COUNTY COUNCIL OF BEAUFORT COUNTY

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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, March 14, 2016
6:00 p.m.
Council Chambers, 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 Alice Howard

5. PROCLAMATION
   A. Disabilities Awareness Month (backup)
      Ms. Gardenia Simmons-White, Member, Disabilities and Special Needs Board

6. ADMINISTRATIVE CONSENT AGENDA
   A. Approval of Minutes – February 29, 2016 caucus and February 29, 2016 regular session
   B. Committee Reports (next meeting)
      1. Community Services (March 28 at 3:00 p.m., HHI Branch Library)
         a. Minutes – February 29, 2016 (backup)
      2. Executive (April 11 at 3:00 p.m., ECR)
      3. Finance (March 21 at 2:00 p.m., ECR)
      4. Governmental (April 4 at 4:00 p.m., ECR)
      5. Natural Resources (March 22 at 2:00 p.m., CC)
         a. Minutes – March 7, 2016 (backup)
      6. Public Facilities (March 21 at 4:00 p.m., ECR)
   C. Appointments to Boards and Commissions (backup)

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







8. CONSENT AGENDA

   A. APPROVAL OF AN AMENDED MEMORANDUM OF UNDERSTANDING BETWEEN THE COUNTY AND USC-BEAUFORT FOR THE WATER QUALITY MONITORING SERVICES (backup)
      1. Natural Resources Committee discussion and recommendation to approve the amendment occurred on March 7, 2016 / Vote 8:0

   B. CONTRACT AWARD / BEAUFORT COUNTY CRYSTAL LAKE PARK RENOVATION SERVICES (backup)
      1. Contract award: Beaufort Construction, Beaufort, South Carolina
      2. Contract amount: $764,417 plus a 5% contingency of $38,220 for a total contract cost of $802,637
      3. Funding source: Account 45000011-54411, Rural and Critical Lands Real Property Program, Professional Services
      4. Natural Resources Committee discussion and recommendation to approve the contract award occurred on March 7, 2016 / Vote 6:1

   C. 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) (backup)
      1. Consideration of first reading to occur on March 14, 2016
      2. Natural Resources Committee discussion and recommendation to approve on first reading the Bloody Point PUD Master Plan amendment occurred on March 7, 2016 / Vote 7:0

9. PUBLIC HEARINGS – 6:30 P.M.

   A. 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 (backup)
      1. Consideration of third and final reading to occur on March 14, 2016
      2. Second reading approval occurred on February 29, 2016 / Vote 10:0
      3. First reading approval occurred occur on January 25, 2016 / Vote 10:0
      4. Finance Committee discussion and recommendation to approve on first reading occurred on January 19, 2016 / Vote 5:0

B. 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 (backup)
   1. Consideration of third and final reading to occur on March 14, 2016
   2. Second reading approval occurred on February 29, 2016 / Vote 10:0
   3. First reading approval occurred on January 25, 2016 / Vote 10:0
   4. Finance Committee discussion and recommendation to approve on first reading occurred on January 19, 2016 / Vote 5:0

C. 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 (backup)
   1. Consideration of third and final reading to occur on March 14, 2016
   2. Second reading approval occurred on February 29, 2016 / Vote 10:0
   3. Finance Committee discussion and recommendation to approve on first reading occurred on January 19, 2016 / Vote 5:0
   4. Public Facilities Committee discussion and recommendation to award contract occurred on January 19, 2016 / Vote 4:0

10. MATTERS ARISING OUT OF EXECUTIVE SESSION

11. PUBLIC COMMENT - Speaker sign-up encouraged.

12. ADJOURNMENT

Proclamation



WHEREAS, more than 500,000 South Carolina residents and families are impacted by severe lifelong disabilities, including autism, traumatic brain injury, spinal cord injury, and intellectual related disability without regard to color, culture, geography, age, or economic class; and

WHEREAS, people with lifelong disabilities are productive citizens, neighbors, and family members deserving of respect and opportunity for economic self-sufficiency, independence, and personal growth; and

WHEREAS, we recognize, with heartfelt gratitude and appreciation, the caregivers who selflessly provide physical and emotional support to Beaufort County's residents with disabilities and special needs; and

WHEREAS, the 2016 observance of Disabilities Awareness Month celebrates the successful partnership between people with disabilities and people without disabilities, as well as the increasing involvement of people with disabilities in education, employment, and community activities.

NOW, THEREFORE, BE IT RESOLVED, that Beaufort County Council proclaims March 2016

Disabilities Awareness Month

DSN

DISABILITIES & SPECIAL NEEDS BEAUFORT COUNTY

Dated this 14th day of March, 2016

D. Paul Sommerville, Chairman

Official Proceedings
County Council of Beaufort County
February 29, 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, February 29, 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, Alice Howard, William McBride, Stewart Rodman and Roberts "Tabor" Vaux. Steven Fobes absent.

CALL FOR EXECUTIVE SESSION

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

EXECUTIVE SESSION

RECONVENE OF CAUCUS

RECEIPT OF COUNTY ADMINISTRATOR'S FIVE-WEEK PROGRESS REPORT

Mr. Gary Kubic, County Administrator, presented his Five-Week Progress Report, which summarized his activities from January 25, 2016 through February 26, 2016.

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

Mr. Joshua Gruber, Deputy County Administrator / Special Counsel, presented his Five-Week Progress Report, which summarized his activities from January 25, 2016 through February 26, 2016.

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DISCUSSION ITEM

Mr. Vaux requested the Chairman remove item 7F, Exchange of Right-of-Way Prospect Road, Daufuskie Island, for portions of Pappy's Landing Road and Beach Road, from the consent agenda.

ADJOURNMENT

Council adjourned at 5:58 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
February 29, 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, February 29, 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, Alice Howard, William McBride, Stewart Rodman and Roberts "Tabor" Vaux. Steven Fobes absent.

