COUNTY COUNCIL OF BEAUFORT COUNTY

ADMINISTRATION BUILDING
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D. PAUL SOMMERVILLE
CHAIRMAN

GERALD W. STEWART
VICE CHAIRMAN

COUNCIL MEMBERS

CYNTHIA M. BENSCH
RICK CAPORALE
GERALD DAWSON
BRIAN E. FLEWELLING
STEVEN G. FOBES
ALICE G. HOWARD
WILLIAM L. MCBRIDE
STEWART H. RODMAN
ROBERTS "TABOR" VAUX

GARY T. KUBIC
COUNTY ADMINISTRATOR

JOSHUA A. GRUBER
DEPUTY COUNTY ADMINISTRATOR
SPECIAL COUNSEL

THOMAS J. KEAVENY, II
COUNTY ATTORNEY

SUZANNE M. RAINEY
CLERK TO COUNCIL

AGENDA
COUNTY COUNCIL OF BEAUFORT COUNTY
Monday, April 11, 2016
6:00 p.m.
Executive Conference Room, Administration Building
Beaufort County Government Robert Smalls Complex
100 Ribaut Road, Beaufort

Citizens may participate telephonically in the public comments and public hearings segments from the Hilton Head Island Branch Library as well as Mary Field School, Daufuskie Island.

1. CALL TO ORDER - 6:00 P.M.

2. REGULAR SESSION

3. PLEDGE OF ALLEGIANCE

4. INVOCATION – Councilman Stu Rodman

5. PROCLAMATION
   A. Child Abuse Prevention Awareness and Sexual Assault Awareness Month
      Mrs. Angel Flewelling, Child Abuse Prevention Association
      Ms. Meredith Bannon, Hope Haven of the Lowcountry

6. ADMINISTRATIVE CONSENT AGENDA
   A. Approval of Minutes
      1. March 14, 2016 caucus and March 14, 2016 regular session
      2. March 28, 2016 caucus and March 28, 2016 regular session
   B. Committee Reports (next meeting)
      1. Community Services (April 25 at 2:00 p.m., ECR)
         a. Minutes – March 28, 2016 (backup)
      2. Executive (May 9 at 3:00 p.m., ECR)
      3. Finance (April 18 at 2:00 p.m. and April 25 at 3:30 p.m., ECR)
         a. Minutes – March 21, 2016 (backup)
      4. Governmental (May 2 at 4:00 p.m., ECR)
         a. Minutes – March 22, 2016 (backup)
      5. Natural Resources (April 19 at 2:00 p.m., ECR)
         a. Minutes – March 22, 2016 (backup)
      6. Public Facilities (April 18 at 4:00 p.m., ECR)
         a. Minutes – March 21, 2016 (backup)
   C. Appointments to Boards and Commissions (backup)






7. PUBLIC COMMENT – Speaker sign-up encouraged no later than 5:45 p.m. day of meeting.

8. CONSENT AGENDA

   A. SOUTHERN BEAUFORT COUNTY BLOODY POINT PLANNED UNIT DEVELOPMENT (PUD) MASTER PLAN AMENDMENT FOR R800 027 00A 0076 0000, R800 027 00A 0078 0000, R800 027 00A 0085 0000, AND R800 027 00A 0092 0000 (179.99 ACRES) (SPECIAL CONDITIONS: (I) THE INN/HOTEL SHALL BE LIMITED TO 60 ROOMS IN ADDITION TO THE 7-ROOM OSPREY COTTAGE, (II) COMMERCIAL USES SHALL BE CAPPED AT 25,000 GROSS SQUARE FEET, (III) RESIDENTIAL SHALL BE CAPPED AT 125 DWELLING AND/OR HOSPITALITY UNITS, AND (IV) TIMESHARES ARE PROHIBITED) (backup)
      1. Consideration of second reading to occur April 11, 2016
      2. Public hearing announcement – Monday, April 25, 2016, beginning at 6:00 p.m. in Council Chambers of the Administration Building, Beaufort County Government Robert Small Complex, 100 Ribaut Road, Beaufort
      3. First reading approval occurred on March 28, 2016 / Vote 11:0
      4. Natural Resources Committee discussion and recommendation to approve on first reading the Bloody Point PUD Master Plan amendment. Approval occurred on March 22, 2016 / Vote 4:2
      5. Natural Resources Committee discussion and recommendation to approve on first reading the Bloody Point PUD Master Plan amendment. Approval occurred on March 7, 2016 / Vote 7:0

   B. TEXT AMENDMENTS TO THE 2010 BEAUFORT COUNTY COMPREHENSIVE PLAN AS A RESULT OF THE FIVE-YEAR REVIEW OF THE PLAN: FIVE-YEAR ASSESSMENT; CHAPTER 4. LAND USE; CHAPTER 6. CULTURAL RESOURCES; AND CHAPTER 9. ENERGY (backup)
      1. Consideration of second reading to occur April 11, 2016
      2. Public hearing announcement – Monday, April 25, 2016, beginning at 6:00 p.m. in Council Chambers of the Administration Building, Beaufort County Government Robert Small Complex, 100 Ribaut Road, Beaufort
      3. First reading approval occurred on March 28, 2016 / Vote 11:0
      4. Natural Resources Committee discussion and recommendation to approve on first reading the text amendments to the 2010 Comprehensive Plan as a result of the five-year review of the Plan. Approval occurred on March 22, 2016 / Vote 7:0

   C. RESOLUTION AUTHORIZING BEAUFORT COUNTY TO SELF-FUND EMPLOYEE BENEFITS PLAN (backup)
      1. Consideration of resolution adoption to occur April 11, 2016
      2. Finance Committee discussion and recommendation to change from a Fully-Insured Employee Benefit Plan to a Self-Funded Employee Benefit Plan. Approval occurred on March 21, 2016 / Vote 6:0

D. AN ORDINANCE TO TERMINATE A DEVELOPMENT AGREEMENT BETWEEN BEAUFORT COUNTY AND OAKS CONSTRUCTION COMPANY, INC., *et al.*, PURSUANT TO SECTION 6-31-90 OF THE *CODE OF LAWS FOR SOUTH CAROLINA*, 1976, AS AMENDED (backup)
   1. Consideration of first reading approval to occur April 11, 2016
   2. Natural Resources Committee discussion and recommendation to move forward with the notification procedure of the termination of Oaks Development Agreement. Approval occurred on February 1, 2016 / Vote 4:0

E. DELEGATION OF APPOINTMENT OF BEAUFORT / JASPER ECONOMIC OPPORTUNITY COMMISSION PUBLIC SECTOR BOARD MEMBER FROM BEAUFORT COUNTY COUNCIL TO CHAIRMAN OF COUNTY COUNCIL (backup)
   1. Consideration of first reading approval to occur April 11, 2016
   2. Community Services Committee discussion and recommendation to delegate the appointment of B/J Economic Opportunity Commission public sector board member to the Chairman of County Council. Approval occurred on March 28, 2016 / Vote 6:0

9. PUBLIC HEARING – 6:30 P.M.

A. COMMUNITY DEVELOPMENT BLOCK GRANT / BEAUFORT COUNTY IS REQUESTING $1,000,000 TO EXTEND SEWER SERVICE TO APPROXIMATELY 200 HOMES IN THE BON AIRE ESTATES RESIDENTIAL SUBDIVISION WEST OF PARRIS ISLAND GATEWAY INCLUDING BON AIRE CIRCLE, FALLS ROAD, JOPPA ROAD AND WINSOR ROAD. THE PROJECT, IF FUNDED, WILL SERVE APPROXIMATELY 385 PEOPLE, OF WHICH 51% (195 PERSONS) ARE IDENTIFIED AS BEING LOW TO MODERATE INCOME (LMI) (backup)
   1. Consideration of resolution adoption to occur April 11, 2016
   2. Community Services Committee discussion and prioritization of potential Community Development Block Grant Projects to include Neighborhood Improvement Projects (multiple activities) in low-to-moderate income areas or others as identified. Approval occurred on January 25, 2016 / Vote 4:0

10. MATTERS ARISING OUT OF EXECUTIVE SESSION

11. PUBLIC COMMENT - Speaker sign-up encouraged.

12. ADJOURNMENT

Official Proceedings
County Council of Beaufort County
March 14, 2016

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

A caucus of the County Council of Beaufort County was held Monday, March 14, 2016 beginning at 5:00 p.m. in the Executive Conference Room of the Administration Building, Beaufort County Government Robert Smalls Complex, 100 Ribaut Road, Beaufort, South Carolina.

ATTENDANCE

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

CALL FOR EXECUTIVE SESSION

It was moved by Mr. Flewelling, seconded by Mr. Rodman, that Council go immediately into executive session to discuss the proposed sale of property pursuant to the Beaufort County Rural and Critical Lands Program; matters relating to the proposed location, expansion or the provision of services encouraging location or expansion of industries or other businesses in Beaufort County - Project Apple; and receipt of legal advice for pending or threatened claims - Grays Hill Baptist Church. The vote: YEAS – Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mrs. Howard, Mr. McBride, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. The motion passed.

EXECUTIVE SESSION

RECONVENE OF CAUCUS

RECEIPT OF COUNTY ADMINISTRATOR'S TWO-WEEK PROGRESS REPORT

Mr. Gary Kubic, County Administrator, presented his Two-Week Progress Report, which summarized his activities from February 29, 2016 through March 11, 2016.

RECEIPT OF DEPUTY COUNTY ADMINISTRATOR / SPECIAL COUNSEL'S TWO-WEEK PROGRESS REPORT

Mr. Joshua Gruber, Deputy County Administrator / Special Counsel, presented his Two-Week Progress Report, which summarized his activities from February 29, 2016 through March 11, 2016.

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DISCUSSION ITEM

Mrs. Bensch requested the Chairman remove item 8B, Beaufort County Crystal Lake Park Renovation Services contract award, from the consent agenda.

Mr. Vaux requested the Chairman remove item 8C, Southern Beaufort County Bloody Point Planned Unit Development (PUD) Master Plan Amendment for R800 027 00A 0076 0000, R800 027 00A 0078 0000, R800 027 00A 0085 0000, AND R800 027 00A 0092 0000 (179.99 acres), from the consent agenda.

ADJOURNMENT

Council adjourned at 6:06 p.m.

COUNTY COUNCIL OF BEAUFORT COUNTY

By: _____
D. Paul Sommerville, Chairman

ATTEST:

_____
Suzanne M. Rainey, Clerk to Council

Ratified:

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Official Proceedings
County Council of Beaufort County
March 14, 2016

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

The regular session of the County Council of Beaufort County was held Monday, March 14, 2016 beginning at 6:00 p.m. in Council Chambers of the Administration Building, Beaufort County Government Robert Smalls Complex, 100 Ribaut Road, Beaufort, South Carolina.

ATTENDANCE

Chairman D. Paul Sommerville, Vice Chairman Gerald Stewart and Council members Cynthia Bensch, Rick Caporale, Gerald Dawson, Brian Flewelling, Steven Fobes, Alice Howard, William McBride, Stewart Rodman and Roberts "Tabor" Vaux.

PLEDGE OF ALLEGIANCE

The Chairman led those present in the Pledge of Allegiance.

INVOCATION

Senior Pastor, Frank Lybrand, Carteret Street United Methodist Church, gave the Invocation.

PROCLAMATION

The Chairman proclaimed March 2016 as Disabilities Awareness Month and encouraged our citizens to recognize the many contributions made by people with disabilities in their communities, and to work together to promote increased opportunities for people with disabilities. Mrs. Gardenia Simmons-White and Mr. Caleb Brown, board members, 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 the Proceedings of the Caucus held February 29, 2016

This item comes before Council under the Administrative Consent Agenda.

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It was moved by Mr. Flewelling, seconded by Mr. Rodman, that Council approve the minutes of the caucus held February 29, 2016. The vote: YEAS – Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mrs. Howard, Mr. McBride, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. ABSTAIN – Mr. Fobes. The motion passed.

Review of the Proceedings of the Regular Session held February 29, 2016

This item comes before Council under the Administrative Consent Agenda.

It was moved by Mr. Flewelling, seconded by Mr. Rodman, that Council approve the minutes of the regular session held February 29, 2016. The vote: YEAS – Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mrs. Howard, Mr. McBride, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. ABSTAIN – Mr. Fobes. The motion passed.

Committee Reports

Community Services Committee

Beaufort Memorial Hospital Board

Mark Dean, M.D.

The vote: YEAS – Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mrs. Howard, Mr. McBride, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. Dr. Mark Dean garnered the six votes required for reappointment to serve as a member of the Beaufort Memorial Hospital Board.

Disabilities and Special Needs Board

David Green

The vote: YEAS – Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mrs. Howard, Mr. McBride, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. Mr. David Green garnered the ten votes required for reappointment to serve as a member of the Disabilities and Special Needs Board.

Gardenia Simmons-White

The vote: YEAS – Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mrs. Howard, Mr. McBride, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. Mrs. Gardenia Simmons-White garnered the ten votes required for reappointment to serve as a member of the Disabilities and Special Needs Board.

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Joni Quigley

The vote: YEAS – Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mrs. Howard, Mr. McBride, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. Mrs. Joni Quigley garnered the six votes required for appointment to serve as a member of the Disabilities and Special Needs Board.

Rosalie Richman

The vote: YEAS – Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mrs. Howard, Mr. McBride, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. Mrs. Rosalie Richman, representing Council District 7, garnered the six votes required for appointment to serve as a member of the Library Board. (Mrs. Richman is a resident of Council District 8. (Vacancies on the Library Board may be filled by appointment of a member at-large, if the Council member, who represents the district where the vacancy exists, consent.)

Governmental Committee

Economic Development / Council Path Forward

Mr. Rodman, as Chairman of the Governmental Committee, reported on the discussions at the Council annual planning meeting. Engage with the SouthernCarolina Alliance or Charleston Regional Development Alliance as possible partners. Look for a facilitator to help us sort out the differences that we might have, including time to develop and negotiate with both entities. Address the financial and budgetary issues. In addition, to have at least eight votes of Council. The options, relative to affiliations, are SouthernCarolina Alliance, Charleston Regional Development Alliance, or go-it-alone (the latter is contrary to S.C. Department of Commerce). Letters, sent to both SouthernCarolina as well as Charleston Regional, asking their interest in allowing us to join with them. Charleston Regional Development Alliance declined and did not see taking on any additional counties and this time. SouthernCarolina said they would welcome an opportunity for us to join with them. They are suggesting a three-year commitment, $175,000 annually, plus a one-time contribution of $20,000. They would hire a coordinator to deal with Council as well as the other economic development units within the county. Their structure is such that all seven counties receive equal treatment. They see the next step as representatives from the county meeting with their executive committee to discuss details. Time is somewhat of the essence.

Natural Resources Committee

Bluffton Township Fire District Board

Mr. Flewelling, as Chairman of the Natural Resources Committee, nominated Ms. Louise Haaker, representing Council District 6 and Mrs. Elaine Lust, representing Council District 8, for reappointment to serve as members of the Bluffton Township Fire District Board.

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Mr. Flewelling, as Chairman of the Natural Resources Committee, nominated Mr. Paul Hamilton, representing Council District 9, for appointment to serve as a member of the Bluffton Township Fire District Board.

Lowcountry Council of Governments

Mr. Flewelling, as Chairman of the Natural Resources Committee, nominated Mr. Herbert Glaze, representing at-large and Mr. Joseph McDomick, representing at-large minority, for reappointment to serve as members of the Lowcountry Council of Governments.

Parks and Leisure Services Board

Mr. Flewelling, as Chairman of the Natural Resources Committee, nominated Mr. Tom Ertter, representing at-large, for appointment to serve as a member of the Parks and Leisure Services Board.

Planning Commission

Ed Pappas

The vote: YEAS – Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mrs. Howard, Mr. McBride, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. Mr. Ed Pappas, representing southern Beaufort County, garnered the six votes required for appointment to serve as a member of the Planning Commission.

Rural and Critical Lands Board

Dorothy Scanlin

The vote: YEAS – Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mrs. Howard, Mr. McBride, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. Mrs. Dorothy Scanlin, representing Council District 10, garnered the six votes required for appointment to serve as a member of the Rural and Critical Lands Board.

Mr. Flewelling, as Chairman of the Natural Resources Committee, nominated Edward Riley, representing Council District 5 and Mr. Richard Walls, representing Council District 7, for appointment to serve as members of the Rural and Critical Lands Board.

Sheldon Township Fire District Board

Mr. Flewelling, as Chairman of the Natural Resources Committee, nominated Mr. Greg Gilbert, Mr. Rudolph Glover and Mr. George Williams for reappointment to serve as members of the Sheldon Township Fire District Board.

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

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PUBLIC COMMENT

The Chairman recognized Mrs. Peggy Allard, President of the Friends of Crystal Lake, who asked Council to award the contract for the Crystal Lake Park renovation services.

Mr. Joseph Allard, a resident of Lady's Island, asked Council to award the contract for the Crystal Lake Park renovation services.

Mrs. Blakely Williams, President and CEO of the Beaufort Regional Chamber of Commerce, announced that Main Street, Beaufort, USA has come under the wing of the Chamber. We have been trusted partners with Main Street, Beaufort and the County for many years. We look forward to Council's continued support.

Ms. Diane Leone, an employee of the U.S. Department of Agriculture, Natural Resources Conservation Service, asked Council to award the contract for the Crystal Lake Park renovation services. If Council awards the contract, she will use this site as a satellite office in an effort to put more conservation on the ground.

Ms. Denise Parsick, Commissioner of the Beaufort Soil & Water Conservation District, expressed support for the Crystal Park project designed to repurpose the existing Butler Marine Building into office lease space. It is sheer genius to locate the Beaufort County Open Land Trust, S.C. Beaufort Soil & Water Services, and the Friends of Crystal Lake at this site.

The Chairman announced that Ms. Parsick was the recipient of the 2015 Commissioner of the Year Award by the SC Association of Conservation Districts.

Mr. Frank Gibson, Treasurer, Friends of Spanish Moss Trail, pointed out that Crystal Lake is unique in that is has both freshwater and saltwater. It is a passive park for everyone. He encouraged Council to vote for this wonderful project.

CONTRACT AWARD / BEAUFORT COUNTY CRYSTAL LAKE PARK RENOVATION SERVICES

It was moved by Mr. Flewelling, seconded by Mr. Rodman, that Council award a contract to Beaufort Construction, Beaufort, South Carolina in the amount of $764,417, plus a 5% contingency of $38,220, for a total contract cost of $802,637 for Crystal Lake Park renovation services. The source of funding is account 45000011-54411, Rural and Critical Lands Real Property Program, Professional Services. The vote: YEAS – Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mrs. Howard, Mr. McBride, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. NAYS – Mrs. Bensch and Mr. Caporale. The motion passed.

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SOUTHERN BEAUFORT COUNTY BLOODY POINT PLANNED UNIT DEVELOPMENT (PUD) MASTER PLAN AMENDMENT FOR R800 027 00A 0076 0000, R800 027 00A 0078 0000, R800 027 00A 0085 0000, AND R800 027 00A 0092 0000 (179.99 ACRES)

It was moved by Mr. Flewelling, as Chairman of the Natural Resources Committee (no second required), that Council approve on first reading a Southern Beaufort County Bloody Point Planned Unit Development (PUD) Master Plan Amendment for R800 027 00A 0076 0000, R800 027 00A 0078 0000, R800 027 00A 0085 0000, and R800 027 00A 0092 0000 (179.99 acres).

It was moved by Mr. Vaux, seconded by Mr. Flewelling, that Council remand the issue to Natural Resources Committee for further investigation and review. The vote: YEAS – Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mrs. Howard, Mr. McBride, Mr. Sommerville and Mr. Vaux. NAYS – Mrs. Bensch, Mr. Caporale, Mr. Rodman and Mr. Stewart. The motion passed.

CONSENT AGENDA

APPROVAL OF AN AMENDED MEMORANDUM OF UNDERSTANDING BETWEEN THE COUNTY AND USC-BEAUFORT FOR THE WATER QUALITY MONITORING SERVICES

This item comes before Council under the Consent Agenda. Discussion occurred at the March 7, 2016 meeting of the Natural Resources Committee.

It was moved by Mr. Flewelling, seconded by Mr. Rodman, that Council approve an amended Memorandum of Understanding between Beaufort County and the University of South Carolina-Beaufort for the water quality monitoring services. The vote: YEAS – Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mrs. Howard, Mr. McBride, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. The motion passed.

PUBLIC HEARINGS

AN ORDINANCE TO AMEND BEAUFORT COUNTY ORDINANCE 2015/15, FY 2015-2016 BEAUFORT COUNTY BUDGET TO AUTHORIZE GENERAL FUND TRANSFERS IN THE AMOUNT OF $695,000 (CRIMINAL JUSTICE SYSTEM: SOLICITOR'S OFFICE PERSONNEL $185,000, PUBLIC DEFENDER PERSONNEL $185,000, AND CLERK OF COURT JURY SERVICE $50,000; AUDITOR'S OFFICE: PERSONNEL $135,000 AND OPERATIONS AND MAINTENANCE $139,590

The Chairman opened a public hearing beginning at 6:31 p.m. in order to receive public comment regarding an ordinance to amend Beaufort County Ordinance 2015/15, FY 2015-2016 Beaufort County budget to authorize general fund transfers in the amount of $695,000 (Criminal Justice System: Solicitor's Office personnel $185,000, Public Defender personnel $185,000, and Clerk of Court jury service $50,000; Auditor's Office: personnel $135,000 and operations and

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maintenance $139,590. After calling three times for public comment and receiving none, the Chairman declared the hearing closed at 6:32 p.m.

It was moved by Mr. Stewart, as Chairman of the Finance Committee (no second required), that Council approve on third and final reading an ordinance to amend Beaufort County Ordinance 2015/15, FY 2015-2016 Beaufort County budget to authorize general fund transfers in the amount of $695,000 (Criminal Justice System: Solicitor's Office personnel $185,000, Public Defender personnel $185,000, and Clerk of Court jury service $50,000; Auditor's Office: personnel $135,000 and operations and maintenance $139,590. The vote: YEAS – Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mrs. Howard, Mr. McBride, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. The motion passed.

AN ORDINANCE TO APPROPRIATE FUNDS NOT TO EXCEED $250,000 FROM THE 3% LOCAL ACCOMMODATIONS TAX FUNDS TO THE COUNTY GENERAL FUND FOR CONSTRUCTION OF THE SPANISH MOSS TRAIL – PHASE 7

The Chairman opened a public hearing beginning at 6:33 p.m. in order to receive public comment regarding an ordinance to appropriate funds not to exceed $250,000 from the 3% Local Accommodations Tax funds to the County General Fund for construction of the Spanish Moss Trail – Phase 7. After calling once for public comment, the Chairman recognized Mr. Gene Rugala, speaking on behalf of the Board of the Spanish Moss Trail, who urged Council to support the $250,000 appropriation for construction of Phase 7 of the Spanish Moss Trail. After calling twice more for public comment and receiving none, that Chairman declared the hearing closed at 6:36 p.m.

It was moved by Mr. Stewart, as Chairman of the Finance Committee (no second required), that Council approve on third and final reading an ordinance to appropriate funds not to exceed $250,000 from the 3% Local Accommodations Tax funds to the County General Fund for construction of the Spanish Moss Trail – Phase 7. The vote: YEAS – Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mrs. Howard, Mr. McBride, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. The motion passed.

AN ORDINANCE TO APPROPRIATE FUNDS NOT TO EXCEED $40,000 FROM THE 2% HOSPITALITY TAX FUND FOR ENGINEERING/ARCHITECTURAL SERVICES FOR RESTROOMS ON DAUFUSKIE ISLAND

The Chairman opened a public hearing beginning at 6:37 p.m. in order to receive receiving public comment regarding an ordinance to appropriate funds not to exceed $40,000 from the 2% Hospitality Tax fund for engineering/architectural services for restrooms on Daufuskie Island. After calling three times for public comment and receiving none, that Chairman declared the hearing closed at 6:37 p.m.

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It was moved by Mr. Stewart, as Chairman of the Finance Committee (no second required), that Council approve on third and final reading an ordinance to appropriate funds not to exceed $40,000 from the 2% Hospitality Tax fund for engineering/architectural services for restrooms on Daufuskie Island. The vote: YEAS – Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mrs. Howard, Mr. McBride, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. The motion passed.

PUBLIC COMMENT

There were no requests to speak during public comment.

ADJOURNMENT

Council adjourned at 7:51 p.m.

COUNTY COUNCIL OF BEAUFORT COUNTY

By: _____
D. Paul Sommerville, Chairman

ATTEST:_____
Suzanne M. Rainey, Clerk to Council

Ratified:

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Official Proceedings
County Council of Beaufort County
March 28, 2016

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

A caucus of the County Council of Beaufort County was held Monday, March 28, 2016 beginning at 5:00 p.m. in the large meeting room at the Hilton Head Island Branch Library, 11 Beach City Road, Hilton Head Island, South Carolina.

ATTENDANCE

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

CALL FOR EXECUTIVE SESSION

It was moved by Mr. Rodman, seconded by Mr. Stewart, that Council go immediately into executive session to discuss matters relating to the proposed location, expansion or the provision of services encouraging location or expansion of industries or other businesses in Beaufort County - Project Apple; and receipt of legal advice for pending or threatened claims – St. James Baptist Church. The vote: YEAS – Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mrs. Howard, Mr. McBride, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. The motion passed.

EXECUTIVE SESSION

RECONVENE OF CAUCUS

RECEIPT OF COUNTY ADMINISTRATOR'S TWO-WEEK PROGRESS REPORT

Mr. Gary Kubic, County Administrator, presented his Two-Week Progress Report, which summarized his activities from March 14, 2016 through March 25, 2016.

RECEIPT OF DEPUTY COUNTY ADMINISTRATOR / SPECIAL COUNSEL'S TWO-WEEK PROGRESS REPORT

Mr. Joshua Gruber, Deputy County Administrator / Special Counsel, presented his Two-Week Progress Report, which summarized his activities from March 14, 2016 through March 25, 2016.

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DISCUSSION ITEM

Mr. Vaux requested the Chairman remove item 8A, Southern Beaufort County Bloody Point Planned Unit Development (PUD) Master Plan Amendment for R800 027 00A 0076 0000, R800 027 00A 0078 0000, R800 027 00A 0085 0000, AND R800 027 00A 0092 0000 (179.99 acres), from the consent agenda.

ADJOURNMENT

Council adjourned at 6:00 p.m.

COUNTY COUNCIL OF BEAUFORT COUNTY

By: _____
D. Paul Sommerville, Chairman

ATTEST:

_____
Suzanne M. Rainey, Clerk to Council

Ratified:

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

Official Proceedings
County Council of Beaufort County
March 28, 2016

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

The regular session of the County Council of Beaufort County was held Monday, March 28, 2016 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, South Carolina.

ATTENDANCE

Chairman D. Paul Sommerville, Vice Chairman Gerald Stewart and Council members Cynthia Bensch, Rick Caporale, Gerald Dawson, Brian Flewelling, Steven Fobes, Alice Howard, William McBride, Stewart Rodman and Roberts "Tabor" Vaux.

PLEDGE OF ALLEGIANCE

The Chairman led those present in the Pledge of Allegiance.

INVOCATION

Councilman William McBride gave the Invocation.

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

Committee Reports

Governmental Committee

Lowcountry Regional Transportation Authority

Susan Zellman

Mr. Rodman, as Chairman of the Governmental Committee, nominated Mrs. Susan Zellman to serve as a member of the Lowcountry Regional Transportation Authority.

Economic Development / Path Forward

Mr. Rodman, as Chairman of the Governmental Committee, gave an update on the status of the economic development discussion at the March 22, 2016 meeting of the Governmental Committee. There are nine potential tasks before Council. Interview interested parties to provide consulting activity. Finalize the creation of the Beaufort County 501(c)(3) Economic

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Development Corporation. Address the financial and budgetary issues during the County FY 2017 budget deliberations. Finalize the alliance and other open issues. Re-contact Charleston Regional Development Alliance. Reopen discussions with Jasper County. Meet with the executive committee of SouthernCarolina Alliance. Identify a proponent to proffer a proposal if Beaufort County would proceed alone.

Natural Resources Committee

Bluffton Township Fire District Board

Louise Haaker

The vote: YEAS – Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mrs. Howard, Mr. McBride, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. Ms. Louise Haaker, representing Council District 6, garnered the six votes required for reappointment to serve as a member of the Bluffton Township Fire District Board.

Elaine Lust

The vote: YEAS – Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mrs. Howard, Mr. McBride, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. Ms. Elaine Lust, representing Council District 8, garnered the six votes required for reappointment to serve as a member of the Bluffton Township Fire District Board.

Paul Hamilton

The vote: YEAS – Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mrs. Howard, Mr. McBride, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. Mr. Paul Hamilton, representing Council District 9, garnered the six votes required for appointment to serve as a member of the Bluffton Township Fire District Board.

Lowcountry Council of Governments

Herbert Glaze

The vote: YEAS – Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mrs. Howard, Mr. McBride, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. Mr. Herbert Glaze, representing at-large, garnered the six votes required for reappointment to serve as a member of the Lowcountry Council of Governments.

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Joseph McDomick

The vote: YEAS – Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mrs. Howard, Mr. McBride, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. Mr. Joseph McDomick, representing at-large minority, garnered the ten votes required for reappointment to serve as a member of the Lowcountry Council of Governments.

Parks and Leisure Services Board

Tom Ertter

The vote: YEAS – Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mrs. Howard, Mr. McBride, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. Mr. Tom Ertter, representing at-large, garnered the eight votes required for reappointment to serve as a member of the Lowcountry Council of Governments.

Planning Commission

Mr. Flewelling, as Chairman of the Natural Resources Committee, nominated Ms. Caroline Fermin, representing Port Royal Island, to serve as a member of the Planning Commission.

Rural and Critical Lands Board

Edward Riley

The vote: YEAS – Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mrs. Howard, Mr. McBride, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. Mr. Edward Riley, representing Council District 5, garnered the six votes required for appointment to serve as a member of the Rural and Critical Lands Board.

Richard Walls

The vote: YEAS – Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mrs. Howard, Mr. McBride, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. Mr. Richard Walls, representing Council District 7, garnered the six votes required for appointment to serve as a member of the Rural and Critical Lands Board.

Zoning Board of Appeals

Mr. Flewelling, as Chairman of the Natural Resources Committee, nominated Mr. John Chemsak, representing at-large, to serve as a member of the Zoning Board of Appeals.

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Public Facilities Committee

Seabrook Point Special Purpose Tax District

Mr. Dawson, as Chairman of the Public Facilities Committee, nominated Ms. Tamara Dey to serve as a member of the Seabrook Point Special Purpose Tax District.

Sheldon Township Fire District Board

Gregory Gilbert

The vote: YEAS – Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mrs. Howard, Mr. McBride, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. Mr. Gregory Gilbert garnered the ten votes required for reappointment to serve as a member of the Sheldon Township Fire District Board.

Rudolph Glover

The vote: YEAS – Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mrs. Howard, Mr. McBride, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. Mr. Rudolph Glover garnered the ten votes required for reappointment to serve as a member of the Sheldon Township Fire District Board.

George Williams

The vote: YEAS – Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mrs. Howard, Mr. McBride, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. Mr. George Williams garnered the ten votes required for reappointment to serve as a member of the Sheldon Township Fire District Board.

Mr. Dawson, as Chairman of the Public Facilities Committee, nominated Mr. Robert Smalls to serve as a member of the Sheldon Township Fire District Board.

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

PUBLIC COMMENT

The Chairman recognized Mayor David Bennett, Town of Hilton Head Island, who was dismayed to read two separate news articles that spoke poorly of his friends in Bluffton and a collection of quotes from a recent public forum. If the newspaper citation of the comments were accurate and taken in context, the comments are condescending, particularly, north of the Broad River. The article implied that people are somehow less important than money. He finds those comments disgraceful, dishonorable and disruptive. He rejects that kind of rhetoric. We are much greater as a whole than as a sum of our parts. He looks forward, on behalf of the Town of Hilton Head Island, to continue to work with County Council to that end.

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Mayor Lisa Sulka, Town of Bluffton, stands by Mayor Bennett and Mayor Keyserling and Mayor Murray stand with us, too, in spirit. The municipalities do so much, individually, that County Council has to look at as a whole. We all work well together on Heritage Tourism, a thread that connects the entire county, as well as the Dan Ryan Center, which crosses the Broad River.

Mr. Brian McCarthy, owner of Bloody Point Golf Club, stated after extensive research and thorough discussions with the industry experts and operators, the conclusion was universal the current golf community model that we have is unsustainable for any operator. The best and only option we think for the Bloody Point's future is the plan presented today – carefully conceptualized to fit in with the Bloody Point community and it follows the guidelines to the Daufuskie Island Code. This plan with the 120 units and the 60 Inn rooms will perhaps keep us away from another failed endeavor at Bloody Point. He respectfully requests Council consider this plan as the best and perhaps the only action to ensure a stable future for Bloody Point.

NEW BUSINESS

Resolution Designating April 2016 as Fair Housing Month

It was moved by Mr. McBride, seconded by Mr. Flewelling, that Council adopt a resolution designating April 2016 as Fair Housing Month and encouraging all citizens to endorse Fair Housing opportunities for all, not only during Fair Housing month, but also throughout the year. The vote: YEAS - Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mrs. Howard, Mr. McBride, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. The motion passed.

SOUTHERN BEAUFORT COUNTY BLOODY POINT PLANNED UNIT DEVELOPMENT (PUD) MASTER PLAN AMENDMENT FOR R800 027 00A 0076 0000, R800 027 00A 0078 0000, R800 027 00A 0085 0000, AND R800 027 00A 0092 0000 (179.99 ACRES)

Main motion: It was moved by Mr. Flewelling, as Chairman of the Natural Resources Committee (no second required), that Council approve on first reading a Southern Beaufort County Bloody Point Planned Unit Development (PUD) Master Plan Amendment for R800 027 00A 0076 0000, R800 027 00A 0078 0000, R800 027 00A 0085 0000, and R800 027 00A 0092 0000 (179.99 acres).

Motion to amend by substitution: It was moved by Mr. Vaux, seconded by Mr. Fobes, to include the following special conditions: (i) The inn/hotel shall be limited to 60 rooms in addition to the 7-room Osprey Cottage, (ii) Commercial uses shall be capped at 25,000 gross square feet, (iii) Residential shall be capped at 125 dwelling and/or hospitality units, and (iv) Timeshares are prohibited.) The vote: YEAS - Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mrs. Howard, Mr. McBride, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. The motion passed.

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Vote on the amended motion, which is now the main motion, and includes the motion to amend by substitution: Council approve on first reading a Southern Beaufort County Bloody Point Planned Unit Development (PUD) Master Plan Amendment for R800 027 00A 0076 0000, R800 027 00A 0078 0000, R800 027 00A 0085 0000, and R800 027 00A 0092 0000 (179.99 acres) with the following special conditions: (i) The inn/hotel shall be limited to 60 rooms in addition to the 7-room Osprey Cottage, (ii) Commercial uses shall be capped at 25,000 gross square feet, (iii) Residential shall be capped at 125 dwelling and/or hospitality units, and (iv) Timeshares are prohibited. The vote: YEAS - Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mrs. Howard, Mr. McBride, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. The motion passed.

CONSENT AGENDA

CONTRACT AWARD / TWO DUMP TRUCKS FROM STATE CONTRACT FOR STORMWATER MANAGEMENT UTILITY DEPARTMENT

This item comes before Council under the Consent Agenda. Discussion occurred at the March 21, 2016 meeting of the Public Facilities Committee.

It was moved by Mr. Fobes, seconded by Mr. Flewelling, that Council award a contract to Carolina International Trucks, Inc., Columbia, South Carolina in the amount of $304,170.12 to purchase two dump trucks from state contract for the Stormwater Management Utility Department. The source of funding is account #50250011-54000, Stormwater Operations-Vehicle Purchases. The vote: YEAS - Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mrs. Howard, Mr. McBride, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. The motion passed.

CHANGE ORDER / DESIGN BUILD CONSTRUCTION FOR DIRT ROAD PAVING CONTRACT 49 – WIMBEE LANDING ROAD FROM COMMUNITY CENTER ROAD TO KINLOCH ROAD

This item comes before Council under the Consent Agenda. Discussion occurred at the March 21, 2016 meeting of the Public Facilities Committee.

It was moved by Mr. Fobes, seconded by Mr. Flewelling, that Council approve a change order for Dirt Road Paving Contract 49 with J. H. Heirs Construction, LLC, Walterboro, South Carolina with Andrews & Burgess, Inc., Beaufort, South Carolina to design and construct the remaining dirt road section portion of Wimbee Landing Road between Community Center Road and Kinloch Road for a total contract amount of $597,525. The source of funding could be County motorized vehicle funds (TAG funds). The vote: YEAS - Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mrs. Howard, Mr. McBride, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. The motion passed.

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REMOVAL OF MCPHERSONVILLE ROAD, COUNCIL DISTRICT 1, FROM COUNTY ROAD MAINTENANCE INVENTORY

This item comes before Council under the Consent Agenda. Discussion occurred at the March 21, 2016 meeting of the Public Facilities Committee.

It was moved by Mr. Fobes, seconded by Mr. Flewelling, that Council remove McPhersonville Road, Council District 1, from the County Road Maintenance Inventory. The vote: YEAS - Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mrs. Howard, Mr. McBride, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. The motion passed.

TEXT AMENDMENTS TO THE 2010 BEAUFORT COUNTY COMPREHENSIVE PLAN AS A RESULT OF THE FIVE-YEAR REVIEW OF THE PLAN: FIVE-YEAR ASSESSMENT; CHAPTER 4. LAND USE; CHAPTER 6. CULTURAL RESOURCES; AND CHAPTER 9. ENERGY

This item comes before Council under the Consent Agenda. Discussion occurred at the March 22, 2016 meeting of the Natural Resources Committee.

It was moved by Mr. Fobes, seconded by Mr. Flewelling, that Council adopt a resolution to approve the Five-Year Assessment of the Beaufort County Comprehensive Plan. The vote: YEAS - Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mrs. Howard, Mr. McBride, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. The motion passed.

It was moved by Mr. Fobes, seconded by Mr. Flewelling, that Council approve on first reading text amendments to the 2010 Beaufort County Comprehensive Plan as a result of the five-year review of the Plan: Five-Year Assessment; Chapter 4. Land Use; Chapter 6. Cultural Resources; and Chapter 9. Energy. The vote: YEAS - Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mrs. Howard, Mr. McBride, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. The motion passed.

PUBLIC COMMENT

There were no requests to speak during public comment.

ADJOURNMENT

Council adjourned at 6:35 p.m.

COUNTY COUNCIL OF BEAUFORT COUNTY

By: _____
D. Paul Sommerville, Chairman

ATTEST:_____
Suzanne M. Rainey, Clerk to Council
Ratified:

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COMMUNITY SERVICES COMMITTEE

March 28, 2016

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

The Community Services Committee met Monday, March 28, 2016 beginning at 3:00 p.m. in the Large Meeting Room, Hilton Head Island Branch Library, 11 Beach City Road, Hilton Head Island, South Carolina.

ATTENDANCE

Committee Chairman William McBride, Vice Chairman Gerald Dawson and Committee members Rick Caporale, Steve Fobes, Alice Howard and Tabor Vaux. Non-committee members Cynthia Bensch 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: Julia Ardwin, Administrative Assistant, Human Services Alliance; Allison Coppage, Assistant County Attorney; Tony Criscitiello, Planning Director; Ben Bostick, Administrative Manager, Human Services Alliance; Joshua Gruber, Deputy County Administrator/Special Counsel; Gary Kubic, County Administrator; Fred Leyda, Director, Human Services Alliance; Bill Love, Director, Disabilities and Special Needs Department; and Monica Spells, Assistant County Administrator–Civic Engagement and Outreach.

Media: Joe Croley, *Lowcountry Inside Track*.

Public: Mary Pat Kelly and Martin Sheerin.

Councilman McBride chaired the meeting.

ACTION ITEM

1. **Delegation of Appointment of Beaufort / Jasper Economic Opportunity Commission Public Sector Board Member from Beaufort County Council to Chairman of County Council**

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

Motion: It was moved by Mr. Dawson, seconded by Mr. Fobes, that Committee approve and recommend to Council the delegation of the appointment of the Beaufort / Jasper Economic Opportunity Commission public sector board member from full County Council to the Chairman of County Council. The vote: YEAS – Mr. Caporale, Mr. Dawson, Mr. Fobes, Mrs. Howard, Mr. McBride and Mr. Vaux. The motion passed.

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Recommendation: Council delegate the appointment of the Beaufort / Jasper Economic Opportunity Commission public sector board member from the full Council to the Chairman of County Council.

INFORMATION ITEMS

2. **An Ordinance of Beaufort County Council Updating the Beaufort County Smoking Ordinance**

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

Discussion: Mrs. Allison Coppage, Assistant County Attorney, presented to the Committee amendments to an Ordinance of Beaufort County Council regulating smoking. She reviewed the changed penalties, as well as the regulation of smoking in public governed areas. Staff is working on resource initiatives for County employees. Questions from the Committee included the following:

- Signage – Do we post the ordinance that regulates such locations?
  - Mrs. Coppage recommend "smoke free campus" signage.
- Could people use the vaping devices?
  - Mrs. Coppage believes vaping would fall under the definition of smoking within the ordinance.
  - Mr. McBride suggested adding language to include electronic cigarettes.
- Clarification of penalties, and the broadness of facilities, not just Beaufort County government facilities.
  - Mrs. Coppage said 38-91 through 38-100 provides language of public facilities. She will look further at the language.
- The changed fines seem low at $10 and $25.
  - Mrs. Coppage said the fines were reduced to be in line with state legislation.
  - Mr. Gruber said we could start at a lower amount and, if it proves to not be effective, we could increase the amount.

Status: Information only.

3. **Update / Disabilities and Special Needs Department**

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

Discussion: Mr. Bill Love, Executive Director, Disabilities and Special Needs Department, provided the Committee with a department update and information that included the following:

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- Received outstanding achievement award
- Growth is at about 10% per year
- Increased autism diagnosis
- Aging population
- Camp Treasure Chest is growing
- Breakers afterschool program is doing well
- Opened a new residential home that services eight individuals
- 50 individuals on state residential wait list
- Looking for another site for day program in the Bluffton / Hilton Head Island area
- Remarkable staff at DSN Department
- March is Developmental Disabilities Awareness month

Ms. Mary Pat Kelly and Mr. Martin Sheerin spoke about individuals living with disabilities and the array of handicap challenges/hindrances in the area.

Status: Information only.

4. Update / Together for Beaufort County Data Website Launch

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

Discussion: Mr. Fred Leyda, Facilitator, COSY/Human Services Alliance, provided the Committee with an update on Together for Beaufort County. Together for Beaufort County is a community-wide collaborative process to identify and address issues specific to the community, provide a series of indicators that identify and monitor progress as issues are addressed, and maintain data obtained from the records of various public and private organizations.

Mr. Leyda gave an overview of the new interactive database, which officially launches on March 3, 2016. The link to the new data website is as follows: www.beaufortcountydata.org

Status: Information only.

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FINANCE COMMITTEE

March 21, 2016

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

The Finance Committee met Monday, March 21, 2016 beginning at 1:00 p.m. in the Executive Conference Room, Administration Building, Beaufort County Government Robert Smalls Complex, 100 Ribaut Road, Beaufort, South Carolina.

ATTENDANCE

Chairman Jerry Stewart, Vice Chairman Steven Fobes and members Cynthia Bensch, Rick Caporale, Gerald Dawson, Brian Flewelling, William McBride and Stu Rodman. Non-committee members Alice Howard, Paul Somerville 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: David Brown, Sheriff's Office; Allison Coppage, Assistant County Attorney; Phil Foot, Assistant County Administrator–Public Safety; Suzanne Gregory, Employee Services Director; Joshua Gruber, Deputy County Administrator/Special Counsel; Alicia Holland, Assistant County Administrator-Finance; Greg Hunt, Director, Mosquito Control; Tom Keaveny, County Attorney; Eric Larson, Assistant County Administrator–Environmental Engineering; Gary Kubic, County Administrator; and Dave Thomas, Purchasing Director.

Public: Andrew Beall, Executive Director, Santa Elena Foundation; Shawn Epps, Vice President, F&ME Consultants; Larry Reese, Wells Fargo, and Danny Wood, Wells Fargo.

Media: Joe Croley, *Lowcountry Inside Track*.

Councilman Stewart chaired the meeting.

ACTION ITEM

1. **Discussion / Self-Insured Health Benefits Program**

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

Discussion: Josh Gruber, Deputy County Administrator / Special Council, introduced this item to the Committee. Mr. Larry Reese and Mr. Danny Wood, Wells Fargo representatives, provided the committee a PowerPoint presentation on self-funding the health insurance program. Self-funded plans are health plans where companies insure their employees and assume the financial risk, as opposed to purchasing insurance protection from insurance companies. The components of self-funding, to include administration, networks, cost containment, insurance

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element and approach, were also reviewed as well as a comparison of self-funded plans to fully insured plans. Under a fully insured plan, the insurer projects claims for the coming policy year and then determines the appropriate reserves necessary and, lastly, accounts for their own expenses. The sum total of these components equals the premium. The employer then pays the premium monthly. Under a self-funded plan, the insurer, or TPA, charges a fee for administration. The employer then funds the claims as they occur through a bank account. The reserves are held by the employer and the employer also may decide to purchase stop-loss insurance to protect against catastrophic claims. The pros and cons of self-funding follows:

Pros, Cons	
Cash flow advantages	Employer has the risk
Lower fixed expenses	Maximum liability is higher
Plan design flexibility	Budgeting
Information	Increased employer involvement
	Stop loss can be difficult to renew

Self-funding is not a "silver bullet". If Beaufort County's only reason for considering is to save money, then this may not be the right fit. Realizing that this is a philosophical change, it should be made known that the company intends to self-fund for at least five years. There is no advantage to change from insured to self-insured and back. A snapshot of the estimated annual cost difference between insured and self-funded is in excess of $1.5 million.

Comments and questions from the Committee follow:

- Is the administrative fee negotiable?
  - Representatives from Wells Fargo replied in the affirmative.
- Would the County be restricted on how we can invest the reserves?
  - Representatives from Wells Fargo said they do not believe so.
- What kinds of plan and management changes are typically seen with self-funding?
  - Representatives from Wells Fargo said many changes are seen with the wellness component.
- Why is stop loss difficult to renew?
  - Representatives from Wells Fargo stated that million dollar claims are more common now. Typically 1% of the people spend about 50% of the dollars. Renewal may be difficult due to long-term prognosis of certain high cost individuals.

Motion: It was moved by Mrs. Bensch, seconded by Mr. Rodman, that Committee approve and recommend Council adopt a resolution that effective FY 2017 Beaufort County will self-fund its medical and pharmacy plan the County Administrator is authorized to execute and enter into the agreements necessary to transition to a self-funded plan and to enter into all other ancillary and incidental agreements necessary to implement the self-funded plan as presented by representatives of Wells Fargo to the Finance Committee during its meeting of March 21, 2016. The vote: YEAS – Mrs. Bensch, Mr. Caporale, Mr. Fobes, Mr. McBride, Mr. Rodman and Mr. Stewart. ABSTAIN – Mr. Flewelling (missed a portion of the presentation). The motion passed.

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The committee agreed to delay action until the April 11, 2016 Council meeting.

Recommendation: Council adopt a resolution that effective FY 2017 Beaufort County will self-fund its medical and pharmacy plan the County Administrator is authorized to execute and enter into the agreements necessary to transition to a self-funded plan and to enter into all other ancillary and incidental agreements necessary to implement the self-funded plan as presented by representatives of Wells Fargo to the Finance Committee during its meeting of March 21, 2016.

INFORMATION ITEMS

2. First Presentation / County Administrator's FY 2016-2017 Budget Submission

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

Discussion: Mr. Joshua Gruber, Deputy County Administrator / Special Council, provided the Committee a PowerPoint presentation on the proposed FY 2016/2017 budget. He presented the following comparisons:

FY 2015-2016 / FY 2016-2017 Revenue Comparison

- Non-Ad Valorem Revenue
  - FY 2015-2016 - $23,619,822
  - FY 2016-2017 - $25,687,822
- Ad Valorem Tax Collection
  - FY 2015-2016 - $84,195,180
  - FY 2016-2017 - $85,707,050

FY 2015-2016 / FY 2016-2017 Expenditure Comparison

- Elected / Appointed Officials and State Appropriations
  - FY 2015-2016 - $43,805,696
  - FY 2016-2017 - $44,256,696
- County Administrations Operations
  - FY 2015-2016 - $64,009,306
  - FY 2016-2017 - $71,280,306

A breakdown of adjustments in County Administrations Operations was provided as follows:

- Public Works - $1,800,000
  - Solid Waste - Hazardous materials employee, 20% increase in solid waste disposal volume, 100% loss of recycling revenue and additional surcharge for transportation and processing, replacement of compaction truck (333,000 miles)
  - General Support - Replacement of existing failing sidewalks
  - Facilities - $1,000,000 in recurring funding for facility repair/replacement, five additional staff members to address increased service requirements

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- Emergency Medical Services - $550,000
  - One new quick response vehicle (QRV) to be stationed on St. Helena Island, 6 new personnel to staff QRV, purchase of 11 powerlift stretchers for deployment on all frontline response units
- Detention Center - $200,000
  - Personnel adjustment to reduce mandatory overtime and vacancy factor, the increase in utility expenses
- Administration - $650,000
  - Risk Management - Replacement and purchase of AED machines
  - Purchasing - Reinstatement of contracts administrator position
  - MIS - Purchase of Microsoft Live365 licenses, SAN upgrade, Reorganization of Existing Personnel
  - Records Management - Five additional employees for data processing and recovery of archived data, application extender licenses
  - Administrator - Installation of security checkpoints at Administration Building and Human Services Building
- Library - $275,000
  - Increase library hours (Hilton Head Island Branch +10 hours, Bluffton Branch +10 hours, and Beaufort Branch +10 hours), Kajeet MiFi Program expansion, furniture/carpeting replacement, computer terminal replacement
- Community Services - $260,000
  - Disabilities and Special Needs – Day Facility in Bluffton/Okatie, new residential home in Beaufort/Port Royal, staff for additional homes completed in 2015
  - Veterans Affairs – Mobile office equipment / telephone / MiFi
- Assessor - $145,000
  - Two new positions (Hilton Head Island / Bluffton)
- Mosquito Control - $180,000
  - Mandatory replacement of helicopter rotor, increased insecticide costs, identification and treatment of 1,500 additional catch basins
- Building Codes - $100,000
  - Two new positions (residential / commercial inspector)
- Employee Services - $70,000
  - One new position, one more additional position if self-funded health insurance benefits
- Animal Services - $115,000
  - One new Animal Control Officer (ACO), vehicle and associated equipment for ACO
- Traffic Engineering - $40,000
  - Completion of vehicle replacement program

Mr. Gruber stated the FY 2016-2017 revenue is in the amount of $111,394,872 and proposed expenditures $114,986,003. This creates a delta of $3,591,131 or 2.04 mills, bringing the total projected mills to 50.81. Mr. Gruber reviewed the impact this millage increase would have on the average median home value within the county for both primary and secondary

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homeowners. Additional information involving the calculation of millage value, three-year look back of millage, and historical budget information was provided to the Committee.

Status: Information only.

3. Discussion / Retirees' Health Benefit Insurance

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

Discussion: Mr. Joshua Gruber, Deputy County Administrator / Special Counsel, reviewed this item with the Committee. Staff was asked to come back before the Committee with hypothetical information with regards to the overall impact of eliminating retiree health benefit insurance through the County. He reviewed the information that was pulled from the Healthcare Exchange, the Silver Plan, and the average cost. He also reviewed other scenarios for current retirees, which included other available healthcare benefits insurance through new employment or spouse, as well as those eligible for Medicare.

Main motion: It was moved by Mr. Caporale, seconded by Mr. Flewelling, that Committee rescind the Health Care Benefits for Certain Retirees (Resolution 2015/7) adopted on March 23, 2015.

Motion to postpone to a date certain: It was moved by Mr. Rodman, seconded by Mr. Caporale, that Committee delay voting on the motion to rescind Resolution 2015/7 until the April 18, 2016 meeting of the Finance Committee. The vote: YEAS – Mr. Caporale, Mr. Flewelling and Mr. Rodman. NAYS – Mrs. Bensch, Mr. Fobes, Mr. McBride and Mr. Stewart. The motion failed.

Vote on main motion: The vote: YEAS –Mr. Caporale, Mr. Flewelling and Mr. Rodman. NAYS – Mrs. Bensch, Mr. Fobes, Mr. McBride and Mr. Stewart. The motion failed.

Status: No action going forward to County Council.

4. Consideration of Contract Award / Request to Purchase Helicopter Blades for Beaufort County Mosquito Control (> $50,000)

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

Discussion: Mr. Dave Thomas, Purchasing Director, reviewed this item with the Committee. The Purchasing Department received a request from the Mosquito Control Director to purchase five McDonnell Douglas helicopter blades through Southeast Helicopters, Inc., Saluda, South Carolina. This FAA-approved and McDonnells Douglas certified service center will replace all corroded blades on the McDonnell Douglas 500-D helicopter. Overall Mosquito Control operates this aircraft throughout a high corrosion environment. The total amount is

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$66,250 and would be funded from account 10001400-5112B, Mosquito Control – Helicopter Repairs.

Motion: It was moved by Mr. Caporale, seconded by Mr. Flewelling, that Committee award a contract to Southeast Helicopters, Inc., Saluda, South Carolina in the amount of $66,250 for the purchase of five helicopter blades ($13,250 each). The source of funding is account #10001400-5112B, Mosquito Control – Helicopter Repairs. The vote: YEAS – Mrs. Bensch, Mr. Caporale, Mr. Flewelling, Mr. Fobes, Mr. McBride, Mr. Rodman and Mr. Stewart. The motion passed.

Status: Committee awarded a contract to Southeast Helicopters, Inc., Saluda, South Carolina in the amount of $66,250 for the purchase of five helicopter blades ($13,250 each). The source of funding is account #10001400-5112B, Mosquito Control – Helicopter Repairs.

5. **Santa Elena Foundation / Request for $70,000 in Local Three Percent Accommodations Tax Funds**

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

Discussion: Mr. Andrew Beall, Executive Director, Santa Elena Foundation, presented to the Committee a request for $70,000 in Local 3% Accommodations Tax Funds to be used for the following three projects:

- $30,000 for a non-intrusive, radar mapping of the Santa Elena Site, including five forts and two settlements, expected to create significant national interest and help facilitate the archeological research permit from the Department of Defense.
- $20,000 to bring the Spanish replica vessel, *El Galeon* to Port Royal in April.
- $50,000 to complete the next installment of exhibits to fill the facility.

The Foundation also needs to reimburse Beaufort County the $36,000 it paid for the parking lease for the period October 2015 to June 2016. The lease payments for July 2016 to June 2017 is due July 1, 2016 and the Foundation expects to be able to pay both.

Status: Information only.

6. **Required Audit Communication**

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

Discussion: Mrs. Alicia Holland, Assistant County Administrator–Finance, provided the Committee a document detailing Significant Audit Findings, from the County's auditors Cherry Bekaert, LLP as required by Professional Standards.

Status: Information only.

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7. February 2016 General Fund Financial Update

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

Discussion: Mrs. Alicia Holland, Assistant County Administrator–Finance, provided the Committee the FY 2015 and FY 2016 revenues and expenditures comparison, effective February 2016.

Status: Information only.

8. Consideration of Reappointments and Appointments

- **Airports Board**

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

Status: No action taken. The Airports Board currently has one term expired and one vacancy.

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GOVERNMENTAL COMMITTEE

March 22, 2016

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

The Governmental Committee met Tuesday, March 22, 2016 beginning at 1:00 p.m. in Council Chambers of the Administration Building, Beaufort County Government Robert Smalls Complex, 100 Ribaut Road, Beaufort, South Carolina.

ATTENDANCE

Chairman Stu Rodman, Vice Chairman Rick Caporale, and Committee members Gerald Dawson, Brian Flewelling, Alice Howard and Jerry Stewart. Committee member Cynthia Bensch absent. Non-Committee members Steven Fobes, William McBride 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: Allison Coppage, Assistant County Attorney and Thomas Keaveny, County Attorney.

Media: Joe Croley, *Lowcountry Inside Track* and Scott Thompson, *Bluffton Today.*

Mr. Rodman chaired the meeting.

ACTION ITEM

1. **Consideration of Reappointments and Appointments**
   - **Lowcountry Regional Transportation Authority**

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

Motion: It was moved by Mr. Stewart, seconded by Mrs. Howard, that Governmental Committee nominate Susan Zellman for appointment to serve as a member of the Lowcountry Regional Transportation Authority. The vote: YEAS – Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mrs. Howard, Mr. Rodman and Mr. Stewart. ABSENT – Mrs. Bensch. The motion passed.

Recommendation: Council nominate Mrs. Susan Zellman for appointment to serve as a member of the Lowcountry Regional Transportation Authority.

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INFORMATION ITEM

1. Consideration of a Resolution to Join SouthernCarolina Alliance

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

Discussion: Mr. Rodman gave an update on the five basic alliance options:

- Join the SouthernCarolina Alliance, which serves Jasper, Hampton, Colleton, Allendale, Barnwell and Bamberg counties. The terms include a three-year commitment, $175,000 annually, plus a one-time contribution of $20,000. We start whenever Council pulls the trigger.
- Join with Jasper County. Regulations allow for Jasper County to belong to more than one alliance. However, Jasper County does not want to do that, but wants to work with us through SouthernCarolina Alliance. If we join with Jasper County, the annual cost is three times the annual cost of participating with SouthernCarolina Alliance.
- The Charleston Regional Development Alliance has declined and did not see taking on any additional counties at this time.
- Beaufort County could create an economic development corporation and hire an executive director, but S.C. Department of Commerce has rejected this option.
- Do nothing and pursue hospitality as economic development.

At this point in time the only option remaining is SouthernCarolina Alliance, which tends to meet the requirements to grow a regional economy as well as our existing relationships with Jasper County.

Mr. Flewelling concern is that the Mayors were fairly consistent in their belief that we should proceed with a consultant first in order to evaluate all of our options thoroughly. He understands their request is neither a demand nor constrain on us; but, we have asked for their input and their only request was to wait and get a hire an outside consultant to tell us how to proceed.

Mr. Vaux stated a consensus is important so that whoever we decide to bring in to help has faith in us and can be assured we do not flip-flop next year.

Mr. Stewart stated an alliance would be premature at this point, and the County should revisit the old bylaws from the Lowcountry Economic Network, tweak them, set up a board of directors and have them hire the director. He is reluctant of joining an alliance until the County has a clear vision.

Mrs. Howard referred to equal board representation. She has a problem with our County furnishing such a large amount of money and having only one vote on their board. The

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hospitality industry, military and their spouses as well as military retirees need to be considered. They count and should not be excluded. They are part of our population.

