

Beaufort County Stormwater Management Utility Board (SWMU Board) Meeting Minutes

January 18, 2017 at 2:00 p.m. in Executive Conference Room, Administration Building, Beaufort County Government Robert Smalls Complex, 100 Ribaut Road, Beaufort, South Carolina

Board Members

Present

Patrick Mitchell
William Bruggeman
Marc Feinberg
Larry Meisner
James Fargher

Absent

Don Smith
Allyn Schneider

Ex-Officio Members

Present

Kim Jones
Andy Kinghorn

Absent

Scott Liggett
Van Willis

Beaufort County Staff

Eric Larson
David Wilhelm
Carolyn Wallace
Rebecca Baker
Jason Wood
Meghan Taylor
Donald McKay
Danny Polk
John Miller
Daniel Brower

Visitors

Alice Howard, County Council District 4
Ellen Comeau, Clemson University
Libby Anderson, City of Beaufort
Lamar Taylor, City of Beaufort
Paul Moore, Ward Edwards

1. Meeting called to order – William Bruggeman

- A. Agenda – Approved.
- B. December 14, 2016 - Approved.

2. Introductions – Completed.

3. Public Comment(s) – Eric Larson

Mr. Eric Larson introduced the new additions to the stormwater department; Jason Wood, Meghan Taylor, Daniel Brower, and Luke McKay who are the new inspectors and inspection technicians that make up the MS4 inspection field staff and are supervised by Danny Polk, Stormwater Inspection Superintendent. Mr. Larson also introduced John Miller, whose previous title was Operations Supervisor for Solid Waste and Recycling and now holds a new title of Operations Manager for Public Works. His primary role will be to improve the County's efficiency by managing the productivity and operations of five crews (Roads and Drainage North and South, General Support, Stormwater and Solid Waste and Recycling) by working closely with the Superintendents of the individual departments to review workloads and share resources in an effort to increase productivity within Stormwater and Public Works.

4. Reports – Mr. Eric Larson and Mr. David Wilhelm provided a written report which is included in the posted agenda and can be accessed at:

<http://www.bcgov.net/departments/Administrative/beaufort-county-council/boards-and-commissions/council-appointed/board-list/stormwater-management-utility-board/agendas/2017/011817.pdf>

A. Utility Update – Eric Larson

Please reference the report which is included in the posted agenda. No additional updates.

B. Monitoring Update – Eric Larson

Please reference the report which is included in the posted agenda. No additional updates.

C. Stormwater Implementation Committee (SWIC) Report – Eric Larson

Please reference the report which is included in the posted agenda. No additional updates.

D. Stormwater Related Projects – Eric Larson

Please reference the report which is included in the posted agenda. No additional updates.

E. Professional Contracts Report – Eric Larson

Please reference the report which is included in the posted agenda. No additional updates.

F. Regional Coordination – Eric Larson

Please reference the report which is included in the posted agenda. No additional updates.

G. Municipal Reports – Eric Larson

Please reference the report which is included in the posted agenda. The information below is an update to the agenda which was provided via email.

1. Town of Hilton Head Island (From Jeff Buckalew, Town Engineer)

- i. The Town is currently constructing two major emergency repair projects caused by Hurricane Matthew, the Wren Pond dam breach and the Oak Creek Drive causeway failure.
- ii. The Town has applied for exigency funding from NRCS under the EWP and intends to begin work on those projects within the next two weeks (pending federal grant approval).
- iii. The Town has hired a new Stormwater Manager, Jeff Netzinger, formally a department director with consulting firm of Hussey Gay Bell in Savannah, GA.

H. Municipal Separate Storm Sewer System (MS4 Update) – Eric Larson

Please reference the report which is included in the posted agenda. No additional updates.

I. Maintenance Projects Report – David Wilhelm

Mr. David Wilhelm's noted that his maintenance report for January covers six projects, three major and three minor projects.

Berkely Hall Pond – The fourth and final pond of the HWY 278 project was completed. It is part of drainage improvement in the Okatie area. Details of the project will be provided at a later date.

Salem Drive East – The County now has all the easements that were needed in place and the plan is to start the project at the beginning of next month.

In response to a question regarding the material that is dug up from the outfall ditches, Mr. Wilhelm explained that the crew will bushhog and clear out a ditch to create a level surface and haul the material that is dug up back to the shop in dump trucks. The crew sorts the material and will reuse it as fill when completing projects; if it is a good material they will use for structural fill and if it is not as good they will use for side slopes.

Mr. William Bruggeman mentioned he noticed that there are two trees that have fallen into the new ponds on 278. Mr. Wilhelm indicated the County is aware of the situation and it is on a project list to be taken care of.

J. Financial Report – Chanel Lewis

Please reference the report which is included in the posted agenda. Mr. Larson noted that it is a comparison from the previous year.

5. Unfinished Business –

A. Redevelopment of Hilton Head National Golf Course – Mr. Marc Feinberg had a council member ask if the stormwater utility board talked about the redevelopment of the Hilton Head National Golf Course. Mr. Larson explained that he has provided staff review on the application for zone change, as various staff throughout the County, included his position, review a concept plan and make a land use decision (commercial, residential or recreational). Their application talked about how, in concept, they would handle their stormwater and recognized there are standards they will have to meet. The project is a mixed use development with a proposed village center which has a commercial office and residential blend, proposed convention center, entertainment venue and public facilities. They are fully aware of the stormwater requirements and standards and need to meet those in their development plans or it will not be approved. It has not come to this board because it is an application for land use and zone change.

B. Factory Creek Watershed - Mr. Meisner asked about the ponds for Factory Creek Watershed. Mr. Larson expressed the second pond at Academy Estates has not moved forward and Mr. Sample has not approached the County with a signed contract to date.

6. New Business

A. Special Presentation: Lady's Island Wal-Mart – Ms. Libby Anderson provided background information and the history of the development of the Lady's Island Wal-Mart and Island Shops site. The project is located near the corner of Sea Island Parkway and Airport Circle. The site is 26 acres, with 19 acres for the Wal-Mart site. The project was zoned as a planned unit development (PUD) in Beaufort County in 1994 and in 2003 was annexed into the City. In January 2008 a plan was submitted for a Wal-Mart. The plan was denied in February 2008, as it did not conform to the masterplan in the PUD. In March 2008 the applicant appealed to the Zoning Board of Appeals and the board upheld the staff's decision. The applicant and the City went back and forth through appeal processes, until 2010 when they entered into mediation. In

2011, the development agreement was revised and extended to 2021, where the density of the Wal-Mart site was reduced from 440,000 square feet to 260,000 square feet.