PLEDGE OF ALLEGIANCE

The Chairman led those present in the Pledge of Allegiance.

INVOCATION

Councilman Brian Flewelling gave the Invocation.

ADMINISTRATIVE CONSENT AGENDA

Review of the Proceedings of the Caucus held January 25, 2016

This item comes before Council under the Administrative Consent Agenda.

It was moved by Mr. Rodman, seconded by Mrs. Bensch, that Council approve the minutes of the caucus held January 25, 2016. The vote: YEAS – Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mrs. Howard, Mr. McBride, Mr. Rodman, Mr. Sommerville and Mr. Stewart. ABSENT – Mr. Fobes. ABSTAIN - Mr. Vaux. The motion passed.

Review of the Proceedings of the Regular Session held January 25, 2016

This item comes before Council under the Administrative Consent Agenda.

It was moved by Mr. Rodman, seconded by Mrs. Bensch, that Council approve the minutes of the regular session held January 25, 2016. The vote: YEAS – Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mrs. Howard, Mr. McBride, Mr. Rodman, Mr. Sommerville and Mr. Stewart. ABSENT – Mr. Fobes. ABSTAIN - Mr. Vaux. The motion passed.

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Review of the Proceedings of the Special Session held February 12, 2016

This item comes before Council under the Administrative Consent Agenda.

It was moved by Mr. Rodman, seconded by Mr. Flewelling, that Council approve the minutes of the special session held February 12, 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. ABSENT – Mr. Fobes. The motion passed.

Committee Reports

Community Services Committee

Alcohol and Drug Abuse Board

Sarah Hitchcock

The vote: YEAS – Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mrs. Howard, Mr. McBride, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. ABSENT – Mr. Fobes. Mrs. Hitchcock garnered the six votes required for reappointment to serve as a member of the Alcohol and Drug Abuse Board.

Beaufort Memorial Hospital Board

David House

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

David Tedder

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

Mr. McBride, as Chairman of the Community Services Committee, nominated Dr. Mark Dean and Dr. Saeed Rehman, to serve as members of the Beaufort Memorial Hospital Board. There are two nominees for one vacancy.

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Children's Foster Care Review Board

Joyce Hall

The vote: YEAS – Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mrs. Howard, Mr. McBride, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. ABSENT – Mr. Fobes. Mrs. Hall garnered the eight votes required for reappointment to serve as a member of the Children's Foster Care Review Board.

Jimmy Mackey

The vote: YEAS – Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mrs. Howard, Mr. McBride, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. ABSENT – Mr. Fobes. Mr. Mackey garnered the six votes required for appointment to serve as a member of the Children's Foster Care Review Board.

County Transportation Committee

Steve Miller

The vote: YEAS – Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mrs. Howard, Mr. McBride, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. ABSENT – Mr. Fobes. Mr. Miller, representing Council District 3, garnered the six votes required for appointment to serve as a member of the County Transportation Committee.

Disabilities and Special Needs Board

Mr. McBride, as Chairman of the Community Services Committee, nominated Mr. David Green and Mrs. Gardenia Simmons-White for reappointment as well as Mrs. Joni Quigley for appointment to serve as members of the Disabilities and Special Needs Board.

Library Board

Peggy Martin

The vote: YEAS – Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mrs. Howard, Mr. McBride, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. ABSENT – Mr. Fobes. Mrs. Martin, representing Council District 5, garnered the eight votes required for reappointment to serve as a member of the Library Board.

Mr. McBride, as Chairman of the Community Services Committee, nominated Mrs. Rosalie Richman, representing Council District 7, 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.)

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Solid Waste and Recycling Board

LaShonda Scott

The vote: YEAS – Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mrs. Howard, Mr. McBride, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. ABSENT – Mr. Fobes. Mrs. Scott, representing Solid Waste District #5 – Sheldon, garnered the eight votes required for reappointment to serve as a member of the Solid Waste and Recycling Board.

Finance Committee

Airports Board

Richard Sells

The vote: YEAS – Mrs. Bensch, Mr. Dawson, Mr. Flewelling, Mrs. Howard, Mr. McBride, Mr. Rodman, Mr. Sommerville and Mr. Stewart. NAYS – Mr. Caporale and Mr. Vaux. ABSENT – Mr. Fobes. Mr. Sells, who is the Town of Hilton Head Island appointee, failed to garner the ten votes required for reappointment to serve as a member of the Airports Board.

Gregory Viventi

The vote: YEAS – Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mrs. Howard, Mr. McBride, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. ABSENT – Mr. Fobes. Mr. Viventi, representing qualifications, garnered the eight votes required for reappointment to serve as a member of the Airports Board.

Natural Resources Committee

Planning Commission

Mr. Flewelling, as Chairman of the Natural Resources Committee, nominated Mr. Ed Pappas, representing southern Beaufort County, to serve as a member of the Planning Commission.

Rural and Critical Lands Board

Mr. Flewelling, as Chairman of the Natural Resources Committee, nominated Mrs. Dorothy Scanlin, representing Council District 10, to serve as a member of the Rural and Critical Lands Board.

Development Agreement Subcommittee / Pepper Hall Plantation

Mr. Flewelling, as Chairman of the Natural Resources Committee, stated during December 2015 the Chairman appointed members to serve on the Development Agreement Subcommittee to

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commence negotiations with representatives of Pepper Hall Plantation and, further, to conclude negotiations no later than the end of March 2016. We have been meeting; and, have at least one more meeting, to consider some relevant information, before we can make a decision. He asked Council to allow the members the opportunity to continue meeting until the time where we feel it is fruitless, or we have reached agreement, one way or the other.

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

PUBLIC COMMENT

The Chairman recognized Mrs. Terri Elrod, a resident of Daufuskie Island, who stated Prospect Road has served as the main thoroughfare for at least 100 years and everyone on the island uses it as the main road on that side of the Island. Please vote to keep Prospect Road on the County road maintenance inventory.