Mr. Dawson thought the Committee had agreed to move forward with hiring a coordinator, who possesses a business background, to steer us through this process. However, we are now hearing that SouthernCarolina is suggesting their employee serve as coordinator.

Status: Council members Dawson, Fobes, Stewart and Rodman to meet with representatives of SouthernCarolina Alliance on Thursday, March 24, 2016.

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NATURAL RESOURCES COMMITTEE

March 22, 2016

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

The Natural Resources Committee met Monday, March 22, 2016 beginning at 2:00 p.m., in Council Chambers, Administration Building, Beaufort County Government Robert Smalls Complex, 100 Ribaut Road, Beaufort, South Carolina.

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ATTENDANCE

Committee Chairman Brian Flewelling, Vice Chairman Alice Howard and members Gerald Dawson, Steven Fobes, William McBride, Jerry Stewart and Tabor Vaux present. Non-committee members Rick Caporale, 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: Allison Coppage, Assistant County Attorney; Tony Criscitiello, Planning Director; Joshua Gruber, Deputy County Administrator/Special Counsel; Thomas Keaveny, County Attorney; Eric Larson, Division Director-Environmental Engineering; and Rob Merchant, Long-Range Planner.

Public: Reed Armstrong, South Coast Office Project Manager, Coastal Conservation League, Mark Baker, President, Wood+Partners, Inc.; David Coleman; Robert Sampler, Academy Park, LLC; Kate Schaefer, South Coast Director, Coastal Conservation League; and several residents of Academy Estates.

Media: Joe Croley, *Lowcountry Inside Track*.

Mr. Flewelling chaired the meeting.

ACTION ITEMS

1. **Consideration of Reappointments and Appointments**
   - **Planning Commission**

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

Motion: It was moved by Mrs. Howard, seconded by Mr. Vaux, that Natural Resources Committee nominate Caroline Fermin, representing Port Royal Island, for appointment to serve as a member of the Planning Commission. The vote: YEAS – Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mrs. Howard, Mr. McBride, Mr. Stewart and Mr. Vaux. The motion passed.

Recommendation: Council nominate Caroline Fermin, representing Port Royal Island, for appointment to serve as a member of the Planning Commission.

2. Consideration of Reappointments and Appointments
- **Zoning Board of Appeals**

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

Motion: It was moved by Mrs. Howard, seconded by Mr. Vaux, that Natural Resources Committee nominate Jonathan Chemsak, representing at-large, for appointment to serve as a member of the Zoning Board of Appeals. The vote: YEAS – Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mrs. Howard, Mr. McBride, Mr. Stewart and Mr. Vaux. The motion passed.

Recommendation: Council nominate Jonathan Chemsak, representing at-large, for appointment to serve as a member of the Zoning Board of Appeals.

3. Text Amendments to the 2010 Beaufort County Comprehensive Plan as a Result of the Five-Year Review of the Plan; Applicant: Beaufort County Planning Staff
- **A. Five-Year Assessment**
- **B. Chapter 4. Land Use**
- **C. Chapter 6. Cultural Resources**
- **D. Chapter 9. Energy**

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

Discussion: Mr. Rob Merchant, Long-Range Planner, provided the Committee with a PowerPoint Presentation on the Beaufort County Comprehensive Plan, Five Year Review. The Local Government Comprehensive Planning Enabling Act of 1994 states that, "*The local planning commission shall review the comprehensive plan or elements of it as often as necessary, but not less than once every five years, to determine whether changes in the amount, kind, or direction of development of the area or other reasons make it desirable to make additions or amendments to the plan.*" He provided the Committee with the following recommended actions:

- Update Population and Demographics Chapter.
- Develop Comprehensive Economic Development Plan.
- Refocus Affordable Housing Strategy.
- Revisit Transportation Chapter.
- Revisit Ten-year Capital Improvements Plan.
- Make Minor Revisions to the Remaining Chapters.

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Chapter 4: Land Use

- Recalculate the percentage of uncommitted lands south of the Broad River.
- Chart annexations since 2007 and percentage of lands within municipalities.
- Recognize the Community Development Code, new Community Preservation plans, the Joint Land Use Study, and the Greenprint Map.
- Revise Special Land Use Designations to update the CRB to the countywide DRB.
- Minor map updates.

Chapter 6: Cultural Resources

- Update data and statistics cited in the chapter.
- Cite new programs/policies that promote cultural resources (Beautification Board, Canopy Roads Brochure, Gullah Geechee Corridor Management Plan, new museums).
- Recognize CDC standards that apply to historic preservation, archaeology, scenic highways, and agriculture.
- Remove references to programs that no longer exist.

Chapter 9: Energy

- Revise chapter to be less dated.
- Update data and figures to current information.
- Revise and simplify section on WalkScore™.
- Update section on green building; recognize changes in the LEED scoring system and recent LEED projects in Beaufort County.
- Acknowledge passage of Act 236, which makes it more cost effective for SC homeowners to use solar energy.

At the March 7, 2016 meeting, the Planning Commission approved recommending County Council approve the Five-Year Assessment as well as the text amendments to Chapter 4-Land Use, Chapter 6-Cultural Resources, and Chapter 9-Energy of the 2010 Beaufort County Comprehensive Plan as a result of the five-year review of the plan.

Motion: It was moved by Mrs. Howard, seconded by Mr. Vaux, that Natural Resources Committee approve and recommend to Council approval on first reading text amendments to the 2010 Beaufort County Comprehensive Plan as a result of the five-year review of the Plan: Five-Year Assessment; Chapter 4. Land Use; Chapter 6. Cultural Resources; and Chapter 9. Energy. The vote: YEAS – Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mrs. Howard, Mr. McBride, Mr. Stewart, and Mr. Vaux. The motion passed.

Recommendation: Council approve on first reading the text amendments to the 2010 Beaufort County Comprehensive Plan as a result of the five-year review of the Plan: Five-Year Assessment; Chapter 4. Land Use; Chapter 6. Cultural Resources; and Chapter 9. Energy.

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4. **Southern Beaufort County/Daufuskie Island Planned Unit Development (PUD) Master Plan Change Request For R800 027 00A 0076 0000, R800 027 00A 0078 0000, R800 027 00A 0085 0000, and R800 027 00A 0092 0000 (179.99 Acres Known as Bloody Point Planned Unit Development (PUD); Owner/Applicant: Bloody Point Properties, LLC / Agent: Mark Baker, Wood+Partners, Inc.**

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

Discussion: Mr. Mark Baker, President, Wood+Partners, Inc., reviewed this item with the Committee. Questions and concerns from the Committee follow:

- The PUD having high density.
- The lack of Council discussion and vision on what to do with these legacy PUDs.
- Having open space is not a bad thing.
- How to handle legacy PUDs -- case-by-case basis, not as a whole.
- Was this approved by the Planning Commission?
  - Yes, it was approved 7:1 – one abstention due to conflict
- This should include a provision dealing with timeshares.
- Where is the analysis saying this will not be economical if the density is reduced?
- Daufuskie is a unique island. It is up to County Council to protect the characteristics of the island.
- The existing residents of Daufuskie Island have a stake in this as well. They want the opportunity for something to succeed on the Island.
- What does this cost the County? What does it mean for the School District, trash removal, and ferry/transportation? We have to look at this in its entirety and start thinking of this in a more detailed way.
- Council agreed it needs to look at what to do with failing PUDs. In this case, that was done.

Motion: It was moved by Mr. Fobes, seconded by Mr. McBride, that Natural Resources Committee approve and recommend to Council approval on first reading a Southern Beaufort County Bloody Point Planned Unit Development (PUD) Master Plan amendment for R800 027 00A 0076 0000, R800 027 00A 0078 0000, R800 027 00A 0085 0000, and R800 027 00A 0092 0000 (179.99 acres). The vote: YEAS – Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mr. McBride, and Mr. Stewart. NAYS – Mrs. Howard and Mr. Vaux. The motion passed.

Recommendation: Council approve on first reading a Southern Beaufort County Bloody Point Planned Unit Development (PUD) Master Plan amendment for R800 027 00A 0076 0000, R800 027 00A 0078 0000, R800 027 00A 0085 0000, and R800 027 00A 0092 0000 (179.99 acres).

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INFORMATION ITEMS

5. Planning Commission Recap Presented by Planning Director

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

Discussion: Mr. Tony Criscitiello, Planning Director, provided the Committee with a recap of the March 7, 2016 meeting of the Planning Commission. The Commission reviewed elements of the Beaufort County Comprehensive Plan and moved forward recommendations for County Council's consideration.

Status: No action required. Update only.

6. Consideration of Contract Awards and Recommendations / Reconsideration of a recommendation to allow County Administrator to enter into agreement with Academy Park, LLC for a partnership to develop a Regional Stormwater Facility in the Rock Springs Creek Watershed

Consideration of Contract Awards and Recommendations / Reconsideration of a recommendation to allow County Administrator to enter into agreement with David Coleman, property owner, for a partnership to develop a Regional Stormwater Facility in the Rock Springs Creek Watershed

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

Discussion: Mr. Eric Larson, Division Director-Environmental Engineering, reviewed with the Committee: (i) the updated agreement to allow the County Administrator to enter into an agreement with Academy Park, LLC for a partnership to develop a Regional Stormwater Facility in Rock Springs and (ii) the updated agreement to allow the County Administrator to enter into an agreement with David Coleman, property owner, for a partnership to develop a Regional Stormwater Facility in the Rock Springs Creek Watershed.

Discussion and questions of the Committee follow:

- If the developer fails to complete the task, the property and responsibility of completion reverts to the County. What motivates the developer to complete once the dirt is extracted and sold?
  - The idea is that the County will receive significant savings, even if the County has to complete the project.
- The Academy Park agreement says the County and developer will share the cost of tree mitigation, but does not provide at what percentage or amount.
  - The mitigation costs are unknown until the final design is complete.

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- Is there a bond requirement?
  - Unless the developer has permits in place, he cannot begin digging without a bond.
- The David Coleman agreement says the developer will pay for wetland mitigation fees. Is this property a part of the wetlands.
  - The existing pond on the site is, indeed, in the wetlands. Mr. Coleman has provided the County with a letter from the Army Corps of Engineers stating the wetlands impact is okay. The language was included due to knowing the wetlands are there and to legally cover the County.
- Should the County include language that the cost of tree mitigation will be a 50/50 split for essential trees only?
  - The design causes many uncertainties.

Main motion: It was moved by Mrs. Howard, seconded by Mr. McBride, that Natural Resources approve a: (i) Memorandum of Agreement to allow the County Administrator to enter into an agreement with Academy Park, LLC for a partnership to develop a Regional Stormwater Facility in the Rock Springs Creek Watershed, and (ii) Memorandum of Agreement to allow the County Administrator to enter into an agreement with David Coleman, property owner, for a partnership to develop a Regional Stormwater Facility in the Rock Springs Creek Watershed.

Motion to amend by addition: It was moved by Mr. Stewart, seconded by Mrs. Howard, to amend both agreements to include the division of cost for tree mitigation at a ratio of 50:50 between Beaufort County and the developer.

Mrs. Howard, as maker of the main motion, and Mr. McBride, as seconder of the main motion, agreed to include the motion to amend by addition as part of the main motion.

Vote on amended motion, which is now the main motion, and includes the motion to amend by addition: Committee approved a: (i) Memorandum of Agreement to allow the County Administrator to enter into an agreement with Academy Park, LLC for a partnership to develop a Regional Stormwater Facility in the Rock Springs Creek Watershed, and (ii) Memorandum of Agreement to allow the County Administrator to enter into an agreement with David Coleman, property owner, for a partnership to develop a Regional Stormwater Facility in the Rock Springs Creek Watershed. Further, that both agreements include the division of cost for tree mitigation at a ratio of 50:50 between Beaufort County and the developer. The vote: YEAS – Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mrs. Howard, Mr. McBride, and Mr. Stewart. NAYS – Mr. Sommerville and Mr. Vaux. The motion passed.

Status: Committee approved a: (i) Memorandum of Agreement to allow the County Administrator to enter into an agreement with Academy Park, LLC for a partnership to develop a Regional Stormwater Facility in the Rock Springs Creek Watershed, and (ii) Memorandum of Agreement to allow the County Administrator to enter into an agreement with David Coleman, property owner, for a partnership to develop a Regional Stormwater Facility in the Rock Springs

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Creek Watershed. Further, that both agreements include the division of cost for tree mitigation at a ratio of 50:50 between Beaufort County and the developer.

7. Consideration of Contract Awards and Recommendations / Request to increase funding for an Intergovernmental Agreement between the County and the City of Beaufort for the Cross Creek retrofit, *a.k.a.* Burton Hill M2 project, a US EPA Clean Water Act Section 319 grant funded project

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

Discussion: Mr. Eric Larson, Division Director-Environmental Engineering, reviewed with the Committee this request to increase funding for an Intergovernmental Agreement between the County and the City of Beaufort for the Cross Creek Retrofit, aka Brown Hill M2 Project, as U.S. EPA Clean Water Act Section 319 Grant funded project.

On September 25, 2013, the County entered into an agreement with the City of Beaufort to cost share in a stormwater project on Old Jericho Road, in the Battery Creek Watershed. The City assumed the role as the lead agency and submitted the project for EPA grant funding the same year. The project was awarded $441,652.80, 60% of the $736,088.00 project cost. The County and City split the remaining 40% match 50/50, with the County's portion being $147,217.60.

As the project entered into the design phase in 2014 – 2015, a series of project design changes occurred to accommodate the needs of the property owner granting the easement for the project site. At the same time, the local construction industry saw an increase in activity and an improvement in the economy resulting in higher unit prices for services than anticipated in 2013 when the grant was awarded. The result is a need to increase the budget to account for the higher project costs.

On February 26, 2016, the City of Beaufort received three bids for the project. They have recommended the low bidder, Low Coast LLC, in the amount of $746,769.00. With an original engineering budget of $81,788.00, part of the $736,088.00 budget, the increase funding need for construction, including contingency, is $104,296.80. The County's portion of the increase is $52,148.40 which would come from account 50250011-51160, reserve funding.

Motion: It was moved by Mr. McBride, seconded by Mr. Vaux, that Natural Resources Committee approve the increase funding in the amount of $52,148.40 for an Intergovernmental Agreement between the County and the City of Beaufort for the Cross Creek retrofit, aka Burton Hill M2 project, a US EPA Clean Water Act Section 319 grant funded project. The vote: YEAS – Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mrs. Howard, Mr. McBride, Mr. Stewart, and Mr. Vaux. The motion passed.

Status: Committee approved the increased funding in the amount of $52,148.40 for an Intergovernmental Agreement between the County and the City of Beaufort for the Cross Creek retrofit, aka, Burton Hill M2 project, a US EPA Clean Water Act Section 319 grant funded project.

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8. Discussion / Design-Build Landscape Medians U.S. Highway 278 as Requested by the Southern Beaufort County Corridor Beautification Board

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

Discussion: Mr. Tony Criscitiello, Planning Director, and Allison Coppage, Assistant County Attorney, reviewed this item with the Committee. This item is before the Committee today to inform members of the County's intention to seek bids to build landscape medians along U.S. Highway 278.

Status: Information only.

9. Consideration of Reappointments and Appointments
- **Rural and Critical Lands Preservation Board**

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

Status: No action taken at this time

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PUBLIC FACILITIES COMMITTEE

March 21, 2016

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

The Public Facilities Committee met Monday, March 21, 2016 beginning at 2:00 p.m., in the Executive Conference Room of the Administration Building, Beaufort County Government Robert Smalls Complex, 100 Ribaut Road, Beaufort, South Carolina.

ATTENDANCE

Chairman Gerald Dawson, Vice Chairman Roberts "Tabor" Vaux and members Cynthia Bensch, Rick Caporale, Steve Fobes, Alice Howard and William McBride. Non-committee members Brian Flewelling, 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: Allison Coppage, Assistant County Attorney; Joshua Gruber, Deputy County Administrator/Special Counsel; Thomas Keaveny, County Attorney; Colin Kinton, Division Director-Transportation Engineering; Eric Larson, Division Director-Environmental Engineering; and Dave Thomas, Purchasing Director.

Public: Shawn Epps, President F&ME Consultants, Inc.

Mr. Dawson chaired the meeting.

ACTION ITEMS

1. **Consideration of Contract Award**
   - **Two Dump Trucks from State Contract for Stormwater Utility Section (> $100,000)**

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

Discussion: Mr. Dave Thomas, Purchasing Director, presented this item to the Committee. The Purchasing Department received a request from the Public Works Director to purchase two 2016 dump trucks from a State contract vendor. The new equipment is a replacement for two dump trucks assigned to the Stormwater Infrastructure Section, with dump truck #23011 having over 224,000 miles of operation and dump truck #23012 having over 121,000 miles of operation. Both trucks are included in the equipment replacement schedule. The cost to purchase both is included in the current Stormwater Utility budget. The department

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utilizes the dump trucks to haul materials, aggregate supplies and debris. The old vehicles will be sold on GovDeals.

Motion: It was moved by Mr. McBride, seconded by Mr. Fobes, that Committee approve and recommend to Council a contract award to Carolina International Trucks, Inc., Columbia, South Carolina in the amount of $304,170.12 for the purchase of two 2016 dump trucks. The source of funding is account #50250011-54000, Stormwater Operations-Vehicle Purchases. The vote: YEAS - Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Fobes, Mrs. Howard, Mr. McBride and Mr. Vaux. The motion passed.

Recommendation: Council award a contract to Carolina International Trucks, Inc., Columbia, South Carolina in the amount of $304,170.12 for the purchase of two 2016 dump trucks. The source of funding is account #50250011-54000, Stormwater Operations-Vehicle Purchases.

2. **Consideration of Contract Award**
   - **Change Order for Design Build Construction for Dirt Road Paving Contract Wimbee Landing Road from Community Center Road to Kinloch Road (> $100,000)**

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

Discussion: Mr. Josh Gruber, Deputy County Administrator / Special Counsel, presented this item to the Committee. Wimbee Landing Road is a County maintained road in Sheldon Township from Keans Neck Road to the Wimbee Creek Boat Landing with a total approximate length of 3.3 miles. County Council awarded Dirt Road Design Build Contract 49 to J. H. Hiers Construction Company/Andrews & Burgess on December 8, 2014 for $1,311,080. The county dirt roads in this original contract award were Mayor Road, Gator Lane, Turtle Lane, Hobcaw Drive and Huspah Court North and South. Substantial completion of Contract 49 is scheduled for June 2016. On August 24, 2015, County Council approved by change order to Contract 49 the design build construction for the improvements and paving of 1.05 miles of Wimbee Landing Road from Keans Neck Road to Community Center Road at a total cost of $733,675.

The County has received numerous inquiries from residents on when the final dirt road section of Wimbee Landing Road (0.88 miles) from Community Center Road to Kinloch Road would be paved. In order to address these concerns in the most efficient way, staff asked J. H. Heirs, what, if any, cost savings would be realized if this last portion of Wimbee Landing Road was incorporated into their existing work. County Engineering Department has received a proposal from the Contract 49 design/build team to engineer, reconstruct and pave the remaining 0.88 miles (4,625 feet) of the dirt road section of Wimbee Landing Road. The total design/build proposal amount is $597,525. Since Contract 49 is active, it is estimated that there will be approximately $70,000 in both immediate and short term savings, by designing and paving the

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remaining 4,625 feet of Wimbee Landing Road in Contract 49 instead of building it in a future dirt road design/build contract.

Because the County purchased the old railroad right of way in the 1980's from Seaboard Air Line Railroad, the necessary right of way is in place in order to pave the remaining dirt road portion of Wimbee Landing Road. At the present time, this dirt road portion of Wimbee Landing Road is ranked #39 in the CTC paving list and is scheduled for reconstruction in FY 2017 so adding this last portion of the road does not accelerate it in front of any other candidate roads.

Motion: It was moved by Mr. McBride, seconded by Mr. Fobes, that Committee approve and recommend to Council a change order for Dirt Road Paving Contract 49 with J. H. Heirs Construction, LLC, Walterboro, South Carolina with Andrews & Burgess, Inc., Beaufort, South Carolina to design and construct the remaining dirt road section portion of Wimbee Landing Road between Community Center Road and Kinloch Road for a total contract amount of $597,525. The source of funding could be County motorized vehicle funds (TAG funds). The vote: YEAS - Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Fobes, Mrs. Howard, Mr. McBride and Mr. Vaux. The motion passed.

Recommendation: Council approve a change order for Dirt Road Paving Contract 49 with J. H. Heirs Construction, LLC, Walterboro, South Carolina with Andrews & Burgess, Inc., Beaufort, South Carolina to design and construct the remaining dirt road section portion of Wimbee Landing Road between Community Center Road and Kinloch Road for a total contract amount of $597,525. The source of funding could be County motorized vehicle funds (TAG funds).

3. Removal of McPhersonville Road, Council District 1, From County Maintenance Inventory

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

Discussion: Mr. Josh Gruber, Deputy County Administrator / Special Counsel, presented this item to the Committee. McPhersonville Road is a 1.8 mile long dirt road located in the northwest corner of Beaufort County (Council District #1). It runs from Trask Parkway (U.S. Highway 17) to the Hampton County line. Although the County maintains this road, it does not own the right-of-way nor does it have an easement. The annual cost of maintenance is approximately $12,000. A recent traffic study undertaken by the Traffic Engineering Department indicated that only eight vehicles used McPhersonville Road during the measured peak travel times: 7:00 a.m. – 9:00 a.m. and 4:00 p.m. – 6:00 p.m. County staff requested a 50' right-of-way from the four adjacent property owners in order to establish an ownership interest in McPhersonville Road. Two of the owners did not respond to the request. The third owner refused outright to honor the request. The fourth owner, Chilton Timber and Land Company, LLC, which is headquartered in Connecticut, offered to give the County an easement rather than fee simple right-of-way. Based on the fact that the County does not have an ownership interest in

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McPhersonville Road, the adjacent landowners are reluctant to donate right-of-way, and that the road is infrequently used, it is staff's opinion that the road should be dropped from the road maintenance.

Motion: It was moved by Mr. McBride, seconded by Mrs. Bensch, that Committee approve and recommend to Council removal of McPhersonville Road, Council District 1, from the County Road Maintenance Inventory. The vote: YEAS - Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Fobes, Mrs. Howard, Mr. McBride and Mr. Vaux. The motion passed.

Recommendation: Council remove McPhersonville Road, Council District 1, from the County Road Maintenance Inventory.

4. 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

Motion: It was moved by Mrs. Howard, seconded by Mr. Caporale, that Public Facilities Committee nominate Tamara Dey for appointment to serve as a member of the Seabrook Point Special Purpose Tax District. The vote: YEAS - Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Fobes, Mrs. Howard, Mr. McBride and Mr. Vaux. The motion passed.

Recommendation: Council nominate Tamara Dey for appointment to serve as a member of the Seabrook Point Special Purpose Tax District.

5. Consideration of Reappointments and Appointments

- **Sheldon Township Fire District Board**

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

Motion: It was moved by Mr. McBride, seconded by Mr. Caporale, that Public Facilities Committee nominate Robert Smalls for appointment to serve as a member of the Sheldon Township Fire District Board. The vote: YEAS - Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Fobes, Mrs. Howard, Mr. McBride and Mr. Vaux. The motion passed.

Recommendation: Council nominate Robert Smalls for appointment to serve as a member of the Sheldon Township Fire District Board.

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INFORMATION ITEMS

6. **Consideration of Contract Award**
   - **Pickup Trucks from State Contract for Stormwater Utility Services (> $50,000)**

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

Discussion: Mr. Josh Gruber, Deputy County Administrator / Special Counsel, presented this item to the Committee. The Purchasing Department received a request from the Director of Public Works to purchase two 2016 Chevrolet Colorado pickup trucks from a State contract vendor. The new equipment is a replacement for two pickup trucks assigned to the Stormwater Infrastructure Section. Both vehicles were included on the equipment replacement schedule. Truck #22769, a 2003 Chevrolet 1500, has over 147,000 miles and truck #22961, a 2006 Ford F350, has 83,000 miles. Although truck #22961 does not have extraordinarily high mileage, it is scheduled to be replaced due to very high ongoing maintenance costs. The current cost to repair this vehicle is more than $10,000. The cost to purchase both trucks is included in the current Stormwater Utility budget. The department utilizes these pickup trucks to transport employees, supplies and small tools. The old vehicles will be sold on GovDeals.

Motion: It was moved by Mr. Fobes, seconded by Mr. Howard, that Committee award a contract to Love Chevrolet Company, Columbia, South Carolina in the amount of $65,812 for the purchase of two 2016 Chevrolet pickup trucks. The source of funding is account #50250011-54000, Stormwater Operations-Vehicle Purchases. The vote: YEAS - Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Fobes, Mrs. Howard, Mr. McBride and Mr. Vaux. The motion passed.

Recommendation: Committee awarded a contract to Love Chevrolet Company, Columbia, South Carolina in the amount of $65,812 for the purchase of two 2016 Chevrolet pickup trucks. The source of funding is account 50250011-54000, Stormwater Operations-Vehicle Purchases.

7. **Consideration of Contract Award**
   - **CCTV Pipe Inspection Equipment (> $50,000)**

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

Discussion: Mr. Josh Gruber, Deputy County Administrator / Special Counsel, presented This item to the Committee. The Purchasing Department received four bids from qualified vendors on March 10, 2016, for the Stormwater Department. The camera and video recording equipment and accessories will be used for the Stormwater Department's underground

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infrastructure inspection program to inspect the County's stormwater underground infrastructure to verify the structural integrity of the underground system and to develop a maintenance and pipe replacement program.

Motion: It was moved by Mr. McBride, seconded by Mr. Vaux, that Committee award a contract to Optical Robotics, LLC, dba, Cobra Tech, Smyrna, Georgia in the amount of $90,100 for the purchase of CCTV Pipe Inspection Equipment in support of stormwater operations. The source of funding is account #50250011-54200, Specialized Equipment. The vote: YEAS - Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Fobes, Mrs. Howard, Mr. McBride and Mr. Vaux. The motion passed.

Recommendation: Committee awarded a contract to Optical Robotics, LLC, dba, Cobra Tech, Smyrna, Georgia in the amount of $90,100 for the purchase of CCTV Pipe Inspection Equipment in support of Storm water operations. The source of funding is account #50250011-54200, Specialized Equipment.

8. **Discussion of Private Road Maintenance / Review of Existing Policy, Discuss Problems, Offer Possible Solutions**

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

Discussion: Mr. Josh Gruber, Deputy County Administrator / Special Counsel, presented this item to the Committee. The Committee has discussed this issue several times. In April 2015 we had talked to this committee about bringing forward a policy that we can begin discussing and, hopefully, with the actions of the committee, refine to a finished product.

The ordinance draft before you contemplates addressing the issue of one-time maintenance on private roadways. Our current policy is that the County Administrator receives requests from members of the community and council members to address one-time maintenance on private roadways. Typically, the process is to send out emergency response crews from both our EMS and fire services to inspect those particular roadways and make a determination about whether or not the roadway is passable for emergency services. If is not in the condition that would be passable it may rise to the level of a public safety hazard and, as such, would qualify to the expenditure of county funds to make one-time repairs to that private property. That is an issue that certainly has some controversy to it, but the consideration is that it is lesser of two issues, given that the alternative might be that it might take us a longer period of time to try to get emergency response crews to a particular residence.

The policy before you today hopes to strike a balance between those two issues in that a lot of times the private community residents probably do not have the funds that are necessary to make the repairs to the roadway, at least, one time or one instance. It strikes the balance of trying to provide assistance to those residents, but still ultimately requiring the residents to be responsible for

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the maintenance of their private property. Section 34.2 of the ordinance proposal contemplates a number of different criteria

- Seventy–five percent or more of the resident freeholders who own at least seventy–five percent of the assessed valuation of the real property adjacent to any road proposed onetime maintenance request must sign a petition requesting the Beaufort County Public Works Director to review the roadway and to recommend maintenance.
- If deemed appropriate and the one-time maintenance would provide reasonable access to government provided services including fire and EMS, work, church and other opportunities, the Public Works Director shall prepare a cost estimate for road maintenance and provide a copy to the property owners.
- The recommendation of the Public Works Director and cost estimate will be forwarded to County Council for review and approval.
- Upon approval, County Council shall create a special tax district pursuant to S.C. Code Sec. 4-9-30(5)(a)(ii) to cover the costs of the maintenance.

Status: Staff will modify the ordinance for the Committee to review at a future meeting.

DRAFT

Boards and Commissions
Reappointments and Appointments
April 11, 2016

1 Governmental Committee

Lowcountry Regional Transportation Authority

NominateD	Name	Position/Area/Expertise	Reappoint/Appoint	Votes Required	Term/Years	Expiration
03.28.16	Susan Zellman	Countywide	Appoint	6/11	partial	2/19

2 Natural Resources Committee

Planning Commission

NominateD	Name	Position/Area/Expertise	Reappoint/Appoint	Votes Required	Term/Years	Expiration
03.28.16	Caroline Fermin	Port Royal Island	Appoint	6/11	partial	2/17

Zoning Board of Appeals

NominateD	Name	Position/Area/Expertise	Reappoint/Appoint	Votes Required	Term/Years	Expiration
03.28.16	John Chemsak	At-Large	Appoint	6/11	4	2/20

3 Public Facilities Committee

Seabrook Point Special Purpose Tax District

NominateD	Name	Position/Area/Expertise	Reappoint/Appoint	Votes Required	Term/Years	Expiration
03.28.16	Tamara Dey	Service Area	Appoint	6/11	4	2/20

Sheldon Township Fire District

NominateD	Name	Position/Area/Expertise	Reappoint/Appoint	Votes Required	Term/Years	Expiration
03.28.16	Robert Smalls	Fire Service Area	Appoint	6/11	4	2/20

2016 /

SOUTHERN BEAUFORT COUNTY BLOODY POINT PLANNED UNIT DEVELOPMENT (PUD) MASTER PLAN AMENDMENT FOR R800 027 00A 0076 0000, R800 027 00A 0078 0000, R800 027 00A 0085 0000, AND R800 027 00A 0092 0000 (179.99 ACRES).

Special conditions for the Bloody Point Planned Unit Development Amendment:

- The inn/hotel shall be limited to 60 rooms in addition to the 7-room Osprey Cottage
- Commercial uses shall be capped at 25,000 gross square feet
- Residential shall be capped at 125 dwelling and/or hospitality units
- Timeshares are prohibited

Adopted this ____ day of _____, 2016.

COUNTY COUNCIL OF BEAUFORT COUNTY

By: _____
D. Paul Sommerville, Chairman

APPROVED AS TO FORM:

_____
Thomas J. Keaveny, II, County Attorney

ATTEST:

_____
Suzanne M. Rainey, Clerk to Council

First Reading: March 28, 2016
Second Reading:
Public Hearing:
Third and Final Reading:


Amendment to the Bloody Point Planned Unit Development (PUD) to include R800 027 00A 0076 0000, R800 027 00A 0078 0000, R800 027 00A 0085 0000, and R800 027 00A 0092 0000 (a 179.99-acre portion of the 337.1-acre tract)
Prepared by Beaufort County GIS Division
Map Generated December 14, 2015
Amendment Parcels
Mungin Creek
R800 027 00A 0076 0000
R800 027 00A 0076 0000
R800 027 00A 0076 0000
R800 027 00A 0076 0000
R800 027 00A 0085 0000
R800 027 00A 0092 0000
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500
1,000
1,500
2,000
Feet

BLOODY POINT

PLANNED UNIT DEVELOPMENT ZONING MAP AMENDMENT

DAUFUSKIE ISLAND, SOUTH CAROLINA

Submitted: November 24, 2015
Revised: February 9, 2016
Revised: March 29, 2016



PREPARED FOR
Bloody Point Properties, LLC

McCARTHY GROUP FLORISTS.COM

Wood+Partners Inc. WPi
Landscape Architects
Land Planners
P.O. Box 23949 ▪ Hilton Head Island, SC 29925
843.681.6618 ▪ www.woodandpartners.com

Wood+Partners Inc.
Landscape Architects
Land Planners

November 19, 2015

Mr. Anthony Criscitiello, Planning Director
Beaufort County Planning Department
100 Ribaut Road, Room 115
Beaufort, SC 29902

Re: Bloody Point PUD Zoning Map Amendment

Mr. Criscitiello:

We have prepared the following Bloody Point PUD Zoning Map Amendment application. This submittal includes the following:

1. The signed zoning map amendment application
2. Check for $2,500 application fee
3. Zoning map amendment narrative and exhibits

Please review this application for completeness and provide comments to us. We would like to thank you and the planning staff for your time and assistance during the pre-application process.

Thank you for your assistance on this submittal.

Wood+Partners Inc.

Mark L. Baker

Cc: Brian McCarthy, Owner

G:\Projects-HHI\Community\Bloody Point\Documents\PUD Submittal\Bloody Point PUD Amendment Cover Letter

PO Box 23949 ■ Hilton Head Island, SC 29925
843.681.6618 ■ Fax 843.681.7086 ■ www.woodandpartners.com

BEAUFORT COUNTY, SOUTH CAROLINA
PROPOSED COMMUNITY DEVELOPMENT CODE (CDC)
ZONING MAP / TEXT AMENDMENT / PUD MASTER PLAN CHANGE APPLICATION

TO: Beaufort County Council

The undersigned hereby respectfully requests that the Beaufort County Community Development Code (CDC) be amended as described below:

1. This is a request for a change in the (check as appropriate): (X) PUD Master Plan Change
   ( ) Zoning Map Designation/Rezoning ( ) Community Development Code Text

2. Give exact information to locate the property for which you propose a change:
   Tax District Number:_____, Tax Map Number:_____, Parcel Number(s): See List Section 9
   Size of subject property: 179.99 Acres Square Feet / Acres (circle one)
   Location: Bloody Point, Daufuskie Island, SC

3. How is this property presently zoned? (Check as appropriate)

( ) T4NC Neighborhood Center	( ) T2RC Rural Center	( ) C3 Neighborhood Mixed Use
( ) T4HC Hamlet Center	( ) T2RN Rural Neighborhood	( ) C4 Community Center Mixed Use
( ) T4HCO Hamlet Center-Open	( ) T2RNO Rural Neighborhood Open	( ) C5 Regional Center Mixed Use
( ) T4VC Village Center	( ) T2R Rural	( ) S1 Industrial
( ) T3N Neighborhood	( ) T1 Natural Preserve	(X) Planned Unit Development/PUD
( ) T3HN Hamlet Neighborhood	( ) Community Preservation	(specify) Amendment to PUD
( ) T3E Edge	(specify)_____	

4. What new zoning do you propose for this property? See attached Narrative Statement
   (Under Item 9 explain the reason(s) for your rezoning request.)

5. Do you own all of the property proposed for this zoning change? (X) Yes ( ) No
   Only property owners or their authorized representative/agent can sign this application. If there are multiple owners, each property owner must sign an individual application and all applications must be submitted simultaneously. If a business entity is the owner, the authorized representative/agent of the business must attach: 1- a copy of the Power of Attorney that gives him the authority to sign for the business, and 2- a copy of the articles of incorporation that lists the names of all the owners of the business.

6. If this request involves a proposed change in the Community Development Code (CDC) text, the section(s) affected are: _____
   (Under Item 9 explain the proposed text change and reasons for the change.)

7. Is this property subject to an Overlay District? Check those which may apply:

( ) MCAS-AO Airport Overlay District/MCAS	( ) CFV Commercial Fishing Village
( ) BC-AO Airport Overlay District/Beaufort County	( ) TDR Transfer of Development Rights
( ) CPO Cultural Protection	( ) PTO Place Type Overlay

8. The following sections of the Beaufort County Community Development Code (CDC) (see attached sheets) should be addressed by the applicant and attached to this application form:
   a. Division 7.3.20 and 7.3.30, Comprehensive Plan Amendments and Text Amendments.
   b. Division 7.3.40, Zoning map amendments (rezoning).
   c. Division 1.6.60, Planned Unit Developments (PUDs) Approved Prior to Dec. 8, 2014
   d. Division 6.3, Traffic Impact Analysis (for PUDs) and Rezonings that will generate 50+ peak hour trips.
   e. Division 7.3.50, Place Type Overlay (rezoning).

ZMA 2015-15

9. Explanation (continue on separate sheet if needed):

Please refer to the attached Narrative Statement for more information.

Parcel Numbers: R800 027 00A 0076 0000
R800 027 00A 0078 0000
R800 027 00A 0085 0000
R800 027 00A 0092 0000

It is understood by the undersigned that while this application will be carefully reviewed and considered, the burden of proof for the proposed amendment rests with the owner.

Signature of Owner (see Item 5 on page 1 of 1) — Date: 11/18/15

Printed Name: Brian McCarthy

Telephone Number: (770)777-1167

Address: 9390 Old Southwick Pass, Alpharetta, GA 30022

Email: mccarthyflowerspa@aol.com

Agent (Name/Address/Phone/email): Mark Baker, Wood+Partners Inc., (843)681-6618
PO Box 23949, Hilton Head Island 29925, mbaker@woodandpartnerts.com

UPON RECEIPT OF APPLICATIONS, THE STAFF HAS THREE (3) WORK DAYS TO REVIEW ALL APPLICATIONS FOR COMPLETENESS. BEAUFORT COUNTY PLANNING COMMISSION MEETING SCHEDULES ARE LISTED ON THE APPLICATION PROCESS (ATTACHED).

COMPLETE APPLICATIONS MUST BE SUBMITTED BY *NOON* THREE WORK DAYS AND FOUR (4) WEEKS PRIOR FOR PLANNED UNIT DEVELOPMENTS (PUDs) –OR- THREE WORK DAYS AND THREE (3) WEEKS PRIOR FOR NON-PUD APPLICATIONS TO THE APPLICABLE PLANNING COMMISSION MEETING DATE.

PLANNED UNIT DEVELOPMENT (PUD) APPLICANTS ARE REQUIRED TO SUBMIT FIFTEEN (15) COPIES TO THE PLANNING DEPARTMENT. CONSULT THE APPLICABLE STAFF PLANNER FOR DETAILS.

FOR MAP AMENDMENT REQUESTS, THE PLANNING OFFICE WILL POST A NOTICE ON THE AFFECTED PROPERTY AS OUTLINED IN DIV. 7.4.50 OF THE COMMUNITY DEVELOPMENT CODE.

CONTACT THE PLANNING DEPARTMENT AT (843) 255-2140 FOR EXACT APPLICATION FEES.

FOR PLANNING DEPARTMENT USE ONLY:

Date Application Received:
(place received stamp below)

RECEIVED
NOV 24 2015
PLANNING DIVISION

Date Posting Notice Issued:

Application Fee Amount Received:

Receipt No. for Application Fee:

FILE NO: ZMA 2015-15 // Initiated by: STAFF / OWNER
(Circle One)

Wood+Partners Inc.
Landscape Architects
Land Planners

December 1, 2015

Ms. Barbara Childs, Administrative Assistant
Beaufort County Planning Department
100 Ribaut Road, Room 115
Beaufort, SC 29902

Re: Bloody Point PUD Zoning Map Amendment Application

Ms. Childs:

Please find attached the Articles of Organization for Bloody Point Properties stating Brian McCarthy is the Manager of the LLC. This document provides authority to Mr. McCarthy to sign documents on behalf of Bloody Point Properties LLC.

Let us know if you need anything further to complete this application.

Thank you for your assistance on this submittal.

Wood+Partners Inc.



Mark L. Baker

Cc: Brian McCarthy, Owner

Enclosures:
Bloody Point Properties LLC Article of Organization
Bloody Point Properties LLC Certificate of Existence

G:\Projects-HHI\Community\Bloody Point\Documents\PUD Submittal\Application Documents\Bloody Point PUD Amendment Application Letter

PO Box 23949 ■ Hilton Head Island, SC 29925
843.681.6618 ■ Fax 843.681.7086 ■ www.woodandpartners.com

CERTIFIED TO BE A TRUE AND CORRECT COPY
AS TAKEN FROM AND COMPARED WITH THE
ORIGINAL ON FILE IN THIS OFFICE

Nov 30 2015
REFERENCE ID: 1511301348461

Mark Hammond
SECRETARY OF STATE OF SOUTH CAROLINA

Print Form

STATE OF SOUTH CAROLINA
SECRETARY OF STATE

ARTICLES OF ORGANIZATION
Limited Liability Company – Domestic
Filing Fee - $110.00

TYPE OR PRINT CLEARLY IN BLACK INK

The undersigned delivers the following articles of organization to form a South Carolina limited liability company pursuant to S.C. Code of Laws §33-44-202 and §33-44-203.

1. The name of the limited liability company **(Company ending must be included in name*)**

   Bloody Point [redacted] Properties LLC

   ***NOTE: The name of the limited liability company must contain one of the following endings: "limited liability company" or "limited company" or the abbreviation "L.L.C.", "LLC", L.C." or "LC". "Limited" may be abbreviated as "Ltd.", and "company" may be abbreviated as "Co."**

2. The address of the initial designated office of the limited liability company in South Carolina is

   10 Rosebud Lane
   Street Address

   Daufuskie Island SC 29915
   City Zip Code

3. The initial agent for service of process is

   Andrew J. Mason — Andrew J Mason
   Name Signature of Agent

   and the street address in South Carolina for this initial agent for service of process is

   10 Rosebud Lane
   Street Address

   Daufuskie Island SC 29915
   City Zip Code

4. List the name and address of each organizer. Only one organizer is required, but you may have more than one.

   (a) Patrick M. Connolly
   Name

   191 Peachtree Street NE Suite 4200
   Street Address

   Atlanta GA 30303
   City State Zip Code

   (b) _____
   Name

   _____
   Street Address

   _____ _____
   City Zip Code

110622-0080 **FILED: 06/20/2011**
BLOODY POINT PROPERTIES LLC
Filing Fee: $110.00 ORIG
Mark Hammond South Carolina Secretary of State

Form Revised by South Carolina Secretary of State, May 2011

CERTIFIED TO BE A TRUE AND CORRECT COPY
AS TAKEN FROM AND COMPARED WITH THE
ORIGINAL ON FILE IN THIS OFFICE
Nov 30 2015
REFERENCE ID: 1511301348461
Mark Hammond
SECRETARY OF STATE OF SOUTH CAROLINA

Name of Limited Liability Company Bloody Point [redacted] Properties, LLC

5. [ ] Check this box only if the company is to be a term company. If the company is a term company, provide the term specified. _____

6. [X] Check this box only if management of the limited liability company is vested in a manager or managers. If this company is to be managed by managers, include the name and address of each initial manager.

(a) Brian J. McCarthy
Name
9390 Old Southwick Pass
Street Address
Alpharetta GA 30022
City State Zip Code

(b) _____
Name
_____
Street Address
_____
City State Zip Code

7. [ ] Check this box only if one or more of the members of the company are to be liable for its debts and obligations under §33-44-303(c). If one or more members are so liable, specify which members, and for which debts, obligations or liabilities such members are liable in their capacity as members. This provision is optional and does not have to be completed.

8. Unless a delayed effective date is specified, these articles will be effective when endorsed for filing by the Secretary of State. Specify any delayed effective date and time.

_____

9. Any other provisions not inconsistent with law which the organizers determine to include, including any provisions that are required or are permitted to be set forth in the limited liability company operating agreement may be included on a separate attachment. Please make reference to this section if you include a separate attachment.

10. Each organizer listed under number 4 must sign.

Robert M. Connolly — 6-13-11
Signature of Organizer — Date

_____ — _____
Signature of Organizer — Date

Form Revised by South Carolina
Secretary of State, May 2011

The State of South Carolina

Office of Secretary of State Mark Hammond

Certificate of Existence

I, Mark Hammond, Secretary of State of South Carolina Hereby Certify that:

BLOODY POINT PROPERTIES LLC,

a limited liability company duly organized under the laws of the State of South Carolina on June 20th, 2011, with a duration that is at will, has as of this date filed all reports due this office, paid all fees, taxes and penalties owed to the State, that the Secretary of State has not mailed notice to the company that it is subject to being dissolved by administrative action pursuant to S.C. Code Ann. §33-44-809, and that the company has not filed articles of termination as of the date hereof.

Given under my Hand and the Great Seal of the State of South Carolina this 30th day of November, 2015.

Mark Hammond

Mark Hammond, Secretary of State

BLOODY POINT
PLANNED UNIT DEVELOPMENT
ZONING MAP AMENDMENT
DAUFUSKIE ISLAND, SOUTH CAROLINA

Submitted: November 24, 2015
Revised: December 3, 2015

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2. Exhibits

Exhibit A Existing Conditions
   1. Bloody Point Existing Conditions Plan
   2. Stormwater Master Plan for Daufuskie island Resort Planning District (2006)
   3. Water Distribution Master Plan for Daufuskie Island Resort Planning District (2006)
   4. Wastewater Management Master Plan for Daufuskie Island Resort Planning District (2006)

Exhibit B Site Plans
1. Bloody Point Conceptual Master Plan
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Exhibit D Boundary Survey
1. Bloody Point Boundary Survey (1988)
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Exhibit E Existing Lots, Roads, Rights-of-Way and Land Uses
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Exhibit F Topographic Survey
1. Topographic Survey for Daufuskie Island Resort Planning District (2006)
2. Bloody Point LiDAR Contours

Exhibit G Bloody Point Drainage Master Plan

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Exhibit J Letters of Utility Capability and Intent to Serve
1. Power and Gas, SCE&G
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Exhibit K Agency Letters
1. Bloody Point Club Property Owners Association

BLOODY POINT
PLANNED UNIT DEVELOPMENT
ZONING MAP AMENDMENT
DAUFUSKIE ISLAND, SOUTH CAROLINA

Submitted: November 24, 2015
Revised: February 9, 2016

REVISED NARRATIVE STATEMENT
MARCH 29, 2016

A. The Property

Daufuskie Island is one of a series of Atlantic Sea Islands along the eastern seaboard of the United States. The Island, comprising of a total of approximately 5,000 acres is located in Beaufort County, South Carolina. The Island is endowed with nearly 11 miles of ocean, sound and Intracoastal Waterway frontage. Daufuskie has evidence of habitation four or five thousand years ago. While Spanish sailed near the Island in 1520, it was not until 1740 that King George II of England bestowed on David Mongin an Island in the area known as "Daufuskie". The Island, smaller than Hilton Head, is located less than a mile to the south across Calibogue Sound. Much like its larger neighbor to the north, Daufuskie Island has enjoyed a rich history as an active plantation and farming community during the Nineteenth Century and into the early Twentieth Century. Beaufort County and Daufuskie Island are located within The Gullah/Geechee Cultural Heritage Corridor, adding cultural richness to the Island. The unique location of Daufuskie in this historic corridor, its position between Hilton Head and Savannah, and the lack of a bridge have all been factors in the preservation of its historic and rural qualities. These qualities have allowed the Island to serve as an alternative to the more developed destinations nearby.

The Bloody Point Planned Unit Development is a +/-337.1 acre tract located on the southern tip of Daufuskie Island with frontage on the Atlantic Ocean and the Mungen Creek. Bloody Point Properties, LLC owns and operates community amenities, dock and ferry service, golf facilities and parcels within Bloody Point PUD totaling +/-180 acres. These parcels, owned by Bloody Point Properties, LLC, are located in the center of the Bloody Point PUD and is bounded on the west by Mungen Creek, on the north by River Road residential lots and Pappy's Landing Road, on the east by Beach Road, and on the southeast by Fuskie Lane and residential lots. Pappy's Landing Road provides vehicular access to Bloody Point and the community entrance, which is located at the intersection of Bloody Point Drive and Pappy's Landing Road. There are three roads within Bloody Point including Bloody Point Drive, River Road and Fuskie Lane. All three roads are owned and maintained by the Bloody Point Club Property Owners Association. Boat and ferry access to Bloody Point are provided at the Bloody Point Dock and Landing located on Mungen Creek. This landing has internal vehicular access to Fuskie Lane. Transportation within Bloody Point is largely accommodated by golf carts, bicycles and walking paths. Gasoline vehicles are generally limited to service vehicles and community transportation vehicles, shuttles, vans and busses.

For additional information on the Planning District refer to *Exhibit A, Existing Conditions*.

B. Intent of the Planned Unit Development Zoning Map Amendment

For this section, please refer to documents in *Exhibit B, Site Plans.*

The intent of this Zoning Map Amendment for the Bloody Point Planned Unit Development is to modify development rights for the central portion of the PUD for parcels currently owned by Bloody Point Properties, LLC to allow hospitality uses, commercial uses, single family attached and detached uses and recreational uses. As indicated above, the PUD designation already exists for Bloody Point. The parcels owned by Bloody Point Properties, LLC are located within the Bloody Point PUD and are primarily used as an existing golf course, including an eighteen-hole golf course, golf clubhouse, cart barn, inn, associated amenities, boat dock and ferry landing, beach access, swimming pool and other supporting club facilities. The current golf course operation is under-performing, as such the proposed alternate land uses can help enhance values. The proposed Conceptual Master Plan, *Exhibit B*, and Proposed Land Use Plan, *Exhibit C*, allows for single family detached and attached dwelling units including single units, duplex units and triplex units totaling up to 125 dwelling units, with a maximum of 75 building sites. Consideration may be taken to convert these to hospitality units for use with the inn. The proposal also includes an inn/hotel with up to 60 rooms in addition to the 7 rooms in the existing Osprey Cottage and up to 25,000 square feet of commercial space, open spaces with linear park, leisure trails, boardwalks, fishing docks and overlooks, a ferry landing and dock and pier, a nature center and a local food production farm and vineyard. Timeshare units are not allowed.

In order to accommodate a flexible mix of land uses in traditional village-like settlement patterns reflecting the planning principles native to the low country as outlined in the Daufuskie Island Code, this application is being submitted to provide for suitable and responsible planning and development of the property. Infill dwelling units are carefully placed in a relaxed, low density manner overlooking internal and external natural assets including tidal marshes, existing and proposed lakes, open space and greenways. Connectivity is an essential component of this plan which includes a comprehensive greenways and trails system linking both existing and proposed dwelling units across the community with the centrally located inn district and village core. Generous internal open spaces including greenways, lakes and tidal marshes separate existing home sites from proposed development while providing key pedestrian and bicycle connections to the village core while enhancing value.

This plan proposes a relaxed village-like setting drawing from Daufuskie Island's unique qualities and characteristics while offering an alternative to conventional golf oriented amenity communities and resorts across the region. This plan supports the development of a viable and successful community with an emphasis on creating an alternative destination that builds on active, nature based recreation and protection and sustainment of the Property's cultural and natural resources.

It is intended that the plan will allow for flexibility to accommodate specific site conditions, environmental assets, physical constraints, market conditions and design parameters. Accordingly, the exact location of boundary lines within tracts, the location of land uses indicated within planning areas and preliminary design concepts for tracts described herein shall be subject to change. Development phases within the planned area will be submitted for final plan review over the life of the development and minor changes are allowed, provided that maximum densities and land use quantities are not exceeded within the overall development plan. Major changes in the plan including increases in overall density or land uses, will require additional PUD Zoning Map Amendments.

C. Master Plan

1. Proposed Arrangement of Land Uses

   Refer to *Exhibit B, Bloody Point Conceptual Master Plan* and *Exhibit C, Proposed Land Use Plan.*

2. Boundary Survey

   Owner will be required to complete boundary survey prior to developing parcels.

   Refer to *Exhibit D, Boundary Survey* for supporting documents.

3. Adjacent Parcel Land Uses

   Refer to *Exhibit E, Existing Lot, Roads, Rights-of-Way and Land Uses*.

4. Site Plan

   Refer to *Exhibit B, Bloody Point Conceptual Master Plan* and *Aerial with Proposed Roads.*

5. Topographic Survey

   Refer to documents in *Exhibit F, Topographic Survey.*

6. Existing & Recorded Streets

   Beach Road is owned by Bloody Point Properties, LLC, and no changes will be made to this road. Bloody Point Drive, River Road and Fuskie Lane are owned by Bloody Point Club Property Owners Association. Bloody Point Drive will have minor modifications made to it to accommodate proposed improvements.

   Refer to *Exhibit E, Existing Lot, Roads, Rights-of-Way and Land Uses* and *Exhibit K, Letter from Bloody Point Club Property Owners Association*, and *Exhibit B, Bloody Point Conceptual Master Plan* and *Aerial with Proposed Roads*.

7. Existing & Recorded Lots

   Refer to documents in *Exhibit E, Existing Lot, Roads, Rights-of-Way and Land Uses*.

8. Proposed Land for Public Facilities

   N/A.

9. Proposed Street Layout

   Refer to *Exhibit B, Bloody Point Conceptual Master Plan* and *Aerial with Proposed Roads.*

10. Traffic Impact Analysis

Traffic studies are not warranted nor necessary for this application since the majority of traffic in the community is limited and via golf cart. There is limited motor vehicle traffic on Daufuskie Island and the primary mode of transportation for residents within Bloody Point is now, and will be in the future, by golf cart or shuttle system. Off-island traffic is not impacted by the proposed PUD zoning map amendment. The current ownership provides ferry service.

11. Stormwater Management, Water & Sewer Plans

a) Stormwater Management Plan

The existing storm water management system for Bloody Point includes a combination of interconnected wet detention ponds, grassed swales, and gently sloping open spaces to filter and attenuate storm water runoff from the existing development. Final discharge of storm water runoff from Bloody Point is conveyed through the interconnected wet detention ponds before reaching the adjacent critical area.

As additional development is introduced to Bloody Point, the existing system will be supplemented with additional facilities and BMPs meeting current OCRM and Beaufort County storm water management standards.

Refer to *Exhibit G, Bloody Point Drainage Master Plan.*

b) Potable Water Plan

Daufuskie Island Utility Company, Inc. provides potable water and fire flow to the existing development at Bloody Point. The water supply and distribution system is comprised of four deep wells with a total pumping capacity of 2,600 gallons per minute. Each well site includes a 10,000 gallon hydropneumatic storage tank. The distribution system is comprised of 10”, 8”, and 6” diameter water mains located generally within road right-of-ways.

Refer to *Exhibit H, Bloody Point Water Master Plan.*

c) Wastewater Collection, Treatment and Disposal

Daufuskie Island Utility Company, Inc. manages wastewater collection, treatment, and disposal for Bloody Point. The collection system is comprised of gravity sewer, pump stations and manifolded force mains. The system was designed with multiple pump stations to limit the depth of gravity sewer mains. A series of pump stations collects wastewater flows from their respective services areas. A manifolded force main network conveys wastewater from Bloody Point to the Bloody Point (f/k/a Daufuskie Island Club) Wastewater Treatment Facility (the "BP WWTF") located in the northwest corner of the Eigelberger tract. The proposed redevelopment of the golf course will extend gravity sewer from an existing pump station and proposes the addition of one

new pump station to manifold into the existing forcemain within Bloody Point Drive right-of-way.

At the BP WWTF, the wastewater is treated and routed through an aeration lagoon and seven day holding pond. To meet the demand of the proposed development an upgrade to the existing treatment plant is proposed to include additional aeration.

When treatment is completed, the effluent is conveyed back to Bloody Point for spray disposal on the Bloody Point Golf Course. Redeveloping the golf course will eliminate the effluent spray field while increasing the demand for effluent disposal. A combination of surface spray disposal within the Grand Lawn and underground drip disposal throughout the community is proposed to address the effluent demand.

Refer to *Exhibit I, Wastewater Master Plan.*

12. Overlay District Boundary

N/A

13. Comments from Affected Agencies

Comments from affected agencies, if any, will be addressed when received.

If required, the Owner will be responsible for conducting necessary archeology and environmental studies prior to beginning development.

Refer to *Exhibit K, Agency Letters.*

14. Proposed Ownership and Maintenance

a) Rights-of-Way

Rights-of-way now existing, or to be constructed or improved shall be owned and maintained by the Owner and/or an affiliate or property owners association now existing or hereafter established in the area containing such rights-of-way. Except as otherwise herein described, all public roads used by the Owner shall continue to be the property and responsibility of the County.

b) Drainage Systems

Drainage systems now existing, or to be constructed or improved shall be owned and maintained by the Owner and/or an affiliate or property owners association now existing or hereafter established in the area containing the drainage systems. Except as otherwise herein described, all public drainage systems used by the Owner shall continue to be the property and responsibility of the County.

c) Water & Sewer Systems

Water and sewer service is provided by Daufuskie Island Utility Company, Inc. Water and sewer infrastructure now existing or hereafter constructed or approved by the Owner and/or the Resort shall be either retained and maintained by the Owner or an affiliate or turned over to the utility company.

d) Open Space Systems

Open space shall be owned and maintained by the Owner and/or an affiliate or property owners association now existing or hereafter established in the area containing such open space.

e) Amenities

All amenities now existing, or to be constructed or improved shall be owned and maintained by the Owner and/or an affiliate. There is currently no plan to turn over any amenity to any property owners association existing or proposed to be created.

f) Covenants, Conditions and Restrictions

The Owner will work with the Bloody Point Club Property Owners Association (POA) to amend the Bloody Point Covenants, Conditions and Restrictions (CCR) to include the new owners in the POA and make available memberships to new amenities if offered such as a beach club and/or a ferry boat service.

15. Proposed Phasing and Schedule of Development

To be provided by the Owner prior to development.

16. Proposed Phasing & Time Schedule for Lands to be Dedicated for Public Facilities

N/A.

17. ARB Guidelines

The existing Bloody Point ARB Guidelines generally apply, with the following exceptions.

Site planning standards for new development within the Bloody Point PUD Amendment are proposed as follows:

a. Building sizes for single family detached and attached dwelling units shall be minimum 850 square feet per unit.
b. Freestanding hospitality units, cabins or casita square footages will be provided by the Owner prior to development, but could range between 300 SF and 850 SF.
c. Inn or hotel room sizes will be provided by the Owner prior to development.
d. Total open space shall be a minimum of 35% of total acreage (35% of 180 acres equals 63 acres minimum). Open space includes internal greenways, lakes, ponds, internal tidal marshes and wetlands.

Building Setbacks & Height Restrictions:

	Min. Site Area	Min. Lot Area	Min. Lot Width	Min. Street Yard	Min. Side Yard	Min. Rear Yard	Max. Height	Max. Density
Single Family Detached/ Attached (Single, Duplex, Triplex)	n/a	3,000 SF	50’	15’	10’	15’	36’	1 DU/Acre
Inn/Hotel	2 Acre	n/a	n/a	15’	n/a	15’	48’	n/a
Commercial	n/a	n/a	50’	10’	10’	15’	35’	n/a

Notes:

1. Building heights are to be measured from the finished floor elevation of the first floor level which shall not exceed five feet above the minimum FEMA base flood elevation.

2. Each commercial building shall not exceed 15,000 square feet in size.

18. Letters of Utility Capability and Intent to Serve

Refer to *Exhibit J, Letters of Utility Capability and Intent to Serve.*

19. Statement Describing Character of and Rationale for PUD

Refer to *Narrative Section B*, *Intent of the Planned Unit Development Zoning Map Amendment*.

