruber, Deputy County Administrator

September 25, 2014

- South Carolina Transportation Infrastructure Bank meeting, Columbia, SC re: SC Highway 170 (attached)

September 26, 2014

- Meeting with Scott Marshall, Director of Parks and Leisure Services
- Conference call with Josh Gruber, Deputy County Administrator; Tony Criscitiello, Division-Director for Planning and Development; and Terry Weaver with the Reed Group

**COUNTY COUNCIL**  
**October 10, 2014**  
**Page 2**

**September 26, 2014 (continued)**

- **Tour of Coosaw and Scott community centers with Josh Gruber, Deputy County Administrator; Morris Campbell, Director of Community Services; and Scott Marshall, Director of Parks and Leisure Services**
- **Meeting with David Osprey, of Osprey Village**

**September 29, 2014**

- **Employee orientation**
- **Meeting with Tom Davis, State Senator; Josh Gruber, Deputy County Administrator; and Colin Kinton, Traffic and Transportation Engineer re: Belfair Town Village**
- **Mosquito Control departmental visit**

**September 30, 2014**

- **Meeting with Treasurer, Auditor, Assessor, District Superintendent / staff, Deputy County Administrator, and Finance Staff re: Discussion of mill calculations and property values**
- **Staff meeting with Josh Gruber, Deputy County Administrator, and Suzanne Gregory, Director of Employee Services re: Grounds Maintenance / PALS / Facilities Maintenance**

**October 1, 2014**

- **Meeting with David Taub**
- **Meeting with Roland Gardner, Executive Director of Beaufort-Jasper Hampton Comprehensive Health Services (BJHCHS); Brandon Gaffney, Chief Operating Officer, BJHCHS; Josh Gruber, Deputy County Administrator; and Morris Campbell, Director of Community Services re: Beaufort Memorial Hospital / OB-GYN Services / Challenges**
- **Conference call with Josh Gruber, Deputy County Administrator; Jon Rembold, Director of Airports; Judy Elder with Talbert, Bright & Ellington, and FAA representative re: Aviation easements / Hilton Head Island Airport**

**October 2, 2014**

- **Alcohol and Drug Abuse departmental visit**
- **Meeting with Deputy County Administrator Josh Gruber**
- **Board of Education meeting re: Discussion of the Effects of Act 388 on Municipalities, Schools and 6% and 10.5% Property Owners**

**October 3, 2014**

- **Staff meeting re: County stormwater roadway maintenance services**
- **Staff meeting with Josh Gruber, Deputy County Administrator; Eddie Bellamy, Director of Public Works; and Eric Larson, Stormwater Engineer re: 113 Windsor Road (Bonaire Circle) land and easement issues**

**October 3, 2014 (continued)**

- **Solid Waste and Recycling departmental visit**
- **Public Works departmental visit**

**October 6, 2014**

- **Employee orientation**
- **Meeting with Billy Keyserling, Mayor; Scott Dadson, City Manager; Josh Gruber, Deputy County Administrator; Kenneth Fulp, Probate Judge; and Mark Roseneau, Director of Facilities Maintenance re: Office space / lease opportunities with City of Beaufort**
- **Executive Committee meeting**
- **Governmental Committee meeting**

**October 7, 2014**

- **Meeting with Josh Gruber, Deputy County Administrator; Colin Kinton, Traffic and Transportation Engineer; Tom Zinn; and Jonathan Mullen, attorney re: Bufflehead road access issues**
- **Staff meeting re: Discussion of new Animal Control facility**
- **Register of Deeds departmental visit**
- **Meeting with Carl Betterton, Associate Professor at the Citadel's School of Business Administration; Josh Gruber, Deputy County Administrator; Alicia Holland, Chief Financial Officer; and Tony Criscitiello, Division-Director for Planning and Development re: Financial analysis for shooting range project in Beaufort County**
- **Development Agreement Subcommittee meeting (Osprey Development)**
- **Beaufort County Board of Education Meeting re: County Channel Presentation - Red Cedar Elementary School**

**October 8, 2014**

- **Agenda review with Chairman, Vice Chairman and Executive Staff**
- **Meeting with Deputy County Administrator Josh Gruber and Director of Codes Enforcement Audra Antonacci re: St. Helena unfit dwelling**
- **Meeting with Josh Gruber, Deputy County Administrator; William McBride, Council member; Scott Marshall, Director of PALS; and Shannon Loper, Deputy Director of PALS; re: Review of Parks and Leisure Services Performance and Organizational Assessment Study by Ballard King and Associates**
- **Meeting with Josh Gruber, Deputy County Administrator; William McBride, Council member; Morris Campbell, Director of Community Services; Scott Marshall, Director of Parks and Leisure Services; Leroy Washington and representatives of the Young Men and Social Club re: Scott Community Center**

**October 9, 2014**

- **Introductory meeting with Lynn King, Candidate for County Council District 8**

**October 9, 2014 (continued)**

- **Staff meeting re: Grounds Maintenance / PALS / Facilities Maintenance**
- **Aviation Center of Excellence meeting**
- **Natural Resources Committee meeting**

**October 10, 2014**

- **Meeting with Deputy County Administrator Josh Gruber and Airports Director Jon Rembold re: Airport hangars**
- **Meeting with Eric Larson, Stormwater Engineer re: SC 170 widening concept plan**
- **Staff meeting with Eric Larson, Stormwater Engineer re: Middleton Place (E. & W. Morgan Court) stormwater inspection**

**South Carolina  
Transportation Infrastructure Bank**



**BOARD OF DIRECTORS**

**Donald D. Leonard**  
*Chairman*

**Max Metcalf**  
*Vice-Chairman*

**W. B. Cook**

**Ernest Duncan**

**Senator Hugh K. Leatherman, Sr.**

**Representative Chip Limehouse**

**Joe E. Taylor, Jr.**

**Debra R. Rountree**  
*Director, Infrastructure  
Bank Operations*

955 Park Street  
Columbia, SC 29201  
P: (803) 312-5674  
routreedr@scdot.org

**SCTIB  
Board Meeting**  
SCDOT Headquarters Building  
5<sup>th</sup> Floor Auditorium  
955 Park Street  
Columbia, South Carolina  
September 25, 2014  
1:30 p.m.

**AGENDA**

- |   |  |
|---|--|
| I. Call to Order  | Chairman Don Leonard   |
| II. Consideration of Minutes of November 12, 2013 Meeting     |  |
| III. Project Status Update                                    | Project Managers   |
| IV. Dorchester County Request                                 | Representative Jenny Horne   |
| V. City of Aiken Request                                      | Mayor Fred Cavanaugh   |
| VI. City of Charleston Request                                |  |
| VII. Discussion on Draft Operating Guidelines                 | Jim Holly  |
| VIII. United Midlands Multimodal Corridor Improvement Project | Joe Mergo, Lexington County<br>Teresa Wilson, City of Columbia<br>Tony McDonald, Richland County |
| IX. Financial Plan Update                                     | David Miller   |
| X. Bond Resolution  | Bill Youngblood  |
| XI. Fiscal Sufficiency Resolution                             | Debra Rountree   |
| XII. Debt Service Budget Resolution                           | Debra Rountree   |
| XIII. FY2015-16 Budget  | Debra Rountree   |
| XIV. Other Business   | Chairman Don Leonard   |



## Memorandum

DATE: August 8, 2014  
TO: County Council  
FROM: Joshua A. Gruber, Deputy County Administrator  
SUBJECT: Deputy County Administrator's Progress Report

---

The following is a summary of activities that took place September 22, 2014 through October 20, 2014:

### September 22, 2014 (Monday):

- Meet with Hakim Bayyoud, Building Codes
- Community Services Committee
- County Council

### September 23, 2014 (Tuesday):

- Meet with Tab Bendle re: RCLP Property Purchase
- Conference Call with Aaron Crosby and Brian McCarthy re: Daufuskie Issues
- Meet with Dan Morgan, MIS/GIS Director
- Meet with Scott Marshall, PALS Director, Shannon Loper and Suzanne Gregory, Employee Services
- Conference call with Gary Kubic, County Administrator

### September 24, 2014 (Wednesday):

- Meet with Phil Foot, Public Safety Director
- Meet with Planning Department Staff re: Bray's Island
- Meet with Allison Coppage, Assistant County Attorney

### September 25, 2014 (Thursday):

- Conference Call re: Tree Replanting Project
- Meet with Phil Foot, Public Safety Director
- Conference call with Phil Foot and Linda Edwards, Esquire
- Attend BFG Innovative District Meeting with Planning Department Staff

September 26, 2014 (Friday):

- Tour Scott and Coosaw Centers with Gary Kubic, County Administrator, Scott Marshall, PALS Director and Morris Campbell, Community Services Director
- Meet with Gary Kubic, County Administrator
- Conference Call re: Bluffton Parkway Phase 5B with Gary Kubic, County Administrator, Tony Criscitiello, Planning Director and Terry Weaver with Reed Group
- Meet with Chris Murphy, Esquire and Jon Rembold, Airports Director re: Little Creek Partners Condemnation Trial Preparation

September 29, 2014 (Monday):

- Meet with Gary Kubic, County Administrator, Colin Kinton, Traffic Engineer, and Tom Davis, Esquire
- Meet with Eric Larson, Stormwater Director
- Conference call with Chaun Pflug, Esquire

September 30, 2014 (Tuesday):

- Telephone call with Paul Sommerville, County Council Chairman
- Attend Initial Coordination Meeting re: Mil Value Calculations/Property Values
- Meet with Alicia Holland, Chief Financial Officer
- Attend Grounds Maintenance/PALS/Facilities Maintenance Meeting

October 1, 2014 (Wednesday):

- Conference Call with Gary Kubic, County Administrator, Jon Rembold, Airports Director, Judy Elder, Talbert and Bright, and FAA Representative re: Avigation Easements at HHI Airport
- Attend Beaufort Jasper Hampton Comprehensive Health Services / BMH / OB GYN Services / Challenges Meeting with Roland Gardner
- Meet with Colin Kinton, Traffic Engineer
- Meet with Suzanne Gregory, Employee Services

October 2, 2014 (Thursday):

- Meet with Eddie Bellamy, Public Works Director and Jim Minor, Solid Waste Director
- Meet with Eddie Bellamy, Public Works Director
- Meet with Colin Kinton, Traffic Engineering
- Telephone Conference with Gary Kubic, County Administrator
- Meet with Alicia Holland, CFP and Frannie Heizer, Esq. re: Moody's Rating Call
- Meet with Robert Achurch, Esq. and Terry Finger, Esq. re: Old Oyster Factory Easement Request

October 3, 2014 (Friday):

- Meet with Colin Kinton, Traffic Engineering
- Meet with Phil Foot, Public Safety Director, Jon Rembold, Airports Director, and Mark Roseneau, Public Facilities Director re: LISH Facility Status
- Meet with Alicia Holland, CFO re: Windmill Harbour and Status of 1¢ Sales Tax Projects
- Meet with Gary Kubic, County Administrator

October 6, 2014 (Monday):

- Meet with Paul Sommerville, County Council Chairman
- Attend Meeting to Discuss Lease Opportunities with City of Beaufort for Probate Court
- Executive Committee
- Governmental Committee

October 7, 2014 (Tuesday):

- Meeting to Discuss Bufflehead Road Access with Gary Kubic, County Administrator, Colin Kinton, Traffic Engineer, Jonathan Mullin, Esquire, and Tom Zinn
- Moody's Rating Call with Alicia Holland, CFO
- Meeting to Discuss New Animal Control Facility with Gary Kubic, County Administrator, Phil Foot, Public Safety Director, Tallulah Trice, BCAC Director; Rob McFee, Engineering & Infrastructure and Mark Roseneau, Facilities Director
- S&P Rating Calls with Alicia Holland, CFO
- Development Agreement Subcommittee - Osprey Point

October 8, 2014 (Wednesday):

- Agenda Review
- Meeting with Gary Kubic, County Administrator re: St. Helena Unfit Dwelling
- Lunch Meeting with Drew Davis, Esquire, - New Counsel for School District
- Meet with Dan Morgan, MIS/GIS Director re: Tech Projects
- Review of Parks and Leisure Services Performance and Organizational Assessment Study by Ballard King and Associates
- Meeting with Gary Kubic, County Administrator, Morris Campbell, Community Services Director, William McBride, Councilman, Scott Marshall, PALS Director and LeRoy Washington and Representatives of the Young Men Social Club re: Scott Center

October 9, 2014 (Thursday):

- Attend Grounds Maintenance / PALS / Facilities Maintenance Meeting with Gary Kubic, County Administrator, Suzanne Gregory, Employee Services Director, Scott Marshall, PALS Director and Mark Roseneau, Facilities Director
- Meet with Mark Roseneau, Facilities Director re: Various Projects
- Meeting with Scott Marshall, PALS Director and Shannon Loper, PALS re: PARD Funding

- Natural Resources Committee

October 10, 2014 (Friday):

- Meeting with Gary Kubic, County Administrator and Jon Rembold, Airports Director re: Airport Hangars
- Meet with Janelle Proctor re: Friends of Fort Freemont Insurance
- Meet with Gary Kubic, County Administrator and Eric Larson, Stormwater Director re: SC 170 Widening Stormwater Issues
- Meet with Gary Kubic, County Administrator and Eric Larson, Stormwater Director to Discuss Stormwater Inspection of Middleton Place (E. & W. Morgan Court)

## COMMUNITY SERVICES COMMITTEE

September 22, 2014

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

The Community Services Committee met Monday, September 22, 2014 in the Large Meeting Room, Bluffton Branch Library, 120 Palmetto Way, Bluffton, South Carolina.

### ATTENDANCE

Chairman William McBride, Vice Chairman Tabor Vaux and Committee members Rick Caporale, Gerald Dawson, Steve Fobes and Laura Von Harten. Non-committee members Cynthia Bensch and Brian Flewelling present. (Paul Sommerville, as County Council Chairman, serves as an *ex-officio* member of each standing committee of Council and is entitled to vote.)

County staff: Morris Campbell, Division Director-Community Services; Joshua Gruber, County Attorney; Alicia Holland, Chief Financial Officer; Gary Kubic, County Administrator; Scott Marshall, Parks and Leisure Services Director; Joy Nelson, Public Information Officer; and Monica Spells, Compliance Officer.

Public: Frank Soule, Executive Director, Island Recreation Association.

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

Councilman William McBride chaired the meeting.

### INFORMATION ITEMS

#### **1. Presentation / Hilton Head Island Recreation Association**

**Notification:** To view video of full discussion of this meeting please visit [http://beaufort.granicus.com/ViewPublisher.php?view\\_id=2](http://beaufort.granicus.com/ViewPublisher.php?view_id=2)

**Discussion:** Mr. Frank Soule, Executive Director, Hilton Head Island Recreation Association (Association), gave the Committee a PowerPoint presentation that provided information on the Association's Summer Day Camp, Challenge Camp, Discovery Club Preschool, Summer Sports Camp, Summer Aquatics, Senior Activities, and Community Events. The Association is requesting Council to restore the FY 2014 funding amount of \$215,000 in fiscal year 2015.

Mr. Campbell, Division-Director Community Services, stated the Disabilities and Special Needs Department held Camp Treasure Chest, a summer program for children with physical and

behavioral needs, at two locations this summer – Battery Creek High School in Beaufort and Pritchardville Elementary School in Bluffton.

Mr. Kubic stated he has had two sessions with County staff and an Association designee concerning the collaboration of responsibilities. They are looking into an agreement wherein the Association would become the service provider for the Parks and Leisure Services Department on Hilton Head Island.

**Status:** No action required. Information only.

## **2. Consideration of Reappointments and Appointments**

### **• Disabilities and Special Needs Board**

**Notification:** To view video of full discussion of this meeting please visit [http://beaufort.granicus.com/ViewPublisher.php?view\\_id=2](http://beaufort.granicus.com/ViewPublisher.php?view_id=2)

**Status:** No nominations at this time.

## **3. Consideration of Reappointments and Appointments**

### **• Library Board**

**Notification:** To view video of full discussion of this meeting please visit [http://beaufort.granicus.com/ViewPublisher.php?view\\_id=2](http://beaufort.granicus.com/ViewPublisher.php?view_id=2)

**Status:** No nominations at this time.

## FINANCE COMMITTEE

September 22, 2014

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

The Finance Committee met Monday, September 22, 2014 beginning at 2:00 p.m. in the Large Meeting Room, Bluffton Branch Library, 120 Palmetto Way, Bluffton, South Carolina.

### ATTENDANCE

Chairman Rick Caporale, Vice Chairman Steven Fobes and members Brian Flewelling, William McBride, Stu Rodman (telephonically) and Jerry Stewart. Non-Committee members Cynthia Bensch, Gerald Dawson and Tabor Vaux present. (Paul Sommerville, as County Council Chairman, serves as an *ex-officio* member of each standing committee of Council and is entitled to vote.)

County staff: Morris Campbell, Division Director-Community Services; Joshua Gruber, County Attorney; Alicia Holland, Chief Financial Officer; Gary Kubic, County Administrator; Shannon Loper, Parks and Leisure Services Deputy Director; Scott Marshall, Parks and Leisure Services Director; Dan Morgan, MIS Director; Joy Nelson, Public Information Officer; and Monica Spells, Compliance Officer.

School District: Mary Cordray, Board of Education; Bill Evans, Chairman, Board of Education; Jeffrey Moss, Superintendent; and Phyllis White, Chief Operational Services Officer.

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

Councilman Caporale chaired the meeting.

### INFORMATION ITEMS

#### **1. Presentation / Unaudited FY 2014 Financial Statements for State and Local Accommodations Tax, Hospitality and Admissions Fees**

**Notification:** To view video of full discussion of this meeting please visit [http://beaufort.granicus.com/ViewPublisher.php?view\\_id=2](http://beaufort.granicus.com/ViewPublisher.php?view_id=2)

**Discussion:** Mrs. Alicia Holland, Chief Financial Officer, reviewed with the Committee preliminary and unaudited numbers as of June 30, 2014 for the following accounts: State Accommodations Tax (2%), Local Accommodations Tax (3%), Local Hospitality Tax, and Local Admissions Fees. She has received a report from the Department of Revenue about these funds and, will provide additional detail later.

Mr. Rodman suggested Council transfer dollars from the Local Hospitality Tax to Accommodations Tax 2% State in order to have more money available to promote tourism.

Mr. Gary Kubic, County Administrator, stated these funds are not guaranteed as a recurring source; therefore, when an agency receives these funds, they should not try to incorporate them into their general operations budget. When we begin to transfer funds from one area to another, you need to figure out how to either restore the dollars or discuss the intended use of those funds. The County has received fewer funds from the State. He recommends discussion and input from the Accommodations Tax Board before making any final decisions.

**Status:** This item will come forward at the October 20, 2014 Finance Committee meeting.

## **2. Discussion / School District Proposal to Create a Process to Establish Millage Value and Rate**

**Notification:** To view video of full discussion of this meeting please visit [http://beaufort.granicus.com/ViewPublisher.php?view\\_id=2](http://beaufort.granicus.com/ViewPublisher.php?view_id=2)

**Discussion:** Mr. Bill Evans, Board of Education Chairman, reviewed with the Committee a proposal regarding millage value and rate. His concern is the development of the rate to set the mill to fund the School District's (District) budget has been inconsistent. The proposal contained the following parts:

- Staff computes the value of the mill for all government entities and makes that value known.
- Working with staff at the County, the District financial staff identifies the rate needed to fund the approved revenue portion of the budget as established by the County Council.
- The School Board develops and implements a new fund balance policy that states that the District's fund balance will fall between 13% and 15% with median expectation of 14%.
- The County Council adopts a policy that automatically replenishes the District's fund balance back to 14% if it ever falls below 13%; the District agrees that if the fund balance ever exceeds 15% they will automatically spend the fund balance down to the 14% level.
- The agreement between the Council and the District ensures that this will take place automatically, and that any increase required is automatic and independent of any other budget requests.

Mr. Evans stated that implementation of such agreement ensures that both Council and District are protected against any events such as 6% and 4% movement, appeals, reassessments, etc. This proposal also provides stabilities which becomes a plus when working with bonding agencies. It also means that the mill value and rate are set in June with the approval of the budget

and any events will automatically be addressed with the next budget, with the fund balance either being spent down or funded so that it remains at the 14% level.

Mr. Kubic stated the balance here is to allow a safety net to make up for projections that do not materialize. If they do materialize, the reserve gains the benefit. He met with staff two weeks ago and requested staff to provide a list of all jobs in the county that has input in the development of assessed value calculations or mill value calculations. A meeting has been scheduled for September 30, 2014 with the newly created Property Value Assessment Team, consisting of School District / School Board and 15 other individuals to include Assessor, MIS, other elected officials, Treasurer, Auditor, and other members of the County staff. Each of these individuals is involved in developing property value information. Unfortunately, we often fail to appreciate the magnitude and the complexity of all the moving parts necessary to calculate mill values, produce collection rates, and set revenue projections which serve as the basis for county and school budget appropriations. The attempt is to try to develop a calculation that both sides can rely upon.

Mrs. Phyllis White, School District Chief Operations Officer, and Dr. Moss, School District Superintendent, informed the Committee that the issues at present are not due to collections, but more so due to the value of the mill. The County has used a discounted collection to make up for what the value of the mill has been set.

**Status:** No action required. Information only.

## FINANCE COMMITTEE

September 15, 2014

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

The Finance Committee met Monday, September 15, 2014 beginning at 1:30 p.m. in the Conference Room of Building 3, Beaufort Industrial Village, 104 Industrial Village Road, Beaufort, South Carolina.

### ATTENDANCE

Chairman Rick Caporale, Vice Chairman Steven Fobes and members Brian Flewelling, William McBride, Stu Rodman and Jerry Stewart. Non-Committee members Cynthia Bensch and Laura Von Harten present. (Paul Sommerville, as County Council Chairman, serves as an *ex-officio* member of each standing committee of Council and is entitled to vote.)

County staff: Joshua Gruber, County Attorney; Alicia Holland, Chief Financial Officer; Gary Kubic, County Administrator; Dan Morgan, MIS Director; Jon Rembold, Airports Director; and Dave Thomas, Purchasing Director.

Public: Paul Boulware, Deputy Chief of Administration; Terrence Reynolds, Chairman, Bluffton Township Fire District Board; John Thompson, Chief, Bluffton Township Fire District; Jeff White, Chief Financial Officer, Beaufort Memorial Hospital.

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

Councilman Caporale chaired the meeting.

### ACTION ITEMS

- 1. A Resolution Making Application to the State Budget and Control Board of South Carolina for Approval of the Issuance by Beaufort County, South Carolina, of its Hospital Revenue Bonds (Beaufort Memorial Hospital) Series 2014, in an Aggregate Principal Amount of Not Exceeding \$21,000,000, Pursuant to the Provisions of Title 44, Chapter 7, Article 11, *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](http://beaufort.granicus.com/ViewPublisher.php?view_id=2)

**Motion:** It was moved by Mr. Rodman, seconded by Mr. Fobes, that Finance Committee approve and recommend Council adopt a resolution making application to the State Budget and Control Board of South Carolina for approval of the issuance by Beaufort County, South Carolina,

of its Hospital Revenue Bonds (Beaufort Memorial Hospital) Series 2014, in an aggregate principal amount of not exceeding \$21,000,000, pursuant to the provisions of Title 44, Chapter 7, Article 11, Code of Laws of South Carolina, 1976, as amended. The vote: YEAS – Mr. Caporale, Mr. Flewelling, Mr. Fobes, Mr. McBride, Mr. Rodman, and Mr. Stewart. The motion passed.

**Recommendation:** Council adopt a resolution making application to the State Budget and Control Board of South Carolina for approval of the issuance by Beaufort County, South Carolina, of its Hospital Revenue Bonds (Beaufort Memorial Hospital) Series 2014, in an aggregate principal amount of not exceeding \$21,000,000, pursuant to the provisions of Title 44, Chapter 7, Article 11, Code of Laws of South Carolina, 1976, as amended.

**2. An Ordinance Authorizing the Issuance of not Exceeding \$21,000,000 Aggregate Principal Amount of Hospital Revenue Bonds (Beaufort Memorial Hospital) Series 2014; Authorizing the Execution and Delivery of a Bond Purchase and Loan Agreement; Authorizing Proper Officers to do all Things Necessary or Advisable; And Other Matters Incidental Thereto**

**Notification:** To view video of full discussion of this meeting please visit [http://beaufort.granicus.com/ViewPublisher.php?view\\_id=2](http://beaufort.granicus.com/ViewPublisher.php?view_id=2)

**Motion:** It was moved by Mr. Rodman, seconded by Mr. Fobes, that Finance Committee approve and recommend Council approve on first reading an ordinance authorizing the issuance of not exceeding \$21,000,000 aggregate principal amount of Hospital Revenue Bonds (Beaufort Memorial Hospital) Series 2014; authorizing the execution and delivery of a bond purchase and loan agreement; authorizing proper officers to do all things necessary or advisable; and other matters incidental thereto. The vote: YEAS – Mr. Caporale, Mr. Flewelling, Mr. Fobes, Mr. McBride, Mr. Rodman and Mr. Stewart. The motion passed.

**Recommendation:** Council approve on first reading an ordinance authorizing the issuance of not exceeding \$21,000,000 aggregate principal amount of Hospital Revenue Bonds (Beaufort Memorial Hospital) Series 2014; authorizing the execution and delivery of a bond purchase and loan agreement; authorizing proper officers to do all things necessary or advisable; and other matters incidental thereto.

**3. Proposed Talbert & Bright Work Authorization at Hilton Head Island Airport / HXD**

- **No. 2119-1405, Engineering and Planning Services for Airfield Stormwater Master Plan Project – \$162,701**

**Notification:** To view video of full discussion of this meeting please visit [http://beaufort.granicus.com/ViewPublisher.php?view\\_id=2](http://beaufort.granicus.com/ViewPublisher.php?view_id=2)

**Discussion:** Mr. Jon Rembold, Airports Director, explained that Work Authorization Number 2119-1405 is for Talbert, Bright & Ellington, Inc. to provide engineering and planning services for Airfield Storm Water Master Plan project at the Hilton Head Island Airport as well as a basic topographic survey in order to provide the needed topography and planimetrics for the

study. The method of payment shall be in accordance with Article 6 of the contract. The work shall be performed in accordance with the Master Contract as a lump sum of \$47,376.00 including \$1,475.00 for expenses. Special services shall be performed on a not-to-exceed basis with a budget of \$113,850.00, which includes reimbursable expenses. For a total of \$162,701.00.

**Motion:** It was moved by Mr. Rodman, seconded by Mr. Flewelling, that Finance Committee approve and recommend Council approve Work Authorization No. 2119-1405 to Talbert & Bright for engineering and planning services for Airfield Stormwater Master Plan Project at the Hilton Head Island Airport. The work shall be performed in accordance with the Master Contract as a lump sum of \$47,376.00 including \$1,475.00 for expenses. Special services shall be performed on a not-to-exceed basis with a budget of \$113,850.00, which includes reimbursable expenses. For a total of \$162,701.00. The vote: YEAS – Mr. Caporale, Mr. Flewelling, Mr. Fobes, Mr. McBride, Mr. Rodman and Mr. Stewart. The motion passed.

**Recommendation:** Council approve Work Authorization No. 2119-1405 to Talbert & Bright for engineering and planning services for Airfield Stormwater Master Plan Project at the Hilton Head Island Airport. The work shall be performed in accordance with the Master Contract as a lump sum of \$47,376.00 including \$1,475.00 for expenses. Special services shall be performed on a not-to-exceed basis with a budget of \$113,850.00, which includes reimbursable expenses. For a total of \$162,701.00

**4. Proposed Talbert & Bright Work Authorization at Hilton Head Island Airport / HXD**

- **No. 2119-1407, Removal of Tree Obstructions within the 20:1 and 30:1 Approaches to Runway 03 Project - \$177,828.47**

**Notification:** To view video of full discussion of this meeting please visit [http://beaufortgranics.com/ViewPublisher.php?view\\_id=2](http://beaufortgranics.com/ViewPublisher.php?view_id=2)

**Discussion:** Mr. Jon Rembold, Airports Director, explained that Work Authorization Number 2119-1407 is for Talbert, Bright & Ellington, Inc. to provide scope of services relating to the preparation of an environmental assessment for removal of tree obstructions within the 20:1 and 30:1 approaches to Runway 03 Project. The method of payment shall be in accordance with Article 6 of the Master Contract. The work shall be performed in accordance with the Master Contract as a lump sum of \$177,828.47.

**Motion:** It was moved by Mr. Rodman, seconded by Mr. Flewelling, that Finance Committee approve and recommend Council approve Work Authorization No. 2119-1407 to Talbert & Bright to provide a scope of services relating to the preparation of an environmental assessment for removal of tree obstructions within the 20:1 and 30:1 approaches to Runway 03 Project. The method of payment shall be in accordance with Article 6 of the Master Contract. The work shall be performed in accordance with the Master Contract as a lump sum of \$177,828.47. The vote: YEAS – Mr. Caporale, Mr. Flewelling, Mr. Fobes, Mr. McBride, Mr. Rodman and Mr. Stewart. The motion passed.

**Recommendation:** Council approve Work Authorization No. 2119-1407 to Talbert & Bright to provide scope of services relating to the preparation of an environmental assessment for removal of tree obstructions within the 20:1 and 30:1 approaches to Runway 03 Project. The method of payment shall be in accordance with Article 6 of the Master Contract. The work shall be performed in accordance with the Master Contract as a lump sum of \$177,828.47.

## **INFORMATION ITEMS**

### **5. Consideration of Contract Renewal**

- **Hewlett Packard Services and Support for MIS Department (<\$100,000)**

**Notification:** To view video of full discussion of this meeting please visit [http://beaufort.granicus.com/ViewPublisher.php?view\\_id=2](http://beaufort.granicus.com/ViewPublisher.php?view_id=2)

**Discussion:** Mr. Dave Thomas, Purchasing Director, explained that this is a request from the MIS Department for Hewlett Packard services and support. The contract renewal is to HP Services and Support in the amount of \$65,099. Funding will come from account 10001150-51110, Maintenance Contracts.

**Motion:** It was moved by Mr. Flewelling, seconded by Mr. Fobes, that Finance Committee approve a contract renewal to Hewlett Packard for services and support in the amount of \$65,099 for FY2015. The vote: YEAS – Mr. Caporale, Mr. Flewelling, Mr. Fobes, Mr. McBride, Mr. Rodman, and Mr. Stewart. The motion passed.

**Status:** Committee approved a contract renewal to Hewlett Packard for services and support in the amount of \$65,099 for FY 2015.

### **6. Proposed Talbert & Bright Work Authorization at Hilton Head Island Airport / HXD**

- **No. 2119-1406, Engineering and Planning Services for Preparation and Design and Bidding Plans and Specifications for the Tree Removal Between the Air Traffic Control Tower and Existing General Aviation Ramp Project - \$74,677**

**Notification:** To view video of full discussion of this meeting please visit [http://beaufort.granicus.com/ViewPublisher.php?view\\_id=2](http://beaufort.granicus.com/ViewPublisher.php?view_id=2)

**Discussion:** Mr. Jon Rembold, Airports Director, explained this is Work Authorization No. 2119-1406 for Talbert, Bright & Ellington, Inc. to provide engineering and planning services for preparation of design and bidding plans and specifications for the tree removal between the Air Traffic Control Tower and the existing General Aviation Ramp project at the Hilton Head Island Airport. Existing topographic and planimetric information will be used for the base mapping. They will also provide a bidding phase services consisting of coordinating the bid advertisement, conducting a pre-bid meeting, preparation of any required addenda, conducting a bid opening for the construction bids, tabulation of the construction bids received, and recommendation of construction contract award to Beaufort County. The method of payment shall be in accordance with Article 6 of the contract. The work shall be performed in accordance

with the Master Contract as a lump sum of \$36,329.00 including \$5,375.00 for expenses. Special services shall be performed on a not to exceed basis with a budget of \$32,973.00, which includes reimbursable expenses. For a total of \$74,677.00.