Mr. Roger Pinckney, a resident of Daufuskie Island, uses Prospect Road daily. This road serves as the main connector between two contributing historic designated properties identified on The National Register of Historic Places. Please vote to keep Prospect Road on the County road maintenance inventory.

Mr. Roger DeLong, a resident of Lady's Island, thanked Council for awarding a contract to pave both Trotters Loop and Johnson Landing Road located on Lady's Island.

Ms. Leanne Coulter, a resident of Daufuskie Island, submitted a petition with 62 signatures urging Council to vote "no" on removing Prospect Road from the County road maintenance inventory.

Mr. Aaron Crosby, a resident of Daufuskie Island, asked Council to vote to keep Prospect Road on the County road maintenance inventory.

Mr. Tommy O'Brien, a resident of Beaufort as well as a Daufuskie Island property owner, asked Council to vote to keep Prospect Road on the County road maintenance inventory. In addition, the County paid to have a private driveway fixed in Sheldon.

Mr. Charlie Small, Chairman of the Daufuskie Island Council, stated members of the Daufuskie Island Council adopted a resolution encouraging County Council to vote to keep Prospect Road on the County road maintenance inventory.

Mr. John Schartner, a member of the Daufuskie Island Council, asked Council to vote to keep Prospect Road on the County road maintenance inventory.

Ms. Beverly Davis, a part-time resident of Daufuskie Island, asked Council to vote to keep Prospect Road on the County road maintenance inventory.

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Ms. Deborah Smith, a resident of Daufuskie Island, submitted a photograph of Prospect Road and asked Council to continue to maintain Prospect Road.

Ms. Jo Hill, a resident of Daufuskie Island, urged Council to vote to keep Prospect Road on the County road maintenance inventory.

Ms. Peggi Noon, a resident of Daufuskie Island, stated Prospect Road serves as a major thoroughfare. Please vote to keep Prospect Road on the County road maintenance inventory.

EXCHANGE OF RIGHT-OF-WAY PROSPECT ROAD, DAUFUSKIE ISLAND, FOR PORTIONS OF PAPPY'S LANDING ROAD AND BEACH ROAD

Main motion: It was moved by Mr. Dawson, as Chairman of the Public Facilities Committee, that Council remove Prospect Road from the road maintenance inventory and accept the right-of-way donation for portions of Pappy's Landing and Beach Roads.

Motion to amend by substitution: It was moved by Mr. Vaux, seconded by Mr. McBride, that Council retain Prospect Road in the road maintenance inventory. The vote: YEAS – Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mrs. Howard, Mr. McBride, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. ABSENT – Mr. Fobes. The motion passed.

Vote on the amended motion, which is now the main motion, and includes the motion to amend by substitution: Council retain Prospect Road in the road maintenance inventory. The vote: YEAS – Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mrs. Howard, Mr. McBride, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. ABSENT – Mr. Fobes. The motion passed.

CONSENT AGENDA

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

This item comes before Council under the Consent Agenda. Discussion occurred at the January 19, 2016 meeting of the Finance Committee.

It was moved by Mr. Flewelling, seconded by Mr. Caporale, that Council approve on second 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.

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Flewelling, Mrs. Howard, Mr. McBride, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. ABSENT – Mr. Fobes. The motion passed.

The Chairman announced a public hearing 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.

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

This item comes before Council under the Consent Agenda. Discussion occurred at the January 19, 2016 meeting of the Finance Committee.

It was moved by Mr. Flewelling, seconded by Mr. Caporale, that Council approve on first 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, Mrs. Howard, Mr. McBride, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. ABSENT – Mr. Fobes. The motion passed.

The Chairman announced a public hearing 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.

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

This item comes before Council under the Consent Agenda. Discussion occurred at the January 19, 2016 meeting of the Finance Committee.

It was moved by Mr. Flewelling, seconded by Mr. Caporale, that Council approve on first reading an ordinance to appropriate funds not to exceed $40,000 from 2% Hospitality Tax fund for engineering/architectural services for restrooms on Daufuskie Island. The vote: YEAS – Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mrs. Howard, Mr. McBride, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. ABSENT – Mr. Fobes. The motion passed.

The Chairman announced a public hearing 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.

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DIRT ROAD PAVING CONTRACT 47 / TROTTERS LOOP AND JOHNSON LANDING ROAD, LADY'S ISLAND

This item comes before Council under the Consent Agenda. Discussion occurred at the February 15, 2016 meeting of the Public Facilities Committee.

It was moved by Mr. Flewelling, seconded by Mr. Caporale, that Council award a contract to BES Engineering Services, Beaufort, South Carolina in the amount of $1,316,212 for Design-Build Dirt Road Paving Contract 47 – Trotters Loop and Johnson Landing Road, Lady's Island. The source of funding is road maintenance fee (TAG) funds. The vote: YEAS – Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mrs. Howard, Mr. McBride, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. ABSENT – Mr. Fobes. The motion passed.

CONTRACT AWARD / DESIGN SERVICES FEE INCREASE FOR COUNTY ANIMAL SERVICES AND CONTROL FACILITY

This item comes before Council under the Consent Agenda. Discussion occurred at the February 15, 2016 meeting of the Public Facilities Committee.

It was moved by Mr. Flewelling, seconded by Mr. Caporale, that Council approve the Glick Boehm & Associates (Charleston, South Carolina) fee increase totaling $141,000 for the added design services for the Animal Services and Control Facility. The source of funding is account #40090011-54000, New Animal Shelter CIP. The vote: YEAS – Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mrs. Howard, Mr. McBride, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. ABSENT – Mr. Fobes. The motion passed.

ACCEPTANCE OF KATO LANE RIGHT-OF-WAY, PORT ROYAL ISLAND

This item comes before Council under the Consent Agenda. Discussion occurred at the February 15, 2016 meeting of the Public Facilities Committee.