20. Letter in Support of PUD Zoning Map Amendment from Bloody Point Club Property Owners Association

Refer to *Exhibit K, Letter from Bloody Point Club Property Owners Association*.

END OF NARRATIVE

EXHIBIT A

Existing Conditions Exhibits:

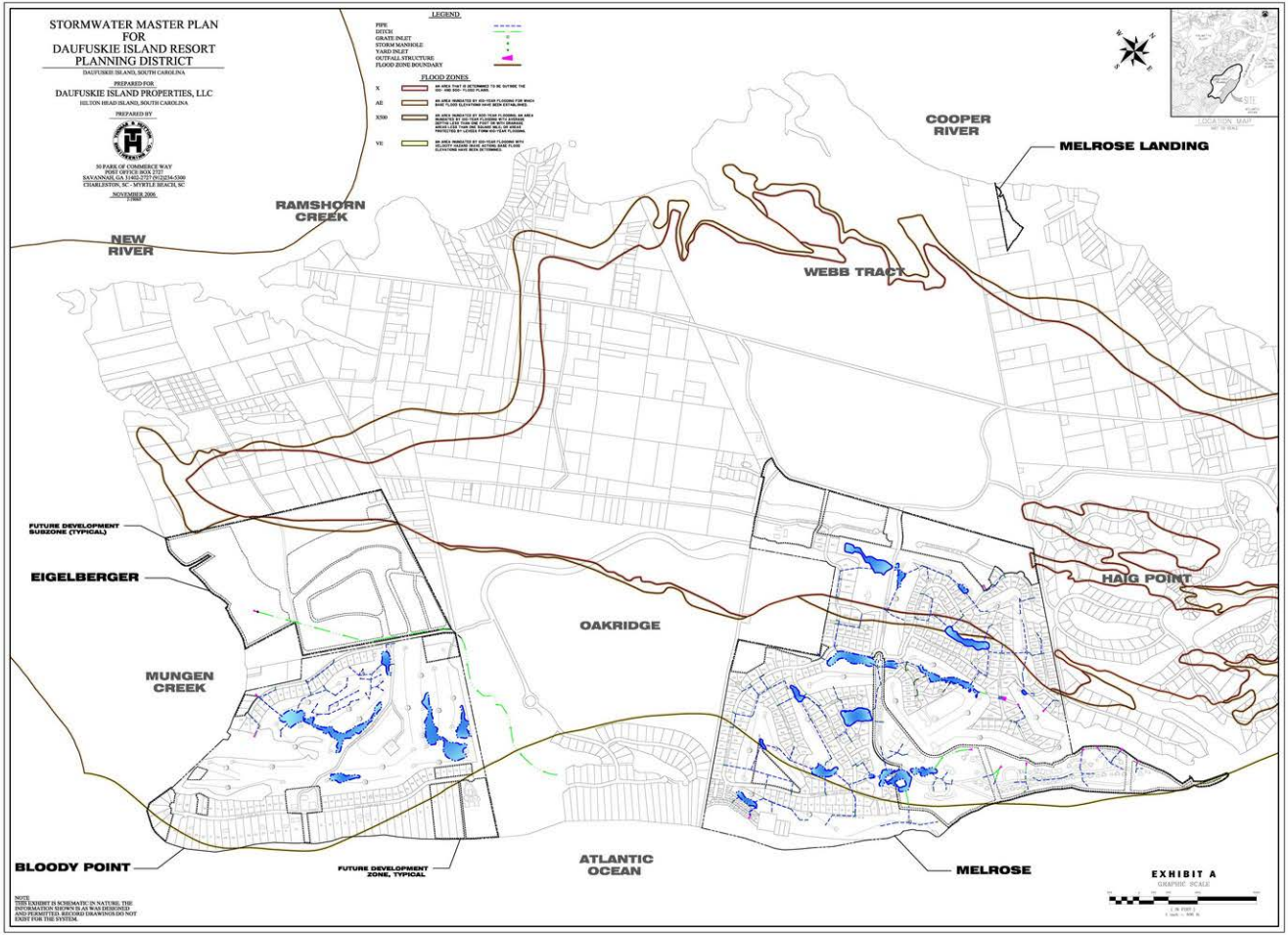
1. Bloody Point Existing Conditions Plan
Dated: November 30, 2015
Full size copy has been submitted separately.

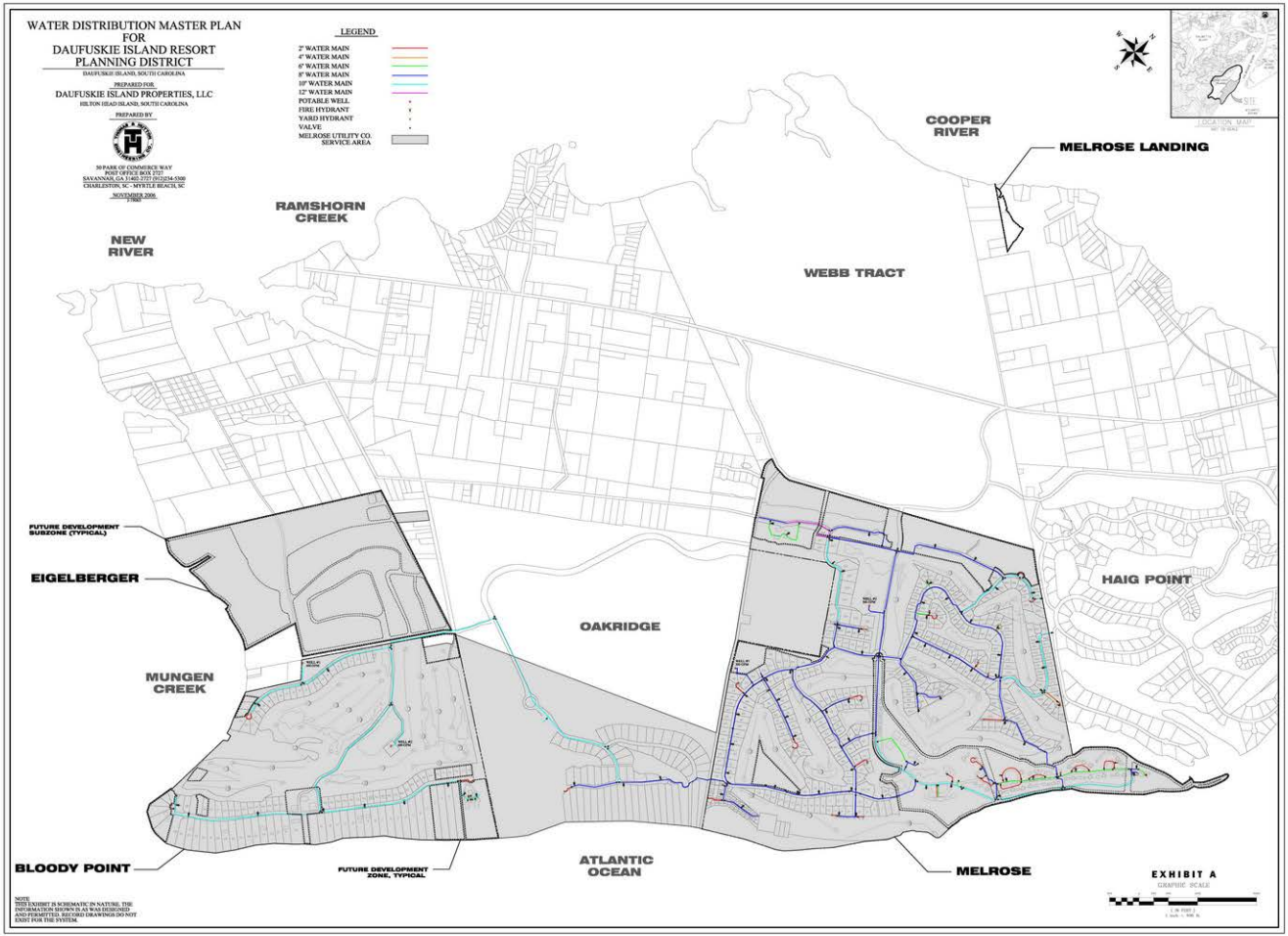
2. Stormwater Master Plan
for Daufuskie Island Resort Planning District
Prepared by: Thomas & Hutton
Dated: November, 2006
Has remained unchanged.
Full size copy has been submitted separately.

3. Water Distribution Master Plan
for Daufuskie Island Resort Planning District
Prepared by: Thomas & Hutton
Dated: November, 2006
Has remained unchanged.
Full size copy has been submitted separately.

4. Wastewater Master Plan
for Daufuskie Island Resort Planning District
Prepared by: Thomas & Hutton
Dated: November, 2006
Has remained unchanged.
Full size copy has been submitted separately.


Vicinity Map
MUNGEN CREEK
MUNGEN RIVER
PROSPECT ROAD
PAPPYS LANDING ROAD
RIVER ROAD
BLOODY POINT DRIVE
BEACH ROAD
OAK RIDGE
FUSKIE LANE
Utility Lot
Existing Cemetery
ATLANTIC OCEAN
AE 14
AE 15
AE 16
VE 16
VE 17
VE 18
VE 19
VE 21
VE 22
Key
Parcels
Existing Buildings
Flood Zone AE
Flood Zone VE
AE 16 Flood Zone Label
Note: Number indicates FEMA base flood elevation (BFE).
Top of Lagoon Bank
Approximate Lagoon Water Line
Approximate Tidal Marsh Line
Topographic Contour Line
Paved Streets and Roads
Unpaved Streets and Roads
EXHIBIT A
1 inch = 200 Feet
November 30, 2015
BLOODY POINT
Existing Conditions
Daufuskie Island, SC
McCARTHY
Wood Partners Inc. WPI


STORMWATER MASTER PLAN
FOR
DAUFUSKIE ISLAND RESORT
PLANNING DISTRICT
DAUFUSKIE ISLAND, SOUTH CAROLINA
PREPARED FOR
DAUFUSKIE ISLAND PROPERTIES, LLC
HILTON HEAD ISLAND, SOUTH CAROLINA
PREPARED BY
50 PARK OF COMMERCE WAY
POST OFFICE BOX 3727
SAVANNAH, GA 31402-3727 (912)234-5300
CHARLESTON, SC - MYRTLE BEACH, SC
NOVEMBER 2006
FINAL
LEGEND
PIPE
DITCH
GRATE INLET
STORM MANHOLE
YARD INLET
OUTFALL STRUCTURE
FLOOD ZONE BOUNDARY
FLOOD ZONES
X
AE
A350
VE
COOPER RIVER
MELROSE LANDING
RAMSHORN CREEK
NEW RIVER
WEBB TRACT
FUTURE DEVELOPMENT SUBZONE (TYPICAL)
EIGELBERGER
HAIG POINT
OAKRIDGE
MUNGEN CREEK
BLOODY POINT
FUTURE DEVELOPMENT ZONE, TYPICAL
ATLANTIC OCEAN
MELROSE
EXHIBIT A
GRAPHIC SCALE
NOTE
THIS EXHIBIT IS SCHEMATIC IN NATURE. THE INFORMATION SHOWN IS AS WAS DESIGNED AND PERMITTED. RECORD DRAWINGS DO NOT EXIST FOR THE SYSTEM.


WATER DISTRIBUTION MASTER PLAN
FOR
DAUFUSKIE ISLAND RESORT
PLANNING DISTRICT
DAUFUSKIE ISLAND, SOUTH CAROLINA
PREPARED FOR
DAUFUSKIE ISLAND PROPERTIES, LLC
HILTON HEAD ISLAND, SOUTH CAROLINA
PREPARED BY
50 PARK OF COMMERCE WAY
POST OFFICE BOX 3727
SAVANNAH, GA 31402-3727 (912)234-5300
CHARLESTON, SC - MYRTLE BEACH, SC
NOVEMBER 2006
PROJECT NO.
F1965
LEGEND
2" WATER MAIN
4" WATER MAIN
6" WATER MAIN
8" WATER MAIN
10" WATER MAIN
12" WATER MAIN
POTABLE WELL
FIRE HYDRANT
YARD HYDRANT
VALVE
MELROSE UTILITY CO. SERVICE AREA
N
W
E
S
SITE
LOCATION MAP
COOPER RIVER
MELROSE LANDING
RAMSHORN CREEK
NEW RIVER
WEBB TRACT
FUTURE DEVELOPMENT SUBZONE (TYPICAL)
EIGELBERGER
HAIG POINT
OAKRIDGE
MUNGEN CREEK
BLOODY POINT
FUTURE DEVELOPMENT ZONE, TYPICAL
ATLANTIC OCEAN
MELROSE
EXHIBIT A
GRAPHIC SCALE
NOTE
THIS EXHIBIT IS SCHEMATIC IN NATURE. THE INFORMATION SHOWN IS AS WAS DESIGNED AND PERMITTED. RECORD DRAWINGS DO NOT EXIST FOR THE SYSTEM.

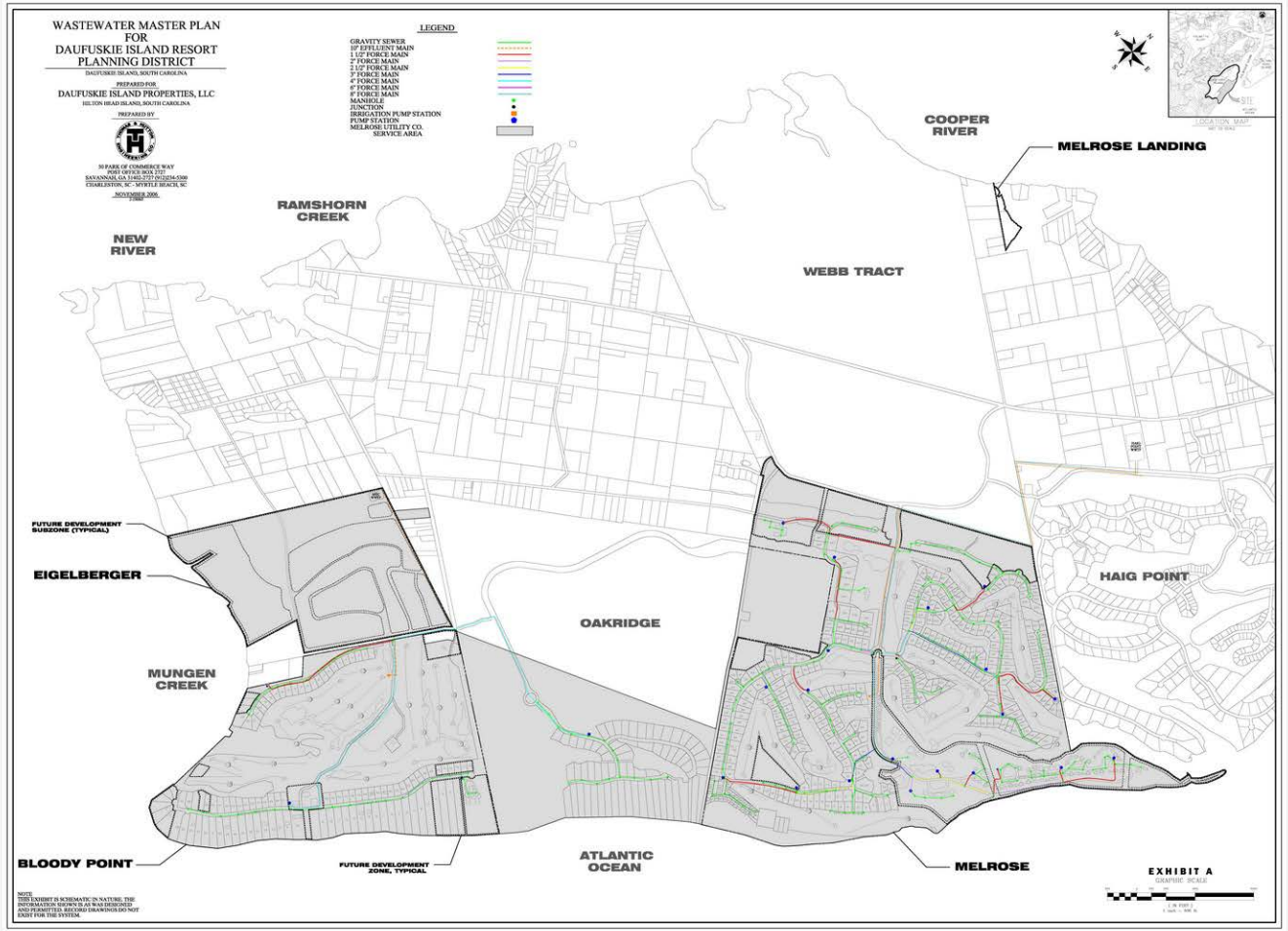

WASTEWATER MASTER PLAN
FOR
DAUFUSKIE ISLAND RESORT
PLANNING DISTRICT
DAUFUSKIE ISLAND, SOUTH CAROLINA
PREPARED FOR
DAUFUSKIE ISLAND PROPERTIES, LLC
HILTON HEAD ISLAND, SOUTH CAROLINA
PREPARED BY
50 PARK OF COMMERCE WAY
POST OFFICE BOX 3727
SAVANNAH, GA 31402-3727 (912)234-5300
CHARLESTON, SC - MYRTLE BEACH, SC
NOVEMBER 2006
LEGEND
GRAVITY SEWER
10" EFFLUENT MAIN
1 1/2" FORCE MAIN
2" FORCE MAIN
2 1/2" FORCE MAIN
3" FORCE MAIN
4" FORCE MAIN
6" FORCE MAIN
8" FORCE MAIN
MANHOLE
JUNCTION
IRRIGATION PUMP STATION
PUMP STATION
MELROSE UTILITY CO.
SERVICE AREA
LOCATION MAP
COOPER
RIVER
MELROSE LANDING
RAMSHORN
CREEK
NEW
RIVER
WEBB TRACT
FUTURE DEVELOPMENT
SUBZONE (TYPICAL)
EIGELBERGER
HAIG POINT
OAKRIDGE
MUNGEN
CREEK
BLOODY POINT
FUTURE DEVELOPMENT
ZONE, TYPICAL
ATLANTIC
OCEAN
MELROSE
EXHIBIT A
GRAPHIC SCALE
NOTE
THIS EXHIBIT IS SCHEMATIC IN NATURE. THE
INFORMATION SHOWN IS AS WAS DESIGNED
AND PERMITTED. RECORD DRAWINGS DO NOT
EXIST FOR THE SYSTEM.

EXHIBIT B

Site Plan Exhibits:

1. Bloody Point Conceptual Master Plan
Dated: December 8, 2015
Revised: February 9, 2016
Full size copy has been submitted separately.

2. Aerial with Proposed Roads Overlay
Prepared by: Thomas & Hutton
Dated: November 16, 2015
Full size copy has been submitted separately.



Key

Development Areas

(A) Inn District
- 60 Rooms, 3 Story Inn with Existing Osprey Cottage
- Renovated Cart Barn
- Mix of Village Residential Product
- 25,000 SF Commercial

(B) Commercial Nature Center
- Kayak Launch to Blueway
- Community / Resort Kayak Storage
- Nature & Interpretive Center
- Potential Commercial Opportunities

(C) Commercial Beach Club & Resort Pool
- Pool Bar & Grill
- Resort Style Pool w/ Spa and Splash Pad
- Event Lawn for Weddings
- Potential Commercial Space

(D) Tennis

(E) Western Marsh & Wetland Cottages
- Mix of Residential Product with Tree'd Sites and Views of Marsh and Wetlands

(F) Commercial Greeters Camp & Pubic Dock
- Re-worked Public Dock
- Greeters Cottage
- Cart Storage Building

(G) Waterside Cottages
- Clustered Cottage Product Oriented to Internal Water and Marsh Views

(H) Meadow & Woodland Cottages
- Mixed Residential Product with Meadow and Wooded Site Orientation

(I) Grand Lawn Cottages

(J) East Lagoon Cottages
- Mixed Residential Products with Blueway Site Orientation

(K) Vineyard Cottages
- Residential Product with Vineyard Orientation

Residential/ Hospitality Land Use

Residential Single Family Unit or Hospitality Casita

Residential Duplex Single Family Attached Unit or Hospitality Casita

Residential Triplex Single Family Attached Unit or Hospitality Casita

EXHIBIT B

0 100 200 400 600 800 Ft

1 inch = 200 Feet

December 8, 2015

Revised February 9, 2016

BLOODY POINT
Conceptual Master Plan
Daufuskie Island, SC

McCARTHY FLORISTS.COM

Wood Partners Inc. WPI



EXHIBIT B

AERIAL

BLOODY POINT

DAUFUSKIE ISLAND, SC

PREPARED FOR:

McCarthy Group Florists

PREPARED BY:

THOMAS & HUTTON

30 Park of Commerce Way
Savannah, GA 31406 • 912.234.0300

www.thomasandhutton.com

JOB NO.	J-25076.0000	DATE	NOVEMBER 16, 2015
DRAWN	MSM	SCALE	1" = 200'
REVIEWED	MSM	SHEET	

EXHIBIT C

Proposed Land Use Plan
Dated: December 8, 2015
Revised: February 9, 2016
Revised: March 29, 2016
Full size copy has been submitted separately.



Vicinity Map

PROSPECT ROAD

MUNGEN RIVER

PAPPYS LANDING ROAD

BEACH ROAD

OAK RIDGE

RIVER ROAD

MUNGEN CREEK

RESIDENTIAL/ HOSPITALITY DISTRICT

BLOODY POINT DRIVE

Utility Lot

TIDAL MARSH

Existing Cemetery

RESIDENTIAL/ HOSPITALITY DISTRICT

RESIDENTIAL/ HOSPITALITY DISTRICT

INN DISTRICT

FUSKIE LANE

BEACH ROAD

BEACHFIELD

CRESTINO

ATLANTIC OCEAN

Key

- Project Boundary
- Adjacent Parcels
- Approximate Existing Lagoon
- Approximate Existing Tidal Marsh
- Proposed Streets and Roads
- Existing Paved Streets and Roads
- Existing Unpaved Streets and Roads

Proposed Land Use

- Linear Park, Open Space & Bike Trails
- Inn and Residential/ Hospitality Districts
- Proposed Rights-of-Way
- Inn District

Land Use Type	Approx. Area (acres)
Residential/ Hospitality District	
Inn District	112+/-
Rights-of-Way	
Open Space	
Tidal Marsh	68+/-
Lagoons	
Linear Parks & Open Space	
TOTAL	**179.99+/-**

Note: Maximum Density 1 DU per Acre

District	Units
Residential/ Hospitality	
SF-Detached	
SF-Attached Duplex	125 DU
SF-Attached Triplex	
Inn District	
Inn	60 Rooms
Commercial	25,000 Square Feet

EXHIBIT C

0 100 200 400 600 800 Ft

1 inch = 200 Feet

December 8, 2015

Revised: March 29, 2016

McCARTHY GROUP FLORISTS.COM

BLOODY POINT
Proposed Land Use
Daufuskie Island, SC

Wood Partners Inc. WPI
Landscape Architects Land Planners

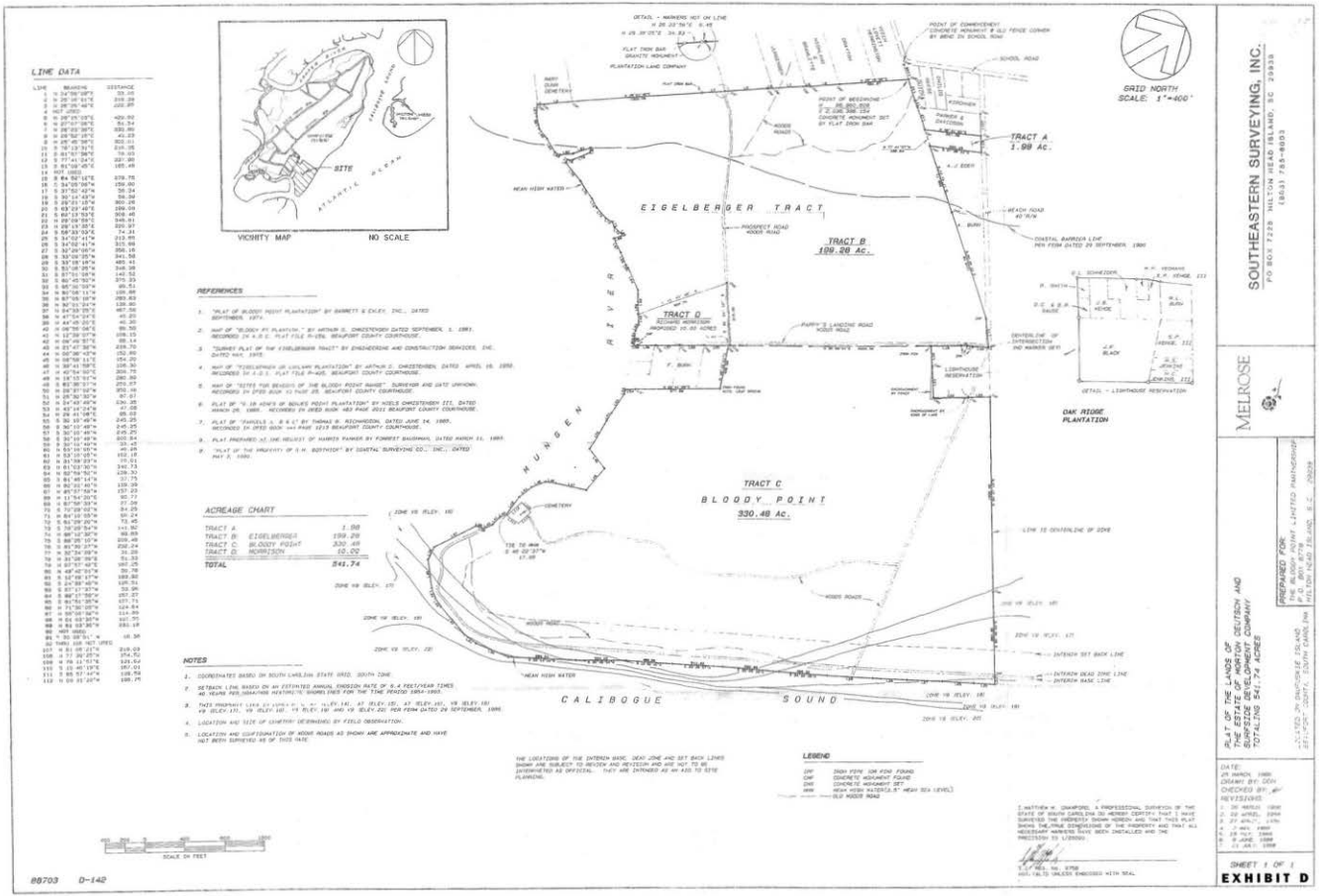
EXHIBIT D

Boundary Survey Exhibits:

1. Bloody Point Boundary Survey
Prepared by: Southeastern Surveying, Inc.
Dated: 1988
Has remained unchanged.
Full size copy has been submitted separately.

2. Bloody Point Project Parcels Map
Dated: November 24, 2015
Full size copy has been submitted separately.

3. Deed for Bloody Point Properties, LLC
Dated: July, 2011
Deed Book 3082, Page 1981.
Has remained unchanged.
(6 pages)


LINE DATA
LINE BEARING DISTANCE
1 N 34°39'08"E 33.05
2 N 29°49'51"E 319.29
3 N 27°25'46"E 402.89
4 N 28°05'39"E 429.92
5 N 27°01'28"E 51.54
6 N 28°03'36"E 532.86
7 N 28°50'27"E 41.23
8 N 28°45'38"E 302.01
9 S 78°13'31"E 219.05
10 S 01°51'54"E 33.60
11 S 01°51'54"E 1,307.48
12 S 88°08'40"E 165.48
13 NOT USED
14 S 84°56'16"E 679.75
15 S 34°05'06"W 159.90
16 S 31°52'42"W 35.34
17 S 39°24'43"W 84.99
18 S 49°37'48"W 196.04
19 S 49°37'48"W 196.04
20 S 69°13'53"E 908.46
21 N 09°09'59"E 345.91
22 N 09°19'35"E 220.97
23 N 58°33'02"E 74.31
24 S 34°02'41"W 212.85
25 S 34°02'41"W 212.85
26 S 39°05'05"W 355.16
27 S 39°05'05"W 341.56
28 S 33°18'16"W 485.41
29 S 53°08'25"W 348.98
30 S 87°51'18"W 140.52
31 S 60°45'50"W 370.23
32 S 85°30'59"W 85.51
33 N 80°58'11"W 199.88
34 N 80°58'11"W 199.88
35 N 80°31'44"W 139.80
36 N 04°59'25"E 467.56
37 N 47°04'10"E 45.20
38 N 44°45'20"E 40.30
39 N 08°55'04"E 89.50
40 N 12°39'07"W 108.15
41 N 08°49'55"W 83.74
42 N 03°40'48"E 239.70
43 N 03°40'48"E 152.80
44 N 05°06'14"E 154.20
45 N 39°41'58"E 106.30
46 N 40°54'50"E 304.75
47 N 38°15'51"E 280.90
48 N 83°36'17"E 270.57
49 N 08°57'52"W 950.16
50 N 25°28'46"W 47.08
51 N 25°28'46"W 134.35
52 N 44°44'24"E 47.08
53 N 25°28'46"W 95.02
54 S 39°49'46"E 245.25
55 S 39°49'46"E 245.25
56 S 39°49'46"E 245.25
57 S 39°49'46"E 73.45
58 S 39°49'46"E 171.80
59 N 53°05'05"W 205.48
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64 N 01°51'54"E 139.28
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71 S 78°09'54"E 141.80
72 S 78°09'54"E 141.80
73 S 88°25'17"E 205.48
74 S 85°39'27"E 238.24
75 N 89°34'59"E 31.28
76 N 81°08'09"E 51.33
77 N 67°57'40"E 167.25
78 N 48°40'51"E 30.78
79 N 32°08'47"E 189.80
80 N 24°59'45"E 195.36
81 N 24°59'45"E 97.96
82 N 66°17'39"E 257.27
83 N 81°51'35"E 157.71
84 N 71°30'15"E 124.64
85 N 55°06'36"E 114.89
86 N 55°53'37"E 107.75
87 N 84°03'35"E 230.19
88 N 84°03'35"E
89 S 35°08'54"E 48.36
92 THRU 108 NOT USED
109 S 81°05'27"E 219.09
110 S 77°39'25"E 374.82
111 N 78°13'51"E 525.54
112 S 03°45'19"E 167.01
113 S 85°57'41"E 108.76
114 N 09°35'20"E 180.75
ACREAGE CHART
TRACT A 1.98
TRACT B: EIGELBERGER 199.28
TRACT C: BLOODY POINT 330.48
TRACT D: HORRISON 10.00
TOTAL 541.74
VICINITY MAP
NO SCALE
SITE
ATLANTIC OCEAN
GRID NORTH
SCALE: 1"=400'
REFERENCES
1. "PLAT OF BLOODY POINT PLANTATION" BY BARRETT & EXLEY, INC., DATED SEPTEMBER, 1974.
2. MAP OF "BLOODY PT PLANTAN." BY ARTHUR S. CHRISTENSEN DATED SEPTEMBER, 5, 1991, RECORDED IN A.D.C. PLAT FILE P-696, BEAUFORT COUNTY COURTHOUSE.
3. "SURVEY PLAT OF THE EIGELBERGER TRACT" BY ENGINEERING AND CONSTRUCTION SERVICES, INC. DATED MAY, 1975.
4. MAP OF "EIGELBERGER OR LUCUMI PLANTATION" BY ARTHUR S. CHRISTENSEN, DATED APRIL 16, 1990, RECORDED IN A.D.C. PLAT FILE P-405, BEAUFORT COUNTY COURTHOUSE.
5. MAP OF "SITES FOR DESIGN OF THE BLOODY POINT MARSH", SURVEYOR AND DATE UNKNOWN, RECORDED IN DEED BOOK 43 PAGE 25, BEAUFORT COUNTY COURTHOUSE.
6. PLAT OF "A 10 ACRES OF BOLVES POINT PLANTATION" BY NOELS CHRISTENSEN III, DATED MARCH 26, 1986, RECORDED IN DEED BOOK 483 PAGE 2021 BEAUFORT COUNTY COURTHOUSE.
7. PLAT OF "PARCELS A, B & C" BY THOMAS B. RICHARDSON, DATED JUNE 14, 1985, RECORDED IN DEED BOOK 440 PAGE 1213 BEAUFORT COUNTY COURTHOUSE.
8. PLAT PREPARED AT THE REQUEST OF HARRIS FARMER BY FORREST BAUSHMAN, DATED MARCH 11, 1985.
9. "PLAT OF THE PROPERTY OF D.H. BOYNTON" BY COASTAL SURVEYING CO., INC., DATED MAY 3, 1980.
NOTES
1. COORDINATES BASED ON SOUTH CAROLINA STATE GRID, SOUTH ZONE.
2. SETBACK LINE BASED ON AN ESTIMATED ANNUAL EROSION RATE OF 6.4 FEET/YEAR TIMES 40 YEARS PER USGS/NOAA HISTORICAL SHORELINES FOR THE TIME PERIOD 1852-1993.
3. THESE PROPERTY LINES CROSS OVER V, V+, VE(EL 14), AT (ELEV.15), AT (ELEV.16), VE (ELEV.18) VE (ELEV.17), VE (ELEV.16), VE (ELEV.19) AND VE (ELEV.22) PER FEMA DATED 29 SEPTEMBER, 1986.
4. LOCATION AND SIZE OF CEMETERY DETERMINED BY FIELD OBSERVATION.
5. LOCATION AND CONFIGURATION OF HOOKS ROADS AS SHOWN ARE APPROXIMATE AND HAVE NOT BEEN SURVEYED AS OF THIS DATE.
THE LOCATIONS OF THE INTERIOR BASE, DEAD ZONE AND SET BACK LINES SHOWN ARE SUBJECT TO REVIEW AND REVISION AND ARE NOT TO BE INTERPRETED AS OFFICIAL. THEY ARE INTENDED AS AN AID TO SITE PLANNING.
LEGEND
CIP IRON PIPE OR PINS FOUND
CMF CONCRETE MONUMENT FOUND
CMS CONCRETE MONUMENT SET
MHW MEAN HIGH WATER(5.9' MEAN SEA LEVEL)
OHP OLD HOOPS ROAD
I, MATTHEW H. CRAWFORD, A PROFESSIONAL SURVEYOR OF THE STATE OF SOUTH CAROLINA DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY SHOWN HEREON AND THAT THIS PLAT IS A CORRECT AND ACCURATE DELINEATION OF THE PROPERTY AND THAT ALL MONUMENTS AND IMPROVEMENTS HAVE BEEN INSTALLED AND THE PRECISION IS 1/30000.
S. C. REG. No. 9758
NOT VALID UNLESS EMBOSSED WITH SEAL
SCALE IN FEET
88703 D-142
SOUTHEASTERN SURVEYING, INC.
P.O. BOX 7228 HILTON HEAD ISLAND, SC 29938
(843) 785-9803
MELROSE
PREPARED FOR:
MELROSE PLANTATION, LIMITED PARTNERSHIP
P.O. BOX 8778
HILTON HEAD ISLAND, S.C. 29938
PLAT OF THE LANDS OF DEUTSCH AND SUNRISE DEVELOPMENT COMPANY TOTALING 541.74 ACRES
LOCATED ON DAUFUSKIE ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA
DATE:
4th MARCH, 1988
DRAWN BY: DDH
CHECKED BY:
REVISIONS:
1. 20 MARCH, 1988
2. 22 APRIL, 1988
3. 27 APRIL, 1988
4. 2 MAY, 1988
5. 19 JULY, 1988
6. 8 JUNE, 1988
7. 17 JULY, 1988
SHEET 1 OF 1
EXHIBIT D
DETAIL - MARKERS NOT ON LINE
N 25°39'05"E 34.53'
FLAT IRON BAR
GRANITE MONUMENT
PLANTATION LAND COMPANY
POINT OF COMMENCEMENT
CONCRETE MONUMENT & OLD FENCE CORNER
BY BEND ON SCHOOL ROAD
SCHOOL ROAD
POINT OF BEGINNING
N 25°39'05"E 34.53'
CONCRETE MONUMENT SET
BY FLAT IRON BAR
HOOPS ROAD
TRACT A
1.99 Ac.
EIGELBERGER TRACT
TRACT B
199.28 AC.
PROSPECT ROAD
HOOPS ROAD
MEAN HIGH WATER
BEACH ROAD
40'R/W
COASTAL BARRIER LINE
PER FEMA DATED 29 SEPTEMBER, 1986
TRACT D
RICHARD MORRISON
PROPOSED 10.00 ACRES
PARRY'S LANDING ROAD
40' R/W
HUGEN RIVER
LIGHTHOUSE RESERVATION
DETAIL - LIGHTHOUSE RESERVATION
OAK RIDGE PLANTATION
TRACT C
BLOODY POINT
330.48 Ac.
CEMETERY
TIE TO MHW
S 48°07'E
47.68'
LINE TO CENTERLINE OF ZONE
INTERIOR SET BACK LINE
INTERIOR DEAD ZONE LINE
INTERIOR BASE LINE
MEAN HIGH WATER
CALIBOGUE SOUND
ZONE VE (ELEV. 15)
ZONE VE (ELEV. 16)
ZONE VE (ELEV. 17)
ZONE VE (ELEV. 18)
ZONE VE (ELEV. 19)
ZONE VE (ELEV. 22)



Vicinity Map

MUNGEN RIVER
PROSPECT ROAD
BEACH ROAD
OAK RIDGE
PAPPYS LANDING ROAD
RIVER ROAD
MUNGIN CREEK
BLOODY POINT DRIVE
Utility Lot
Existing Cemetery
BEACH ROAD
BEACH FIELD S
FUSKIE LANE
CRESTINO
ATLANTIC OCEAN

Key

- Project Boundary
- Bloody Point Properties LLC Project Parcels
- Bloody Point Properties LLC Non-Project Parcels
- Adjacent Lots
- Paved Streets and Roads
- Unpaved Streets and Roads

Project Parcels

1. R800 027 00A 0076 0000
   Bloody Point Properties LLC
   176.30 Acres
2. R800 027 00A 0078 0000
   Bloody Point Properties LLC
   Approx. 2.0 Acres
3. R800 027 00A 0085 0000
   Bloody Point Properties LLC
   0.75 Acres
4. R800 027 00A 0092 0000
   Bloody Point Properties LLC
   0.949 Acres

TOTAL AREA: +/- 180 ACRES

EXHIBIT D

0 100 200 400 600 800 Ft

1 inch = 200 Feet

November 24, 2015

BLOODY POINT
Project Parcels
Daufuskie Island, SC

McCARTHY FLORISTS.COM

Wood Partners Inc. WPi

5/11 PB Roll 18713

RECORDED
2011 Sep -14 09:31 AM
Sharon Q. Burris
BEAUFORT COUNTY AUDITOR

BEAUFORT COUNTY SC - ROD
BK 03082 PGS 1981-1985
FILE NUM 2011045075
09/07/2011 11:05:03 AM
REC'D BY P BAXLEY RCPT# 655747
RECORDING FEES 11.00

STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)

TITLE TO REAL ESTATE
TMS: R800-027-000-0022-0000,
R800-027-00A-0076-0000,
R800-027-00A-0078-0000,
R800-027-00A-0085-0000,
R800-027-00A-0087-0000,
R800-027-00A-0092-0000

KNOW ALL MEN BY THESE PRESENTS, THAT I, **BRIAN J. McCARTHY,** (hereafter the "Grantor") in the State aforesaid, for and in consideration of the sum of TEN AND 00/100, ($10.00) DOLLARS AND NO OTHER CONSIDERATION, to me in hand paid at and before the sealing of these Presents by **BLOODY POINT PROPERTIES, LLC** (hereinafter the "Grantee") whose address is c/o Brian J. McCarthy, 9390 Old Southwick Pass, Alpharetta, GA 30022, in the State aforesaid, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release, subject to the easements, restrictions, reservations, and conditions set forth in the legal description below, unto the said **BLOODY POINT PROPERTIES, LLC,** its successors and/or assigns, forever, in fee simple, the following described real property, to-wit:

SEE EXHIBIT "A" attached hereto and incorporated herein.

SAID properties are conveyed subject to all applicable covenants, conditions, restrictions and easements of record in the ROD Office for Beaufort County, South Carolina, and to the Beach Act Disclosures contained in Exhibit "B" attached hereto.

The properties conveyed herein are the same properties conveyed to Brian J. McCarthy by Deed from Daufuskie Island Properties, LLC, dated June 17, 2011 and recorded on June 22, 2011 in Book 3066 at Page 3364 in the Office of the Register of Deeds for Beaufort County, South Carolina.

THE within Deed was prepared in the Law Offices of Ruth, MacNeille & Knudsen, P.A., P.O. Box 5706, Hilton Head Island, South Carolina 29938, by Michael K. Knudsen, Esquire.

TOGETHER with all and singular, the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the said Premises unto the said **BLOODY POINT PROPERTIES, LLC,** its successors and assigns, forever, in fee simple.

AND I, the within Grantor, do hereby bind myself, and my heirs, executors and administrators to warrant and forever defend, all and singular, the said Premises unto the said **BLOODY POINT PROPERTIES, LLC,** its successors and Assigns, against me and my Heirs and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

WITNESS our hands and seals this 26th day of July, 2011.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Witness

Brian J. McCarthy

Notary Witness

STATE OF Georgia)
)
COUNTY OF Forsyth)

ACKNOWLEDGMENT

I, the undersigned notary public, do hereby certify that the within named Brian J. McCarthy, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Sworn to before me this
26th day of July, 2011.

Notary Public
My Commiss

My Comm Exp is.

EXHIBIT "A"

Parcel I: R800-027-000-0022-0000 (1.98 acres, Tract A, Bloody Point)
All that certain piece, parcel or tract of land situate, lying and being on Daufuskie Island, Beaufort County, South Carolina, containing 1.98 acres, more or less, known and described as Tract "A", Bloody Point on a plat of the Lands of the Estate of Morton Deutsch and Surfside Development Company prepared by Matthew M. Crawford, SCRLS #9756, dated March 25, 1988, last revised July 21, 1988, and recorded July 28, 1988 in the ROD Office for Beaufort County, South Carolina, in Plat Book 35 at Page 223. For a more detailed description as to courses, metes and bounds, etc., reference may be had to said plat of record.

Parcel II: R800-027-00A-0076-0000 (176.30 acres, Bloody Point Golf Course)
All that certain piece, parcel or tract of land situate, lying and being on Daufuskie Island, Beaufort County, South Carolina, containing 176.30 acres, more or less, and being more particularly shown and described as the "Golf Area" on a plat of Bloody Point Golf Course & Facilities, prepared by Boyce L. Young, SCRLS #11079, dated May 16, 1990 and revised on March 27, 1997, recorded in the ROD Office for Beaufort County, South Carolina in Plat Book 61 at Page 5A. For a more detailed description as to courses, metes and bounds, etc., reference may be had to said plat of record.

Parcel III: R800-027-00A-0078-0000 (Riverfront Lot and Cemetery Access)
All that certain piece, parcel or tract of land situate, lying and being on Daufuskie Island, Beaufort County, South Carolina, shown and described as the "Riverfront Lot III, Cemetery Access and Parking Easement" and Lot III on a plat of Bloody Point Golf Course & Facilities, prepared by Boyce L. Young, SCRLS #11079, dated May 16, 1990 and revised on March 27, 1997, recorded in the ROD Office for Beaufort County, South Carolina in Plat Book 61 at Page 5A. For a more detailed description as to courses, metes and bounds, etc., reference may be had to said plat of record.

Parcel IV: R800-027-00A-0085-0000 (0.75 acres, Parcel H, Bloody Point)
All that certain piece, parcel or tract of land situate, lying and being on Daufuskie Island, Beaufort County, South Carolina, being shown and designated as Parcel "H" containing 0.75 acres and a portion of the right-of-way for Bloody Point Road located to the southwest of Parcel "H" on a plat entitled A Plat of Bloody Point Golf Course & Facilities, prepared by Thomas and Hutton Engineering Co., certified by Boyce L. Young, SCRLS #11079, recorded in the ROD Office for Beaufort County, South Carolina in Plat Book 39 at Page 40. For a more detailed description as to courses, metes and bounds, etc., reference may be had to said plat of record.

Parcel V: R800-027-00A-0087-0000 (5.63 acres Future Development, River Rd. R/W)
All that certain piece, parcel or tract of land situate, lying and being on Daufuskie Island, Beaufort County, South Carolina, containing 5.63 acres, more or less, designated as FUTURE DEVELOPMENT and being more particularly shown and described on a plat of Bloody Point Golf Course & Facilities, prepared by Boyce L. Young, SCRLS #11079, dated May 16. 1990, revised March 27, 1997, and recorded in the ROD Office for Beaufort County, South Carolina, in Plat Book 61 at Page 5. For a more detailed description as to courses, metes and bounds, etc., reference may be had to said plat of record.

Parcel VI: R800-027-00A-0092-0000 (Lot A-2, Founders Cottage Tract)
All that certain piece, parcel or tract of land situate, lying and being on Daufuskie Island, Beaufort County, South Carolina, containing 0.949 acres, more or less, and being more particularly shown and described as Lot A-2 Founders Cottage Tract, a portion of Daufuskie Island Club property on a plat prepared by Boyce L. Young, SCRLS #11079, dated January 31, 1997, and recorded in the ROD Office for Beaufort County, South Carolina in Plat Book 61 at Page 6. For a more detailed description as to courses, metes and bounds, etc., reference may be had to said plat of record.

EXHIBIT "B"
BEACH ACT DISCLOSURE STATEMENT

Pursuant to S.C. Code Ann. §48-39-330 (1976), as amended, the Seller discloses to the Purchaser that the Property or a portion thereof if or may be subject to statutory regulation imposed by The South Carolina Coastal Zone Act of 1977, S.C. Code Ann. §48-39-10 et seq. (1976), as amended by the South Carolina Beach Management Act, S.C. Code Ann. §48-39-270 et seq. (1976) (hereinafter collectively called "the Acts"). The Acts involve, and may subject the Property to, the creation and existence of interim and final baselines, setback lines, the velocity zone and an erosion rate, all as is more fully defined in the Acts. Part or all of the Property is or may be located seaward of the setback line, the minimum setback line or interim baseline, and has an erosion rate, all as determined by the Office of Ocean and Coastal Resource Management of the South Carolina Department of Health and Environmental Control, formerly the South Carolina Coastal Council (hereinafter, "OCRM"). All or part of the Property is or may be within the velocity zone as determined by the Federal Emergency Management Agency. The Acts may also restrict the Purchasers' rights to build, repair or rebuild structures on the Property. No structure may be constructed seaward of the setback lines without a permit issued by OCRM. Pursuant to the Acts, the locations of the baselines and interim and final setback lines are subject to change. The methodology utilized in determining the exact location of the setback lines and baselines on the Property and the current applicable erosion rate may be obtained from OCRM. The methodology described above must be utilized in a case-by-case, property-by-property manner in order for an exact, surveyed determination to be made of the location of the baselines and setback lines. The Seller makes no representation to the Purchaser concerning the location of such baselines, setback lines, or the velocity zone, the effect of such regulation on the Property, or the accuracy of the foregoing disclosure.

ADD DMP Record 9/12/2011 14:57:46
--> Book/Page O BK 3082 PG 1986A
BEAUFORT COUNTY TAX MAP REFERENCE

Dist	Map	SMap	Parcel	Block	Week
R800	027	00A	0076	0000	00

ADD DMP Record 9/12/2011 14:57:46
--> Book/Page O BK 3082 PG 1986A
BEAUFORT COUNTY TAX MAP REFERENCE

Dist	Map	SMap	Parcel	Block	Week
R800	027	000	0022	0000	00

ADD DMP Record 9/12/2011 14:57:46
--> Book/Page O BK 3082 PG 1986A
BEAUFORT COUNTY TAX MAP REFERENCE

Dist	Map	SMap	Parcel	Block	Week
R800	027	00A	0078	0000	00

ADD DMP Record 9/12/2011 14:57:46
--> Book/Page O BK 3082 PG 1986A
BEAUFORT COUNTY TAX MAP REFERENCE

Dist	Map	SMap	Parcel	Block	Week
R800	027	00A	0085	0000	00

ADD DMP Record 9/12/2011 14:57:46
--> Book/Page O BK 3082 PG 1986A
BEAUFORT COUNTY TAX MAP REFERENCE

Dist	Map	SMap	Parcel	Block	Week
R800	027	00A	0087	0000	00

ADD DMP Record 9/12/2011 14:57:46
--> Book/Page O BK 3082 PG 1986A
BEAUFORT COUNTY TAX MAP REFERENCE

Dist	Map	SMap	Parcel	Block	Week
R800	027	00A	0092	0000	00

EXHIBIT E

Existing Lots, Roads, Rights-of-Way and Land Uses Exhibits:

1. Bloody Point Existing Lots, Roads, Rights-of-Way and Land Uses Map
Dated: November 24, 2015
Full size copy has been submitted separately.

2. Adjacent Lots Ownership Key
Source: Beaufort County Online GIS Map
Accessed: November, 2015
(3 pages)

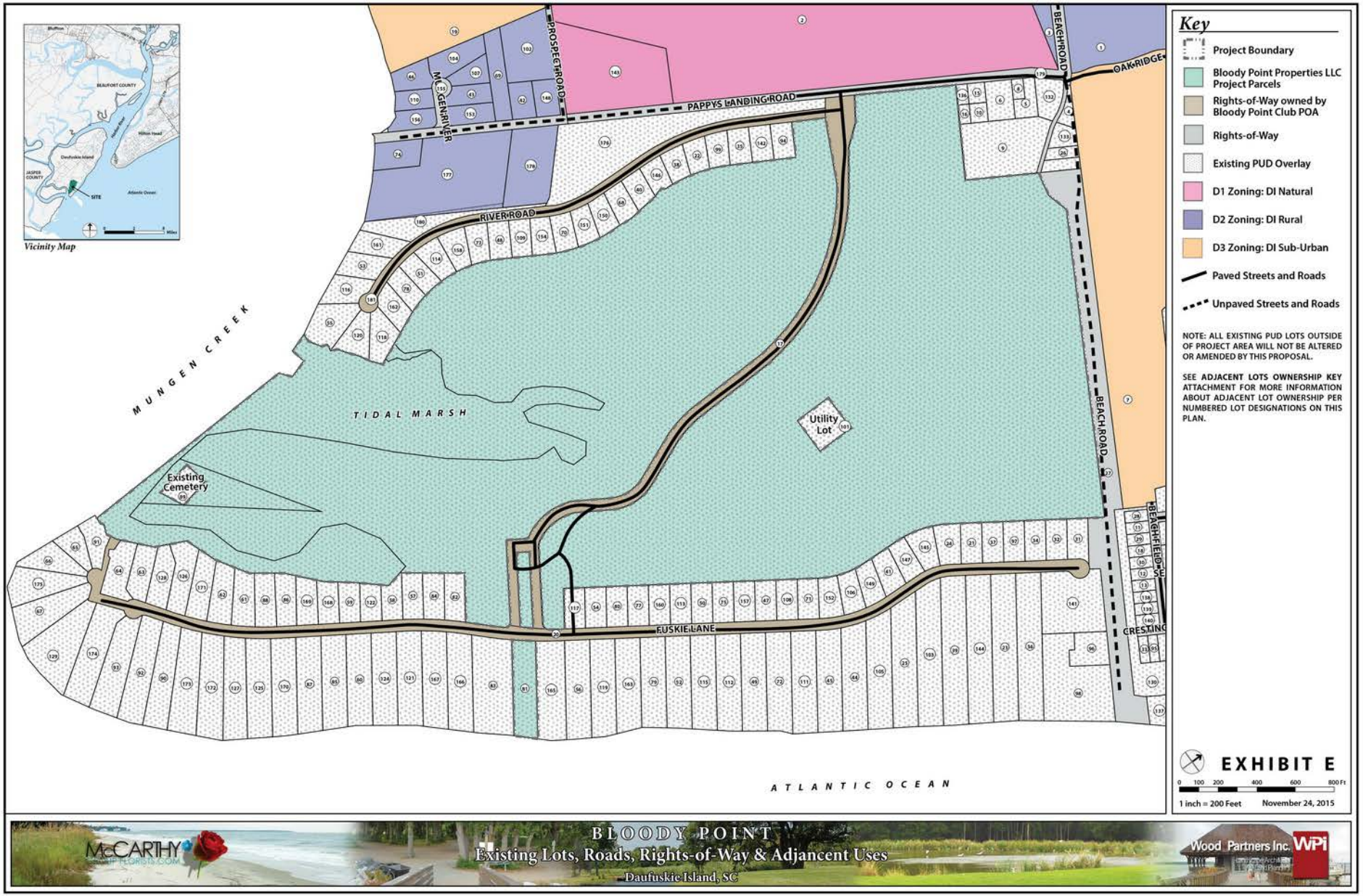

Vicinity Map
BEAUFORT COUNTY
Daufuskie Island
Hilton Head
JASPER COUNTY
SITE
Atlantic Ocean
MUNGEN CREEK
TIDAL MARSH
ATLANTIC OCEAN
PAPPYS LANDING ROAD
RIVER ROAD
FUSKIE LANE
BEACH ROAD
OAK RIDGE
ROSPECT ROAD
MUGEN RIVER
Existing Cemetery
Utility Lot
Key
Project Boundary
Bloody Point Properties LLC Project Parcels
Rights-of-Way owned by Bloody Point Club POA
Rights-of-Way
Existing PUD Overlay
D1 Zoning: DI Natural
D2 Zoning: DI Rural
D3 Zoning: DI Sub-Urban
Paved Streets and Roads
Unpaved Streets and Roads
NOTE: ALL EXISTING PUD LOTS OUTSIDE OF PROJECT AREA WILL NOT BE ALTERED OR AMENDED BY THIS PROPOSAL.
SEE ADJACENT LOTS OWNERSHIP KEY ATTACHMENT FOR MORE INFORMATION ABOUT ADJACENT LOT OWNERSHIP PER NUMBERED LOT DESIGNATIONS ON THIS PLAN.
EXHIBIT E
0 100 200 400 600 800 Ft
1 inch = 200 Feet
November 24, 2015
BLOODY POINT
Existing Lots, Roads, Rights-of-Way & Adjancent Uses
Daufuskie Island, SC
McCARTHY
Wood Partners Inc.
WPI

Exhibit E

2. Adjacent Lots Ownership Key

Source: Beaufort County Online GIS Map

Accessed: November, 2015

Map Number	Beaufort County PIN	Owner	Area (Acres)
1	R800 027 000 009A 0000	Daufuskie Land Investments LLC	9.958
2	R800 027 000 0007 0000	Hatcher Holdings LLC	1.214
3	R800 027 000 0016 0000	Dolphin Daufuskie Group LLC	3.168
4	R800 027 000 0020 0000	J&W Corporation of Greenwood	0.235
5	R800 027 000 0008 0000	Charles Thomas Allen II	0.420
6	R800 027 000 008C 0000	Theresa S Nordeen and Mary Margaret L Wu	0.660
7	R800 027 000 0102 0000	Beach Field Properties LLC	3.237
8	R800 027 000 008A 0000	Mildred P Yeomans	0.145
9	R800 027 000 008F 0000	J&W Corporation of Greenwood	2.837
10	R800 027 000 008E 0000	Fred Ward	0.207
11	R800 027 000 0155 0000	MGC Corporation	0.166
12	R800 027 000 0159 0000	Beach Field Properties LLC	0.166
13	R800 027 000 0160 0000	Beach Field Properties LLC	0.167
15	R800 027 000 008D 0000	Edward J and Elizabeth P Hall	0.217
16	R800 027 000 0019 0000	John Gause	0.138
17	R800 027 00A 0094 0000	Daufuskie Island Club Property	5.909
18	R800 027 000 0157 0000	Michael D and Karen R Hammer Jr	0.166
19	R800 027 000 0007 0000	Hatcher Holdings LLC	6.352
20	R800 027 00A 0119 0000	Daufuskie Island Club Property Owner	7.707
21	R800 027 00A 0070 0000	Chou Investments LLC	0.530
22	R800 027 00A 0099 0000	Pensco Trust Co	0.439
23	R800 027 00A 0002 0000	Lordah Trust	2.282
24	R800 027 00A 0069 0000	Thomas D and Mary M Dickinson	0.614
25	R800 027 00A 0006 0000	John J Mellencamp	1.973
26	R800 027 000 0018 0000	Mayme S Jenkins	0.234
27	R800 027 00A 0087 0000	Bloody Point Properties LLC	7.569
28	R800 027 000 0154 0000	William M Madson	0.166
29	R800 027 000 0156 0000	Bradley Schumacher	0.167
30	R800 027 000 0158 0000	Beach Field Properties LLC	0.166
31	R800 027 00A 0075 0000	James Michael Griffin	0.541
32	R800 027 00A 0074 0000	Emily H Conger	0.530
33	R800 027 000 0103 0000	Gracetree Investments LLC	0.161
34	R800 027 00A 0073 0000	Ben S and Melissa H Sellars	0.530
35	R800 027 00A 0097 0000	Robert M and Beth P Senn	0.483
36	R800 027 00A 0001 0000	Maher F and Nagiba A Habashi	2.286
37	R800 027 00A 0071 0000	George J and Terri Oberst	0.530
38	R800 027 00A 0100 0000	Anthony Simonelli	0.442
39	R800 027 00A 0004 0000	Osiris Lotus LLC	2.301
40	R800 027 00A 0102 0000	Timothy C Foley	0.452
41	R800 027 00A 0066 0000	Anthony M Savo	0.549
42	R800 027 000 0177 0000	Nelson Wells	0.547
43	R800 027 000 0175 0000	Dolphin Management Inc	0.539
44	R800 027 00A 0008 0000	Elizabeth A Cervino	1.633
45	R800 027 00A 0009 0000	Anthony M Savo	1.580
46	R800 027 000 0172 0000	Dolphin Management Inc	0.601
47	R800 027 00A 0060 0000	Joanne B Loftus Revocable Trust	0.530
48	R800 027 00A 0109 0000	Loras M Lochmann	0.504
49	R800 027 00A 0012 0000	Jamie D and Angeal Pappas	1.515
50	R800 027 00A 0057 0000	Bruce Alan Jamrozy Living Trust	0.530
51	R800 027 00A 0113 0000	Richard A Silver	0.508
52	R800 027 00A 0015 0000	Susane Habashi Ahigian	1.425
53	R800 027 00A 0121 0000	Nancy R Dougherty	0.646
54	R800 027 00A 0052 0000	Jeffrey A and Linda L McCroy	0.530
55	R800 027 00A 0118 0000	Stephen P Casey	1.008
56	R800 027 00A 0019 0000	SLS Trinity Trust	1.526
57	R800 027 00A 0048 0000	Matthew G and Eileen M Salterelli	0.594
58	R800 027 00A 0047 0000	Jonathan M and Joanna K Varholak	0.507