**Motion:** It was moved by Mr. Rodman, seconded by Mr. Flewelling, that Finance Committee approve Work Authorization No. 2119-1406 to Talbert & Bright for engineering and planning services for preparation and design and bidding plans and specifications for the tree removal between the Air Traffic Control Tower and existing General Aviation Ramp Project. The method of payment shall be in accordance with Article 6 of the contract. The work shall be performed in accordance with the Master Contract as a lump sum of \$36,329.00 including \$5,375.00 for expenses. Special services shall be performed on a not to exceed basis with a budget of \$32,973.00, which includes reimbursable expenses. For a total of \$74,677.00. The vote: YEAS – Mr. Caporale, Mr. Flewelling, Mr. Fobes, Mr. McBride, Mr. Rodman and Mr. Stewart. The motion passed.

**Status:** Committee approved Work Authorization No. 2119-1406 to Talbert & Bright for engineering and planning services for the preparation and design and bidding plans and specifications for the tree removal between the Air Traffic Control Tower and existing General Aviation Ramp Project. The method of payment shall be in accordance with Article 6 of the contract. The work shall be performed in accordance with the Master Contract as a lump sum of \$36,329.00 including \$5,375.00 for expenses. Special services shall be performed on a not to exceed basis with a budget of \$32,973.00, which includes reimbursable expenses. For a total of \$74,677.00.

#### **7. Presentation / Bluffton Township Fire District Strategic Plan**

**Notification:** To view video of full discussion of this meeting please visit [http://beaufort.granicus.com/ViewPublisher.php?view\\_id=2](http://beaufort.granicus.com/ViewPublisher.php?view_id=2)

**Discussion:** Chief John Thompson, Bluffton Township Fire, provided the Committee with a PowerPoint presentation regarding the Strategic Plan for FY2015 through FY2019. The presentation included historical data regarding the operating budget, debt service budget, impact fee budget, and personnel verse non-personnel costs. The provided budget projections for FY2015-FY2019 and an overview of items that will affect the Debt Service Fund in future years to include maintenance, fire engine fleet replacement, and training facility construction. Chief Thompson also provided the Committee with a list of Strategic Plan Capital Projects for FY2014-FY2019.

**Status:** Informational purposes only.

**JOINT MEETING  
GOVERNMENTAL COMMITTEE  
AND  
LOWCOUNTRY ECONOMIC ALLIANCE**

**September 16, 2014**

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

A joint meeting of the Governmental Committee and The Lowcountry Economic Alliance met Tuesday, September 16, 2014 beginning at 4:00 p.m., in Council Chambers of the Administration Building, Beaufort, South Carolina.

**ATTENDANCE**

Chairman Jerry Stewart, Vice Chairman Laura Von Harten, and Committee members Cynthia Bensch, Rick Caporale, Gerald Dawson, Brian Flewelling and Tabor Vaux. Non-Committee members Steven Fobes, William McBride, Stu Rodman and Paul Sommerville present. (Paul Sommerville, as County Council Chairman, serves as an *ex-officio* member of each standing committee of Council and is entitled to vote.)

County Staff: Joshua Gruber, County Attorney, and Gary Kubic, County Administrator.

Lowcountry Economic Alliance: Jan Baxter, Alliance member; Jessica Bridges, Business Development Director; Rob Bridges, Military Workforce Program (TWEAC); Connie Hipp, Special Projects Assistant; David Tigges, Alliance Chairman; Ed Saxon, Alliance member; Al Spain, Alliance member; Kim Statler, Executive Director; Stephanie Yarborough, Alliance member; and Jon Verity, Alliance member.

Media: Joe Croley, Hilton Head Island-Bluffton Chamber of Commerce; Zach Murdock, *The Island Packet / The Beaufort Gazette*; and Scott Thompson, *Bluffton Today*.

Public: State Senator Tom Davis; Hannah Horne, Director, Public Policy and Small Business, Hilton Head Island Chamber of Commerce; Hank Johnston, former Mayor, Town of Bluffton, Marc Orlando, Bluffton Town Manager, Karen Lavery, Bluffton Town Councilman; Jerry Parks, citizen; Van Willis, Port Royal Town Manager; and Roberts Vaux, Bluffton Public Development Corporation Board member.

Mr. Stewart chaired the meeting.

## **ACTION ITEM**

### **1. Lowcountry Economic Alliance**

**Notification:** To view video of full discussion of this meeting please visit [http://beaufort.granicus.com/ViewPublisher.php?view\\_id=2](http://beaufort.granicus.com/ViewPublisher.php?view_id=2)

**Discussion:** Mr. Jerry Stewart, Chairman of the Governmental Committee, stated over the past couple of years and, especially, the last few months, there has been considerable discussion amongst Council members as far as the relevance of economic development, its role here in Beaufort County, and some Council members even questioning what is economic development. Members of Council have questioned, among other things, how is economic development being done in Beaufort County, who is responsible, what are its objectives, what has been accomplished, what are the long-term goals, etc. This has led some of the Lowcountry Economic Alliance (LEA) members to have some legitimate questions as well as to question Council if does understand economic development and what we are trying to accomplish. It is important to both Beaufort County and the region and, more importantly, is Council serious about continuing its financial support for economic development here in the Lowcountry. Not surprisingly, with all those questions and issues that have been out here in the public, it has certainly led to several newspaper articles, letters to the editors, blogs, as well as the topic of discussion at meetings, both public and private.

The purpose of tonight's meeting is to bring the principal groups together --- Beaufort County Council and the Lowcountry Economic Alliance -- to allow individual members of both organizations to express their views and concerns relevant to economic development. How it is being handled here in Beaufort County and the region; and, most importantly, to enter into frank and open discussions relevant to those issues that have been raised, and how we are going to resolve them.

**Status:** Information only.

## GOVERNMENTAL COMMITTEE

September 2, 2014

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

The Governmental Committee met Tuesday, September 2, 2014 beginning at 4:00 p.m., in the Executive Conference Room of the Administration Building, Beaufort, South Carolina.

### ATTENDANCE

Chairman Jerry Stewart, Vice Chairman Laura Von Harten, and Committee members Cynthia Bensch, Rick Caporale, Gerald Dawson, Brian Flewelling and Tabor Vaux. Non-Committee member Steven Fobes, William McBride, Stu Rodman and Paul Sommerville present. (Paul Sommerville, as County Council Chairman, serves as an *ex-officio* member of each standing committee of Council and is entitled to vote.)

County Staff: Phil Foot, Division Director–Public Safety, and Joshua Gruber, County Attorney.

Lowcountry Economic Alliance: Jessica Bridges, Business Development Director; Connie Hipp, Special Projects Assistant; and Kim Statler, Executive Director.

Public: Karen Arms and Alice Howard.

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

Mr. Stewart chaired the meeting.

### ACTION ITEM

#### **1. Lowcountry Economic Alliance / FY 2015 Budget Request / Quarterly Update Memorandum of Understanding**

**Notification:** To view video of full discussion of this meeting please visit [http://beaufort.granicus.com/ViewPublisher.php?view\\_id=2](http://beaufort.granicus.com/ViewPublisher.php?view_id=2)

**Discussion:** Mrs. Kim Statler, Executive Director, Lowcountry Economic Alliance (LEA), submitted the proposed budget for FY 2015 and FY 2016 in the amount of \$279,940 to include projections of additional income streams. LEA recently completed a Targeted Marketing Study that provided tremendous insights for us on where we should be focusing our dollars. Specific suggestions were made to increase our efforts in Germany, United Kingdom, Canada, as well as Ohio and Pennsylvania domestically. Rather than adding a team of new FTE's to the LEA staff, we are proposing to contract with experts on the ground in the various International

markets and add expertise to our team for our domestic efforts. This will allow us to broaden our reach, but provide flexibility as we see markets open and close.

The LEA will continue to staff the WorkReady program as we have been asked to do by the State and support the Military Transition program, which is vital to our workforce development efforts for existing and new businesses seeking a qualified labor pool. We are fortunate to have funding partners in the S.C. State Department of Commerce, private sector members, and the municipalities. Therefore, County investment dollars are being matched and leveraged with other dollars.

It was moved by Ms. Von Harten, seconded by Mr. Dawson, that Committee approve and recommend Council appropriate \$200,000 (\$190,000 financial contribution and \$10,000 membership dues) to the Lowcountry Economic Alliance. The vote: YEAS – Mr. Dawson, Mr. McBride, Mr. Stewart, Mr. Vaux and Ms. Von Harten. NAYS – Mrs. Bensch. The motion passed.

**Recommendation:** Council appropriate \$200,000 (\$190,000 financial contribution and \$10,000 membership dues) to the Lowcountry Economic Alliance.

DRAFT

## PUBLIC FACILITIES COMMITTEE

September 15, 2014

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

The Public Facilities Committee met Monday, September 15, 2014 at 4:00 p.m., in the Conference Room of Building 3, Beaufort Industrial Village, 104 Industrial Village Road, Beaufort, South Carolina.

### ATTENDANCE

Chairman Gerald Dawson, Vice Chairman Steven Fobes and members Cynthia Bensch, Brian Flewelling, William McBride and Jerry Stewart present. Non-Committee member Laura Von Harten present. Rick Caporale absent.

Roberts "Tabor" Vaux participated telephonically.

County Staff: Eddie Bellamy, Public Works Director; David Coleman, Capital Improvement Program Manager; Joshua Gruber, County Attorney; Alicia Holland, Chief Financial Officer; Colin Kinton, Traffic/Transportation Engineer; Gary Kubic, County Administrator; Rob McFee, Division Director—Engineering and Infrastructure; and Dave Thomas, Purchasing Director.

Public: Frank Gibson and Karen Jarrett, Transportation Project Manager, Town of Bluffton.

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

Mr. Dawson chaired the meeting.

### ACTION ITEMS

#### **1. Consideration of Contract Award - Purchase of Fuel from Mansfield Oil Company (> \$100,000)**

**Notification:** To view video of full discussion of this meeting please visit [http://beaufort.granicus.com/ViewPublisher.php?view\\_id=2](http://beaufort.granicus.com/ViewPublisher.php?view_id=2)

**Discussion:** Mr. Dave Thomas, Purchasing Director, presented this item to the Committee. On June 24, 2013, Council approved First Vehicle Services (FVS) contract renewal with an annual cost of \$1,396,095 and term ending on June 30, 2015. FVS currently performs the preventive maintenance services and repairs for County vehicles and equipment. In addition to the maintenance and repair service, FVS also manages the County's fuel operations. Beaufort County purchases fuel directly from Mansfield Oil Company for delivery to the two fuel facilities and charged based on the fuel that is used. The unit price of the fuel is based on the Oil

Price Information Service (OPIS) daily average. Beaufort County will need a blanket purchase order in the estimated amount of \$2,700,000 for Fiscal Year 2015 for fuel purchases from Mansfield Oil Company.

**Motion:** It was moved by Mr. McBride, seconded by Mr. Fobes, that Committee approve and recommend that Council approve the purchase of fuel from Mansfield Oil Company, Gainesville, Georgia. The estimated annual amount is \$2.7 million. Fuel usage will be charged to County departments and outside agencies. The vote: YEAS – Mrs. Bensch, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mr. McBride and Mr. Stewart. ABSENT – Mr. Caporale. The motion passed.

**Recommendation:** Council approve the purchase of fuel from Mansfield Oil Company, Gainesville, Georgia. The estimated annual amount is \$2.7 million. Fuel usage will be charged to County departments and outside agencies.

## **2. Beaufort County Dirt Road Paving Requirements for Dirt Roads Without Right of Way – Right of Way Condemnation Request for Honeybee Island Road, Dale**

**Notification:** To view video of full discussion of this meeting please visit [http://beaufort.granicus.com/ViewPublisher.php?view\\_id=2](http://beaufort.granicus.com/ViewPublisher.php?view_id=2)

**Discussion:** Mr. Robert McFee, Division Director, Engineering and Infrastructure, presented this item to the committee. Honeybee Island Road is a dirt road located off Wimbee Creek Road in Dale. Public Works has maintained this approximately 0.3-mile dirt road for over 20 years. Wimbee Creek and Honeybee Island Roads primarily serve AMI Kids Beaufort Inc. These roads are subject to extensive maintenance due to the delivery trucks traveling to AMI Kids. Wimbee Landing Road and Wimbee Creek Road are parallel to each other. The Beaufort County Transportation Committee (CTC) has approved paving of the adjacent Wimbee Landing Road (county owned) to include a new connection into Honeybee Island Road. This will allow traffic to AMI Kids to travel primarily on a paved road to reach Honeybee Island Road. It also will allow the County to discontinue maintenance on the un-owned section of Wimbee Creek Road. All large parcels located on Wimbee Creek Road will have new access from the paved Wimbee Landing Road. The Engineering Department has met with the property owner to request a 50-foot wide easement for Honeybee Island Road to facilitate the connection and future paving of Honeybee Island Road. While the owner has twice verbally agreed to grant the easement, staff were not able to secure the signed document from the owner. The timeline associated with this process has been over 12 months and now requires closure to achieve the interconnection of Honeybee Island Road into Wimbee Landing Road as part of recently awarded Dirt Road Paving Contract #48. Staff efforts to date to obtain easement/right of way for Honeybee Island Road includes, researching ownership, meeting with the owner, preparing letters and documents, obtaining a survey for the requested easement, and providing time for owner consideration and questions or discussions. The Public Works and Engineering Departments jointly recommend that the committee approve condemnation of the easement for Honeybee Island Road in order to connect Honeybee Island Road into a soon to be paved

Wimbee Landing Road. This request for condemnation is contingent upon failure to obtain a signed agreement by September 30, 2014.

**Motion:** It was moved by Mr. McBride, seconded by Mr. Fobes, that Committee approve and recommend that Council approve the condemnation of the easement for Honeybee Island Road, Dale in order to facilitate connection to a county-owned paved road. The vote: YEAS – Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mr. McBride and Mr. Stewart. ABSENT – Mr. Caporale. The motion passed.

**Recommendation:** Council approve the condemnation of the easement for Honeybee Island Road, Dale in order to facilitate connection to a county-owned paved road.

**3. Beaufort County Dirt Road Paving Requirements for Dirt Roads Without Right of Way – Removal from County Road Maintenance Inventory – Trotters Loop, Lady's Island**

**Notification:** To view video of full discussion of this meeting please visit [http://beaufort.granicus.com/ViewPublisher.php?view\\_id=2](http://beaufort.granicus.com/ViewPublisher.php?view_id=2)

**Discussion:** Mr. Robert McFee, Division-Director, Engineering and Infrastructure, presented this item to the committee. Trotters Loop Road is a dirt road located on Lady's Island off Pleasant Point Drive. Public Works has maintained the 1.1-mile dirt road for over 20 years. Trotters Loop Road was selected for paving in the FY 09/10 - FY 12/13 Dirt Road Paving Program, has been programmed for paving improvements in Dirt Road Paving Contract #47. In accordance with Section 106.2797 of the ZDSO and Policy Statement 17, the County should have a deeded 50-foot right of way before the road can be advertised for a dirt road paving contract. The County does not own right of way for the property parcels adjacent to Trotters Loop Road. Engineering has completed two written requests to the 33 property owners to contribute right of way in order to pave Trotters Loop Road. Six owners agreed to grant the right of way and 21 property owners have been non-responsive to both written requests. Six property owners did respond by declining to grant right of way, but no additional deeds have been received. Right of way acquisition requests to property owners includes a comment that if the right of way is not acquired, Trotters Loop Road may be reclassified as a private road and removed from the Beaufort County maintenance inventory. Property owners along the road would then assume the responsibility and costs of maintaining the road and drainage ditches. Efforts to date to obtain signed deeds for Trotters Loop Road include obtaining a cost for survey, initiating a survey agreement, performing the field survey, researching ownership, preparing letters and deeds, and providing time for owner consideration and questions or discussions. The timeline associated with the process has been approximately 12 months, with only six of the 33 property owners agreeing to right of way requests. As part of the road improvement process, staff had considered the potential for a project to pave less than the full existing road; however, the declined right of way will not allow an alternate approach. With only six owners granting right of way on Trotters Loop Road, staff would not recommend condemnation actions for the balance of right of way required to pave the road. The Engineering and Public Works

Departments jointly recommend that Trotters Loop Road be designated as a private road and that the County perform no further work or maintenance on this road.

**Motion:** It was moved by Mrs. Bensch, seconded by Mr. Fobes, that Committee approve and recommend that Council designate Trotters Loop Road, Lady’s Island as a private road. The vote: YEAS – Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mr. McBride and Mr. Stewart. ABSENT – Mr. Caporale. The motion passed.

**Recommendation:** Council designate Trotters Loop Road, Lady’s Island as a private road.

**4. Beaufort County Dirt Road Paving Requirements for Dirt Roads Without Right of Way – Removal from County Road Maintenance Inventory – Old Polowana Road, St. Helena Island**

**Notification:** To view video of full discussion of this meeting please visit [http://beaufort.granicus.com/ViewPublisher.php?view\\_id=2](http://beaufort.granicus.com/ViewPublisher.php?view_id=2)

**Discussion:** Mr. Robert McFee, Division-Director, Engineering and Infrastructure, presented this item to the committee. Old Polowana Road is a dirt road located on St. Helena Island off US Highway 21. Public Works has maintained the approximately 0.4-mile dirt road for over 20 years. Old Polowana Road was selected for paving in the FY 09/10 - FY 12/13 Dirt Road Paving Program and had been planned for paving in the solicitation for Dirt Road Paving Contract #48. In accordance with Section 106.2797 of the ZDSO and Policy Statement 17, the County should have a deeded 50-foot right of way before the road can be advertised for a dirt road paving contract. The County does not own right of way for the property parcels adjacent to Old Polowana Road. Engineering has completed written requests to the 13 property owners to contribute right of way in order to pave Old Polowana Road. No property owners have responded to grant right of way. Right of way acquisition requests to property owners includes a comment that if the right of way is not acquired, Old Polowana Road may be classified as a private road and removed from the Beaufort County maintenance inventory. Property owners along the road would then assume the responsibility and costs of maintaining the road and drainage ditches. Efforts to date to obtain signed deeds for Old Polowana Road include obtaining a cost for survey, initiating a survey agreement, performing the field survey, researching ownership, preparing letters and deeds, and providing time for owner consideration and questions or discussions. The timeline associated with the process has been over 12 months, with no property owners agreeing to right of way requests. Since only specific property owners can grant or deny a right of way request, there is no benefit conducting a public meeting with attendees who cannot grant or deny the requested right of way. The Engineering and Public Works Departments jointly recommend that Old Polowana Road be designated as a private road and that the County perform no further work or maintenance on this road.

**Motion:** It was moved by Mrs. Bensch, seconded by Mr. Fobes, that Committee approve and recommend that Council designate Old Polowana Road, St. Helena Island as a private road.

The vote: YEAS – Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mr. McBride and Mr. Stewart. ABSENT – Mr. Caporale. The motion passed.

**Recommendation:** Council designate Old Polowana Road, St. Helena Island as a private road.

#### **5. An Ordinance Authorizing the Execution of a Quitclaim Deed for Pin Drop Lane, Beaufort**

**Notification:** To view video of full discussion of this meeting please visit [http://beaufort.granicus.com/ViewPublisher.php?view\\_id=2](http://beaufort.granicus.com/ViewPublisher.php?view_id=2)

**Discussion:** Mr. Josh Gruber, County Attorney, presented this item to the committee. This is a request of Senator Davis, who is representing the property owners. This road runs towards the Vaden Dealership off Roberts Small Parkway. The developer had initially tried to deed the right of way for Pin Drop Lane to the County. That deed was never accepted by the County so it remains in private hands. However, the property owners are looking into refinancing, and, in order to clear up this issue, they have asked that we execute a quitclaim deed back to them just to solidify and clarify that Pin Drop Lane is a privately held road.

**Motion:** It was moved by Mr. Flewelling, seconded by Mrs. Bensch, that Committee approve and recommend that Council approve on first reading an ordinance authorizing the execution of a quitclaim deed for Pin Drop Lane, Beaufort. The vote: YEAS – Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mr. McBride and Mr. Stewart. ABSENT – Mr. Caporale. The motion passed.

**Recommendation:** Council approve on first reading an ordinance authorizing the execution of a Quitclaim Deed for Pin Drop Lane, Beaufort.

#### **6. Condemnation Request for Easement at Crystal Lake Park Phase 2**

**Notification:** To view video of full discussion of this meeting please visit [http://beaufort.granicus.com/ViewPublisher.php?view\\_id=2](http://beaufort.granicus.com/ViewPublisher.php?view_id=2)

**Discussion:** Mr. Robert McFee, Division-Director, Engineering and Infrastructure, presented this item to the committee. Crystal Lake is a Beaufort County property located on Lady's Island being redeveloped into a public use County Park. In order to provide public restrooms, the Beaufort-Jasper Water and Sewer Authority's gravity sewer line needs to be extended to the site to provide a connection. Unfortunately, efforts to-date to acquire an easement to extend the gravity sewer line have not been successful. The County Attorney's office attempted to contact the representative of the Property Owners Association (POA) via phone and mail without success. In a final effort, the Assistant County Attorney traveled to the POA Representative's practice and requested to speak with him, at which point he replied that he was not interested in assisting the County with an easement for a sewer connection. The expansion of the gravity sewer system through this project will add value to the adjacent community by

making public sewer available for use in this environmentally sensitive area. The cost of the condemnation has been identified in appraisal from Compass South as being \$4,000 plus legal administrative fees and is included in the budget of the project. The County Engineering Department recommends that the committee approve condemnation of the easement in order to facilitate public restrooms at Crystal Lake Park.

**Motion:** It was moved by Mr. McBride, seconded by Mr. Flewelling, that Committee approve and recommend that Council approve the condemnation of the sewer line easement in order to facilitate public restrooms at Crystal Lake Park. The vote: YEAS – Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mr. McBride and Mr. Stewart. ABSENT – Mr. Caporale. The motion passed.

**Recommendation:** Council approve the condemnation of the sewer line easement in order to facilitate public restrooms at Crystal Lake Park.

#### **7. Consideration of Reappointments and Appointments – Seabrook Point Special Purpose Tax District**

**Notification:** To view video of full discussion of this meeting please visit [http://beaufort.granicus.com/ViewPublisher.php?view\\_id=2](http://beaufort.granicus.com/ViewPublisher.php?view_id=2)

**Motion:** It was moved by Mr. McBride, seconded by Mr. Flewelling, that Committee nominate Clifford Dey and Marvin Goodwin to serve as members of the Seabrook Point Special Purpose Tax District. The vote: YEAS – Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mr. McBride and Mr. Stewart. ABSENT – Mr. Caporale. The motion passed.

**Recommendation:** Council nominate Clifford Dey and Marvin Goodwin to serve as members of the Seabrook Point Special Purpose Tax District.

### **INFORMATION ITEMS**

#### **8. Beaufort County Dirt Road Paving Requirements for Dirt Roads Without Right of Way – Right of Way Condemnation Request for Devonwood Drive, Bluffton**

**Notification:** To view video of full discussion of this meeting please visit [http://beaufort.granicus.com/ViewPublisher.php?view\\_id=2](http://beaufort.granicus.com/ViewPublisher.php?view_id=2)

**Discussion:** Mr. Robert McFee, Division-Director, Engineering and Infrastructure, presented this item to the committee. Devonwood Drive is a dirt road located off Burnt Church Road, which interconnects to Benton Field Drive. Public Works has maintained this approximately 0.3-mile dirt road for over 20 years. Devonwood Drive ranked fourth and selected for paving in the FY 14/15 - FY 16/17 Dirt Road Paving Program. In accordance with Section 106.2797 of the ZDSO and Policy Statement 17, the County should have a deeded 50-foot right of way before the road can be advertised for a dirt road paving contract. Devonwood

Drive has a platted 50-foot right of way that has never been deeded to Beaufort County. Staff has followed the current process to try to obtain deed to this right of way. The staff efforts to-date to obtain right of way for Devonwood Drive include, researching ownership, preparing letters and deeds, and providing time for owner consideration and questions or discussions. The timeline associated with this process has been approximately ten months. The owner did not respond to staffs' letters. The owner spoke with the district representative and declined to grant right of way indicating he did not want the road paved. The County Public Works Director has had conversation with the owner who has indicated concern over certain public vehicles speeding on this short road. The Beaufort County Transportation Committee (CTC) rating for paving is very high, reflecting the level of maintenance provided by the County Public Works Department. Devonwood Drive also provides a second access to the County's fuel facility and to the Public Works South site as well as the Lowcountry Rural Transportation Authority (LRTA). Should the only paved access to the fueling facility become blocked, operations of public service and emergency vehicles can be impacted, so a second all-weather access to the facility is highly desirable. The Public Works and Engineering Departments jointly recommend that the committee approve condemnation of the platted right of way for Devonwood Drive in order to facilitate paving of the road.

**Status:** Committee members defer consideration of this issue until the October 20, 2014 meeting of the Public Facilities Committee to allow County staff to meet with Mr. Ulmer and subsequent property owners who do not want the road paved. The question is the road going to be publically maintained or privately maintained. If it is going to be publically maintained, the County has to have an interested in it. Based upon the title work, we can get that information from the individual whom reached out to. If they going to say we are going to give you any kind of interest, then by definition it is private; and, there is constitutional prohibition of spending public money to benefit private property. This does not change their ingress rights. It is a question of who is going to provide maintenance. It is going to be either public or private. Once the road is paved, it will allow public movement.

## **9. Right of Way Plans for Bluffton Parkway Phase 5B**

**Notification:** To view video of full discussion of this meeting please visit [http://beaufort.granicus.com/ViewPublisher.php?view\\_id=2](http://beaufort.granicus.com/ViewPublisher.php?view_id=2)

**Discussion:** Ms. Karen Jarrett, Transportation Project Manager, Town of Bluffton, provided a status update on the right of way acquisition plans for Bluffton Parkway Phase 5B. The alignment has been approved by resolution by both County Council and Bluffton Town Council. The Town environmental assessment was received finding no significant impact confirmed by the state and federal government. The County and Town have signed a memorandum of understanding sharing funding for a State Infrastructure Bank (SIB) supplemental application for 5B. The contract has been executed between the consultant preparing the application and Town. The Town is in receipt of the draft application, it has been reviewed, and comments are being addressed by the consultant. Right of way plans have been provided to the Town and the Town has contracting with the surveyor to plat the portion of the Right of way to be donated per the Buckwalter Development Agreement.

The overall right of way that will have to be acquired is roughly 42 acres of which nearly 29 of these acres (about 70%) are inside the Buckwalter Development tract. The Development Agreement does provide the opportunity for the Town to acquire this right of way in the Buckwalter Development tract through dedication by the developer. The savings to the citizens of Beaufort County is more than \$5,500,000

#### **10. Discussion / Convenience Centers Hours of Operation**

**Notification:** To view video of full discussion of this meeting please visit [http://beaufort.granicus.com/ViewPublisher.php?view\\_id=2](http://beaufort.granicus.com/ViewPublisher.php?view_id=2)

**Discussion:** Mr. Eddie Bellamy, Public Works Director, presented an update on the convenience centers new hours of operation. The decision was based on several factors to include daily traffic totals, daily average traffic, 10-months of data graphically represented, operational factors, compactor and equipment maintenance, cleaning the property, emptying containers on Monday, standard hours for all centers and supervision for the full shift.

Convenience Centers located at Big Estate, Coffin Point, Cuffy, and Sheldon will open from 9:00 a.m. to 7:00 p.m. on Tuesday, Thursday, Saturday and Sunday. These centers will close on Monday, Wednesday, Friday and County Holidays.

Convenience Centers located at Bluffton, Gate, Hilton Head Island, Lobeo, Pritchardville, Shanklin, St. Helena Island will open from 9:00 a.m. to 7:00 p.m. Monday, Tuesday, Thursday, Friday, Saturday and Sunday. These centers will close on Wednesday and County Holidays

**Status:** Information purposes only.

**REAPPOINTMENTS AND APPOINTMENTS  
TO  
BOARDS AND COMMISSIONS**

**October 13, 2014**

**1. Public Facilities Committee**

① Seabrook Point Special Purpose Tax District

<i>Nominated</i>	<i>Name</i>	<i>Position / Area / Expertise</i>	<i>Reappoint/Appoint</i>	<i>Votes Required</i>
09.22.14	Clifford Dey	At-Large	Appoint	6 of 11 (1 <sup>st</sup> term)
09.22.14	Marvin Goodwin	At-Large	Appoint	6 of 11 (1 <sup>st</sup> term)

2014 / \_\_\_\_

**AN ORDINANCE AUTHORIZING BEAUFORT COUNTY TO QUIT-CLAIM PIN  
DROP LANE TO BEAUFORT DEALERSHIP PROPERTIES, LLC**

**WHEREAS**, there is a fifty (50') foot right-of-way located adjacent to the Vaden dealership on Highway 170 commonly known as Pin Drop Lane, as shown on that certain Plat dated November 21, 1997 in Plat Book 26, Page 132; and

**WHEREAS**, Beaufort County never officially accepted this right-of-way and Pin Drop Lane has subsequently been annexed into the City of Beaufort; and

**WHEREAS**, Beaufort Dealership Properties, LLC, the owner of the Vaden dealership property, is desirous of clearing any title issues related to this right-of-way strip and has requested Beaufort County execute a Quit-Claim Deed conveying any interest it may have to it; and

**WHEREAS**, Beaufort County has determined that it is in the best interests of its citizens to Quit-Claim said right-of-way to Beaufort Dealership Properties, LLC.

**NOW, THEREFORE**, Be it Ordained by Beaufort County Council that the County Administrator is hereby authorized to execute a Quit-Claim Deed conveying Pin Drop Lane to Beaufort Dealership Properties, LLC.

**DONE** this \_\_\_\_ day of October, 2014.

COUNTY COUNCIL OF BEAUFORT COUNTY

By: \_\_\_\_\_  
D. Paul Sommerville, Chairman

APPROVED AS TO FORM:

\_\_\_\_\_  
Joshua A. Gruber, Deputy County Administrator  
Special Counsel

ATTEST:

\_\_\_\_\_  
Suzanne M. Rainey, Clerk to Council

First Reading: September 22, 2014  
Second Reading:  
Public Hearing:  
Third and Final Reading:



**TO HAVE AND TO HOLD** the said described Property, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, only to the proper use, benefit and behoof of the said Grantee, its successors and assigns, forever in FEE SIMPLE.

**IN WITNESS WHEREOF**, the undersigned have signed sealed and delivered this instrument the day and year first written above.

Signed, sealed and delivered  
in the presence of:

**GRANTOR:**

**BEAUFORT COUNTY, SOUTH  
CAROLINA**

\_\_\_\_\_  
Witness

By: \_\_\_\_\_

\_\_\_\_\_  
Witness

Its: \_\_\_\_\_

Attest: \_\_\_\_\_

Its: \_\_\_\_\_

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

I \_\_\_\_\_ (name of notary) do hereby certify that \_\_\_\_\_ (name of signer 1) and \_\_\_\_\_ (name of signer 2), acting in their capacities as \_\_\_\_\_ (office of signer 1) and \_\_\_\_\_ (office of signer 2), of Beaufort County, South Carolina (the "County"), personally appeared before me this day and acknowledged the due execution of the foregoing instrument as the act and deed of the County for the purposes stated in this instrument, and they are personally known to me.

Witness my hand and official seal this the \_\_\_\_\_ day of \_\_\_\_\_, 2014.