In 2003, the three parcels for the Island Shop and Wal-Mart development site and two properties across Sea Island Parkway were incorporated in the Airport Junction PUD. The 2003 masterplan approved 100,000 square feet in Area B and 340,000 square feet of commercial space in Area C. The 2011 masterplan allowed for 260,000 square feet total in Area B and Area C, addressing approved uses of the land. Included in the 2011 document was information indicating that the masterplan in 2003 was considered conceptual only and is no longer regulated, the smaller buildings concept is no longer relevant.

The City wanted to keep the four outparcels, which includes the Island Shops, Murphy Express and a cell phone store, to help screen the big building. The Wal-Mart will be about 150,000 square feet with approximately 56,000 square feet of space for parking, with a total of about 689 parking spaces between Wal-Mart and Island Shops. Two buildings are proposed at about 27,000 square feet for retail shops. Murphy Express is proposed to have 12,000 square foot of convenient store with 8 pump islands.

Mr. Meisner inquired about a traffic signal plan for this project. Ms. Anderson explained that there will be an access point on Sea Island Parkway between Island Shops and the gas station, there will be one further to east toward Harbor Island and a traffic signal will be installed at the intersection of Airport Circle and Sea Island Parkway. She mentioned that the City and County are actively doing a traffic study.

Mr. Kinghorn asked if the City incorporated property goes all the way out to the development on Sea Island Parkway. Ms. Anderson explained that it's a mix (i.e.: Grayco is not), but there is a long term annexation plan to fill in the gaps in the city limits along Sea Island Parkway (between Woods Bridge and Wal-Mart).

Mr. Paul Moore provided some history surrounding the project, as Ward Edwards helped review the plans. The Wal-Mart site plan did not meet the County's stormwater standards for effective impervious area and 10% threshold. Mr. Moore noted that the standards are very unique to this area, so it made it difficult for the out of town engineer working on the Wal-Mart site plan to understand. Their calculations were showing they were retaining 95th percentile of storm on site, but were still at 40% effective impervious. It was determined that they had some calculations incorrect and on behalf on the City geotechnical testing was done. In order to make the site work it was determined that they had to raise their outfall control structure, as they had three site ponds that are interconnected which needed to retain enough water to irrigate the onsite landscaping, so they had to increase the height of their structure. The site needed to be filled 7 feet, which allowed them to demonstrate they were able to meet the stormwater standards.

In response to a question regarding elevation rise, Mr. Moore explained that the elevation rise was not strictly for infiltration, that the site had to build up for the flood requirements as well. The stormwater standard is what required them to change the hydraulic function of their pond, to be able to retain more water on site.

Mr. Bruggeman asked where the outfall that comes toward Sea Island Parkway goes. Mr. Moore explained there is a culvert under the highway and there is a lot of wetlands and saltwater marsh that it drains to.

Mr. Meisner asked if the size of the Wal-Mart was constrained by stormwater considerations or were there other conditions that went into the decision to reduce from the original proposed size. Ms. Anderson explained the size limitation was set out in the development agreement which stated that no one building would be over 150,000 square feet. Mr. Moore

mentioned a certain number of parking spaces are required per square footage, which causes the site to become a limitation too.

Ms. Kim Jones asked if any of the 600+ parking spaces were porous, pervious or permeable. Ms. Anderson responded no.

Mr. Larson indicated that a change in the new BMP manual is that you must do treatment training with one green practice, one infiltration practice and one volume reduction practice. (This was not in place during the review of this project.) In reviewing strictly to the (previous) standards, they met it with the infiltration and irrigation reuse.

Mr. Bruggeman asked where the water that drains from the building and parking lot goes. Mr. Moore explained the collection system goes into the ponds.

Mr. Kinghorn asked if there is any oil and trash collection incorporated into the pond. Mr. Moore mentioned there is no forebay like we would like to see, but the ponds do provide some treatment.

[The Lady's Island Wal-Mart special presentation is attached to the minutes.](#)

7. Public Comment(s) – None.

8. Next Meeting Agenda – Approved.

9. Meeting Adjourned

Stormwater Utility Board Presentation

Lady's Island Walmart

LADY'S ISLAND WALMART

Walmart Site Location Map



Walmart – Location Map

HISTORY

- The property was zoned PUD in Beaufort County in 1994
- Property was annexed into the City in 2003 and zoned PUD
 - Property included in development agreement to expire in 2008
- January 2008, a plan was submitted for a 195,00 sq ft Walmart

HISTORY (continued)

- February 2008, site plan was denied
 - In staff's opinion, it did not conform to the master plan in the PUD
- March 2008, applicant appealed to ZBOA
 - ZBOA upheld staff decision
- November 2008, arbitration panel decided for the applicant
 - The City did not approve the settlement

HISTORY (continued)