Map Number	Beaufort County PIN	Owner	Area (Acres)
59	R800 027 00A 0045 0000	Kimberly Ann Manstrangelo	0.525
60	R800 027 00A 0024 0000	Thomas S Post Jr	1.420
61	R800 027 00A 0040 0000	Susan Camille Burns	0.740
62	R800 027 00A 0039 0000	Michael E and Julie M Egan	0.813
63	R800 027 00A 0037 0000	Thomas J Gletner Jr	0.712
64	R800 027 00A 0036 0000	Teresa J Rainey and Lisa M Kelley	0.852
65	R800 027 00A 0080 0000	Milton J Deitch and Sara Schwartz Trustee	0.517
66	R800 027 00A 0081 0000	Patricia Strong Barrett	0.772
67	R800 027 00A 0083 0000	Daufuskie Beach Property LLC	1.362
68	R800 027 00A 0103 0000	John P and Mary F Barry	0.494
69	R800 027 000 0179 0000	Dolphin Management Inc	0.954
70	R800 027 00A 0106 0000	Brian M McKenzie	0.502
71	R800 027 00A 0062 0000	Negin M Mostaghim	0.526
72	R800 027 00A 0011 0000	Elrod Family Holdings LLLP	1.540
73	R800 027 00A 0110 0000	Richard A Silver IRA	0.503
74	R800 027 000 0010 0000	Hoke S Greiner	0.786
75	R800 027 00A 0058 0000	Joanne B Loftus Revocable Trust	0.530
77	R800 027 00A 0054 0000	Martin Barnes and Angelia Bott	0.530
78	R800 027 00A 0114 0000	Jimmy D Faulkner	0.488
79	R800 027 00A 0016 0000	John M and Karen L Shoffner	1.400
80	R800 027 00A 0053 0000	Ashley Oak PArtners LLC	0.530
82	R800 027 00A 0050 0000	Cannon Consulting LLC	0.601
83	R800 027 00A 0093 0000	Maher Nagiba Habashi	2.375
84	R800 027 00A 0049 0000	Elizabeth A Cervino	0.612
85	R800 027 00A 0025 0000	David Symonds	1.442
86	R800 027 00A 0042 0000	Mark F Joyce Trust	0.660
87	R800 027 00A 0026 0000	Richard P Tarantino	1.479
88	R800 027 00A 0041 0000	Keith A and Tonne Ray Hanna	0.688
89	cemetery	Cemetery	0.547
90	R800 027 00A 0032 0000	Lordah Trust	1.411
91	R800 027 00A 0079 0000	Milton J Deitch and Sara Schwartz Trustee	0.584
92	R800 027 00A 0033 0000	Maher Nagiba Habashi	1.589
93	R800 027 00A 0034 0000	Erin P McCarthy	1.577
94	R800 027 00A 0095 0000	H L Boyer Royal	0.479
95	R800 027 000 0104 0000	Gracetree Investments LLC	0.161
96	R800 027 00A 0124 0000	Daufuskie Island Oceanfront LLC	0.746
97	R800 027 00A 0072 0000	Ben S and Melissa H Sellars	0.530
98	R800 027 00A 0125 0000	Daufuskie Island Oceanfront LLC	2.957
99	R800 027 00A 0098 0000	Stephen B Lookadoo Jr	0.458
100	R800 027 000 0182 0000	Beaufort County	1.540
101	R800 027 00A 0086 0000	Melrose Utility Company Inc	0.895
102	R800 027 000 0180 0000	Dolphin Management Inc	1.903
103	R800 027 00A 0005 0000	15 Fuskie Lane LLC	2.203
104	R800 027 000 0173 0000	Alan Conger	0.834
105	R800 027 00A 0007 0000	John J Mellencamp	1.760
106	R800 027 00A 0064 0000	J Daniel Rivers	0.528
107	R800 027 000 0174 0000	Emily H Conger	0.501
108	R800 027 00A 0061 0000	Anthony A and Dianne K Simonelli	0.531
109	R800 027 00A 0108 0000	James F Piperato	0.480
110	R800 027 000 0171 0000	Dolphin Management Inc	0.467
111	R800 027 00A 0010 0000	Teresa J Rainey and Lisa M Kelley	1.580
112	R800 027 00A 0013 0000	Lucky Stars Trust	1.497
113	R800 027 00A 0056 0000	Desiree Mitchell Jamrozy Living Trust	0.531
114	R800 027 00A 0112 0000	Randall J Hoover	0.563
115	R800 027 00A 0014 0000	William H Greenwood	1.462
116	R800 027 00A 0120 0000	Pensco Trust Co	0.689
117	R800 027 00A 0051 0000	Cannon Consulting LLC	0.530
118	R800 027 00A 0116 0000	Geoffrey William Adams	0.701
119	R800 027 00A 0018 0000	James L McDonald	1.502
120	R800 027 00A 0117 0000	David L Fingerhut	0.671
121	R800 027 00A 0022 0000	Richard F Latuska	1.458
122	R800 027 00A 0046 0000	Group 3 Investments LLLP	0.492
124	R800 027 00A 0023 0000	Richard Paul Silver	1.438
125	R800 027 00A 0028 0000	Paula K Nickels	1.534
126	R800 027 00A 0090 0000	Larreategul Family Trust	0.925
127	R800 027 00A 0029 0000	Ben S and Melissa H Sellars	1.440
128	R800 027 00A 0038 0000	Tucker and Ollie Investments LLC	0.759

Map Number	Beaufort County PIN	Owner	Area (Acres)
129	R800 027 00A 0084 0000	James W Hogg	1.970
130	R800 027 000 0166 0000	Beach Field Properties LLC	1.672
131	R800 027 000 0083 0000	Dolphin Management Inc	0.850
132	R800 027 000 0020 0000	J&W Corporation of Greenwood	0.598
133	R800 027 000 008G 0000	Island Drolmuls LLC	0.339
134	R800 027 000 0017 0000	Homer Curtis Jenkins III	0.269
136	R800 027 000 008B 0000	Jeffrey E and Sally V Lewis	0.145
137	R800 027 000 0102 0000	Beach Field Properties LLC	2.290
138	R800 027 000 0161 0000	Berach Field Properties LLC	0.167
139	R800 027 000 0162 0000	Beach Field Properties LLC	0.167
140	R800 027 000 0163 0000	James R and Melissa L Field	0.167
141	R800 027 00A 0123 0000	Sandy Lane Horizontak Property	2.308
142	R800 027 00A 0096 0000	H L Boyer Royal	0.476
143	R800 027 000 0026 0000	Hatcher Holdings LLC	4.945
144	R800 027 00A 0003 0000	Solban Trust	2.293
145	R800 027 00A 0068 0000	Anthony M Savo IRA	0.587
146	R800 027 00A 0101 0000	John M Lashar	0.429
147	R800 027 00A 0067 0000	Neveeen Nagiba Habashi	0.514
148	R800 027 000 0178 0000	Wells and Sanders LLC	0.544
149	R800 027 00A 0065 0000	Negin M Mostaghim	0.524
150	R800 027 00A 0104 0000	FBO Lawrence S Silver IRA	0.471
151	R800 027 00A 0105 0000	Sheila M Cook	0.482
152	R800 027 00A 0063 0000	Toria Homes LP	0.555
153	R800 027 000 0176 0000	Dolphin Management Inc	0.578
154	R800 027 00A 0107 0000	K & K Properties Co Inc	0.505
155	R800 027 000 007A 0000	Dolphin Management Inc	0.385
156	R800 027 000 0170 0000	Dolphin Management Inc	0.536
157	R800 027 00A 0059 0000	Joanne B Loftus Revocable Trust	0.530
158	R800 027 00A 0111 0000	David R Peters	0.552
159	R800 027 000 0181 0000	Dolphin Management Inc	0.010
160	R800 027 00A 0055 0000	David L Fingerhut	0.531
161	R800 027 00A 0122 0000	Patrick A McIntyre	0.644
162	R800 027 00A 0115 0000	Thomas J Gletner Jr	0.549
163	R800 027 00A 0017 0000	Michael W and Catherine S Andrews	1.431
165	R800 027 00A 0091 0000	Solban Trust	1.763
166	R800 027 00A 0020 0000	Robert W Webb Jr	1.508
167	R800 027 00A 0021 0000	Greene Daufuskie Island LLC	1.492
168	R800 027 00A 0044 0000	William H Greenwood MD Enterprises	0.552
169	R800 027 00A 0043 0000	Leah Haunz Johnson Revocable Trust	0.616
170	R800 027 00A 0027 0000	Richard P Tarantino	1.510
171	R800 027 00A 0089 0000	Mark A and Mary C Gunyuzlu	0.827
172	R800 027 00A 0030 0000	J Dub Holdings LLC	1.583
173	R800 027 00A 0031 0000	JGALT LLC	1.601
174	R800 027 00A 0035 0000	George E Mullen	1.686
175	R800 027 00A 0082 0000	Harry B Tremaine	1.153
176	R800 027 00A 0087 0000	Bloody Point Properties LLC	5.252
177	R800 027 000 010A 0000	Francis A Burn	5.691
178	R800 027 000 0025 0000	Hoke S Greiner	2.184
179	R800 027 000 009A 0000	Daufuskie Land Investments LLC	5.854
180	R800 027 00A 0077 0000	Brian McCarthy	1.282
181	R800 027 00A 0088 0000	Daufuskie Island Club Property	3.196

EXHIBIT F

Topographic Survey Exhibits:
Prepared by Thomas & Hutton

1. Topographic Survey for
Daufuskie Island Resort Planning District
Dated: November, 2006
Has remained unchanged.
Full size copy has been submitted separately.

2. Bloody Point LiDar Contours
Dated: November 16, 2015
Full size copy has been submitted separately.

TOPOGRAPHIC SURVEY EXHIBIT
FOR
DAUFUSKIE ISLAND RESORT
PLANNING DISTRICT

DAUFUSKIE ISLAND, SOUTH CAROLINA

PREPARED FOR

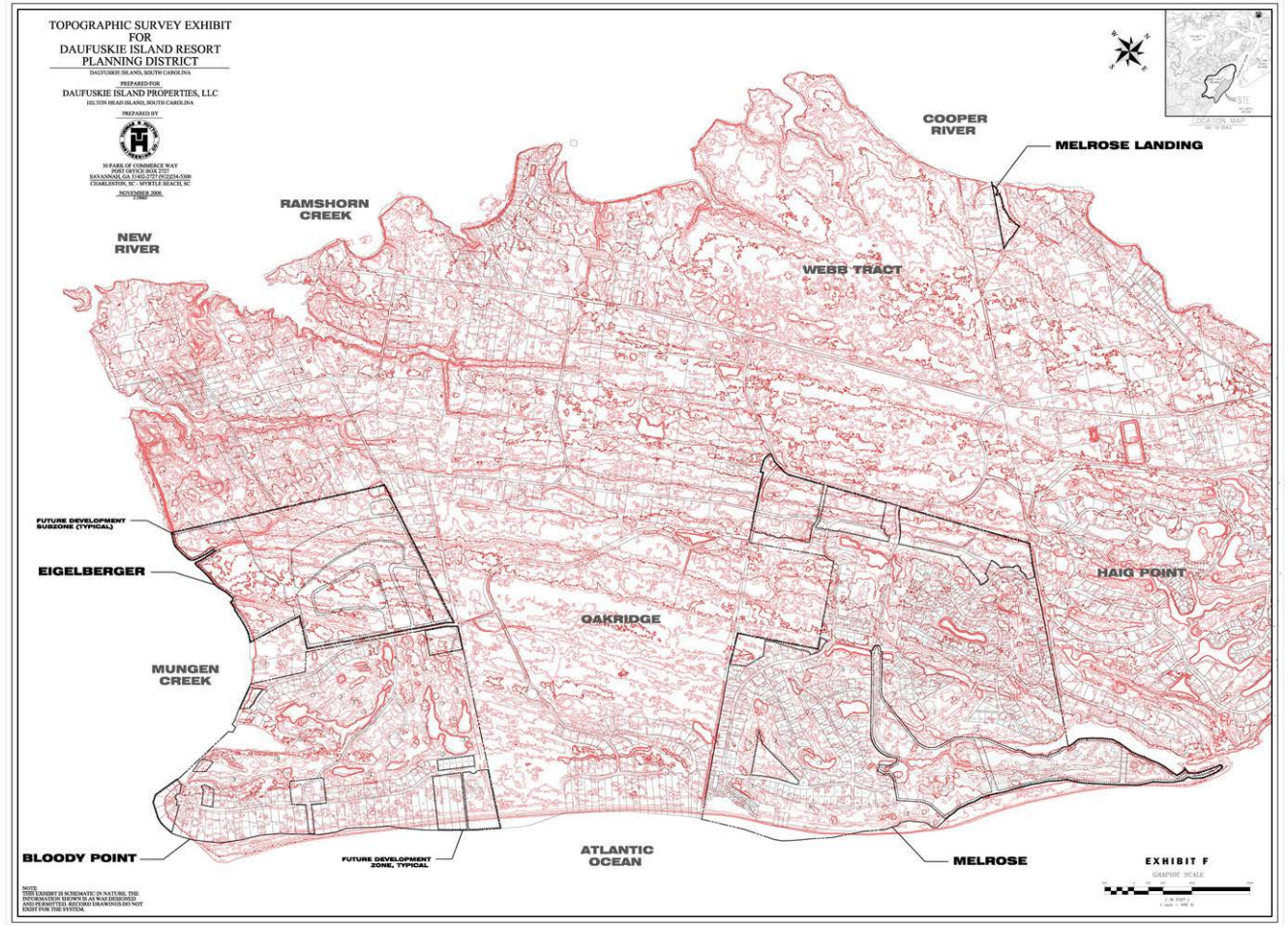
DAUFUSKIE ISLAND PROPERTIES, LLC

HILTON HEAD ISLAND, SOUTH CAROLINA

PREPARED BY

50 PARK OF COMMERCE WAY
POST OFFICE BOX 3727
SAVANNAH, GA 31402-3727 (912)234-5300
CHARLESTON, SC - MYRTLE BEACH, SC

NOVEMBER 2006



NOTE
THIS EXHIBIT IS SCHEMATIC IN NATURE. THE INFORMATION SHOWN IS AS WAS DESIGNED AND PERMITTED. RECORD DRAWINGS DO NOT EXIST FOR THE SYSTEM.


EXHIBIT F
LiDAR COUTOURS
BLOODY POINT
DAUFUSKIE ISLAND, SC
PREPARED FOR:
McCarthy Group Florists
PREPARED BY:
THOMAS & HUTTON
50 Park of Commerce Way
Savannah, GA 31405 • 912.234.5300
www.thomasandhutton.com
JOB NO: J-25876.0000
DRAWN: MSH
REVIEWED: MSH
DATE: NOVEMBER 16, 2015
SCALE: 1" = 200'
SHEET:

EXHIBIT G

Bloody Point Drainage Master Plan
Prepared by: Thomas & Hutton
Dated: November 16, 2015
Full size copy has been submitted separately.



EXHIBIT G

DRAINAGE MASTER PLAN

BLOODY POINT

DAUFUSKIE ISLAND, SC

PREPARED FOR:

McCarthy Group Florists

PREPARED BY:

THOMAS & HUTTON
Engineering | Surveying | Planning | GIS | Consulting
50 Park of Commerce Way
Savannah, GA 31405 • 912.234.5300
www.thomasandhutton.com

JOB NO.	J 20676.0000
DRAWN	MSH
REVIEWED	MSH
DATE	NOVEMBER 16, 2015
SCALE	1" = 200'
SHEET	

EXHIBIT H

Bloody Point Water Master Plan
Prepared by: Thomas & Hutton
Dated: November 16, 2015
Full size copy has been submitted separately.

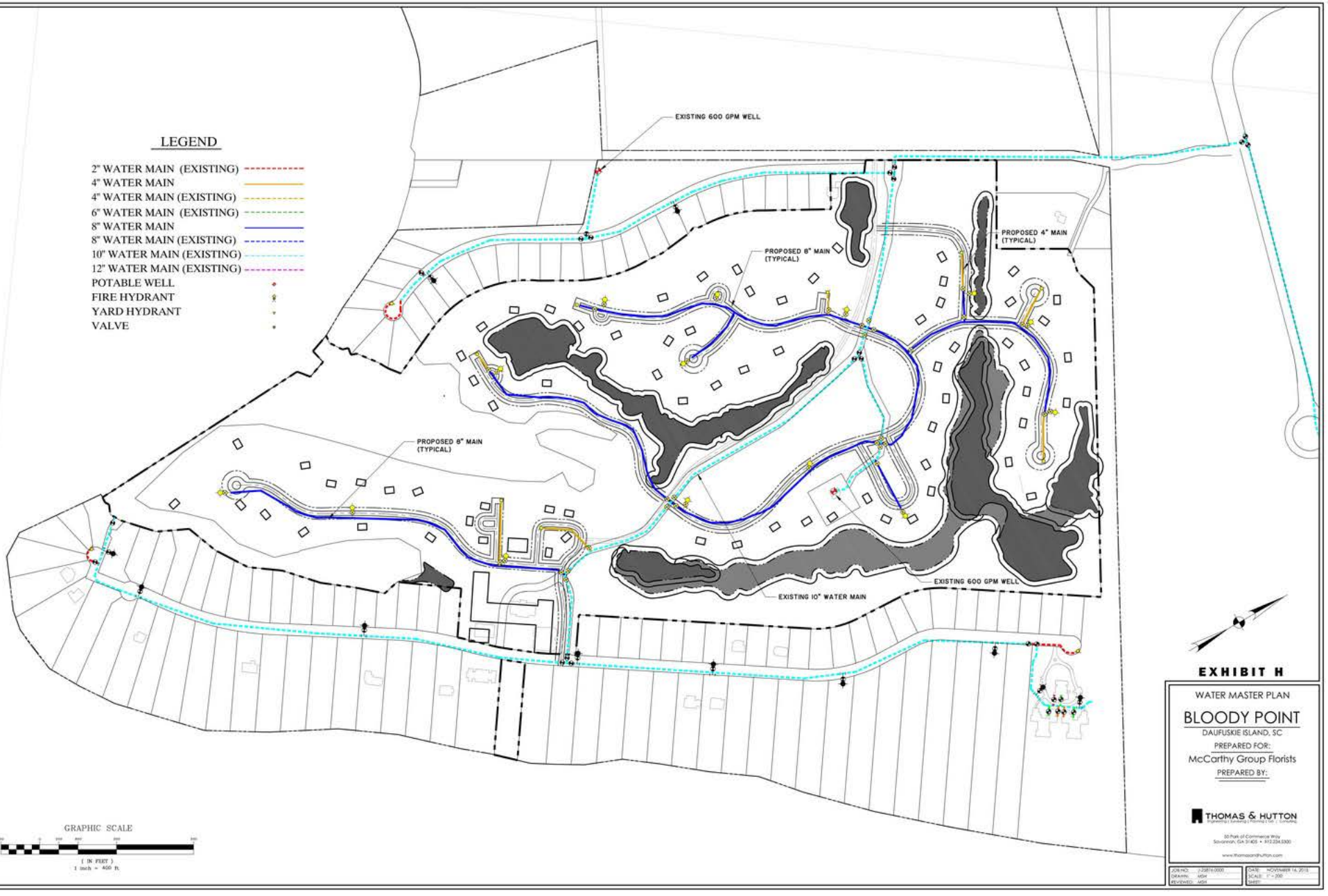

LEGEND
2" WATER MAIN (EXISTING)
4" WATER MAIN
4" WATER MAIN (EXISTING)
6" WATER MAIN (EXISTING)
8" WATER MAIN
8" WATER MAIN (EXISTING)
10" WATER MAIN (EXISTING)
12" WATER MAIN (EXISTING)
POTABLE WELL
FIRE HYDRANT
YARD HYDRANT
VALVE
EXISTING 600 GPM WELL
PROPOSED 8" MAIN (TYPICAL)
PROPOSED 4" MAIN (TYPICAL)
PROPOSED 8" MAIN (TYPICAL)
EXISTING 10" WATER MAIN
EXISTING 600 GPM WELL
GRAPHIC SCALE
(IN FEET)
1 inch = 400 ft.
EXHIBIT H
WATER MASTER PLAN
BLOODY POINT
DAUFUSKIE ISLAND, SC
PREPARED FOR:
McCarthy Group Florists
PREPARED BY:
THOMAS & HUTTON
30 Park of Commerce Way
Savannah, GA 31405 • 912.234.5300
www.thomasandhutton.com
JOB NO: J-25876.0000
DRAWN: MSH
REVIEWED: MSH
DATE: NOVEMBER 16, 2015
SCALE: 1" = 200'
SHEET:

EXHIBIT I

Bloody Point Wastewater Master Plan
Prepared by: Thomas & Hutton
Dated: November 16, 2015
Full size copy has been submitted separately.



EXHIBIT I

WASTEWATER MASTER PLAN

BLOODY POINT

DAUFUSKIE ISLAND, SC

PREPARED FOR:

McCarthy Group Florists

PREPARED BY:

THOMAS & HUTTON
50 Park of Commerce Way
Savannah, GA 31405 • 912.234.5300
www.thomasandhutton.com

JOB NO: P15876.0000	DATE: NOVEMBER 16, 2015
DRAWN: MSH	SCALE: 1" = 200'
REVIEWED: MSH	SHEET

EXHIBIT J

Letters of Utility Capability and Intent to Serve

Power & Gas
SCE&G
Dated: 11/19/15.

Water & Sewer
Daufuskie Island Utility Company, Inc
Dated: 12/3/2015

Fire Department
Daufuskie Island Fire District
Dated: 12/3/2015

Phone
Hargray
Dated: 12/3/2015

Solid Waste
Dolphin Shared Management Services, LLC
Dated: 12/3/2015

Customer Service Engineering - 81 May River Road, Bluffton, S.C. 29910

November 19, 2015

Michael S. Hughes, P.E.
Thomas & Hutton
50 Park Of Commerce Way
Savannah, GA 31405

Re: Proposed 150 Cottages and Inn at Bloody Point, Daufuskie Island, S.C.

Dear Mr. Hughes:

I am pleased to inform you that South Carolina Electric & Gas Company (SCE&G) will be able to provide electric service to the above referenced project. Service can be provided in accordance with SCE&G's General Terms and Conditions, other documents on file with the South Carolina Public Service Commission, and the company's standard operating policies and procedures.

In order to begin the design process for the project, the following information will need to be provided:

1.) **Finalized and approved detailed site plan (hard copy and electronic AutoCAD file) showing barricade plan, all "wet" utilities, buffer zones, and any existing or additional easements. These plans must be received by SCE&G at least two months prior to the issuing of electric design and conduit plans.**
2.) **Approved lot numbers and premise addresses including street names for the development.**
3.) **Copy of Army Corps of Engineers approved wetlands delineation letter including referenced site map, or letter from Army Corps of Engineers stating no wetlands exist on site.**
4.) **All electric load information.**
5.) **Anticipated timeline for each phase of the development.**
6.) **A signed copy of this letter acknowledging its receipt and responsibility for its contents and the contents of its enclosures.**

For more information or questions, contact me by phone at (843) 815-8808 or by email at parks.moss@scana.com.

Sincerely,

Parks Moss

Project and Account Manager, Sr.
South Carolina Electric and Gas

AUTHORIZED SIGNATURE: _____ DATE: _____

TITLE: _____ PHONE: _____

DAUFUSKIE ISLAND UTILITY COMPANY, INC.
c/o GUASTELLA ASSOCIATES, LLC
6 Beacon Street, Suite 200
Boston, MA 02108
617-423-7878

December 3, 2015

Mr. Michael S. Hughes
Thomas & Hutton
50 Park of Commerce Way
Savannah, GA 31405

Re: Bloody Point Planned Unit Development

Dear Mr. Hughes,

In accordance with our preliminary discussions, Daufuskie Island Utility Company (DIUC) is willing to provide water and sewer service for the Bloody Point Planned Unit Development (Applicant) which is within our service area.

The Applicant must submit a written request for service. The application should include a set of engineering plans for the mains and facilities that will be necessary to connect to DIUC's existing water and sewer utility systems, along with the estimated cost of the extension and the anticipated number and type of customers. Once the application for service is received, we will prepare a proposed extension of service agreement (Agreement) under which service will be provided. In general, the proposed Agreement will be designed to assure that DIUC's existing customers do no bear the risk of the success of the Applicant's development project. You should anticipate that the Agreement will contain provisions for the Applicant to be responsible for all costs to install mains and facilities necessary to provide service, and ownership of all mains and facilities will be transferred to DIUC along with necessary easements or rights of way. On the basis of our preliminary consideration, it is anticipated that at the time the Applicant/Developer sells lots to individual purchasers, those individuals will become customers of DIUC and begin to pay availability or usage rates in accordance with our approved tariff.

Once the Applicant and DIUC execute the agreement, it will be subject to approvals of the Public Service Commission, the Office of Regulatory Staff and the Department of Health and Environmental Control.

We look forward to working with you towards completion of a successful project.

GUASTELLA ASSOCIATES, LLC
Manager of DIUC



Mike J. Guastella
Vice President - Operations

DAUFUSKIE ISLAND FIRE DISTRICT

P.O. BOX 35, 400 HAIG POINT ROAD
DAUFUSKIE ISLAND, SC 29915
843-785-2116
FAX 843-785-6021

December 3, 2015

Mark L. Baker
Wood & Partners Inc.
PO Box 23949
Hilton Head Island, SC 29925

Re: Bloody Point Zoning Map Amendment

Dear Mr. Baker,

The Daufuskie Island Fire District is committed to servicing the proposed conceptual master plan for the illustrated area in Bloody Point. The impact fees associated with this development should support any additional equipment that is necessary. That being said, this review is based on the following assumptions:

1. The water flow for fire protection is sufficient as determined by the Insurance Services Organization (ISO), the International Fire Code and the Beaufort County Zoning and Development Standard Ordinances (ZDSO). Fire flow calculations shall be determined by an engineer prior to final approval of any development plans.
2. Where water flow is insufficient for fire protection, residential fire sprinkler systems shall be installed in accordance with NFPA standards or an alternative method of fire protection shall be established.
3. All Fire Apparatus Access Roads shall be a minimum of 20' wide having a vertical clearance of 13'-6".
4. Dead end cul-de-sacs shall have a turning radius of not less than 40'.
5. Bridges shall be built in accordance with DOT standards and be capable of supporting the loads of the fire apparatus.
6. Hydrants shall be spaced and located in accordance with the ZDSO, ISO and approval of the Daufuskie Island Fire District's Fire Marshall.

Please don't hesitate to call if you have any questions with regard to fire protection.

Best wishes,

Edward A. Boys

Edward A. Boys
District Chief
Established

CC: Hilary Austin, BC Zoning

HARGRAY

December 3, 2015

Mark L Baker
Wood Partners, Inc.
Hilton Head Island, SC 29928

Dear Mr. Baker:

SUBJ: Letter of Intent to Provide Service for: **Bloody Point, Daufuskie Island**

Hargray Engineering Services has reviewed the master plan for the above referenced project. Hargray Communications has the ability and intent to serve the above referenced project. Forward to our office a digital copy of the plan that has been approved by the county/town for use with Microstation or AutoCAD. Our office will then include owner/developer conduit requirements on the approved plan and return to your office.

By accepting this letter of intent to serve, you also accept sole responsibility to forward the requirements and Project Application Form to the owner/developer. The Project Application Form identifies the minimum requirements to be met as follows:

- Commercial buildings – apartments – villas: Minimum 4 inch diameter conduit Schedule 40 PVC with pull string buried at 24 to 30 inch depth, from the equipment room or power meter location to a point designated by Hargray at the road right-of-way or property line. **Conduits are required from each building site and multiple conduits may apply.**
- Commercial buildings with multiple "units" may require conduit(s) minimum ¾" from main equipment entry point to termination point inside unit. Plenum type ceilings require conduits or flame retardant Teflon wiring to comply with code.
- Hotel or large commercial project requirements would be two (2) 4 inch diameter Schedule 40 PVC underground conduits.
- Equipment rooms to have ¾ inch 4'x8' sheet of plywood mounted on wall to receive telephone equipment.
- A power ground accessible at equipment room or an insulated #6 from the service panel or power MGN to the backboard.
- Residential wiring requires CAT5E wiring (4 or 6 Pair) twisted wire for Telephone and Data. Industry Standard.
- All interior wiring should be pulled to the area immediately adjacent to the plywood backboard or power meter location. A minimum of 5' of slack is required for terminations.

Aid in or Aid to Construction may apply to certain projects.

Easements are required prior to installing facilities to your site.

Should there be any changes or additions to the original master plan, this letter will only cover those areas which are shown on the original master plan. All changes or additions would require another Letter of Intent to supply service. All costs incurred by the Telephone Company resulting from any requested change or failure to comply with minimum requirements shall be borne by the Developer. **Commercial projects require pre-construction meeting with Telco Company to review requirements.** I am available to discuss these requirements in more detail at your convenience.

Sincerely,

Franklo Denmark
Developer Relations Manager
843-816-1032
Hargray Engineering (843) 815-1676

Dolphin Shared Management Services, LLC

December 3, 2015

Mark Baker, President
Wood+Partners, Inc.
P.O. Box 23949
Hilton head Island, SC 29925

Re: Bloody Point PUD Zoning Map Amendment

Mr. Baker:

After consideration of the Bloody Point Conceptual Master Plan submitted to the Daufuskie Island Transfer Station, we have determined the Transfer Station, owned and operated by Dolphin Shared Management Services, LLC, is able to serve the solid waste needs of the development.

Regards,



Bill Scott
Owner and Manager
Dolphin Shared Management Services, LLC

EXHIBIT K

Agency Letters

Bloody Point Club Property Owners Association, dated 11/19/15.

No other comments or letters from Affected Agencies have been received to date.

BLOODY POINT PROPERTY OWNERS ASSOCIATION

November 19, 2015

To Whom It May Concern:

The Bloody Point Property Owners Association is in support of the PUD Zoning Map Amendment being submitted to Beaufort County.

Sincerely,

Tony Simonelli

President, Bloody Point Property Owners Association

2016 /

AN ORDINANCE TO AMEND THE FUTURE LAND USE ELEMENT (CHAPTER 4), CULTURAL RESOURCES ELEMENT (CHAPTER 6), AND ENERGY ELEMENT (CHAPTER 9) OF THE 2010 BEAUFORT COUNTY COMPREHENSIVE PLAN TO INCLUDE RECOMMENDATIONS FROM THE FIVE-YEAR COMPREHENSIVE PLAN ASSESSMENT.

Whereas, amended text is highlighted in yellow, underscored for additions and struck-through for deletions.

Adopted this _____ day of April, 2016.

COUNTY COUNCIL OF BEAUFORT COUNTY

BY:_____
D. Paul Sommerville, Chairman

APPROVED AS TO FORM:

_____
Thomas J. Keaveny, II, County Attorney

ATTEST:

_____
Suzanne M. Rainey, Clerk to Council

First Reading: March 28, 2016
Second Reading:
Public Hearing:
Third and Final Reading:

4

Beaufort County Comprehensive Plan

Future Land Use





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Introduction

This Land Use chapter provides an analysis of existing development patterns, recent planning and plan implementation efforts, and a vision for future land use and growth management policies. This chapter replaces the Future Land Use Plan chapter of the 1997 Beaufort County Comprehensive Plan. The policies in this chapter build on the recommendations of the 1997 Plan and on the recommendations of the Northern and Southern Beaufort County Regional Plans. The policies in this chapter also incorporate the results of the rural planning process conducted during 2007-2008.

Common Planning Goals

The following eleven common land use goals form the foundation upon which the policies and recommendations of the Land Use chapter are built. These goals expand on the original six core planning policies of the 1997 Comprehensive Plan and incorporate the public input gathered during the formulation of the two regional plans. The regional plans included various goals and objectives that were aggregated into the following common land use goals:

Goal 1: Beaufort County will work with the municipalities to coordinate growth throughout the county, especially around the current and future edges of the municipalities.

Goal 2: Beaufort County will maintain a distinct regional form of compact urban and suburban development surrounded by rural development for the purpose of reinforcing the valuable sense of unique and high quality places within the region.

Goal 3: Beaufort County will have livable and sustainable neighborhoods and communities with compatible land uses, mixed-use developments, pedestrian and transportation connections, and integrated open spaces.

Goal 4: Development will be coordinated with the planning for and provision of public services and facilities for

transportation, water and sewer facilities, schools, and other related services.

Goal 5: Beaufort County will preserve water quality and protect natural resources by promoting baseline standards for natural resources including salt marshes, marsh islands, coastal waters, and marine resources; trees, forests, and wildlife habitats; beaches and dunes; stormwater management; and open space preservation that each jurisdiction adopts as part of their planning policies and regulations.

Goal 6: Methods of creating and permanently preserving a regional open space system will be developed.

Goal 7: An integrated cultural, ethnic and socioeconomic diversity of the region will be preserved and promoted regionally, and in particular, the ability of indigenous population groups to remain a contributing part of the region and benefit from the opportunities that come from growth will be protected.

Goal 8: Affordable and workforce housing will be addressed on a regional basis.

Goal 9: There will be a continued collaboration with military facility planners, and in particular will respect the AICUZ contours.

Goal 10: The county will maintain a strong community aesthetic that includes the protection of scenic view corridors and regional commercial travel corridors, in order to promote and protect the economic well-being of Beaufort County and supplement the high quality of master planned areas.

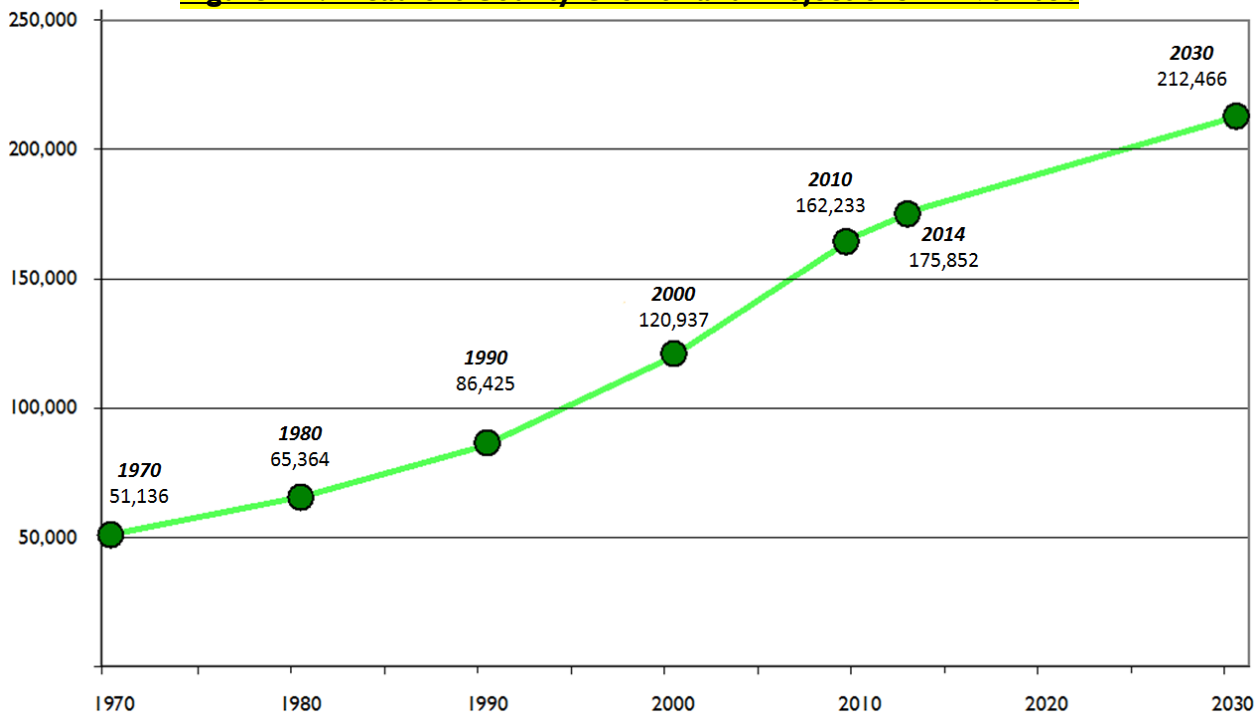
Goal 11: There will be intergovernmental coordination to implement this plan.



Historical Background on Growth in Beaufort County

It is only within the last 40 to 50 years that Beaufort County has truly witnessed a surge in population growth brought about initially by the development of tourism on Hilton Head Island in southern Beaufort County and by the growth of the military bases located in northern Beaufort County (See Figure 4-1). Due to Beaufort County's size and overall geography, the county is often seen as being comprised of two distinct areas: southern Beaufort County and northern Beaufort County, divided by the Broad River. This is relevant to the comprehensive plan because the development trends and patterns are varied between these two areas.

Figure 4-1: Beaufort County Growth and Projections – 1970-2030



Source: U.S. Census and Regional Transportation Model projections.

RECENT DEVELOPMENT TRENDS

Southern Beaufort County: A majority of the county's recent growth has taken place in southern Beaufort County, originally spurred by the resort and master planned developments on Hilton Head Island. The Southern Beaufort County Regional Plan identifies the following common development patterns prevalent in this portion of the county:

- Large, amenity-based, low-density master planned communities dominate the developed landscape of southern Beaufort County.
- The planning of these communities has been primarily a private sector endeavor with great care given to internal road networks, the delivery of services, and private covenants ensuring that development standards are high within the developments.
- The planned unit development (PUD) has been the preferred zoning tool to facilitate the development of these communities because it provides greater site design flexibility.
- Outside of the master planned communities, government has been faced with the challenge of providing roads, infrastructure, and land use regulations to connect the rest of the community together.
- Many of the region's current transportation inadequacies are a result of poor connectivity between the master planned communities and insufficient land being available for an adequate road network.
- Development is spreading west. Modern development began on Hilton Head Island, spread to the greater Bluffton Area (Bluffton and unincorporated county lands in the region), and is moving toward Jasper County and the City of Hardeeville.
- Currently, all but ~~11%~~ 9.4% of the land area of southern Beaufort County is either committed to future development or preserved from development.



Currently, all but ~~11%~~ 9.4% of the land area of southern Beaufort County is either committed to future development or preserved from development.

Northern Beaufort County: Northern Beaufort County has also continued to grow since the 1950s with the growth of the military bases, the growing popularity of the City of Beaufort's historic district, and the attractiveness of the region's natural and cultural resources. In contrast with the southern portion of the county, the following development patterns have been prevalent in the northern portion of the county:

- Northern Beaufort County has experienced steady growth over the last decade, but it has not grown as rapidly as the southern portion of the county.

- However, growth pressure appears to be increasing in the northern portion of the county, and the county expects that growth pressures will remain steady.
- Most of the growth has been occurring on Port Royal Island and on Lady's Island.
- There is much more rural land remaining in the northern portion of the county than in the southern portion.
- While there remains rural land on Port Royal Island and Lady's Island, the bulk of the rural areas are in the Sheldon area north of the Whale Branch River and on St. Helena Island.
- The growth pressures are showing signs of pushing out from the developed areas on Port Royal and Lady's Islands. However, the opportunity remains for growth in northern Beaufort County to be contained within an efficient growth boundary, preserving rural character, open spaces, and environmentally sensitive resources.
- Cooperative land use planning between Beaufort County, the City of Beaufort, the Town of Port Royal, and the Town of Yemassee is key to managing growth and preserving rural areas.

MUNICIPAL GROWTH

One of the most significant development trends since the adoption of the 1997 Comprehensive Plan has been the amount of acreage that has been annexed into municipalities. Beaufort County is home to five municipalities: The City of Beaufort, the Towns of Bluffton, Port Royal, Hilton Head Island, and Yemassee. Each of these communities, along with the county, maintains its own individual comprehensive plan and land use regulations. The percentage of land within the municipal boundaries has grown from ~~11.4%~~ 11.6% to ~~31.7~~ 34.1% within the past ~~ten~~ 18 years (see Table ~~4-1~~ 4-2 and Map 4-1).

Table ~~4-1~~ 4-2: Municipal Growth – 1997-~~2007~~ 2015

Jurisdiction	1997 Acreage*	~~2007~~ 2015 Acreage*
City of Beaufort	~~2,887~~ 2,930	~~9,977~~ 13,514
Town of Bluffton	640	~~32,845~~ 33,143
Town of Hilton Head Island	~~21,326~~ 21,862	~~21,412~~ 21,862
Town of Port Royal	~~1,145~~ 1176	~~8,561~~ 9,912
Town of Yemassee	794	1,794
City of Hardeeville	0	81
Unincorporated Beaufort Co.	~~208,704~~ 208,094	~~160,907~~ 155,190

*Acreage does not include water and salt marshes

EXISTING LAND USE PATTERNS

Beaufort County's 2007 inventory of existing land uses provides a generalized picture of existing development patterns. The purpose of this inventory is to provide a "snapshot" of what is on the ground today to serve as a benchmark for future analyses of land use patterns. Table ~~4-2~~ 4-3 provides a description, acreage and percentage of total land area for each existing land use category. Maps 4-2 and 4-3 show the distribution of existing land use in northern and southern Beaufort County respectively. Map 4-4 shows existing land use for Hilton Head Island, which is based on the *Land Use Patterns and Trends Background Report* (2005) of the *Southern Beaufort County Regional Plan.*

Table ~~4-2~~ 4-3: Existing Land Use Categories

Land Use Category	Description	Acreage	% of Total
Preserved Land	All municipal and county parks and both publicly and privately preserved lands.	37,919	16.1
Rural/Undeveloped	All the currently undeveloped and rural areas regardless if they are committed for future development.	130,128	55.3
Residential/Mixed-use	All single-family and multi-family developments and supporting small-scale commercial and service uses	49,455	21.0
Community Commercial	Includes commercial uses that typically serve nearby residential areas, such as a shopping district anchored by a grocery store.	1,494	0.6
Regional Commercial	Includes those uses due to their size and scale that attract shoppers and visitors from a larger area of the county and outside the county (include "big box" retail uses, chain restaurants, and supporting retail).	2,373	1.0
Light Industrial	Includes business parks, product assembly, distribution centers, major utility facilities, and light and heavy industrial uses.	1,405	0.6
Military	Land owned by the military	12,722	5.4
	Total	**235,496**	**100.0**

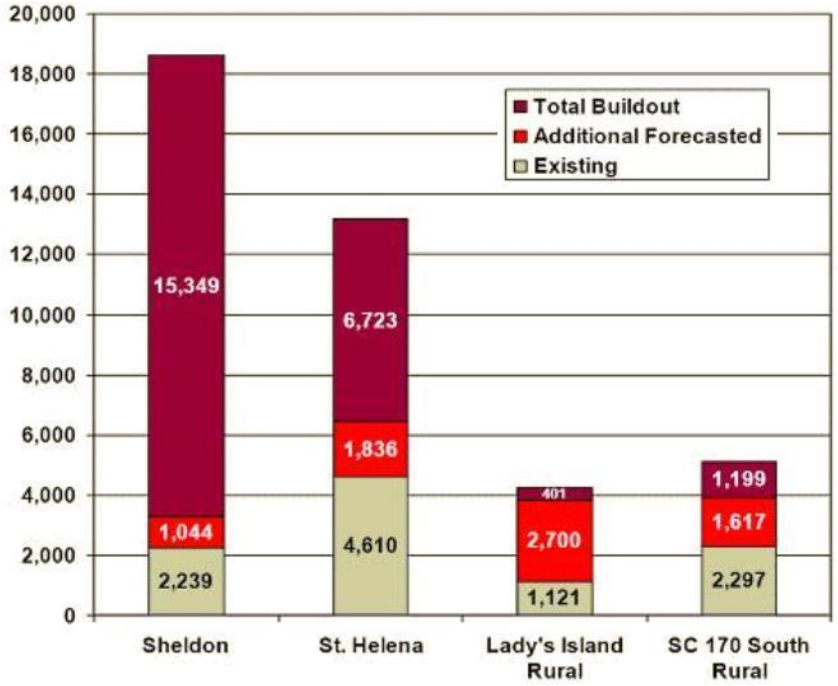
RURAL DEVELOPMENT TRENDS

Currently over 50% of Beaufort County's land area is classified as rural/undeveloped. One of the goals of the 1997 Comprehensive Plan was to maintain a distinction between rural and developing areas of the County by discouraging intense development and infrastructure investment in rural areas. The analysis below looks at existing development trends in the rural areas of the County and the potential impact of existing land use policies on the future development of rural areas.

Rural land uses are predominately located in four general areas, including the Sheldon area north of the Whale Branch River, St. Helena

Island, northern Lady's Island, and along SC 170 south of the Broad River. The number of dwelling units that could occur under the existing zoning designations is projected and compared to the number of dwelling units that exist as well as forecasted to occur within the next twenty years.

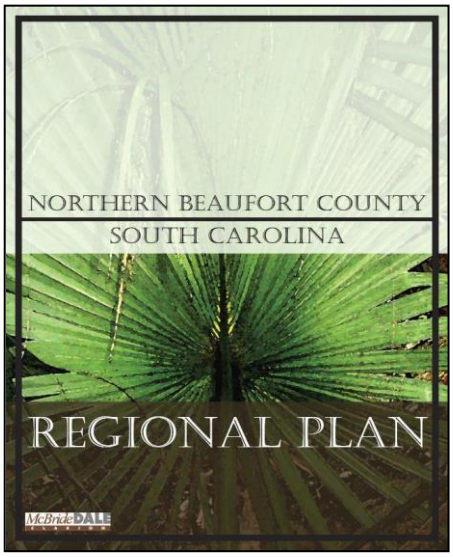
Figure ~~4-3~~ 4-4: Growth Potential of Rural Areas



While Sheldon has the largest geographic area of rural land uses, St. Helena has the most dwelling units in a rural area, reflecting the relatively higher rural density of existing development. It is also striking that while both Sheldon and St. Helena have extensive remaining capacity for dwelling units (total build out on the chart), the twenty year forecasted growth would consume only a small amount of that capacity.

Planning Framework



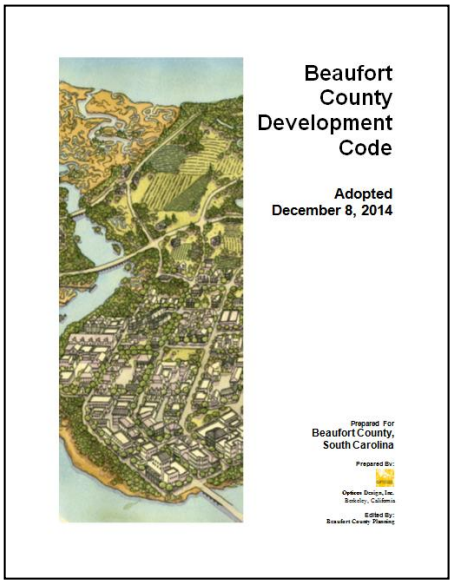


In 1994, the State of South Carolina adopted the Local Government Comprehensive Planning Enabling Act, which required for the first time that all counties and municipalities regulating land use adopt a Comprehensive Plan. In 1997, Beaufort County was the first county in South Carolina to adopt a Comprehensive Plan pursuant to this legislation. Since the adoption of this plan, Beaufort County has not only taken steps to implement that plan through its Zoning and Development Standards Ordinance (ZDSO), but has engaged in both neighborhood and inter-jurisdictional planning efforts and in innovative programs to put into action the policies of its 1997 plan. The policies and recommendations of this chapter are a result of the integration of these recent planning efforts.

Existing Plans and Regulations

1997 Beaufort County Comprehensive Plan: The 1997 Beaufort County Comprehensive Plan, entitled "Get a Grip on Our Future", was designed to guide the development of the county through a 10 to 20 year planning horizon. The plan included goals, policies, and implementation strategies, supported by technical analysis, which covered a number of key planning elements. In particular, the 1997 plan provided guidance in the areas of future land use, natural resources, cultural resources, parks, recreation, and open space, transportation, economic development, affordable housing, and community facilities. In 2002, the county evaluated the comprehensive plan and amended various recommendations based on the strategies the county had accomplished since the adoption of the original plan.

Community Development Code ~~**Zoning and Development Standards Ordinance:**~~ Beaufort County first adopted zoning regulations in 1990. This ordinance was drafted with no supporting comprehensive plan. After Beaufort County Council adopted their first comprehensive plan in 1997, they immediately began drafting the~~ir current~~ Zoning and Development Standards Ordinance (ZDSO), which was adopted in 1999. ~~The ZDSO divides the county into eleven base zoning districts (see sidebar on p.7) that implement the plan's future~~



~~land use element. In addition to these base districts, land may also be zoned with one of five overlay zoning districts, which may apply additional standards to the underlying base zoning district.~~ The ZDSO incorporated characteristics of performance-based zoning providing mixed-use districts and performance standards. The ZDSO provided tools to protect trees and wetlands; preserve rural areas; and promote quality architecture and landscaping for new development. In 2014, Beaufort County adopted the Community Development Code that utilized the most effective tools of the ZDSO while providing new tools to foster the creation and enhancement of mixed-use walkable communities that reflect the natural and built environment of the region. The Community Development Code integrates both form-based and conventional districts as one comprehensive countywide land use policy to promote the diversity of places in Beaufort County.

Southern Beaufort County Regional Plan: The Southern Beaufort County Regional Plan focused on planning for the amount of growth anticipated over the next 20 years within the southern Beaufort County area. This area encompasses Hilton Head Island, the Town of Bluffton, and the surrounding unincorporated areas of the county. The plan evaluated the impacts of the anticipated growth on traffic, recreation, other public services, and the overall quality of life. As stated in the plan, "the plan explores how the three jurisdictions can work together as a region to keep up with the demands of growth, to protect the fragile coastal environment and to continue to make southern Beaufort County a desirable place to live and work."

Northern Beaufort County Regional Plan: The Northern Beaufort County Regional Plan represents an agreement between Beaufort County, the City of Beaufort and the Town of Port Royal as to how the northern county region will grow and develop. The plan identifies a series of common goals, establishes growth boundaries for municipalities, and includes a land use plan framework that focuses growth in and around the municipalities while preserving over 60% of the land area for rural uses. The plan includes a strategy to promote regional transportation planning. The plan also includes a fiscal analysis and strategy for addressing the costs of the anticipated growth. The final element of the plan is an implementation strategy that focuses on the continued regional cooperation between the county and the municipalities through the adoption of an intergovernmental agreement.

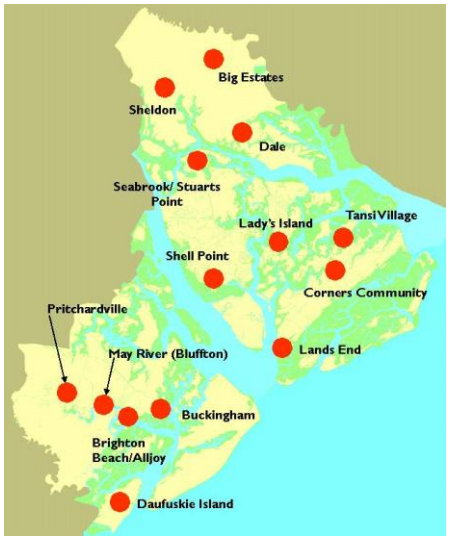
Community Preservation Plans: The 1997 Comprehensive Plan recognized that there were several areas throughout unincorporated Beaufort County that possessed distinct qualities. In an effort to protect the character of these areas, the county designated them as Community Preservation (CP) Areas. The 1997 Plan called for detailed community plans to be conducted for each of the CP areas that would lead to design guidelines and community-specific land use and development standards to implement the plans. The 1997 plan originally designated

15 CP Areas with County Council adding the Shell Point CP in 2000. Table ~~4-4~~ 4-5 provides a summary of the status of the 16 CP Areas.

Table ~~4-4~~ 4-5: Status of Beaufort County's Community Preservation (CP) Areas

CP Area	Status
Alljoy Road (Brighton Beach)	Completed (April 2005); Updated with November 2011 Charrette
Big Estates	Waiting initiation
May River (Bluffton)	Completed (Sept 2010)
Buckingham Landing	Completed (June 2007)
Corners Community	Completed (Feb 2002); Updated with December 2011 Charrette
Dale	Completed (Dec 2000)
Daufuskie Island	Completed (Sept 2010)
Lady's Island	Completed (March 2000)
Lands End	~~Waiting initiation,~~ Addressed through December 2011 Charrette
Polk Village	Removed*
Pritchardville	~~Waiting initiation,~~ Addressed through December 2011 Charrette
Sawmill Creek	Removed*
Seabrook	Completed (Aug 2003)
Sheldon	Waiting initiation
Tansi Village	Waiting initiation
Shell Point	Completed (Nov 2002); Updated with October 2011 Charrette

**In 2003, Polk Village was rezoned to Urban and Sawmill Creek was rezoned to Rural Residential. This implemented a recommendation from the 5-year review of the Comprehensive Plan in 2002.*



Beaufort County's Community Preservation (CP) Areas

Other Planning Initiatives

In addition to the above plans, the county currently employs several planning tools and strategies to assist in the implementation of the various plans. The following is a summary of some of these tools.

Rural Policy Assessment: Beaufort County undertook a comprehensive review and evaluation of planning policies related to development in the rural areas. This effort was a direct implementation strategy dictated by the Northern Beaufort County Regional Plan. The results of this assessment are incorporated into the comprehensive plan. Most of the changes are incorporated into this chapter, while others have been incorporated into the Cultural Resources chapter.

AICUZ Protection and Transfer of Development Rights Program: In October 2004, the County Council, City of Beaufort and Town of Port Royal adopted the Lowcountry Joint Land Use Study (JLUS), the purpose of which was to cooperatively plan for and protect the present and future integrity of operations and training at Marine Corps Air Station (MCAS) Beaufort. One of the recommendations that came out of ~~the~~ that JLUS was for the three jurisdictions to develop a coordinated "AICUZ Overlay" district for all land affected by accident potential and/or noise zones associated with the air station.



Entrance to the U.S. Marine Corps Air Station, Beaufort

Approximately 13,000 acres of unincorporated land in Beaufort County fall within one or more of the AICUZ footprints, and about 10,000 of these acres are currently undeveloped. In December 2006, the County Council adopted the new overlay regulations, which limited the type and density of development that could occur within the AICUZ boundaries. The City of Beaufort and the Town of Port Royal subsequently adopted the overlay district.

To further prevent long-term encroachment of incompatible development around MCAS and to provide some economic relief for those landowners affected by the ~~new~~ AICUZ overlay district, ~~the local governments agreed to explore the feasibility of establishing~~ Beaufort County adopted a transfer of development rights (TDR) program in 2011. ~~Such a program would essentially~~ This program allows for the "transfer" of development out of the AICUZ zones and "sends" it to other "receiving" areas within ~~the growth boundary that have been targeted for additional density~~ unincorporated Port Royal Island. A property-owner in the receiving area who agrees to buy the development rights would compensate a property owner within the overlay district who sells their development rights in exchange for an increase in allowable density on the receiving property. While officially part of the County's zoning regulations, however, the TDR program has not been formally implemented to date. ~~Through a grant received from the U.S. Department of Defense, the Lowcountry Council of Governments (LCOG) contracted with a consulting firm to evaluate the feasibility of such a program and to develop a specific TDR process for Beaufort County. This project is currently underway. If the program proves to be successful for the AICUZ area, it may be expanded in the future as a way to further preserve land within the rural areas.~~

Through a grant received from the U.S. Department of Defense, the Lowcountry Council of Governments (LCOG) contracted with a consulting firm to conduct a new JLUS between March 2014 and March 2015. The purpose of the new study was to address the transition of MCAS from the F-18 to the F-35B aircraft over roughly the next decade. The F-35B will create different noise impacts on the surrounding area. The 2015 JLUS builds on the earlier JLUS, taking into account changing noise impacts, and makes additional recommendations

to mitigate land use compatibility issues where they exist and to further ensure compatible land use around the Air Station in the future. The study also contains recommendations for implementing the TDR program. The County Council adopted a resolution in May 2015 to commit to review and consider adopting the new recommendations.



Land at the headwaters of the Okatie River preserved through the Rural and Critical Lands Preservation Program.

Rural and Critical Land Preservation Program: Beaufort County's Rural and Critical Lands Preservation Program (RCLPP), established by Ordinance in 1999, is an effort to provide a means by which lands may be protected by fee simple purchase or conservation easements. Beaufort County ~~contracted~~ contracts with the ~~Trust for Public Land (TPL)~~ Beaufort County Open Land Trust (BCOLT) to manage the program, negotiate with property owners and to assist in the purchase of properties. The Rural and Critical Lands Preservation Board was set up to prioritize properties and make recommendations to County Council. The Board consists of eleven citizens representing a cross section of the County and the municipalities. In ~~2004~~ 2014, the County adopted a "Greenprint" map with seven focus areas identified ~~to help narrow the geographical areas~~ to target preservation efforts. ~~Based on citizen input gathered at a number of public meetings, TPL developed focus area maps to concentrate the program's money.~~ Since 1999, the RCLPP has preserved more than ~~10,000~~ 22,000 acres of land. ~~with approximately 120 acres designated as historic, more than 9,000 acres slated for preserves, and over 600 acres established with conservation easements.~~



Regional Growth Management Strategy

Beaufort County is home to ~~five~~ six municipalities: Beaufort, Bluffton, Port Royal, Hilton Head Island, ~~and~~ Yemassee, and Hardeeville. Each of these communities, along with the county, maintains its own individual comprehensive plan and land use regulations. The percentage of land within the municipal boundaries has grown from ~~11.4%~~ 11.6% to ~~31.7%~~ 34.1% within the past ~~ten~~ 18 years. Beaufort County's authority to regulate land uses and implement adopted land use policies only applies to the remaining ~~68.3%~~ 65.9% of the unincorporated land; a number that is continuing to shrink. It is for these reasons that any countywide growth management strategy must involve joint planning and cooperation between the county and each of the municipalities.