It was moved by Mr. Flewelling, seconded by Mr. Caporale, that Council accept Kato Lane, Burton, as a County road and add it to the County road maintenance inventory. The vote: YEAS – Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mrs. Howard, Mr. McBride, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. ABSENT – Mr. Fobes. The motion passed.

PRESENTATION / FY 2015 COMPREHENSIVE ANNUAL FINANCIAL REPORT

Mrs. Bonnie Cox, CPA, Partner, and Mrs. Jessica Cawley, CPA, Senior Manager, reported Cherry Bekeart, LLP has issued a clean audit opinion on the financial statements for the year ending June 30, 2016. Management has implemented recommendations and new accounting standards. Management has issued agreed-upon procedures report for the S.C. Department of Disabilities and Special Needs. The airport passenger facility charge (PFC) audit is completed and in partner review. The Fiscal Year 2015 Comprehensive Annual Financial Report (CAFR) was submitted to

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the Generally Accepted Auditing Standards (GFOA) by the January 31, 2016 extended deadline. Management has proactively implemented prior year GFOA reviewer comments as well as new accounting standards.

Cherry Beckeart is required to present an audit communication, audit results, and recommendations for the County in accordance with the GFOA standards. Further, to express an opinion about whether the financial statements are fairly presented in all material respects and in conformity with generally accepted accounting principles, to consider internal control, no assurance provided, and to furnish an overall outcome either an unmodified opinion or "clean" opinion.

Cherry Bekaert encountered no significant difficulties in dealing with management in performing and completing our audit. There were no disagreements with management during our audit procedures. There were no transactions entered into by the County during the year for which there is a lack of authoritative guidance or consensus. The change in the accounting estimate for post-retirement healthcare benefits offered to retirees, reported as a "special item," has a current year impact of $28.8 million increase in net position. Significant estimates included in the financial statements encompass allowance for doubtful accounts, depreciation of capital assets, other post-employment benefits and net pension liability. We have obtained certain representations from management that were included in the management representation letter. To our knowledge, there were no consultations with other accountants.

GASB Statement No. 68 and 71 – Cherry Bekeart reported a new accounting standard effective FY 2015. The primary objective of this Statement is to improve accounting and financial reporting by state and local governments for pensions. It significantly changes pension accounting for accrual basis financial statements. It has no effect on governmental fund statements. Changes focus from the income statement approach to focus on annual required contributions and adequacy of funding required contributions. It requires pension liability or asset recorded on the Statement of Net Position and a restatement of beginning net position of approximately $91.0 million and expanded disclosures and Required Supplementary Information.

PRESENTATION / COLLECTIONS REPORT

Mrs. Maria Walls, County Treasurer, stated the balance of unrestricted cash on hand is $189,069,999 and restricted cash $68,643,989. Effective January 15, 2016 the amount collected totaled $340,937,828 and, as of February 15, 2016, the amount collected totaled $344,209,868. Next, Mrs. Walls identified the core values of the office -- innovation, efficiency, pleasantness, ownership, excitement, empowering staff, encouraging ownership, and cultivating leadership.

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PUBLIC HEARINGS

AN ORDINANCE TO APPROVE A FIRST AMENDMENT TO THE DEVELOPMENT AGREEMENT BETWEEN T&D LAND HOLDINGS, LLC, A SOUTH CAROLINA LIMITED LIABILITY COMPANY (THE "OWNER"), BURTON DEVELOPMENT, LLC, A SOUTH CAROLINA LIMITED LIABILITY COMPANY (THE "DEVELOPER") AND THE GOVERNMENTAL AUTHORITY OF BEAUFORT COUNTY, SOUTH CAROLINA, A SOUTH CAROLINA MUNICIPAL CORPORATION ("BEAUFORT COUNTY")

The Chairman opened the second of two required public hearings beginning at 6:32 p.m. for the purpose of receiving public comment regarding an ordinance to approve a first amendment to the Development Agreement between T&D Land Holdings, LLC, a South Carolina Limited Liability Company (the "Owner"), Burton Development, LLC, a South Carolina Limited Liability Company (the "Developer") and the governmental authority of Beaufort County, South Carolina, a South Carolina Municipal Corporation ("Beaufort County"). After calling three times for public comment and receiving none, the Chairman declared the hearing closed at 6:33 p.m.

It was moved by Mr. Flewelling, as Chairman of the Natural Resources Committee (no second required), that Council approve on third and final reading an ordinance to approve a first amendment to the Development Agreement between T&D Land Holdings, LLC, a South Carolina Limited Liability Company (the "Owner"), Burton Development, LLC, a South Carolina Limited Liability Company (the "Developer") and the governmental authority of Beaufort County, South Carolina, a South Carolina Municipal Corporation ("Beaufort County"). The vote: YEAS – Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mrs. Howard, Mr. McBride, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. ABSENT - Mr. Fobes. The motion passed.

SOUTHERN BEAUFORT COUNTY MAP AMENDMENT/REZONING REQUEST FOR R600-013-000-0061-0000 (20+/- ACRE PORTION, FORMERLY KNOWN AS OKATIE MARSH PLANNED UNIT DEVELOPMENT, ON S.C. HIGHWAY 170 BETWEEN HEFFALUMP AND PRITCHER POINT ROADS) FROM T1 (NATURAL PRESERVE) TO T2R (RURAL)

The Chairman opened a public hearing beginning at 6:34 p.m. for the purpose of receiving public comment on a Southern Beaufort County Map amendment/rezoning request for R600-013-000-0061-0000 (20+/- acre portion, formerly known as Okatie Marsh Planned Unit Development, on S.C. Highway 170 between Heffalump and Pritcher Point Roads) from T1 (Natural Preserve) to T2R (Rural). After calling three times for public comment and receiving none, the Chairman declared the hearing closed at 6:35 p.m.