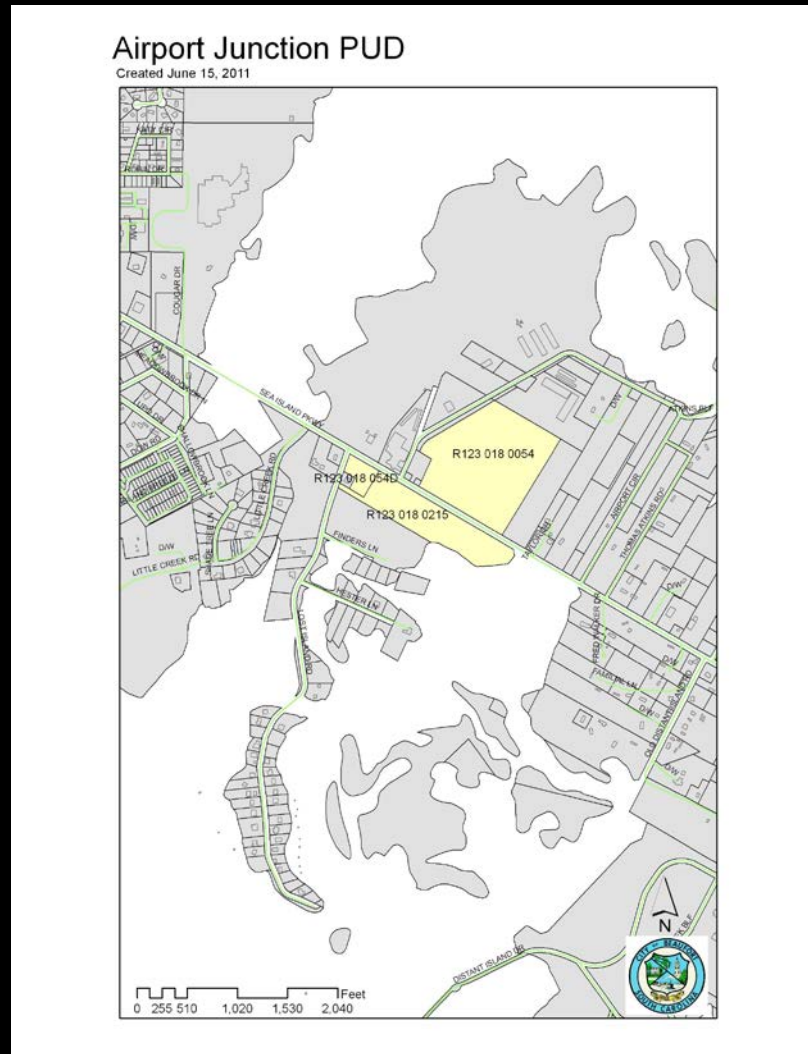
- 2009, applicant appealed ZBOA decision to Circuit Court
- December 2009, Circuit Court awarded summary judgement to plaintiff
- February 2010, City appealed decision to SC Court of Appeals
- July 2010, Court of Appeals affirmed Circuit Court's decision in favor of applicant

HISTORY (continued)

- 2010, City and applicant entered into mediation
- 2011, the development agreement was revised and extended to 2021
 - Walmart site density reduced from 440,000 sq ft to 260,000 sq ft
 - Specific language added that original master plan was conceptual only, and that the current regulating plan applies