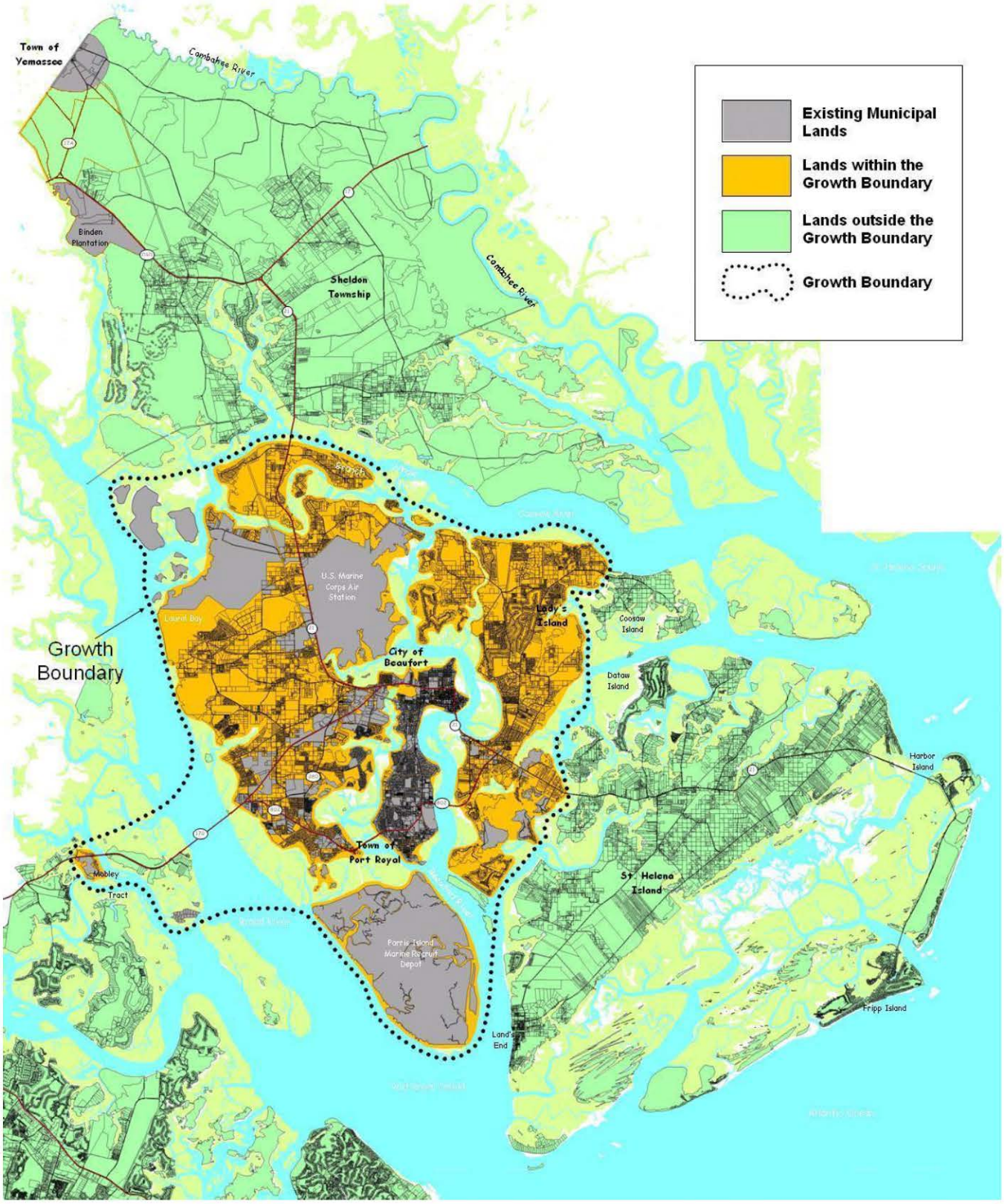
Regional Growth Management Strategy for Northern Beaufort County

Based on the Northern Beaufort County Regional Plan, this plan recommends a regional growth management strategy for northern Beaufort County and its municipalities that involves:

- The establishment of mutually agreed upon growth boundaries surrounding the municipalities;
- The definition of the municipality's roles within the growth boundaries; and
- The definition of Beaufort County's role in the protection and preservation of rural areas outside of the growth boundaries.

This regional growth management strategy replaces the 1997 Comprehensive Plan strategy, which identified priority, transitional, and rural investment areas.

Map 4-5: Growth Boundaries for Northern Beaufort County



Establishment of the Growth Boundaries: The Northern Beaufort County Regional Plan provided a model for implementing the regional growth management strategy. The plan established growth boundaries for the City of Beaufort and the Town of Port Royal. These growth boundaries identify those areas where the municipalities are likely to grow and provide services over the planning horizon period of 20 years. The areas of the county beyond the growth boundary are considered to be rural areas that should be preserved in accordance with the common planning goals in the previous section.

Agreement on the future boundaries of growth was a critical step for the county. Growth boundaries allow for the county and the municipalities to plan for their future growth in an efficient and predictable manner. Growth boundaries also allow the county to plan for protection and preservation of rural areas and focus its attention on countywide issues, such as transportation and protection of environmental resources, in a cooperative manner with the municipalities. This plan recognizes the following principles related to the growth boundaries as identified in the Northern Beaufort County Regional Plan:

- That the growth boundaries identify land that is envisioned as future areas of urban and suburban development (with the exception of those areas designated low density residential and rural within the growth boundaries) and land that is envisioned to remain rural in character (outside the boundary).
- That land located inside the growth boundaries (see Map 4-5) is expected to ultimately annex into a municipality with a demonstration that adequate public facilities are available or will be available at the time of development and that negative impacts of development will be mitigated.
- That land outside the growth boundaries is envisioned as developing at rural densities of no more than one unit per three acres gross density unless otherwise subject to existing Community Preservation Districts (CPD).
- That the county does not anticipate that the land outside the growth boundaries will be annexed into a municipality nor is it envisioned as being provided with urban services or developed at urban densities.
- That rural preservation is an important component of the overall system of growth boundaries and that it is in the regional interest to protect rural character and density while allowing economic use of rural property. In order to ensure longtime residents in the rural areas are protected, the county will continue to allow family subdivision exemptions.

- That the county anticipates that it will seek to enhance economic opportunities for rural residents by encouraging nonresidential activities that are compatible with rural areas through uses such as rural business districts, cottage industries, and continued agriculture and forestry.

Annexation Principles for Areas Inside of the Growth Boundaries: As established above, the County agrees with the importance of establishing growth boundaries and recognizes that annexation is likely within those boundaries. In compliance with the regional planning efforts, the county agrees to work cooperatively with the municipalities to develop a mutual agreement on how annexations will occur, and in particular how land use and service delivery will be addressed relative to the multi-jurisdictional impact. In order to provide for efficient annexation that promotes the goals of this plan and the regional plans, this plan recognizes the following principles, detailed in the Northern Beaufort County Regional Plan, as they relate to annexation:

- The county will work with the municipalities to develop mutually agreeable annexation principles that address mitigation of extraterritorial impacts associated with annexations, including protection for designated Community Preservation Districts (CPDs), public facility standards, traffic impact study requirements, baseline open space requirements, and baseline environmental standards that will be met prior to annexation occurring. As part of this plan, the county will work cooperatively to:
  - Develop procedures for notices of proposed annexations by a municipality with an ample opportunity for comment by the county.
  - Develop administrative mechanisms to analyze and mitigate the potential impacts of proposed annexations on the delivery and level of service of public services and facilities, including fire, parks, library facilities, law enforcement, schools, transportation and roads, and public water (river) access in order to assure that adequate public services and facilities will be available to serve development expected as a result of annexations.
  - Develop administrative mechanisms to analyze the impact of proposed annexations on the efficiency of services. This will include the ways in which services can be coordinated among jurisdictions, the avoidance of inefficient overlap of services or potential gaps in services, and a fair and proportional funding of services between the municipality and the county.
  - When, or if, after review and comment by the county, there is disagreement as to the consistency of the annexation with the regional plan, the participating municipality and the county will work with the municipalities to devise a method by which the

two bodies resolve their differences on the matter and come to a mutually agreeable decision.

- The county will work with the municipalities to create mutually agreeable principles that address enclaves of unincorporated county territory within the growth boundaries to provide for the most efficient pattern of land uses and provision of services consistent with the regional plans.
- It is the policy of this plan that land contiguous to municipalities will not be increased in authorized density without annexation to a municipality.
- For properties that are not contiguous to a municipality, the county concurs that the most appropriate method of urban or suburban development is through eventual annexation to a municipality. The county also agrees that it is contrary to this plan for the county and the municipalities to compete for urban or suburban development or to allow the jurisdictions to be a party to zoning "jurisdiction shopping" by applicants. The county will encourage property owners / developers who desire to increase density on non-contiguous property to first explore the feasibility of annexation, including consultation with the municipality and contiguous property owners.
    - It is the policy of this plan not to increase density on property within the growth boundaries that is not contiguous to a municipality unless feasible annexation options have been ruled out and until the municipality has been provided the opportunity to review and comment on the request. If it is determined that it is not feasible to annex due to a lack of contiguity, the county will work cooperatively with the municipalities to develop guidelines for municipal review and comment to the county prior to their being considered for rezoning.
    - Further, the county agrees that it is in the regional interest to avoid the creation of developed enclaves of unincorporated land that create inefficient service patterns. The county will work with the municipalities to find ways to encourage the eventual annexation of non-contiguous urban or suburban development. Specifically, the county will work with the municipalities to explore legal mechanisms whereby urban or suburban development could be subject by agreement by property owners to annex to a municipality under prescribed circumstances at a later date, subject to law.
    - The county will work with the municipalities to develop guidelines for the protection of existing CPDs within the growth boundaries.
    - When, or if, after review and comment by the municipality, there is disagreement as to the consistency of the rezoning and

development standards with the regional plan and agreed upon guidelines, the county and municipality shall devise a method by which the two bodies resolve their differences on the matter and come to a mutually agreeable decision.

Regional Growth Management Strategy for Southern Beaufort County

The Southern Beaufort County Regional Plan recommended that Beaufort County, the Town of Hilton Head Island, and the Town of Bluffton work together to develop a joint land use plan that addresses the residential density and land uses within the uncommitted lands in southern Beaufort County. ~~This task is currently being taken up by the Land Use Working Group.~~ The future land use map for southern Beaufort County (Map 4-7) is a result of this cooperative effort and is consistent with the future land use map that the Town of Bluffton adopted as part of its 2007 Comprehensive Plan. The shared land use policies of Beaufort County and the Town of Bluffton in addition to the work of the Southern Beaufort County Implementation Committee have been beneficial in promoting cooperative land use planning in the region.



Rural Land Use Policies

Since the adoption of the 1997 Comprehensive Plan, the preservation of rural areas has been a planning goal. Recent developments in Beaufort County's long range planning process have brought this issue to the forefront. First, growth pressures have continued to intensify in rural areas. Second, the ~~recently completed~~ Northern Beaufort County Regional Plan resulted in a multi-jurisdictional consensus on growth boundaries, outside of which would remain rural. These developments have elevated rural preservation to a regional level, along with the question of balancing the desire to preserve rural areas with the interests of rural residents and property owners.

In 2007, Beaufort County initiated a public process to evaluate the effectiveness of its existing rural policies. The planning process was conducted in a collaborative manner engaging rural residents, county elected officials, large landowners, and other stakeholders.

Balancing Diverse Goals and Interests

During the rural policy analysis, it became clear that the term "rural" applies to a complex web of varying concerns and interests. On one hand, the preservation of rural areas accomplishes many planning goals.

- It discourages sprawl by focusing new growth in and around existing developed areas.
- It plays an important role in natural resource protection.
- It promotes fiscal sustainability by making more efficient use of public facilities such as roads.

On the other hand, owners of large farms struggle with maintaining economic viability for their property after their families have farmed it for many generations. Likewise, many small landowners whose families have also owned land for many generations feel that current regulations create injustices by preventing them from subdividing their land into saleable parcels, and feel that they pay taxes with very little corresponding benefits of land ownership. At the same time, low-income rural land owners do not want to see development pressures

unleashed that could result in economic displacement, nor do they want to lose their rural culture.

Finally, Beaufort County's rural areas have a well-established population living in rural settlements with a rich and historic community fabric. St. Helena Island in particular, with its Gullah heritage, is particularly concerned about the protection of these cultural resources. How to balance cultural resource protection while creating meaningful economic opportunities for low-income people is a major planning challenge in the rural areas.

Defining Rural

While it is difficult to define the specific attributes of rural areas that are desired to be preserved, protected, and promoted, the following characteristics are common attributes cited for rural Beaufort County:

- Places where people live, including clusters of unincorporated and unofficial communities with local place names
- Places with cultural roots and heritage where multi-generational families live, many of whom live on "heirs" property
- Small scale services and businesses that serve rural areas
- Small institutions such as churches, schools, community centers, and post offices
- Agricultural and timbering operations
- Forested and wooded areas
- Low density residential
- Pristine low country natural environment
- Fishing villages

Rural Policy Goals

The rural policy analysis reaffirmed the importance of rural preservation as a core Beaufort County planning value. The following goals relate specifically to rural areas, building on the common planning goals applicable to all areas of the county. These goals provide the basis for recommendations in this chapter and in Chapter 6: Cultural Resources.

- Beaufort County will recognize rural land uses as a critical element of a balanced regional system of urban, suburban, and rural land uses.
- Beaufort County will promote the permanent preservation of open spaces in the rural areas.
- Beaufort County will promote the long-term viability of agricultural uses.
- Beaufort County will preserve and protect sensitive natural features in rural areas.

- Beaufort County will promote rural based economic development that benefits local rural businesses and residents.
- Beaufort County will promote institutional uses in rural areas that are compatible with the rural environment, such as churches, schools, community centers, job training centers, social service agencies, and post offices.
- Beaufort County will protect cultural and historic resources in rural areas, such as the Gullah culture and Penn Center.
- Beaufort County will recognize and respect the unique needs of long time landowners in rural areas.



Future Land Use Plan

The regional growth management strategy, as described in the previous section, establishes a broad and critical regional vision of growth areas and rural areas. This section summarizes the future land use patterns envisioned for Beaufort County within this framework.

The Future Land Use Plan (See Maps 4-6~~,~~ and 4-7~~, and 4-8~~) provides for a land use pattern that builds on the regional growth management strategy. First, the broad land use categories are defined based on its location inside or outside of the growth areas. Growth areas are those areas targeted for future population growth and major infrastructure investment over the next 20 years. In northern Beaufort County, growth areas encompass those areas identified within the growth boundaries in the Northern Beaufort County Regional Plan. In southern Beaufort County, growth areas encompass those areas identified through the joint land use planning efforts of the Land Use Working Group of the Southern Beaufort County Regional Plan Implementation Committee. Beyond these basic land use categories, there are also special designations described in the *Special Land Use Designations* section that apply to specific areas of the county.~~-~~ In addition to the definitions, this section also provides basic development guidelines for each land use category that may be built upon based on further planning studies.

Generally speaking, the areas within growth areas are designated for either commercial, light industrial, urban residential, or neighborhood residential uses, and the areas outside the growth areas are designated for rural uses. There are, however, several exceptions to this pattern:

- The area around the Marine Corps Air Station is designated as an Air Installation Compatible Use Zone (AICUZ) as part of the joint planning effort designed to minimize incompatible development within potential noise contours or hazard zones.
- Certain lands within the growth areas are designated as "rural" for the following reasons:

- In areas such as Northern Lady's Island, the purpose of the rural land use designation is to control growth so that it does not exceed the capacity of available public facilities (primarily roads).
- In areas such as the May River Road (SC 46) corridor and Pinckney Colony, the rural designation serves to protect the scenic qualities and character of the area.

- Outside of the growth areas, there are several areas designated "neighborhood residential". These areas include Dataw Island, Fripp Island, Harbor Island, Oldfield, Riverbend, River's End and Callawassie Island. Each of these developments was approved and built as planned unit developments prior to the adoption of Beaufort County's 1997 Comprehensive Plan or ZDSO. This plan does not envision those neighborhood residential areas expanding beyond their current boundaries.

- ~~The most recent future land use plan adopted and recognized by the Town of Hilton Head Island is from the Southern Beaufort County Regional Plan (see Map 4-8). The Town is in the process of updating its comprehensive plan, which will include an updated future land use plan. Once the Town adopts that plan, the revisions will be made in this chapter.~~ Hilton Head Island's future land use goals represent those of a more maturely developed community and therefore address issues of infill development, redevelopment and the build out of the island's remaining vacant parcels. Therefore, the Town's future land use plan is its official zoning map (adopted in 2014).

LAND USES IN THE GROWTH AREAS

Within the growth areas is the area where the county anticipates moderate to high intensity residential and commercial development, the provision of the majority of capital investments and municipal growth. This plan establishes the following future land use designations within the growth areas.

Residential Land Uses: To promote a desirable regional pattern, new residential uses should develop in a pattern that maximizes the efficiency of regional infrastructure and the avoidance of sprawl or "leap-frog" patterns. Residential uses are encouraged to develop as interconnected neighborhoods, not isolated subdivisions that lack regional connections. Residential areas should promote both local and regional pedestrian connections and should be coordinated with regional parks and open space facilities, and other public facilities such as schools. There are three land use categories within the growth areas that are primarily residential:

- Urban Mixed-Use: Future development within the urban mixed-use area is anticipated to be similar to the type and mix of land use

currently found in the municipalities. Infill and redevelopment would be targeted within Beaufort and Port Royal and in the Shell Point areas; parts of Lady's Island and Burton; and the center of Bluffton. Gross residential densities are between two and four dwelling units per acre with some denser pockets of development. Commercial uses providing neighborhood retail and services are limited to collectors and arterials and within master planned mixed-use developments.

- Neighborhood Mixed-Use: In neighborhood mixed-use areas, residential is the primary use, with some supporting neighborhood retail establishments. New development is encouraged to be pedestrian-friendly, have a mix of housing types, a mix of land uses and interconnected streets. The maximum gross residential density is approximately two dwelling units per acre. No more than 5% to 10% of the land area should consist of commercial development. Commercial uses providing neighborhood retail and services are limited to collectors and arterials and within master planned mixed-use developments. This designation also includes Dataw Island, Fripp Island, Harbor Island, Callawassie Island, Riverbend, River's End, and Oldfield.
- Air Installation Compatible Use Zone (AICUZ): The AICUZ is located in northern Port Royal Island and Lady's Island due to the noise contours and accident potential zones associated with the U.S. Marine Corps Air Station. Residential development and places of assembly (e.g., churches, schools, etc.) should be highly limited in these areas. Light industrial, commercial, and agricultural uses are considered appropriate to this area.

Residential Development Guidelines: Future residential development within the growth areas should occur pursuant to the following guidelines:

- Density incentives may be provided for in the zoning and development standards that allow for higher densities when the housing meets targeted housing requirements as identified in the Affordable Housing Chapter of this plan;
- A mix of housing types and densities should be provided in each neighborhood provided the overall density is consistent with the recommendations of this plan;
- Variations in lot sizes and frontage dimensions are encouraged to allow for a range of housing sizes and costs as well as provide for a varied streetscape;
- Mixed-use developments are encouraged to promote pedestrian access to services and facilities while providing internal trip capture to minimize the traffic impact of these developments;

- Incorporate integrated bike and pedestrian trails to link schools, shopping areas, village centers, government buildings, business parks, recreational areas, libraries, and parks;
- A street system of interconnected roads in a grid or modified grid is encouraged while cul-de-sac streets and large, gated developments are discouraged. Gated communities will be limited to those locations where they will not interfere with the interconnection of major streets or are in areas where they do not limit access to waterfront locations;
- Park and greenspace set asides, or a fee in-lieu of providing parks, should be provided in accordance with the zoning and development standards. Clustering is strongly encouraged to maximize open space and protect natural areas; and
- Where feasible, mature trees will be preserved and street trees will be provided.

Commercial Land Uses: Commercial development should embody high quality site plan and design principles, particularly related to landscape, signage, building design and orientation, and parking lot designs. Commercial development should be compatible with surrounding residential areas and should be connected to existing pedestrian systems such as sidewalk and trail systems. Commercial uses should focus on key transportation nodes, avoiding strip patterns. Where appropriate, smaller non-retail commercial uses such as contractor's offices, small assembly facilities, and light industrial operations that do not adversely impact surrounding retail uses are encouraged. There are three commercial land use categories within the growth areas:

- Core Commercial: Core commercial uses include downtown Beaufort, Bluffton, and Port Royal that are planned to have pedestrian scale, and zero lot line oriented commercial development.
- Regional Commercial: Regional commercial uses are those uses due to their size and scale that will attract shoppers and visitors from a larger area of the county and outside the county. Typical uses include "big box" retail uses, chain restaurants, and supporting retail.
- Community Commercial: Community commercial uses typically serve nearby residential areas, such as a shopping district anchored by a grocery store.

Commercial Development Guidelines: Future commercial development within the growth areas should occur pursuant to the following guidelines:

- New development will meet strong architectural, landscaping and site planning standards;
- Off-street connections between adjacent parcels should be established for vehicular, pedestrian, and bicycle traffic;
- Sidewalks and bike trails should be required to connect with nearby residential neighborhoods;
- Vegetated buffers should be located between incompatible uses;
- Parking lots should be landscaped with interior islands planted with trees and bushes and with a landscaped buffer surrounding the parking area;
- Where possible, all landscaping should be composed of existing native vegetation where possible, particularly mature trees that exist on site; and
- New development will meet strong environmental standards working around the natural features of the site and providing excellent stormwater management.

Light Industrial Land Uses: This plan encompasses the recommendations of the regional plans, which identify the need for providing a sufficient quantity of suitably located land zoned for non-retail commercial uses that promote the region's economic health and diversity. There are two light industrial land use categories within the growth areas:

- Light Industrial: Uses in this category include, but are not limited to, business parks, research and development centers, product assembly, distribution centers, cottage industries, and light and heavy industrial uses.
- Research and Development: This future land use designation is intended to provide for offices, laboratories, institutions of higher learning and other research facilities.

Light Industrial Development Guidelines: Generally, future industrial development within the growth areas should occur under the following guidelines:

- New development will meet strong environmental standards working around the natural features of the site and providing excellent stormwater management;
- Adequate buffer must be provided between industrial uses and adjacent residential or commercial uses;
- Signage located along access roads should be limited to monument signs, should be a moderate size, and should be well landscaped; and
- Sites should maintain as much of the existing vegetation as possible to minimize large expanses of manicured lawn areas;

- Traffic to and from the site will not have adverse impact on local roads and adjacent residential uses.

Rural Land Uses Inside Growth Areas: While rural land uses are targeted for protection outside of the growth areas, there are areas of the county within the growth areas where the Future Land Use Plan recommends rural land uses and densities. These areas should retain their rural character with low-density residential development, supporting small-scale commercial development, and agricultural land uses. The maximum gross residential density in rural areas is one dwelling unit per three acres. Rural land uses within the growth areas should meet the development guidelines established for rural land uses outside of the growth areas.

Land Uses Outside of the Growth Areas

The policies outlined in this section are a result of a comprehensive review and evaluation of existing rural planning policies._Land uses for the areas of Beaufort County located outside of the growth areas are classified into the following categories:

Rural: Rural areas are situated outside of the growth areas. Except where noted, these areas should retain their rural character with low-density residential development, supporting small scale commercial development, and agricultural land uses. Future development in rural areas is anticipated to be similar to the type and mix of land uses currently found in the Sheldon area, St. Helena Island, and along the SC 170 corridor between McGarvey's Corner and the Broad River Bridge. The maximum gross residential density in rural areas is one dwelling unit per three acres. Rural areas should not be targeted with the development of major public infrastructure or the extension of public sewer service except where a documented health, safety, and/or welfare condition warrants such an expansion.



Albany Grocery Store in the Dale Community Preservation Area.

Rural Development Guidelines: Future development in the rural areas should occur pursuant to the following guidelines:

- Utilization of the purchase of development or transfer of development rights program (as described in the Recommendations section) is highly encouraged in this area to preserve open space and the rural character;
- Higher densities may only be considered when appropriate wastewater treatment is available and the higher density is offset by preserved land; and
- The clustering of development may be considered as a rural and natural resources preservation technique when the proposed development maintains the overall proposed gross density and is clustered on lots compatible with surrounding areas.

- Small-scale commercial (primarily retail and service uses) that serve the surrounding rural neighborhoods are encouraged where there are existing concentrations of commercial uses such as Lobeco and Garden's Corner.

Rural Community Preservation: These areas correspond with the areas designated as "community preservation areas" in the 1997 Comprehensive Plan that are located outside of the growth areas. The rural community preservation areas are proposed to serve the surrounding rural community with small-scale retail and service uses and low to moderate density residential with a gross density of approximately one dwelling unit per acre. Community-based planning is recommended to protect the unique qualities of these areas.

Rural Community Preservation Development Guidelines: Future development in the rural community areas should occur pursuant to the following guidelines:

- Development with the community preservation areas should comply with the development standards of the Community Preservation Area Overlay district in the ZDSO unless the county has prepared a detailed plan for the area.
- In cases where a community preservation area plan has been established, new development and redevelopment should occur pursuant to the recommendations and guidelines of the applicable community-based plan.

Resource Conservation Areas: Resource conservation areas are those areas, which are not accessible by land or are environmentally sensitive due to their soils and/or location. Resource conservation areas are primarily those areas, which have the following characteristics:

- Are barrier islands and islands within the major waterways of the county;
- Have significant natural resources;
- Have significant archeological resources;
- Are difficult to access; or
- Pose a higher potential for water quality impacts from septic systems.

Resource Conservation Area Development Guidelines: Due the highly sensitive nature of these areas and poor access, future development in the resource conservation areas should occur pursuant to the following guidelines:

- The density of these areas is limited to one unit per ten acres;
- Uses are limited to single-family residential uses, parks, recreation, and government uses;

- Generally, clustering of homes is not recommended;
- The removal of existing vegetation, particularly native vegetation, should be minimized; and
- The maintenance of a 100-foot buffer along all waterways is critical and therefore required.

Cultural Protection Area (Overlay): The traditional cultural landscape and its physical setting on St. Helena Island is a treasure of national significance. As one of Beaufort County's last substantially rural sea islands and the center of its most notable concentration of Gullah culture, the island requires an additional level of development standards to protect this important resource. In order to protect this vital cultural heritage of St. Helena Island, the county has developed the Cultural Protection Overlay to prevent rural gentrification and displacement of residents in these cultural communities. The intent of this overlay is to protect this area from encroaching development pressures. While growth is not discouraged, the quality and rate of growth is of concern. Rapid in-migration would substantially alter the traditional social and cultural character of St. Helena Island. Also, gentrification could drive up land values, making the continuation of the Island's traditional way of life cost prohibitive. The Cultural Protection Overlay encompasses the entire island and acknowledges its historic cultural landscape and the sense of community that has existed on the island for 300 years. As the revisions to the ZDSO are developed, it will be necessary to fully evaluate what defines St. Helena Island as a significant traditional cultural landscape, as well as to assess the contribution of the Gullah culture, in order to develop specific provisions within the overlay district that will result in effective long-term protection for the culturally significant aspects of the island.

Cultural Protection Overlay Development Guidelines: Future development in the cultural protection areas should occur pursuant to the following guidelines:

- The following uses are considered incompatible with the purpose of this area and should be discouraged or prohibited.
  - Gated communities, which are intentionally designed or developed to prevent access by nonresidents.
  - Resorts that could include lodging that serves as a designation point for visitors, or is located and designed with some combination of recreational uses or natural areas such as marinas, beaches, pools, tennis courts, golf courses, equestrian uses, and other special recreation opportunities. This use does not include ecotourism or its associated lodging.
  - Golf courses that includes regulation and par three golf courses and related uses (e.g., clubhouse) having nine or more holes.

- Beyond the limitation of uses above, development should be consistent with the underlying future land uses and their applicable development guidelines.

Commercial Fishing Villages (Overlay): The fish and seafood industries have provided strong cultural contributions to Beaufort County over the years even though the industry has declined in size and scale over the years. The county has established commercial fishing village areas with the following goals:

- To provide for the maintenance and enhancement of the local and traditional commercial seafood industry and related traditional uses such as retail, storage, repair and maintenance, that support the commercial seafood industry.
- To preserve and/or recognize existing and potential commercial fishing areas and related activities or developments.
- To minimize and reduce conflicts between the seafood industry and residential developments by reducing the potential for land use conflicts between the two types of uses.
- To avoid commercial fishing activities that are detrimental to the water quality and the environment.

Within the commercial fishing village areas, only uses that are related to the commercial seafood industry are permitted including, but not limited to, those uses intended for the processing, manufacturing, storage, wholesale, retail, and distribution of commercial fishing products. In addition to these primary uses, these areas are also envisioned for related uses such a marine related retail, small restaurants, boat chartering, and other similar uses.

Special Land Use Designations

Within the county, there are several special land use designations specified on the Future Land Use Map that are defined below and are not defined based on their location inside or outside of designated growth areas.

Community Preservation Areas (Overlay): The unincorporated areas of the county today include several existing communities in a variety of sizes and land uses, each with a different character. These communities, whether towns or just neighborhoods are recognized as important areas in this plan as they help create a sense of place in the county as important places to live, work, and play. In order to preserve and protect these areas, the county will continue its efforts to preserve these communities through community preservation area planning, zoning overlay districts, and special plan recommendations identified in this plan and in the regional plans.

Community Preservation Area Development Guidelines: Generally, future development in the community preservation areas should occur under the following guidelines:

- New development should infill around and between existing homes with a similar density and character;
- The character of new homes should be based on the height, massing, and setback of the surrounding homes;
- New homes should have complementary architecture to surrounding homes;
- Greenway buffers should be maintained between existing communities and new development that may occur around the community preservation areas;
- The character and layout of the existing street network should be maintained and enhanced;
- Commercial nodes, whether neighborhood or larger scale commercial, should be maintained around existing commercial sites and expanded pursuant to detailed community preservation plans;
- All of the siting and design standards identified for new commercial and mixed-use development should be applied in accordance with detailed community preservation plans; and
- New commercial buildings should be designed around the size and scale of the surrounding neighborhoods.

Corridor Overlay: Much of the allure of Beaufort County is in the unique blend of the natural and built environment. To protect the county's special and desired character, new development along arterials and major collectors should have strong architectural, site design, and landscaping standards. A ~~Corridor~~ Design Review Board, consisting of design professionals and laypersons should provide oversight to insure that the development guidelines established below are met.

- The architecture of new development should be innovative and of high quality that blends with the natural surroundings and incorporates Lowcountry elements. Pitched roofs, exposed rafter ends, muted colors and context sensitive materials are encouraged. Blank building facades and long unarticulated rooflines are discouraged;
- Landscaping should include a diversity of plant materials, overstory trees in the parking areas, foundation buffers, and requirements to save and work around existing trees. Where appropriate, buffers along the highway should be provided;
- Lighting standards should be geared toward reducing glare for passing motorists. Fixtures should be required to be "cutoff", that is they are required to direct their light downward so the lighting source cannot be visible from the highway; and

- Monument signs are encouraged by limiting the height and overall size of highway signs. Internally illuminated signs are prohibited. Signage colors are required to be muted and signage materials should match those used on the building.

Preserved Lands: This land use category includes all park lands, public lands, and private lands that are preserved through conservation easements.

Military Areas: This land use category includes all military installations including Parris Island and the U.S. Marine Corps Air Station.

Place Type Overlay: Both within and outside of Growth Areas the policies of this plan encourage the development and reinforcement of pedestrian scaled mixed-use communities. The purpose of the Place Type Overlay future land use is to identify locations in the County to promote appropriately scaled walkable environments with a mix of housing, civic, retail, and service choices and that achieve the following:

- Improve the built environment and human habitat.
- Promote development patterns that support safe, effective, and multi-modal transportation options, including auto, pedestrian, bicycle, and ultimately transit. This will minimize vehicle traffic by providing for a mix of land uses, walkability, and compact community form.
- Provide neighborhoods with a variety of housing types to serve the needs of a diverse population.
- Remove barriers and provide incentives for walkable urban projects.
- Promote the greater health benefits of a pedestrian-oriented environment.
- Reinforce the character and quality of local communities, including rural crossroads, neighborhoods, hamlets, and villages.
- Reduce sprawling, auto-dependent development.
- Protect and enhance real property values.
- Reinforce the unique identity of Beaufort County that builds upon the local context, climate, and history.

Rural Place Types: While rural landscapes consist largely of natural areas, agricultural and forestry uses, and low-density residential development, historically, small walkable communities served as retail, service and civic hubs for the surrounding rural hinterlands.

Rural Place types consist of Rural Crossroads and Hamlets (See Map 4-9 and 4-10). Appendix 4-I further defines the appropriate character, form, scale, intensity, and mix of uses for each of the place types in Beaufort County so that suitable zoning districts and other tools can be developed and applied to implement these places.

- Rural Crossroad Place Types. Rural crossroads are typically located at the intersection of two or more rural roads. They provide a small amount of pedestrian-oriented, locally-serving retail in a rural context, and transition quickly into agricultural uses and/or the natural environment as one moves away from the intersection. Historic examples of rural crossroads include Pritchardville in southern Beaufort County and the Corners Community on St. Helena Island.
- Hamlet Place Types. Hamlets are typically larger and more intense than rural crossroads and are often located at the edge of the rural and urban condition. A hamlet often has a small, pedestrian-oriented main street with surrounding and supporting residential fabric that is scaled to the size of a pedestrian shed. The main street and surrounding residential fabric transitions quickly into agricultural uses and/or the natural environment. A historic example of a hamlet includes the original settlement of Bluffton along Calhoun Street. The size and scale of the Habersham community would currently be classified as a hamlet, but could develop into a village if existing development plans are realized.

Urban Place Types: Urban places are more complex with concentrations of public infrastructure, community services, and existing homes and businesses. They are located within urbanized areas, and are organized within an interconnected network of streets and blocks in multiple pedestrian sheds. They include areas where one has the opportunity to walk, bike, or ride transit to work, to fulfill daily shopping needs (such as groceries), and to access other amenities within close proximity. These places are composed of elements that create complete walkable places, including downtowns, neighborhood main streets, neighborhood centers, and residential neighborhoods of varying densities and intensities.

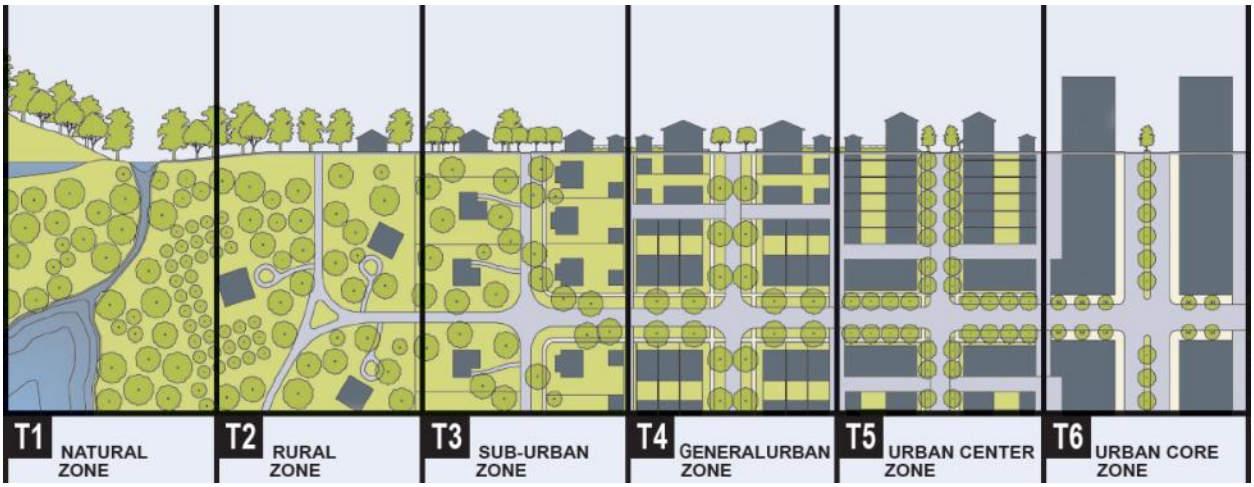
Urban Place types consist of Villages, Towns, and Cities (See Map 4-9 and 4-10). Appendix 4-I further defines the appropriate character, form, scale, intensity, and mix of uses for each of the place types in Beaufort County so that suitable zoning districts and other tools can be developed and applied to implement these places.

- Villages are made up of clusters of residential neighborhoods of sufficient intensity to support a central, mixed-use environment. The mixed-use environment can be located at the intersection of multiple neighborhoods or along a corridor between multiple neighborhoods. Habersham is a good example of a place that is evolving into a village.
- Towns are made up of clusters of neighborhoods or villages that can support a larger, more complex mixed-use environment. Buildings at the core of a town are attached and may be up to four stories tall. Towns are important centers of the County. The Town of Port Royal represents the local archetype.

- Cities are made up of clusters of neighborhoods or villages that can support the most intense, complex mixed-use environments. Buildings within the cores of a city are attached and may be taller than four stories in height. Cities are regional centers of the County and contain primary commercial and civic destinations. The City of Beaufort represents the local archetype.

Implementing the Place Type Overlay: The place types should be implemented with form-based zoning districts that focus firstly on the intended character and intensity of development and secondly on the mix of uses within. The form-based districts should be organized on the principle of the Transect (Figure 4-5).

Figure 4-5: A Typical Rural-Urban Transect with Transect Zones



Source: The Smart Code Version 9.2

The Transect, as a framework, identifies a range of settlement patterns from the most natural to the most urban. Its continuum, when subdivided, lends itself to the creation of zoning categories with standards that prescribe appropriate intensity, character and mix of uses. The following are generalized zoning categories based on the Transect.

- T-1 Natural Zone consists of lands approximating or reverting to a wilderness condition, including lands unsuitable for settlement due to topography, hydrology or vegetation.
- T-2 Rural Zone consists of sparsely settled lands in open or cultivated state. These include woodland, agricultural land, and natural areas. Typical buildings are farmhouses, agricultural buildings, and low density houses.
- T-3 Sub-Urban Zone consists of low density residential areas, adjacent to higher zones that contain some mixed use. Home

occupations and outbuildings are allowed. Planting is naturalistic and setbacks are relatively deep. Blocks may be large and the roads irregular to accommodate natural conditions.

- T-4 General Urban Zone consists of a mixed use but primarily residential urban fabric. It may have a wide range of building types: single, sideyard, and rowhouses. Setbacks and landscaping are variable. Streets with curbs and sidewalks define medium-sized blocks.
- T-5 Urban Center Zone consists of higher density mixed use buildings that accommodate retail, offices, rowhouses and apartments. It has a tight network of streets, with wide sidewalks, steady street tree planting and buildings set close to the sidewalks.
- T-6 Urban Core Zone consists of the highest density and height, with the greatest variety of uses, and civic buildings of regional importance. There are no locations within Beaufort County where T-6 Urban Core is appropriate. Typically only large towns and cities have an Urban Core Zone.

In order to be an effective tool to implement the Place Type Overlay District the specific mix of uses, intensity and character of these districts should be calibrated to fit the unique natural and built environment of Beaufort County.



Recommendations

Recommendation 4-1: Use the Comprehensive Plan and Future Land Use Element as an Implementation Tool

This comprehensive plan and the future land use element were created to serve as a guide for future growth and development. As such, the comprehensive plan and this future land use element should be used as a strategy to implement the recommendations of the regional plans and other county planning efforts. More specifically, this plan can be used:

- As decision-making tool when evaluating proposed developments, rezonings, and any other decision that may impact, or be impacted, by growth (e.g., public facilities).
- As a framework for the cooperation of planning activates and plan review with the municipalities as outlined in this plan and the regional plans.
- To update the ~~ZDSO~~ Community Development Code ~~as described in Recommendation 4-6.~~ on an ongoing basis as needed to implement this plan.

Recommendation 4-2: Implement the Northern and Southern Beaufort County Regional Plans

Beaufort County has adopted both the Northern and Southern Beaufort County Regional Plans and will strive to implement the plans as outlined in each individual plan. This effort will involve county actions as described below and as detailed further in each of the individual plans:

- The county will assist in the implementation of the regional plans through participation in the Northern Beaufort County Regional Plan ~~Oversight~~ Implementation Committee and through the reenactment of the Southern Beaufort County Regional Plan Implementation Committee;
- The county will participate in the drafting and execution of intergovernmental agreements to ratify key plan elements; and

- The county will participate in staff working groups ~~the Technical Advisory Group and various working groups, organized during the regional planning efforts,~~ for ongoing planning initiatives.

Recommendation 4-3: ~~Adopt and Implement the Recommendations of the Rural Policy Assessment~~

~~Once the county completes the rural policy assessment process that is currently underway, the county should review the recommendations and consider for adoption. Upon adoption, this plan, the ZDSO, and other county plans should be amended to incorporate the recommendations.~~

Recommendation 4-3: Update the County Land Use Regulations

Beaufort County will update its Community Development Code ~~the county's zoning and development standards ordinance~~ to incorporate the related recommendations of the regional plans and to facilitate the Future Land Use element of this comprehensive plan. In particular, the county will consider incorporating the following recommendations:

- Incorporate the development guidelines and recommendations established in this plan and in the regional plans; and
- Encourage mixed-use developments, where proposed, through revisions that will expedite review procedures and provide density incentives.
- Codify requirements that allow for the county, municipalities, the school district, and where involved, the military, to review and comment on major development proposals and annexations. This action would require that any application for an annexation or proposed rezoning will be sent to the planning directors, or similar official, of the relevant review body prior to the public hearing on the application. Any comments provided by such planning official will be included in the review packets for the subject annexation or rezoning.

Recommendation 4-4: Continue to Utilize and Expand Existing Tools to Further the Policies of the Comprehensive Plan

This plan identifies some of the major tools, beyond zoning, that the county already uses in order achieve the goals established as part of this plan. The county should continued to utilize these tools, identified in *Planning Framework* section, with the following recommendations:

- Implement the TDR program recommendations ~~that arise from the evaluation currently underway as part of~~ for the AICUZ Overlay

district surrounding the Marine Corps Air Station. Consider expanding the receiving areas beyond Port Royal Island.

- Consider expanding the TDR program, described above, based on the results of the initial program around the Marine Corps Air Station to preserve rural areas, ~~and~~ provide financial relief to large rural property owners, and to implement other recommendations of the Comprehensive Plan.
- Continue to utilize the Rural and Critical Land Preservation Program as its strategy for purchasing development rights. This program should be used to preserve as much rural lands as feasible. For the purposes of this comprehensive plan update, the county should also consider revisions to the current program to encourage more protection of rural and critical lands on St. Helena Island and in Sheldon.
- Continue to promote the establishment of conservation easements as a method of protecting rural lands, natural resources, and the rural character of Beaufort County. This program should be further studied by the county and coordinated with the efforts of the TDR and PDR programs as well as the Beaufort County Open Land Trust.

Recommendation 4-5: Utilize Development Agreements to Accomplish Goals of this Plan and the Regional Plans

The county should utilize development agreements, where feasible, to accomplish the goals set forth in this plan and the regional plans. These agreements can be utilized to implement a number of the recommendations including coordinating development in the growth areas and protecting the rural character of the county.

Any development agreement must be consistent with the comprehensive plan and land use regulations that will be implemented following plan adoption. Development agreements are discouraged in areas where development impacts may affect the provision of essential services and available infrastructure. The process by which the agreement is negotiated must be a public process to ensure that potentially affected citizens are notified and aware of any potential impacts.

Recommendation 4-6: Establish and Adopt Baseline Standards for PUDs and Development Agreements

The county will work with the municipalities to establish and adopt uniform baseline standards for the creation of and revisions to Planned Unit Development (PUDs) and development agreements. For PUDs, the standards should address the following issues, at a minimum:

- Open Space;
- Environmental Protection;
- Traffic Mitigation;
- Connectivity; and
- Access Management.

For development agreements as described in the previous recommendation, the following minimum regulations and recommendations should apply:

- Require compliance with the uniform baseline standards established for PUDs, to the maximum extent allowed by law.
- Establish criteria allowing the agreement to be re-opened if defined conditions occur. These conditions should include:
  - A phasing schedule that requires phases to be completed within a specified period of time; or
  - A schedule that requires the transportation analysis and mitigation requirements to be re-evaluated after certain thresholds are reached, to ensure transportation impact and mitigation issues are addressed.
- Recognition that subsequently adopted laws are not in conflict with the development agreement, and can be applied, if at a public hearing the local government determines:
  - There are substantial changes that have occurred within the local government in pertinent conditions existing at the time the development agreement was adopted, which changes, if not addressed by the local government, would pose a serious threat to the health, safety, and welfare of the community;
  - The new laws address these problems and are essential to addressing them; and
  - The laws expressly state they are to apply to the development agreement.
- Recognition that subsequently adopted laws can apply to the development agreement if it is based on substantially and materially inaccurate information supplied by the developer.
- In addition, baseline indicators should be established in the agreement itself, focusing on areas such as impacts on public facilities. Development exceeding the baseline indicators would be required to be re-opened.

Recommendation 4-7: Continue to Develop and Update Community Preservation Plans

Since the adoption of the 1997 plan, the county has embarked on detailed planning efforts for several community preservation areas. Due

to the unique qualities of these areas, it is important for the county to continue these planning efforts to address other community preservation areas. In particular, this plan recommends the following actions:

- ~~Complete the May River (Bluffton) Community Preservation Plan~~
- ~~Complete the Daufuskie Community Preservation Plan~~
- Pursue the Sheldon and Big Estates Community Preservation Plans
- ~~Jointly prepare the Pritchardville Community Preservation Plan with the Town of Bluffton in accordance with the recommendations of the Southern Beaufort County Regional Plan.~~
- ~~Evaluate the need for Community Preservation Area designations for Lands End, Tansi Village, and Big Estates.~~
- Work with local residents and Community Preservation Committees where they are formed to evaluate the effectiveness of existing CP Plans and zoning districts and make revisions as warranted.

Recommendation 4-8: Promote Appropriate Infill Development and Redevelopment in Accordance with this Plan

Many small commercial parcels located in the unincorporated areas of Beaufort County, along the edges of the municipalities, are in need of redevelopment. There is also a need to encourage infill development rather than continued sprawling development or "leapfrog" developments. Currently, redevelopment and infill development are addressed by requiring higher standards for architecture, landscaping, and site design for new projects. This existing policy does not take into account the large number of small properties are often overlooked for investment in favor of developing on greenfields due to the size of the property and the difficulty and expense of complying with the zoning regulations. The county encourages infill development and redevelopment as an alternative to new development, particularly in areas where public facilities are readily available. ~~This plan recognizes the following definitions of infill development and redevelopment as it relates to future land use. Furthermore, any implementation strategy that addresses issues related to infill (e.g., land use regulations) should incorporate appropriate infill regulations pursuant to these definitions.~~

- ~~Small Tract Infill Development is related to undeveloped individual lots within existing residential subdivisions and commercial strips. Development on these sites is generally targeted toward the construction of single-family homes, duplexes, small apartment buildings, or small commercial buildings on single vacant urban lots without the need for further land subdivision.~~

- ~~Large Tract Infill Development (leapfrogged parcels) is related to larger undeveloped residential or commercial parcels that are 10 acres in size or greater. These lots are typically found in urbanized areas with a concentration of undeveloped or underdeveloped lots that have been passed over in favor of larger parcels further from the urban centers (e.g. Burton, Shell Point).The development of these sites could require further subdivision of the land.~~
- ~~Small Scale Redevelopment occurs when a large single-family lot in an urban or suburban neighborhood is subdivided into smaller lots for further single-family residential development or is redeveloped as multi-family housing. Small-scale redevelopment may also refer to the redevelopment of small, underutilized commercial lots in urban or suburban commercial areas.~~
- ~~Large-Scale Redevelopment refers to the redevelopment of a larger scale that requires the assembly of several parcels, removal of the older structures, and the construction of more intense residential or commercial development.~~

~~In addition to incorporating the above definitions into other planning efforts,~~ The following are targeted recommendations related to infill development and redevelopment.

- Explore ways to facilitate integrated stormwater management systems for clusters of small parcels;
- Develop incentives for developments on infill or redevelopment sites;
- Incorporate context-sensitive design standards for various scales of infill development and redevelopment to promote compatibility with surrounding developments, where appropriate; and
- Utilize the regional Geographic Information System (GIS) to identify and market undeveloped or underutilized sites.

Recommendation 4-9: Develop Regional Demographic Models and a Regional Growth Tracking System

Beaufort County will work cooperatively with the municipalities to develop a regional demographic and land use model of existing and forecasted population, including permanent and seasonal population. This model should be maintained through a multi-jurisdictional effort. At a minimum, the system should consist of existing and forecasted seasonal and permanent population data; a consistent classification system for existing and future land use; and a regional land use model that monitors remaining growth capacity and assesses the impacts of land use decisions on the region.

In addition to the regional demographic model, the county will work with the municipalities to create and maintain an improved regional growth tracking system, including a land demand and land use

forecasting model integrated with other regional models (such as the transportation model) that can be used by all entities for planning purposes. This recommendation would mirror the recommendation in the regional planning efforts and would involve the creation of a regional database and model that would likely build on the existing traffic model and its traffic analysis zones, but it could be expanded for use in a wide range of planning efforts by local and regional agencies. Specifically:

- The county's ~~new Land Development Office (LDO) program~~ permitting database should be configured to count certificates of occupancy by tax district and address.
- The ~~LDO development counts~~ county's permitting database will be integrated with GIS traffic analysis zones through address or parcel ID numbers.
- A growth report will be periodically generated to show the change in growth by Traffic Analysis Zone (TAZ), by tax district, and by jurisdiction.

Recommendation 4-10: Establish Joint Corridor Planning Efforts ~~and Joint Corridor Review Boards~~

Beaufort County will work with the municipalities to establish coordinated review, administration, and enforcement of development to maintain the views and images of the low country created along designated regional scenic corridors~~. For areas of the county where there is an opportunity for joint corridor overlay districts (e.g., U.S. 278, SC 170, SC 46, Buckwalter Parkway, and Burnt Church Road in southern Beaufort County), the county will work with the municipalities, by intergovernmental agreement, to create a Joint Corridor Overlay District between the county and related municipality to consolidate administration and enforcement responsibilities.~~

Important elements of this recommendation include:

- Defining distinctions between urban, suburban, and rural roads and applying corresponding architecture, landscaping, lighting, signage, and streetscape standards for each road type.
- Including uniform standards consistent with the corridor plans, which can be adopted by the county and related municipality for the subject corridor.
- Including additional standards to provide heightened protection for scenic resources along the May River Road (SC 46) and Okatie Highway (SC 170).
- Utilize the Southern Beaufort County Beautification Board to evaluate the aesthetic qualities of development within highway rights-of-way including road widening and intersection improvements.

Recommendation 4-11: Develop Detailed Area Plans

Jointly prepare a detailed land use plan for the uncommitted lands in southern Beaufort County, and potential redevelopment areas where densities could be increased. The joint land use plan should address the following elements at a minimum:

- The residential density and land uses of the uncommitted lands;
- Lands with infill potential;
- Lands where mixed use development should be encouraged;
- Public facilities and services for the planning area;
- ~~A plan for the Bluffton Community Preservation District;~~
- The future growth boundaries of Bluffton and Hardeeville; and
- Recommendations on how the coordinated land use policy will be implemented through a seamless set of zone districts and development standards between the County, Bluffton, and neighboring jurisdictions (as appropriate).

Until the joint land use plan is completed, the county and the Town of Bluffton should adopt an interim policy that states annexations and rezonings within the study area shall conform to the Future Land Use element of this comprehensive plan.

Recommendation 4-12: Formalize Regional Planning Efforts with Neighboring Counties and Municipalities

Formalize regional planning cooperation and collaboration between Beaufort County, Jasper County, and the City of Hardeeville to plan on a wider regional basis. As part of this recommendation, the county incorporates the following recommendations from the Southern Beaufort County Regional Plan:

- The county will enter into a Memorandum of Understanding (MOU) with Jasper County and the City of Hardeeville to identify a common geographic area of interest, issues of common concern, and commitment to provide staff support to address common issues related to future land use, public facilities (especially transportation and the new port), and natural assets and environmental protection.
- Staff representatives from Jasper County and Hardeeville will be invited to participate as members of the southern Beaufort County working groups, on a permanent basis.
- Utilize the Lowcountry Council of Governments (LCOG) and the Metropolitan Planning Organization (MPO) for cooperative inter-jurisdictional planning.

The County should also expand these cooperative planning efforts to other neighboring counties and municipalities such as the Town of Ridgeland and Hampton County.

- County working groups, on a permanent basis.

Recommendation 4-13: ~~Annual~~ Ongoing Monitoring

Beaufort County should commit to a process of ~~annual~~ ongoing monitoring to chart the progress of the implementation of the 2007 Comprehensive Plan. The monitoring process should focus on those issues that would benefit from annual reporting as determined by the Planning Commission. Beaufort County should coordinate this process with the municipalities.

Recommendation 4-14: Rural Small Lot Subdivision

Beaufort County should continually pursue policies that require low density residential development in rural areas while providing greater flexibility for owners of small properties. ~~modify the ZDSO to allow for small lot rural subdivisions:~~

- ~~For areas north of the Whale Branch River and on St. Helena Island, allow parcels of record in rural zones to have three by-right subdivided lots, after which the base underlying zoning density would apply.~~
- ~~For areas on Port Royal Island outside of the Air Installation Compatible Use Zone (AICUZ), allow parcels of record in rural zones to have two by-right subdivided lots, after which the base underlying zoning density would apply.~~
- ~~Provide for a minimum lot size of one acre for such by-right subdivided lots.~~
- ~~In connection with this recommendation, rezone land currently zoned Rural Residential to the Rural zoning designation.~~
- ~~This policy should not apply to rural and rural residential properties located south of the Broad River, on Lady's Island, on Coosaw Island, and within the Air Installation Compatible Use Zone (AICUZ).~~

Recommendation 4-15: Rural Conservation Subdivisions

Beaufort County should encourage the clustering of residential subdivisions in rural areas to preserve and promote agricultural and forestry uses on set-aside open spaces. ~~modify its rural cluster subdivision and planned community provisions to allow for traditional rural uses such as agriculture and forestry on set-aside open space.~~

- ~~Adjust rural subdivision regulations to facilitate and provide incentives for clustering.~~

- ~~Permit required open space to be retained in private ownership with a conservation easement that would permit agriculture and forestry.~~

Recommendation 4-16: Small Rural Businesses

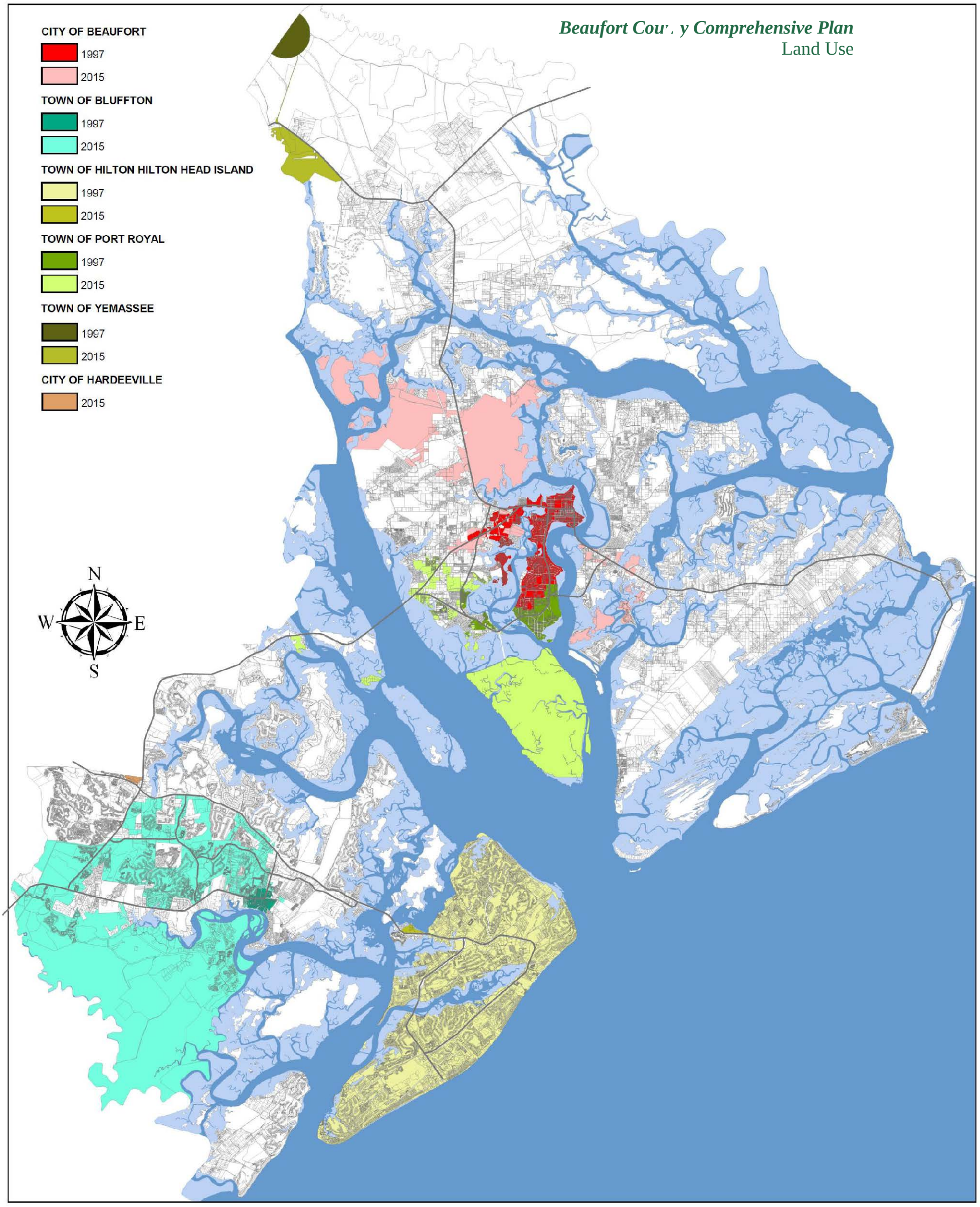
Beaufort County should evaluate its ZDSO to provide more flexibility and overcome obstacles to the establishment of compatible rural businesses.

- Consider changes to the ZDSO to place more emphasis on performance standards rather than use-restrictions for cottage industries, home occupations, and rural businesses.
- Establish a Rural Business District at Garden's Corner.

Recommendation 4-17: Small Landowner Liaison

Beaufort County should provide education and assistance to small rural landowners on development options available in rural areas.

- Provide public education in the form of brochures, workshops, and other outreach efforts for small rural landowners about family compounds, rural business options, cottage industries, home occupation, and small-lot rural subdivision options.
- Consider creating a County Staff Liaison position to assist small rural landowners in the development review process.