\_\_\_\_\_

My commission expires:

[NOTARY SEAL]

**EXHIBIT AA@**

All that certain lot, tract or parcel of land situate, lying and being located in Beaufort County, South Carolina and being shown as a 50' R/W Access Easement on that plat entitled "Plat Prepared For United Telephone Company of the Carolinas, Inc., Beaufort County, South Carolina", prepared by R.D. Trogdon, Jr., R.L.S., dated November 21, 1977, and recorded in Plat Book 26, page 132, Beaufort County, South Carolina, records; said plat being incorporated herein and made a part hereof by this reference.

Said property being a portion of that property conveyed from John M. Trask, a/k/a John M. Trask, Sr., to Burton Properties, by Title to Real Estate Deed, dated October 6, 1975, and recorded in Deed Book 232, page 156, Beaufort County, South Carolina, records.

TMS #: None Assigned

Prepared by:

Robert B. Brannen, Jr., Esq.  
Bouhan Falligant LLP  
447 Bull Street  
Savannah, Georgia 31401



# Maintenance Facility

---

# Strategic Plan Impact FY15-FY19

Debt Service Fund – Maintenance Facility

- Maintenance is currently in a 3000 sq. ft. rental facility.
  - Space is too small for the work being performed.
  - Building is in poor condition and landlord is not responsive.
  - District at its expense has made upgrades to continue servicing vehicles.

# Strategic Plan Impact FY15-FY19

Debt Service Fund – Maintenance Facility

- Maintenance is currently in a 3000 sq. ft. rental facility.
  - Landlord is having financial difficulty and there is a better than average chance the entire complex will be sold leaving the District without a viable option.
  - Town of Bluffton vehicle maintenance is growing leading to additional work space issues.

# Strategic Plan Impact FY15-FY19

Debt Service Fund – Maintenance Facility

- Maintenance is currently in a 3000 sq. ft. rental facility.
  - Safety is an issue due to the cramped conditions.
    - Building height...
    - Door width...
    - Escape routes...

# Strategic Plan Impact FY15-FY19

Debt Service Fund – Maintenance Facility



# Strategic Plan Impact FY15-FY19

Debt Service Fund – Maintenance Facility

- The District has explored several options for housing its maintenance facility...
  - Other rental locations
  - Outsourcing to Hilton Head Island Fire/Rescue
  - Outsourcing to private companies.

# Strategic Plan Impact FY15-FY19

Debt Service Fund – Maintenance Facility

## ● Recommended Facility;

- Four (4) apparatus work bays
- Office and break space
- High rack storage
- Climate controlled storage for the quartermaster
- Specialty work areas (self-contained breathing apparatus, welding, etc.)

# Strategic Plan Impact FY15-FY19

Debt Service Fund – Maintenance Facility

- Total Budget - \$2,000,000
  - Includes building
  - Includes site work
  - Recommended Location:
    - Behind Fire Station #30 on the 9.2 acre tract already owned by the BTFD.



# Fire Engine Fleet Replacement

---

# Strategic Plan Impact FY15-FY19

Debt Service Fund – Fire Engine Fleet Replacement

- Fleet Replacements must be carefully considered.
  - Costs of new engines
  - Value of old fleet for “trade-in”
  - Specifications
  - ISO
  - EPA

# Strategic Plan Impact FY15-FY19

Debt Service Fund – Fire Engine Fleet Replacement

- The District's administration has considered a fleet replacement over the last few years.
- Current conditions indicate now is the time for a fleet replacement.

# Strategic Plan Impact FY15-FY19

Debt Service Fund – Fire Engine Fleet Replacement

## ● Advantages

- Cost savings over time.
- Standardizing maintenance procedures, parts, and equipment.
- Standardizing training and operating procedures.
- Standardizing equipment locations on the engines for the response crews to reduce response and action times.

# Strategic Plan Impact FY15-FY19

Debt Service Fund – Fire Engine Fleet Replacement

## ● Advantages

- Standardized engines provide for more even wear of the apparatus across the entire fleet.
- Potentially allowing the District's Maintenance operation to serve as the fleet warranty service center for the manufacturer.

# Strategic Plan Impact FY15-FY19

Debt Service Fund – Fire Engine Fleet Replacement

## ○ Disadvantages

- Large capital outlay at the beginning of the project.
- Specifications must be carefully constructed since all the trucks will be identical.

# Strategic Plan Impact FY15-FY19

Debt Service Fund – Fire Engine Fleet Replacement

Fiscal Year	Engines Due for Replacement	Aerials Due for Replacement	Rescues/Specialty Vehicles Due For Replacement	Staff Vehicles Due for Replacement
2014	0	0	0	0
2015	1	0	1	0
2016	0	0	0	3
2017	1	0	1	0
2018	1	0	1	0
2019	1	0	0	2
2020	1	0	0	0
2021	1	0	0	0
2022	1	1	0	0
2023	0	0	0	0
2024	1	0	0	0
2025	0	0	0	0

VRP Recommendations FY14-FY19

# Strategic Plan Impact FY15-FY19

Debt Service Fund – Fire Engine Fleet Replacement

Fiscal Year	Projected Vehicle Cost at 3% Increase per Year	Number Required	Total Cost
FY14	\$469,506	0	--
FY15	\$483,591	1	\$483,591
FY16	\$498,099	0	--
FY17	\$513,042	1	\$513,042
FY18	\$528,433	1	\$528,433
FY19	\$544,286	1	\$544,286
FY20	\$560,615	1	\$560,614
FY21	\$577,433	1	\$577,433
FY22	\$594,756	1	\$594,756
Proceeds from sale of engines as they are replaced		--	<\$250,000>
<b>TOTALS</b>		<b>7</b>	<b>\$3,552,155</b>

Replacement Costs – One Vehicle Per Year Method

# Strategic Plan Impact FY15-FY19

Debt Service Fund – Fire Engine Fleet Replacement

Fiscal Year	Projected Vehicle Cost at 3% Increase	Number Required	Total Cost
FY14	\$469,506	0	\$0
FY15	\$483,591	10	\$4,835,910
FY16	\$498,099	0	\$0
FY17	\$513,042	0	\$0
FY18	\$528,433	0	\$0
FY19	\$544,286	0	\$0
FY20	\$560,615	0	\$0
FY21	\$577,433	0	\$0
FY22	\$594,756	0	\$0
Proceeds from sale of engines as they are replaced		--	<\$600,000>
Discount for bulk purchase at 5%		--	<\$241,796>
<b>TOTALS</b>		<b>10</b>	<b>\$3,994,114</b>

**Replacement Costs – Entire Fleet Replacement Program**

# Strategic Plan Impact FY15-FY19

Debt Service Fund – Fire Engine Fleet Replacement

- Total Budget - \$4,000,000
  - Funding Source – Debt Service General Obligation Bonds over 15 years



# Training Facility/Area

---

# Strategic Plan Impact FY15-FY19

Debt Service Fund – Training Facility Construction

- Profound need of a dedicated Fire Training Facility/Area within the boundaries of the Bluffton Township Fire District.
- Provide the necessary area and facilities to enable the Training Department to carry out the goals and objectives established in the District's training program.

# Strategic Plan Impact FY15-FY19

Debt Service Fund – Training Facility Construction

- The Fire District Training Program is designed to meet numerous standards:
  - NFPA
  - OSHA
  - ISO (Now requires 18 hours per year per member in a NFPA 1403 compliant facility).

# Strategic Plan Impact FY15-FY19

Debt Service Fund – Training Facility Construction

- This training is currently accomplished through various means and avenues created by the staff of the Training Department.
  - Parking lots
  - Side streets
  - MCAS/Parris Island
  - Fire Stations

# Strategic Plan Impact FY15-FY19

Debt Service Fund – Training Facility Construction

- The District continues to grow and the staff is finding it more and more difficult to locate adequate, safe training areas in the community.

# Strategic Plan Impact FY15-FY19

Debt Service Fund – Training Facility Construction

## ● Cost Savings:

- Overtime
- Wear and tear on apparatus
- Fuel savings
- Facility use fees

# Strategic Plan Impact FY15-FY19

Debt Service Fund – Training Facility Construction

## ● Advantages

- Cost Savings:
  - Less overtime
  - Less wear and tear on apparatus
  - Fuel savings
  - No facility use fees
- Proper coverage for the Fire District
  - No moving to cover during training
  - All apparatus are in the District to respond

# Strategic Plan Impact FY15-FY19

Debt Service Fund – Training Facility Construction

## ● Advantages

- Convenience:

- Inclement weather
- Reschedules
- Central location easily accessed by all companies in the District
- Surprise drills

# Strategic Plan Impact FY15-FY19

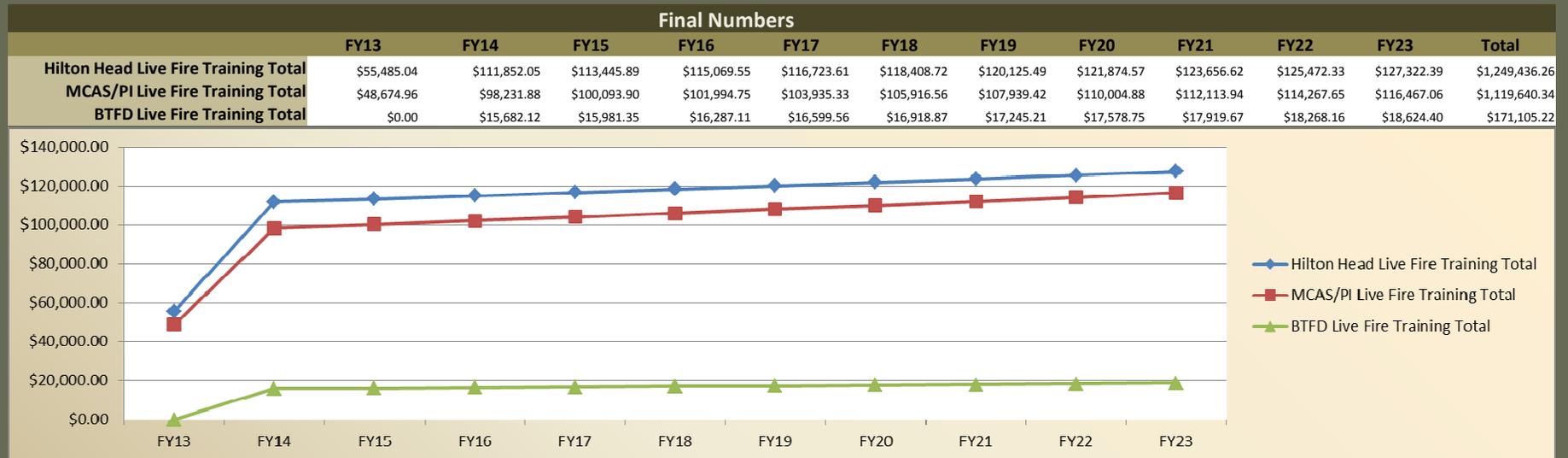
Debt Service Fund – Training Facility Construction

## ○ Disadvantages

- Initial outlay of capital may be seen as a disadvantage by some.
- Funds will be recouped over time.
  - Annual Costs to train at HHIFR facility FY15 = \$113,445
  - Annual Costs to train at Parris Island FY15 = \$100,093
  - Annual Costs to train at BTFD facility FY15 = \$15,981
- At these rates payback of the facility will occur in 10 to 12 years.

# Strategic Plan Impact FY15-FY19

Debt Service Fund – Training Facility Construction



# Strategic Plan Impact FY15-FY19

Debt Service Fund – Maintenance Facility

- Total Budget - \$1,500,000
  - Includes building
  - Includes site work
- Recommended Location:
  - Behind Fire Station #30 on the 9.2 acre tract already owned by the BTFD.
- Funding Source – Debt Service General Obligation Bonds over 20 years

2014 /

SOUTHERN BEAUFORT COUNTY PLANNED UNIT DEVELOPMENT (PUD)  
AMENDMENT FOR OSPREY POINT (R603-013-000-0006-0000) (119.75 ACRES ALONG  
S.C. HIGHWAY 170, BLUFFTON).

BE IT ORDAINED, that County Council of Beaufort County, South Carolina, hereby amends the Zoning Map of Beaufort County, South Carolina. The map is attached hereto and incorporated herein.

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

COUNTY COUNCIL OF BEAUFORT COUNTY

BY: \_\_\_\_\_  
D. Paul Sommerville, Chairman

APPROVED AS TO FORM:

\_\_\_\_\_  
Joshua A. Gruber, Deputy County Administrator  
Special Counsel

ATTEST:

\_\_\_\_\_  
Suzanne M. Rainey, Clerk to Council

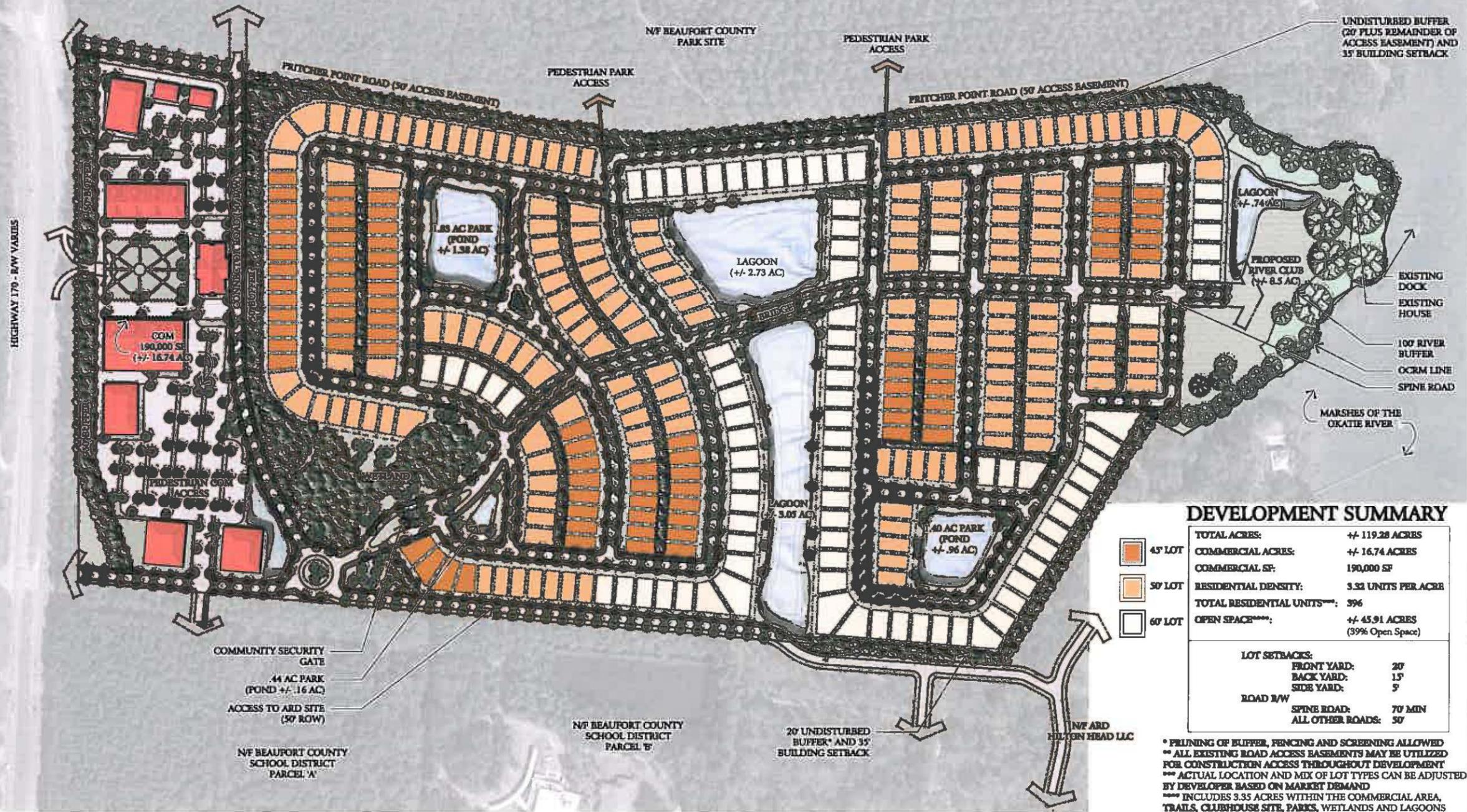
First Reading:

Second Reading:

Public Hearing:

Third and Final Reading:

# EXHIBIT B



## DEVELOPMENT SUMMARY

TOTAL ACRES:	+/- 119.28 ACRES
COMMERCIAL ACRES:	+/- 16.74 ACRES
COMMERCIAL SF:	190,000 SF
RESIDENTIAL DENSITY:	3.32 UNITS PER ACRE
TOTAL RESIDENTIAL UNITS***:	396
OPEN SPACE****:	+/- 45.91 ACRES (39% Open Space)

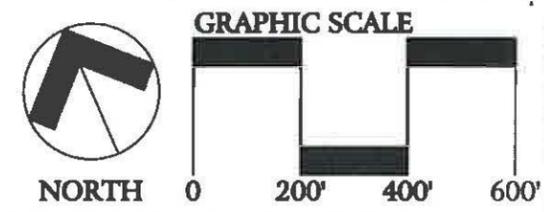
LOT SETBACKS:	
FRONT YARD:	20'
BACK YARD:	15'
SIDE YARD:	5'
ROAD R/W	
SPINE ROAD:	70' MIN
ALL OTHER ROADS:	50'

\* PRUNING OF BUFFER, FENCING AND SCREENING ALLOWED  
 \*\* ALL EXISTING ROAD ACCESS EASEMENTS MAY BE UTILIZED FOR CONSTRUCTION ACCESS THROUGHOUT DEVELOPMENT  
 \*\*\* ACTUAL LOCATION AND MIX OF LOT TYPES CAN BE ADJUSTED BY DEVELOPER BASED ON MARKET DEMAND  
 \*\*\*\* INCLUDES 3.35 ACRES WITHIN THE COMMERCIAL AREA, TRAILS, CLUBHOUSE SITE, PARKS, WETLANDS AND LAGOONS

PREPARED FOR:  
**MALIND BLUFF DEVELOPMENT LLC**

PREPARED BY:  
**J. K. TILLER ASSOCIATES, INC.**  
 LAND PLANNING LANDSCAPE ARCHITECTURE  
 7511 FINCHNEY COLONY ROAD SUITE 101 STUFFOR, SC 29981  
 TEL: 803.252.2222 FAX: 803.252.2222

# OSPREY POINT (MALIND BLUFF) AMENDED MASTER PLAN BEAUFORT COUNTY, SOUTH CAROLINA July 29, 2014

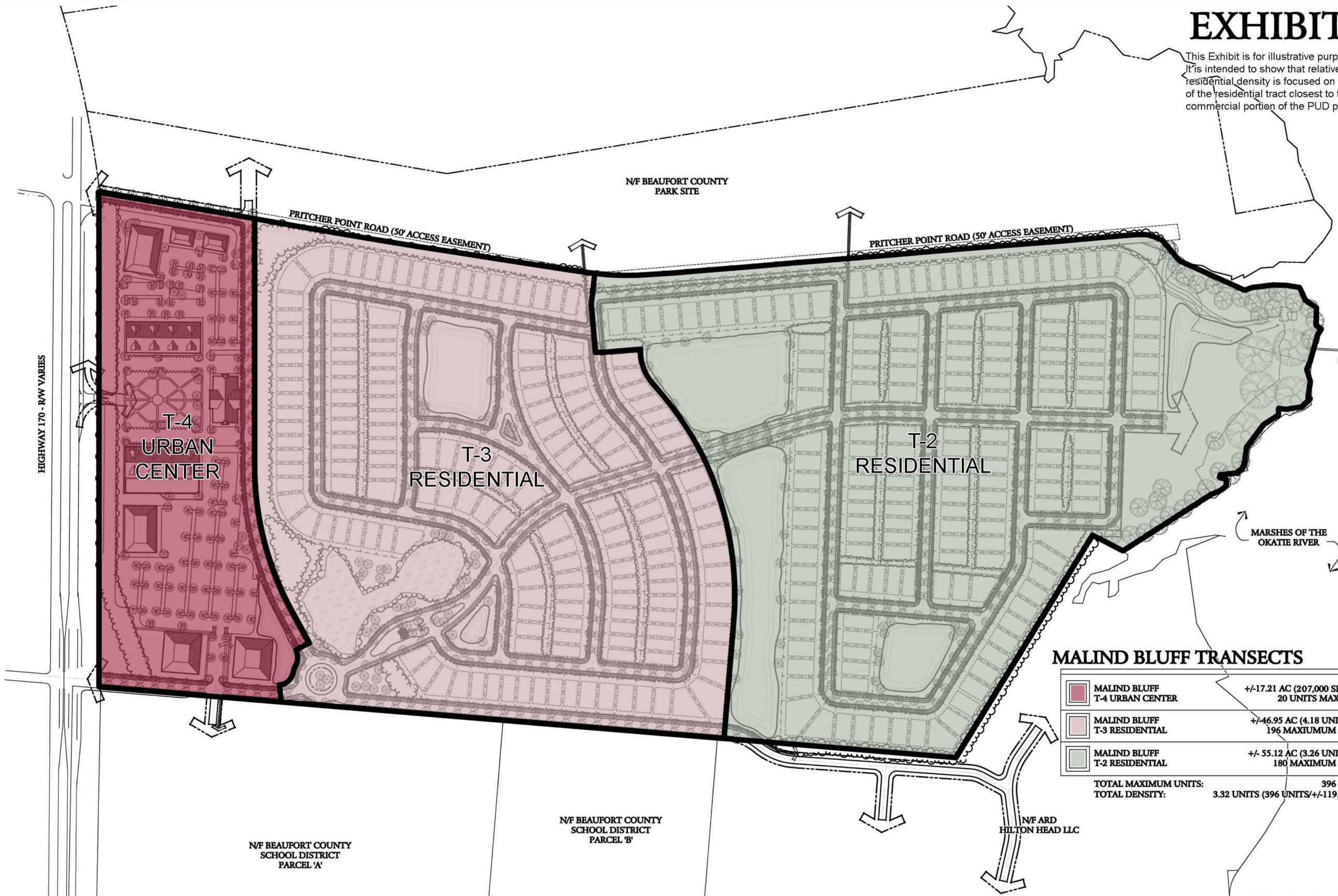


THIS IS A CONCEPTUAL PLAN AND IS SUBJECT TO CHANGE. ALL SURVEY INFORMATION AND SITE BOUNDARIES WERE COMPILED FROM A VARIETY OF UNVERIFIED SOURCES AT VARIOUS TIMES AND AS SUCH ARE INTENDED TO BE USED ONLY AS A GUIDE. ALL PROPERTY LINES, TRACT DIMENSIONS AND NARRATIVE DESCRIPTIONS ARE FOR GRAPHIC REPRESENTATION ONLY, AS AN AID TO SITE LOCATION AND POTENTIAL LAND USE, AND ARE NOT LEGAL REPRESENTATIONS AS TO FUTURE USES OR LOCATIONS. J. K. TILLER ASSOCIATES, INC. ASSUMES NO LIABILITY FOR ITS ACCURACY OR STATE OF COMPLETION, OR FOR ANY DECISIONS (REQUIRING ACCURACY) WHICH THE USER MAY MAKE BASED ON THIS INFORMATION. JKT Job Number: 201403-01

T:\Projects\2014\201403-01\OSPREY\MasterPlan\_FINAL.dwg, TITLE: 7/29/2014 1:02:08 PM

# EXHIBIT I

This Exhibit is for illustrative purposes only. It is intended to show that relatively higher residential density is focused on the portion of the residential tract closest to the commercial portion of the PUD property.



## MALIND BLUFF TRANSECTS

	MALIND BLUFF T-4 URBAN CENTER	+/-17.21 AC (207,000 SF COM) 20 UNITS MAXIMUM
	MALIND BLUFF T-3 RESIDENTIAL	+/-46.95 AC (4.18 UNITS/AC) 196 MAXIMUM UNITS
	MALIND BLUFF T-2 RESIDENTIAL	+/- 55.12 AC (3.26 UNITS/AC) 180 MAXIMUM UNITS
<b>TOTAL MAXIMUM UNITS:</b>		<b>396 UNITS</b>
<b>TOTAL DENSITY:</b>		<b>3.32 UNITS (+/-119.28 AC)</b>

REVISED OCTOBER 8, 2014

PREPARED FOR:  
MALIND BLUFF DEVELOPMENT LLC

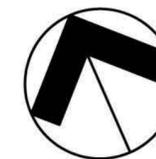
# OSPREY POINT (MALIND BLUFF) TRANSECT MAP

BEAUFORT COUNTY, SOUTH CAROLINA

July 29, 2014

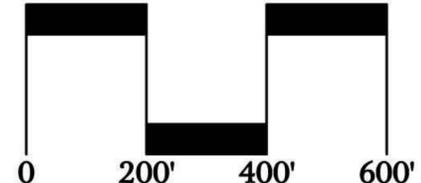


PREPARED BY:  
**J. K. TILLER ASSOCIATES, INC.**  
LAND PLANNING      LANDSCAPE ARCHITECTURE  
TEN PINCKNEY COLONY ROAD SUITE 101    BLUFFTON, SC 29909  
Voice 843.815.4800      jtiller@jtiller.com      Fax 843.815.4802



NORTH

GRAPHIC SCALE



THIS IS A CONCEPTUAL PLAN AND IS SUBJECT TO CHANGE. ALL SURVEY INFORMATION AND SITE BOUNDARIES WERE COMPILED FROM A VARIETY OF UNVERIFIED SOURCES AT VARIOUS TIMES AND AS SUCH ARE INTENDED TO BE USED ONLY AS A GUIDE. ALL PROPERTY LINES, TRACT DIMENSIONS AND NARRATIVE DESCRIPTIONS ARE FOR GRAPHIC REPRESENTATION ONLY, AS AN AID TO SITE LOCATION AND POTENTIAL LAND USE, AND ARE NOT LEGAL REPRESENTATIONS AS TO FUTURE USES OR LOCATIONS. J. K. TILLER ASSOCIATES, INC. ASSUMES NO LIABILITY FOR ITS ACCURACY OR STATE OF COMPLETION, OR FOR ANY DECISIONS (REQUIRING ACCURACY) WHICH THE USER MAY MAKE BASED ON THIS INFORMATION.

JKT Job Number: 201403-01

T:\Projects\2014\03-01\DWG\MasterPlan\_FREEHAND\_After07292014.dwg, TRANSECT\_TITLE, 7/29/2014 3:42:31 PM

2014 /

AN ORDINANCE OF THE COUNTY OF BEAUFORT, SOUTH CAROLINA, TO APPROVE A FIRST AMENDMENT TO THE DEVELOPMENT AGREEMENT (OSPREY POINT) BETWEEN BEAUFORT COUNTY AND BANK OF THE OZARKS AS SUCCESSOR IN INTEREST TO LCP III, LLC PURSUANT TO SECTION 6-31-30 OF THE *CODE OF LAWS OF SOUTH CAROLINA*, 1976, AS AMENDED.

NOW, THEREFORE, BE IT ORDAINED that Beaufort County Council adopts this Ordinance so to amend the Osprey Point Development Agreement all of which is more fully set forth in the document entitled First Amendment to Development Agreement, a copy of which is attached hereto and incorporated by reference herein as if set forth verbatim.

This ordinance shall become effective upon filing of an executed First Amendment to Development Agreement with the Beaufort County Clerk to Council.

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

COUNTY COUNCIL OF BEAUFORT COUNTY

By: \_\_\_\_\_  
D. Paul Sommerville, Chairman

APPROVED AS TO FORM:

\_\_\_\_\_  
Joshua A. Gruber, Deputy County Administrator  
Special Counsel

ATTEST:

\_\_\_\_\_  
Suzanne M. Rainey, Clerk to Council

First Reading,  
Second Reading:  
Public Hearing:  
Third and Final Reading:

## **AMENDED NARRATIVE FOR OSPREY POINT PUD**

The Owner of Osprey Point PUD has submitted a requested First Amendment To Osprey Point Development Agreement And PUD Zoning. That document, submitted herewith and incorporated herein, contains all of the requested legal changes to both the Development Agreement and the PUD. For clarification purposes, this Amended Narrative is also submitted, as part of the Amendment to the Osprey Point PUD, to describe the goals of the Amended PUD and justifications for the requested First Amendment To Osprey Point Development Agreement And PUD Zoning. This Amended Narrative will begin with a description of important background facts, necessary to understand the need for the requested First Amendment, and then go on to describe the specific changes requested to the current PUD Zoning.

### **BACKGROUND**

A Development Agreement, with accompanying PUD Zoning, was made and entered between Owner and Beaufort County for Osprey Point, as recorded in Book 2888 at page 169, et. seq., on September 3, 2009, following passage by Beaufort County Council and due execution by the parties. Osprey Point is a portion of a larger, coordinated development area, known as Okatie Village, which also included the Okatie Marsh PUD and the River Oaks PUD, with their respective Development Agreements, which were negotiated, adopted and recorded simultaneously with Osprey Point.

No development activity or sales activity has taken place within the overall Okatie Village properties, including Osprey Point, during the approximately five years since the original approvals

of these developments. A related entity, Malind Bluff Development, LLC, has taken a small interest in the Osprey Point property for development financing purposes, and is therefore joining into the First Amendment to evidence its agreement with and consent hereto (see the attached Exhibit H Joinder).

Significant changes have taken place in real estate market conditions and within the Okatie Village development area since the original approvals for Osprey Point, making it practically and economically unfeasible to develop Osprey Point under the exact terms of the original Osprey Point Development Agreement and PUD. The Owner seeks to Amend the Osprey Point PUD in order to adjust the terms thereof to reflect current conditions, as provided below, while at the same time significantly reducing the density of Osprey Point and preserving the important protections to the environment and many other important features of the original Osprey Point PUD, as also provided below.

Planning and negotiations toward ultimate approval of the three Okatie Village Tracts, including Osprey Point, occurred in 2006 - 2008, at a time that development was exploding in Beaufort County, and the pace of that development activity was expected to continue and accelerate as the baby boom generation was beginning to reach retirement age. Prices for homes and for commercial properties were escalating and that trend was expected to continue.

All of these trends ended before development of any of the Okatie Village communities could begin. Sales prices plummeted and a financial crisis prevented developers from acquiring needed development loans, and prevented potential buyers from obtaining home loans, even at reduced prices. Okatie Village properties were particularly hard hit, since their Development

Agreements imposed fees and burdens beyond any other development properties in Beaufort County.

The Okatie Marsh PUD failed completely before any development took place. Beaufort County acquired the entire property, which has been added to the County's Open Space land holdings. River Oaks has likewise been struggling and its ultimate fate is being determined. Osprey Point, the central property of the three Okatie Village tracts, now has real potential to move forward in an economically conscientious way, under the name Malind Bluff. Several changes to the original plan have been necessitated by these changing market conditions, and are set forth below. Some of the changes are significant, while others are relatively minor. The justifications for each of these changes are set forth as the changes themselves are discussed.

### **SPECIFIC CHANGES REQUESTED AND JUSTIFICATIONS**

Many important features of the original Osprey Point PUD will remain under the Amended PUD. For instance, Osprey Point will continue as a mixed use PUD, with commercial uses adjacent to Highway 170, residential uses in the center of the Property, and a large greenspace/community area on the eastern boundary, adjacent to the marshes of the Okatie River. Internal interconnectivity, for both roadways and trails, is maintained, and all environmental standards are maintained. The internally integrated nature of the development, the interconnectivity to adjacent parcels by the public Connector Road, and many other features justify the continuing PUD status for the Property. The following changes are requested.