Lady's Island Development – Airport Junction PUD

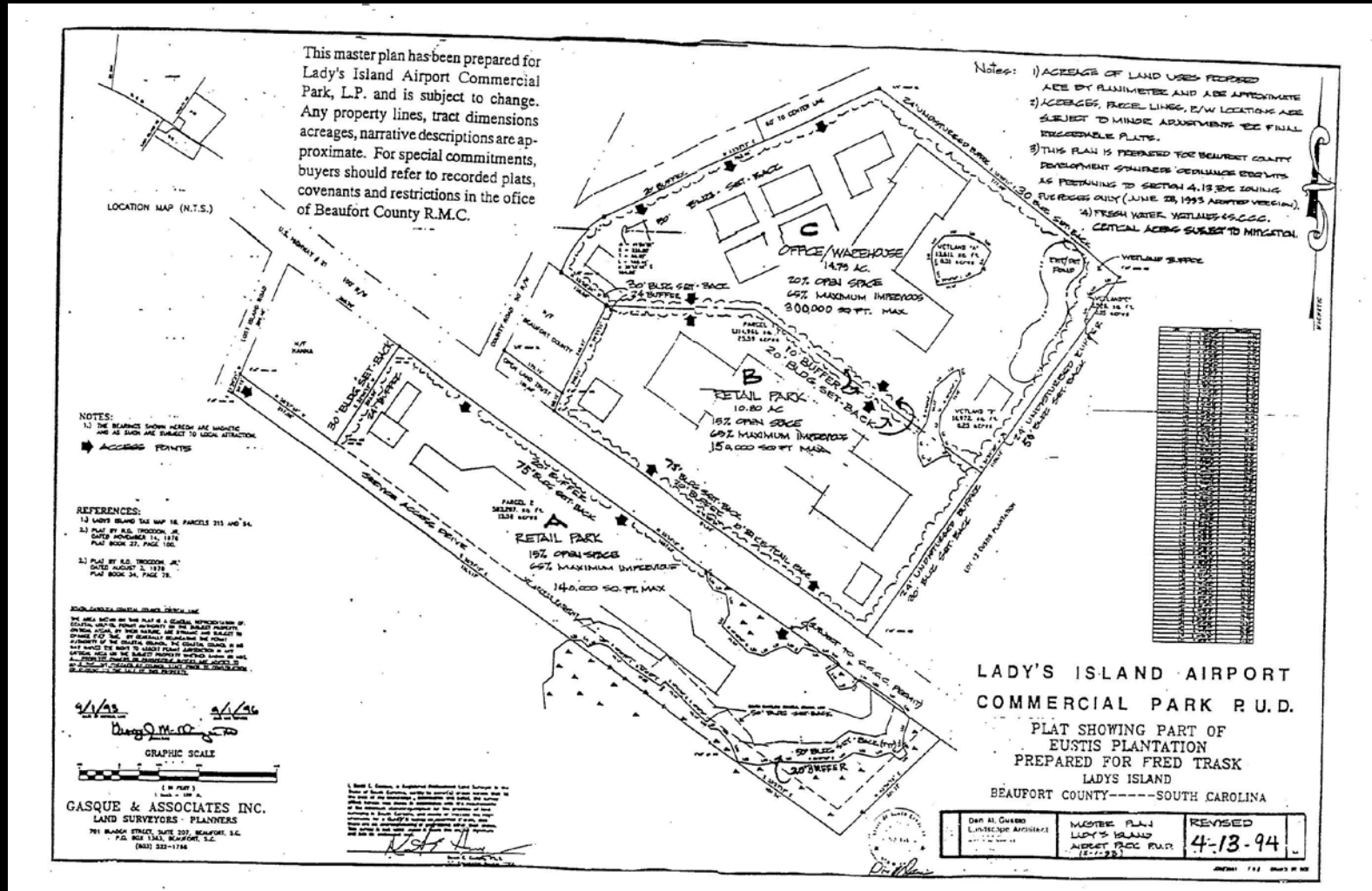
PUD History



Airport Junction PUD – Location Map

Lady's Island Development - Airport Junction PUD

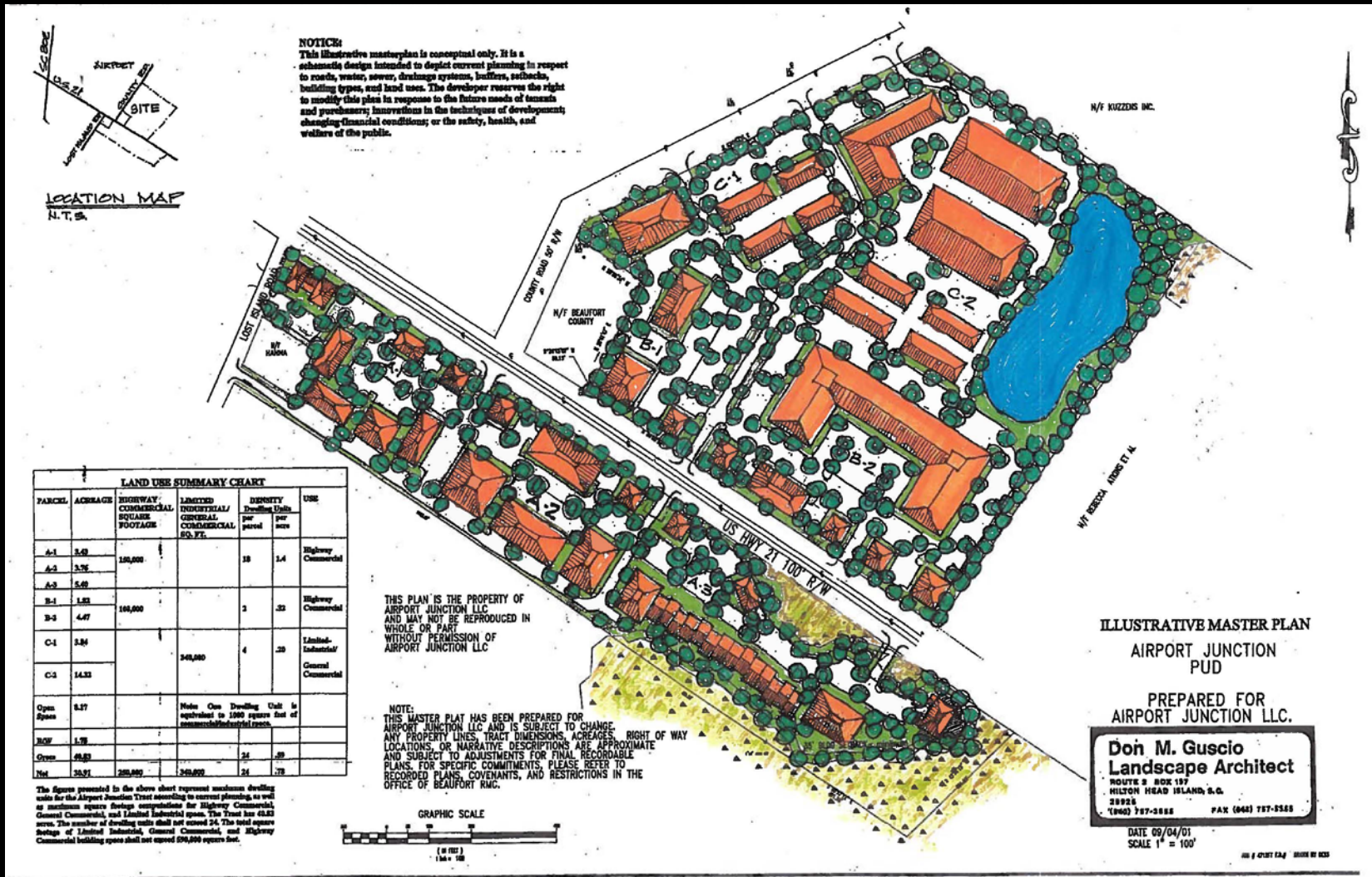
PUD History



1994 County PUD Site Plan

Lady's Island Development - Airport Junction PUD

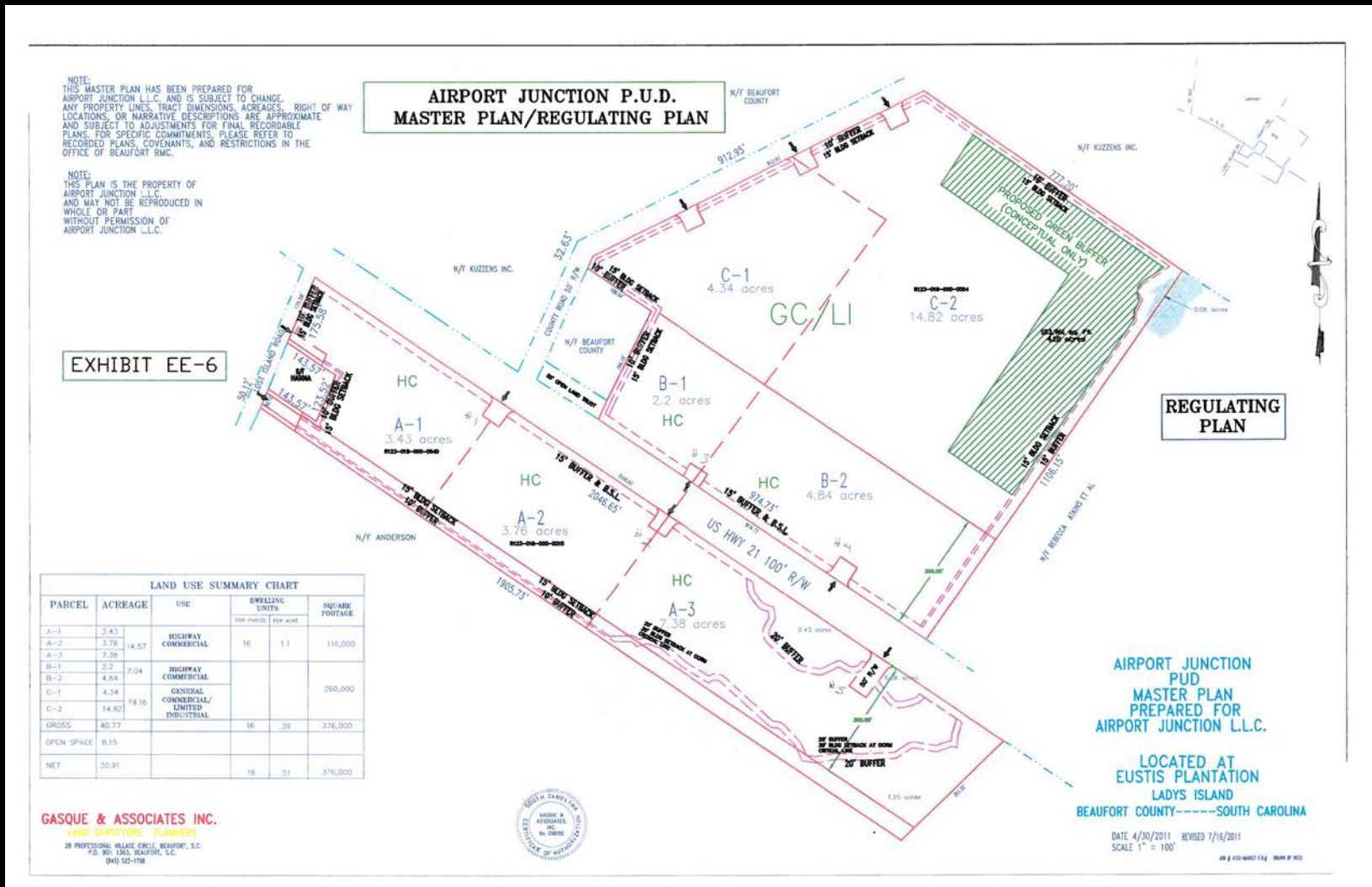
PUD History



2003 PUD Illustrative Master Plan

Lady's Island Development - Airport Junction PUD

PUD History



Current PUD Regulating Plan--2011

Lady's Island Development – Airport Junction PUD

PUD History

EE-6A

AIRPORT JUNCTION PUD

ILLUSTRATIVE MASTER PLAN

Omitted Intentionally. The Illustrative Master Plan initially submitted with the original Development Agreement was conceptual only, and such plans are no longer required by the UDO. The Master (Regulating) Plan governs.

EE-7

THOROUGHFARE STANDARDS

Private Roads, Right-of-Way and Pavement Widths