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It was moved by Mr. Flewelling, as Chairman of the Natural Resources Committee (no second required), that Council approve on third and final reading a Southern Beaufort County Map amendment/rezoning request for R600-013-000-0061-0000 (20+/- acre portion, formerly known as Okatie Marsh Planned Unit Development, on S.C. Highway 170 between Heffalump and Pritcher Point Roads) from T1 (Natural Preserve) to T2R (Rural). The vote: YEAS – Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mrs. Howard, Mr. McBride, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. ABSENT - Mr. Fobes. The motion passed.

MATTERS ARISING OUT OF EXECUTIVE SESSION

It was moved by Mr. McBride, seconded by Mr. Flewelling, that Council authorize the sale of county-owned property located at 51 Ball Park Road, St. Helena Island, South Carolina to Mr. B.G. Sumpter for, and in consideration of, $152,000. This is the same property formerly used by B/J Comprehensive Health before they built their new building on the St. Helena Branch Library campus. The vote: YEAS – Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mrs. Howard, Mr. McBride, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. ABSENT - Mr. Fobes. The motion passed.

PUBLIC COMMENT

There were no requests to speak during public comment.

ADJOURNMENT

Council adjourned at 7:41 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

February 29, 2016

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

The Community Services Committee met Monday, February 29, 2016 beginning at 3:30 p.m. in the Executive Conference Room, Administration Building, Beaufort County Government Robert Smalls Complex, 100 Ribaut Road, Beaufort, South Carolina.

ATTENDANCE

Committee Chairman William McBride, Vice Chairman Gerald Dawson and Committee members Rick Caporale and Alice Howard. Members Steve Fobes and Tabor Vaux absent. Non-committee members Cynthia Bensch and Gerald Stewart 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; Phil Foot, Assistant County Administrator–Public Safety; Joshua Gruber, Deputy County Administrator/Special Counsel; Tom Keaveny, County Attorney; Gary Kubic, County Administrator; Fred Leyda, Director, Human Services Alliance; Shannon Loper, Interim Director, Parks and Leisure Services Department; and Monica Spells, Assistant County Administrator–Civic Engagement and Outreach/

Media: Elenor Lightsey, *Lowcountry Inside Track*.

Public: Danielle Breidung, Program Coordinator, Lowcountry Area, Volunteer Income Tax Assistance (VITA); Sabrena Graham, Executive Director, Lowcountry Council of Governments; Randy Roberts, Love House Ministries; Theresa Roberts, Love House Learning Academy; and Frank Turano, Alliance Consulting Engineers, Inc.

Councilman McBride chaired the meeting.

ACTION ITEMS

1. **Consideration of Reappointments and Appointments**
    - **Beaufort Memorial Hospital 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. Dawson, seconded by Mrs. Howard, that Committee recommend to Council the nomination of Dr. Saeed Rehman for appointment to serve as a member of the Beaufort Memorial Hospital Board.

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Motion to amend by addition: It was moved by Mr. Sommerville, seconded by Mr. Caporale, that Committee nominate Dr. Mark Dean for appointment to serve as a member of the Beaufort Memorial Hospital Board. The vote: YEAS – Mr. Caporale, Mrs. Howard, Mr. McBride and Mr. Sommerville. NAYS – Mr. Dawson. ABSENT – Mr. Fobes and Mr. Vaux. The motion passed.

Vote on the amended motion, which is now the main motion and includes the motion to amend by addition: Council nominate Dr. Mark Dean and Mr. Seed Rehman to serve as members of the Beaufort Memorial Hospital Board. The vote: YEAS – Mr. Caporale, Mrs. Howard, Mr. McBride and Mr. Sommerville. NAYS – Mr. Dawson. ABSENT – Mr. Fobes and Mr. Vaux. The motion passed.

Recommendation: Council nominate Dr. Mark Dean and Dr. Saeed Rehman for appointment to serve as members of the Beaufort Memorial Hospital Board. There are two nominees to fill one vacancy.

2. **Consideration of Reappointments and Appointments**
   - **Disabilities and Special Needs Board**

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

Motion: It was moved by Mr. Dawson, seconded by Mr. Caporale, that Committee recommend to Council the nomination of Mr. David Green and Mrs. Gardenia Simmons-White for reappointment to serve as members of the Disabilities and Special Needs Board. The vote: YEAS – Mr. Caporale, Mr. Dawson, Mrs. Howard, and Mr. McBride. ABSENT – Mr. Fobes and Mr. Vaux. The motion passed.

Motion: It was moved by Mr. Caporale, seconded by Mr. Dawson, that Committee recommend to Council the nomination of Ms. Joni Quigley for appointment to serve as a member of the Disabilities and Special Needs Board. The vote: YEAS – Mr. Caporale, Mr. Dawson, Mrs. Howard, and Mr. McBride. ABSENT – Mr. Fobes and Mr. Vaux. The motion passed.

Recommendation: Council nominate Mr. David Green and Mrs. Gardenia Simmons-White for reappointment, and Ms. Joni Quigley for appointment, to serve as members of the Disabilities and Special Needs Board.

3. **Consideration of Reappointments and Appointments**
   - **Library Board**

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

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Motion: It was moved by Mr. Caporale, on behalf of Mrs. Bensch, seconded by Mrs. Howard, that Committee recommend to Council the nomination of Ms. Rosalie Richman, representing District 7, for appointment to serve as a member of the Library Board. 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. Ms. Richman is a resident of Council District 8. The vote: YEAS – Mr. Caporale, Mr. Dawson, Mrs. Howard, and Mr. McBride. ABSENT – Mr. Fobes and Mr. Vaux. The motion passed.

Recommendation: Council nominate Ms. Rosalie Richman, representing District 7, for appointment to serve as a member of the Library Board. (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.) Ms. Richman is a resident of Council District 8.