A. **Commercial and Residential Density Reduction.** The allowed commercial and residential densities for Osprey Point are set forth in Section IV(C) and IV(D) of

the Development Agreement, and referenced in the attached PUD approval text and drawings. These allowed densities are hereby reduced for both commercial and residential density. The new allowed density for commercial development is now 190,000 square feet, rather than the original 207,000 square feet. The new allowed residential density is now 396 total residential units, rather than the original 527 residential units. The original Development Agreement and PUD allowed the Owner/Developer the freedom to determine the mix of single family detached, attached and multifamily units, depending upon market conditions. This flexibility remains effective, but it is specifically noted that the current intent is to develop all or most of the residential units as single family detached units, with final lot configuration and sizes to be at the discretion of Owner/Developer.

Notwithstanding this general design flexibility, Owner hereby commits to a scheme of density and use allocation as set forth on the attached Exhibit I, Amended Osprey Point Transect Zones. The terms of Exhibit I are hereby incorporated into this First Amendment and made binding upon the Property. Basically, the approximately 8.5 acre portion of the Property nearest to the marsh will be utilized for open space, park, and community recreational purposes only, with no residential construction allowed (current cottage/lodge site excepted). The private residential zone closest to the marsh area will have the lowest maximum density, to minimize potential impacts upon the tidal wetlands. The adjoining private residential zone, extending to the Connector Road, will allow increased residential density with an allowance of townhouse and multifamily units, so that this higher density area will be most accessible to the adjacent Commercial Area. The Commercial Area will continue to have the same standards, allowed uses and densities as set forth

in the original PUD and Development Agreement, subject to the reduced maximum densities set forth above.

**B. Allowed Development Type and Resulting Changes to Roadway and Pathway (Including Trails) Standards.** The current development planning for the Osprey Point development envisions an age restricted community, within the meaning of federal law, to be located within the residential area depicted on the Exhibit B Master Plan. A residential developer is currently in place to develop the age restricted community and it is hereby specifically provided that such an age restricted community is allowed. The residential area is planned to be single family detached, although other residential building types are allowed. While the residential area is currently planned to be age restricted, and specifically under contract for such use, Owner/Developer shall have the option of developing age targeted (non-restricted) or general residential development. This flexibility is necessary to enable adjustments to future market conditions and to meet development financing requirements.

A successful age restricted community requires private roads and the ability to restrict access. This essential fact was recognized by the County in the adjacent River Oaks Development Agreement, where private roads and restricted access were allowed, specifically because of the "senior village nature of the development". For the same reason, pathways and trails within the age restricted area of Osprey Point may also be private and restricted. It is specifically noted, however, that the frontage Connector Road as well as roads within the commercial area, shall remain open to the public as originally provided, and provide a means of interconnectivity to adjacent parcels. It is also noted, that a public access easement to serve as an access to River Oaks

PUD is provided along the southern boundary of the Osprey Point Amended Master Plan, to preserve access for River Oaks to the commercial area, the Connector Road, and to Highway 170. Internal interconnectivity, to allow residents of Osprey Point (now to be known as Malind Bluff) to have access to the commercial area, waterfront area, and adjacent properties is retained, and shall be as depicted on Exhibit C to the First Amendment for both pathway/trails and roadways. All provisions of the original Development Agreement and PUD to the contrary are hereby amended to conform herewith.

C. **Public Park Area/Access.** The original Development Agreement and PUD provided for an approximately 13 acre waterfront park area, for the enjoyment of residents within Osprey Point and the adjacent Okatie Marsh developments, with limited access rights for the public. Changes in circumstance and market conditions have now made this plan unnecessary and unworkable. The entire Okatie Marsh development, which includes waterfront property, is now owned by the County as public land. The total Okatie Village residents expected to share in the use of this area within Okatie Village has been reduced by more than 50% (due to the elimination of all Okatie Marsh density, and the substantial reduction of Osprey Point density under this Amendment).

In the light of these changed conditions, and due to the preference for privacy and safety associated with elderly and mature adult (age restricted) development, the waterfront acreage for open space/park use within Osprey Point is hereby reduced from 13 acres to approximately 8.5 acres, as depicted on the attached Exhibit B Master Plan. Public access is no longer required. Environmental standards to protect the adjacent waterway and wetlands are retained in full force

and effect. Given the changes outlined above, and the stated justifications therefor, the existing cottage/lodge, now located on the waterfront, is no longer restricted and may be used for any legal residential or Osprey Point community purpose, and it may be utilized in its existing condition, renovated, replaced, or removed.

**D. Design, Construction and Maintenance Contribution to County Park.**

Owner under the proposed First Amendment is proposing to design a passive park area upon the adjacent waterfront owned by the County and construct a passive park area of up to two acres at the County waterfront. This passive park design and construction shall include appropriate clearing, installation of benches, and long term landscape maintenance of any cleared area, with all elements to be approved by County Planning Staff, in consultation with other County officials. Such design and construction shall occur at the time of Owner's permitting and construction within the adjacent Osprey Point waterfront open space, to include a simple trail system within the County passive park area. While this provision is predominately a change to the original Development Agreement, it is recited here as a part of this PUD Narrative as a further justification for the requested change to the current PUD Master Plan.

**E. Public Safety Site.** The Public Safety Site, shown on the original Master Plan, may be located within the Commercial/Mixed Use area of the Master Plan, or at Owner's discretion and with County approval of the location, the Public Safety Site may be located outside of the Osprey Point Master Plan, on land to be acquired by Owner and donated to the County. The area to be donated for a Public Safety Site shall be 1/2 acre, sufficient for a Fire/EMS facility.

**F. Workforce Housing Requirement.** Certain provisions for workforce housing are set forth under Section IV(A) of the Development Agreement, and referenced as part of the PUD approval. While this requirement remains in force, it is specifically noted and agreed that this requirement shall not be interpreted to prevent development of an age restricted community within Osprey Point. Workforce housing may be provided within areas of the new Master Plan which are not within the age restricted area, or within the age restricted area, at the discretion of Owner/Developer. As provided under the original Development Agreement, the requirements to provide Workforce/Affordable Housing apply only to multifamily product (10% of total) and to town home units (15% of total) and do not apply to single family home sites. This provision continues, so that the total of such units to be provided depends upon final product mix within Osprey Point. Notwithstanding the above, Owner agrees that a minimum of 15 residential units will be developed and offered at sales prices which qualify under the low income or moderate income affordability standards as set forth in the Workforce/Affordable Housing Agreement. Such units may be developed in the Residential Area of the Master Plan or in the Commercial/Mixed Use Area.

**G. Design Guidelines/Residential Design.** Design Guidelines were not a part of the original Osprey Point PUD. The Design Guidelines set forth in Section IV(M) of the Development Agreement (and Exhibit F thereto) are retained for the public area of Osprey Point. The age restricted, residential area will adopt its own design guidelines and review process, by private covenant, and will therefore not be bound by the original Design Guidelines of the Development Agreement. This change, for the non-public areas only, will provide the

Owner/Developer with the needed flexibility to meet the needs and tastes of the age restricted market as development and sales unfold. Additionally, as is the case in most PUD development, internal residential lot, roadway, and layout design, including setbacks within residential lots, shall be at the discretion of Owner/Developer, so long as the final design does not violate the general layout depicted on the Exhibit B Amended Master Plan.

Notwithstanding the above stated flexibility in residential structure and lot design, Owner hereby commits to expanded spacing of driveway locations in areas where lot sizes average less than 50 feet in width. To this end, driveway locations will be combined to maximize the distance between driveway entrances on the street, for both aesthetic and safety reasons. An illustration of this design concept is attached to demonstrate this principle. The resulting design shall assure, at the time of development permit approval, that driveway location spacing on all street frontages shall exceed an average of 50 feet for any given roadway section. It is specifically noted that rear loaded lot access, provided from rear alley ways, is also an acceptable design solution to avoid excessive numbers of driveway locations on streetscapes with average lot width of less than 50 feet in width, and this design solution is also allowed within Osprey Point.

**H. Development Schedule Amendment.** The original Osprey Point Development Agreement included a Development Schedule provision under Section IV thereof and Exhibit D thereto. Subject to the same reservations and conditions provided under the original Development Agreement and Exhibit D, the Development Schedule is hereby amended as set forth in Exhibit D to the First Amendment. This Development Schedule is referenced in this PUD Narrative to explain current forecasting regarding phasing and development matters.

**I. Preliminary Drainage Plan, Water Plan and Sanitary Sewer Plans.**

Because the essential elements of the PUD remain in the same general areas of the Property as originally contemplated, at reduced densities, the changes to these infrastructure systems are relatively minor, to reflect altered road locations. The system designs all remain within the original design tolerances previously approved. Expected new locations of these infrastructure systems are depicted on the attached Exhibits E, F, and G to the First Amendment, for sanitary sewer, stormwater drainage and water systems, respectively, subject to final engineering and approvals prior to construction.

**SUMMARY**

The above Narrative describes the nature of the requested PUD and the specific changes requested and their justifications. The legal document entitled First Amendment To Osprey Point Development Agreement And PUD Zoning, if approved by Beaufort County, shall be the controlling document regarding changes to both the Development Agreement and the PUD. This Amended Narrative is submitted as an addition to the PUD Amendment, at the request of County Staff, to further clarify the changes being requested under the Amended PUD Master Plan and related documents.

**STATE OF SOUTH CAROLINA            )**  
**)**  
**COUNTY OF BEAUFORT                    )**     **FIRST AMENDMENT TO**  
**)**     **OSPREY POINT DEVELOPMENT**  
**)**     **AGREEMENT AND PUD ZONING**

**This First Amendment To Osprey Point Development Agreement and PUD Zoning** is made and entered this \_\_\_\_\_ day of \_\_\_\_\_, 2014, by and between LCP III, LLC (Owner), and the governmental authority of Beaufort County, South Carolina ("County").

**WHEREAS**, a Development Agreement, with accompanying PUD Zoning, was made and entered between Owner and County for Osprey Point, as recorded in Book 2888 at page 169, et. seq., on September 3, 2009, following passage by Beaufort County Council and due execution by the parties; and,

**WHEREAS**, Osprey Point is a portion of a larger, coordinated development area, known as Okatie Village, which also included the Okatie Marsh PUD and the River Oaks PUD, with their respective Development Agreements, which were negotiated, adopted and recorded simultaneously with Osprey Point; and,

**WHEREAS**, no development activity or sales activity has taken place within the overall Okatie Village properties, including Osprey Point, during the approximately five years since the original approvals of these developments; and,

**WHEREAS**, a related entity, Malind Bluff Development, LLC, has taken a small interest in the Osprey Point property for development financing purposes, and is therefore joining into this First Amendment to evidence its agreement with and consent hereto (see the attached Exhibit H Joinder); and,

**WHEREAS**, the original Development Agreements for Okatie Village, including Osprey Point, will expire and terminate in September of 2014; and,

**WHEREAS**, significant changes have taken place in real estate market conditions and within the Okatie Village development area since the original approvals for Osprey Point, making it practically and economically unfeasible to develop Osprey Point under the exact terms of the original Osprey Point Development Agreement and PUD; and,

**WHEREAS**, the Owner and County have agreed to Amend the Osprey Point Development Agreement and PUD in order to adjust the terms thereof to reflect current conditions, as provided below, while at the same time significantly reducing the density of Osprey Point and preserving the important protections to the environment and many other important features of the original Development Agreement, as also provided below;

**NOW THEREFORE**, in consideration of the terms and conditions hereof, the Owner and County hereby agree as follows:

**I. INCORPORATION.**

The above recitals are hereby incorporated herein by reference.

**II. STATEMENT OF DEVELOPMENT BACKGROUND AND CHANGES TO MARKET CONDITIONS AND OTHER CIRCUMSTANCES.**

Planning and negotiations toward ultimate approval of the three Okatie Village Tracts, including Osprey Point, occurred in 2006 - 2008, at a time that development was exploding in Beaufort County, and the pace of that development activity was expected to continue and

accelerate as the baby boom generation was beginning to reach retirement age. Prices for homes and for commercial properties were escalating and that trend was expected to continue.

All of these trends ended before development of any of the Okatie Village communities could begin. Sales prices plummeted and a financial crisis prevented developers from acquiring needed development loans, and prevented potential buyers from obtaining home loans, even at reduced prices. Okatie Village properties were particularly hard hit, since their Development Agreements imposed fees and burdens beyond any other development properties in Beaufort County.

The Okatie Marsh PUD failed completely before any development took place. Beaufort County acquired the entire property, which has been added to the County's Open Space land holdings. River Oaks has likewise been struggling and its ultimate fate is being determined. Osprey Point, the central property of the three Okatie Village tracts, now has real potential to move forward in an economically conscientious way, under the name Malind Bluff. Several changes to the original plan have been necessitated by these changing market conditions, and are set forth below. Some of the changes are significant, while others are relatively minor. The justifications for each of these changes are set forth as the changes themselves are discussed.

### **III. DEVELOPMENT PLAN CHANGES.**

A revised Master Plan and revised Trail and Open Space Plan are attached hereto as Exhibits B and C respectively (Exhibit A hereto is a restatement of the property description of Osprey Point, which is unchanged). Both the Development Agreement and PUD Zoning are

October 8, 2014 Draft

hereby amended to reflect all changes which are shown and depicted on the revised Exhibits B and C, both regarding the specific changes that are referenced below and any other changes that are necessary, by implication, to effectuate these Development Plan and Master Plan changes. The following changes are specifically listed and approved:

A. **Commercial and Residential Density Reduction.** The allowed commercial and residential densities for Osprey Point are set forth in Section IV(C) and IV(D) of the Development Agreement, and referenced in the attached PUD approval text and drawings. These allowed densities are hereby reduced for residential density. The allowed density for commercial development remains 207,000 square feet. The new allowed residential density is now 396 total residential units, rather than the original 527 residential units. The original Development Agreement and PUD allowed the Owner/Developer the freedom to determine the mix of single family detached, attached and multifamily units, depending upon market conditions. This flexibility remains effective, but it is specifically noted that the current intent is to develop all or most of the residential units as single family detached units, with final lot configuration and sizes to be at the discretion of Owner/Developer.

Notwithstanding this general design flexibility, Owner hereby commits to a scheme of density and use allocation as set forth on the attached Exhibit I, Amended Osprey Point Transect Zones. The terms of Exhibit I are hereby incorporated into this First Amendment and made binding upon the Property. Basically, the approximately 8.5 acre portion of the Property nearest to the marsh will be utilized for open space, park, and community recreational purposes only, with no residential construction allowed (current cottage/lodge site excepted). The private

residential zone closest to the Park/Community area will have the lowest maximum density, to minimize potential impacts upon the tidal wetlands. The adjoining private residential zone, extending to the Connector Road, will allow increased residential density with an allowance of townhouse and multifamily units, so that this higher density area will be most accessible to the adjacent Commercial Area. **The Commercial Area will continue to have the same standards, allowed uses and densities as set forth in the original PUD and Development Agreement.** The commitment to a Village scale commercial design, as provided under the Original PUD and Design Guidelines, remains unchanged.

**B. Allowed Development Type and Resulting Changes to Roadway and Pathway (Including Trails) Standards.** The current development planning for the Osprey Point development envisions an age restricted community, within the meaning and under the terms of federal law, to be located within the residential area depicted on the Exhibit B Amended Master Plan. A residential developer is currently in place to develop the age restricted community and it is hereby specifically provided that such an age restricted community is allowed. The residential area is planned to be single family detached, although other residential building types are allowed. Only age restricted residential development will be allowed within the private residential, restricted access area of the Master Plan. No non-age restricted residential development may be undertaken within this private area unless specifically approved in the future by Beaufort County as a major Amendment hereto.

A successful age restricted community requires private roads and the ability to restrict access. This essential fact was recognized by the County in the adjacent River Oaks Development

October 8, 2014 Draft

Agreement, where private roads and restricted access were allowed, specifically because of the "senior village nature of the development". For the same reason, pathways and trails within the age restricted area may also be private and restricted. It is specifically noted, however, that the frontage Connector Road as well as roads within the commercial area, shall remain open to the public as originally provided, and provide a means of interconnectivity to adjacent parcels. It is also noted, that a public access easement to serve as an access to River Oaks PUD is provided along the southern boundary of the Osprey Point Amended Master Plan, to preserve access for River Oaks to the commercial area, the Connector Road, and to Highway 170. This access easement area shall be granted by Owner to the River Oaks property and to Beaufort County, as grantees, and the grant of this access easement shall take place within 120 days of execution and recording hereof. Beaufort County shall have no obligation to construct or maintain such roadway, and no obligation to accept title or responsibility for such roadway. Under the original Development Agreement, Section IV(F), the Connector Road was to be constructed as part of the first phase of Osprey Point development, to provide access across Osprey Point for the expected development of Okatie Marsh. Now that Okatie Marsh has been purchased by the County for Open Space, the Connector Road shall be developed at the time of development of Phase I development; provided, however, that Owner may satisfy this requirement by posting a bond for this road construction at 125% of its estimated cost with Beaufort County, when Phase I development commences, with the commitment to construct the road at the time that fifty percent of the allowed residential density has been permitted for vertical construction. An easement shall be granted to Beaufort County and the River Oaks owner to allow said access, within 120 days of

October 8, 2014 Draft

execution and recording hereof. Beaufort County shall have no obligation to the construction or maintain such roadway. Section VIII(A) of the original Development Agreement is hereby amended to allow such private roads and restricted access within the residential area, and also within open space areas associated with the residential area. As stated above, the planned pathways and trails within the residential area of Osprey Point may likewise be restricted, and the pathway and trail system is amended to provide for the system shown on Exhibit C hereto. Internal interconnectivity, to allow residents of Osprey Point (now to be known as Malind Bluff) to have access to the commercial area, waterfront area, and adjacent properties is retained, and shall be as depicted on Exhibit C for both pathway/trails and roadways. All provisions of the original Development Agreement and PUD to the contrary are hereby amended to conform herewith.

C. **Public Park Area/Access.** The original Development Agreement and PUD provided for an approximately 13 acre waterfront park area, for the enjoyment of residents within Osprey Point and the adjacent Okatie Marsh developments, with limited access rights for the public. Changes in circumstance and market conditions have now made this plan unnecessary and unworkable. The entire Okatie Marsh development, which includes waterfront property, is now owned by the County as public land. The total Okatie Village residents expected to share in the use of this area within Osprey Point has been reduced by more than 50% (due to the elimination of all Okatie Marsh density, and the substantial reduction of Osprey Point density under this Amendment).

In the light of these changed conditions, and due to the preference for privacy and safety associated with elderly and mature adult (age restricted) development, the waterfront acreage for

October 8, 2014 Draft

open space/park use within Osprey Point is hereby reduced from 13 acres under Section IV(I) of the Development Agreement, to approximately 8.5 acres, as depicted on the attached Exhibit B Master Plan. Public access is no longer required. Environmental standards to protect the adjacent waterway and wetlands are retained in full force and effect. The associated covenants/easements, as required under Section IV(I) of the Development Agreement are likewise no longer required. Section IV(I) of the Development Agreement and the relevant PUD provision are hereby amended, together with any other provision of the Development Agreement and PUD necessary to carry out this Amendment. Given the changes outlined above, and the stated justifications therefor, the existing cottage/lodge, now located on the waterfront, is no longer restricted and may be used for any legal residential or Osprey Point community purpose, and it may be utilized in its existing condition, renovated, replaced, or removed.

**D. Design, Construction and Maintenance Contribution to County Park.**

Owner agrees to design a passive park area upon the adjacent waterfront owned by the County and construct a passive park area of up to 13 acres on the adjacent County waterfront. This passive park design and construction shall include appropriate clearing, installation of improvements as illustrated on a County Park Conceptual Plan to be submitted prior to final reading hereof, and long term landscape maintenance of any cleared area, with all elements to be approved by County Planning Staff, in consultation with other County officials, consistent with the County Park Conceptual Plan to be developed by Owner, with County approval, prior to final reading hereof. Additionally, Owner will provide a pervious surface parking area for the public to include at least six parking spaces, off Pritcher Road, near Highway 170, on County property. A trail shall be

provided from the parking area to the passive park and said trail may utilize Pritcher Road. Such design and construction shall occur at the time of Owner's permitting and construction within the adjacent Osprey Point waterfront open space, which shall occur prior to the sale of any residential home within Osprey Point. The County will participate, as needed, in any required permits and easements for construction, maintenance, and use of this park area.

**E. Public Safety Site.** The Public Safety Site shall be located within the Commercial/Mixed Use area of the Master Plan. The area to be donated for a Public Safety Site shall be 1/2 acre, sufficient for a Fire/EMS facility, rather than the one acre site originally provided under Section IV(K) of the Development Agreement. Required drainage and open space for the public safety site shall be provided on the adjacent Commercial Area of Owner, so that the 1/2 acre site shall be a buildable area footprint.

**F. Workforce Housing Requirement.** Certain provisions for workforce housing are set forth under Section IV(A) of the Development Agreement. While this requirement remains in force, it is specifically noted and agreed that this requirement shall not be interpreted to prevent development of an age restricted community within Osprey Point. Workforce housing shall be provided within areas of the new Master Plan which are not within the age restricted area. As provided under the original Development Agreement, the requirements to provide Workforce/Affordable Housing apply only to multifamily product (10% of total) and to town home units (15% of total) and do not apply to single family home sites. This provision continues, so that the total of such units to be provided depends upon final product mix within Osprey Point. **Notwithstanding the above, Owner agrees that a minimum of 15 residential units will be developed**

and offered at sales prices which qualify under the low income or moderate income affordability standards as set forth in the Workforce/Affordable Housing Agreement. Such units shall be developed in the Commercial/Mixed Use Area, provided, however, that Owner shall have the option of paying into a fund established by Beaufort County for affordable housing, in lieu of constructing such housing within Osprey Point, under the same terms and fee structure adopted by Beaufort County for such purposes generally. At the time that fifty percent (50%) of the residential density has been constructed, Owner must elect to make payments in lieu of constructing affordable housing, or commence to construct the required affordable housing, if such has not been sooner accomplished. All required affordable housing must be completed, during the term hereof.

**G. Impact/Development Fee Issues.** No terms of the original Development Agreement regarding fees due under Sections IV(G) and IV(H) are changed by this First Amendment.

**H. Design Guidelines/Residential Design.** The Design Guidelines set forth in Section IV(M) of the Development Agreement (and Exhibit F thereto) are retained for the public area of Osprey Point. The age restricted, residential area will adopt its own design guidelines and review process, by private covenant, and will therefore not be bound by the original Design Guidelines. This change, for the non-public areas only, will provide the Owner/Developer with the needed flexibility to meet the needs and tastes of the age restricted market as development and sales unfold. Additionally, as is the case in most PUD development, internal residential lot, roadway, and layout design, including setbacks within residential lots, shall be at the discretion of

Owner/Developer, so long as the final design does not violate the general layout depicted on the Exhibit B Amended Master Plan.

Notwithstanding the above stated flexibility in residential structure and lot design, Owner hereby commits to expanded spacing of driveway locations in areas where lot sizes average less than 50 feet in width. To this end, driveway locations will be combined to maximize the distance between driveway entrances on the street, for both aesthetic and safety reasons. An illustration of this design concept is attached to demonstrate this principle. . The resulting design shall assure that driveway pairs are separated from other driveway pairs by more than 50 feet, on any roadway section where lot widths average less than 50 feet. It is specifically noted that rear loaded lot access, provided from rear alley ways, is also an acceptable design solution to avoid excessive numbers of driveway locations on streetscapes with average lot width of less than 50 feet in width, and this design solution is also allowed within Osprey Point.

**I. Agreement Not To Annex.** Owner agrees that during the term hereof, and any extension thereof, Owner shall not seek or permit the property to be annexed into Jasper County or the City of Hardeeville. This provision may be enforced by the County by all available legal means, and include all remedies available at law or in equity, including specific performance and injunctive relief.

**J. Development Schedule Amendment.** The original Osprey Point Development Agreement included a Development Schedule provision under **Section IV thereof and Exhibit D thereto**. Subject to the same reservations and conditions provided under the original Development Agreement and Exhibit D, the Development Schedule is **hereby amended as set forth**

in Exhibit D hereto.

**K. Preliminary Drainage Plan, Water Plan and Sanitary Sewer Plans.**

Because the essential elements of the PUD remain in the same general areas of the Property as originally contemplated, at reduced densities, the changes to these infrastructure systems are relatively minor, to reflect altered road locations. The system designs all remain within the original design tolerances previously approved. Expected new locations of these infrastructure systems are depicted on the attached Exhibits E, F, and G to the First Amendment, for sanitary sewer, stormwater drainage and water systems, respectively, subject to final engineering and approvals prior to construction.

**L. Terms of Agreement/Incorporation/Default.** The original Development Agreement and PUD were approved by both parties, effective September 3, 2009. The parties hereby agree that the original Development Agreement, and all Exhibits thereto including the PUD, is hereby incorporated by reference into this First Amendment To Osprey Point Development Agreement and PUD, and further, that said original documents are hereby amended as specifically provided herein, directly or by necessary implication. The term of this First Amendment shall be for five years from the date of execution hereof, provided that the term shall be further extended for an additional five years if neither party hereto is in material default hereunder and if development of the subject property has not been completed within the initial term hereof, and also, extended by any South Carolina laws which extend development permits and agreements generally. Both parties agree that with the adoption and execution hereof, no present defaults exist between the parties and all future activities within Osprey Point shall be

governed by the terms hereof.

**IN WITNESS WHEREOF**, the parties hereby set their hands and seals, effective the date first above written.

WITNESSES

OWNER:

LCP III, LLC

\_\_\_\_\_  
  
\_\_\_\_\_

By: \_\_\_\_\_

Its:

Attest: \_\_\_\_\_

Its:  
  
\_\_\_\_\_

**STATE OF SOUTH CAROLINA**

)

**ACKNOWLEDGMENT**

**COUNTY OF BEAUFORT**

)

)

I HEREBY CERTIFY, that on this \_\_\_\_ day of \_\_\_\_\_, 2014. before me, the undersigned Notary Public of the State and County aforesaid, personally appeared \_\_\_\_\_, and \_\_\_\_\_ known to me (or satisfactorily proven) to be the person whose name is subscribed to the within document, as the appropriate official of LCP III, LLC, who acknowledged the due execution of the foregoing document.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year last above mentioned.

\_\_\_\_\_  
Notary Public for South Carolina  
My Commission Expires: \_\_\_\_\_

WITNESSES:

**COUNTY OF BEAUFORT**

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
County Council Chairman

Attest: \_\_\_\_\_  
County Clerk - County of Beaufort

**STATE OF SOUTH CAROLINA** )  
 )  
**COUNTY OF BEAUFORT** )

**ACKNOWLEDGMENT**

I HEREBY CERTIFY, that on this \_\_\_ day of \_\_\_\_\_, 2014 before me, the undersigned Notary Public of the state and County aforesaid, personally appeared known to me (or satisfactorily proven) to be the persons whose name is subscribed to the within document, who acknowledged the due execution of the foregoing Development Agreement.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year last above mentioned.

\_\_\_\_\_  
Notary Public for South Carolina  
My Commission Expires: \_\_\_\_\_

## **EXHIBIT A**

### **Property Description**

The Osprey Point property consists of that certain piece and parcel of real property, and all improvements thereon, located in Beaufort County, South Carolina, containing 119.254 acres, more or less, and more particularly described on a plat prepared by Christensen Khalil Surveyors, Inc. date February 5, 2006, and last revised on June 15, 2007, and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Plat Book 120 at Page 103.

# EXHIBIT B

REVISED 09/26/2014



## DEVELOPMENT SUMMARY

45' LOT	TOTAL ACRES:	+/- 119.28 ACRES
50' LOT	COMMERCIAL ACRES:	+/- 16.74 ACRES
60' LOT	COMMERCIAL SF:	207,000 SF
	RESIDENTIAL DENSITY:	3.32 UNITS PER ACRE
	TOTAL RESIDENTIAL UNITS***:	396
	OPEN SPACE****:	+/- 45.91 ACRES (39% Open Space)
	LOT SETBACKS:	
	FRONT YARD:	20'
	BACK YARD:	15'
	SIDE YARD:	5'
	ROAD R/W:	
	SPINE ROAD:	70' MIN
	ALL OTHER ROADS:	50'

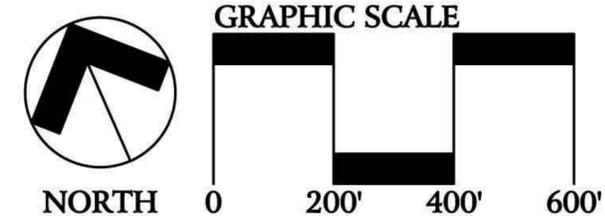
\* PRUNING OF BUFFER, FENCING AND SCREENING ALLOWED  
 \*\* ALL EXISTING ROAD ACCESS EASEMENTS MAY BE UTILIZED FOR CONSTRUCTION ACCESS THROUGHOUT DEVELOPMENT  
 \*\*\* ACTUAL LOCATION AND MIX OF LOT TYPES CAN BE ADJUSTED BY DEVELOPER BASED ON MARKET DEMAND  
 \*\*\*\* INCLUDES 3.35 ACRES WITHIN THE COMMERCIAL AREA, TRAILS, CLUBHOUSE SITE, PARKS, WETLANDS AND LAGOONS

PREPARED FOR:  
MALIND BLUFF DEVELOPMENT LLC

PREPARED BY:  
**J. K. TILLER ASSOCIATES, INC.**  
 LAND PLANNING LANDSCAPE ARCHITECTURE  
 TEN FINGKNBY COLONY ROAD SUITE 101 BLUFFTON, SC 29909  
 Voice 843.815.4800 tiller@tiller.com Fax 843.815.4802

# OSPREY POINT (MALIND BLUFF) AMENDED MASTER PLAN

BEAUFORT COUNTY, SOUTH CAROLINA  
July 29, 2014



THIS IS A CONCEPTUAL PLAN AND IS SUBJECT TO CHANGE. ALL SURVEY INFORMATION AND SITE BOUNDARIES WERE COMPILED FROM A VARIETY OF UNVERIFIED SOURCES AT VARIOUS TIMES AND AS SUCH ARE INTENDED TO BE USED ONLY AS A GUIDE. ALL PROPERTY LINES, TRACT DIMENSIONS AND NARRATIVE DESCRIPTIONS ARE FOR GRAPHIC REPRESENTATION ONLY, AS AN AID TO SITE LOCATION AND POTENTIAL LAND USE, AND ARE NOT LEGAL REPRESENTATIONS AS TO FUTURE USES OR LOCATIONS. J. K. TILLER ASSOCIATES, INC. ASSUMES NO LIABILITY FOR ITS ACCURACY OR STATE OF COMPLETION, OR FOR ANY DECISIONS (REQUIRING ACCURACY) WHICH THE USER MAY MAKE BASED ON THIS INFORMATION. JKT Job Number: 201403-01

# EXHIBIT C

REVISED 09/26/2014



### TRAILS AND OPEN SPACE SUMMARY

TOTAL ACRES:	+/- 119.28 ACRES
COMMERCIAL OPEN SPACE:	+/- 3.35 ACRES (20%)
RESIDENTIAL OPEN SPACE:	+/- 42.46 ACRES
TOTAL TRAILS:	+/- 17,592 LF (+/- 3.33 MI)
TOTAL OPEN SPACE**:	+/- 45.81 ACRES
PERCENT OPEN SPACE:	+/- 38.41 %

PROPOSED OPEN SPACE AMENITY USES:  
 Fishing, Wildlife Viewing, Interpretive Nature Trails, Jogging/walking Trails, Bike Trails, Jr. Olympic Pool, Passive Park/Fire Pits, Fishing Docks, Fishing Boardwalks, Kayak/Canoe Storage and Launch, Bocce Ball, Tennis, Pickle Ball, Tot Lot, Dog Park, Walkable Access to COM and Future County Park

\* PRUNING OF BUFFER, FENCING AND SCREENING ALLOWED  
 \*\* INCLUDES 3.35 ACRES WITHIN THE COMMERCIAL AREA, TRAILS, PROPOSED RIVER CLUB SITE, PARKS, WETLANDS AND LAGOONS

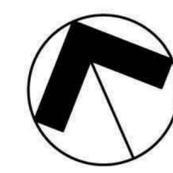
 PROPOSED MULTI-PURPOSE PEDESTRIAN TRAIL (TYP.)