The Airport Junction street system will be constructed by the Developer to City of Beaufort standards. They may remain private or be dedicated to the City of Beaufort. All streets will be designed by a Professional Engineer licensed in the State of South Carolina with experience in roadway design and will be engineered to meet the paving, safety, and drainage goals of the City. They shall have a surface designed for the soil conditions. Low speed limits and traffic mitigation devices may be employed. All two-way streets that are the primary or sole access to a lot must have a minimum pavement width of 20 feet.

There may be several types of streets, including, but not limited to, the following:

<u>Type</u>	<u>Pavement Width</u>	<u>Right-of-way Width</u>
Road	20 feet	50 feet
Small Road	18 feet	40 feet
Alley	12 feet	20 feet
Pedestrian Path	5 feet	12 feet

Minimum ROW width: 40 feet

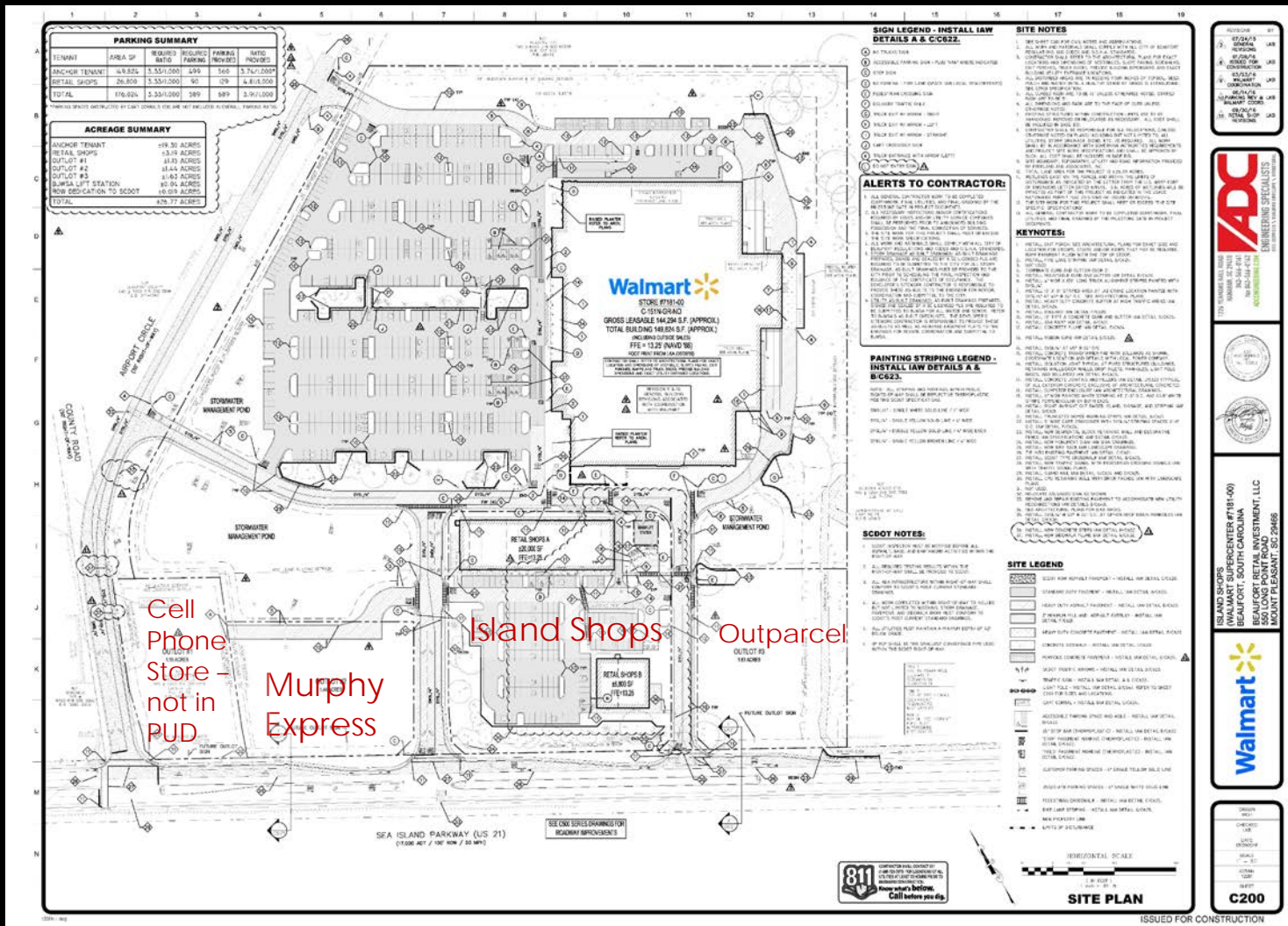
Minimum two-way street pavement width: 20 feet