INFORMATION ITEMS

4. **Update / Lowcountry Council of Governments**

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

Discussion: Ms. Sabrena Graham, Executive Director, Lowcountry Council of Governments (LCOG), provided the Committee with an overview of historical payments from Beaufort County, the LCOG Annual Financial Report for the year ended June 30, 2015, as well as an overview of the services provided by the LCOG. The $0.60 per capita dues assessment, from the four counties providing funding to LCOG, has not changed in 20 years. LCOG is requesting increasing the dues to $0.75 per capita which would increase Beaufort County's dues from $97,000 to $120,000 annually. Beaufort County receives a greater return on investment. LCOG services include the Senior Services Program, Community/Economic Development Program, Home Program, Workforce Development Program, as well as the completion of two Joint Land Use Studies (JLUS) together with the Beaufort County Planning Department.

Status: Information only.

5. **Update / Lowcountry Area Volunteer Income Tax Assistance (VITA) Coalition**

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, Director, Human Services Alliance, introduced Ms. Danielle Breidunt, Program Coordinator, Lowcountry Area Volunteer Income Tax Assistance (VITA), who provided the Committee with a PowerPoint presentation on VITA. Vita is an IRS program that provides free tax help to people who make less than $54,000, people with disabilities, and people who are limited English speaking and need assistance in preparing their tax return. She provided an

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overview of the areas served by VITA in the Lowcountry, as well as an overview of the 2015 social and economic impact. In 2015, 45 IRS certified volunteers spent 3,008 hours operating 11 VITA sites and filing 2,197 tax returns. The average tax refund was in the amount of $1,320, and totaled $3,035,871 to local taxpayers' pockets. So far in 2016, 46 IRS certified volunteers have spent 1,129 hours operating 11 VITA sites and filing 641 tax returns. The average refund thus far is $2,100 and as of February 2016, $1,221,708 has been returned to local taxpayers' pockets. Ms. Breidunt also provided an overview of new and improved initiatives for 2016 which were as follows:

- EITC Events in January
- Self-Prep Stations
- Drop-off tax preparation
- VITA-specific phone number and email address
- Paperless program administration: e-newsletter, volunteer sign-up sheets and timesheets, training and shared resources

Status: Information only.

6. **Update / Interim Agreement with Love House Learning Academy to Provide After School Programming and Senior Citizen Services for a Six-Month Trial Basis**

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

Discussion: Mr. Phil Foot, Assistant County Administrator-Public Safety, provided the Committee with a historical overview of this item. The Parks and Leisure Services (PALS) Department was previously operating the After School Program and Senior Services Program. Staff decided to outreach these programs to more qualified organizations. PALS reached out to Love House Learning Academy and asked if they would be interested in facilitating these two programs. Beaufort County has been in agreement with Love House Learning Academy and, the programs, to date, seem to be working well. Going forward the County will issue a Request for Proposal to facilitate these two programs.

Ms. Shannon Loper, Interim Director, Parks and Leisure Services Department, provided an overview of the two Programs.

Senior Program

- Scott Center – 15 individuals
- Booker T. Washington Center – 15 individuals
- Port Royal Center – 21 individuals
- Broomfield Center – looking at adding this facility

After School Program – 173 individuals

- Dale Center – newly added facility
- Seaside Center - coming soon

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- Summer camp – increase of 100 participants
- Transportation – worked with school district to provide transportation through the current bus route

Mr. McBride inquired as to why there are no programs offered at the St. Helena Island gym.

Mrs. Loper said there was an after school program at that location, but the participants dwindled. She said they can look at the possibility of including the facility into the Program.

Mrs. Theresa Roberts, Love House Learning Academy, provided information on the $1.00 a day program, summer learning program, bus routes, nine program facilities, and enrollment growth.

Status: Information only.

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NATURAL RESOURCES COMMITTEE

March 7, 2016

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

The Natural Resources Committee met Monday, March 7, 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 Stu Rodman (telephonically) 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; Dan Morgan, Director, Mapping and Applications; Mark Roseneau, Director, Facilities Management, and Dave Thomas, Purchasing Director.

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. **Approval of an amended Memorandum of Understanding between the County and USC-Beaufort for the Water Quality Monitoring Services**

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 this item with the Committee. Staff is requesting Council to approve this amended Memorandum of Understanding between Beaufort County and USC-Beaufort for water quality monitoring services:

(1) sampling and analysis services; (2) Stormwater meeting attendance, input into Monitoring Plan, and Annual Report generation; and (3) USCB Water Quality Laboratory Assays.

Main motion: It was moved by Mr. Stewart, seconded by Mr. Fobes, that Natural Resources Committee approve and recommend to County Council approval of an amended Memorandum of Understanding between Beaufort County and USC-Beaufort for water quality monitoring services. The vote: YEAS – Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mrs. Howard, Mr. McBride, Mr. Sommerville, Mr. Stewart, and Mr. Vaux. The motion passed.

Recommendation: Council approve an amended Memorandum of Understanding between Beaufort County and USC-Beaufort for water quality monitoring services.

2. Consideration of Contract Awards and Recommendations / Consideration of Contract Award for Beaufort County Crystal Lake Park Renovation Services

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 Crystal Lake Park is a 24.79 acre passive park that contains an existing 3,100 square foot metal building. This phase of the park project is designed to repurpose the existing Butler Marine Building into office lease space for the Beaufort County Open Land Trust, South Carolina Soil Conservation Service, and the Friends of Crystal Lake. Staff is recommending that the park provide an additional amenity, for example a pavilion, for community meetings and events. On January 29, 2016, Beaufort County received one response from a qualified contractor for Beaufort County's Crystal Lake Park Renovation Services.

Staff reviewed the bid and determined that Beaufort Construction was responsive to the bid requirements, compliant with our Small and Minority Business Participation requirements, and a fair and reasonable offer. The grand total for the project, including the 5% contingency, is $802,637.

Mr. Fobes inquired as to the high cost of renovations.

Mr. Gruber will provide Council with the bid documents that will provide a breakdown of costs.