PREPARED FOR:  
MALIND BLUFF DEVELOPMENT LLC

PREPARED BY:  
**J. K. TILLER ASSOCIATES, INC.**  
 LAND PLANNING      LANDSCAPE ARCHITECTURE  
 TEN PINCKNEY COLONY ROAD SUITE 101    BLUFFTON, SC 29909  
 Voice 843.815.4800      jtiller@jtiller.com      Fax 843.815.4802

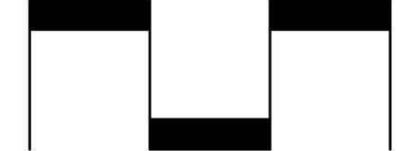
## OSPREY POINT (MALIND BLUFF) TRAILS AND OPEN SPACE PLAN

BEAUFORT COUNTY, SOUTH CAROLINA  
 JUNE 2, 2014



NORTH

### GRAPHIC SCALE



THIS IS A CONCEPTUAL PLAN AND IS SUBJECT TO CHANGE. ALL SURVEY INFORMATION AND SITE BOUNDARIES WERE COMPILED FROM A VARIETY OF UNVERIFIED SOURCES AT VARIOUS TIMES AND AS SUCH ARE INTENDED TO BE USED ONLY AS A GUIDE. ALL PROPERTY LINES, TRACT DIMENSIONS AND NARRATIVE DESCRIPTIONS ARE FOR GRAPHIC REPRESENTATION ONLY, AS AN AID TO SITE LOCATION AND POTENTIAL LAND USE, AND ARE NOT LEGAL REPRESENTATIONS AS TO FUTURE USES OR LOCATIONS. J. K. TILLER ASSOCIATES, INC. ASSUMES NO LIABILITY FOR ITS ACCURACY OR STATE OF COMPLETION, OR FOR ANY DECISIONS (REQUIRING ACCURACY) WHICH THE USER MAY MAKE BASED ON THIS INFORMATION. JKT Job Number: 201403-01

## Exhibit D

### DEVELOPMENT SCHEDULE

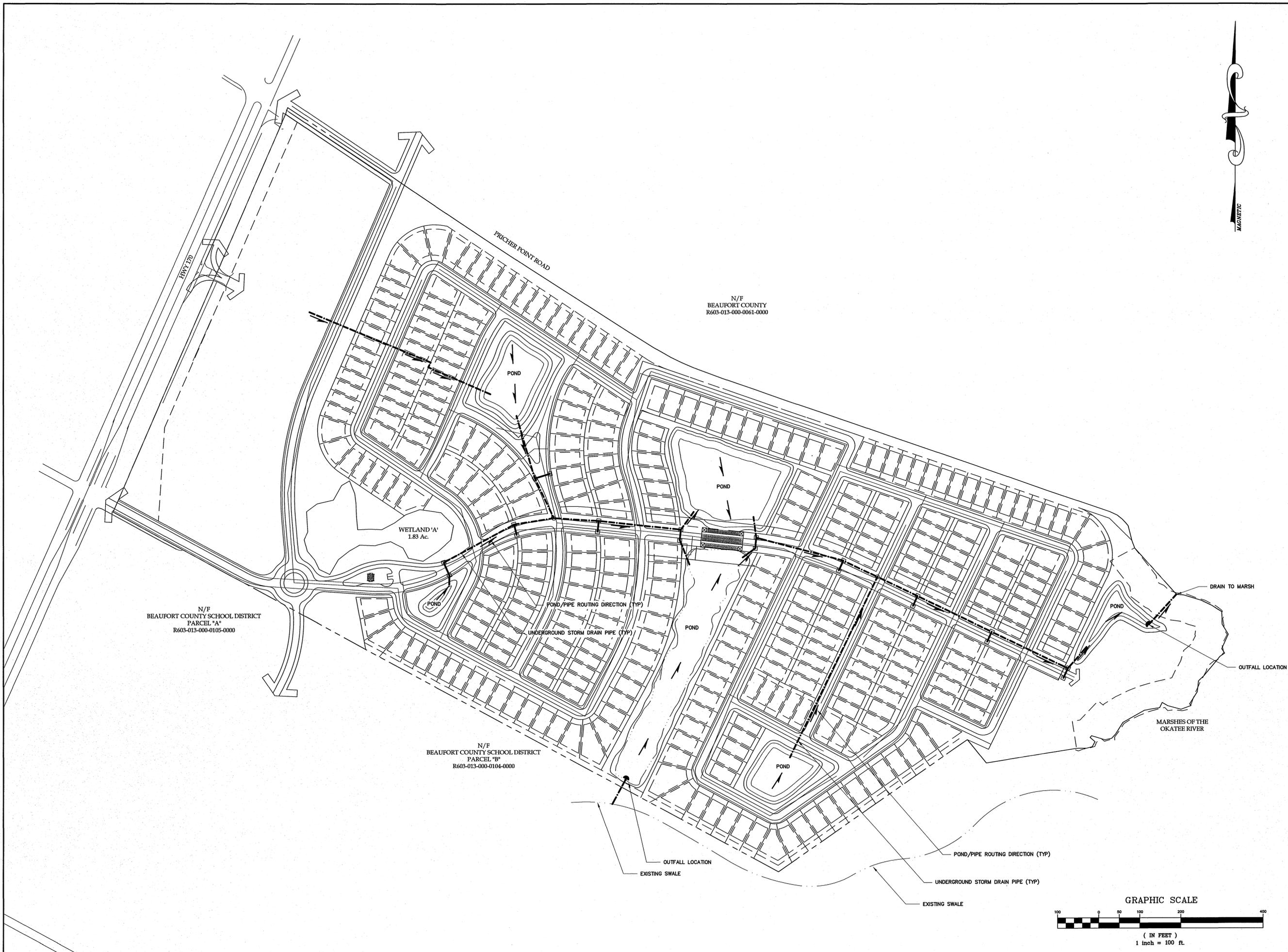
Development of the Property is expected to occur over the five (5) year term of the Agreement, with the sequence and timing of development activity to be dictated largely by market conditions. The following estimate of expected activity is hereby included, to be updated by Owner as the development evolves over the term:

<u>Type of Development</u>	<u>Year(s) of Commencement / % Completion of Total</u>				
	<u>2014/15</u>	<u>2015/16</u>	<u>2016/17</u>	<u>2017/18</u>	<u>2018/19</u>
Commercial (Sq. Ft.)	----	----	----	50%	50%
Residential, Single Family Lots <sup>1</sup>	14.5%	12.9%	14.5%	20.1%	38.1%
Park -- % To Be Completed	50%	50%	----	----	----
Multi-Purpose Trail & Pathways -- % To Be Completed	---	15%	15%	40%	30%

NOTE: As stated in the Development Agreement, Section VI, actual development may occur more rapidly or less rapidly, based on market conditions and actual number of Residential, Single Family Lots developed and Commercial Square Footage developed.

---

<sup>1</sup> 350 single family units are forecast to remain to be built at the end of five years



N/F  
BEAUFORT COUNTY SCHOOL DISTRICT  
PARCEL "A"  
R603-013-000-0105-0000

N/F  
BEAUFORT COUNTY SCHOOL DISTRICT  
PARCEL "B"  
R603-013-000-0104-0000

N/F  
BEAUFORT COUNTY  
R603-013-000-0061-0000

\*ANY INFRINGEMENT MAY BE SUBJECT TO LEGAL ACTION.  
THE DESIGN AND IDEAS PRESENTED IN THESE  
DRAWINGS ARE THE PROPERTY OF SAID ENGINEER. THE  
REPRODUCTION, COPY, OR USE OF THESE PLANS OR THE  
INFORMATION HEREON WITHOUT THE  
WRITTEN CONSENT OF THE ENGINEER.

PLAN REVISIONS	
NO.	DATE
1	-
2	-
3	-
4	-
5	-
6	-
7	-
8	-

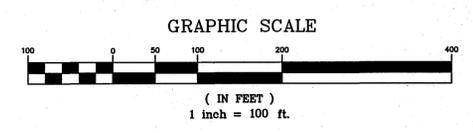
**MAYLIN BLUFF**  
HWY 170  
BEAUFORT COUNTY, SC

**CAROLINA ENGINEERING CONSULTANTS, INC.**  
843/322-4553  
843/322-0556 (FAX)  
WWW.CAROLINAENGINEERING.COM  
PO BOX 294  
BEAUFORT, SC 29901

PROJECT:	1659
DATE:	06/19/14
REVISED:	06/19/14
DRAWN BY:	TAB
ENGINEER:	JPA
SCALE:	1"=100'

**DRAINAGE  
EXHIBIT**

**1**  
OF 1

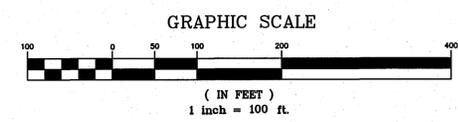




N/F  
BEAUFORT COUNTY SCHOOL DISTRICT  
PARCEL "A"  
R603-013-000-0105-0000

N/F  
BEAUFORT COUNTY SCHOOL DISTRICT  
PARCEL "B"  
R603-013-000-0104-0000

N/F  
BEAUFORT COUNTY  
R603-013-000-0061-0000



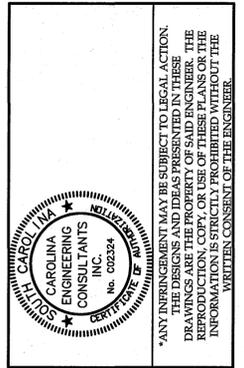
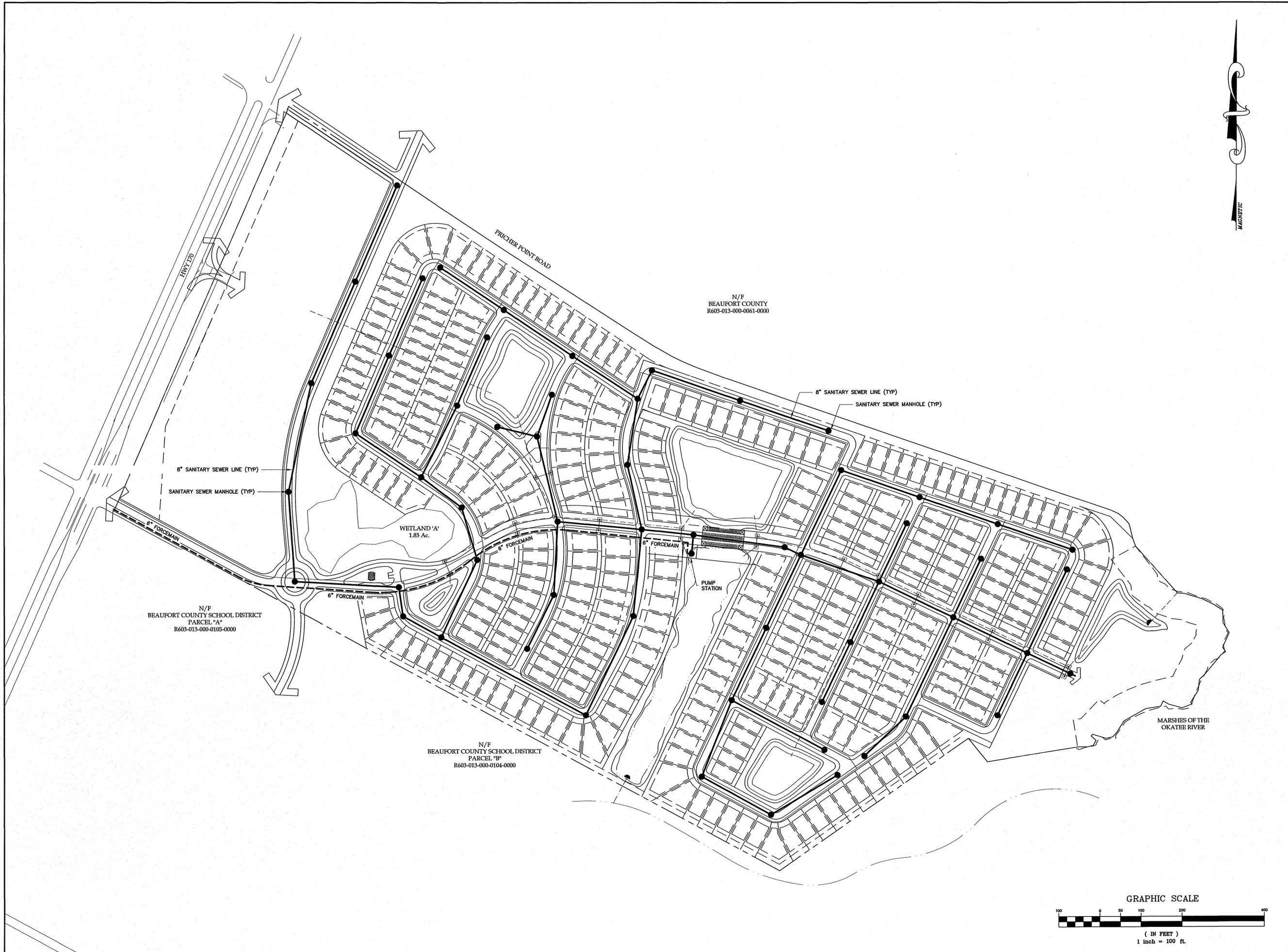
\*ANY INSTRUMENT MAY BE SUBJECT TO LEGAL ACTION.  
THE DESIGNS AND IDEAS PRESENTED IN THESE  
DRAWINGS ARE THE PROPERTY OF SAID ENGINEER. THE  
REPRODUCTION, COPY, OR USE OF THESE PLANS OR THE  
INFORMATION CONTAINED HEREIN WITHOUT THE  
WRITTEN CONSENT OF THE ENGINEER.

PLAN REVISIONS	
NO.	DATE
1	-
2	-
3	-
4	-
5	-
6	-
7	-
8	-

**MAYLIN BLUFF**  
HWY 170  
BEAUFORT COUNTY, SC

**CAROLINA ENGINEERING CONSULTANTS, INC.**  
843/322-0553  
843/322-0556 (FAX)  
WWW.CAROLINAENGINEERING.COM  
PO BOX 294  
BEAUFORT, SC 29901

PROJECT: 1659  
DATE: 06/19/14  
REVISED: 06/19/14  
DRAWN BY: TAB  
ENGINEER: JPA  
SCALE: 1"=100'



PLAN REVISIONS

NO.	DESCRIPTION	DATE
1	-	-
2	-	-
3	-	-
4	-	-
5	-	-
6	-	-
7	-	-
8	-	-

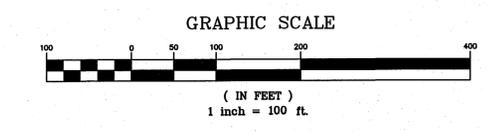
MAYLIN BLUFF  
HWY 170  
BEAUFORT COUNTY, SC

**CAROLINA ENGINEERING CONSULTANTS, INC.**  
843/322-0553  
843/322-0556 (FAX)  
WWW.CAROLINAENGINEERING.COM  
PO BOX 294  
BEAUFORT, SC 29901

PROJECT: 1659  
DATE: 06/19/14  
REVISED: 06/19/14  
DRAWN BY: TAB  
ENGINEER: JPA  
SCALE: 1"=100'

SANITARY SEWER  
EXHIBIT

**1**  
OF 1





**IN WITNESS WHEREOF**, the undersigned have executed this instrument the day and year above first written.

**WITNESSES:**

**Malind Bluff Development, LLC**

\_\_\_\_\_  
  
\_\_\_\_\_

BY: \_\_\_\_\_  
**J. Nathan Duggins, III, Manager**

**STATE OF** \_\_\_\_\_ )

)

**COUNTY OF** \_\_\_\_\_ )

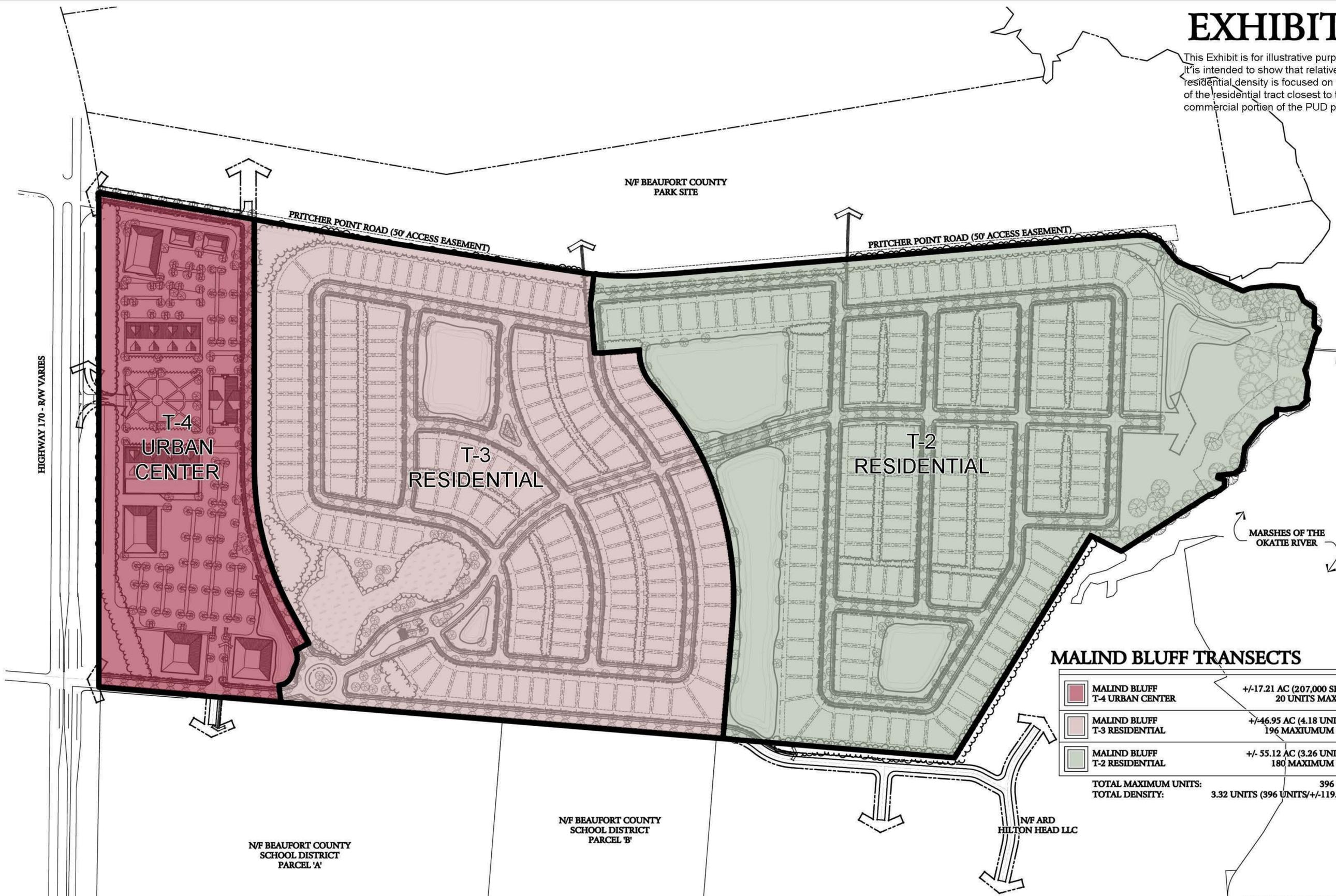
I, the undersigned Notary, do hereby certify **J. Nathan Duggins, III, in his capacity as Manager of Malind Bluff Development, LLC**, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this \_\_\_\_ day of \_\_\_\_\_, 2014.

\_\_\_\_\_  
Notary Public for \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

# EXHIBIT I

This Exhibit is for illustrative purposes only. It is intended to show that relatively higher residential density is focused on the portion of the residential tract closest to the commercial portion of the PUD property.



## MALIND BLUFF TRANSECTS

	MALIND BLUFF T-4 URBAN CENTER	+/-17.21 AC (207,000 SF COM) 20 UNITS MAXIMUM
	MALIND BLUFF T-3 RESIDENTIAL	+/-46.95 AC (4.18 UNITS/AC) 196 MAXIMUM UNITS
	MALIND BLUFF T-2 RESIDENTIAL	+/- 55.12 AC (3.26 UNITS/AC) 180 MAXIMUM UNITS
<b>TOTAL MAXIMUM UNITS:</b>		<b>396 UNITS</b>
<b>TOTAL DENSITY:</b>		<b>3.32 UNITS (+/-119.28 AC)</b>

REVISED OCTOBER 8, 2014

PREPARED FOR:  
MALIND BLUFF DEVELOPMENT LLC

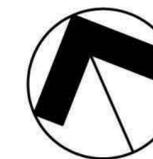
# OSPREY POINT (MALIND BLUFF) TRANSECT MAP

BEAUFORT COUNTY, SOUTH CAROLINA

July 29, 2014

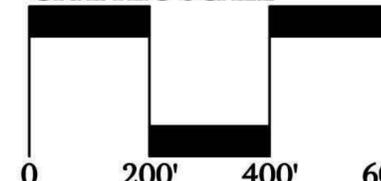


PREPARED BY:  
**J. K. TILLER ASSOCIATES, INC.**  
LAND PLANNING      LANDSCAPE ARCHITECTURE  
TEN PINCKNEY COLONY ROAD SUITE 101 BLUFFTON, SC 29909  
Voice 843.815.4800      jtiller@jtiller.com      Fax 843.815.4802



NORTH

GRAPHIC SCALE



THIS IS A CONCEPTUAL PLAN AND IS SUBJECT TO CHANGE. ALL SURVEY INFORMATION AND SITE BOUNDARIES WERE COMPILED FROM A VARIETY OF UNVERIFIED SOURCES AT VARIOUS TIMES AND AS SUCH ARE INTENDED TO BE USED ONLY AS A GUIDE. ALL PROPERTY LINES, TRACT DIMENSIONS AND NARRATIVE DESCRIPTIONS ARE FOR GRAPHIC REPRESENTATION ONLY, AS AN AID TO SITE LOCATION AND POTENTIAL LAND USE, AND ARE NOT LEGAL REPRESENTATIONS AS TO FUTURE USES OR LOCATIONS. J. K. TILLER ASSOCIATES, INC. ASSUMES NO LIABILITY FOR ITS ACCURACY OR STATE OF COMPLETION, OR FOR ANY DECISIONS (REQUIRING ACCURACY) WHICH THE USER MAY MAKE BASED ON THIS INFORMATION.

JKT Job Number: 201403-01

T:\Projects\201403-01\DWG\MasterPlan\_FREEHAND\_Alt07292014.dwg, TRANSECT\_TITLE, 7/29/2014 3:42:31 PM



**COUNTY COUNCIL OF BEAUFORT COUNTY  
PURCHASING DEPARTMENT**  
106 Industrial Village Road, Bldg 2—Post Office Drawer 1228  
Beaufort, South Carolina 29901-1228

TO: Brian Flewelling, Chairman, Natural Resources Committee

FROM: Dave Thomas, CPPO, Purchasing Director *DT*

SUBJ: **CONTRACT AWARD RECOMMENDATION FOR CRYSTAL LAKE  
PRESERVE PARK, LADY'S ISLAND –PHASE 2B IMPROVEMENTS IFB# 090814**

DATE: October 9, 2014

**BACKGROUND:** The Crystal Lake Park has been an ongoing effort to create a passive Community Park as envisioned by the Friends of Crystal Lake and endorsed by the County Council at a County Council meeting held on April 9, 2012. The first phase involved the construction of a 660-foot wooden boardwalk and a 24-foot wide pier head projecting into the lake itself. Today the boardwalk, completed in 2013, is widely enjoyed by the citizens of Beaufort County, and is one of the few passive park amenities with ready access to the public. The cost of the Phase 1 project was \$159,960.

Phase 2B at Crystal Lake Park consists of site related improvements involving utility extensions, grading, paving for additional pervious parking, concrete sidewalk, and landscaping with irrigation.

On September 24, 2014, the following contractors submitted bids for Phase 2B:

<u>CONTRACTORS</u>	<u>Total Bid</u>
J.R. Wilson Construction	\$265,834
Cleland Site Prep	\$379,655

J. R. Wilson Construction Company was the certified lowest responsible/responsive bidder and is in compliance with the County's SMB Participation Ordinance. An analysis of their bid prices revealed no apparent cause for rejecting their bid. Staff is requesting a contingency of 10% (\$26,583) be added to the total project budget. The total project budget is \$292,417 for Phase 2B.

**FUNDING:** Unrestricted Rural and Critical Land Preservation Fund, Account #45000011-54411 Crystal Lake Park with a Phase 2B project balance of \$295,528.

**FOR ACTION:** Natural Resources Committee meeting on October 9, 2014.

**RECOMMENDATION:** The Natural Resources Committee approve and recommend to the County Council an award of a contract to the J.R. Wilson Construction Company in the amount of \$265,834 for the construction of the Crystal Lake Preserve Park Phase 2B improvements with the funding source listed above. Additionally, recommend approval of a 10% project contingency and a total project budget of \$292,417.

CC: Gary Kubic, County Administrator *GKubic*  
 Josh Gruber, Deputy County Administrator *JG*  
 Alicia Holland, Chief Financial Officer *AH*  
 Tony Criscitiello, Planning Director *TC*  
 Rob McFee, Director of Engineering and Infrastructure *RMcFee*  
 Monica Spells, Compliance Officer *Spells*

Att: Bid Certification, SMBE Documents, 4/9/2012 County Council Minutes, Master Plan Map



**Small and Minority Business Bid Compliance Review of Good Faith Efforts (1 of 2)**

Crystal Lake Park Phase 2B– IFB #090814

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

Cleland Site Prep, Inc. (Bluffton, SC)  
 J.R. Wilson Construction Co., Inc. (Varnville, SC)

Total of 10 Possible Points

Scoring:  
 0 = No  
 1 = Yes



**Small and Minority Business Bid Compliance Review of Good Faith Efforts (2 of 2)**  
 Crystal Lake Park Phase 2B-- IFB #090814

Prime Bidder/Proposer	Proposed Local SMBE Firm Name	Type	Location	Scope	Proposed Amount
<b>Cleland Site Prep, Inc.</b> Bluffton, SC <b>J.R. Wilson Construction Co., Inc.</b> Varnville, SC	Tobin Construction	MBE	Hilton Head Island, SC	Erosion Control	\$2,848
	The Greenery	SBE	Hilton Head Island, SC	Landscaping	\$30,099
	K Company	SBE	Bluffton, SC	Concrete	\$26,527
	Lane Construction Corporation	SBE	Beaufort, SC	Asphalt Paving	\$21,200

MBE = Minority Business Enterprise  
 SBE = Small Business Enterprise  
 WBE = Woman Business Enterprise



**APPROVAL OF PROPOSAL FOR DEVELOPMENT AND USE OF CRYSTAL LAKE PROPERTY AS A COMMUNITY PARK BY FRIENDS OF CRYSTAL LAKE COMMITTEE**

This item comes before Council under the Consent Agenda. It was discussed at the April 2, 2012 Natural Resources Committee meeting.

It was moved by Mr. Glaze, seconded by Mr. Stewart, that 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. Dawson, Mr. Flewelling, Mr. Glaze, Mr. McBride, Mr. Newton, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Ms. Von Harten. ABSENT – Mr. Caporale. The motion passed.

**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**

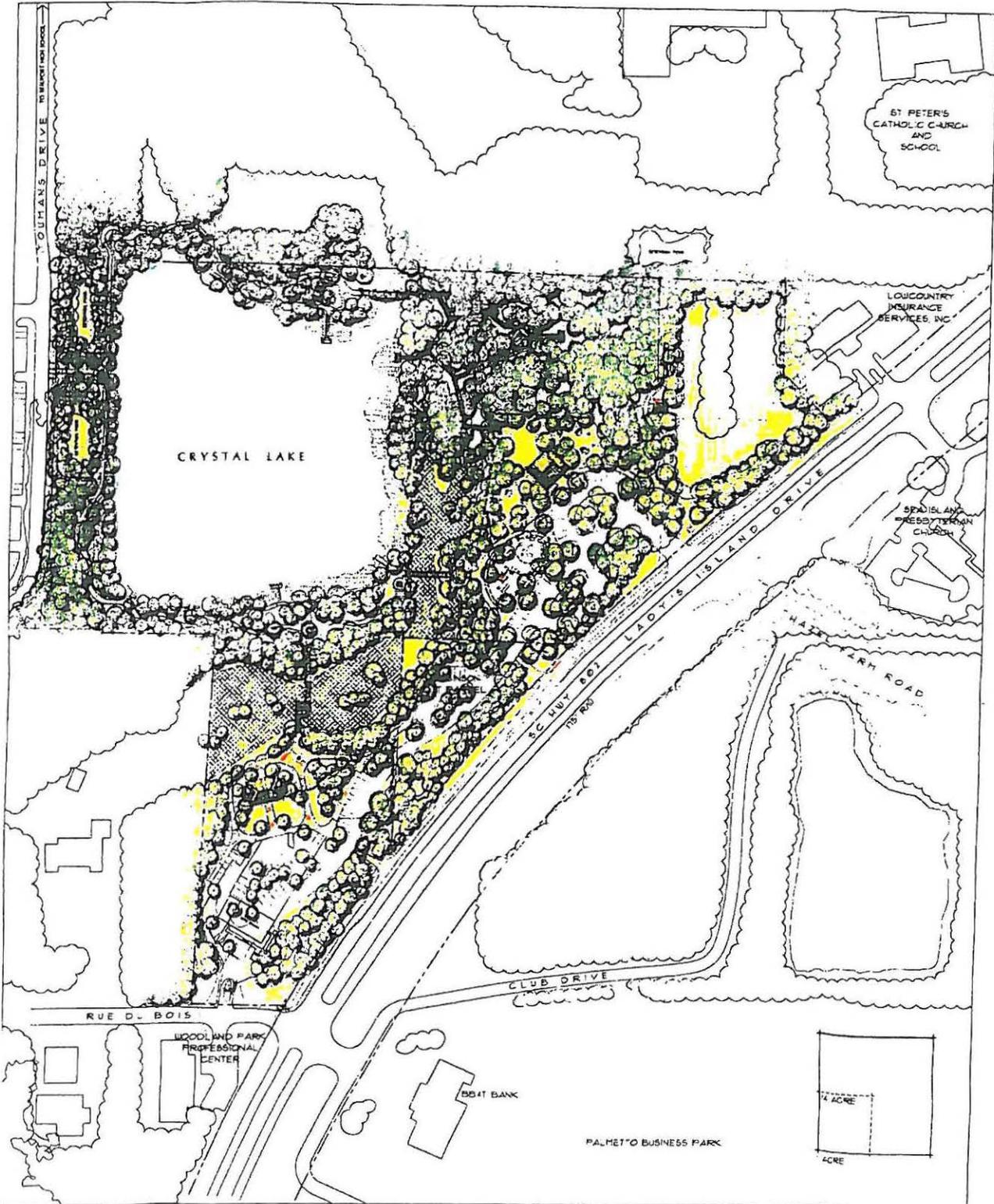
Mr. Baer will vote against this issue, because the County should not be in this business.