Minimum street pavement width (non alley): 18 feet

Minimum alley pavement width: 12 feet

Lady's Island Development – Walmart & Outparcels

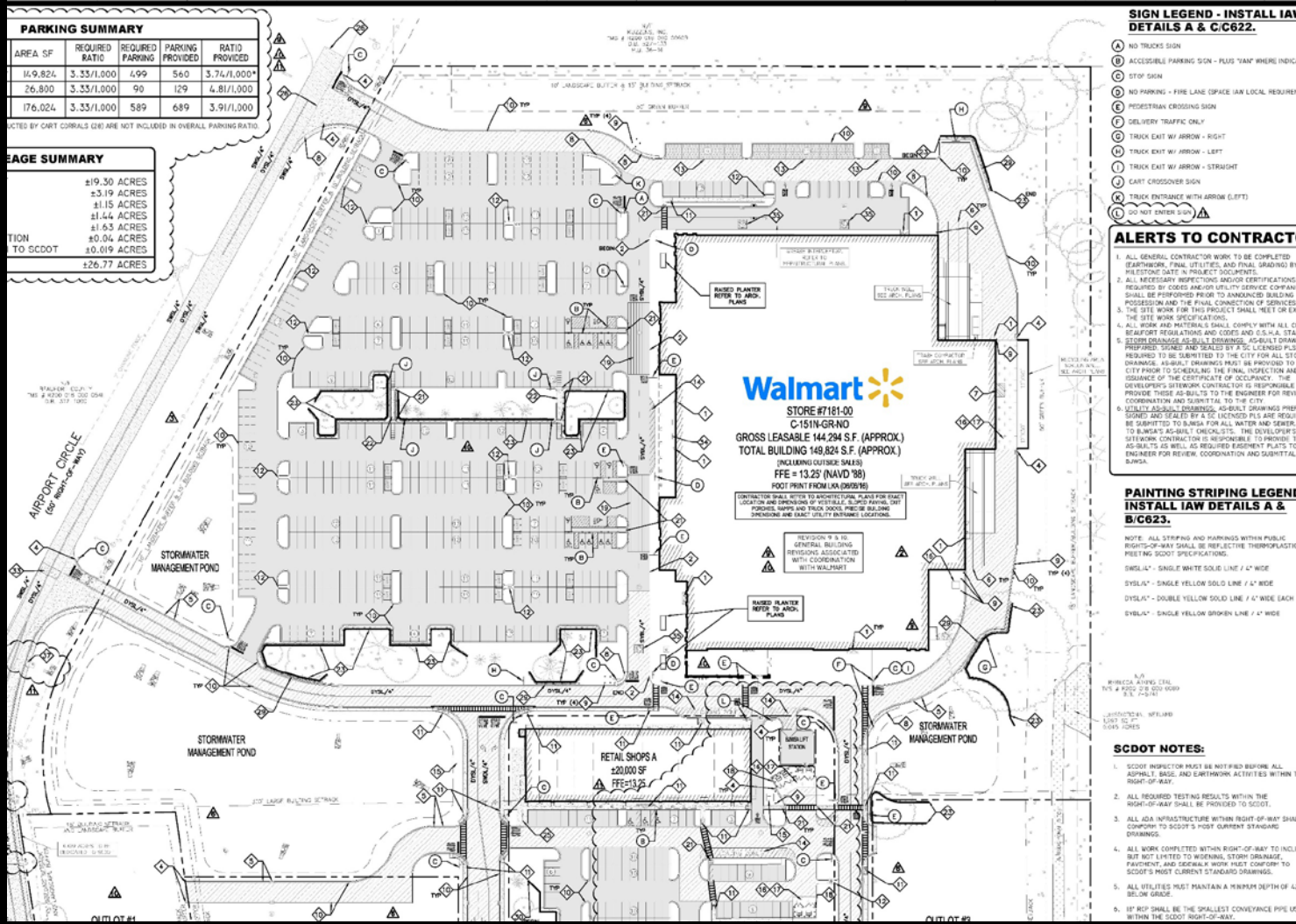
PUD History



Walmart and Island Shops Site Plan

Lady's Island Development - Walmart

PUD History



Walmart Site Plan – 149,824 SF

Lady's Island Development - Walmart