Main motion: It was moved by Mrs. Howard, seconded by Mr. McBride, that Natural Resources Committee approve and recommend to Council a contract award 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. Funding will come from account 45000011-54411, Rural and Critical Lands Real Property Program, Professional Services. The vote: YEAS – Mr. Dawson, Mr. Flewelling, Mrs. Howard, Mr. McBride, Mr. Stewart, and Mr. Vaux. NAYS – Mr. Fobes. The motion passed.

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Recommendation: Council award a contract to Beaufort Construction, Beaufort, South Carolina in the amount of $764,417, to include a 5% contingency of $38,220, for a total contract cost of $802,637 for the Crystal Lake Park Renovation Services. Funding will come from account 45000011-54411, Rural and Critical Lands Real Property Program, Professional Services.

3. **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. Tony Criscitiello, Planning Director, reviewed this item with the Committee. Bloody Point Planned Unit Development was first approved in 1989 and last amended in 2007 to include the following: 199 single family units within 227 acres; 7,500 square feet of commercial space; a cemetery; and an 18-hole golf course.

The purpose of this proposed Planned Unit Development (PUD) amendment is to convert the 180 acre golf course into a resort complex containing the following: an Inn district that would include a 60 room inn/hotel with 7 additional rooms at the existing Osprey Cottage; and a Resort/hospitality district that would permit 150 single family, duplex and triplex units. The Bloody Point PUD is identified on the Daufuskie Island Plan as a G5 Conventional Infill/retrofit Sector. What this means is that over time this PUD is supposed to transition into a transect-zoned, pedestrian-friendly development that blends into the island. The proposed residential density for the 180 acre golf course site is 1 unit per acre, which is consistent with the rural zoned areas of the island. The staff report mentioned the fact that the PUD amendment is in keeping with the resort character of the Bloody Point Development. Also, the proposed clustering of small units throughout the golf course property will enhance the eventual conversion of the development to transect zones and a pedestrian friendly environment. From a stormwater and resource protection standpoint, the PUD amendment meets the Community Development Code (CDC) requirements. Finally, the PUD amendment did not trigger the requirements for a Traffic Impact Analysis because of the self-contained nature of the development.

Mr. Mark Baker, President, Wood+Partners Inc., provided the Committee with a PowerPoint presentation to include the background of the project, as well as visual demonstrations of existing conditions and the Conceptual Master Plan.

Motion: It was moved by Mr. Fobes, seconded by Mr. McBride, that Natural Resources Committee approve and recommend to 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). The vote: YEAS – Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mrs. Howard, Mr. McBride, Mr. Stewart and Mr. Vaux. The motion passed.

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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).

4. Consideration of Reappointments and Appointments
• Bluffton 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. Stewart, seconded by Mr. Vaux, that Natural Resources Committee nominate Louise Haaker, representing Council District 6, and Elaine Lust, representing Council District 8, for reappointment to serve as members of the Bluffton Township Fire District Board. The vote: YEAS – Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mrs. Howard, Mr. McBride, Mr. Stewart, and Mr. Vaux. The motion passed.

Motion: It was moved by Mr. Vaux, seconded by Mr. Stewart, that Natural Resources Committee nominate Paul Hamilton, representing Council District 9, for appointment to serve as a member of the Bluffton Township Fire District Board. The vote: YEAS – Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mrs. Howard, Mr. McBride, Mr. Stewart, and Mr. Vaux. The motion passed.

Recommendation: Council nominate Louise Haaker, representing Council District 6, and Elaine Lust, representing Council District 8, for reappointment, and Paul Hamilton, representing Council District 9, for appointment, to serve as members of the Bluffton Township Fire District Board.

5. Consideration of Reappointments and Appointments
• Lowcountry Council of Governments

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. McBride, that Natural Resources Committee nominate Herbert Glaze, representing at-large, and Joseph McDomick, representing at-large minority, for reappointment to serve as members of the Lowcountry Council of Governments. The vote: YEAS – Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mrs. Howard, Mr. McBride, Mr. Stewart, and Mr. Vaux. The motion passed.

Recommendation: Council nominate Herbert Glaze, representing at-large, and Joseph McDomick, representing at-large minority, for reappointment to serve as members of the Lowcountry Council of Governments.

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6. Consideration of Reappointments and Appointments
• Parks and Leisure Services 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. Vaux, seconded by Mr. Dawson, that Natural Resources Committee nominate Tom Ertter, representing at-large, for reappointment to serve as a member of the Parks and Leisure Services Board. The vote: YEAS – Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mrs. Howard, Mr. McBride, Mr. Stewart, and Mr. Vaux. The motion passed.

Recommendation: Council nominate Tom Ertter, representing at-large, for reappointment to serve as a member of the Parks and Leisure Services Board.

7. 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

The Chairman passed the gavel to Mrs. Howard in order to make to motion.

Motion: It was moved by Mr. Flewelling, seconded by Mr. Vaux, that Natural Resources Committee nominate W. Edward Riley, representing Council District 5, for appointment to serve as a member of the Rural and Critical Lands Preservation Board. The vote: YEAS – Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mrs. Howard, Mr. McBride, Mr. Stewart, and Mr. Vaux. The motion passed.

Mrs. Howard returned the gavel to the Chairman in order to continue to meeting.

Motion: It was moved by Mr. McBride, seconded by Mr. Fobes, that Natural Resource Committee nominate Richard Walls, representing Council District 8, for appointment to serve as a member of the Rural and Critical Lands Preservation Board. The vote: YEAS – Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mrs. Howard, Mr. McBride, Mr. Stewart, and Mr. Vaux. The motion passed.

Recommendation: Council nominate W. Edward Riley, representing Council District 5, and Richard Walls, representing Council District 8, for appointment to serve as members of the Rural and Critical Lands Preservation Board.

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8. Consideration of Reappointments and Appointments
• Sheldon 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. Dawson, seconded by Mrs. Howard, that Natural Resources Committee nominate Greggory Gilbert, Rudolph Glover and George Williams for reappointment to serve as members of the Sheldon Fire District Board. The vote: YEAS – Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mrs. Howard, Mr. McBride, Mr. Stewart, and Mr. Vaux. The motion passed.