Mr. Rodman said this item came out of Finance Committee. Essentially, the County would be putting forward a guarantee to a bank that these funds would be paid, but, these are funds that are collected on the tax bill. There is actually no risk for us in doing that. Therefore, Mr. Rodman does think it harms the County in any way to go forward with this.

Mr. Flewelling pointed out that the funds will be used for projects which would normally be the responsibility of County government. It is admirable that the citizens of Pleasant Farm subdivision are attempting to pay for these improvements out of their pockets.

It was moved by Mr. Glaze, seconded by Mr. Stewart, that Council approve on second 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: YEAS - Mr. Dawson, Mr. Flewelling, Mr. Glaze, Mr. McBride, Mr. Newton, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Ms. Von Harten. OPPOSED - Mr. Baer. ABSENT – Mr. Caporale. The motion passed.

**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**



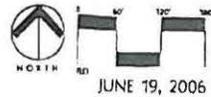
# CONCEPTUAL MASTER PLAN

## CRYSTAL LAKE PRESERVE PARK

BEAUFORT COUNTY, SOUTH CAROLINA

PREPARED FOR

BEAUFORT COUNTY PARKS AND LEISURE SERVICES



JUNE 19, 2006

SITE DEVELOPMENT PLAN  
FOR  
CRYSTAL LAKE PARK - INTREPRETIVE CENTER PHASE 2B  
LADY'S ISLAND DRIVE & RUE DU BOIS INTERSECTION  
LADY'S ISLAND  
BEAUFORT COUNTY, SOUTH CAROLINA



CRYSTAL LAKE PARK INTERPRETIVE CENTER  
B.J.W.S.A. NUMBER: 2013-039

VICINITY MAP  
SCALE: 1"=200'

N.P.D.E.S. DISTURBED AREA = 1.3 Acres

3 DAYS BEFORE DIGGING IN SOUTH CAROLINA  
CALL 1-888-721-7877  
PALMETTO UTILITY PROTECTION SERVICE

APPROXIMATE LOCATION OF SITE  
LONGITUDE: 80°-39'-27"  
LATITUDE: 32°-24'-37"

DEVELOPER NAME:  
BEAUFORT COUNTY  
MR. TONY CRESCIELLO  
100 BEAUFORT ROAD  
BEAUFORT S.C. 29902  
843-355-1140

PROJECT DATA INFORMATION:  
CRYSTAL LAKE PARK - INTERPRETIVE CENTER PHASE 2B  
DISTRICT # R201  
MAP # 018  
PARCEL # 038A, 038B, 018A, 208, 045A, & 0271  
PROJECT/ENGINEER OF / V.C.I.P.D.  
FEMA FLOOD ZONE: A1

PHONE #:	PERMITS:
B.J.W.S.A. 843.587.9250	-----
D.H.E.C. 843.522.3345	-----
O.C.R.M. 843.744.5898	-----
S.C.D.O.T. 843.524.7255	-----
S.C.E.A.G. 843.528.7712	-----
PAL. ELEC. 843.208.5512	-----

APPROVED FOR CONSTRUCTION  
BY: \_\_\_\_\_ DATE: \_\_\_\_/\_\_\_\_/\_\_\_\_

**Andrews & Burgess Inc.**  
Engineering & Surveying

2712 Bull Street Suite A  
Beaufort, SC 29902  
843.379.2222  
Fax 843.379.2223

**SEAL**  
SOUTH CAROLINA  
ANDREWS & BURGESS  
ENGINEERS & SURVEYORS  
NO. 12960  
SOUTH CAROLINA  
SEAL  
MAY 1982

THE DESIGNS AND IDEAS PRESENTED IN THESE DRAWINGS ARE THE COPYRIGHTED PROPERTY OF ANDREWS AND BURGESS, INC. THE USE OR REPRODUCTION OF THESE PLANS OR THEIR CONTENT IS STRICTLY PROHIBITED WITHOUT PRIOR WRITTEN CONSENT.

INDEX OF DRAWINGS

SHEET #	DESCRIPTION
	TITLE
	LEGEND & NOTES
NOTE 1	EXISTING SITE AND DEMOLITION PLAN
2	DRAINAGE, GRADING, AND SEDIMENT AND EROSION CONTROL
3	SEDIMENT AND EROSION CONTROL DETAILS
4	HORIZONTAL CONTROL AND TREE PROTECTION PLAN
5	SANITARY SEWER PLAN & PROFILE
6	SITE DETAILS I
7	SITE DETAILS II
L1	LANDSCAPE PLAN
L2	PLANTING DETAILS AND SCHEDULE
LI-1	LIGHTING PLAN
CON	CONDUIT PLAN
1 OF 1	PHASING PLAN

DRAWING RELEASED FOR:

<input type="checkbox"/> PLAN REVIEW	11/05/2013
<input type="checkbox"/> PERMIT DRAWINGS	07/01/2014
<input type="checkbox"/> CONSTRUCTION DRAWINGS	
<input checked="" type="checkbox"/> BID SET	08/04/2014
<input type="checkbox"/> RECORD DRAWINGS	
<input type="checkbox"/> OTHER:	

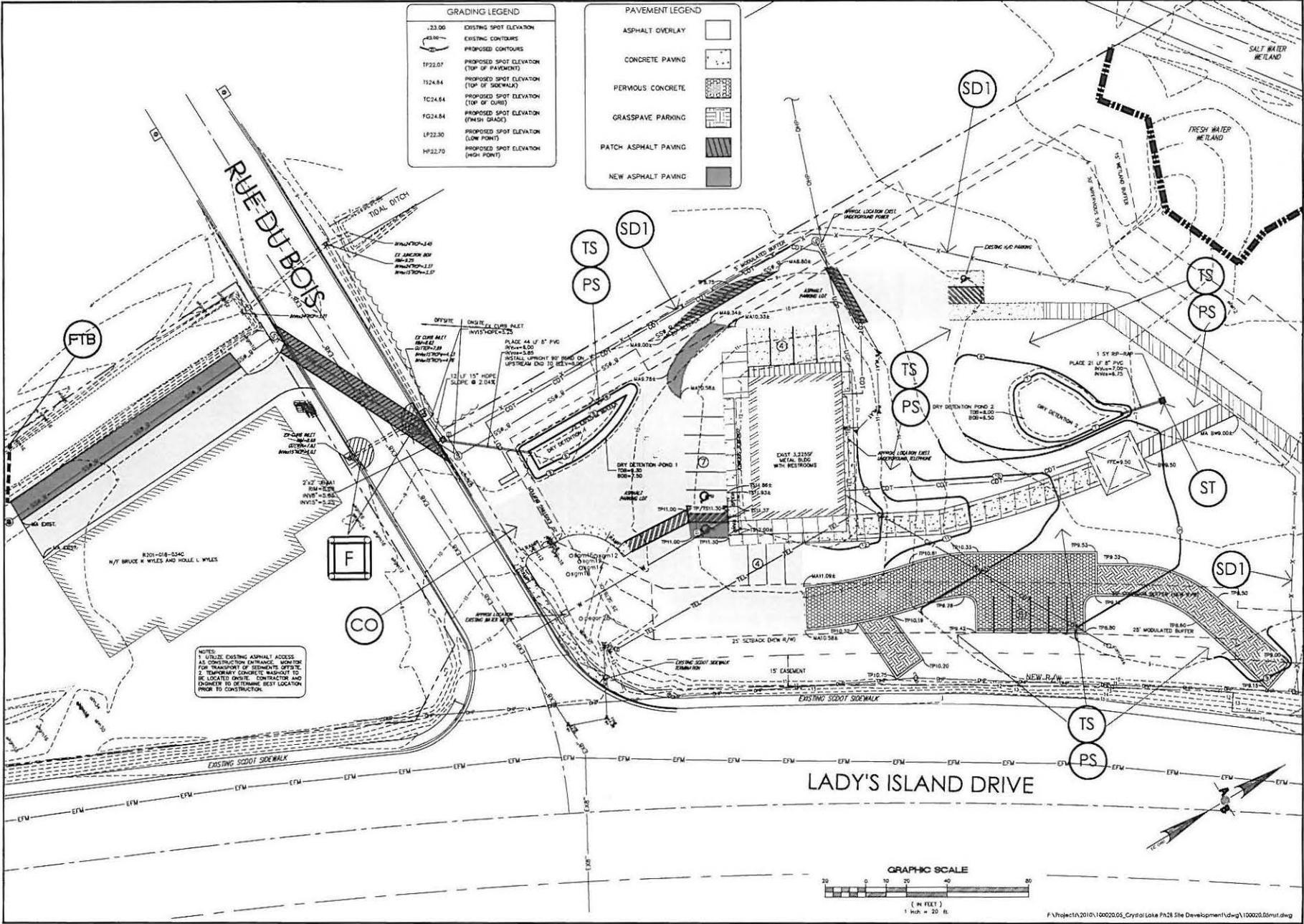
PLAN REVISIONS

NO.	DESCRIPTION:	DATE:	BY:
▲			
▲			
▲			
▲			
▲			
▲			
▲			

BID SET: 08/04/14







**GRADING LEGEND**

123.00	EXISTING SPOT ELEVATION
123.00	EXISTING CONTOURS
123.00	PROPOSED CONTOURS
TP22.07	PROPOSED SPOT ELEVATION (TOP OF PAVEMENT)
TC24.84	PROPOSED SPOT ELEVATION (TOP OF SIDEWALK)
TC24.84	PROPOSED SPOT ELEVATION (TOP OF CURB)
FP24.84	PROPOSED SPOT ELEVATION (FRESH GRADE)
LP22.30	PROPOSED SPOT ELEVATION (LOW POINT)
HP22.70	PROPOSED SPOT ELEVATION (HIGH POINT)

**PAVEMENT LEGEND**

[Symbol]	ASPHALT OVERLAY
[Symbol]	CONCRETE PAVING
[Symbol]	PERVIOUS CONCRETE
[Symbol]	GRASSPAVE PARKING
[Symbol]	PATCH ASPHALT PAVING
[Symbol]	NEW ASPHALT PAVING

**PLAN REVISIONS**

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		

THE DESIGN AND DESIGNER ARE NOT RESPONSIBLE FOR THE USE OF REPRODUCTION OR TRANSMISSION OF THIS DOCUMENT WITHOUT THE WRITTEN CONSENT OF ANDREWS & BURGESS INC.

2715 Bell Street, Suite A  
 Beaufort, SC 29907  
 843.737.2322  
 Fax: 843.737.2323

**Andrews & Burgess Inc.**  
 Engineering & Surveying

Site Development Plan  
 For  
 Crystal Lake Park  
 S.C. Hwy. 602  
 Lady's Island  
 Beaufort County, SC

Drainage, Grading,  
 and Sediment and Erosion  
 Control Plan

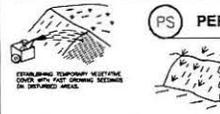
Date Drawn: 09/11/13  
 Last Revised: 06/04/14  
 Drawn By: R. Costy  
 Engineer: S. Adams

SHEET #:  
**2**

JOB: 100020.05

F:\Project\100020.05\_Crystal Lake Park Site Development\dwg\100020.05.mxd.dwg

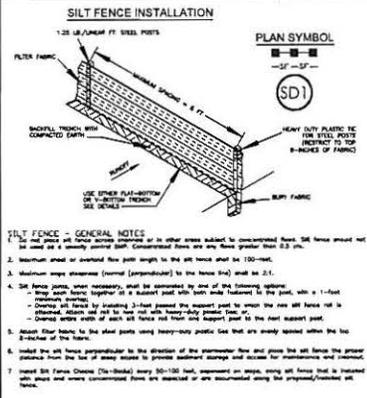
**TS TEMPORARY SEEDING**



**PS PERMANENT SEEDING**

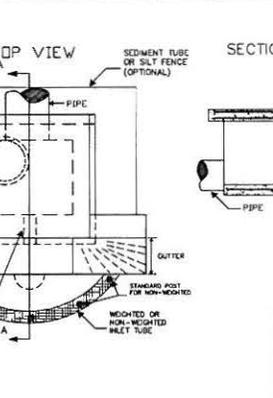


**MARKING REQUIREMENTS**  
 - PRIMARY ESTABLISHMENT IS REQUIRED WITHIN 14 DAYS AFTER CONSTRUCTION ACTIVITY IS COMPLETE UNLESS ALTERNATIVE ACTIVITY IS DONE TO REVEAL WITHIN 21 DAYS.  
 - CONE TESTED AREAS WITH AN APPROPRIATE MACH TO PROVIDE PROTECTION FROM THE WEATHER.  
 - WHEN THE TEMPORARY SEEDING DOES NOT GROW SUFFICIENTLY TO PROTECT EXPOSURE TO EROSION, THE WEATHER PROTECTION SHOULD BE MAINTAINED.  
 - SEEDING AREAS SHOULD BE RESEED AS NECESSARY TO MAINTAIN THE SEEDING AREA AT NORMAL RAINFALL IS NOT ADEQUATE TO MAINTAIN THE SEEDING AREA.  
 - SEEDING AREAS SHOULD BE CHECKED AT LEAST 14 DAYS AFTER THE SEEDING IS DONE. THE SEEDING SHOULD BE RESEED AS NECESSARY TO MAINTAIN THE SEEDING AREA AT NORMAL RAINFALL IS NOT ADEQUATE TO MAINTAIN THE SEEDING AREA.  
 - SEEDING AREAS SHOULD BE CHECKED AT LEAST 14 DAYS AFTER THE SEEDING IS DONE. THE SEEDING SHOULD BE RESEED AS NECESSARY TO MAINTAIN THE SEEDING AREA AT NORMAL RAINFALL IS NOT ADEQUATE TO MAINTAIN THE SEEDING AREA.



**SILT FENCE - GENERAL NOTES**

- The silt fence shall be installed in a trench which is compacted to a minimum depth of 4 inches and a minimum width of 12 inches.
- Maximum depth of compacted filter fabric shall be 120 mm.
- Maximum slope steepness (normal) [perpendicular to the fence line] shall be 2:1.
- Silt fence posts, when necessary, shall be installed by one of the following methods:  
 - Posts shall be installed in a trench which is compacted to a minimum depth of 4 inches and a minimum width of 12 inches.  
 - Posts shall be installed in a trench which is compacted to a minimum depth of 4 inches and a minimum width of 12 inches.  
 - Posts shall be installed in a trench which is compacted to a minimum depth of 4 inches and a minimum width of 12 inches.
- Posts shall be installed in a trench which is compacted to a minimum depth of 4 inches and a minimum width of 12 inches.
- Posts shall be installed in a trench which is compacted to a minimum depth of 4 inches and a minimum width of 12 inches.
- Posts shall be installed in a trench which is compacted to a minimum depth of 4 inches and a minimum width of 12 inches.
- Posts shall be installed in a trench which is compacted to a minimum depth of 4 inches and a minimum width of 12 inches.



**South Carolina Department of Health and Environmental Control**

**SILT FENCE**

FORMER DIVISION SC-03 Page 1 of 2

**NOT TO SCALE**

**SILT FENCE - POST REQUIREMENTS**

- Posts shall be installed in a trench which is compacted to a minimum depth of 4 inches and a minimum width of 12 inches.
- Posts shall be installed in a trench which is compacted to a minimum depth of 4 inches and a minimum width of 12 inches.
- Posts shall be installed in a trench which is compacted to a minimum depth of 4 inches and a minimum width of 12 inches.
- Posts shall be installed in a trench which is compacted to a minimum depth of 4 inches and a minimum width of 12 inches.
- Posts shall be installed in a trench which is compacted to a minimum depth of 4 inches and a minimum width of 12 inches.
- Posts shall be installed in a trench which is compacted to a minimum depth of 4 inches and a minimum width of 12 inches.
- Posts shall be installed in a trench which is compacted to a minimum depth of 4 inches and a minimum width of 12 inches.
- Posts shall be installed in a trench which is compacted to a minimum depth of 4 inches and a minimum width of 12 inches.

**SILT FENCE - FABRIC REQUIREMENTS**

- The fabric shall be made of a non-woven polypropylene or polyester material.
- The fabric shall be made of a non-woven polypropylene or polyester material.
- The fabric shall be made of a non-woven polypropylene or polyester material.
- The fabric shall be made of a non-woven polypropylene or polyester material.
- The fabric shall be made of a non-woven polypropylene or polyester material.
- The fabric shall be made of a non-woven polypropylene or polyester material.
- The fabric shall be made of a non-woven polypropylene or polyester material.
- The fabric shall be made of a non-woven polypropylene or polyester material.

**South Carolina Department of Health and Environmental Control**

**SILT FENCE**

FORMER DIVISION SC-03 Page 2 of 2

**GENERAL NOTES**

**TYPE F - INLET TUBES INLET PROTECTION**

**GENERAL NOTES**

- Inlet tubes shall be made of compacted geotextiles, curled asbestos wool, natural coconut fibers, a high-density, multi- or 6 mil of these materials enclosed by a flexible netting material.
- Inlet tubes shall be installed on outer netting that consists of a heavy-duty, high-density polyethylene photodegradable material treated with ultraviolet stabilizers or a heavy-duty, high-density polyethylene non-degradable material. Curled wood excelsior fiber, or natural coconut fiber rated erosion control products may be used to create an inlet tube device are not allowed.
- Do not use straw, fiber, straw bales, pine needles, or leaf mulch as fill material within inlet tubes.
- Weighted inlet tubes may be capable of staying in place without external stabilization measures and may have a weighted lower end or other weighted mechanism to keep them in place.
- Install weighted tubes lying flat on the ground, with no gaps between the underlying surface and the inlet tube. Do not block inlet tubes. Do not completely block inlet tube.
- Non-weighted inlet tubes require staking or other stabilization methods to keep them in place.
- Overfill or oversteering of inlet tubes should be avoided to flow into inlet structures.
- To avoid possible flooding, two or three concrete block blocks may be placed between the tube and the inlet.

**South Carolina Department of Health and Environmental Control**

**TYPE F - INLET TUBES**

FORMER DIVISION SC-11 PAGE 2 OF 2

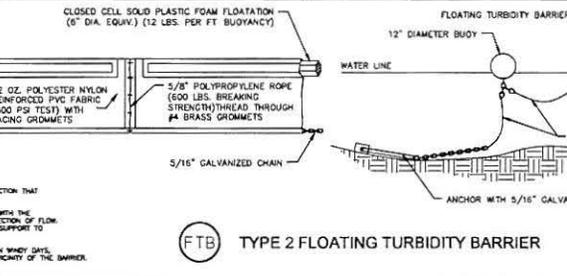
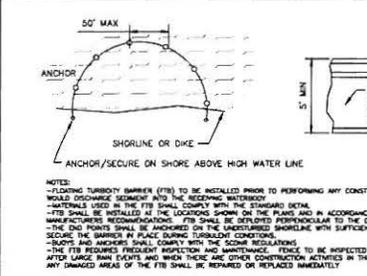
**GENERAL NOTES**

**SEDIMENT AND EROSION CONTROL NOTES**

- If necessary, slopes, when excavated, shall be stabilized with synthetic or vegetative mats, in addition to temporary seeding. It may be necessary to install temporary slope drains during construction. Temporary berms may be needed until the slope is brought to grade.
- Stabilization measures shall be initiated as soon as practicable to portions of the site where construction activities have temporarily or permanently ceased, but in no case more than 14 days after work has ceased, except as stated below:  
 - Where stabilization by the 14th day is precluded by snow cover or frozen ground conditions stabilization measures must be initiated as soon as practicable.  
 - Where construction activity on a portion of the site is temporarily ceased, and earth-disturbance activities will be resumed within 14 days, temporary stabilization measures need not be initiated on that portion of the site.
- All sediment and erosion control devices shall be inspected every calendar week. If periodic inspections or other information indicates that a BMP has been bypassed or is otherwise ineffective, the Permittee must correct the bypass or replacement or modification required to correct the BMP within 48 hours of identification.
- Protect all fence and/or other control devices, as may be required, to control soil erosion during utility construction. All disturbed areas shall be covered, graded, and stabilized with seeding immediately after the utility installation. The cover, use of temporary seeding at the end of each day are recommended. If water is encountered while trenching, the water should be diverted to remove sediment before being pumped back into any water of the State.
- All erosion control devices shall be properly maintained during all phases of construction until the completion of all construction activities and all disturbed areas have been stabilized. Additional control devices may be required during construction to control erosion and/or silt sedimentation. All temporary control devices shall be removed prior to construction completion and the site is stabilized.
- The contractor must take necessary action to minimize the tracking of mud onto paved roadways from construction areas and the generation of dust. The contractor shall daily remove mud/tracks from pavement, as may be required.
- Residential subdivisions require erosion control features for infrastructure as well as for individual lot construction. Individual property owners shall follow these plans during construction or obtain approval of an individual plan in accordance with S.C. Reg. 70-202 et seq. and S.C.R. 600.000.
- Temporary diversion berms and/or ditches will be provided at needed during construction to protect work areas from upstate runoff and/or to direct sediment down water to appropriate traps or treated areas.
- All waters of the State (bays, including wetlands, or to be designated as such) shall be protected by a double row of silt fence to be installed in all areas where a silt fence buffer can be maintained between the disturbed area and all water. A 10-foot buffer should be maintained between the last row of silt fence and all water.
- Lines, construction debris, etc., shall be installed and maintained to prevent such as installation of temporary treated (curb) and construction chemicals that could be exposed to storm water must be prevented from becoming a pollutant source in storm water discharge.
- A copy of the SWPPP, Inspection records, and rainfall data must be retained at the construction site in a nearby location easily accessed during normal business hours, from the start of construction of construction activities to the date that final stabilization is reached.
- Install stabilization measures on any exposed steep slope (10% or greater) where land-disturbance activities have permanently or temporarily ceased, and will not resume for a period of 7 calendar days.
- Minimize soil compaction and erosion by using heavy machinery on a minimum of at least once every calendar week and must be conducted until final stabilization is reached on an area of the construction site.
- Minimize the discharge of pollutants from equipment and vehicle washing, wheel wash water, and other wash waters. Wash waters must be treated in a sediment basin or alternative control that provides equivalent or better treatment prior to discharge.
- Minimize the discharge of pollutants from demerolization of trenches and excavated areas. These activities are to be conducted through appropriate BMP sediment basins, filter bags, etc.
- The following discharge from sites are prohibited:  
 - Material from washout of concrete, unless managed by an appropriate control.  
 - Material from washout and cleaning of trucks, pallets, form trucks, etc., using compounds and/or construction materials.  
 - Fuel, oil, or other petroleum used in vehicle and equipment operation and maintenance, and  
 - Soap or detergents used in vehicle and equipment washing.
- After construction activities begin, inspections must be conducted at a minimum of at least once every calendar week and must be conducted until final stabilization is reached on an area of the construction site.
- If existing BMPs need to be modified or additional BMPs are necessary to comply with the requirements of this permit and/or SCS water quality standards, implementation must be completed before the next storm event whenever practicable. If implementation before the next storm event is impracticable, the situation must be documented in the SWPPP and alternative BMPs must be implemented as soon as resources permit.

**PLAN REVISIONS**

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

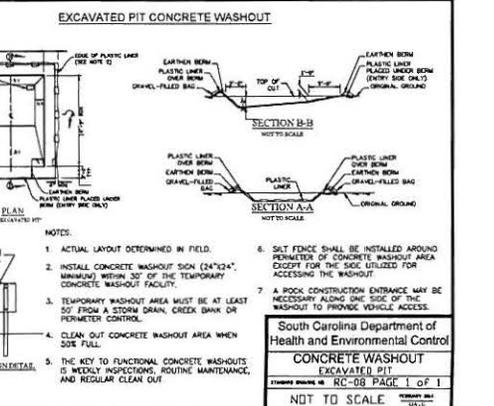


**South Carolina Department of Health and Environmental Control**

**TYPE 2 FLOATING TURBIDITY BARRIER**

FORMER DIVISION SC-11 PAGE 1 OF 1

**GENERAL NOTES**



**South Carolina Department of Health and Environmental Control**

**CONCRETE WASHOUT EXCAVATED PIT**

FORMER DIVISION SC-02 PAGE 1 OF 1

**GENERAL NOTES**

- ACTUAL LAYOUT OBTAINED IN FIELD.
- INSTALL CONCRETE WASHOUT SIGN (24"x24" MINIMUM) WITHIN 30' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
- TEMPORARY WASHOUT AREA MUST BE AT LEAST 50' FROM A STORM DRAIN, CREEK, BANK OR PERMETER CONTROL.
- CLEAN OUT CONCRETE WASHOUT AREA WHEN 20% FULL.
- THE KEY TO FUNCTIONAL CONCRETE WASHOUT IS WEEKLY INSPECTIONS, ROUTINE MAINTENANCE, AND REGULAR CLEAN OUT.
- SILT FENCE SHALL BE INSTALLED AROUND PERMETER OF CONCRETE WASHOUT AREA EXCEPT FOR THE SIDE UTILIZED FOR ACCESS TO THE WASHOUT.
- A ROCK CONSTRUCTION ENTRANCE MAY BE NECESSARY ALONG ONE SIDE OF THE WASHOUT TO PROVIDE VEHICLE ACCESS.

**Andrews & Burgess Inc.**  
 Engineering & Surveying

1724 B. B. BARNETT BLVD. A  
 GREENVILLE, SC 29602  
 843.739.2222  
 843.739.2223

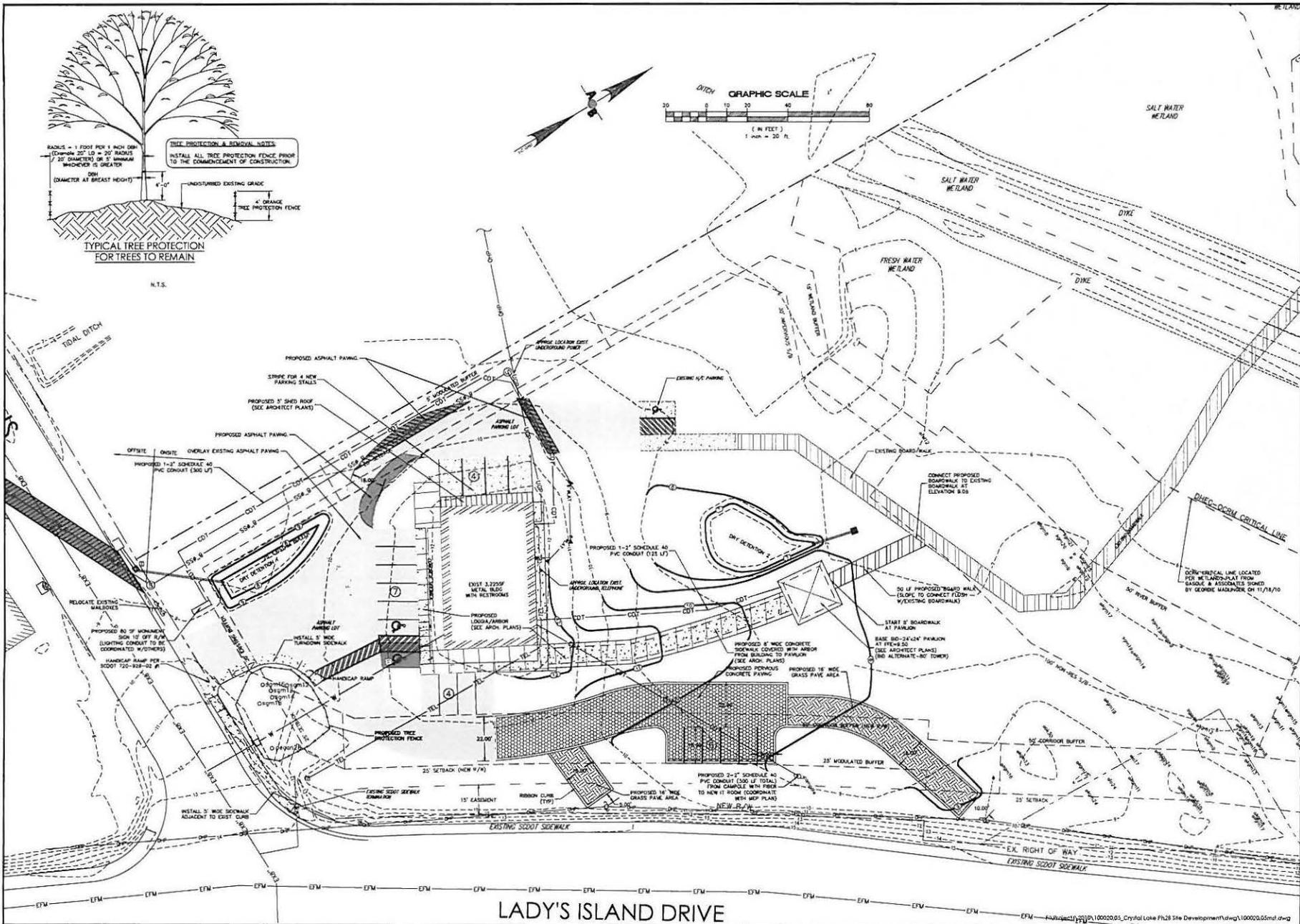
Site Development Plan  
 For  
 Crystal Lake Park  
 S.C. Hwy. 802  
 Lady's Island,  
 Beaufort County, SC

**Sediment and Erosion Control Details**

Date Drawn: 12/11/15  
 Last Revised: 08/04/14  
 Drawn By: R. Cosby  
 Engineer: S. Andrews

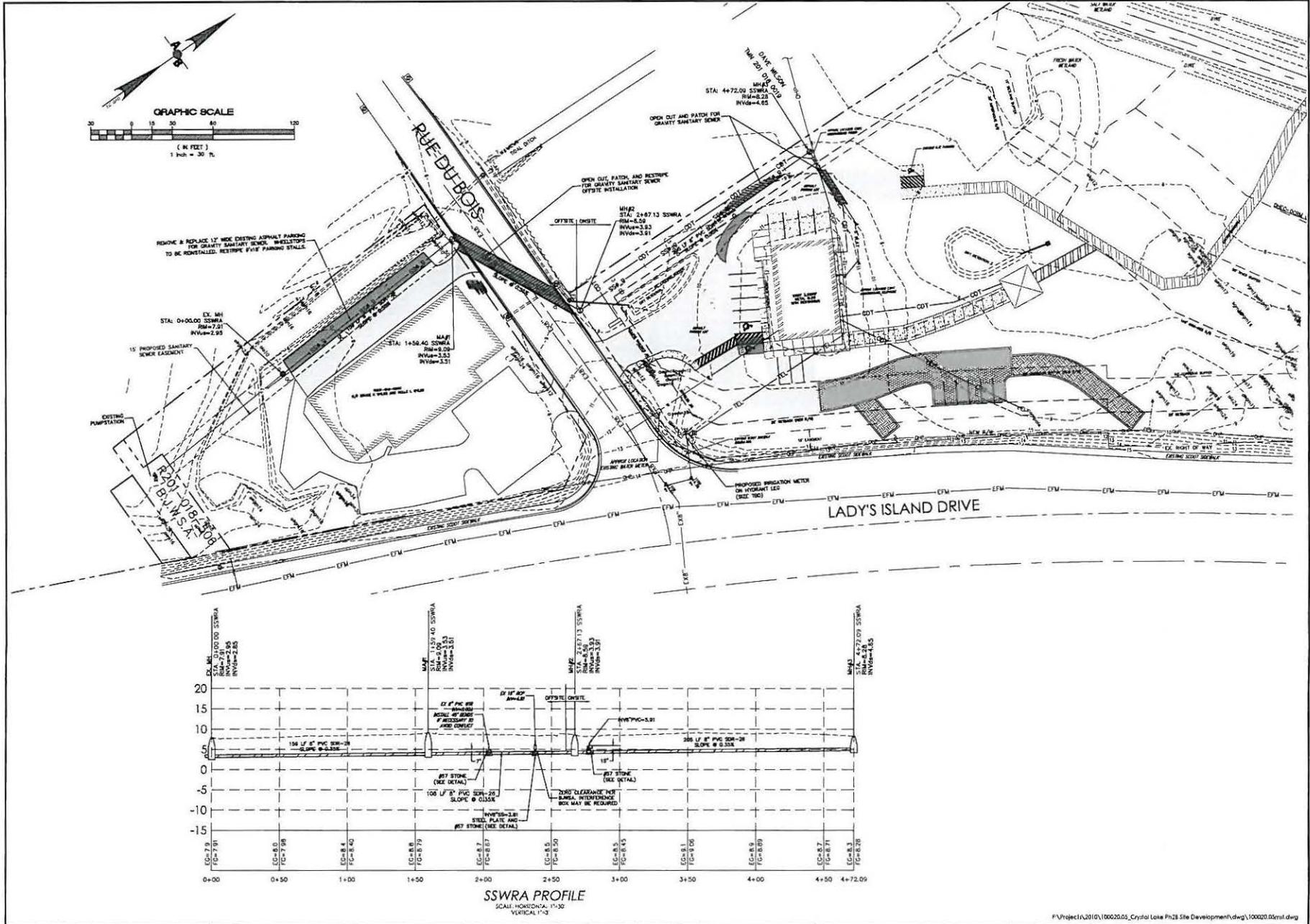
**SHEET #:**  
 3

**JOB:** 100020.05



LADY'S ISLAND DRIVE

EX. RIGHT OF WAY  
 EXISTING SCOOT SIDEWALK



PLAN REVISIONS	
NO.	DESCRIPTION
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	

THE DEPICTS AND DATA PRESENTED IN THESE DRAWINGS AND ANY PART THEREOF ARE THE PROPERTY OF AND UNDER THE CONTROL OF ANDERSON & BURGESS, INC. NO REPRODUCTION OR TRANSMISSION OF THESE PLANS OR THEIR CONTENT IS PERMITTED WITHOUT THE WRITTEN PERMISSION OF ANDERSON & BURGESS, INC.