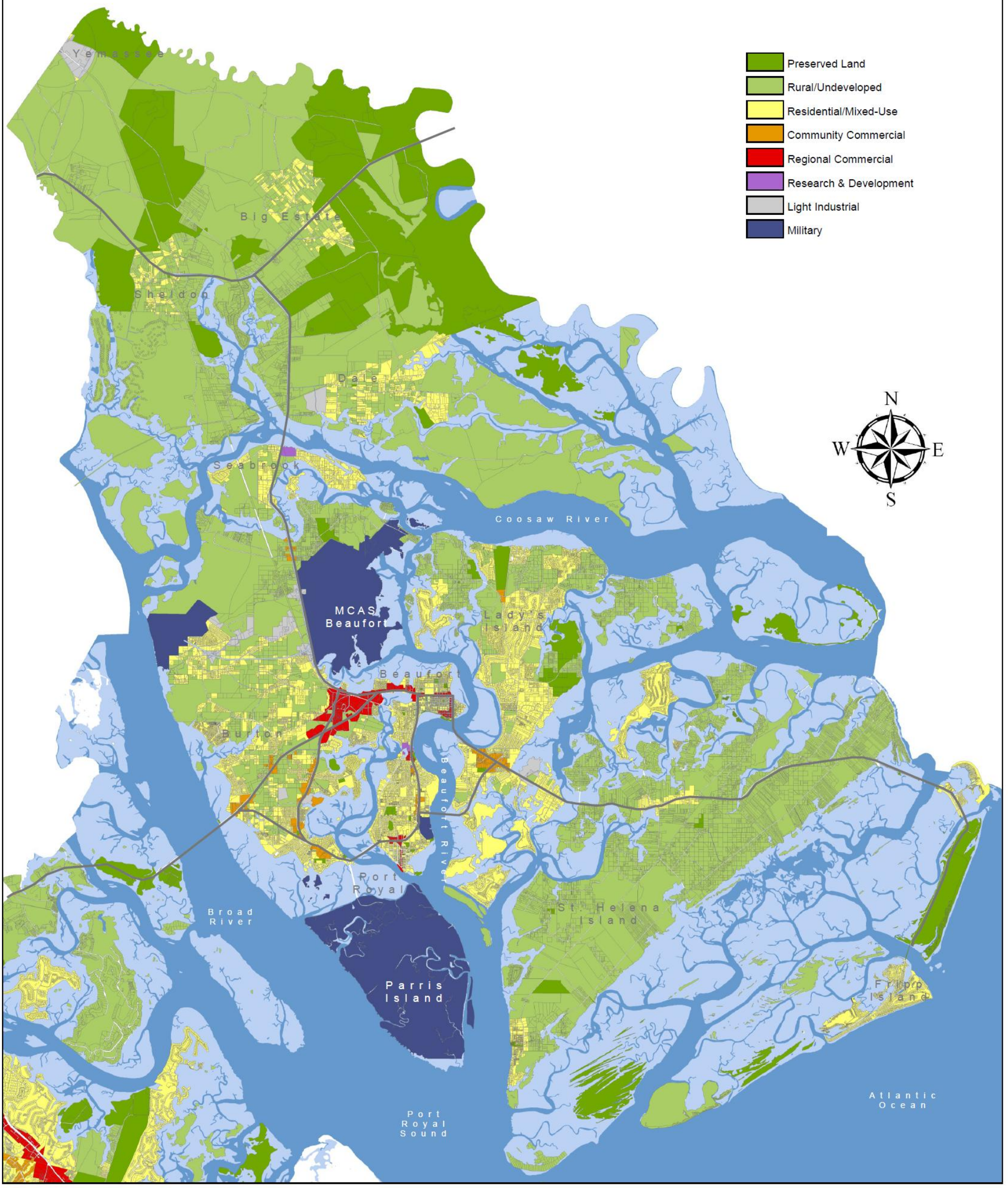


Chapter 4
Land Use

Map 4-1: Municipal Growth

1997 to 2015

2010 Beaufort County Comprehensive Plan



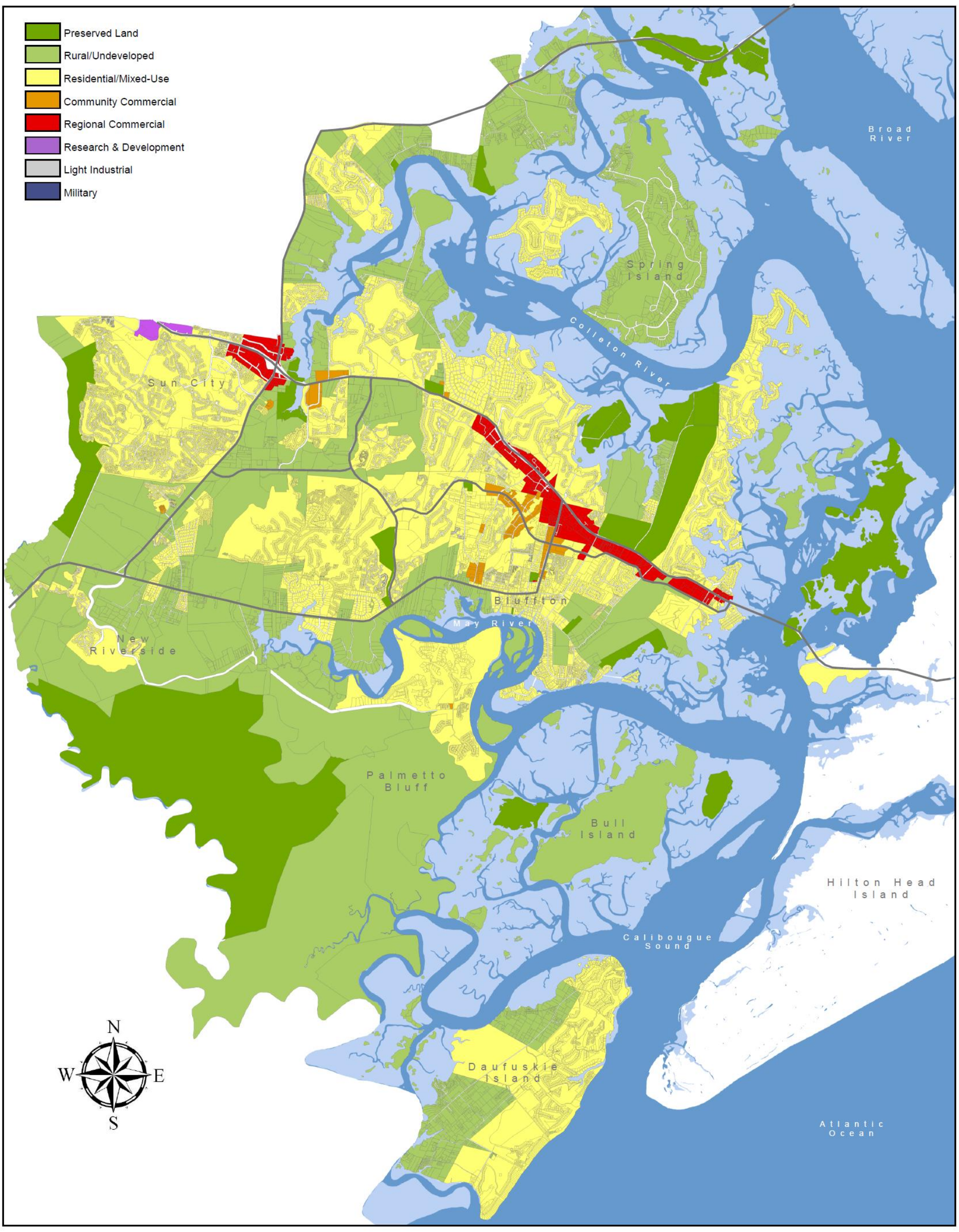
Chapter 4

Land Use

Map 4-2: Existing Land Use

Northern Beaufort County

2010 Beaufort County Comprehensive Plan



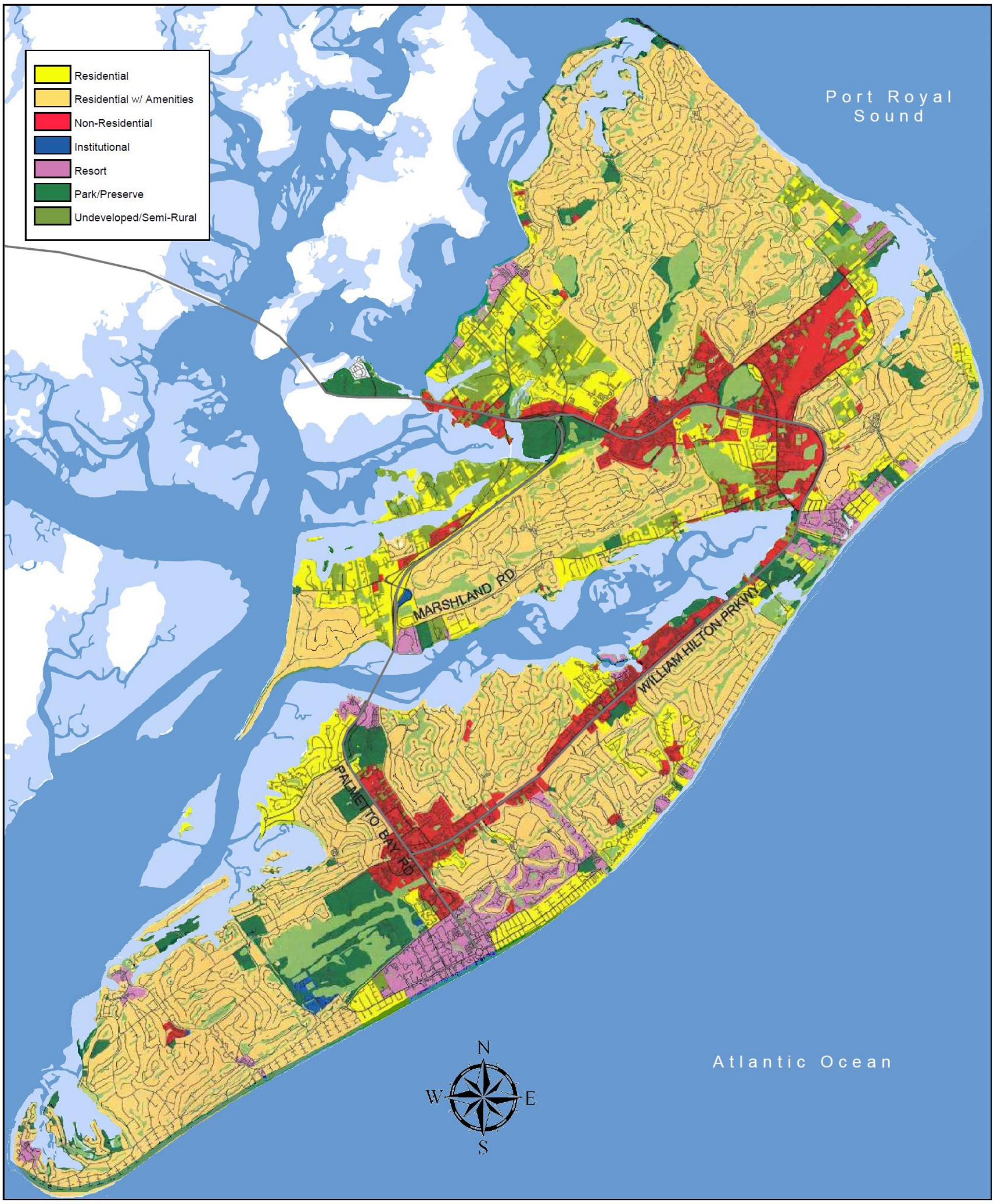
Chapter 4

Land Use

Map 4-3: Existing Land Use

Southern Beaufort County

2010 Beaufort County Comprehensive Plan



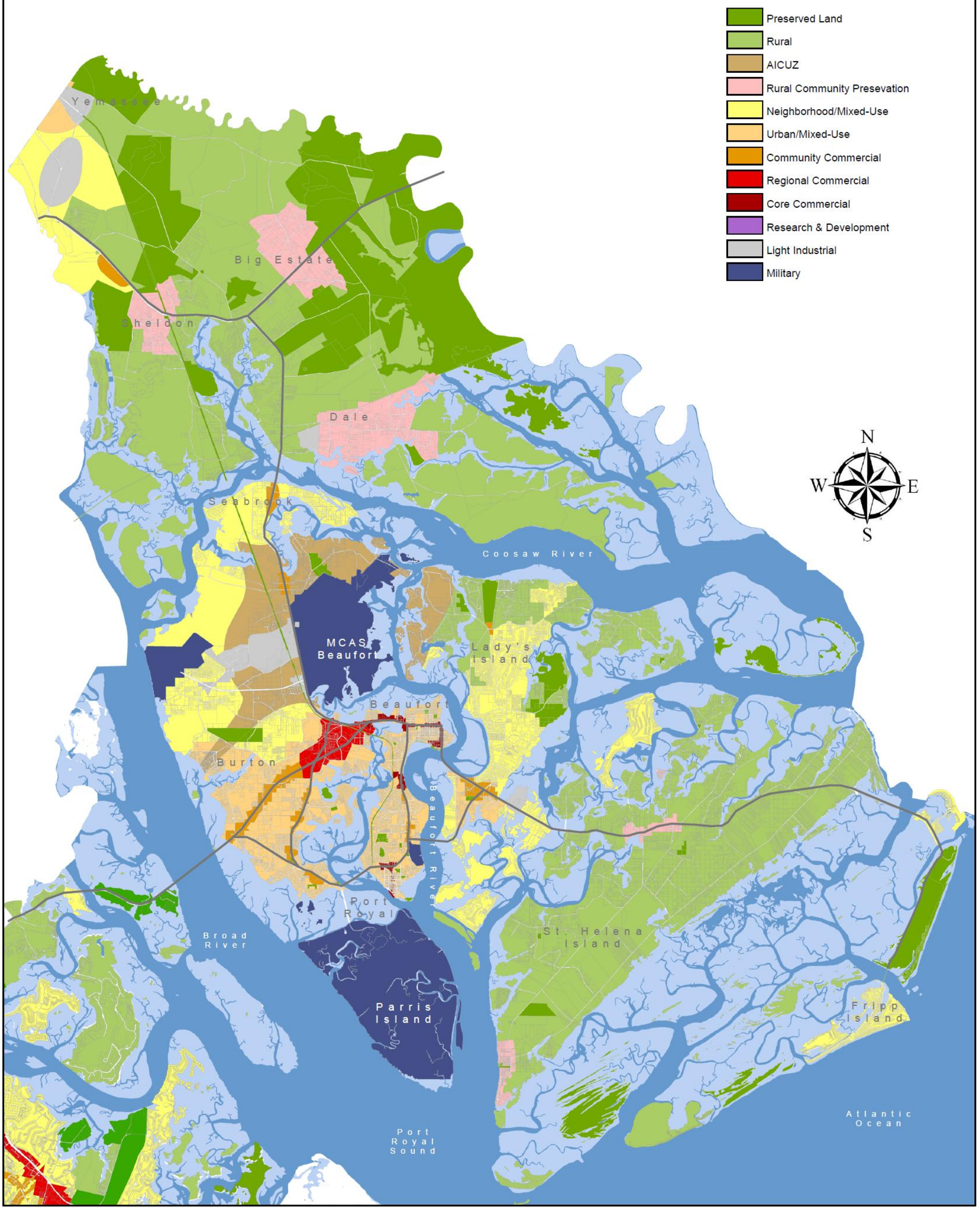
Chapter 4

Land Use

Map 4-4: Existing Land Use

Hilton Head Island

2010 Beaufort County Comprehensive Plan



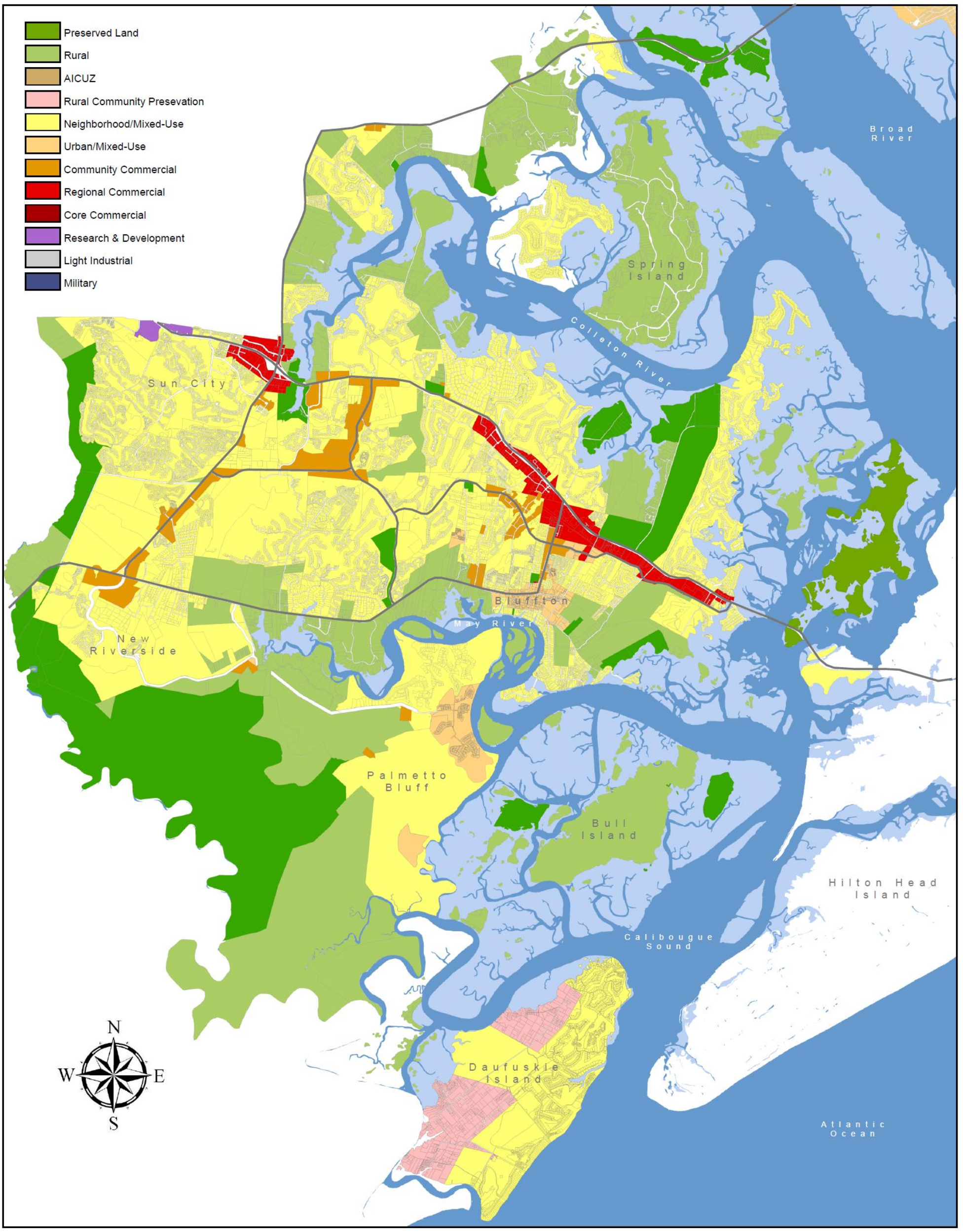
Chapter 4

Land Use

Map 4-6: Future Land Use

Northern Beaufort County

2010 Beaufort County Comprehensive Plan



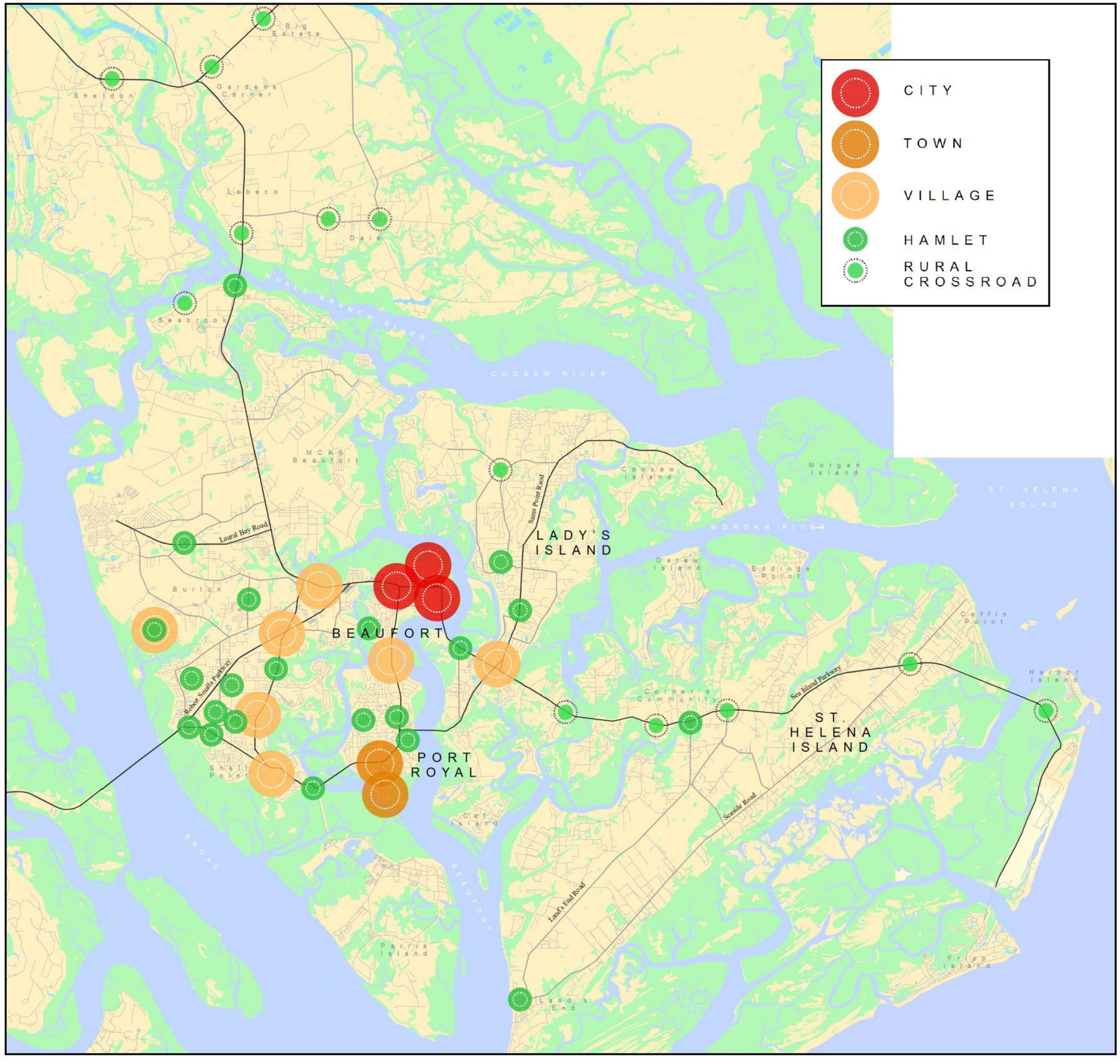
Chapter 4

Land Use

Map 4-7: Future Land Use

Southern Beaufort County

2010 Beaufort County Comprehensive Plan



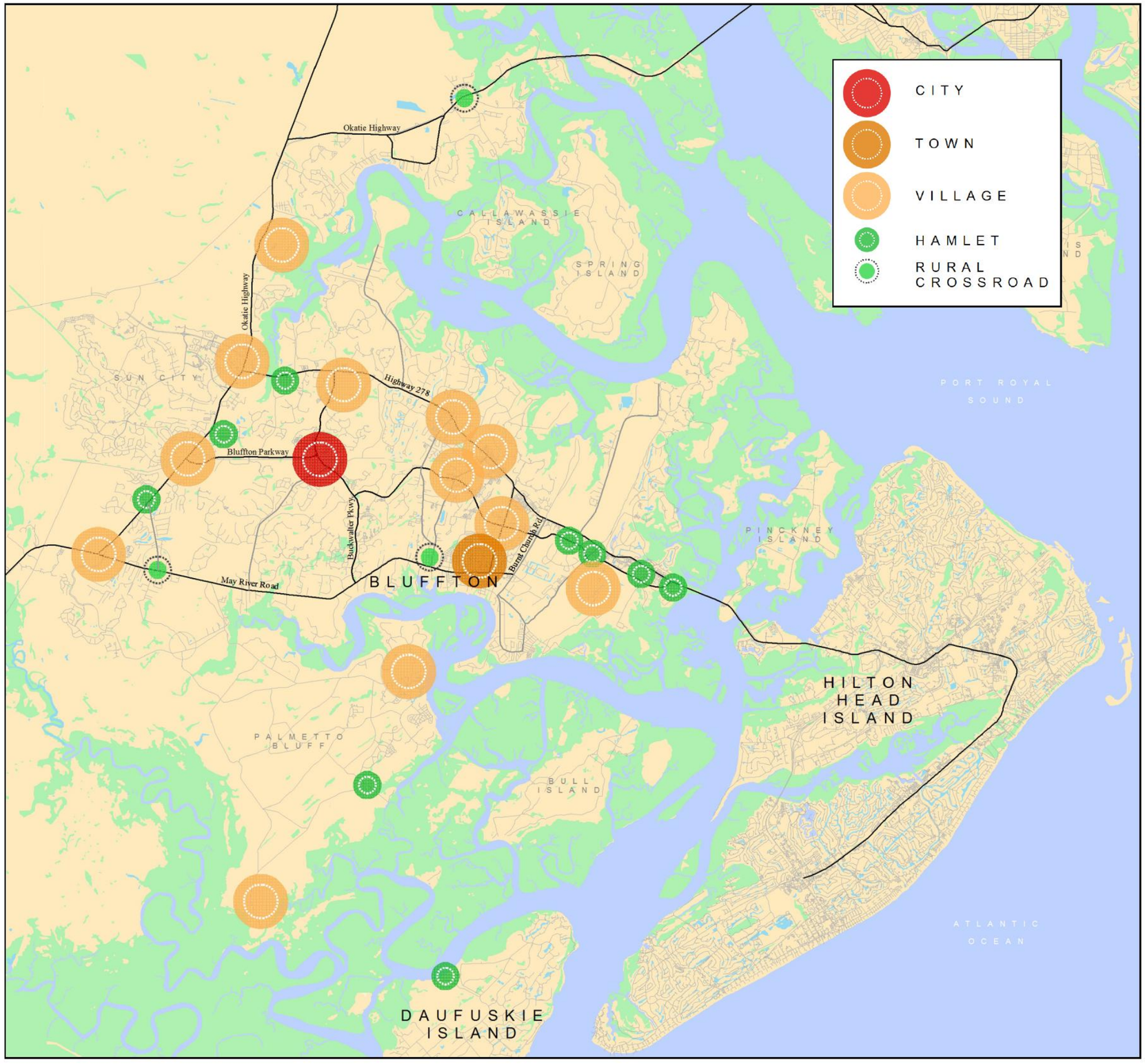
Chapter 4

Land Use

Map 4-8: Place Type Overlay

Northern Beaufort County

2010 Beaufort County Comprehensive Plan



Chapter 4

Land Use

Map 4-9: Place Type Overlay

Southern Beaufort County

2010 Beaufort County Comprehensive Plan

6

Beaufort County Comprehensive Plan

Cultural Resources





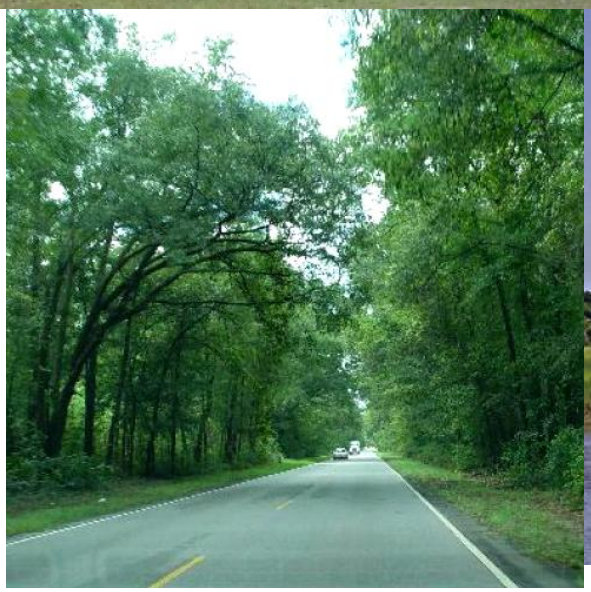




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Introduction

Beaufort County is one of America's historic and cultural treasures, a place where history and tradition are reflected in a vibrant landscape that provides a tangible link between past, present and future generations. Beaufort's attractiveness as a place to live and work, as a destination for visitors, and consequently its economic well being, are directly related to its historic character and unique quality of life.

Beaufort County's popularity and high growth rate has brought both recognition of the County's more visible historic assets and an influx of financial support for the rehabilitation of historic structures. As a result, Beaufort County, the City of Beaufort, the Town of Port Royal, the Town of Bluffton and the Town of Hilton Head Island each have adopted ordinances that protect historic and archaeological resources.

Given the County's rapid population growth over the last 20 years, however, it is vital to analyze the region's less tangible, but more inherent cultural resources, which make up the Lowcountry way of life. These resources include the County resident's relationship to the water as a source of food, recreation and transportation; the County's rich agricultural heritage; the County's military heritage; the County's scenic highways and byways; Gullah culture; and the active visual and performing arts community. Each of these components is vital to the region's identity. They add to the quality of life for residents; they make this region attractive to visitors and future residents; they drive the local tourism economy; and they ideally make this region an attractive site to relocate or create new businesses.

As one of the nation's historic and cultural treasures, Beaufort County bears a great responsibility to be good stewards of these resources. Therefore, it is vital not only to identify the County's historic and cultural resources, but to develop policies to preserve and enhance these resources.



Historic and Archaeological Resources

Beaufort County is blessed with a wealth of important historic buildings and sites as well as numerous pre-historic and historic archaeological sites. The County and its municipalities have devoted much time and effort to both inventorying these sites and creating the necessary regulatory framework to protect these sites from the potential adverse impacts of new development, redevelopment, rehabilitation, and neglect.

Resource Identification



The Church of the Cross, located in Bluffton's historic district, was constructed in 1854

Beaufort County Above Ground Historic Resources Survey: In 1997, Beaufort County completed a survey of historic buildings and other above ground historic resources that covered the unincorporated areas of Beaufort County, the City of Beaufort, and the Town of Port Royal. The Town of Bluffton was surveyed in 1995. The County survey identified over 1,500 historic sites and buildings; provided an historic overview of Beaufort County; an architectural analysis by building type, material and style; provided recommendations for National Register of Historic Places eligibility; and gave recommendations for future preservation actions. The survey is used by the County and municipalities in staff project development review, and by property owners, realtors, developers, historians, and other researchers as well as by the public. Because the survey primarily included only those properties that could be seen from public roads or those surveyed on private property with owner permission, the County continues to work with property owners to identify sites missed by the survey. For example, County staff, ~~and~~ the Historic Beaufort Foundation, and the military installations have worked with local citizens to locate and survey rural cemeteries, the majority of which are African-American. The survey can be accessed on Beaufort County's website[1].

[1] Presently ~~only~~ the unincorporated County, the City of Beaufort, and the Town of Port Royal are available on the website. ~~Bluffton will be added soon.~~ ~~The City of Beaufort plans to include the city survey in its website.~~



Historic cemetery on Daufuskie Island

The Historic Preservation Review Board and staff have worked with the following private owners and organizations to protect important historic sites and buildings.

- Rose Hill Plantation
- Darrah Hall at Penn Center
- Brick Church
- Coffin Point Plantation House
- Old Sheldon Church Ruins
- Lobeco School
- First African Baptist Church (Daufuskie Island)
- Mt. Carmel Church (Daufuskie Island)
- Tombee Plantation

Archaeological Sites: Beaufort County has nearly 2,000 identified archaeological sites both underground and underwater. A majority of these sites are identified by surveys done when development projects are undertaken. In addition, archaeologists using grants from federal and state sources perform data recovery work on important sites such as the Santa Elena/Charlesfort site on Parris Island. On occasion, groups of local citizens commission archaeologists to identify and protect sites on private property. Projects of this type have been done on Dataw Island, Callawassie Island, and the Mitchelville area on Hilton Head Island. County staff has also worked with the Underwater Division of the SC Institute of Archaeology and Anthropology on a project to survey underwater archaeological sites in the Port Royal Sound.

Existing Regulatory Framework

The regulatory framework for protecting the County historic resources includes federal and state requirements along with County and municipal regulations. Generally, County and municipal regulations are meant to attend to gaps not addressed by state and federal regulations.

Federal and State Requirements: There are several mechanisms at the federal and state level, by which impacts on archaeological and historic sites are required to be identified and mitigated. Section 106 of the National Historic Preservation Act of 1966 requires consideration of historic properties when the federal government is involved in financing, licensing, or permitting a project. Section 106 requires federal agencies to consult with the State Historic Preservation Officer (SHPO), assess potential adverse affects of a project on historic resources and to address and mitigate those affects. Various state laws, such as the SC Coastal Zone Management Act of 1979 have similar provisions.

Historic Preservation Overlay District Ordinance: Beaufort County has adopted as part of the ~~Zoning and Development Standards Ordinance~~ Community Development Code, a section that provides protection of the County's historic and archaeological resources. This ordinance requires that all work done on the exterior of designated historic buildings in the unincorporated County to be reviewed and approved either by the Historic Preservation Review Board or by staff acting on behalf of the Board. Once a project is approved, a Certificate of Appropriateness is issued, which is required before a building permit can be received.

Archaeological and Historic Impact Assessment Ordinance: This ordinance requires developers to provide information regarding the development site. After conducting document searches, consultations with compliance archaeologists and other research, the Planning Director and Historic Preservationist determine whether a survey of the property will be required. Reports, maps or other

information resulting from any survey are reviewed by the County, who works with the developer to devise a mitigation plan for the treatment of any identified archaeological resources. The plan would then be included in a Memorandum of Agreement (MOA) to be signed by the developer and the County.

Municipal Ordinances: The City of Beaufort, Town of Port Royal, Town of Bluffton and the Town of Hilton Head Island all have ordinances that provide some degree of protection of historic and archaeological resources. In the past, Beaufort County staff has provided professional assistance to the municipalities to identify and protect historic resources.



The Lobeco Library is located in the restored Lobeco School that was constructed in 1937.



Fort Fremont dates back to 1898 when it was constructed for the Spanish-American War.



Vernacular architecture on Daufuskie Island.

Other Planning and Preservation Efforts

Over the last 10 years, Beaufort County has undertaken a number of projects to preserve important County owned historic properties and to acquire and preserve other important historic sites through its Rural and Critical Lands Preservation Program.

- **Lobeco Library:** Listed in the National Register of Historic Places and owned by the Beaufort County Board of Education, this school building was renovated in 2003 into the Lobeco branch of the Beaufort County Library.
- **Barker Field Tabby Ruins:** Beaufort County financed the restoration of tabby ruins located in Barker Field County Park on Hilton Head Island.
- **Ford Shell Ring:** Beaufort County in conjunction with the Town of Hilton Head Island purchased a 6.8-acre parcel that contains Native American Shell Rings believed to have ceremonial importance. The site is also home to the remains of a freedman's cottage.
- **Altamaha Town:** Beaufort County purchased a 100-acre site located on Old Baileys Road in 2004 that includes Altamaha, a Yamasee Indian town that is being developed as a passive park and historic site.
- **Fort Fremont:** Beaufort County purchased 14 acres on St. Helena Island that contains the ruins of a historic Spanish-American War fort that was completed in 1898.

The Town of Hilton Head Island has also been active in the preservation of historic and archaeological sites. Town preservation efforts include Greens Shell Ring, Honey Horn Plantation, Jenkins Island Shell Pit, Jenkins Island Cemetery, and the Fish Haul Creek Site. The Town of Bluffton has been active in restoring the Garvin House, an 1870 residence constructed by Cyrus Garvin, a former slave. In addition to public sector preservation efforts, private residential communities, such as Dataw Island, Spring Island and Haig Point have preserved tabby ruins and other above ground features.

Vernacular Architecture

Beaufort County has a rich inventory of vernacular architecture, much of which is being lost to redevelopment and neglect. Protection of these older structures, many of which are located in the rural and less affluent parts of the County, is vital both to preserving an important component of the County's historic built environment and as a source of affordable housing. Many of these structures are modest homes built largely by African-Americans. The best examples can be found on St. Helena Island, Daufuskie Island and in the Northwest Quadrant in the City of Beaufort. Non-residential vernacular structures include rural roadside markets and truck farming packing houses.



Albany Groceries, located in Dale, is a good example of commercial vernacular architecture.

Conclusions

Beaufort County, ~~and~~ its municipalities, and military bases have devoted many resources to both inventory and protect historic structures and archaeological sites. These preservation efforts need to be continued and enhanced in the future. Special emphasis should be placed on identifying and preserving the County's most endangered structures and sites through proactive means (adaptive reuse, grant funded rehabilitation, tax incentives, etc.).



Scenic Highways and Byways

Beaufort County's highways are the County's primary and most visible public realm. It is where the manmade environment intersects with the natural environment. Therefore, scenic highways and byways are included as a cultural resource. It is the most frequent way that people enjoy the scenic beauty of the County.

Fifty years ago, Beaufort County's transportation network was made up of 2-lane highways, many of which were completely shaded under a canopy of oaks. Population growth accompanied by development has rendered this a vanishing feature of the Lowcountry landscape. Most of the County's principal and minor arterials and its major collectors have been or are slated to be widened to four or six lanes.

Existing Preservation and Enhancement Efforts

In the past 15 years, Beaufort County has recognized the importance of preserving the scenic qualities of its highways. These efforts include the adoption of the Corridor Overlay District; the designation of Old Sheldon Church Road as a state scenic highway; and preserving trees and creating context sensitive features when roads are widened.

Development Standards ~~**Corridor Overlay District Ordinance:**~~
In 1992, Beaufort County adopted the Highway Corridor Overlay District to apply to U.S. 278, the primary corridor leading onto Hilton Head Island. The Corridor Overlay District ~~has since been~~ was then expanded to include all major highways in Beaufort County. The district ~~provides~~ provided standards for architecture, landscaping (including tree preservation), signage, and lighting for new development along the County's major highways. The Community Development Code then expanded these standards to apply to all development with the exception of single-family and two-family residential. While ~~the corridor overlay district has~~ these development standards have helped to limit the potential adverse visual impact of commercial growth along these highways, the standards do not apply to improvements within the highway right-of-way. ~~there are several limitations of the district that could be improved upon:~~

South Carolina State Scenic Byways in Beaufort County

- Hilton Head Island Scenic Byway
- May River Scenic Byway
- McTeer Bridge & Causeways Scenic Highway
- Old Sheldon Church Road Scenic Byway
- SC 170 Scenic Highway
- US 21 Scenic Highway

Source: South Carolina Department of Transportation

- ~~The corridor overlay district standards are modeled after similar standards adopted on Hilton Head Island. Some of these standards are not as well suited to the more rural parts of the County.~~
- ~~The standards do not apply to improvements within the highway right-of-way. Therefore, road widening, median landscaping, SCDOT maintenance, turning lanes, and other road alterations fall outside the district requirements and the purview of the Corridor Review Boards.~~
- ~~The standards do not apply to many of the County's major and minor collector roads. Many of these roads still have significant scenic resources.~~

Southern Beaufort County Corridor Beautification Board: Since development standards only apply to development on individual parcels, additional oversight was needed for road improvements within the highway right-of-way. In 2013, County Council authorized the creation of the Southern Beaufort County Corridor Beautification Board. County Council created the Board to assist Council in the design, implementation, fundraising and promotion of median beautification and other aesthetic improvements along highways in Southern Beaufort County.



Old Sheldon Church Road was designated a State Scenic Byway in 2003.

State Scenic Byway (Old Sheldon Church Road): The State designated Old Sheldon Church Road a Scenic Byway in 2003. Old Sheldon Church Road is one of the County's most scenic highways. A trip on Old Sheldon Church Road offers glimpses into the past through the remains of the Sheldon Church ruins, the entrances to several historic plantations, and views of former rice fields. In addition to its historic importance, the road is one of the few remaining canopy roads in Beaufort County. In recent years, the road has become a short cut between I-95 and Beaufort for both cars and trucks. Accompanying state scenic byway designation, Beaufort County adopted a management plan to protect the highway's scenic qualities. This management plan ~~includes~~ called for extending the corridor overlay district to apply to Old Sheldon Church Road; working with the state to reduce speed limits and to limit truck traffic; and working with SCDOT and the utility companies to utilize best management practices when trees are pruned for maintenance.

Canopy Roads Brochure: In 2009, the Beaufort County Planning Department produced a brochure titled The Canopy Roads of Beaufort County. The purpose of the brochure was to provide greater awareness of the County's remaining canopy roads and highlight them as a unique feature of the region's history, culture and natural environment.

Conclusions

Beaufort County has taken important steps to protect the scenic qualities of its highways and byways. ~~The~~ Architectural, landscaping, signage and lighting standards have ~~corridor overlay district has~~ been a key component in these preservation efforts and should be continually implemented ~~enhanced and expanded~~ to provide more protection to the County's remaining rural scenic highways. The designation of Old Sheldon Church Road as a state scenic byway and the accompanying management plan represent the next step in moving the protection of scenic corridors beyond the regulatory environment to include public outreach and partnerships with SCDOT and utility companies. The County should seek this designation on other highways with similar qualities. Finally, the County has many rural scenic highways that ~~do not fall under the jurisdiction of the corridor overlay district and~~ are not likely to be eligible for state scenic designation. The County should take steps to ~~inventory these highways and~~ develop a management plan to protect and promote the scenic qualities of these roads.



Maritime Heritage

Beaufort County consists roughly of half land and half water. Throughout its history, the County's waterways have been a source of food, industry, trade, transportation and recreation. The County's culture and identity has been as closely tied to its waterways as it has been tied to its land. Seafood, fish, shrimp, crabs and oysters have been a staple of the Lowcountry diet since the days of the Native American inhabitants. Historically many of Beaufort County's islands lacked direct access to the mainland and therefore water was vital to transportation. Today, recreational boating and fishing are an important facet both to the Lowcountry way of life and to the local economy as an increasing number of visitors are interested in chartering fishing boats and in ecotourism. Although there is an abundance of rivers, bays and marshes in Beaufort County, the rapid pace of growth and rising land values have challenged the traditional uses of the County's waterways.

- Growth has brought with it concerns about declining water quality, excessive stormwater runoff and increased pollutants into the local marshes and waterways.
- Waterfront access facilities, such as boat landings and fishing piers, have not kept pace with population growth.
- Rising land values have put a premium on waterfront property and made it very expensive to purchase new land for waterfront access.
- Rising land values have also brought about pressure on commercial waterfronts to sell to the highest bidder.
- Increased residential development on marshfront and waterfront property has brought about conflicts between property owners and those harvesting crabs and oysters.

Summary of ~~2006~~ 2013 South Carolina Shellfish Catches

- Blue Crab – ~~4.32~~ 5.13 million lbs. - $~~3.4~~ 6.4 million
- Shrimp (Brown, White & Other) – ~~2.2~~ 1.99 million lbs. - $~~5.6~~ 5.8 million
- Eastern Oysters – ~~81,548 bushels~~ 0.37 million - $~~1.2~~ 2.3 million

Source: NOAA – National Marine Fisheries Service

Local Seafood Industry

Fishing as a commercial venture dates back to the colonial times when street peddlers and small merchants sold fish and shellfish for local consumption. In the late 1800's, canning became a major part of the seafood business, allowing local seafood to be sold to other parts of the world. Freezing became popular in the late 1940s and is still used for a majority of today's seafood catch, especially when shipped elsewhere. Today the industry is in decline; nevertheless, the demand for fresh

Issues Facing the Local Seafood Industry

- Low-priced imported shrimp and crabs
- Rising fuel costs
- Rising labor costs
- Increased land values affecting waterfront access
- Loss of processing facilities
- Age of fleet
- Loss of maintenance facilities



A commercial crabber on the Combahee River.



Popular bumper sticker supporting the local seafood industry in Beaufort County.

seafood from Beaufort County's waters is still high. Many of the hardships facing the local seafood industry are international in scale – flat market prices, competition from Asia and Latin America, and rising fuel costs. This plan focuses on local issues and possible solutions to protect the viability of the industry.

Working Waterfronts: The local seafood industry relies on the availability of ice, fuel, grading and processing, freezers, access to markets, and places to moor fishing boats. Beaufort County has nine remaining working waterfronts (Map 1) that provide these services to the industry. The long-term viability of these waterfronts is in question as owners face both the declining profitability of the industry and rising land costs that make it attractive to sell.

Other Commercial Fishing Concerns: The local seafood industry is affected by other aspects of rapid population growth. Increased development has led to the closure of shellfish beds, reducing the availability of oysters and clams. Stormwater runoff also affects the salinity levels in localized areas, which has led to declining crab populations. The proliferation of private docks on small tidal creeks and an increasing number of no wake zones have made it more difficult and time consuming to harvest crab pots and to reach oyster beds. Finally, most crabbers and oystermen utilize the County's boat landings and must compete with an increasing number of recreational boaters for a limited number of landings.

Local Initiatives: Beaufort County and its municipalities have taken several steps to protect the viability of the local seafood industry.

- Commercial Fishing Village Overlay District (CFVOD): In 2000, Beaufort County Council adopted the CFVOD. The process involved inventorying the County's existing working waterfronts and interviewing those involved in the seafood industry to determine the existing and future needs of the commercial fishing operations. The purpose of the district was to remove regulatory barriers that could threaten the operation and expansion of the existing active uses.
- Bluffton Oyster Company: In 2002, Beaufort County purchased 5 acres at the site of the Bluffton Oyster Company, the last oyster shucking facility in Beaufort County. The Bluffton Oyster Company continues to operate under a long-term lease arrangement with Beaufort County.
- Benny Hudson Seafood Company: In 2003, the Town of Hilton Head Island purchased the development rights of this active seafood operation which allows for the continued operation of the company, provides tax breaks to the property owner, and protects the property from redevelopment.
- Port Royal Seafood: The Town of Port Royal ~~has taken~~ took over the management and operation of this facility to keep it viable as the



Recreational cast netting for shrimp.

Port of Port Royal property is sold and redeveloped. However, with the July 2015 fire and pending sale of the Port property, the future of this operation is uncertain.

Recreational Fishing and Boating

Recreational fishing and boating is a traditional local pastime as well as a draw for visitors. In 2007, Field and Stream magazine named Beaufort a top 20 fishing town. Local coastal waters offer sheepshead, mullet, croaker, sea trout, and whiting, along with crabs, shrimp and oysters. Cobia season brings many visitors to the Broad River in May. The popularity of recreational fishing and boating also supports fishing charters and ecotourism which are a component of the local economy. According to SCDNR, in ~~2007~~ 2014, there were ~~12,225~~ 15,131 boats registered in Beaufort County. This is 2,906 more registered boats than just 7 years prior. Assuming that boat registration keeps pace with projected population growth, Beaufort County can expect ~~20,789~~ 18,278 boats in ~~2025~~ 2030. This growth will place further stress on the County's 26 public boat landings.



The Hunting Island Fishing Pier extends 1,120 feet into Fripp Inlet.

The Beaufort County Public Works Department maintains and manages ~~26~~ 25 public boat ramps and the City of Beaufort owns the Pigeon Point boat ramp. In 2007, SCDHEC/OCRM published the *South Carolina Five Coastal County Boat Ramp Study*. This study provided a detailed assessment of the County's existing boat landings and provided the following general findings and recommendations

- There is a major need for more parking at existing boat ramps;
- Existing boat landings need to be upgraded and repaired with new restrooms, more trash disposal, and better lighting;
- Certain accesses should be designated for non-motorized uses such as fishing, crabbing, kayaking, canoeing, and viewing; and
- Passenger cars should not park in car/trailer parking spaces.

Other Water Access Issues

The demand for shore-based fishing is already evident in the number of people fishing from bridges and in undesignated areas in proximity to roads and bridges. Changing demographics have the potential to change the desires of the public with respect to water access needs. As the population ages there may be increasing demands for shore-based fishing facilities. Beaufort County has ~~eight~~ ten fishing piers. In addition to shore based fishing, canoes and kayaks compete with motorized boats for the same limited number of water access facilities.

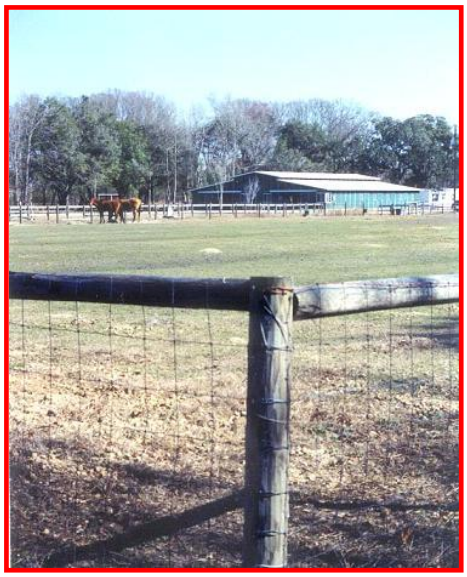


A shrimp boat on the May River.

Conclusions

Because of growth and rising land prices, the traditional relationship between County residents and the water is being challenged. To address these challenges, Beaufort County will need to take a more

active role in preserving traditional water dependent uses and providing improved access to the water for all County residents.



Agricultural Heritage

Historically and culturally, Beaufort County's identity has been closely tied to its soil. For much of the County's history, agriculture has been the mainstay of the local economy. Agriculture has also played an important role in sustaining its population through periods of isolation and hard economic times. From the period immediately following the Civil War through the first half of the 20th century when employment and capital were scarce, vegetables, melons, poultry and livestock provided the County's many small property owners, many of them freed slaves, the means to survive and remain independent in spite of poverty and isolation. While the County's recent population growth has brought increased economic opportunities, the importance of farming and the skills related to farming are in decline. Preserving and enhancing agriculture as a way of life in Beaufort County is vital to maintaining the County's economic and demographic diversity, providing economic opportunities to rural residents and landowners, reducing the pressures of sprawl, providing a source of local fresh produce, and retaining the traditions and characteristics that make this region unique.



Dempsey Farms on St. Helena Island.

History of Agriculture in Beaufort County

Beaufort County is endowed with 250 frost-free days and good agricultural soils. The US Department of Agriculture (USDA) designates 25% of the County acreage as unique, 3% as prime, and 25% of the total County acreage as additional farmland of state importance. The unique category was assigned due to soil characteristics and a location that is favored by warm moist air from the nearby ocean and tidal streams. The USDA stipulates that when the soils are well managed, they are among the most productive in the region.

The early colonists found Beaufort County almost completely wooded and densely populated with many species of wildlife. Lumber for shipbuilding and the use of other forest products became a major industry of the early settlers. In 1680, rice was introduced into the region. By 1719, the colonists, merchants, traders and farmers had built up great wealth from rice production from the abundant resources available. Indigo was introduced in the early to mid-1700s, and remained profitable until after the Revolutionary War when the English



Marshview Community Organic Farm is a local example of Community Sustainable Agriculture.

government removed their bounty on it. Sea Island long-staple cotton, known for its long, smooth fibers, was introduced in 1785 and soon became the next major cash crop. While Sea Island cotton nearly disappeared from production during the Civil War, it made a modest comeback in the 1880s, only to fall victim to the boll weevil in the 1920s. Following the Civil War, the agricultural economy of Beaufort plummeted. Although a number of crops were grown, including corn, tobacco, rice, potatoes, truck crops and livestock, none reached the prominence of the rice, indigo, or Sea Island long-staple cotton of previous years. In the early 1900's, the USDA encouraged truck farming in the Southeast, due to its long growing season. Truck crops were a large and profitable industry in Beaufort County during the early to mid-1900s, and much of today's agricultural production is based upon this agricultural sector.

Existing Conditions

According to the ~~2002~~ 2012 USDA Census of Agriculture, there were ~~44,373~~ 42,177 acres of land classified as farmland in Beaufort County ~~that produced crops with a total value of $9.8 million~~ with 137 individual farms. Table 6-1 depicts that although Beaufort County lost about ~~10,000~~ 12,000 acres of farmland between the years of 1987 and ~~2002~~ 2012, with a modest increase in the corresponding number of farms ~~has not decreased by the same percentage~~. Farms with greater acreage are subject to greater pressure from development and face the continuing need to truck their products longer distances. Large-scale truck farms are still active on St. Helena Island and north of the Whale Branch River. Typically, tomatoes are grown and harvested during the month of June to be shipped to markets in the Northeast.

Table 6-1: Number of Farms and Farmland in Beaufort County

Year	Number of Farms	Land in Farms (acres)
1987	125	54,152
1992	120	44,800
2002	116	44,373
2007	125	49,401
2012	137	42,177

Source: ~~1987, 1992, and 2002~~ USDA Census of Agriculture

On a smaller scale many other types of crops, including collards, cabbage, turnips, carrots, beans, watermelon, cantaloupe, corn, yellow squash, okra, potatoes, sweet potatoes, and pumpkins are grown locally on small farms and gardens to be marketed at the State Farmers Market in Columbia or at local farmers markets.

Local Marketing Initiatives



The Bluffton Farmers Market.

Increasing energy costs for transportation and recent public demand for locally grown foods have created opportunities for smaller scale farmers. While there is ample production potential, local products must be matched by marketing prospects to promote expansion of small-scale farming geared toward local and regional consumption. Local marketing programs, such as farmers markets, are being ~~initiated and/or~~ expanded on, that are designed to provide visibility of the small farmer to a larger marketplace. ~~The following two local initiatives are designed to increase the profitability of small-scale farming by lining up local growers with consumers.~~

- ~~**Farmers Market:** The local Farmer's Market has been in operation since 1987 and currently consists of about 25 participating vendors. In the past, the market was administered by a committee that included representatives from Clemson Extension, farmers, Department of Social Services, and Department of Health and Environmental Control. The administration is in the process of being transferred to the Town of Port Royal with the committee remaining as an advisory group. Currently the Market locates at three sites. On Tuesday afternoons and Saturday mornings the market is located at Heritage Park beside the Naval Hospital in Port Royal; on Thursday mornings at the Shelter Cove Mall on Hilton Head Island; and on Thursday afternoons in Bluffton at the Oyster Factory.~~



Locally grown turnips at the Bluffton Farmers Market.

- ~~**Small Farmer Wholesale Auction Market:** The purpose of the wholesale auction market is to provide an outlet for small local farmers to market their products to a broader audience. This will allow the local growers to expand their customer base beyond their traditional audience, which is mainly local roadside stand consumers and to provide small farmers with more opportunities to sell their products and remain competitive in the marketplace, thus maintaining their livelihood and lifestyle. The wholesale auction market, which serves farmers in Beaufort, Charleston, Colleton, Hampton, and Jasper Counties, opened in May 2008 in the Town of Ridgeland in Jasper County. A coalition of partners, including the USDA Natural Resources Conservation Service, Clemson University Cooperative Extension Service, Penn Center, SC State 1890 Research and Extension service and local farmers initiated this project.~~

Conclusions

While agriculture has been experiencing a slow and steady decline in Beaufort County, there are opportunities arising that may reverse this trend. Rising food and fuel prices along with concerns about the safety and quality of mass~~ed~~ produced food products has led to a worldwide

interest in consuming locally grown and produced food. This global movement has the potential to benefit local small and medium sized growers. In order to facilitate this opportunity, there are three general sets of policies that Beaufort County should pursue.

- Beaufort County should ensure through land use policies and other programs that the potential supply of available land for agriculture is maximized and maintained.
- Beaufort County should support programs aimed at creating marketing opportunities for local growers such as ~~the wholesale auction market and~~ the local farmers markets or the creation of a wholesale auction market.
- Beaufort County should provide information to the public on where locally grown and produced food products can be purchased.



Military Heritage

Beaufort County's military heritage is nearly 500 years old and has influenced virtually every aspect of the local culture. The County is centered around Port Royal Sound ~~the Broad River~~ which is the deepest natural harbor in the southeastern United States. This location played a key role in the original settlement of the County; the strategic role the County played in many conflicts over the years; and influenced the location of the Marine Corps Recruit Depot, Parris Island; the Marine Corps Air Station, Beaufort; and the Naval Hospital. The presence of the military today is a major driver of the local economy directly and indirectly providing over $1.2 billion in economic activity statewide, ~~$700 million in sales at local businesses and~~ supporting a total of 10,629 ~~17,500~~ jobs and over $600 million in personal income each year.[2] The presence of the military has influenced development patterns, the building of roads and other infrastructure and has attracted retirees and tourists.

Military History

From the first European to arrive in what is now Beaufort County to the present the military has played an important role in the life of the area. In 1526 Spanish explorers named the area Santa Elena (St. Helena). The following year the Spanish attempted to place a colony in the Port Royal area. The colony was a failure and the surviving settlers left. The French were the next to come to the region placing a colony on Parris Island in 1562 as they attempted to gain a foothold in southeastern America. They named their fort Charlesfort. This settlement also failed. The Spanish returned and established a colony known as Santa Elena in 1566. They remained until 1587. In 1684 Scottish Presbyterians established Stuart Town believed to be at the present site known as Spanish Point. The colony only lasted for two years after Spanish and Indian forces attacked and destroyed the colony. The survivors fled to Charleston.

[2] *The Economic Impact of South Carolina's Military Community: A Statewide and Regional Analysis,* Prepared at the request of the South Carolina Military Base Task Force by: University of South Carolina, Darla Moore School of Business, Division of Research, January 2015.

Once Beaufort was established in 1711, the SC Legislature approved a series of forts to protect the entrance to the City of Beaufort and Port Royal. In the 1730's Fort Prince Frederick, a tabby fort, was constructed on the site of the present day Naval Hospital. Ruins of the fort remain. In 1755, Fort Lyttelton was built on Spanish Point and in 1811 Fort Marion was constructed on the same site. Extensive archaeological remains of these forts still exist.

There was considerable activity in the Beaufort area during the Revolutionary War. There were a number of defenses, fortifications and camps in Beaufort County. The most important engagement was the Battle of Port Royal that took place in Gray's Hill. During the American Revolution and the War of 1812, Beaufort was protected by earthworks. These defenses were occupied by the Confederates at the start of the Civil War. Later, the Confederates built works to protect the Charleston to Savannah Railroad. Some of these fortifications were built under the supervision of General Robert E. Lee whose headquarters were at Coosawatchie. Other fortifications were built on Hilton Head and Bay Point Islands to protect Port Royal Sound.



The "Iron Mike" monument to the U.S. Marines stands in front of the Parris Island Headquarters and Service Battalion Barracks

When the Union Army occupied the Beaufort area, several fortifications were built on Hilton Head and Port Royal Islands. A series of earthworks and forts were built between Battery Creek and the Beaufort River. A few of these earthworks remain whole or in part. A partial earthwork named Battery Saxton remains on US 21 near the entrance to the City of Beaufort.

Camp Saxton, located on the site of the present day Naval Hospital, was a camp for the 1st South Carolina Volunteers, the first black regiment in the Union Army. On January 1, 1863, the Emancipation Proclamation was read to the troops and freed slaves. The event is celebrated each year on New Year's Day.

On Hilton Head Island, the Confederates built several fortifications including Fort Walker and Fort Beauregard. The Union Army enlarged Fort Walker and renamed it Fort Welles. Other Union fortifications included Fort Howell, Fort Sherman and Fort Mitchel. These last three forts are in a good state of preservation. Mitchelville, a community built for freed slaves in the area became a thriving community during and after the War. Efforts to preserve Mitchelville continue today.