PUD History



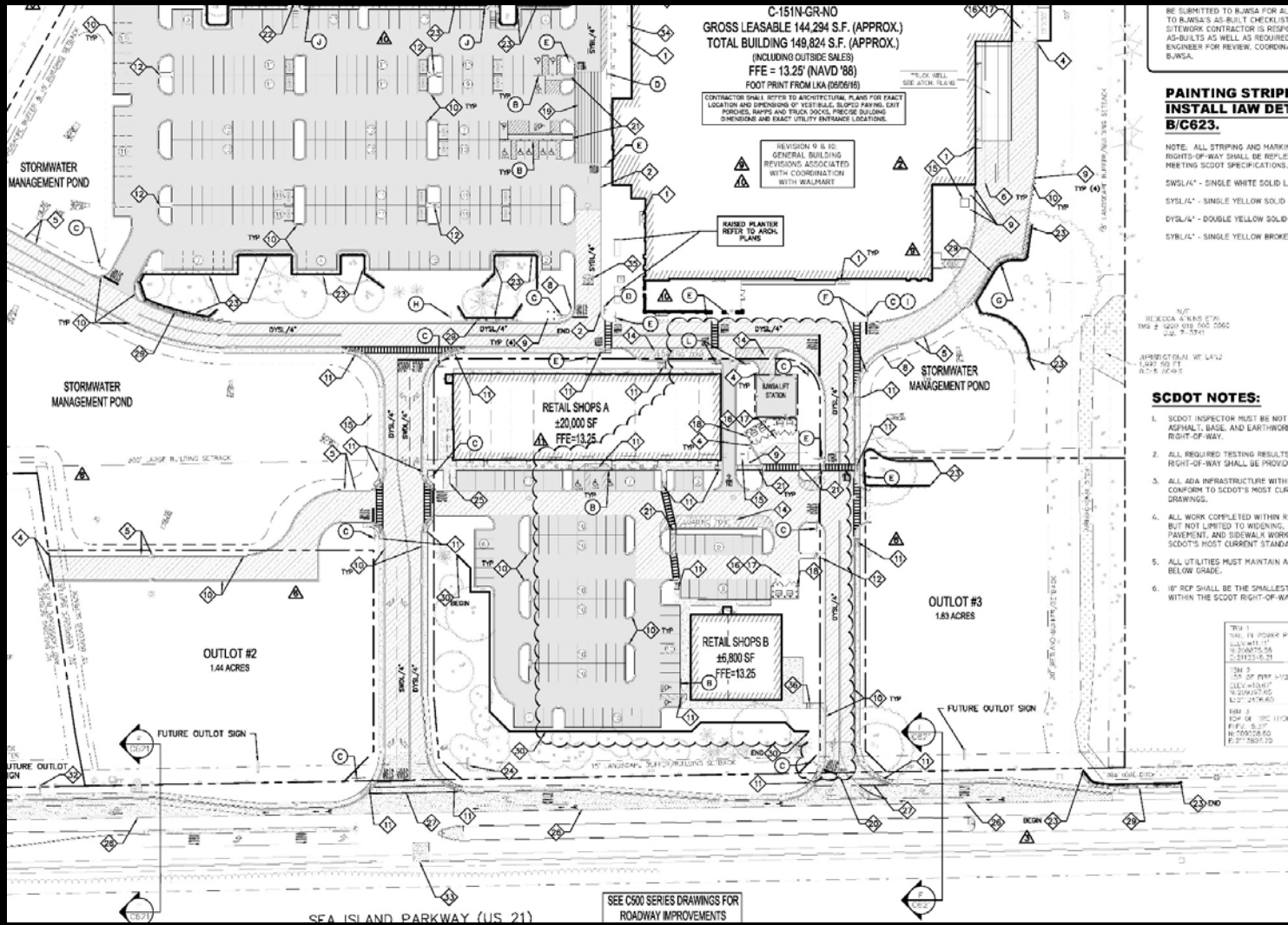
Walmart Front (Parking Lot) Elevation



Walmart Side (Access Drive) Elevation

Lady's Island Development – Lady's Island Retail Shops

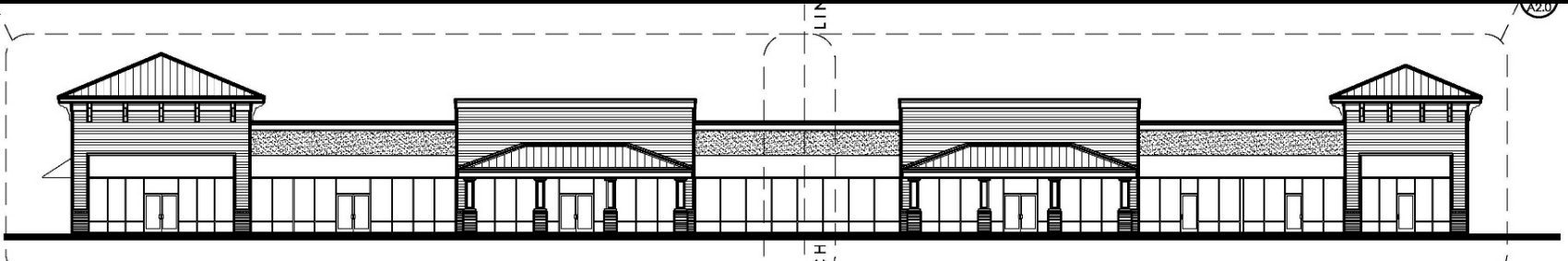
PUD History



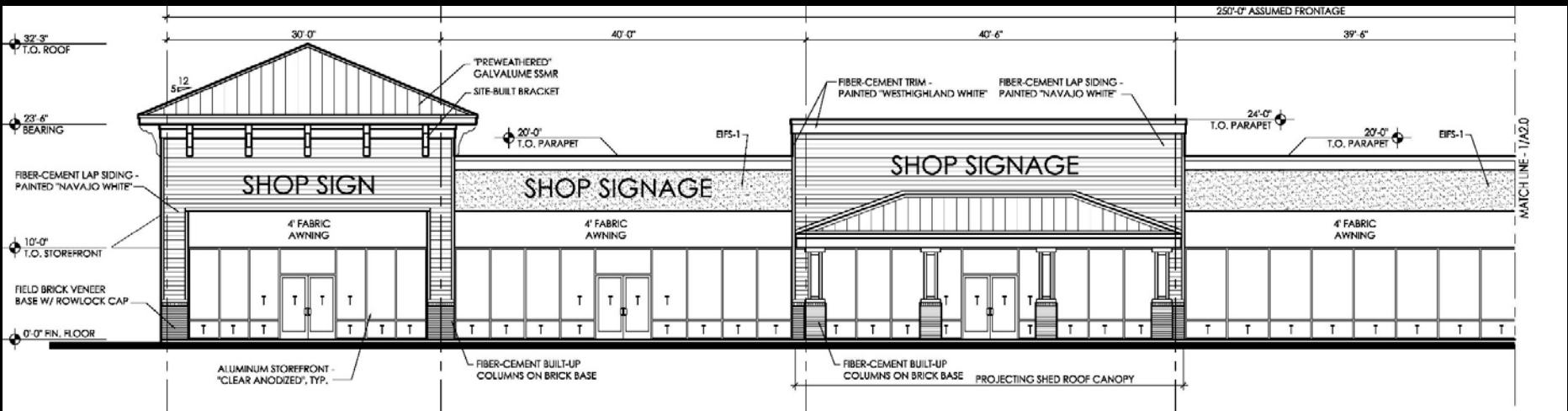
Lady's Island Retail Shops Site Plan – 26,800 SF in 2 buildings