ANDERSON & BURGESS, INC.  
 2712 BLUE STREET, SUITE A  
 BEAUFORT, NORTH CAROLINA 28520  
 PHONE: 919.739.2222  
 FAX: 919.739.2220

REGISTERED PROFESSIONAL ENGINEER  
 STATE OF NORTH CAROLINA  
 NO. 13860

REGISTERED PROFESSIONAL SURVEYOR  
 STATE OF NORTH CAROLINA  
 NO. 13860

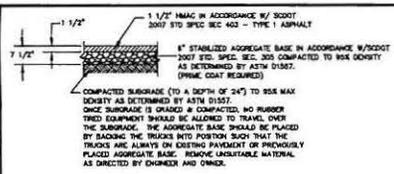
**Andrews & Burgess Inc.**  
 Engineering & Surveying

Site Development Plan  
 For  
 Crystal Lake Park  
 S.C. Hwy. 802  
 Lady's Island  
 Beaufort County, SC

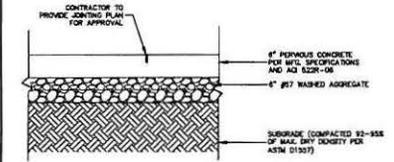
Sanitary Sewer  
 Plan & Profile

Date Drawn: 12/11/10  
 Last Revised: 08/04/14  
 Drawn By: R. Cosby  
 Engineer: S. Andrews

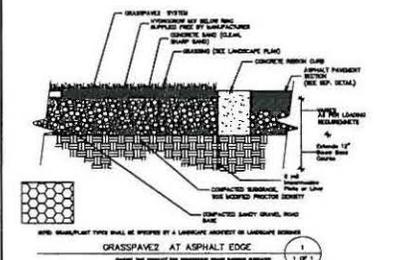
SHEET #:  
**5**  
 JOB: 100020.05



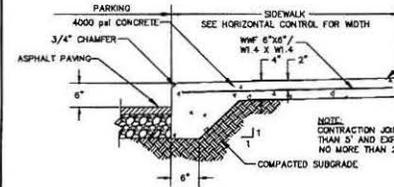
**LIGHT DUTY ASPHALT PAVING DETAIL**  
N.T.S.



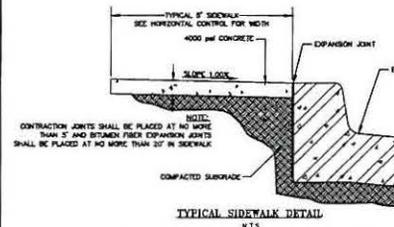
**TYPICAL SECTION PERVIOUS CONCRETE PAVING**  
N.T.S.



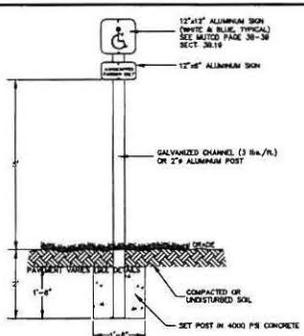
**GRASSPAVE AT ASPHALT EDGE**  
1 OF 1



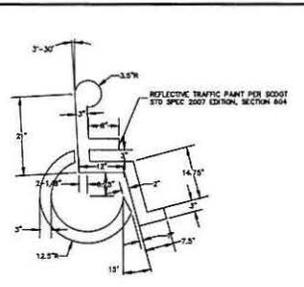
**PAVING & SIDEWALK DETAIL**  
N.T.S.



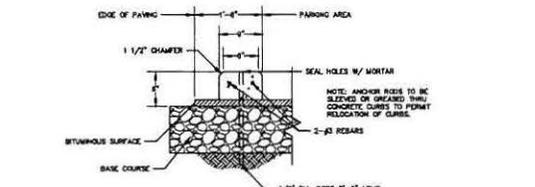
**TYPICAL SIDEWALK DETAIL**  
N.T.S.



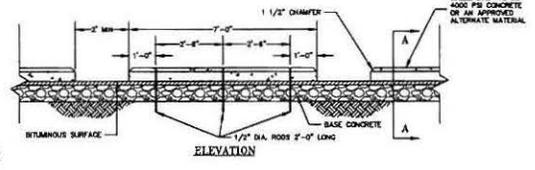
**HANDICAPPED PARKING SIGN**  
N.T.S.



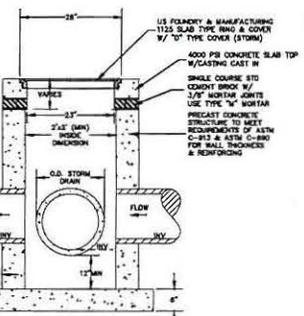
**HANDICAP PARKING SYMBOL STRIPE DETAIL**



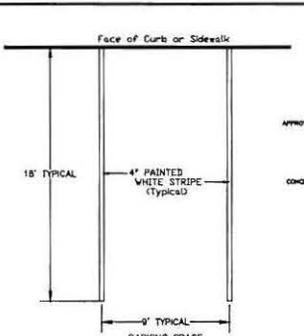
**SECTION A-A**



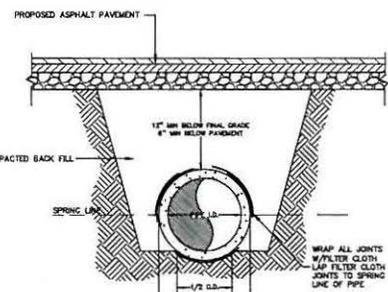
**WHEEL STOP DETAIL**  
N.T.S.



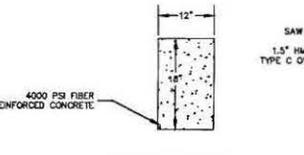
**TYPICAL SECTION 2'x2' CATCH BASIN**  
N.T.S.



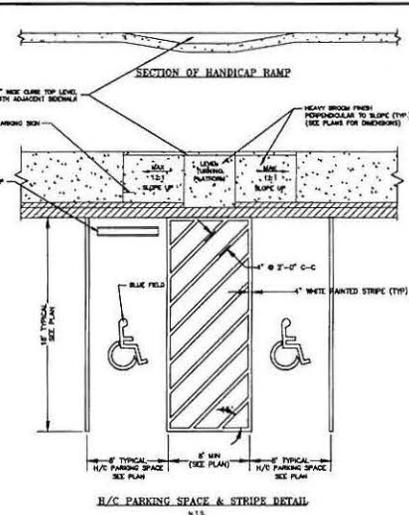
**Detail-TYPICAL PARKING SPACE STRIPING**  
N.T.S.



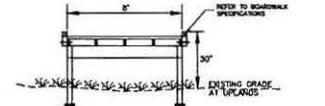
**TYPICAL STORM SEWER PIPE BEDDING DETAIL**  
N.T.S.



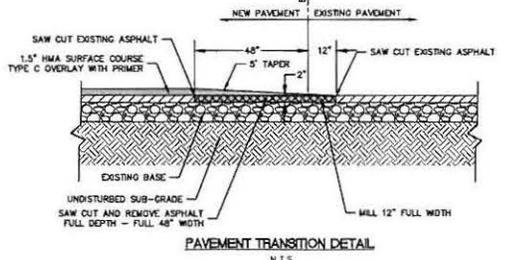
**TYPICAL SECTION RIBBON CURB**  
N.T.S.



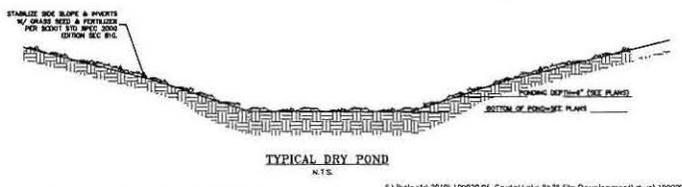
**H/C PARKING SPACE & STRIPE DETAIL**  
N.T.S.



**TYPICAL 8" BOARD WALK WITH CURB X-SECTION**  
(N.T.S.)



**PAVEMENT TRANSITION DETAIL**  
N.T.S.



**TYPICAL DRY POND**  
N.T.S.

PLAN REVISIONS	
NO.	DESCRIPTION
1	
2	
3	
4	
5	
6	
7	
8	

THE EDITORS AND BOARD PRESENTED IN THESE DRAWINGS AND SEALS ARE THE PROPERTY OF ANDREW & BURGESS, INC. THE USE OR REPRODUCTION OF THESE DRAWINGS WITHOUT WRITTEN CONSENT IS PROHIBITED.

**Andrews & Burgess Inc.**  
Engineering & Surveying

7715 Blue Creek Rd. #100-A  
Beaufort, SC 29902  
843.735.2322  
843.735.2323

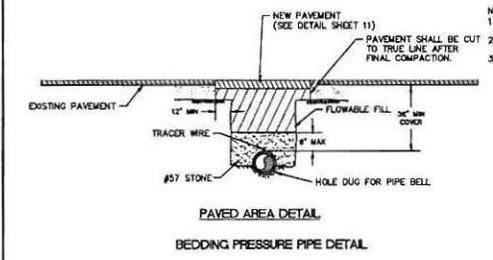
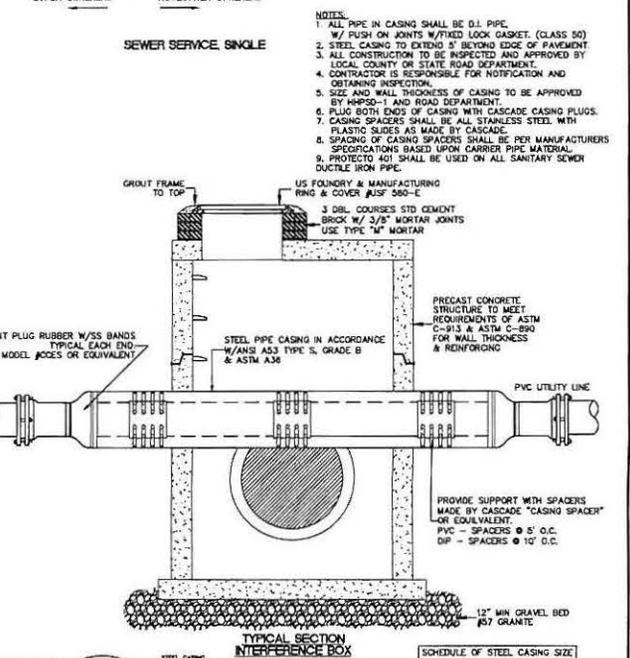
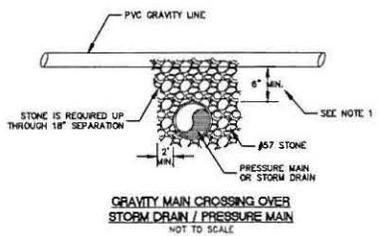
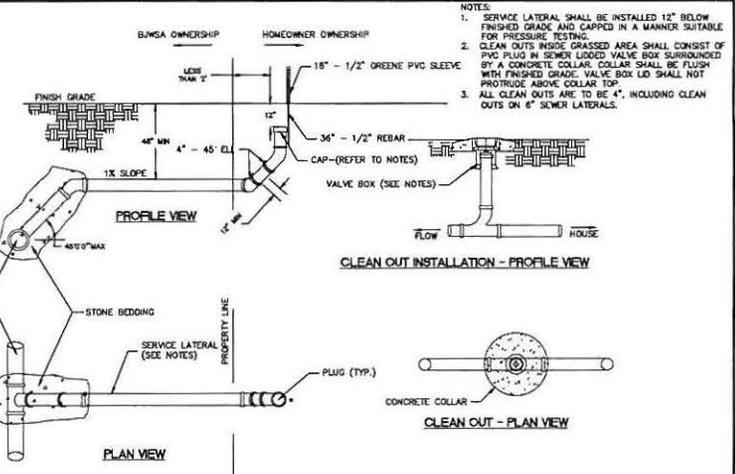
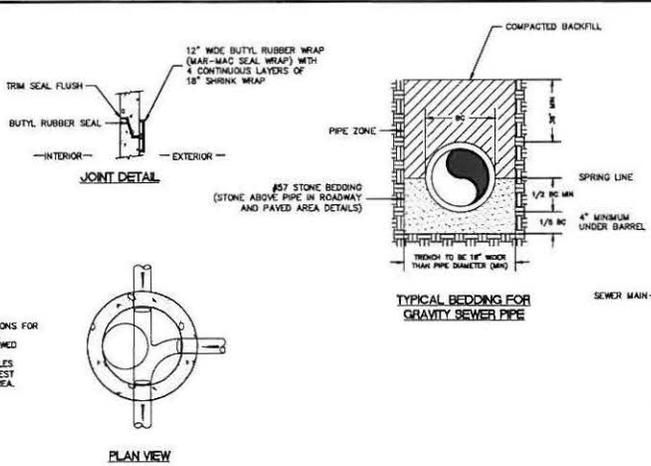
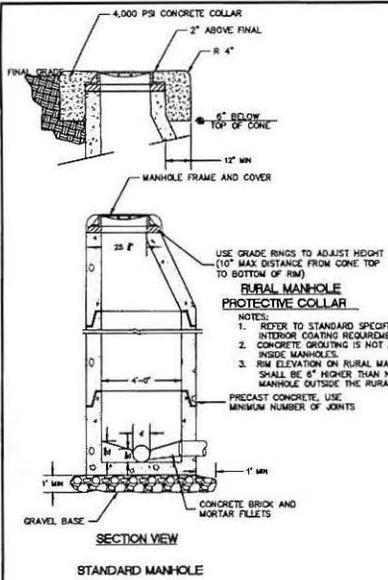
Site Development Plan  
For  
Crystal Lake Park  
S.C. Hwy. 802  
Lady's Island  
Beaufort County, SC

Site Details I

Date Drawn: 09/11/13  
Last Revised: 02/04/14  
Drawn By: R. Cozay  
Engineer: J. Andrew

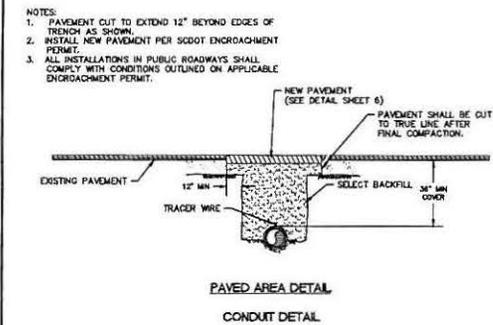
SHEET #:  
**6**

JOB: 100020.05



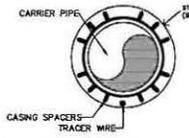
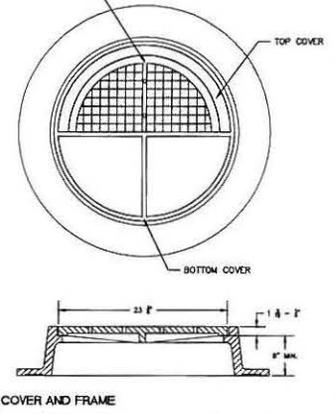
**NOTES:**

- PAVEMENT CUT TO EXTEND 12" BEYOND EDGES OF TRENCH AS SHOWN.
- INSTALL NEW PAVEMENT PER SCOOT ENGRAVEMENT PERMIT.
- ALL INSTALLATIONS IN PUBLIC ROADWAYS SHALL COMPLY WITH CONDITIONS OUTLINED ON APPLICABLE ENGRAVEMENT PERMIT.



**NOTES:**

- CASINGS SHALL BE OF UNIFORM QUALITY, FREE FROM BLOWHOLES, POROSITY, HARD SPOTS, SHRINKAGE, DISTORTION OR OTHER DEFECTS. THEY SHALL BE SMOOTH AND WELL CLEANED BY SHOT BLASTING OR BY SOME OTHER APPROVED METHOD UNLESS AN ALTERNATIVE SPECIFICATION IS MADE.
- MATERIALS USED IN THE MANUFACTURE OF CASINGS SHOULD CONFORM TO ASTM, AASHTO, ASA, MIL, AMS OR FEDERAL SPECIFICATIONS FOR GRAY IRON OR DUCTILE IRON AS FOLLOWS: GRAY IRON-ASTM CLASS 35, DUCTILE IRON-GRADE 60-40-18.
- ALL CASINGS SHALL BE MANUFACTURED TRUE TO PATTERN.



**NOTES:**

- SERVICE LATERAL SHALL BE INSTALLED 12" BELOW FINISHED GRADE AND CAPPED IN A MANNER SUITABLE FOR PRESSURE TESTING.
- CLEAN OUTS INSIDE GRASSSED AREA SHALL CONSIST OF PVC PLUG IN SEWER LOADED VALVE BOX SURROUNDED BY A CONCRETE COLLAR. COLLAR SHALL BE FLUSH WITH FINISHED GRADE. VALVE BOX LID SHALL NOT PROTRUDE ABOVE COLLAR TOP.
- ALL CLEAN OUTS ARE TO BE 4", INCLUDING CLEAN OUTS ON 6" SEWER LATERALS.

PLAN REVISIONS	
NO.	DESCRIPTION
1	
2	
3	
4	
5	
6	
7	
8	



**Andrew & Burgess Inc.**  
Engineering & Surveying

2015 BWSA ENGINEER  
843.379.2222  
www.aburgess.com  
Lic: 965792323

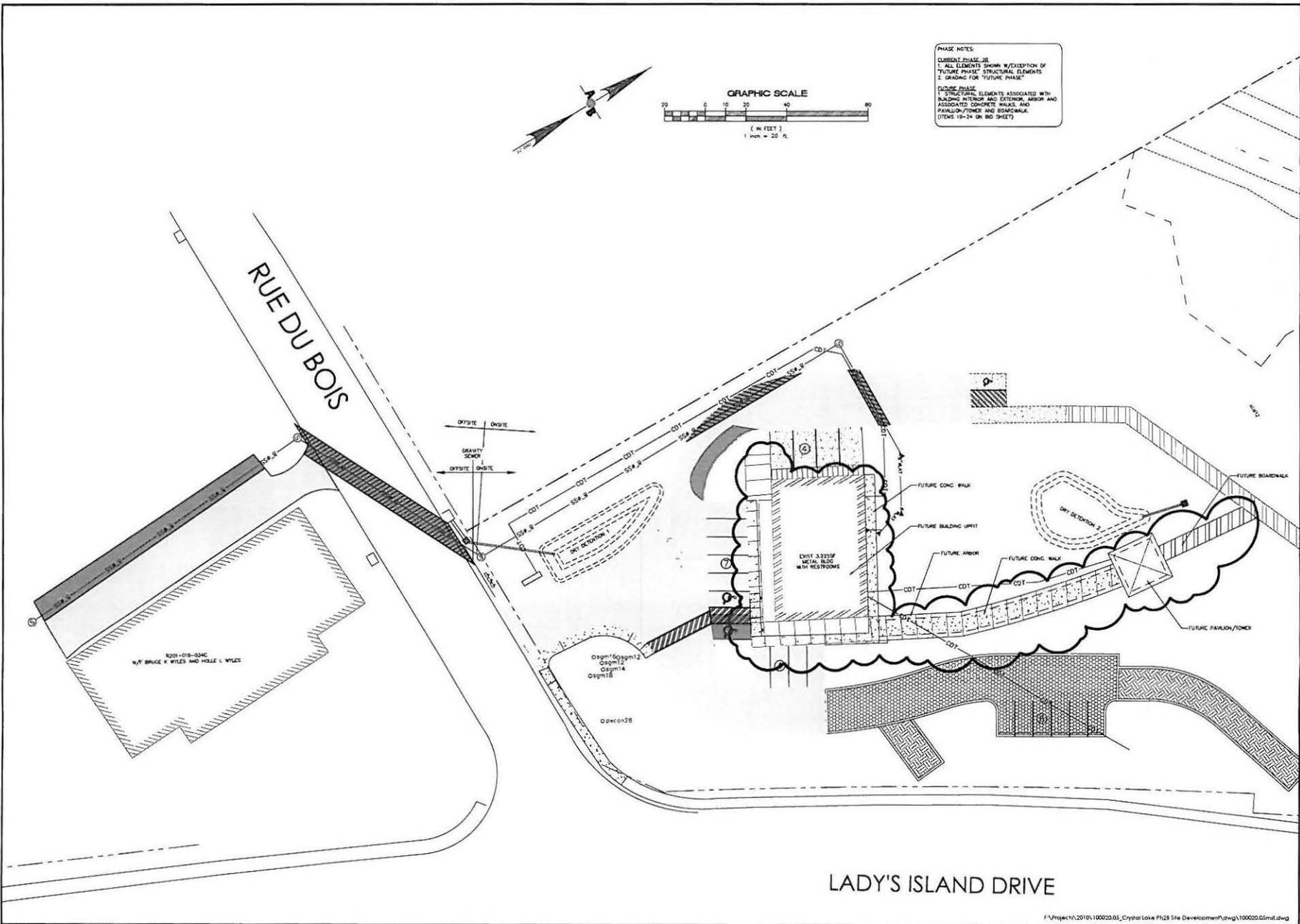
Site Development Plan  
for  
Crystal Lake Park  
S.C. Hwy 802  
Lady's Island  
Beaufort County, SC

Site Details II

Date Drawn: 09/11/13  
Last Revised: 08/04/14  
Drawn By: R. Cooby  
Engineer: S. Andrews

SHEET #:  
**7**

JOB: 100020.05



PHASE NOTES  
 CURRENT PHASE 2B  
 1. ALL ELEMENTS SHOWN W/EXCEPTION OF "FUTURE PHASE" STRUCTURAL ELEMENTS  
 2. GRADING FOR "FUTURE PHASE"  
 FUTURE PHASE  
 1. STRUCTURAL ELEMENTS ASSOCIATED WITH BUILDING INTERIOR AND EXTERIOR ARBOR AND ASSOCIATED CONCRETE WALKS AND PAVILION/TOWER AND BOARDWALK.  
 (ITEMS 1A-24 ON BLD SHEET)

PLAN REVISIONS			
NO.	DESCRIPTION	DATE	BY
1	SITE PLAN REVISION PER BEAUFORT CO.	12/20/13	RC
2			
3			
4			
5			
6			
7			
8			

THE DESIGN AND IDEAS PRESENTED IN THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF ANDRES AND BURGESS INC. THE USE OF THESE DRAWINGS FOR ANY OTHER PROJECT WITHOUT THEIR WRITTEN PERMISSION IS PROHIBITED.

ANDRES & BURGESS  
 ENGINEERS & SURVEYORS  
 2178 BULL SHOULDER ROAD  
 BEAUFORT, NC 28516  
 PH: 252.733.2222  
 FAX: 252.733.2223

**Andrews & Burgess Inc.**  
 Engineering & Surveying

Site Development Plan  
 For  
 Crystal Lake Park  
 S.C. Hwy. B02  
 Lady's Island  
 Beaufort County, SC

Phasing Plan

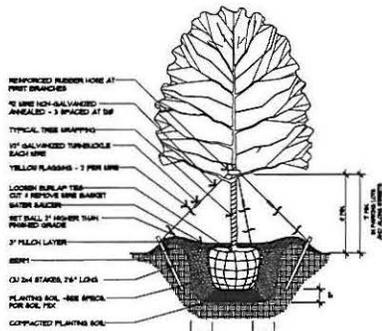
Date Drawn: 09/11/13  
 Last Revised: 05/04/14  
 Drawn By: R. Cosby  
 Engineer: S. Andrews

SHEET #:  
**1**  
 of 1  
 JOB: 100020.05

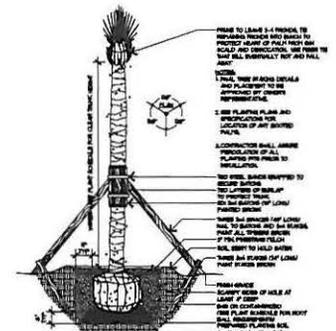
LADY'S ISLAND DRIVE

F:\Project\100020.05\_Crystal Lake Ph2\Site Development\dwg\100020.05mst.dwg

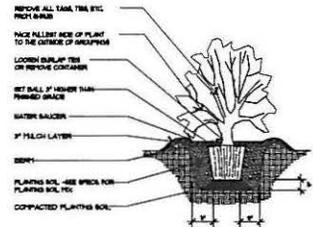




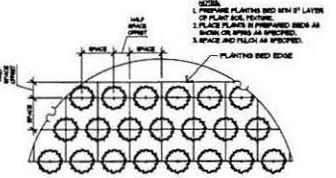
1 Tree Planting  
L2 Not to Scale



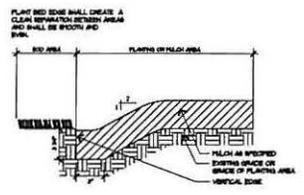
2 Palmetto Tree Planting  
L2 Not to Scale



3 Shrub Planting  
L2 Not to Scale



4 Ground Covers, Annuals & Perennials  
L2 Not to Scale



5 Sod / Plant Bed Edge Detail  
L2 Not to Scale

PLANT LIST CRYSTAL LAKE

SYMBOL	CITY	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	SPREAD	ROOTS	NOTES
<b>TREES</b>								
QV1	3	Quercus virginiana	Live Oak	2'-3"	10'-20'	4'-6'	Cont.	Full
SAPA	4	Sabal palmetto	Caribbean Palm	-	8'-16'	-	B&B	Clear trunk up to 2'
TADI	3	Taxodium distichum	Bald Cypress	2'-3"	10'-12'	4'-6'	Cont.	Full
ARPA	3	Amorpha patens	Red Buckeye	1" dia.	8'-8'	-	B&B	single trunk
GMV	5	Chionodoxa virginica	Trillium	1" dia.	3'-6'	2'-3'	Cont.	Full
<b>SHRUBS</b>								
CAAM	36	Calliandra americana	Beauty Berry	-	10'-24'	1'-10'	3 Gal. Cont. Full	4'-6" O.C.
LYLI	11	Lycium lucidum	Passionfruit	-	10'-24'	-	3 Gal. Cont. Full	-
MYCE	3	Myrica carolinensis	Wax Myrtle	-	4'-6'	4'-6'	3 Gal. Cont. Full	10" O.C.
SEDE	1	Sarcocolla verbenacea	Red Palmetto	-	10'-24'	1'-10'	3 Gal. Cont. Full	-
GADE	4	Galium aparine	Georgian Bell	-	6'-12'	6'-12'	3 Gal. Cont. Full	-
RYI	11	Rosa virginica	Swamp Rose	-	10'-24'	1'-10'	3 Gal. Cont. Full	3 stems min.
<b>ORNAMENTAL GRASSES + FERNS</b>								
TRM	243	Tripsacum daniellii	Gulf Tunny Grass	-	1'-10"	-	1 Gal. Cont.	4' O.C.
TRDA	344	Tripsacum daniellii	Panicum Grass	-	1'-10"	-	1 Gal. Cont.	4' O.C.
OLA	31	Oxalis latifolia	Upland Oxalis	-	1'	-	1 Gal. Cont.	4' O.C., 3 stems min.
MOVI	41	Mosses Virginia	Virginia Chain Fern	-	1'	-	1 Gal. Cont.	4' O.C., Full
SPDA	40	Sporobolus virginicus	Sea Cordgrass	-	2'-3'	-	3 Gal. Cont.	4' O.C.
<b>GROUND COVERS, VINES + PERENNIALS</b>								
ANM	96	Asplenium platyneuron	Swamp Phlox	-	1'-10"	1'-10"	1 Gal. Cont.	4' O.C.
LOSE	3	Lonicera sempervirens	Coral Honeysuckle	-	24'-36"	-	3 Gal. Cont. Full	train to grow up post
<b>SOD</b>								
400	1.5M 10'		Compass					
<b>MULCH + IRRIGATION</b>								
MULCH	1031 SF		3" DEEP LONGLEAF PINE STRAW MULCH					
IRR	23,476 SF		50% COVERAGE OF ALL PLANT BED AND SOIL AREAS					

PLANTING NOTES:

- MATERIALS LIST WAS PREPARED FOR ESTIMATING PURPOSES. CONTRACTOR SHALL MAKE OWN QUANTITY TAKE-OFF USING DRAWINGS AND SPECIFICATIONS TO DETERMINE QUANTITIES TO HIS SATISFACTION, REPORTING PROMPTLY ANY DISCREPANCIES WHICH MAY EFFECT BIDDING.
- ROOT TYPES MAY BE FREELY SUBSTITUTED IN CASE OF BALLED AND ENWRAPPED OR CONTAINER GROWN, ALL OTHER SPECIFICATIONS TO REMAIN UNCHANGED.
- CONTRACTOR TO VERIFY THAT ALL PLANT MATERIAL IS AVAILABLE AS SPECIFIED WHEN PROPOSAL IS SUBMITTED.
- SEE TREE, SHRUB, AND GROUND COVER PLANTING DETAILS AND SPECIAL PROVISIONS FOR PLANTING SPECIFICATIONS.
- CONTRACTOR SHALL TEST SOIL, PH AND CONDITIONS FOR ALL SOIL AREAS TO INSURE THAT PROPER SOIL REQUIREMENTS ARE MET FOR THE SOODED LAWN. SOIL SHALL BE AMENDED BY CONTRACTOR AS INDICATED BY SOIL TEST AND SPECIFICATIONS TO ACHIEVE PROPER SOIL CONDITIONS.
- CONTRACTOR SHALL STAKE OUT ALL SHRUB BED LINES, TREE LOCATIONS, AND SHRUB GROUPINGS FOR APPROVAL BY LANDSCAPE ARCHITECT BEFORE BEGINNING PLANTING OPERATIONS. IF PLANTING OCCURS WITHOUT APPROVAL, RELOCATION OF PLANTINGS REQUESTED BY THE LANDSCAPE ARCHITECT SHALL BE DONE AT THE CONTRACTOR'S EXPENSE.
- ALL SHRUB BEDS TO RECEIVE 3" DEEP LONGLEAF PINE STRAW MULCH.
- CONTRACTOR TO MAINTAIN THE PLANTINGS AND CONTROL WEEDS IN MULCH AREAS THROUGH THE DURATION OF CONSTRUCTION UNTIL FINAL ACCEPTANCE.
- ALL PLANT BED AND SOIL AREAS TO RECEIVE 100% IRRIGATION COVERAGE EXCEPT WHERE NOTED ON THE PLAN.
- IN THE PLANT SCHEDULE, PLANTS NOTED AS "SPECIMEN" SHALL BE SELECTED BY THE LANDSCAPE ARCHITECT AT THE NURSERY OR PHOTOS OF THE PLANTING STOCK SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL.
- HERBICIDE SHALL BE APPLIED TO PLANTING AREAS PRIOR TO LANDSCAPE INSTALLATION.
- PLANT BED SHALL BE TESTED FOR PH AND AMENDED PRIOR TO INSTALLATION.
- PLANT SIZES AND SPECIES MAY VARY DUE TO AVAILABILITY. CHANGES TO PLANT SIZES AND SPECIES MUST BE APPROVED BY THE LANDSCAPE ARCHITECT. SUBSTITUTED PLANT SPECIES SHALL HAVE SIMILAR CHARACTER AS ORIGINAL PLANT.