Fort Fremont, named after General John C. Fremont, which included two concrete sea coast batteries, was built on St. Helena Island in 1898 as part of a coastal defense system for the Eastern and Gulf coasts of the United States. The fort consisted of all support needed for the batteries including barracks, officers quarters, a mess hall, bakery, carpenter shop, administration building, a hospital and other buildings. The fort was decommissioned in 1921. Only the batteries, named Jesup

and Fornance, and the hospital remain today. The batteries are now owned by Beaufort County and are part of a public passive park. The hospital building is privately owned.

Recent Military Activity

The US Navy and Marine Corps have played an important role in the cultural and economic life of Beaufort for over 100 years. The Navy acquired a portion of Parris Island in the 1890's and built a coaling station and later a dry-dock on the island. The Marine Corps took over the base in the early 20th century and at the end of World War 1, acquired the entire island. During WWII, Page Field, a naval air station was located on Parris Island. Today, the island is the site of the Marine Corps Recruit Depot, Parris Island, the headquarters for the Eastern Recruiting Region. ~~East Coast training area for Marines.~~

The establishment of the Marine Corps Air Station dates back to 1941 when 1,300 acres in Beaufort were purchased by the Civil Aeronautics Authority for an auxiliary air station that supported advanced training for anti-submarine patrol squadrons. During the Korean War the Navy decided to establish a Marine Corps air station in Beaufort and the land was purchased by the Federal government. It was activated on January 1, 1955 as Merritt Field, named after Major General Lewie Merritt. In 1959, the Navy built Laurel Bay, a housing complex for Marine and Navy personnel. Today the entire installation includes 6,900 acres at the air station, 1,076 acres at Laurel Bay and an additional 33,812 ~~5,182~~ acres at the Townsend Bombing Range in Georgia, the weapons training installation for the air station. MCAS is currently transitioning from the F18 to the F35B Joint Strike Fighter and a new mission to house five ~~three~~ squadrons and to operate a Pilot Training Center.

The Naval Hospital Beaufort was commissioned in 1949 to provide medical support to the Parris Island and its recruits. The hospital currently serves the military installations in Beaufort County including Laurel Bay.

Conclusions

Today, the Navy and Marine Corps continue to have in an important role in Beaufort and in our nation's defense. Military and civilian personnel contribute significantly to the economy of Beaufort both in money they spend and as part of the non-military workforce. Military personnel also participate in community cultural and charitable organizations. We are reminded of the important role they play as we hear jets flying to and from the Air Station and small arms fire from Parris Island where tomorrows Marines are being trained.



Gullah Culture

The Gullah/Geechee are a community of African-Americans who live along the Atlantic coast on the Sea Islands of South Carolina and Georgia. Generally, the term "Gullah" is used in South Carolina and "Geechee" is used in Georgia. Comprised of descendants of slaves brought from West Africa, Gullah/Geechee communities continue to thrive on the Sea Islands today. The historic isolation of the Sea Islands was crucial to the survival of this culture. Within their rural communities, Gullah/Geechee people were able to maintain language, arts, crafts, religious beliefs, rituals, and foods that are distinctly connected to their West and Central African roots. Today there exists a strong movement to preserve and maintain Beaufort County's Gullah culture, language and customs.

Issues Affecting Gullah Culture in Beaufort County

As in other parts of the Southeast, Gullah culture is under extreme stress from rapid coastal development, population growth, lack of recognition, and the lack of significant financial resources. Rapid population growth has the potential to substantially alter the traditional social and cultural character of Beaufort County's Gullah community, as new residents represent different values and customs. The gentrification of St. Helena Island, which represents the County's largest Gullah community, would result in a greater demand for urban services and eventually to urbanization and higher property values, which would make it more difficult and costly to maintain the traditional rural lifestyle on the Island.



Historic Praise House on St. Helena Island.

Beaufort County's Gullah communities face other unique challenges brought on by increased development pressure. When Beaufort County was largely rural, large tracts of agricultural and forested land, regardless of their private ownership, provided the Gullah community with traditional access to waterways, oyster beds, hunting grounds and other amenities of the natural environment that were the lifelines for the community. Rising land values, especially along marshes and waterways, have often led to property owners limiting access through



The Gullah Grub, located in the Corner Community on St. Helena Island served traditional Gullah cuisine. It operates under the South Carolina Coastal Community Development Organization.

their properties. In addition, many of the older cemeteries, which play an important role for the Gullah community, are located within the original plantations and are now on private property and difficult to access.

Local Initiatives to Preserve Gullah Heritage

In the past 10 years, Beaufort County, working closely with community groups, has taken several initiatives aimed at strengthening the Gullah community.

Corners Area Community Preservation District: The Corners Community is located around the intersection of Sea Island Parkway (US 21) and Martin Luther King, Jr. Drive and is the cultural and commercial heart of St. Helena Island. The 1997 Comprehensive Plan designated this area as a Community Preservation District, which led to a community-based plan that was completed and adopted in 2003. The plan was formulated by the 12-member Corners Area Community Preservation Committee, which conducted 140 meetings over a period of 2 ½ years. The plan outlines policies that encourage the district to be pedestrian friendly, promotes the preservation of historic structures and calls for context sensitive design for the widening of US 21 through the heart of the community. In 2014, based on input from the Community Preservation Committee and island residents, the County adopted transect zones for the Corners Community to further promote the objectives of the plan.

Cultural Protection Overlay District: In order to protect the Gullah cultural heritage of St. Helena Island, the County developed the Cultural Protection Overlay to prevent rural gentrification and displacement of residents in these cultural communities. The intent of this overlay is to protect this area from encroaching development pressures. Currently the district restricts the development of gated communities, golf courses, and resorts. It also prohibits development features that restrict access to water and other culturally significant locations, and franchise design.

Family Compound Option: The family compound option allows longtime rural residents to protect a rural way of life, especially prevalent in the Gullah community, where family members cluster development on family owned or heir's property. The family compound option allows property owners a density bonus for family dwelling units, which can be built either on the applicant's property without being subdivided, or on property subdivided and conveyed to the family members.

Gullah/Geechee Cultural Heritage Corridor (National Park Service)



The Gullah/Geechee Cultural Heritage Corridor Commission.

With the passage of the National Heritage Areas Act of 2006 (S. 203), the Gullah/Geechee Cultural Heritage Corridor was designated by the National Park Service along the coast from Wilmington, North Carolina to Jacksonville, Florida. The purpose of this heritage corridor is the following:

- To recognize the important contributions made to American history and culture by the Gullah/Geechee.
- To assist federal, state and local governments, grassroots organizations and public and private entities in interpreting the story of the Gullah/Geechee culture and preserving Gullah/Geechee folklore, arts, crafts, and music.
- To assist in identifying and preserving sites, historical data, artifacts, and objects associated with the Gullah/Geechee culture for the benefit and education of the public.

In 2007, the National Park Service appointed a 15 member Gullah/Geechee Cultural Heritage Corridor Commission that is charged with developing and implementing a management plan for the Heritage Corridor. In 2012, the Commission approved the Gullah Geechee Cultural Heritage Corridor Management Plan for public distribution and submitted the plan to the Department of Interior who approved the plan in 2013.

Conclusions

Beaufort County's Gullah community continues to make it clear that its cultural resources are not only the historic sites, waterways, sacred grounds, farmlands, open spaces, hunting grounds, and the areas in which traditional events have occurred. The major cultural resource is the people themselves. The primary threat to the long-term viability of Beaufort County's Gullah communities is population growth and development. Responsible land use policies that concentrate new growth in urban areas and protect rural areas from high-density development are the most important policy that can be enacted at the County level. The Cultural Protection Overlay District is a good start in protecting Beaufort County's largest Gullah community on St. Helena Island. It is necessary to continue to evaluate what defines St. Helena Island as a significant traditional cultural landscape, as well as to assess the contribution of the Gullah culture, in order to develop more specific provisions within the overlay district that will result in effective long-term protection for the culturally significant aspects of the island.



Visual and Performing Arts

Beaufort County has a thriving, nationally recognized arts community. ~~The City of Beaufort and the Town of Hilton Head Island were listed in the book *100 Best Small Art Towns in America*[3]. Beaufort County~~ It is home to a variety of arts organizations, galleries, theater groups, dance groups, orchestras, jazz ensembles, and vocal groups. While the visual and performing arts are a key component of the region's culture and quality of life, they also contribute to the local economy.

In 1999, a study was conducted to measure the economic impact of visual and performing arts on Beaufort County. At that time, it was determined that direct expenditures of the industry totaled more than $10 million annually[4]. In addition, the study indicated that for every $1 of financial support to the arts by local governments, $6 is returned to the local economy. While this information is dated, it provides some indication of the economic importance of this industry.

Performance Venues



The Hilton Head Symphony Orchestra.

Beaufort County has a number of performing arts facilities that provide venues for both professional performers and grass roots theater groups and musicians. The Arts Center of Coastal Carolina, on Hilton Head Island, includes a 350-seat main theater and two smaller venues for youth and experimental theater. They also have a gallery for the visual arts that provides space for national exhibits, statewide exchanges, and local artists. The May River Theater, located in Bluffton Town Hall, provides a 200 seat venue for plays and other shows.

In northern Beaufort County, the Arts Council of Beaufort County has a 120 seat performance space in its ARTworks Community Art Center in Beaufort. The USCB Performing Arts Center is a 474 seat venue that is used for both local performers and touring professionals. Beaufort Performing Arts, Inc. was established in 2003 by a joint effort between

~~[3] *100 Best Small Art Towns in America,* edited by John Villani and Burk Willes (1996, John Muir Publications).~~

[4] *Economic Impact of the Arts on Beaufort County, SC* by Ginnie Kozak, Ivy Lea Consultants, 1999.



The Beaufort Museum is located in the Beaufort Arsenal, which was constructed in 1852.

USCB, the City of Beaufort, and several local arts supporters to bring high quality professional entertainment to Beaufort. Other venues in northern Beaufort County include the Frisell Community House at Penn Center, which seats 100, and the Henry C. Chambers Waterfront Park, which offers an open air, covered stage for outdoor concerts. The Beaufort County School District has several auditoriums in its high schools and middle schools that serve as venues for local and sometimes national performances. The availability of a suitable and affordable venue is a key factor in whether local performing arts groups can remain active.

Museums

There are a number of ~~seven~~ museums in Beaufort County that interpret the region's historic, cultural and natural heritage:

- Verdier House: The Verdier House (ca. 1790), maintained by the non-profit Historic Beaufort Foundation, is restored and furnished with artifacts appropriate to the Federal era.
- Beaufort Museum: The Beaufort Museum, also owned and maintained by the Historic Beaufort Foundation, is located in the Beaufort Arsenal, the County's oldest civic structure. The building's main elements were constructed in 1852 atop a 1798 tabby first floor. The exhibits include an eclectic conglomeration of materials, both local and foreign, collected during the museum's earlier years.
- Parris Island Museum: The Parris Island Museum, in the War memorial building at the Parris Island Marine Corps Recruit Training Depot exhibits Marine Corps heritage, Sea Island military history, and the establishment of French and Spanish forts on Parris Island.
- York W. Bailey Museum: Located at Penn Center, this museum focuses on the story of the African American residents of the Sea Island.
- Coastal Discovery Museum: Located on Hilton Head Island, this is the County's only natural history museum, although occasional forays into the historical and cultural arena are common.
- Historic Port Royal Foundation Museum: The Historic Port Royal Foundation operates a small museum in the 130-year-old Union Church, which features artifacts and memorabilia from the Town's history.
- Heyward House: The Heyward House was constructed as a summer home for a plantation owner in 1841. Today it is a house-museum operated by the Bluffton Historical Preservation Society and acts as the official Welcome Center for the Town of Bluffton.
- Port Royal Sound Foundation Maritime Center: In 2014, the Port Royal Sound Foundation opened its Maritime Center at the location of the former Lemon Island marina, which features exhibits, classrooms, and interactive learning focused on teh unique environment of Port Royal Sound.

- Santa Elena Foundation Interpretive Center: The Santa Elena Foundation is schedulded to open an interpretive center in the former Federal Courthouse in Beaufort in 2016. The Foundation is focused on research, preservation, and promotion of the "Lost Century", the 16th Century la Florida settlement that became the colonial Spanish capital in present-day United States.
- Fort Fremont Interpretive Center: Beaufort County is in cooperation with the Friends of Fort Fremont is developing an interpretive center to be housed in a new building on the grounds of Fort Fremont.

~~In the City of Beaufort, the Verdier House (ca. 1790), maintained by the non-profit Historic Beaufort Foundation, is restored and furnished with artifacts appropriate to the Federal era. The Beaufort Museum, also owned and maintained by the Historic Beaufort Foundation, is located in the Beaufort Arsenal, the County's oldest civic structure. The building's main elements were constructed in 1852 atop a 1798 tabby first floor. The exhibits include an eclectic conglomeration of materials, both local and foreign, collected during the museum's earlier years. The Parris Island Museum, in the War memorial building at the Parris Island Marine Corps Recruit Training Depot exhibits Marine Corps heritage, Sea Island military history, and the establishment of French and Spanish forts on Parris Island. The story of the African American residents of the Sea Island is the focus of Penn Center's York W. Bailey Museum. The Hilton Head Island's Coastal Discovery Museum is the County's only natural history museum, although occasional forays into the historical and cultural arena are common. The Historic Port Royal Foundation operates a small museum in the 130-year-old Union Church, which features artifacts and memorabilia from the Town's history. The Lowcountry Estuarium, also located in Port Royal, is a learning center designed to provide hands-on learning about the coastal environments.~~

Education and Support



Black Box Theater at the ARTworks Community Arts Center in Beaufort.

The Arts Council of Beaufort County is a countywide non-profit that provides support to the visual and performing arts community through the distribution of grant funds from the South Carolina Arts Commission. The Council advocates for the art community by providing classroom space, gallery and reatail space, and a performance venue at their ARTworks Community Arts Center in Beaufort. ~~and by advocating for the arts community. The Arts Council distributes approximately $20,000 annually to artists, arts organizations, and art teachers through its Community Arts Grant Fund. Half of those funds are from the SC Arts Commission. The local match is provided by the City of Beaufort. The Arts Council also publishes the magazine, ArtNews three times a year which promotes the activities of local artists and performers.~~

Conclusions

Beaufort County has an active visual and performing arts community. Studies have determined the economic importance of this community and the value in providing financial support for local artists and arts organizations. An important component to an active and creative visual and performing arts community is the availability of accessible, low-cost space available for performance, studios, and galleries. A thorough and systematic inventory and assessment of the County's arts community could be a valuable tool in determining the overall health of this industry and how the County and its municipalities can be better positioned to attract new artists and performers.



Recommendations

Recommendation 6-1: Archaeological and Historic Resources

Beaufort County should continue to emphasize the protection of historic and archaeological resources through a combination of planning, data gathering, land use regulations, and land acquisition. The following strategies are offered to implement this recommendation:

- Continue to review development plans to determine the location of archaeological and historic resources and the potential impact of development on these resources.
- Continue to coordinate with the South Carolina Department of Archives and History on projects that trigger state and federal permits.
- Continue to pursue the acquisition of significant archaeological and historic sites via the Rural and Critical Lands Preservation Program.
- Continue to update the Beaufort County Above Ground Historic Resources Survey.

Recommendation 6-2: Archaeological and Historic Resources – Public Outreach

Beaufort County should work to increase public awareness for local archaeological and historic resources by making presentations to local organizations, civic clubs, and schools; utilizing space in county buildings to exhibit archaeological and historic displays; and utilizing the County's web site to promote local archaeological and historic resources for educational and outreach purposes.



Vernacular residential architecture on Coosaw Island built circa 1935.

Recommendation 6-3: Rural Vernacular Architecture.

Beaufort County should target the preservation of historic rural vernacular architecture by pursuing grants, such as Community Development Block Grants (CDBG) and HOME Investment Partnership Program funds, to rehabilitate older residential structures.

Recommendation 6-4: Scenic Highways and Byways

Beaufort County should preserve and enhance the scenic qualities of its highways and byways by pursuing the following strategies:



The Town of Bluffton seeks Federal Scenic Highway designation for May River Road (SC 46).

- ~~Expand the application of the corridor overlay district standards and the purview of the Corridor Review Boards to apply to road~~ Utilize the Southern Beaufort County Corridor Beautification Board to provide oversight for road widenings, median landscaping, and other alterations within the highway right-of-way that impact the aesthetic qualities of the highway.
- Modify ~~corridor overlay district~~ architectural, landscaping and tree preservation standards to better protect and enhance rural scenic qualities.
- Pursue state scenic byway designation for River Road, Martin Luther King Jr. Drive/Lands End Road, and other roads that qualify for this designation.
- Work with the Town of Bluffton's efforts to preserve and enhance the scenic qualities of May River Road (SC 46).
- Provide better coordination with SCDOT and utility companies to ensure that tree trimming and maintenance activities minimize adverse impacts to the aesthetic qualities of the county's scenic highways and byways.
- Create a local scenic highway designation to preserve minor collectors and local roads with tree canopies and other scenic qualities.
  - Inventory the County's remaining canopy roads.
  - Create a management plan for local scenic highways that includes design and tree protection standards along with cooperation with SCDOT and utility companies.
  - Promote public awareness and outreach by creating an interpretive brochure that maps and describes state and local scenic highways.

Recommendation 6-5: Maritime Heritage – Working Waterfronts

Beaufort County should protect and enhance the traditional local seafood industry by proactively working to preserve existing working waterfronts and allowing for the expansion of commercial fishing operations where appropriate.

- Beaufort County should work with OCRM and SCDHEC to form a Commercial Seafood Advisory Committee made up of representatives of the local seafood industry, dock owners, seafood distributors, along with representatives of local governments and SC Sea Grant to continually monitor the status of Beaufort County's local seafood industry.

- Consider the use of the Rural and Critical Land Preservation Program to protect working waterfronts from development pressures by purchasing development rights; or, where deemed appropriate, consider the acquisition of working waterfronts with a long-term lease arrangement to continue active private operation of the waterfront.
- Explore the feasibility of using County waterfront property to support the traditional seafood industry by allowing the location of private seafood processing facilities and other supporting facilities. This should only be considered where sufficient land is available and where such activities would not interfere with public access to the water, or endanger to other seafood harvesting.
- Consider future expansions of the Commercial Fishing Village Overlay District to accommodate any new traditional commercial fishing operations and supporting facilities.

Recommendation 6-6: Maritime Heritage – Recreational Boating and Fishing

Beaufort County should enhance its boat landings to serve the diverse needs of recreational boaters and fishermen and commercial fishermen.

- Beaufort County staff should conduct in-depth surveys to determine who uses the boat landings; which landings are receiving the greatest use; when are the peak demands for boat landing usage; and what are the landings being used for.
- Where sufficient land is available, County staff should make it a priority to enlarge and enhance existing boat landings before considering the creation of new boat landings.
- County staff should promote increased security at boat landings by installing better lighting and exploring the feasibility of installing security cameras.
- ~~County staff and the Trust for Public Lands should work with the US Naval Hospital and surrounding property owners to secure permanent unrestricted access to the Fort Frederick Boat Landing.~~



On-shore fishing on the Broad River Fishing Pier.

Recommendation 6-7: Maritime Heritage – On-shore Fishing

Beaufort County should increase opportunities for on-shore fishing on marshfront and waterfront properties owned by the County or other public entities.

- Where sufficient land is available, Beaufort County should provide fishing piers, crabbing docks, and sea-walls at County boat landings and on other properties with water access potential (Lemon Island, Camp St Mary's, Altamaha, Fort Fremont, etc.).

- Adequate separation of shore-based fishing facilities and boat ramps should be maintained to avoid potential conflicts between users.

Recommendation 6-8: Maritime Heritage – Small Watercraft

Beaufort County should provide more launch areas for small non-motorized (kayaks and canoes) in locations consistent with the *Beaufort County Trails and Blueway Master Plan*.

Recommendation 6-9: Maritime Heritage - Funding

Beaufort County should pursue alternative funding sources for water access facilities.

- The County should seek state and federal funding sources such as OCRM Coastal Access Grants and the DNR Water Recreational Resource Fund.
- Beaufort County should explore the feasibility of a user fee at County boat landings to fund new water access facilities.



Farmland on Pinckney Colony Road preserved by conservation easement by the Rural and Critical Lands Preservation Program.

Recommendation 6-10: Agricultural Heritage – Regulatory Framework

~~Beaufort County should continually assess its regulatory~~ Beaufort County should encourage the clustering of residential subdivisions in rural areas to preserve and promote agricultural and forestry uses on set-aside open spaces.

Recommendation 6-11: Agricultural Heritage – Rural and Critical Lands Preservation Program

Beaufort County should continue to use the Rural and Critical Lands Preservation Program to promote active agriculture and the preservation of agricultural lands:

- Continue to target the purchase of development rights on active agricultural lands.
- Where suitable, consider the lease of County owned properties to those who are interested and actively farming the land.
  - Target family farms and small growers.
  - Promote sustainable agricultural practices (crop diversity, low use of pesticides, protection of soil quality, cover crops, etc.).
  - Make active agriculture a condition of the lease.
- Continue to partner with the USDA and other agencies and organizations to match local funds for the preservation of farmland.

Recommendation 6-12: Agricultural Heritage – Markets

Beaufort County should support local marketing initiatives designed to increase the profitability of small-scale farming by lining up local growers with consumers. ~~These include the following:~~

- ~~Encourage, support and monitor the success of the Small Farmer Wholesale Auction Market.~~
- ~~Work with the municipalities to provide support for a market manager for the local farmers market.~~



Roadside sign announcing seasonal agricultural offerings at Dempsey Farms on St. Helena Island.

Recommendation 6-13: Agricultural Heritage – Local Foods

Beaufort County should encourage the use of locally grown produce by adopting a local food purchasing program.

- Enact a policy that requires, where feasible, the County purchase and serve local produce (grown and processed within 100 miles of Beaufort County) at the detention center and other County facilities where food is served.
- Beaufort County staff should work with Clemson Extension to research and create a web site with information on locally grown produce and retail establishments and restaurants serving locally grown produce. The web site should promote organizations that advocate local foods such as Lowcountry Local First and Fresh on the Menu.
- Create a coalition consisting of Beaufort County, the Rural and Critical Lands Preservation Program, Penn Center, the Coastal Conservation League and local growers to advocate for local agriculture and identify policies, programs and actions to further local agriculture. Issues to be addressed by the coalition include:
  - Encouraging the Beaufort County School District to serve locally grown produce at its cafeterias.
  - Working with local farmers to make available grade 2 and 3 produce to the food bank.
- Encourage community gardens and farms in urban and suburban areas by removing regulatory barriers.

Recommendation 6-14: Military Heritage

Beaufort County should recognize that the presence of the military is a vital component to the County's history, culture, and economy. The following actions are recommended:

- Continue to enforce standards within the AICUZ contours that discourage development that would adversely affect the mission of the US Marine Corps Air Station.

- Continue to partner with the US Marine Corps to preserve open space around MCAS to protect the facility from undesirable encroachment. This partnering expands the County's efforts to preserve rural and critical land while ensuring the ability of the MCAS to remain militarily viable and vital to the national defense.
- Implement ~~Adopt~~ a transfer of development rights (TDR) program to compensate affected property owners within the MCAS Airport Overlay District ~~(AOD)~~ (MCAS-AO) and continue encroachment partnering acquisition efforts in the vicinity of the Air Station.
- Support the Greater Beaufort Chamber of Commerce's Military Affairs Committee's efforts to promote and lobby for the retention and expansion of the military installations in Beaufort County
- Work cooperatively with the City of Beaufort and the Town of Port Royal to implement the recommendations of the 2015 Lowcountry Joint Land Use Study (JLUS).

Recommendation 6-15: Gullah Culture

Beaufort County should recognize the importance of its local Gullah Community by adopting policies that preserve and promote this unique cultural heritage. The following actions are recommended:

- Continue to recognize the importance of land use policies such as low-density rural zoning and family compounds in preserving and enhancing the traditional land use patterns associated with the Gullah community.
- Conduct an assessment of buildings, archaeological sites, traditionally used roads, waterways, water access points, fishing areas, burial sites, and sacred grounds associated with the Gullah community. This would involve working with community members in order to access the historical and cultural resources that need protection, restoration, and/or maintenance; and seeking funding to preserve these resources in a way that allows the community to be stakeholders in the process. Rural and Critical Lands Preservation Program is a possible vehicle to preserve some of these sites.
- Promote educational outreach to the public in order to foster better stewardship of Beaufort County's cultural and environmental resources.
- Promote a safe pedestrian environment in the Corners Community and other gathering places on St. Helena Island that serve the Gullah community.
- Promote alternative means of transportation, such as transit, pathways, and ferry service to make jobs and services more accessible to the Gullah community.
- County Planning staff should continue to enforce the Cultural Preservation Overlay on St. Helena Island. Determine if additional policies and regulations are needed for the overlay to better implement its purpose.

- Support existing organizations that promote cultural resource protection such as the South Carolina Coastal Community Development Corporation, the Gullah/Geechee Sea Island Coalition, the Cultural Protection Overlay District Committee, the Lowcountry Alliance, and Penn Center.
- Support the National Park Service and the Gullah/Geechee Cultural Heritage Corridor Commission in ~~their developing and implementing a~~ the implementation of their management plan for the Heritage Corridor.
- County and Zoning staff should develop a brochure designed to assist small rural landowners understand how to subdivide and transfer land. The brochure should explain family compound, policies for small rural landowners, home occupation and home business provisions, cottage industry provisions, etc. The County should consider the designation or creation of a County liaison position to assist rural property owners.

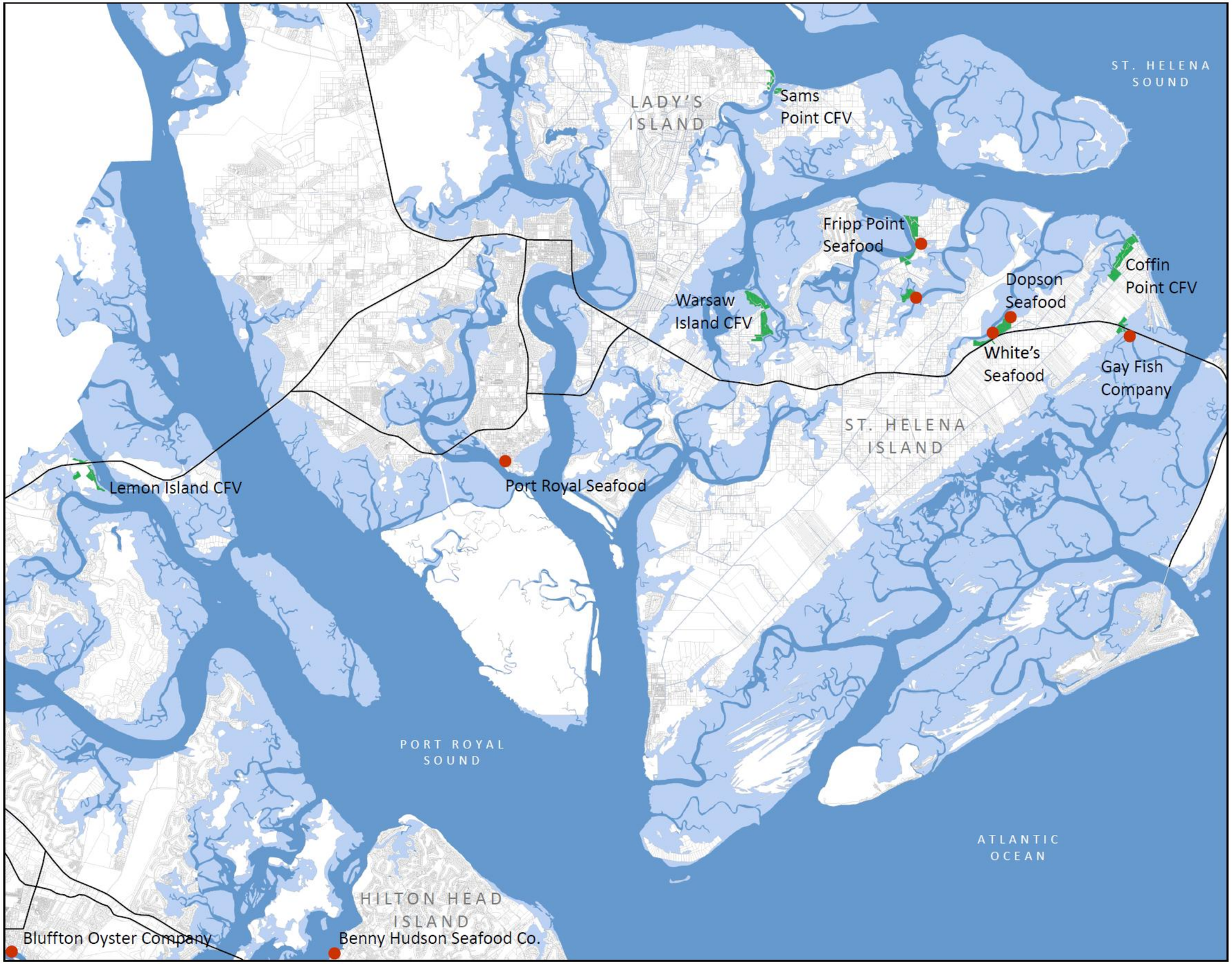
Recommendation 6-16: Visual and Performing Arts

Beaufort County should recognize the importance of its unique visual and performing arts community as both a key component of the County's quality of life and source of economic development by doing the following:

- Provide support for the creation of a Cultural Assessment of Beaufort County that provides a comprehensive identification and analysis of the community's cultural resources and needs. ~~This assessment should evaluate the work of other communities, such as Paducah, KY, Chattanooga, TN, and Cumberland, MD who have successfully implemented packages of incentives to encourage the relocation of artists into their communities.~~
- Provide local matching funds to the Community Arts Grant Fund to support individual artists, art education programs and local arts organizations.
- ~~Support the creation of a County-wide Community Arts Center that provides community performance space, arts classroom space, and a space for an art gallery~~ Continue to support the creation of venues, classrooms and galleries to showcase new and emerging local artists.
- Continue to provide space in libraries and other County buildings to display the work of local artists.

Chapter 6
Cultural Resources

Map 6-1: Working Waterfronts



Working Waterfront

Commercial Fishing Village Overlay

2010 Beaufort County Comprehensive Plan

9

Beaufort County Comprehensive Plan

Energy



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Introduction

Energy usage and conservation is a growing topic of concern nationally and in Beaufort County, ~~in light of rising fuel costs. In 1997, when the County adopted its first comprehensive plan, the cost of petroleum hovered around $20 per barrel and $1.25 per gallon at the pump. In 2008, fuel prices peaked in July at over $4 per gallon. Beaufort County is a~~ which is a significant consumer of both petroleum and electricity. While its natural beauty and amenities have made the County a desirable place to live, the availability of reasonably priced electricity to power air-conditioning has made the County a bearable place to live during the summer months. County residents and visitors also rely almost solely on private automobiles to commute to work and to conduct the most basic of errands. These factors point to the need to create new policies and reevaluate existing policies that affect the amount of energy that is consumed locally and to explore opportunities to locally produce alternative forms of energy.

State and Local Overview

South Carolina's per capita electricity consumption is among the highest in the United States due to high demand for electric air-conditioning during hot summer months, and the widespread use of electricity for home heating during typically mild winter months. Nearly three-fifths of South Carolina households use electricity as their primary energy source for home heating. In 2014 ~~2005~~, the state was ranked as the eighth ~~fifth~~ largest electricity user per person in the United States.[1]

Nuclear power accounts for more than one-half of South Carolina's electricity generation. With four active nuclear power plants and two new reactors under construction, South Carolina is among the top nuclear power producers in the United States. Coal fuels about two-fifths of net electricity generation. South Carolina has no coalmines, and coal-fired power plants rely on supplies from other states. South Carolina's only substantial energy resource is its system of rivers and

[1] Energy Administration Administration – State Energy Profiles http://www.eia.gov/state/?sid=SC

lakes, which offers modest hydroelectric power from facilities located in several river and lake basins. Other opportunities for renewable energy lie primarily in the state's off-shore wind and solar resources.

The suppliers of electricity in Beaufort County, Palmetto Electric Cooperative and South Carolina Electric and Gas (SCE&G), rely primarily on coal-powered generators. Palmetto Electric, which serves roughly 68,000 ~~66,000~~ customers in Beaufort, Jasper, and Hampton Counties, buys power from state-owned Santee Cooper through the Central Electric Power Cooperative. Santee Cooper generates about 80% of its electricity from coal-fired power plants. SCE&G, which serves 48,300 ~~45,500~~ customers in Beaufort and Jasper counties, generates its own electricity, with about 65 percent of it from coal. ~~This is of concern to Beaufort County because in the past 12 months, the price of coal has increased four fold, causing both companies to raise rates significantly in the later part of 2008 and in 2009.~~

In response to energy and climate concerns, in ~~on February 16,~~ 2007, Governor Sanford ~~issued Executive Order 2007-04~~ establish~~ed~~ing the South Carolina Climate, Energy & Commerce Advisory Committee (CECAC). The Committee produced a final report in 2008 that identified ~~arrived at~~ a comprehensive set of 51 sustainable policies specific for South Carolina. Many of these policies are appropriate for local government to implement, and are therefore referenced in this document where applicable.

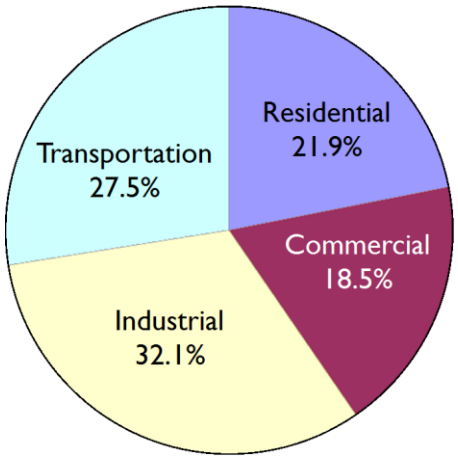
Vision

The vision of the Energy element is to lower Beaufort County's energy dependency by reducing local energy consumption and facilitating local renewable energy production by doing the following:

- Promoting energy efficiency by assessing Beaufort County's facilities and operations and implementing changes to reduce energy consumption;
- Providing incentives for the private sector to invest in green technologies;
- Implementing land use and transportation policies that reduce trip lengths, encourage walking and cycling, and facilitate improved public transportation;
- Overcoming regulatory barriers that create unnecessary obstacles to green building practices and renewable energy generation;
- Facilitating educational outreach to promote energy efficiency and green technology.



Land Use and Transportation Policies



This chart represents national energy consumption in 2014 ~~2006~~ by end-use sector.

Land use and transportation policies have significant potential over the long term to reduce energy use in Beaufort County. Nationally, the transportation sector accounted for nearly ~~29%~~ 27.5% of total energy consumption in 2014 ~~2006~~ (see chart in sidebar). In Beaufort County, this percentage is likely higher due to a relatively small local industrial sector. There is a direct relationship between average vehicle miles traveled (VMTs) and energy use. Therefore, reducing the amount that we drive can greatly reduce the amount of energy we use. Over the last 25 years, cheap gasoline has led to a lax attitude about how much we drive. Nationally between 1980 ~~1977~~ and 2010 ~~2001~~, VMTs increased by 98% ~~151%~~ while population only increased by 36% ~~30%.~~ Much of our driving habits are a direct result of development patterns. The difference between these two rates is largely attributable to growth in auto-oriented development and land use/transportation related issues, such as the availability and convenience of pedestrian and cycling facilities and public transportation. Fluctuating fuel costs present ~~Recent spikes in fuel costs, however, have raised~~ concerns about the sustainability of sprawl from an energy standpoint. Beaufort County's built environment is predominantly auto-oriented. Therefore, developing policies that reduce VMTs, provide transportation choices, and promote mixed-use pedestrian friendly development in key locations are vital to Beaufort County's long-term sustainability both as a place to live and to visit.

Land Use

Local government land use policies provide both the vision and the framework of our built environment. Policies that prescribe strict separation of land uses and low-density development in central areas where infrastructure is available promote sprawl and increase trip lengths. Policies that promote mixed-use developments, integrated bike and pedestrian trails, a street system of interconnected roads, and higher density development at the right locations, reduce sprawl and VMTs. Less VMTs means less energy expended.

Existing Land Use Patterns: Outside of Downtown Beaufort, Port Royal, Bluffton's original square mile, Habersham, and a handful of other traditional neighborhood developments, prevailing land use patterns in Beaufort County are auto-oriented. Owning an automobile is a necessity to perform the most basic of errands for most County residents.

Walk Score™ is a private company that provides a search tool through its website that assigns a numerical walkability score to any address in the United States. ~~Front Seat, a Seattle-based software company, has developed an on-line application called Walk Score™, which~~ The service calculates the walkability of an address by locating nearby stores, restaurants, schools, parks, and other destinations and assigning points based on the quantity and distance of these destinations to the address. Scores between 50 and 69 indicate that the community is somewhat walkable. Scores below 50 indicate auto dependency. ~~above 50 generally point to a quantity, proximity and mix of activities that encourage walking. Eight Beaufort County addresses were entered into Walk Score™.~~ Four Beaufort County addresses were entered into Walk Score™ representinged traditional pedestrian oriented neighborhoods~~, while four were auto-oriented commercial centers~~. The results indicated that~~, with the exception of Downtown Beaufort,~~ Beaufort County's pedestrian-friendly neighborhoods are nominally walkable and currently lack the variety and mix of uses necessary to significantly reduce auto dependency (see Figure 9-1). ~~However, the greatest concentrations of retail, restaurants and other destinations are in auto-oriented shopping centers that lack pedestrian infrastructure, and are too far from residential areas (see Figures 9-1 and 9-2).~~

Figure 9-1: Walk Score™ Results for Selected Pedestrian-Oriented Neighborhoods

Location	Address	Walk Score™
Downtown Beaufort	700 Bay Street	61 ~~75~~
Port Royal	1601 E. Paris Av.	47 ~~48~~
Downtown Bluffton	2 Boundary St.	53 ~~46~~
Habersham	46 Market St.	50 ~~25~~

~~**Figure 9-2: Walk Score™ Results for Selected Auto-Oriented Developments**~~

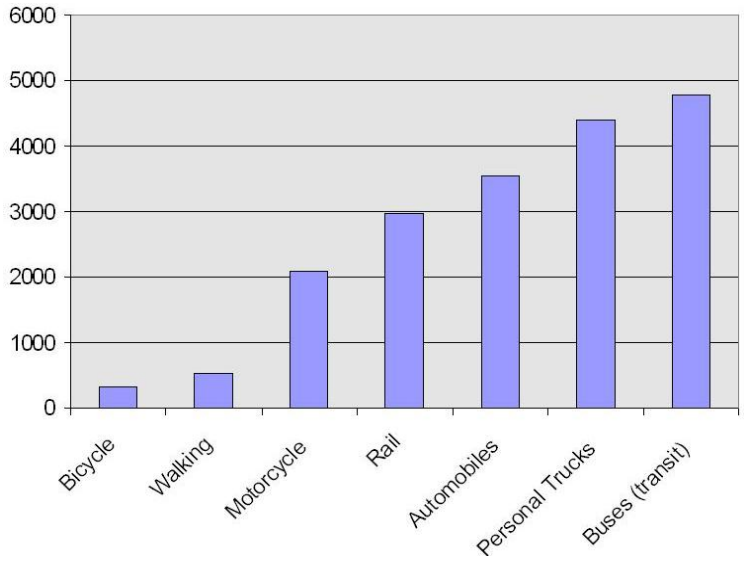
~~Location~~	~~Address~~	~~Walk Score™~~
~~Beaufort – Intersection of Boundary St. and SC 170~~	~~2401 Boundary St.~~	~~65~~
~~Bluffton – Intersection of US 278 and SC 46~~	~~1038 Fording Island Rd.~~	~~66~~
~~Hilton Head Island – Sea Pines Circle~~	~~2 Greenwood Dr.~~	~~95~~

~~Hilton Head Island – Pineland Station~~	~~438 Wm. Hilton Parkway~~	~~82~~

This quick analysis points to the need ~~two strategies that are vital to promoting more walkable communities and reducing automobile dependency within the County's existing developed areas. One is~~ to promote more infill developments and a greater variety of uses within the County's existing pedestrian oriented neighborhoods. It is important to note, however that currently the greatest concentrations of retail, restaurants and other destinations are in auto-oriented shopping centers that lack pedestrian infrastructure, and are too far from residential areas Therefore, another important strategy is to identify key auto-oriented shopping areas ~~commercial intersections~~ to target for redevelopment into mixed-use, pedestrian and transit friendly communities to bring jobs, retail and other services in proximity to residents.

Energy Reducing Future Land Use Policies: Many of Beaufort County's future land use policies, outlined in Chapter 4 of this plan, are designed to reduce sprawl, promote community character, and promote transportation choices. These policies also help to reduce VMTs, and therefore, promote reduction in energy usage. One of the main goals of the Future Land Use chapter is to maintain a distinct regional form of compact urban and suburban development surrounded by rural development, designed to maximize the efficiency of regional infrastructure and the avoidance of sprawl. Mixed-use developments are encouraged to promote pedestrian access to services and facilities while providing internal trip capture to minimize the traffic impact of these developments. Bike and pedestrian trails are encouraged to link schools, shopping areas, employment and other destinations. Infill and redevelopment is directed to municipalities and areas adjoining municipalities.

Figure 9-~~3~~ 2. Energy Consumption (BTUs per Passenger Mile) for Selected Modes of Transportation[4]



TRANSPORTATION

As stated above, automobiles are responsible for a large portion of the total energy used in Beaufort County. As shown in Figure 9-~~3~~ 2, above, travel by private automobile and trucks is very energy intensive. In addition to land use strategies designed to reduce VMTs and automobile dependency, transportation policies designed to reduce congestion, reduce travel demand and promote alternative modes of transportation, also help to reduce energy consumption.

Maximizing Road Network Efficiency: Automobiles are the most efficient when they operate at steady, relatively low speeds (35-45 mph) with no stops. Optimizing the timing of existing signals and installing advanced control equipment on arterial travel corridors can significantly reduce traffic congestion and fuel use. Access management techniques including maximizing signal spacing; maximizing intersection and driveway spacing; providing deceleration lanes; sharing driveway access; providing frontage and backside access roads; and requiring interconnectivity, also assist in fuel conservation.

Interconnectivity: The energy required for travel between two points is largely dependent upon the length of the route. Providing a network of fully connected streets allows the use of shorter and more direct routes. Whenever possible, designs for new developments

should include connections (i.e., streets, bikeways and sidewalks) to existing developments and connections should be added between older developments. When compared to a conventional suburban network of cul-de-sacs and collector streets that funnel all traffic to arterials, a grid street pattern can reduce VMTs within a development by up to 60%. [1]

Travel Demand Management: Transportation policies designed to reduce travel demand such as promoting telecommuting, flexible work hours, carpool matching, and vanpool services have beneficial affects on energy usage as well.

Alternative Transportation Modes: Public transit is an energy efficient transportation mode when it is well used and its buses are full of passengers. Transit systems are most likely to be used when a rider's origin and destination are located within walking distance of a transit station or stop. People living close to transit, within one-quarter to one-half mile, are two to four times more likely than the general population to use this option to commute to work. In preparation for population growth and densification in the growth areas, a thorough demographic and destination site analysis should be done to identify proper placement of future transit stations. The amount of commercial space, number of employees, and residential density needed to support cost-effective transit and reduce automobile commuting varies greatly between communities.

Bicycle and pedestrian trails are well developed in the Town of Hilton Head Island, ~~and~~ in the Bluffton area along the Buckwalter and Bluffton Parkways, and within the urbanized areas of Beaufort and Port Royal, but efforts have been more modest to non-existent in other areas of the County.
Alternative means of transportation can be made safer and more attractive by redesigning streets and intersections within intensively developed areas to give equal priority to pedestrians, cyclists, buses, and automobiles. Important features of pedestrian and cyclist friendly streets include narrower street widths, on-street parking and less disruptive placement of off-street parking, pedestrian protection at intersections, convenient and safe locations for transit stops, and more attractive sidewalk designs.

[1] California Energy Commission. Energy Aware Planning Guide. California Energy Commission, January 1993.



Energy Efficiency

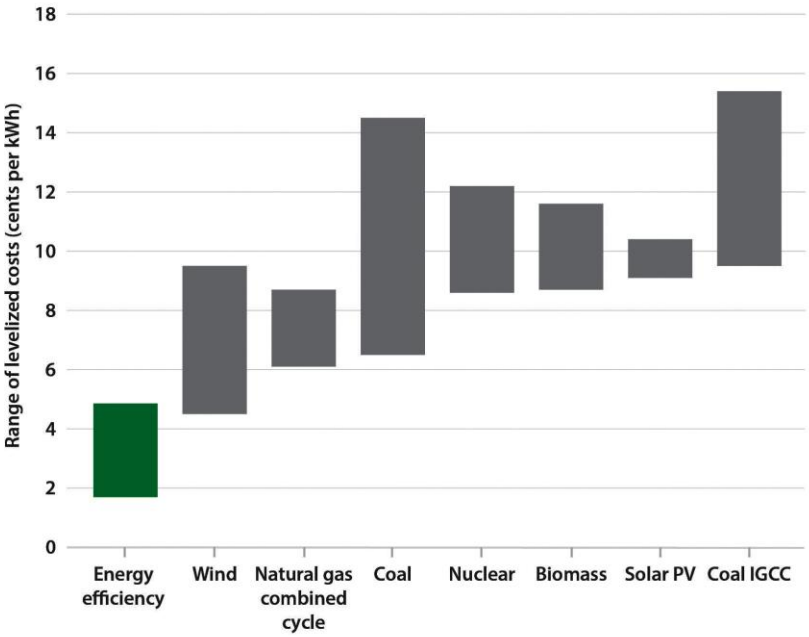
~~Summary of Programs offered by ICLEI~~

~~Cities for Climate Protection Campaign: Assists local governments to reduce greenhouse gas emissions, improve air quality, and enhance urban sustainability.~~
~~Local Agenda 21 Campaign: A planning process that helps municipalities identify local sustainability priorities and implement action plans.~~
~~Water Campaign: Assists development of local water action plans to achieve improvements in water quality, conservation and access.~~
~~Sustainable Procurement Program: Integrates environmental and social criteria into procurement policies and procedures.~~
~~Sustainability Management Program: Assists local governments in factoring environmental, social, and economic concerns into municipal decision-making.~~
~~Source: www.iclei.org~~

When addressing energy issues, achieving energy efficiency should be the first consideration, especially at the County level. Energy efficiency is accomplished when less energy is used to provide the same service. For example, a well-insulated building allows the occupants to enjoy the same room temperature while using less energy for heating and cooling. This is achieved by a combination of changing technologies and behavior. Measures include the use of efficient and appropriately sized HVAC systems, proper insulation, efficient appliances, high performance windows, and low wattage lighting. When compared to the cost and effort to increase energy production, efficiency is the "low hanging fruit" of the energy equation. It is much like the old adage, "a penny saved is a penny earned." Or to quote the American Council for an Energy Efficient Economy (ACEEE), "the cheapest energy is the energy you don't have to produce in the first place." The ACEEE has determined that energy efficiency programs aimed at reducing energy are much more cost effective than investing in new conventional power plants and alternative energy sources (See Figure 9-3)[1] .~~The American Council for an Energy Efficient Economy (ACEEE) has estimated that investments in energy efficiency in the year 2004 resulted nationally in 1.7 quads of energy saved over a one-year period. This savings is roughly equal to what would be generated by 40 mid-sized, coal- fired power plants.~~

[1] The Best Value for America's Energy Dollar: A National Review of the Cost of Utility Energy Efficiency Programs, American Council for an Energy Efficient Economy (ACEEE), March 2014

Figure 9-3: Comparison of Cost of Power Generation Versus Energy Conservation



The state and federal governments along with the non-profit sector offer local governments several comprehensive programs to assist in energy conservation and efficiency. For example, ENERGY STAR, a joint program of the US Environmental Protection Agency and the US Department of Energy, promotes the use of energy efficient products and practices. The South Carolina Energy Office (SCEO) provides technical assistance, financial assistance, educational outreach, and grants and loans to citizens, businesses, and local governments to promote energy efficiency. ~~In addition, ICLEI (Local Governments for Sustainability) is an international association of local government organizations that provides technical consulting, training and support to local governments on energy and sustainability issues (see sidebars).~~

Energy Audits and Energy Performance Contracts

An energy audit is an inspection, survey and analysis of energy performance and usage in a building or group of buildings designed to identify opportunities to reduce energy consumption while maintaining the same level of service. Typically, an energy audit looks at insulation, windows, the HVAC system, lighting and appliances to determine opportunities for energy savings. Energy audits are often achieved through a performance contract with an energy service company. Under a performance contract, a building owner, such as Beaufort County, would enter into an agreement with an energy service company

Summary of Programs offered by SCEO

ConserFund loan program: Loans can be used for the implementation or upgrade of energy management and control systems; modification or installation of HVAC systems; and other energy cost-savings improvements.

~~Energy Accounting Software: This web-based accounting system, called Utility Direct, allows public entities to log and track their energy costs and usage via a Web-based platform.~~

Energy Efficiency Revolving Loan (EERL): The EERL can be used by local and state governments purchase energy efficient equipment, retrofit existing equipment, and other projects that achieve promote energy efficiency.

Carolina Energy Manager (CEM) Training: This is a classroom training program to prepare qualified energy managers for the Certified Energy Manager (CEM) certification examination.

Energy Audits: Energy audits consist of a walk-through assessment of building energy costs and efficiency, which identify recommendations for savings, cost analysis, and any operation and maintenance needs.

Utility Bill Analysis Program: SCEO will review utility bills to find billing errors or misapplied rates and to obtain refunds of overcharges from the utility providers.

to perform an energy audit and to make the energy saving improvements at no up front cost to the owner. Over the contract period (typically 5 to 20 years), the savings from reduced utility bills are used to pay for the facility improvements. The City of Charleston entered into an energy performance contract in 2001, which is projected to eventually result in a 16% reduction in energy and gas usage and $18.4 million in energy and operational savings.

Green Building

Green building is a general term that refers to construction techniques that promote the efficient use of energy, water, and other resources; that protect the health of occupants; and that reduce waste, pollution, and other adverse environmental impacts.

Green Building Codes: An effective way for local governments to promote green building is through its building codes. Beaufort County adheres to the International Building Code (IBC) as mandated by the State of South Carolina. Beaufort County Codes Department enforces the International Energy Conservation Code (IECC) in commercial buildings only. The State of South Carolina has not adopted the IECC for one and two family dwellings. Green building rating systems typically use the IECC code requirements as relative baseline requirements, then require higher standards in some areas, but also contain an array of additional requirements, which are not currently addressed in the IECC codes. The International Code Council has joined with National Association of Homebuilders in the development of the ICC 700-2008 National Green Building Standard (NGBS) for residences and has ~~is~~ developed~~ing~~ an Inspector of Green Building Technologies certification exam ~~that should be available in 2009~~. Beaufort County's current strategy is to adopt a voluntary approach to promoting green building standards until the statewide uniform green building code is adopted and can be enforced.[1]

Green Building Rating Systems: The most well known green building rating system is the Leadership in Energy and Environmental Design (LEED) developed by the US Green Building Council. LEED was created to provide a common standard of measurement for green building by establishing a scoring system based on required prerequisites and credits. A total of 100 ~~69~~ points can be achieved by meeting requirements in the six following categories:

- Sustainable sites
- Water efficiency
- Energy and atmosphere
- Materials and resources

[1] Beaufort County Building Codes Department.

- Indoor environmental quality
- Innovation in materials and design

The four levels of certification are shown in Table 9-4 below.

Figure 9-4: LEED Rating System for Four Levels of Certification

Rating	Points
Certified	40-49 ~~26-32~~
Silver	50-59 ~~33-38~~
Gold	60-69 ~~39-51~~
Platinum	86 and above ~~52-69 (maximum measured)~~

The first LEED certified building in Beaufort County was completed in 2008 by the Beaufort Jasper Water & Sewer Authority (BJWSA). Since then, many other projects have received LEED certification including Pritchardville Elementary, the CareCore Headquarters Building, Tanger Factory Outlet Center 1, South Island Public Service District, and Beaufort Town Center. The Technical College of the Lowcountry (TCL) is a two-year college serving the needs of about 8,500 students in Beaufort, Colleton, Hampton, and Jasper Counties. TCL is developing a LEED "Green" Building Construction Training and Employment Project, which will provide participants with education and training for certification as an Alternative Energy Construction Technician (AECT).

Conclusion

There are two general strategies that Beaufort County should consider to promote energy efficiency and green building. First, the County should lead by example. This strategy would include performing and implementing an energy audit; requiring all new County buildings, renovations, and additions to be LEED certified; and encouraging other local governments and public agencies to do likewise. The second strategy is to encourage energy efficiency in the private sector by a combination of incentives, educational outreach, and removing any unnecessary regulatory barriers.



Renewable Energy

Renewable energy is energy generated from natural resources, such as sunlight, wind, and tides, which are naturally replenished. As energy costs rise, there is a growing market nationally for many forms of renewable energy. Beaufort County with its many days of sunshine, offshore winds and large tidal range has unique opportunities to faciltate and promote the generation of renewable energy.

Solar

With an average of 230 days of sunshine, solar power has great potential in Beaufort County. This section discusses two forms of harnessing heat and energy from the sun. Photovoltaic (PV) arrays, which are glassy rooftop panels that produce electricity and can connect directly to the electric grid. Solar hot water heaters rely on sunlight to heat a glycol solution that cycles through a heat exchanger. PV arrays do not work well in shade, but hot water heaters keep collecting sunlight in ambient light. ~~The cost effectiveness of PV installations are affected by net metering rules, which are discussed later in this section, and tax incentives.~~ Tax incentives and net metering legislation at the federal and state level have created a favorable environment for future development of solar energy. Beaufort County can further assist by removing regulatory barriers to the placement of solar collectors, and to advocate for the removal of similar restrictions in private covenants.

Tax Incentives: The Federal government currently offers a 30% Solar Investment Tax Credit for solar power for both residential and commercial projects. ~~A 30 percent federal tax credit for solar power was extended for eight years in October 2008.~~ The tax credit ~~law removes a $2,000~~ has no monetary cap for residential solar electric installations~~, thereby providing a greater~~ and provides an important incentive to homeowners to invest in solar energy. The current extension of the tax credits eventually reduces the credit 10% for commercial and 0% for residential by 2023. In addition, South Carolina allows taxpayers to receive a 25% tax credit for the amount expended for the purchase and installation of solar generating devices. ~~Beaufort County can facilitate the production of solar energy by removing~~

~~regulatory barriers to the placement of solar collectors, and to advocate for the removal of similar restrictions in private covenants.~~

Distributed Energy Resource Program Act: In 2014, South Carolina passed the Distributed Energy Resource Program Act (Act 236). The legislation allows net metering where electricity users with rooftop solar systems can sell back excess power for a full, one-to-one retail credit from utility companies. The bill also allows homes and businesses to lease solar systems from independent solar companies. This allows a homeowner to have solar panels installed at little or no up-front cost and save money on electricity over the term of the lease. The solar companies benefit by earning tax credits and selling the homeowner electricity. Both of these provisions increase options and reduce costs for homeowners and businesses who wish to solar power.

Biomass

Biomass refers to biological material such as wood, yard waste and construction debris. Currently biomass and wood wastes in Beaufort County are incinerated with no energy recovery or are placed in a construction and demolition (C&D) landfill. In fiscal year 2011 ~~2008~~, the County collected 6,627 ~~9,500~~ tons of yard waste and 61,081 ~~2,000~~ tons of Class Two Waste which includes C & D waste. Two options for beneficial reuse of these materials are incineration with energy recovery and composting to produce a commercial mulch product for local landscaping.

Incineration with Energy Recovery: The types of materials that could be used as a fuel are yard waste (home and commercial landscape trimmings, grass cuttings), C&D waste (home and commercial building excess wood materials), screened woody demolition waste, and tree trimmings by utility companies and SCDOT. Organic wastes may be highly variable in energy content and in content of inerts. Economic feasibility will depend on site availability, public acceptance, federal and state policy and subsidies, and cooperation with electricity providers (net metering and access to the grid). A suitable scale for such a facility would require a source of feed stocks from several surrounding counties.

Biodiesel

Biodiesel is a non-petroleum-based diesel fuel made from vegetable oil or animal fat (tallow), and from cellulosic materials in trees, shrubs, and crops. Biodiesel can be used, alone or blended with conventional diesel fuel, in unmodified diesel-engine vehicles. In the United States, the predominant source of biodiesel feed stock is soybean oil. Other oil from corn, cottonseed, canola, flax, sunflower and peanut, also can be used but are more expensive than soybean oil. Animal-derived products such as tallow are another source as is recycled oil and grease

from restaurants and food processing plants.

Feasibility of Biodiesel Production in Beaufort County: In Beaufort County and surrounding areas, cellulosic materials from wood waste may be the most significant feed stock, as is recycled restaurant oil and grease. In fiscal year 2008, 357 tons of unprocessed waste cooking oil was collected in the County. This has the potential to produce about 94,000 gallons of biodiesel. [1]

Use of cellulosic feed stocks will require the additional processing step of gasification. The gasified material is then reconstituted into biodiesel and other fuels.

Wind, Wave and Tidal Energy

The South Carolina Energy Office, Clemson and Coastal Carolina Universities, and the Savannah River National Lab are cooperating to research the potential for generating wind energy off the coast. Issues to be addressed include identification of the needs and barriers of integrating offshore wind energy into the power grid; identification of technology that can transfer the power to the shore; and establishment of a state task force to determine the economic and environmental effects of wind energy and create a permitting process for wind farms in state waters. In the pilot project, the state hopes to build an 80-megawatt wind farm of between 12 and 15 turbines about 3 miles off shore. The wind farm location would most likely be between Charleston and North Carolina because the mean wind speeds are highest there. One megawatt of wind power can produce enough electricity to serve 250 to 300 homes on average each day. The pilot project could serve between 20,000 and 24,000 homes. Researchers are predicting that the pilot project could be in operation within a five year time period.

In addition to the wind farm concept, as part of the same study, data will be obtained on wave and tidal energy potential using a buoy observation network that will measure wind, wave, tide and current resources at six offshore locations in two lines and water level and winds at two locations along the two lines.[2]

Net Metering

[1] http://www.oregon.gov/ODA/do_reports_biodiesel.shtml Assumes that 7.6 pounds of fat will produce one gallon of biodiesel

[2] Hartwig, Erica, Technical Contact, South Carolina Roadmap to Gigawatt-Scale Coastal Clean Energy Generation: Transmission, Regulation and Demonstration PROJECT NARRATIVE; South Carolina Energy Office 2008.