Lady's Island Development – Lady's Island Retail Shops

PUD History



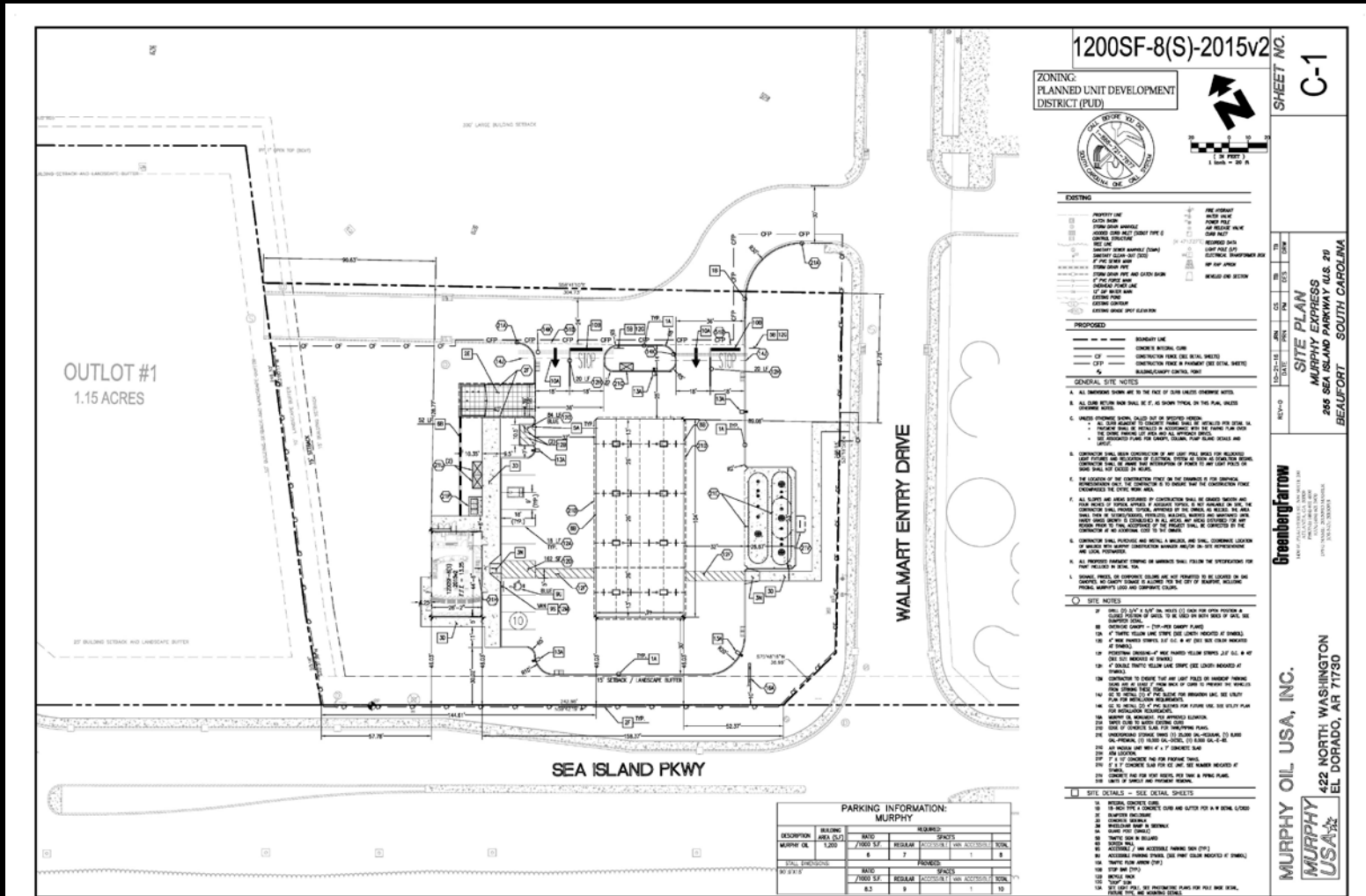
Lady's Island Retail Shops Concept Elevation - not yet approved



Lady's Island Retail Shops Concept Elevation Detail - not yet approved

Lady's Island Development – Murphy Express Gas Station

PUD History



Murphy Express Gas Station and Convenience Store – preliminary site plan – 16 pumps, 1,200 SF convenience store

Lady's Island Development – Murphy Express Gas Station

PUD History

Front Elevation (East)

- A.C.B. canopy leads "Vanadium" by Seritage
- 22'-0" E.O. HANOVER
- 38'-0" E.O. KANAWHA
- 10'-0" E.O. ACCENT BAND
- Per Br. metal accent band "Van White" S&P #7005
- 48x6 canopy columns "Vanadium" by Seritage with 2x4 base "Light Sandstone-Inland" by Endicott
- 12"x14 gr. Br. metal corner "Van White" S&P #7005
- Brick veneer "Vanadium" by Seritage
- 42'-0" P.V.L. FLR. 811.0

Right Elevation (North)

- Handing main metal roof "Vanadium" by Seritage
- A.C.B. panel "Van White" S&P #7005
- A.C.B. fascia "Vanadium" by Seritage
- E.O. ACCENT BAND 10'-0"
- E.O. CLERK BAND 12'-0"
- E.O. CORNER 12'-0"
- Brick and stone painted "Diverse Brown" S&P #7023
- Brick veneer "Van White" S&P #7005
- 42'-0" P.V.L. FLR. 811.0
- Down and 8 rows painted "Diverse Brown" S&P #7023
- Brick veneer "Light Sandstone-Inland" by Endicott installed additional 27'

Rear Elevation (West)

Left Elevation (South)

Sign Schedule Table:

Sign	Qty	Height	Width	Area	Total S.F.
Monument Sign	1	12'-0"	36'-0"	432.0	432.0
Monument Sign	1	14'-0"	36'-0"	504.0	504.0
Total Signage					936.0

Monument Sign (Not to scale)

36'-0"

12'-0"

MURPHY EXPRESS

2.34⁹ 2.39⁹

Ethanol-Free Available

14'-0"

12'-0"

Monument Sign (Not to scale)

Trash Enclosure

10'-0" x 11'-0" Light Sandstone-Inland by Endicott with Fibersilk composite S&P #7023 (also painted "Diverse Brown" S&P #7023)

Building Perspective

MURPHY EXPRESS

B | R | R
architecture

DESIGN REPRESENTATION ONLY – NOT FOR CONSTRUCTION The building images shown are a representation of the current design intent only. The building images may not reflect variations in color, tone, hue, fill, shading, ambient light intensity, materials, texture, contrast, font style, construction variations required by building codes or inspectors, material availability or final design detailing.

Lady Island (SE Island Pkwy), SC
November 21, 2016

Murphy Express Gas Station and Convenience Store – preliminary rendering –in design review

QUESTIONS?