J. K. TILLER ASSOCIATES, INC.  
LANDSCAPE ARCHITECTURE  
1000 W. BROADWAY, SUITE 101  
RALEIGH, NC 27601  
919.877.1111  
www.jktiller.com



CRYSTAL LAKE  
Landscape Development Plans  
Rowan County, South Carolina

Sheet Title:  
Planting Schedule  
Scale: 1/8" = 1'-0"  
Job Number:  
2017-01  
Date:  
March 23, 2014  
Drawn:  
J.K.T.  
Approved:  
J.K.T.  
Revision:  
1. 4/2/13

Sheet  
L2  
Of 2

2014 /

TEXT AMENDMENT TO ZONING AND DEVELOPMENT STANDARDS ORDINANCE (ZDSO), APPENDIX H (COMMERCIAL FISHING VILLAGE OVERLAY DISTRICT), SECTION 5, DEVELOPMENT STANDARDS (AMEND TO REGULATE THE OFF-LOADING, PACKING, AND TRANSPORTING OF CANNONBALL JELLYFISH)

Whereas, Standards that are underscored shall be added text and Standards ~~lined through~~ shall be deleted text.

Adopted this \_\_\_\_ day of \_\_\_\_\_, 2014.

COUNTY COUNCIL OF BEAUFORT COUNTY

BY: \_\_\_\_\_  
D. Paul Sommerville, Chairman

APPROVED AS TO FORM:

\_\_\_\_\_  
Joshua A. Gruber, Deputy County Administrator  
Special Counsel

ATTEST:

\_\_\_\_\_  
Suzanne M. Rainey, Clerk to Council

First Reading:  
Second Reading:  
Public Hearing:  
Third and Final Reading:

## Appendix H. COMMERCIAL FISHING VILLAGE OVERLAY DISTRICT (CFV)

### Sec. 5 Development Standards

(a) *Permitted uses.* The CFV Overlay District is intended primarily for the processing, manufacturing, storage, wholesale, retail, and distribution of commercial fishing products. Where the CFV district is applied, the permitted uses shall include those permitted uses specifically referenced in the base zoning, in addition to the following uses:

- (1) Marine or fishing related retail and service establishments limited to 3,100 square feet.
- (2) Restaurants, less than 3,100 square feet.
- (3) Educational facilities, marine research centers and research laboratories for marine products, resources and physical or biological characteristics of the marine environment.
- (4) Commercial docks as defined by the Office of Ocean and Coastal Resource Management (OCRM) and section 106-1912, water dependent uses, of the Beaufort County ZDSO.
- (5) Fish house. A commercial establishment that buys and sells, at wholesale and/or retail, seafood products, bait, ice, and other products and services required by the seafood industry, limited to 3,100 square feet.
- (6) Marine transport services, including public boat landings and boat launches, commercial vessel berthing, excursion services and boat rentals.
- (7) Boat chartering.
- (8) Temporary uses specifically involving trap construction, maintenance, and repair.
- (9) Seafood processing, except where otherwise listed in this section as a limited or special use.

(c) *Special use.* Uses designated as “special uses,” require more stringent standards, and must be considered and approved by the zoning board of appeals (ZBOA). Where required by ~~the Beaufort County Zoning and Development Standards Ordinance or when deemed necessary by the zoning board of appeals (ZBOA)~~ the DRT, following a pre-application meeting, a community impact statement or portions thereof may be required as part of the application. The following uses and structures shall be permitted in the CFV district if a special use permit, pursuant to ~~section 106-551~~ Article III (Administrative Procedures), Division 3 (Discretionary Reviews), Subsection IV (Special Uses), Beaufort County ZDSO, has been obtained.

- (1) Ice houses and plants.
- (2) Marine construction and salvage facilities.
- (3) Manufacture and storage of fishing equipment.
- (4) Restaurants greater than 3,100 square feet.
- (5) Uses primarily oriented toward meeting recreational fishing and boating needs.

(6) The offloading, rinsing, shucking, packing, transport, and/or processing of cannonball jellyfish.

**Sec. 8. Nonconforming uses and structures.**

(a) Termination of nonconforming uses.

(1) If any nonconforming use, as defined under this chapter, is discontinued, or if such nonconforming use is abandoned for more than thirty (30) days, any subsequent use of such land shall conform to the regulations specified by this chapter for the district in which such land is located.

(2) Should any nonconforming structure, as defined under this chapter, or nonconforming portion of a structure be destroyed by any means to the extent of more than double its assessed value immediately prior to the damage, it shall not be reconstructed or repaired except in conformity with the provisions of this chapter.

(3) When the nonconforming use of a structure, or a structure and land in combination, is discontinued, or the nonconforming use is abandoned for more than thirty (30) days, the structure or structure and land in combination, shall not thereafter be used except in conformity with the regulations of the district in which it is located. Where nonconforming use status applies to a structure and land in combination, removal or destruction of the structure shall eliminate the nonconforming status of the land.

(b) Time for nonconforming uses to conform. Any nonconforming use, as defined under this chapter, in existence at the time of adoption of this Ordinance, or any amendment thereto, which violates or does not conform to the provisions hereof, (hereafter a “pre-existing, nonconforming business”) shall conform to the provisions of this chapter within a period of six (6) months following the adoption of this Ordinance or any amendments thereto.

## ORDINANCE

**AUTHORIZING THE ISSUANCE OF NOT EXCEEDING \$21,000,000 AGGREGATE PRINCIPAL AMOUNT OF HOSPITAL REVENUE BONDS (BEAUFORT MEMORIAL HOSPITAL) SERIES 2014; AUTHORIZING THE EXECUTION AND DELIVERY OF A BOND PURCHASE AND LOAN AGREEMENT; AUTHORIZING PROPER OFFICERS TO DO ALL THINGS NECESSARY OR ADVISABLE; AND OTHER MATTERS INCIDENTAL THERETO.**

**WHEREAS**, Beaufort County, South Carolina (the "**County**"), acting by and through its County Council (the "**County Council**"), is authorized and empowered under and pursuant to the provisions of Title 44, Chapter 7, Article 11, Code of Laws of South Carolina 1976, as amended (the "**Act**"), to promote the public health and welfare by providing for the financing, refinancing, acquiring, enlarging, improving, constructing and equipping of hospital facilities (as defined in the Act) to serve the people of the State of South Carolina (the "**State**") and to make accessible to them modern and efficient hospital facilities at the lowest possible expense to those utilizing such hospital facilities; and

**WHEREAS**, the County is further authorized to issue revenue bonds for the purpose of defraying the cost of providing hospital facilities made or given by a hospital or public agency for the cost of hospital facilities; and

**WHEREAS**, the County is further authorized to make the proceeds of any revenue bonds available by way of a loan to a hospital or public agency pursuant to a loan agreement; and

**WHEREAS**, the Beaufort County Memorial Hospital, d/b/a Beaufort Memorial Hospital (the "**Hospital**") is organized and existing under the laws of the State established pursuant to Act 1197 of the Acts and Joint Resolutions of the General Assembly of the State of South Carolina, 1966 as amended, is empowered to operate and maintain hospital facilities, and is a "public agency" as defined in the Act; and

**WHEREAS**, the Board of Trustees (the "**Board**") of the Hospital has advised the County that the Hospital has deemed it necessary and desirable to undertake certain additions, improvements and renovations to its hospital facilities, including the acquisition of equipment therefor, and to reimburse the Hospital for certain prior capital expenditures heretofore incurred for hospital facilities which the Hospital expressed an intent to finance more fully described on **Exhibit A** attached hereto (collectively, the "**Project**") in order to provide adequate hospital and other healthcare facilities for citizens of the County; and

**WHEREAS**, in order to provide funds necessary for such purpose, the Board has requested that the County make provision for the issuance of not exceeding \$21,000,000 Beaufort County, South Carolina, Hospital Revenue Bonds (Beaufort Memorial Hospital) Series 2014 (the "**Series 2014 Bonds**") payable from revenues derived by the Board from the operation of its hospital facilities; the proceeds of the 2014 Bonds, along with other funds, will be used to pay for the Project and certain costs of issuance of the 2014 Bonds; and

**WHEREAS**, the South Carolina Department of Health and Environmental Control ("**DHEC**") has issued Certificates of Need with respect to those items of the Project requiring a Certificate of Need as determined by DHEC; and

**WHEREAS**, the Hospital and the County propose to enter into a Bond Purchase and Loan Agreement with a financial institution selected by the Hospital dated as of the first day of the month in which the Series 2014 Bonds are delivered, or such other date as determined by the Hospital (the ***“Purchase Agreement”***), with respect to the financing of the Project; and

**WHEREAS**, the County desires to authorize the issuance of the Series 2014 Bonds for the purpose of defraying the cost of the Project, including reimbursing the Hospital for certain capital expenditures heretofore made by the Hospital which it expressed an intent to finance and paying costs of issuance; and

**WHEREAS**, the County and the Hospital now desire to proceed with the financing of the Project; and

**WHEREAS**, there have been prepared and submitted to the County the form of the Purchase Agreement;

**NOW, THEREFORE, BE IT ORDAINED BY THE COUNTY COUNCIL OF BEAUFORT COUNTY, SOUTH CAROLINA, AS FOLLOWS:**

Section 1. To defray the cost of the Project, including permitting the Hospital to be reimbursed for certain capital expenditures heretofore made which the Hospital expressed an intent to finance, the issuance of hospital revenue bonds to be designated “not exceeding \$21,000,000 Beaufort County, South Carolina, Hospital Revenue Bonds (Beaufort Memorial Hospital) Series 2014,” is hereby authorized subject to the provisions of this Ordinance and the Purchase Agreement. The Series 2014 Bonds shall be dated; shall be issued in such denominations; shall be payable as to principal, interest and redemption premium, if any; shall bear interest; shall mature; shall be in the form; and shall contain provisions for execution, authentication, payment, registration, redemption and numbering as shall be set forth in the Purchase Agreement.

Section 2. The Series 2014 Bonds shall be secured by a pledge effected by the Purchase Agreement and shall be limited obligations of the County payable solely from and secured by a pledge of the gross revenues and receipts derived by the County from or in connection with the Purchase Agreement hereinafter authorized. The Series 2014 Bonds do not and shall never constitute an indebtedness of the County within the meaning of any State constitutional provision or statutory limitation and shall never constitute nor give rise to a pecuniary liability of the County or a charge against its general credit or taxing power.

Section 3. The form of the Purchase Agreement for the Series 2014 Bonds and as submitted to this meeting and appended hereto as ***Exhibit B*** and made a part of this Ordinance as though set forth in full herein, be and the same are hereby approved. The Chairman of the County Council (the ***“Chairman”***) is hereby authorized and directed to execute and deliver the Purchase Agreement with such changes, insertions and omissions as may be approved by said Chairman upon advice of counsel, said execution being conclusive evidence of such approval; and the Clerk of the County Council (the ***“Clerk”***) is hereby authorized and directed to affix the corporate seal of the County to the Purchase Agreement and to attest the same.

Section 4. The Chairman and the Clerk, and any other proper officer of the County, be and each of them is hereby authorized and directed to execute and deliver the tax agreement and any and all documents and instruments and to do and to cause to be done any and all acts and things necessary or proper for carrying out the transactions contemplated by this Ordinance.

Section 5. All orders, resolutions, ordinances and parts thereof in conflict herewith are, to the extent of such conflict, hereby repealed.

Section 6. This Ordinance shall become effective and be in full force immediately.

**BEAUFORT COUNTY, SOUTH CAROLINA**

(SEAL)

By: \_\_\_\_\_  
Chairman, County Council

ATTEST:

\_\_\_\_\_  
Clerk to County Council

First Reading: September 22, 2014  
Second Reading:  
Public Hearing:  
Third Reading:

## **EXHIBIT A**

The Project consists of (i) the acquisition of the Beaufort Medical Plaza, an existing 61,175 square foot medical office building located on the Hospital's main campus in Beaufort, South Carolina, (ii) the acquisition of a 13,628 square foot outpatient surgery center located near the Hospital's campus, (iii) acquiring certain hospital equipment, and (iv) reimbursement for certain capital expenditures related to the above capital improvements.

**EXHIBIT B**

**FORM OF PURCHASE AGREEMENT**

# ADD-ONS

The document(s) herein were provided to Council for information and/or discussion after release of the official agenda and backup items.

Topic: Beaufort County Economic Development

Date Submitted: October 13, 2014

Submitted By: Stu Rodman

Venue: County Council Meeting

# Beaufort County Economic Development

**10/13/14**

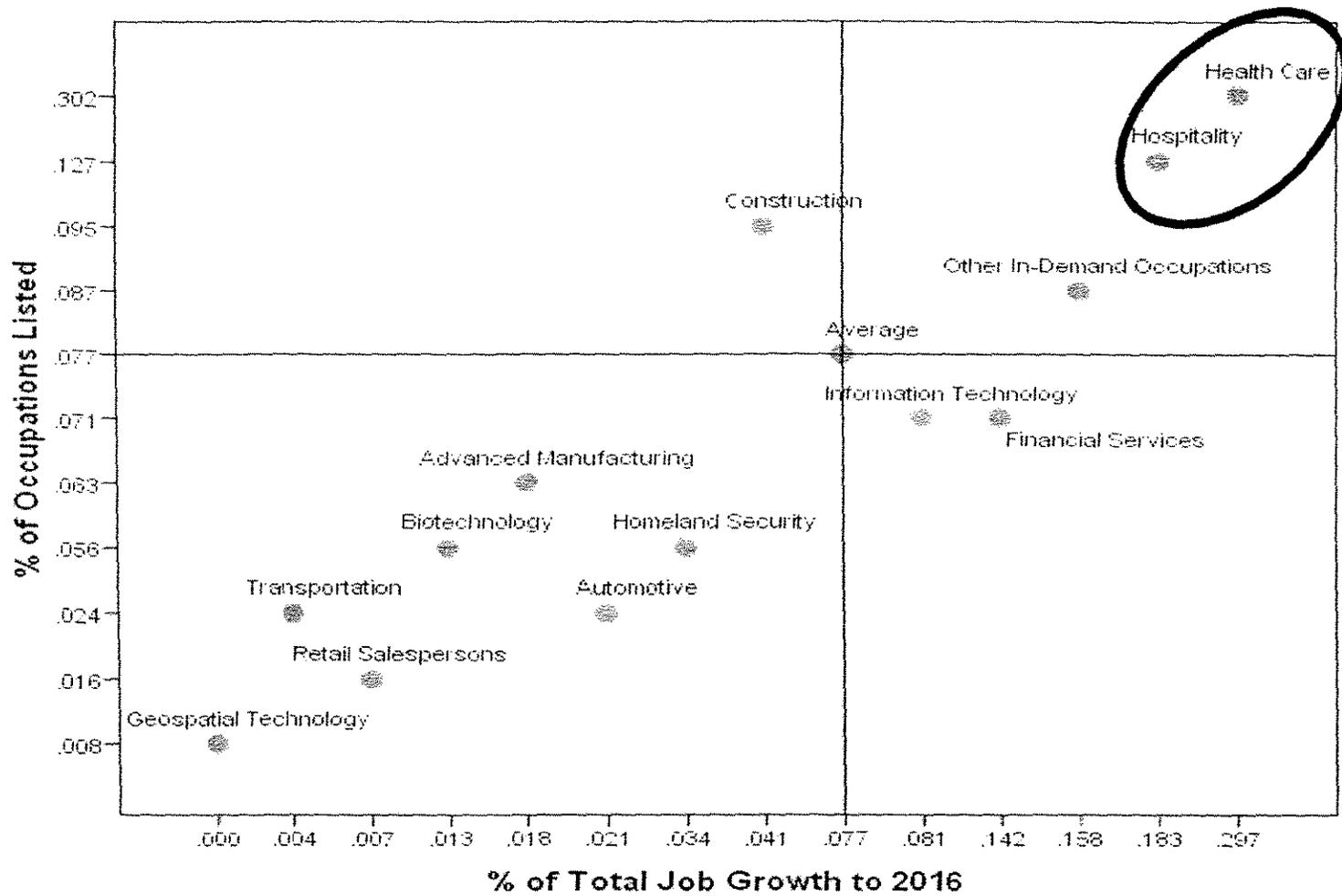
Stu Rodman  
October 13, 2014  
County Council Meeting

# Recommendation #1

## Facilitate Deals County-wide

- **County's Perspective:**
  - Investor Mentality
  - Indifferent as to Location
  - Financial Staff to Provide Due Diligence
- **Economic Development Corporations:**
  - Marketing
  - Recruiting
  - Negotiations
- **County Tool Kit:**
  - Tax Incentive
  - Infrastructure
  - Zoning
  - Funding
- **Funding:**
  1. Required
  2. Sporadic
  3. Needs to be readily available
  4. Generally capital
  5. Lends itself to long term bonding
- **Suggested Approach:**
  1. Use General Fund Reserve as Needed
  2. Replenish Periodically:
    - Bonding for Capital Expenditures
    - Tax Levy for General Fund Expenditures

# Occupations Listed and Total Job Growth for Beaufort County, 2016



Source: County Data Accessed by John Salazar, Ph.D., USCB

10/13/14 09:36AM  
 RODMAN  
 18433636472  
 p.01

## Recommendation #2

### Convene a County-wide Healthcare Task Force

#### Residential Healthcare

- **Important for:**
  1. Resident
  2. Future Residents
- **Local Initiatives:**
  1. HHI
  2. Bluffton
  3. North County

#### Healthcare Industry

- **Single Best County-wide Opportunity:**
  1. Growth Industry
  2. Attracted to Quality of Life Communities
  3. Entrepreneurial / Start-Ups
  4. Knowledge Based / Applied Technology
- **Attributes:**
  1. Center of Excellence
  2. Remote Delivery
  3. Medical Tourism
  4. Destination Marketing
  5. Recession Proof
  6. County-wide
  7. High Paying Jobs

# Recommendation #3

## Establish Medical Commerce Park / Exercise the Graves Option

### Graves Property

- Strong Case for Healthcare
- Opportunities:
  - Residents
  - Industry
- Key Steps:
  - Task Force: HHI, Bluffton, & Beaufort
  - Establish Medical Park Property:
    - Hospital Independent
    - Mid-county (i.e. Bluffton):
    - Graves Property:
      - Best Site
      - County has an Option

### World-class Healthcare Vision

1. Recognized Medical Destination
2. Attracting Residents, Patients, & Companies
3. Producing High Paying Jobs

### Funding

\$ 8 million - Medical Commerce Park\*\*  
3 - Preserve Horse Farm (R&C)  
1 - Stormwater  
\$12 million - Strike Price

\*\* Ideally Private Developers (County RFP)

## Recommendation #4 Don't Overlook Heritage Tourism

### Santa Elena

Lost Century:

1. 1<sup>st</sup> Colonial Capital
2. 1<sup>st</sup> Settlement

Visitors: 150,000 Annually

### Future Heritage Tourism

Reconstruction / NPS Priority

Penn Center

Mitchelville

Gullah Geechee

Civil War

Visitors: 150,000 Annually

Plus EcoTourism

### Coastal Tourism

Current: 3 of top 8 Destinations in U.S.

Opportunity - Corridor Tourism

1. Charleston
2. Beaufort
3. Bluffton
4. Hilton Head island
5. Savannah

Increased Beaufort Visitors:

1. Extended Stays from Charleston to Savannah (assume 1% increase in Corridor Visitors Days)
2. Increased 7 - 10 day / Domestic & International Corridor Visitors (assume 1% increase in Corridor visitors)

# Heritage Tourism (con't)

## Charleston to Savannah Corridor Increase

Visitors: +1 million

Visitor days: +3.8 million

Economic value: +\$448 million

Jobs: +6,500

Taxes: +\$68 million

## Beaufort County Increase

Visitors (drives retirees):

200% Increase - Beaufort

130% - Bluffton

7% - HHI

County Economic Value: +\$300 million

Taxes: +\$60 million

Added Jobs:

2,400 - Beaufort

1,430 - Bluffton

1,060 - HHI

+4,890

## Recommendation #5 Prep a North County Aerospace Site

### Commitment Scenario

- Reasonable Case to have a Ready Site
- Locations:
  - Commerce Park
  - US 21 / Air Station
- Strategy:
  - First Site:
    - Identify & Prep
    - Provide Full Ride for 1<sup>st</sup> Company
    - Facility?
  - 2<sup>nd</sup> - 5<sup>th</sup> Sites:
    - Prep upon each Success
    - Declining Subsidy
  - Prove or Disprove the Theory

\$ .5 Million - Site #1 (100%)

.4 #2 ( 80%)

.3 #3 ( 60%)

.2 #4 ( 40%)

.1 #5 ( 20%)

\$1.5 Million

**Upside: 5 Businesses & Jobs / \$1.5 million**

**Downside: No Success / Loss on Resale**

## Recommendation #6

### Establish a North County Public / Economic Development Corp (PDC/EDC)

#### Result: 3 Development Units

Bluffton (PDC)   HHI (EDC)   Beaufort (?)

#### Supporting Observations

- Diverse County w/ Different Opportunities
- Government funding required for all 3 Economic Corps due to lacks of large commercial entities
- County is obligated to support economic development in the unincorporated areas
- Affiliate with Southern Alliance
- Merge the City of Beaufort & LEA activities:
  - LEA primary focused on North County
  - LEA co-located with the City of Beaufort

#### Industries

#### Good Targets:

- Aerospace - Go for It
- Heritage Tourism - emerging
- Medical - In Process South County
- Agriculture ?

#### Questionable Targets:

- Light Manufacturing
  - Not Near Markets
  - Not Near Materials
- Distribution / Warehousing / Logistics
- Military Vehicles
- Green Products

Economic Development  
Recommended Strategic Initiatives

**County-wide:**

- **Facilitate Deals County-wide**
- **Pursue Healthcare as the best County-wide Opportunity**
- **Facilitate Medical Commercial Park**

**Northern Beaufort County:**

- **Support a North County Economic Development Corp**
- **Prep a Site in Northern Beaufort County**
- **Don't Overlook Heritage Tourism**

Topic: Beaufort County Treasurer  
2014 Tax Sale

Date Submitted: October 13, 2014

Submitted By: Maria Walls

Venue: County Council Meeting



# Beaufort County Treasurer

## 2014 Tax Sale

### Delinquent Collections Overview

- November.....Current tax notices are mailed
- January .....Current taxes are due
- April .....Delinquent notices are mailed
- May .....Certified delinquent tax notices are mailed
- August .....Delinquent properties are posted
- October .....Delinquent properties are sold at auction

### Common Terminology

*Forfeited bid:* A winning bid on a delinquent property that is not paid by the bidder.

*Add-on property:* Multiple properties owned by the same individual or company are auctioned numerically by PIN (Property Identification Number). When the successful bid amount for one property covers the amount of delinquent taxes for some or all of that owner’s subsequent properties those properties are add-ons and skipped.

*Forfeited Land Commission (FLC):* A committee consisting of the Beaufort County Treasurer, Auditor, and Register of Deeds. A property that has been advertised and presented for tax sale but received no bid activity becomes part of the FLC.

*Overage:* The amount by which a winning bid exceeds the delinquent taxes, assessments, penalties, costs, and current year’s taxes owed. If the property is conveyed to the successful bidder, the owner of record at the end of the redemption period is entitled to the overage.

### Tax Sale Data

	2012	2013	2014
Parcels sent to auction	1,047	897	808
Number of bidders	189	273	243
Parcels sold	795	580	552
Number of forfeits	5	3	4
Parcels sent to FLC	93	116	122
Number of add-ons	158	201	134
Total Bids Collected	\$ 23,304,504	\$ 40,014,909	\$ 21,637,685
Total Taxes Due	\$ 2,291,045	\$ 2,244,731	\$ 1,206,491
Total Overage	\$ 18,951,516	\$ 35,525,448	\$ 20,431,194

The total delinquent taxes collected were \$3,354,373. Below is a summary collected for BCSD and the County, the remaining \$976,374 collected was for municipal, fire district, special purpose tax district, etc. delinquent taxes.

#### BCSD Delinquent Tax Collected

School Operations	\$ 1,096,250
School Debt	\$ 413,781
<b>Total</b>	<b>\$ 1,510,032</b>

#### County Delinquent Tax Collected

County Operations	\$ 740,081
County Debt	\$ 71,383
Rural & Critical Lands	\$ 56,502
<b>Total</b>	<b>\$ 867,967</b>

Maria Walls

October 13, 2014

County Council Meeting

Topic: F-35B Noise Presentation

Date Submitted: October 13, 2014

Submitted By: Sandra Stephan

Venue: County Council Meeting

## **F-35B Noise Presentation to Beaufort County Council**

I am Sandy Stephan, I live in Pleasant Point Plantation on Lady's Island. Three of us are before you today to express our concerns regarding the:

- excessive noise,
- health and safety concerns,
- economic issues, and
- adverse impact on the quality of life,

related to the presence of the F-35B at MCAS Beaufort. In addition, we are requesting Council pursue two initiatives that would mitigate these issues while ensuring the Marine Corps can complete its mission.

We ask Council to:

- Formally petition our local and congressional representatives and the governor to obtain an Alternative Landing Field.
- Establish a 1,500 foot minimum height for flights over neighborhoods (a 1,000 foot minimum is required for F-18s at NAS Oceana, Virginia Beach).

Our concerns and requests are based on the following facts:

### **EXCESSIVE NOISE**

- With the arrival of the F-35B, the 2013 MCAS Beaufort Air Installation Compatible Zone (AICUZ) will double from what was stated in the May 2010 Environmental Impact Statement to a total of 23,418 "off station" acres. This increase impacts thousands of households in such surrounding communities as Pleasant Point, Red Bluff, Habersham, Walling Grove and Grays Hill, areas that will be directly affected by the level, frequency and duration of noise generated by the F-35B.
- Despite assurances by the commanding officer of the F-35B training squadron that the noise level of the F-35B is "No different than the noise from the current jet ... it's not a higher decibel", the Navy says it is twice as loud as an F-18 while the Department of Defense has chosen not to disclose a verifiable noise profile for the plane.

**Sandra Stephan**

**October 13, 2014**

**County Council Meeting**

- The 2013 AICUZ Planning Map as well as the 2010 Final Environmental Impact Statement are based on computer model extrapolations of data from the Air Force F-35A. The F-35B is over 3,000 pounds heavier than the F-35A thus requiring more thrust. More thrust means more energy which means more noise.
- The AICUZ Planning Map did not take into account specular reflectivity, in this case, the impact of noise over water. According to the contractor who developed the new AICUZ Planning Map, he was instructed not to factor in the impact of specular reflectivity. This is a significant omission as the Map thus grossly understates the impact of the F-35B noise on surrounding communities.

### **HEALTH & SAFETY CONCERNS**

- Studies by the Harvard University School of Health and other leading institutions have shown that continual exposure to noise at 65dB has been correlated to developmental issues in children and serious health issues in adults. Any loud sound in excess of 95dB over long periods of time will likely cause deafness.
- Projected air operations at MCAS Beaufort are expected to exceed 106,000 annually, nearly a fivefold increase over 2013 operations, which will make it the fourth busiest airport in the southeast.
- The AICUZ Planning Map noise exposure zones – measured in decibels-- are based on day/night averages over a 24 hour period. Residents of communities adjacent to the base have already experienced noise levels exceeding 118 decibels, the equivalent of nearby sandblasting or a loud rock concert
- The impact of increases in noise levels is exponential not linear. According to the Non-Profit Risk Management Center an increase of 6 decibels equals a doubling of noise produced (for example, a noise level of 96 decibels is twice as harmful as a noise level of 90 decibels).
- The intensive round-the-clock pilot training operations -- flown in a single engine, single seat aircraft, not yet approved for full flight operations, with a history of technical and developmental setbacks – will take place in the skies over densely populated northern Beaufort County neighborhoods. This prospect raises very serious safety concerns, particularly for those residing in the Accident Potential Zones identified on the AICUZ Planning Map.

## **ECONOMIC IMPACT ON COMMUNITY**

- The AICUZ Planning Map designates large portions of communities near MCAS Beaufort as being “Incompatible with Residential Use.” Such a designation serves to diminish the property value in these areas. Studies indicate that real estate values are negatively impacted by about 2% for every 1 decibel increase in noise levels. The Final Environmental Impact Statement estimates that the value of homes in “incompatible” zones are projected to decrease by 10% to 35%. Local real estate agents indicate these declines are already underway, impacting both homeowners and Beaufort County tax revenues.
- Because we do not know how much further the AICUZ would extend if the impact of noise transmitted over water was included in the analysis, the effects of noise on northern Beaufort County have been grossly understated.

## **EXISTING ALTERNATIVE LANDING FIELDS**

- Unlike its sister air stations across the country, MCAS Beaufort does not have access to an Alternative Landing Field. The latest off-site flight facility built exclusively for the F-35B was completed this summer at MCAS Yuma, with significant support from Sen. John McCain even though they do not have training squadrons.
- As the only community and air station in the nation which serves as the home of both F-35B operational and training squadrons, MCAS Beaufort and Beaufort County are entitled to the same assets and related benefits currently available their counterpart locations.

## **CONCLUSION**

Members of the Council: We are extremely concerned about the knowns as well as the unknowns associated with the basing of the F-35B at MCAS Beaufort.

We are not alone in our concerns. Virtually every location in the country scheduled to host a version of the F-35 has pursued mitigation and/or remediation, often through legal means, of the unwanted, harmful effects resulting from the level, frequency and duration of noise generated by these aircraft.

To recap, we are asking the Council, on behalf of all of the communities surrounding MCAS Beaufort, to petition our congressional representatives and the governor to obtain an alternative landing field for MCAS Beaufort and to establish a 1,500 foot minimum for flights over our neighborhoods.

By taking these actions, you will be providing the leadership necessary to ultimately accomplish the following:

- A leveling of the playing field with the other three Marine Corp Air Stations,
- A marked reduction of the noise, safety and economic risks associated with the F-35B, and
- The protection and promotion of our communities' quality of life, while at the same time continuing to contribute to the mission of the Marine Corps.

Our communities need your help. You, our elected officials, have the voice and influence to make this happen. Please make this happen

Thank you.

For questions or data verification contact:

Sandy Stephan (ssstephan@comcast.net)

Topic: F-35B Noise Presentation

Date Submitted: October 13, 2014

Submitted By: Mike Galister

Venue: County Council Meeting

# **Air Installations Compatible Use Zones (AICUZ) Planning Map**

**For**

**Marine Corps Air Station  
(MCAS) Beaufort**

**Beaufort, South Carolina**



# **2013**

Mike Galister

October 13, 2014

County Council Meeting