Net metering allows consumers who generate electricity on site (e.g. wind and solar) to receive retail credit from the utility company for the electricity they generate in excess of what they consume. Therefore, net metering serves as an important incentive because it assists the homeowner or business owner in recouping the initial capital investment of installing the energy-generating device. South Carolina's investor-owned utilities (including SCE&G), its state-owned utility (Santee Cooper) and its electric cooperatives now all offer net metering. However, the SC Energy Office recognizes that net metering is in its "infancy stages" in South Carolina and that there are areas for improvement in statewide policies. They recommend that the State standardize its net metering policies among utilities and require more "user-friendly" policies.[1]

[1] A Joint Resolution Requiring Recommendations for Establishing Net Metering Programs in South Carolina, 2009, SCEO.



Other Energy and Sustainability Issues

Recycling, water conservation and local foods initiatives are discussed in greater detail in other chapters of this plan. However, each of these issues has a significant energy saving component, which is discussed below.

Recycling

Recycling of household and commercial waste is more energy efficient than disposing solid waste and producing new materials. The steps in supplying recycled materials to industry (including collection, processing and transportation) typically use less energy than the steps in supplying virgin materials to industry (including extraction, refining, transportation, and processing).

Additional energy savings associated with recycling are gained in the manufacturing process itself, since the materials have already undergone processing. For example, recycling used aluminum cans requires only about five percent of the energy needed to produce aluminum from bauxite. These savings far outweigh the energy created as a by-product of incineration or disposing of the materials in a landfill.[1]

Beaufort County currently collects recycled materials at its 12 convenience centers located throughout the County. As the County explores mandating franchised curbside solid waste collection in higher density areas, the County should also consider curbside recycled materials collection in the same areas.

[1] Environmental Benefits of Recycling SCDHEC http://www.scdhec.gov/HomeAndEnvironment/Recycling/WhyRecycle/

Water Conservation

Efficient water use can also reduce the amount of energy needed to treat wastewater, resulting in less energy demand and, therefore, fewer harmful byproducts from power plants. Most people realize that hot water uses up energy, but supplying and treating cold water requires a significant amount of energy too. American public water supply and treatment facilities consume about 56 billion kilowatt-hours per year—enough electricity to power more than 5 million homes for an entire year. Consequently, letting a faucet run for five minutes uses about as much energy as letting a 60-watt light bulb burn for 14 hours.[1]

Beaufort Jasper Water & Sewer Authority (BJWSA): BJWSA, which provides drinking water for a majority of County residents, conducts an active public education program implementing 'WaterSense', a partnership program sponsored by the EPA designed to facilitate the efforts of its customers to save water and protect the environment.[2] During the County's hot summers, irrigation causes a significant increase in water usage and, as a result, a great demand on our water system. BJWSA addresses this water demand issue by using its treated effluent to irrigate local golf courses. BJWSA serves 12 golf courses from its Cherry Point Water Reclamation Facility with two more scheduled to come on line soon. In the spring of 2008, BJWSA began their first water reuse service for the residential lots, common areas, landscaped medians, and the golf course at the Tradition Hilton Head community located in Jasper County. Treated effluent is also provided to the Secession Golf Course on Lady's Island, the May River Golf Club at Palmetto Bluff, the two golf courses on Dataw Island and a portion of Henry's Sod Farm on St. Helena Island.

Hilton Head Island Public Service Districts: The Public Service Districts on Hilton Head Island facilitate water conservation by providing water to customers on a conservation rate structure. This means that the customers who use more water pay more per gallon. This structure has been in place for over 10 years. As an additional conservation measure, the Town of Hilton Head Island has an Irrigation Ordinance that puts restrictions on the use of water for irrigation purposes for both homes and businesses.

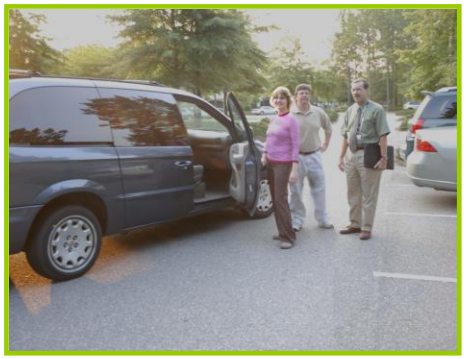
Local Foods Initiatives

The way food is produced and transported has an impact on the environment and energy consumption. The term, "food miles" refers to the distance that food travels from the farm on which it is produced to the kitchen in which it is being consumed. Food travels between 1,500

[1] http://www3.epa.gov/watersense/our_water/why_water_efficiency.html
[2] http://www3.epa.gov/watersense/about_us/index.html

to 2,500 miles every time that it is delivered to the consumer[1]. Chapter 6 of this plan outlines County policies that support the economic viability of local agriculture and commercial fishing. Initiatives include purchasing conservation easements on active farmland and working waterfronts, and supporting local farmers markets, ~~and the local auction farmers market that began in 2008~~.

[1] Iles, A. (2005). Learning in sustainable agriculture: Food miles and missing objects.



Recommendations

Recommendation 9-1: Energy Committee

Beaufort County should designate the Natural Resources/Land Management Committee of Beaufort County Council to oversee the prioritization and implementation of the recommendations of this chapter.

Recommendation 9-2: Relationship to Other Policies

Beaufort County recognizes that many other policies in this plan have the added benefit of reducing energy demand and promoting energy efficiency. These policies include the following:

- Land Use Policies: Land Use policies that reduce sprawl, reduce VMTs and promote transportation choices also promote reduction in energy usage. These policies include growth boundaries; promoting higher density mixed use communities in proximity to employment and services; promoting connectivity; promoting sidewalks and pathways; encouraging infill and redevelopment; and preserving rural areas.
- Transportation Policies: Transportation policies designed to reduce congestion, reduce travel demand, and promote alternative modes of transportation help to reduce overall energy consumption. These policies include access management standards, signal timing, signal spacing, requiring interconnectivity, travel demand management (telecommuting, flexible work hours, carpooling), and improving public transportation and pedestrian and cycling facilities.
- Local Foods Initiatives: Policies that promote local agriculture; the local seafood industry; and promote the marketing and distribution of locally grown and produced food reduce energy consumption by reducing food transport.
- Recycling: Local policies that encourage local recycling indirectly promote energy savings because producing products from recycled materials generally uses less energy than from raw materials.

Recommendation 9-3: Education, Technical Assistance and Training

Beaufort County should facilitate educational outreach, training and technical assistance to promote energy efficiency and the use of alternative energy sources.

- ~~Organize a "Green Expo" to facilitate information exchange. The format for the expo might include a showcase of developments, buildings, and homes that are energy efficient; suppliers of renewable energy products; programs and policies; and examples of energy efficient or zero-emission vehicles.~~
- ~~Create a website to promote energy efficiency and green technologies. Facilitate network opportunities for small businesses and entrepreneurs involved in green technologies.~~

Recommendation 9-4: Utilize Available Technical Assistance and Expertise

Beaufort County should utilize existing state, federal, and non-profit resources to promote energy efficiency and renewable energy resources. Beaufort County should utilize available services from the South Carolina Energy Office, ENERGY STAR, and other state and federal resources.

- ~~Consider becoming a member of ICLEI (Local Governments for Sustainability). Utilize ICLEI's technical consulting, training, and information services to build capacity, share knowledge, and support Beaufort County in the implementation of its energy and sustainability recommendations.~~

Recommendation 9-5: Energy Efficiency - County Energy Audit

Beaufort County should conduct an energy audit for all County facilities (existing, undergoing renovation, and under design).

- The County should consider entering into an energy performance contract with an Energy Service Company to perform the audit and implement the improvements.
- The Audit should include an evaluation of the feasibility of using renewable energy, such as wind and solar, to reduce energy costs in County facilities.

Recommendation 9-6: Energy Efficiency – Other Internal County Policies

Beaufort County should evaluate all County operations to promote energy efficiency and to reduce energy consumption.

- Convert the County fleet to more fuel-efficient vehicles.

1. Inventory the existing fleet to determine the vehicle function needs for each department and the miles per gallon for each vehicle
2. Develop minimum efficiency standards (miles per gallon) for each vehicle class as part of the County's procurement policy.
3. Identify older and disproportionately inefficient vehicles that need to be replaced or eliminated.
4. Maintain vehicles at optimal efficiency.

- Location ~~Centralization vs. Decentralization~~ of County Facilities: Evaluate the impact on vehicle miles traveled (VMTs) when siting new County facilities. ~~for both County residents and employees of having County facilities and services located in centralized areas as compared to having more satellite offices to bring services closer to residents.~~
  ~~1. Compare the fuel efficiency of having two centralized County fuel stations as compared to issuing commercial gas station credit cards to specific vehicles.~~
  ~~2. Evaluate the efficiency of having satellite County buildings scattered around the County as compared to having most departments located on one site.~~
- Online Services: Expand the provision of on-line services, where practical, to reduce or eliminate the need for the public to travel to County facilities.
- Telecommuting and Teleconferencing Policy: Develop a telecommuting policy for County employees for who it is a viable management work option to reduce VMTs by employees commuting to and from work. Encourage the use of teleconferencing where it is a viable alternative to in-person meetings.
- Walking and Cycling to Work: Provide support facilities at County buildings to promote walking and cycling to work. Support facilities may include bike racks, lockers, changing areas and showers.
- Ride Sharing: Facilitate ride sharing among County employees. Utilize the County's GIS capabilities to provide information to optimize ride sharing arrangements based on location of employee residences. Explore possible incentives to encourage ride sharing.
- Curbside Solid Waste Collection: In moderate to high density areas, provide curbside solid waste collection and recycling. Mandated franchised curbside pickup in these areas would be more fuel-efficient by eliminating individual trips to convenience centers and would encourage more recycling.

Recommendation 9-7: Energy Efficiency – Outdoor Lighting

Beaufort County should establish minimum requirements for outdoor lighting that enhance visibility and public safety by preventing

uncontrolled intrusion into adjacent properties and the natural environment for purposes of promoting energy conservation and preserving the County's night sky, which is valuable natural resource important to the County's character.

Recommendation 9-8: Green Building – Green Building Codes

Beaufort County should adopt a voluntary approach to promoting green building code standards until the statewide uniform green building code is adopted and can be enforced.

Recommendation 9-9: Green Building - LEED

Beaufort County should facilitate green building through a combination of leading by example, educational outreach, and providing incentives to encourage LEED construction in the private sector.

- When planning future community facilities (or major renovations and additions to existing facilities), where practical, Beaufort County should register the proposed project, and gain certification under the U.S. Green Building Council's "Leadership in Energy and Environmental Design" (LEED) program (see Recommendation 11-5).
- Encourage the municipalities, the Beaufort County School District, and other local public and non-profit entities to construct LEED certified facilities.
- Explore possible tax incentives and other provisions to encourage the private sector to construct LEED buildings.
- Evaluate existing and future land use and building regulations to ensure that they do not place unreasonable barriers to providing site and building features designed to merit LEED credits (e.g. rain barrels, cisterns, and green roofs).

Recommendation 9-10: Green Building - Low Income Weatherization

Beaufort County should support low-income weatherization programs such as the Weatherization Assistance Program offered throught the US Department of Energy, and assist local agencies who are implementing these programs to seek all available state and federal funds that are available.

Recommendation 9-11: Renewable Energy - Remove Regulatory Barriers

Beaufort County should analyze its development regulations to remove any unnecessary regulatory barriers that deter local renewable energy

generation. Beaufort County also should assist private communities in overcoming barriers placed by restrictive covenants.

- ~~Provide standards for solar collectors and wind generators as accessory uses in the ZDSO.~~
- ~~Assist private communities in overcoming barriers placed by restrictive covenants.~~

Recommendation 9-12: Renewable Energy - State and Federal Legislation

Beaufort County should monitor and support state and federal legislation that promotes energy efficiency and renewable or alternative energy sources.

- ~~Support more effective net metering legislation that would allow those that produce alternative energy (e.g. wind and solar) to sell excess generated electricity back to the grid.~~

Recommendation 9-13: Renewable Energy – County Initiatives

Beaufort County should explore both the opportunities and the financial feasibility of generating biodiesel or electricity from local resources such as wood waste, municipal solid waste, and oil and grease from restaurants. It should also explore the feasibility of appropriate scale solar and wind opportunities. Introduction of these technologies to the County could be in the form of pilot plants.

RESOLUTION 2016 /

RESOLUTION AUTHORIZING BEAUFORT COUNTY TO SELF-FUND EMPLOYEE BENEFITS PLAN

WHEREAS, Beaufort County offers its employees a comprehensive health benefits insurance program; and

WHEREAS, Beaufort County presently fully insures its medical and pharmacy plan ("Employee Benefits Plan"); and

WHEREAS, Beaufort County has studied and evaluated the advantages and disadvantages of converting from a Fully-Insured Employee Benefit Plan to a Self-Funded Employee Benefit Plan; and

WHEREAS, Beaufort County has concluded that the advantages of a Self-Funded Employee Benefit Plan are considerable especially when such a plan is implemented for a three (3) to five (5) year period; and

WHEREAS, Beaufort County has further concluded, after carefully considering the advantages and disadvantages of both approaches to Employee Benefit Plans, that it is in the best interest of Beaufort County, its residents and its employees to change from a Fully-Insured Benefit Plan to a Self-Funded Employee Benefit Plan.

NOW, THEREFORE, BE IT RESOLVED, by the County Council of Beaufort County, South Carolina, that effective FY 2017 Beaufort County will self-fund its medical and pharmacy plan and Beaufort County Administrator is hereby authorized to execute and enter into the agreements necessary to transition to a self-funded plan and to enter into all other ancillary and incidental agreements necessary to implement the self-funded plan as presented by representatives of Wells Fargo to the Finance Committee during its meeting of March 21, 2016.

Adopted this ____ day of April, 2016.

COUNTY COUNCIL OF BEAUFORT COUNTY

By:_____
D. Paul Sommerville, Chairman

APPROVED AS TO FORM:

_____
Thomas J. Keaveny, II County Attorney

ATTEST:

_____
Suzanne M. Rainey, Clerk to Council

ORDINANCE 2016 /

AN ORDINANCE TO TERMINATE A DEVELOPMENT AGREEMENT BETWEEN BEAUFORT COUNTY AND OAKS CONSTRUCTION COMPANY, INC., *et al.*, PURSUANT TO SECTION 6-31-90 OF THE *CODE OF LAWS FOR SOUTH CAROLINA*, 1976, AS AMENDED.

WHEREAS, the General Assembly of the State of South Carolina has enacted the "South Carolina Local Government Development Agreement Act" as set forth in Section 6-31-10 through 6-31-160 of the *Code of Laws of South Carolina*, 1976, as amended; and

WHEREAS, the Act authorizes local governments, including Beaufort County through its County Council, to enter Development Agreements with developers for the purpose of providing a continuous agreement for development of projects; and

WHEREAS, the Oaks Development Agreement was approved by Beaufort County Ordinance 1999/37 on November 22, 1999; and

WHEREAS, the Oaks Development Agreement was amended by the First Set of Amendments to the Development Agreement dated October 13, 2000, approved by Beaufort County Ordinance 2000/32 on August 28, 2000; and

WHEREAS, the Oaks Development agreement was amended by the Second Set of Amendments to the Development Agreement dated October 13, 2000 approved by Beaufort County Ordinance 2000/40 on September 11, 2000; and

WHEREAS, the South Carolina General Assembly passed the South Carolina General Assembly Permit Extension Joint Resolution in 2010 and extended the affected permits through a subsequent act in 2013; and

WHEREAS, the Joint Resolution extends the Oaks Development Agreement from the initial expiration date of January 1, 2009 to January 1, 2019; and

WHEREAS; pursuant to S.C. Code Ann. 6-31-90 of the Development Agreement Act, if a local government finds and determines that the developer has committed a material breach of the terms or conditions of the agreement, the local government shall serve notice in writing upon the developer, within a reasonable time after the periodic review, setting forth with reasonable particularity the nature of the breach and the evidence supporting the finding and determination, and providing the developer a reasonable time in which to cure the material breach. If the developer fails to cure the material breach within the time given, then the local government unilaterally may terminate or modify the development agreement provided, that the local government has first given the developer the opportunity: (1) to rebut the finding and determination; or (2) to consent to amend the development agreement to meet the concerns of the local government with respect to the findings and determinations; and

WHEREAS, on February 3, 2016, after a periodic review, Beaufort County sent a letter identifying several breaches of the Oaks Development Agreement to all current property owners and notifying all property owners of the ability to contest the County's intent to terminate the Oaks Development Agreement within thirty (30) days of the letter.

NOW, THEREFORE, in consideration and pursuant to Section 6-31-10, of the *Code of Laws of South Carolina*, 1976, as amended, Beaufort County Council herein adopts this Ordinance, to terminate the Oaks Development Agreement including any subsequent amendments thereto.

Adopted this _____ day of _____, 2016.

COUNTY COUNCIL OF BEAUFORT COUNTY

By: _____
D. Paul Sommerville, Chairman

APPROVED AS TO FORM:

_____
Thomas J. Keaveny, II, County Attorney

ATTEST:

_____
Suzanne M. Rainey, Clerk to Council

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

Beaufort - Jasper
Economic Opportunity Commission, Inc.

Post Office Drawer 9 • 1905 Duke Street, Suite 250 • Beaufort, South Carolina 29901-0009 • 843-255-7220 • Fax 843-255-7231

Community Action Partnership
"Helping People. Changing Lives"

beaufortjaspereoc@hotmail.com
info@beaufortjaspereoc.org

Agnes M. Garvin
Board Chairperson

Leroy H. Gilliard
Executive Director

January 26, 2016

County Council of Beaufort County
100 Ribaut Rd.
Post Office Drawer 1228
Beaufort, SC 29901-1228

Re: Appointing Beaufort-Jasper Economic Opportunity Commission Public Sector Board Members

Dear Council:

As a community action agency, Beaufort-Jasper EOC is subject to the rules governing a tripartite board under the Community Services Block Grant (CSBG) Act. As you are aware, one third of Beaufort-Jasper EOC Board membership shall be elected public officials or their representative. As such, we seek appointees from you for members who represent the public sector.

In the past, we have accepted your appointment of the public sector member as a representative of the entire County Council. However, the CSBG statute requires public sector members to be an elected official, holding office on the date of selection, or the delegate of said elected official. As such, instead of representing the entire County Council, our public sector Board Member is either on County Council or the representative of one County Council member.

In an effort to comply with the CSBG statute in the most efficient manner, we will designate the County Council Chair as the Beaufort-Jasper EOC public sector representative. The Chair may serve on the Beaufort-Jasper EOC Board as a public sector Board member, or the Chair may delegate the position to another Council member or citizen of the County.

We are grateful to our public officials for the dedicated services to the families and communities we serve. Should you have any questions, or wish to further discuss this matter, please do not hesitate to contact Mr. Leroy H. Gilliard, Executive Director, or myself.

Sincerely,

Agnes Garvin
Board Chairperson

OFFICE OF COMMUNITY SERVICES

An Office of the Administration for Children & Families

CSBG IM #82 Tripartite Boards

Transmittal No. 82 **Date: March 23, 2005**

TO: State Community Services Block Grant Program Directors, Community Services Block Grant State Association Directors and Community Services Block Grant Eligible Entities

SUBJECT: Tripartite Boards

PURPOSE: This Information Memorandum addresses a number of policy questions that have arisen in recent years concerning the composition, role, and responsibilities of local community action agency tripartite boards. In addition, the Memorandum describes steps that may be taken by State CSBG lead agencies and State Community Action Associations to promote the continued viability and effectiveness of eligible entities through appropriately constituted and well-functioning tripartite boards.

This Information Memorandum is not intended to be definitive or binding on State or local agencies, but to serve as a guide on key issues.

BACKGROUND: Since 1968, local community action agencies have been required to have tripartite governing boards to gain and retain designation as eligible entities and to receive CSBG funding. Effective tripartite boards reflect and promote the unique anti-poverty leadership, action, and mobilization responsibilities assigned by law to community action agencies. Boards are responsible for assuring that agencies continue to assess and respond to the causes and conditions of poverty in their community, achieve anticipated family and community outcomes, and remain administratively and fiscally sound.

The nature of poverty and our nation's response to it continues to evolve. Many community action agencies are in the process of passing the baton to a new generation of leaders. This Information Memorandum restates and amplifies how tripartite boards help preserve community action focus, effectiveness, and accountability in these changing times.

Questions and Responses

The following questions and OCS responses convey important information about the roles and responsibilities of tripartite boards as required by statute and suggestions on how State CSBG authorities, State community action associations, and local agency officials can help assure that boards function effectively.

Question* 1 - *What does the law require?

Roles and Responsibilities o/Tripartite Boards

Sections 676B of the Community Services Block Grant Reauthorization Act of 1998 requires that, as a condition of designation, private nonprofit entities and public organizations administer their CSBG program through tripartite boards that "fully participate in the development, planning, implementation, and evaluation of the program to serve low-income communities."

Board Composition

•Low-Income Individuals and Families

For private nonprofit entities, a minimum of one-third of tripartite board membership must be democratically selected representatives of low-income individuals and families who reside in the geographic area being served by the agency.

For public organizations, such as city, county, or town governments, the law also requires that a minimum of one-third of tripartite board membership be comprised of representatives of low income individuals and families who reside in areas served. The statute allows public organizations to utilize State-specified mechanisms other than tripartite boards that "assure decision-making and participation by low-income individuals in the development, planning, implementation, and evaluation of programs..."

OCS does not recommend including in this community representation category for either public or private agency boards individuals who provide services or supports to low-income residents but who are neither low-income or residents of the agency's service area. Such individuals may qualify for board membership as representatives of another board category -- "major groups or interests in the community."

•Elected Officials or Their Representatives

One-third must be elected officials, holding office at their time of selection, or their representatives. If a sufficient number of elected officials or their representatives are not available to serve, appointive public officials or their representatives may take the place of elected officials.

• Major Groups and Interests in the Community Served

The remaining board members must be chosen from "business, industry, labor, religious, law enforcement, education, or other major groups and interests in the community served."

Question 2 - Who appoints members to a tripartite board?

The law states that members of tripartite boards "shall be selected by the entity" in accord with the conditions described above. States must assure that local agencies comply with Federal statute and any applicable State statutes, and that the bylaws of tripartite boards reflect and advance statutory requirements.

Question 3 - Are term limits permissible?

The CSBG statute is silent on term limits. However, many CAAs find term limits helpful to keep boards revitalized and current. Community action agencies may impose such limits through their own bylaws if they wish.

To achieve the purposes intended by statute for each of the three components of agency boards, State and local agencies are encouraged to consider the following term limit considerations:

Representatives of Low-Income Individuals and Families

The statute requires that representatives of low-income individuals and families be "chosen in accordance with democratic selection procedures." The implicit intent of this requirement is to insure that those who *currently* live in areas served by the agency are represented so that they have a strong voice in agency governance and direction and are able to convey to those they represent the presence and significance of community action in their lives. And, because some programs within community action agencies, especially Head Start, also require governance involving families being served, overall agency coordination and communications across programs are further enhanced when a few (one or two) members of Head Start Policy Councils serve on agency tripartite boards. The Head Start regulations require that the Policy Council and the Board cannot have *identical membership*, so this must be observed.

Every effort should be made by eligible entities to assure that board members representing low-income individuals and families:

• Have been selected on the basis of some form of democratic procedure either directly through election, public forum, or, if not possible, through a similar democratic process such as election to a position of responsibility in another significant service or community organization such as a school PTA, a faith-based organization leadership group; or an advisory board/governing council to another low-income service provider;

• Are truly representative of *current* residents of the geographic area to be served, including racial and ethnic composition, as determined by periodic selection or reselection by the community. Being *current* should be based on the recent or annual demographics changes as documented in the needs/ community assessment. This does not preclude extended service of low-income community representatives on boards, but does suggest that continued board participation of longer term members be revalidated from and kept current through some form of democratic process and the assessment of community changes. Ultimately, it is the responsibility of the State to assure that agencies uphold both the letter and intent of the law governing appointment of low-income community representatives to tripartite boards. Particular attention should be paid to the two conditions described above.

Elected Public Officials or their Representatives

The overarching purposes for having elected officials serve on tripartite boards are to encourage awareness of poverty needs within the community and action by local governments, and to foster close coordination and partnership between public agencies and the eligible entities. State CSBG lead agencies, State community action associations, and local agency officials should ensure that the nature and number of public officials serving on each agency board supports and promotes these goals. The statute requires that elected public officials must be "holding office on the date of selection" to a tripartite board. The statute does not identify which public officials ought to

serve on the tripartite board. The statute allows public officials (elected, or if necessary, appointed) to name someone to represent them on the board. Again, while the statute does not set term limits for this category of board membership, the spirit of the law, that local governments participate in agency oversight and governance, suggests that:

• Elected officials serve on boards in this capacity only while they are in office.

Similarly, individuals designed by elected or appointed officials to represent them on boards serve only while their principals are in office or are re-designated by those in office. Agencies are responsible for making sure that this category of board membership remains current through such procedures as prompt notification of newly elected or currently elected public officials of the opportunity for board service or representation, and timely replacement of board members (or their representatives) who no longer hold public office.

Local agencies that wish to extend the board service of either formerly elected officials or their representatives may choose to appoint them as representatives of "major groups and interests in the community."

Representatives of Major Groups and Interests in the Community

While the statute does not set term limits for these board members, their role is to reflect and involve key interests and resources within the community to guide agency actions and outcomes. For this category, agencies should strive to assure that:

• Groups and interests with current influence or resources deemed critical to the success of the agency are represented.

• Members are empowered by their organizations to participate in board activities and play a role in agency outcomes.

Question 4 - What does "fully participate in the development, planning, implementation, and evaluation of the program" mean?

Tripartite boards are responsible for oversight and governance of community action agencies:

Development

As the designated anti-poverty-agencies within their community, both public and private eligible entities are required to conduct periodic needs assessments of the causes and conditions of poverty within their service area and to decide what role, or mission, the agency will assume relative to other community organizations and resources, in addressing those needs.

Tripartite boards are key players in the developmental processes described above:

• Needs Assessment -- Board members, especially those that live in communities to be served and that represent low-income people, ought to be a primary source of information and insight concerning the conditions in their neighborhoods. Representatives of low-income families can help fashion agency outreach and communication strategies, on an ongoing basis, to assure that agency staff and programs are responsive to changing community needs and conditions. Board members that represent elected officials, and other community groups and interests, all bring critical information and perspective to the needs assessment process. Elected officials or their representatives can commission or make available government-sponsored studies of local economic, social, educational, and key conditions that affect poverty. Business, labor, religious, and other community group representatives offer similar information from the private sector and access to short-term and longer-range service and resource assessments and/or development plans that may impact the nature or extent of poverty in the community.

• Clarifying Agency Mission -- The way each community action agency perceives its role, or mission, is central to what they do and how they assess their effectiveness. Tripartite boards, if correctly constituted, provide an agency with a broadly-based, in-house, panel of "experts" on most aspects of community need, resources, and opportunities. Their expertise should help inform agency leadership and staff concerning the role(s) community action should and could play to reduce poverty vis-a.-vis other public and private programs and initiatives. Creating or reviewing mission statements can provide a focus for collaborative strategic planning among board members and agency leadership and staff, and a foundation for meaningful board oversight of agency operations and effectiveness.

Planning

Tripartite boards are important participants in agency annual and longer-range planning activities. Specifically, individual members of the board, and the board as a whole, ought to contribute to, and benefit from, various aspects of program planning:

• Long-range Strategic Planning- For those CSBG entities that are 501(c)(3) non-profit agencies, tripartite boards are ultimately responsible for the overall direction, conduct, and effectiveness of agency programs and activities. Public agency boards are "advisory" and are intended to guide public officials that manage their agencies, both elected and appointed, with information and advice on how to reduce poverty within the geographic area being served. As such, participation of boards is essential in strategic planning discussions of how the mission of the agency is to be accomplished through its programs and activities, and how the agency will determine what constitutes its "success." Tripartite boards should be encouraged to help the agency: a) identify broad goals and results it hopes to achieve through its work among low-income individuals and families, and within the community being served; b) mobilize and array programs and activities, both within and outside the agency, to achieve those goals and results; and c) establish and maintain procedures for gathering and presenting information on goals and results for agency and board use.

• Annual Planning - Tripartite boards of both public and private entities should participate in the identification of what the agency hopes to accomplish each year and to help the agency establish specific performance expectations, in terms of both the nature and number of improvements to be achieved among low-income people and within the community, to guide agency programs and activities. Milestones, or intermediate steps toward achieving the ultimate results, ought to be identified by agency staff so that board members will be able to track progress

throughout the year. In addition, boards are encouraged to identify possible ways to strengthen agency operations, including needed staff or facility enhancements, and to identify specific results it expects to be achieved. Boards may choose to utilize annual agency performance expectations, or anticipated program results, as important components of annual performance plans and compensation agreements they negotiate with the agency's executive director and other key staff.

Implementation

Because members of tripartite boards have "fiduciary" responsibility for the overall operation of private, non-profit community action agencies and statutorily described "advisory" responsibilities in public agencies, members are expected to carry out their duties as any "reasonably prudent person" would do. At a minimum, CAPLAW suggests that this would require:

1. Regular attendance at board and committee meetings;

2. Thorough familiarity with core agency information, such as the agency's bylaws, articles of incorporation, sources of funding, agency goals and programs, Federal and State CSBG statutes;

3. Careful review of materials provided to board members;

4. Decision-making based on sufficient information;

5. Ensuring that proper fiscal systems and controls, as well as a legal compliance system, are in place; and

6. Knowledge of all major actions taken by the agency.

Two aspects of the requirements described by CAPLAW above warrant further discussion –board oversight of agency programs and board oversight of fiscal controls:

• Agency Program Implementation - Boards are encouraged to stay informed of agency programs and activities throughout the year, and to receive periodic reports from agency staff that focus on progress toward achieving milestones and ultimate results among clients and communities being served. Timely board awareness of program implementation progress allows for possible reassessment of performance expectations or program realignments should the need arise.

Board members are also encouraged to help the agency establish and maintain working relationships, or partnerships, with other public and private agencies and programs in the community that can help achieve community action results. For example:

1. Members that are either elected officials or that represent elected officials may identify public resources and programs that could contribute to client or community outcomes and facilitate communication and coordination between the community action agency and the public program;

2. Members that represent critical community interests, such as commercial or financial institutions, may help identify possible sources of support for the agency's low-income clients, including employment opportunities, asset formation assistance, or access to other financial services;

3. All members of the tripartite board may be enlisted in an agency's advocacy efforts to increase or preserve needed services and programs in the community that support greater self-sufficiency among low-income families.

• Fiscal Controls - Because tripartite boards of private, non-profit agencies are ultimately responsible for assuring that agency funds are spent and accounted for in accord with all applicable Federal, State, and local statutes and regulations, boards must make sure that fiscal controls and procedures are put in place and maintained by the agency that provide for:

1. Trained and qualified staff to manage fiscal accounts and records of the agency on a day-to-day basis;

2. Commonly accepted financial procedures for transactions, recordkeeping, and reporting such as those required by the CSBG Act, Part 74 of the Code of Federal Regulations, and OMB Circular 133;

3. Frequent reports to the board by agency fiscal staff on overall agency fiscal status, procedures, practices, and transactions;

4. Required board review and prior approval of all "substantial" agency fiscal transactions or commitments, as defined by statute or agency bylaws; and

5. Audits and audit reports to the board by a CPA firm independent of board member or agency staff association.

Evaluation

As indicated, tripartite boards of both public and private agencies are encouraged to focus their attention on results in all phases of agency program activity, including program development, planning, implementation, and especially evaluation. Boards should request, and be provided with, information concerning actual changes or improvements that have occurred among clients and community as a result of agency assistance. To determine the relative "success" of the agency, its staff and programs, boards may compare the nature and level of these outcomes with performance expectations, or targets, which were developed during the agency's planning cycle. Outcome or performance-focused information from one year can inform and strengthen program planning by the agency and its board in subsequent years.

Question 5 - What kind of training should board members receive?

Board members need to be trained to carry out both the legal, or fiduciary, aspects of their service and their leadership responsibilities to help guide the agency toward "success."

At a minimum, it is recommended that board training cover the following topics:

- **Fiduciary Responsibilities**

1. Orientation to statutory and regulatory requirements (CSBG Act, other Federal, State or local statutes and regulations, including non-profit board requirements;

2. Agency articles of incorporation, bylaws, etc.

3. Overview of Board functioning - appointment, representation, meetings, committees, conflict of interest policy, relationship to executive director and staff, etc.

4. Role and Responsibilities of the Executive Director

5. Role and Responsibilities of the Board regarding the employment, retention, and compensation of the Executive Director and key agency staff

6. Overview of agency administration and financial management policies and procedures - oversight role and responsibilities of the board

7. Orientation to, and how to oversee, agency mission, long-range and annual plans

8. Orientation to, and how to oversee, agency programs and services

9. Orientation to, and how to oversee, agency evaluation and reporting policies and procedures - role of the board in program and personnel performance evaluation.

- **Agency Leadership - Board Roles and Responsibilities**

Results Oriented Management

1. Agency Development -Needs Assessment-Agency Mission determination

2. Agency Planning Strategic Long-Range Planning Annual Planning - performance expectations and targets Forming Partnerships with other resources in the community

3. Program Implementation - Tracking of Milestones, interim performance results and reports making mid-course corrections to improve performance

Results Oriented Accountability

4. Evaluation - (Results Oriented Accountability) Result-Focused Evaluation - clients and community Results-Focused Evaluation - agency and staff Using Information for Planning Using Information for Additional Funding and Advocacy

Note: In rural areas or where transportation is challenging, teleconference calls and other technological devices have assisted board communication.

Question 6 - What constitutes "conflicts of loyalty or interest" among board members and how best should they be avoided.

Individuals serve on tripartite boards first and foremost to advance the interests of the agency, its clients, and the community. They do not serve to advance their own interests and have a "duty of loyalty'.' to the agency. But, the very nature of the tripartite board, which calls for the representation of, and expected outreach to, various sectors of the community, creates possible situations in which distinctions of "loyalty" or "interest" need to be kept very clear and unambiguous.

To safeguard against situations in which the loyalty, interest, or intent, of board member action may be questionable, the following minimum conflict of interest practices are recommended:

• Have a clear, written policy

Each agency should have a clear, written policy concerning conflicts of loyalty or interest among board members and agency staff that describes in detail:

1. Full disclosure of financial interest requirements for all board members and staff;

2. Conditions and procedural requirements for board member and/or staff withdrawal from any action for which a real or potential conflict of interest might exist;

3. "Transparency" and full record keeping of all board or agency financial decisions or actions and the parties involved in the decisions or actions;

4. Policies and procedures for selective (i.e. meet a certain threshold of expenditure or financial commitment) "independent" prior review of actions or decisions that may pose potential conflict of interest issues.

• Avoid situations that advantage board member interests or the appearance of advantage

As indicated, the very nature of tripartite representation on boards creates potential conflict of loyalty or interest situations in which board members help the agency establish linkages with public and private community resources and services. Often, this outreach may result in financial arrangements or contracts involving expenditure of agency funds. In addition, board members have "inside" knowledge of agency activities and operations, including current and future employment opportunities within the agency. To avoid situations in which a conflict of interest or loyalty would occur, or the appearance of such a conflict, the following is recommended:

1. Competitive bidding procedures should be used for large financial transaction situations in which a board member or agency staff member has an interest in, or relationship to, one or more providers of the needed goods or services. If such a potential is unclear, the agency and its board should refer the issue to a pre-identified "independent"

conflict of interest consultant or group for a determination. For smaller transactions that may involve board or staff member interests, a process involving collection of comparable quotes, prices, or salaries may suffice.

2. If, after a competitive process, a provider with ties to a board member(s) or staff is selected to enter into a financial arrangement with the agency, the affected board member(s) and staff must disassociate themselves from participating in any decisions regarding the conduct of the financial relationship. Neither board member(s) nor staff may benefit personally, in any way, from the financial relationship between the agency and the provider with which they have a connection.

3. Board membership should not be used as a "stepping stone" to agency employment. Board members should not seek or receive employment from the agency in any part- time or full time capacity during their service on the board. Board members wishing to be considered for employment ought to resign their position and wait a reasonable period of time before applying for a paid position within the agency. This waiting period is recommended to avoid both the actuality and appearance of undue advantage board membership affords in the hiring of agency management and staff.

4. Board members and their families should not enjoy any financial gain from their position, including receipt of salary, goods or special services for their board participation. Board members may be reimbursed for expenses associated with board service, such as incidental costs of supplies, or mileage, per diem, and lodging expenses incurred while attending out of town conferences or training approved by the entire board.

5. Agencies and boards should err on the side of caution in all matters that might create or appear to be a conflict of interest. They should use the proverbial "smell test" in all potentially questionable conflict of interest situations and call upon independent, outside counsel, both legal and ethical, to screen plans before action.

It should be noted that board members, especially those that represent low-income individuals or families, are not excluded from being clients of the agency and receiving program services for which they are eligible. These board members should not receive preferential treatment in the nature or timing of such services.

Question 7- What is the best relationship between a tripartite board and the agency executive director?

The best relationship between a tripartite board and the agency executive director is one that advances the work of the agency in achieving results, or improvements, in the lives of low-income people and the community in which they live.

That said, there are organizational and functional issues that have prompted this question from a number of locations around the country over the past few years. While situations vary from agency to agency, and community to community, the following general principles are offered to promote strong, focused, and effective working relationships between tripartite boards and agency executive directors:

- **Boards Establish Policy, Executive Directors Execute Policy**

Tripartite boards are responsible for establishing and approving policies that govern all aspects of agency operations, including agency and board bylaws, administrative and fiscal control policies, and personnel policies. Executive directors are responsible to assuring that the board established policies are carried out by the agency, and for providing information to the board on the execution of its policies as requested by the board. In many agencies, boards work with the executive director and agency staff collaboratively to develop agency policies and procedures, but the ultimate responsibility for promulgating such policies remains with the board.

• Boards Set Agency Mission, Executive Directors Accomplish Agency Mission

Boards are responsible for determining the overall mission, or direction, of the agency taking into account the needs of the community and the relative anti-poverty role played by the agency vis-à-vis other programs and resources in the community. Executive directors are responsible for providing the necessary information and assistance to the board that will help them determine the overall mission or direction of the agency, and for organizing the agency's programs and services in such a way that will best accomplish the mission. Again, in many communities, boards and executive directors (and agency staff) work collaboratively to both set the agency's mission and organize programs and services toward that end.

• Boards Set Performance Targets, Executive Directors Guide Work to Achieve Targets

Ideally, tripartite boards will officially approve annual performance targets, or outcomes they expect the agency to achieve among low-income families and the community. In most cases, these performance targets will be in the form of recommendations from the agency's executive director developed ideally in concert with the board, agency staff, and key community partners. How the agency organizes and operates services and programs to achieve these board-approved performance targets is the responsibility of the executive director and the staff of the agency. Boards, therefore, should not routinely be involved in the day-to-day manner in which services are provided, but should pay particular attention to following the consequences, or results of agency programs as they unfold and are reported throughout the year.

• Boards and Executive Directors Evaluate Agency Performance, Both are Accountable

Based on reports of results generated by the agency, boards are ultimately responsible for deciding whether or not the agency and the executive director have been "successful" in accomplishing the mission of the agency. Boards are encouraged to focus on client and community results as a major factor in evaluating the work of the agency, its executive director, and staff. Indeed, such results may point to institutional needs, such as staff enhancement and training or program revisions, which may improve performance in subsequent years.

• Boards Supervise Directly Only One Employee - the Executive Director

One of the most important concepts conveyed by agencies that have well-functioning relationships between their tripartite board and executive director is, "Boards supervise directly only one employee - the Executive Director."

This concept embodies the notion that board and agency staff functions are indeed separate, but they are joined through the relationship between the board and the one person they must hold accountable for the work of everyone

else -- the executive director. This clearly means the boards must hold the executive director responsible for the activities of the agency. The board should appraise the executive director's performance on an ongoing basis, but at a minimum, the board should have a complete appraisal annually. Adopting this concept of "one employee" enables boards to refrain from bypassing their agency's executive director to provide day-to-day instructions to agency staff (what many call "micromanaging"). But, it must be clear that the concept should not protect an executive director from gaining too much authority over all aspects of agency policy and operations by assuming roles and functions that clearly reside with the tripartite board.

The concept is not intended to diminish or distort the fiduciary responsibility of tripartite boards of private, non-profit agencies to oversee the overall functioning of their agency and the cumulative work of agency staff.

When a tripartite board is faced with the responsibility of recruiting and hiring a new executive director for their agency, members may set whatever criteria they deem appropriate. Boards are encouraged to seek out and employ a leader capable of:

1. Working cooperatively with the board to assure there is on-going consensus concerning the agency's antipoverty purpose, or mission, among board members, agency staff, and the broader community;

2. Mobilizing and coordinating programs and services both within and outside the agency toward accomplishing this mission;

3. Serving as a key community leader and advocate for the preservation and expansion of opportunities to assist low-income individuals and neighborhoods move out of poverty;

4. Achieving strong administration and fiscal control over agency resources; and

5. Employing performance-based management concepts embodied in Results Oriented Management and Accountability (ROMA) as the framework for relating to the board, and for all aspects of agency operations including program planning, resource allocation, service provision, program and staff evaluations.

Question 8 - How can State CSBG agencies and State Community Action Associations advance the effectiveness of tripartite boards?

At a minimum, OCS recommends that State CSBG agencies and State community action associations work together to assure that:

• All board members receive timely and continuous training.

OCS has funded the development of a number of board training curricula that are now available upon request and that contain many of the elements of effective training described in this Information Memorandum. For information on these training materials, please contact:

• Board representatives participate actively in statewide community action training and technical assistance meetings and conferences.

Board chairs or other members ought to be encouraged to participate in statewide community action meetings and conferences sponsored by both the State CSBG authority and the State CAA association. Such meetings will not only provide an opportunity for board members to contribute to discussions and training, but will also provide a means of conveying to all board members the status of community action in the State, information about the programs, services, and accomplishments of other agencies, and how their boards can continue to help improve the focus and outcomes in their own agencies.

• State CSBG monitoring or CAA association assessments focus on board functioning (both fiduciary and leadership responsibilities)

State CSBG officials should meet routinely with boards as part of their overall monitoring of local agencies to determine the extent to which the boards are aware of, and are carrying out, their responsibilities. Assessment should be made of agency compliance with statutory requirements for board composition and functioning. Similar assessments are encouraged in those States in which CAA associations have developed and are using agency self-assessment procedures in conjunction with State CSBG monitoring. State CSBG authorities and State community action associations are encouraged to provide technical assistance to agencies to help them achieve or maintain compliance with the law.

COUNTY COUNCIL OF BEAUFORT COUNTY
OFFICE OF THE COUNTY ADMINISTRATOR
ADMINISTRATION BUILDING
BEAUFORT COUNTY GOVERNMENT ROBERT SMALLS COMPLEX
100 RIBAUT ROAD
POST OFFICE DRAWER 1228
BEAUFORT, SOUTH CAROLINA 29901-1228
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GARY T. KUBIC
COUNTY ADMINISTRATOR

CHERYL HARRIS
EXECUTIVE ASSISTANT

JOSHUA A. GRUBER
DEPUTY COUNTY ADMINISTRATOR
SPECIAL COUNSEL

March 14, 2016

Ms. Lisa Kalsbeck
Assistant Director, Federal Programs
Division of Grants Administration
SC Department of Commerce
1201 Main Street, Suite 1600
Columbia, SC 29201

RE: CDBG Application Request – Extension of Sewer Service to Bon Aire Estates
Consideration of Waiver of Maximum Request Amount

Dear Ms. Kalsbeck:

Beaufort County is pleased to make an application request in conjunction with the Beaufort Jasper Water Sewer Authority (BJWSA) to the CDBG program to extend sewer service to serve 200 residences in the Bon Aire Estates neighborhood and would like the Division of Grants Administration (GA) to consider allowing the County to apply for a maximum of $1,000,000 in CDBG funds instead of the $750,000 maximum that is stipulated in 2016-2017 Program Statement. We have several reasons related to need and leveraging that we believe makes our petition for a $1,000,000 application request compelling.

This project will address environmental issues related to stormwater runoff and the need to restore impaired waters within the County to preserve the shellfish beds. Beaufort County produces about two thirds of all the shellfish (oysters, clams, and mussels) in South Carolina, according to a 2007 FDA study. Much of the impairments in our water bodies are related to fecal coliform contamination. Sources of fecal coliform include failing sanitary sewer systems or septic tanks. Septic tank maintenance is critical to the success of these privately owned systems and can be cost-prohibitive to low-and-moderate income households. Without routine maintenance, clogs, backups, and releases of contaminated water are quickly washed into the receiving streams by stormwater runoff.

Due to the human consumption criteria, the FDA establishes a strict 14 colonies of fecal coliform per 100 ml of water. Waters that exceed that level are considered prohibited for shellfish harvesting. The next level of classification is restricted, meaning that the shellfish in these areas may not be directly harvested, but may be relocated to approved waters to give the shellfish the needed time to naturally cleanse themselves.

The April 2015 annual report on Shellfish Harvesting by SC-DHEC listed Stations 10, 25, and 26 of the Battery Creek Branch of the Beaufort River in the Port Royal Sound as restricted. It is these waters that receive stormwater runoff from the Bon Aire Subdivision via surface ditch and

pipe conveyance. Beaufort County's own local monitoring program has sampled these outfalls for years, confirming the DHEC sampling done at their in-stream stations.

The proposed project if completed as one phase would place the entire 200 unit subdivision on public sewer service at a cost of $5000 per unit for grant funds expended.

If any additional information is needed in GA's review of our request, please do not hesitate to contact me.

Sincerely,

Gary Kubic
County Administrator

GK:ch

cc: Michelle Knight, LCOG
Monica Spells, Beaufort County
Eric Larson, Beaufort County
Dick Deuel, BJWSA

Community Development Block Grant 2/2016
Community Development Program Application Request

Locality requesting application: Beaufort County

Briefly describe the proposed project (address need and impact), including how CDBG funds will be used:

Beaufort County proposes to use CDBG funds to install sewer lines in a residential neighborhood west of Parris Island Gateway including Bonaire Circle, Falls Road, Joppa Road and Winsor Road.

Identify location of activities, including the local government jurisdiction and service area of beneficiaries.

☐ **Project or significant # of beneficiaries located outside applicant's jurisdiction. May require an intergovernmental agreement and joint application.**

Sewer connections would be on Parris Island Gateway, Bonaire Circle, Falls Road, Joppa Road and Winsor Road. These homes are located in Beaufort County, outside town limits.

Identify Program Category:

☒ **Community Infrastructure** ☐ **Community Enrichment** ☐ ***Neighborhood Revitalization** ☐ **Ready to Go**
☐ **Special Projects** **Neighborhood Revitalization applications require a neighborhood plan (see Application Guidelines for details)*

List any CDBG projects that are not programmatically closed:

N/A

CDBG Funds Requested:	$1,000,000.00	**National Objective:**	
10 % Match:	$100,000.00	Total # Proposed Beneficiaries:	384
Other Funds Required:	$947,970.00	☒ LMI* ☐ Slum & Blight	☐ Urgent Need
Total Project Cost:	$2,047,970.00	*Est. Nbr. & % LMI Beneficiaries:	195 people 51%
		Source: ☒ Survey	☐ Census

List Other Sources of Funding:

Beaufort Jasper Water and Sewer Authority, Beaufort County

Attach: ☒ Project map with jurisdictional boundaries and service area ☒ Cost estimate or preliminary engineering report

Attach requests and rationale for waivers of: ☒ Maximum Grant Amount ☐ Match ☐ Threshold

Send application: ☐ **Forms** ☒ **Email to:** jdailey@lowcountrycog.org

Contact Name: Gary Kubic, Beaufort County Administrator Telephone: 843-255-2026

Address: Post Office Drawer 1228
Beaufort, SC 29901

Gary Kubic/County Administrator
Name / Title of Chief Elected / Administrative Official

Signature and Date

Complete and mail to:
SC Department of Commerce, Grants Administration
1201 Main Street, Suite 1600, Columbia, SC 29201

Bonaire Circle Sanitary Sewer System Preliminary Estimate

March 11, 2016

Scope:
Install lift station, force main, gravity sewer and connections to 200 parcels throughout Bonaire Estates residential subdivision.

DESCRIPTION	QUANTITY	UNITS	UNIT PRICE	TOTAL PRICE	County Portion	BJSWA Portion	CDBG Portion
Solids Handling Pump Station & FM							
Submersible duplex pump station	1	EA	$160,000	$160,000	$0	$0	$160,000
Force Main - 4"	800	LF	$20	$16,000	$0	$0	$16,000
Jack and Bore 8" steel casing	80	LF	$200	$16,000	$0	$0	$16,000
Insert 4" FM in steel casing	80	LF	$50	$4,000	$0	$0	$4,000
Tie New 4" FM to Existing 12" FM	1	LS	$5,000	$5,000	$0	$0	$5,000
Air Release valve	1	EA	$2,600	$2,600	$0	$0	$2,600
Route restoration (incl. grassing/seeding)	800	LF	$2	$1,600	$0	$0	$1,600
Pump Station/FM Subtotal				$205,100	$0	$0	$205,100
Gravity Sewer System Throughout							
8" PVC Gravity Sewer 8'-12' deep	9000	LF	$30	$270,000	$0	$0	$270,000
8" PVC Gravity Sewer 12'-16' deep	3000	LF	$35	$105,000	$0	$0	$105,000
Manholes 8'-12' deep	20	EA	$2,000	$40,000	$0	$0	$40,000
Manholes 12'-16' deep	10	EA	$2,600	$26,000	$0	$0	$26,000
6" connection in R/W short side	50	EA	$500	$25,000	$0	$0	$25,000
6" connection in R/W long side	50	EA	$1,000	$50,000	$0	$0	$50,000
Clean outs	200	EA	$60	$12,000	$0	$0	$12,000
Gravity Sewer Subtotal				$527,000	$0	$0	$527,000
Site Clearing & Restoration							
Silt Fence	12000	LF	$4	$48,000	$48,000	$0	$0
Ditch and Culvert Restoration	12000	LF	$4	$48,000	$48,000	$0	$0
Asphalt Resurfacing (assumes one lane)	12000	SY	$10	$120,000	$120,000	$0	$0
Subtotal Site Clearing/Restoration				$216,000	$216,000	$0	$0
Sewer Replacement on Private Property							
Locate house drain line							
and connect new lateral	200	EA	$150	$30,000	$0	$0	$30,000
4" lateral house to R/W	10000	LF	$10	$100,000	$0	$0	$100,000
Additional Cleanouts at bends	100	EA	$60	$6,000	$0	$0	$6,000
Property abandon septic tanks	200	EA	$390	$78,000	$0	$0	$78,000
Grading	1	LS	$40,000	$40,000	$40,000	$0	$0
Acquisition-easements: Land	0	SF	$0	$0	$0	$0	$0
Acquisition-easements: Legal/fees	0	EA	$150	$0	$0	$0	$0
Private Property Work Subtotal				$254,000	$40,000	$0	$214,000
Construction Subtotal				$1,202,100	$256,000	$0	$946,100
Inspection	5%			$60,105	$0	$60,105	$0
Engineering	5%			$60,105	$0	$60,105	$0
Contingency	10%			$120,210	$0	$120,210	$0
BJWSA Capacity Fees	200	EA	$2,760	$552,000	$0	$552,000	$0
LOCOG Admin Fee				$53,450	$0	$0	$53,450
Total Project Budget				$2,047,970	$256,000	$792,420	$999,550

RECEIVED
MAR 2 3 2016
COUNTY ADMINISTRATOR

Nikki R. Haley
Governor

SOUTH CAROLINA
DEPARTMENT OF COMMERCE

Robert M. Hitt III
Secretary

March 21, 2016

Mr. Gary Kubic
Administrator, Beaufort County
Post Office Drawer 1228
Beaufort, South Carolina 29901

Dear Mr. Kubic:

Grants Administration has reviewed your recent request for a Community Development Block Grant (CDBG) Program application for approximately $1,000,000 for the Bon Aire Sewer Extension project. We are issuing an application to you, have assigned your application the Control Number of CI-16-10, and it has been forwarded to Jessica Dailey with Lowcountry Council of Governments. Technical assistance will be provided to Ms. Dailey.

In order to be eligible to apply, the locality must first comply with the following:

- Threshold requirements must be met prior to application submission. A unit of local government may apply if it has no more than two open CDBG grants (excluding Business Development or Regional Planning grants). However, the open grants must not have exceeded a thirty (30) month grant period, and no more than one project for the same general target area/neighborhood may be open at the same time (unless the current project is under construction).
    - A grant is considered open if it is not programmatically closed at the time of application submission. Please review your records, and take steps necessary to meet this requirement prior to submission of the application.
- Citizen participation requirements must be met prior to application submission.
- Eligible application preparation activities and environmental review activities (undertaken in accordance with all CDBG requirements) are hereby authorized. No other costs to be paid with CDBG funds may be incurred prior to grant award without specific written authorization of Grants Administration.
    - Any contracts for pre-grant services must be procured in accordance with CDBG requirements and submitted to Grants Administration for review and approval prior to execution.
    - Pre-grant activity and actual costs incurred must be detailed in the grant application.

- Costs charged for application preparation will be reviewed for reasonableness. The average charge is approximately $3,000 and costs are generally not expected to exceed that amount. Costs which do exceed this amount must have substantial justification and require prior approval to be CDBG reimbursable.
- Obligation of funds prior to grant award is at the risk of the local government and no reimbursement may be made for costs if the local government does not receive a grant.

You must complete this application and send the original, five (5) copies and an electronic version of the completed application to Grants Administration at 1201 Main Street, Suite 1600, Columbia, South Carolina 29201. Completed applications and copies must be returned to Grants Administration by 5:00 p.m. on April 15, 2016. Along with your application submission, enclose a CD with a full copy of the application and any digital photos of the project area.

The issuance of this application is not a commitment of funding. Please consult the 2016 Application Guidelines for all requirements that must be followed in preparing the application. Once the application is received by Grants Administration, it will be reviewed in accordance with federal and state requirements and competitively rated and ranked with other applications received for CDBG Community Development Program funds. If you have any questions or need assistance in preparing the application, please do not hesitate to call.

Sincerely,

Stefanie Smith
Grants Manager
Grant Administration

cc: Jessica Dailey

CDBG Notice of Public Hearing Concerning Needs Assessment

Beaufort County

NOTICE IS HEREBY GIVEN that on Monday, January 11, 2016 at 6:30 p.m. in County Council Chambers inside Beaufort County Administration Building, 100 Ribaut Road, Beaufort, SC, 29902, Beaufort County will hold a public hearing to solicit public input on community needs and priorities for housing, public facilities, and economic development in the county. At this public hearing Beaufort County will provide the results of its needs assessment and the activities which might be undertaken to meet identified needs, including the estimated amount proposed to be used for activities that will benefit persons of low and moderate income.

This public hearing and the matters to be discussed are subject to the provisions of the County's Citizen Participation Plan, developed in anticipation of participation in the State of South Carolina's Community Development Block Grant (CDBG) Program, providing for the participation of the citizens of the County in the planning and implementation of community and economic development projects which will involve CDBG funds. The Citizen Participation Plan is available for review at Beaufort County Administration Building, 100 Ribaut Road, Beaufort, SC, 29902 Monday through Friday between the hours of 9:00a.m. and 5:00p.m. Persons with questions or comments concerning the public hearing or the Citizen Participation Plan may contact Michelle Knight, Lowcountry Council of Governments, PO Box 98, Yemassee, SC 29945, (843) 726-5536.

Beaufort County does not discriminate on the basis of age, color, religion, sex, national origin, familial status or disability in the admission or access to, or treatment or employment in its federally assisted programs or activities. Joshua A. Gruber, County Attorney for Beaufort County, PO Box 1228, Beaufort, SC 29901- 1228, (843) 255-2055, has been designated to coordinate compliance with the nondiscrimination requirements contained in the U. S. Department of Housing and Urban Development's regulations.

Note: Assistance will be provided to accommodate the special needs of disabled persons upon request.

ORDINANCE 2016 /

AN ORDINANCE TO TERMINATE A DEVELOPMENT AGREEMENT BETWEEN BEAUFORT COUNTY AND OAKS CONSTRUCTION COMPANY, INC., *et al.*, PURSUANT TO SECTION 6-31-90 OF THE *CODE OF LAWS FOR SOUTH CAROLINA*, 1976, AS AMENDED.

WHEREAS, the General Assembly of the State of South Carolina has enacted the "South Carolina Local Government Development Agreement Act" as set forth in Section 6-31-10 through 6-31-160 of the *Code of Laws of South Carolina*, 1976, as amended; and

WHEREAS, the Act authorizes local governments, including Beaufort County through its County Council, to enter Development Agreements with developers for the purpose of providing a continuous agreement for development of projects; and

WHEREAS, the Oaks Development Agreement was approved by Beaufort County Ordinance 1999/37 on November 22, 1999; and

WHEREAS, the Oaks Development Agreement was amended by the First Set of Amendments to the Development Agreement dated October 13, 2000, approved by Beaufort County Ordinance 2000/32 on August 28, 2000; and

WHEREAS, the Oaks Development agreement was amended by the Second Set of Amendments to the Development Agreement dated October 13, 2000 approved by Beaufort County Ordinance 2000/40 on September 11, 2000; and

WHEREAS, the South Carolina General Assembly passed the South Carolina General Assembly Permit Extension Joint Resolution in 2010 and extended the affected permits through a subsequent act in 2013; and

WHEREAS, the Joint Resolution extends the Oaks Development Agreement from the initial expiration date of January 1, 2009 to January 1, 2019; and

WHEREAS; pursuant to S.C. Code Ann. 6-31-90 of the Development Agreement Act, if a local government finds and determines that the developer has committed a material breach of the terms or conditions of the agreement, the local government shall serve notice in writing upon the developer, within a reasonable time after the periodic review, setting forth with reasonable particularity the nature of the breach and the evidence supporting the finding and determination, and providing the developer a reasonable time in which to cure the material breach. If the developer fails to cure the material breach within the time given, then the local government unilaterally may terminate or modify the development agreement provided, that the local government has first given the developer the opportunity: (1) to rebut the finding and determination; or (2) to consent to amend the development agreement to meet the concerns of the local government with respect to the findings and determinations; and

WHEREAS, on February 3, 2016, after a periodic review, Beaufort County sent a letter identifying several breaches of the Oaks Development Agreement to all current property owners and notifying all property owners of the ability to contest the County's intent to terminate the Oaks Development Agreement within thirty (30) days of the letter.

NOW, THEREFORE, in consideration and pursuant to Section 6-31-10, of the *Code of Laws of South Carolina*, 1976, as amended, Beaufort County Council herein adopts this Ordinance, to terminate the Oaks Development Agreement including any subsequent amendments thereto.

Adopted this _____ day of _____, 2016.

COUNTY COUNCIL OF BEAUFORT COUNTY

By: _____
D. Paul Sommerville, Chairman

APPROVED AS TO FORM:

_____
Thomas J. Keaveny, II, County Attorney

ATTEST:

_____
Suzanne M. Rainey, Clerk to Council

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