Recommendation: Council nominate Greggory Gilbert, Rudolph Glover, and George Williams for reappointment to serve as members of the Sheldon Fire District Board.

INFORMATION ITEMS

9. 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 Rock Springs

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, reviewed Draft Agreement dated March 7, 2016 and he, as well as Mr. Eric Larson, Division Director-Environmental Engineering, responded to questions from the Committee. Questions and concerns of the Committee were as follows:

- Who is Academy Park, LLC
  - Academy Parks, LLC consists of three parcels of land. One parcel is owned by Robert Sample. The other two parcels are not owned by Mr. Sample; but, he is the registered agent and has provided ownership documentation.
- Questions relative to the permitting and whether or not the project can move forward before permitting is received.
  - No activity can occur until all permits are received.
- Is there a bonding requirement in the agreement?
  - The applicant asked that the bonding requirement be removed due to this project being identified in the Stormwater Master Plan and the fact that the County will be moving forward with a stormwater project regardless, within the same vicinity. Mr. Gruber stated bonding is a question of who will be paying for a project, because regardless a project will be done.

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- Questions from the Committee regarding whether the County would be considering this exact project and if this is the best location for this stormwater project.
  - No analysis has been done relative to other probable locations, but much of the area is developed.
- What is the typical timing for receiving a permit from the U.S. Army Corps of Engineers?
  - From 30 days to several months. If the project is bonded, the applicant does not need permits to begin the process. If it is not bonded, the applicant must have all permits before starting the project.
- If the owner is willing to sell the property after selling the dirt, would it not be easier for the County to buy the property and sell the dirt?
  - The reason the Stormwater Master Plan dated this project for 2022, is because the County currently does not have the dollars for said project.
- Does the construction of this Stormwater pond move the County closer to its goal?
  - Yes. Two feasibility studies have been submitted that demonstrate such.
- What is the cost to route the water to the pond, and then outflow to the ditches?
  - Staff did not know the exact cost, but will refine the number.

Public Comment:

Mr. Richard Bolin, a resident of Academy Estates, stated this project ignores the fact that the pond in Bluffton that enters the headwaters of the May River has zero effect. At the last Stormwater Utility Management Board meeting, Mr. Jimmy Richey agreed with Mr. Reed Armstrong that the water, leaving the pond is clean, but the bacteria increases so much following the ditch, as if the pond was not installed. Mr. Andy Kinghorn's explanation as to why, is that the fresh water introduced into the ditch causes the bacteria to spike. The bacteria in the ditch reproduce faster than if freshwater had not been there. Why was this information left out of the feasibility study? It totally ignored this fact. Why did the feasibility study not include the New River facts? It was to persuade the people that they will save dollars, when they will not. Do not take this item out of the Stormwater Management Utility Board.

Mr. Larson responded to Mr. Bolin's comments. New River was not part of the feasibility study because it is not part of this watershed. The pond at New River is being effective. Also, he stated that much of the comments from the Stormwater Board are being taken out of context. We are cleaning water to zero bacteria then merging with other sources. The average colony, per 100 mil, going into the pond, is 1,900. The average leaving the pond is 100 per 100 mil. The average, per 100 mil, going into the marsh, is 1,700. It would be 3,500 had the pond not been constructed. Also, he stated he is not aware of any research stating clean water causes bacteria to grow.

Mrs. Michelle Bolin, a resident of Academy Estates, stated Beaufort County is entering into an agreement with USC-Beaufort for water quality which she feels is a waste of $100,000 of taxpayer dollars. We have data saying upstream does zero good, yet are being told to disregard scientific data and instead rely on computer models. If Beaufort County is willing to spend $600,000, over the next 5 years, then the County should be willing to accept the knowledge. It is a waste of taxpayer dollars. Also, this new contract was not posted on the County's agenda.

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Since it was not provided 24 hours prior to the meeting a vote should not be taken. The location of the pond should be voted on by the Stormwater Management Utility Review Board.

Mr. David Precock, a resident of Academy Estates, wanted to know what happens if the applicant dismisses the bond and is not able to finish. What happens to the pond? There is potential that we could be stuck with an incomplete whole in the ground. The County is salivating at the thought of a free pond. Are we looking at what is best for the County? Is this the best possible place? Are we protecting the watershed the best that we can?

Mr. Joe Courtney, a resident of Academy Estates, stated phase one of the plan effects Academy Estates, a 40 year old established neighborhood. The entire neighborhood is against this. Of the $1.5 million said savings by just this one pond, only $200,000 is set aside in the breakdown, to purchase property, and then $800,000 for the removal of dirt and to get rid of it. No one has mentioned selling it. The County might be able to make money on this. He suggests buying property closer to the marsh, digging the dirt and selling the dirt. How much would that cost of the taxpayers? There are multiple properties available. Has the county contacted those property owners? No.

Mr. Robert Sample, Academy Park, LLC, stated there are only two other properties available for construction of such pond. One of which is a triangle on the marsh that is a maximum of three acres. The other is in Academy Estates subdivision. Why is it not appropriate for my site, but it would be appropriate on the other 5 acre site within the subdivision? He also stated, Mr. Coleman approached the County and was in negotiations long before his initial proposal. He stated he will get a bond if that is what is needed to move forward. The County needs to be sharing the risk since he is giving the site for $1.00. It is the right thing to do.

Recommendation of Committee:
- Tighten up language within the agreement, specifically chronology
- Discuss inclusion of a surety bond
- Provide before and after measurement data from other areas with this type of facility

Status: Information only.

10. 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. Joshua Gruber, Deputy County Administrator / Special Council, reviewed Draft Agreement dated March 7, 2016 and he as well as Mr. Eric Larson, Division Director-Environmental Engineering, responded to questions from the Committee. Questions and concerns of the Committee were as follows:

DRAFT

- Why does this agreement give six years for completion?
  - Six years would match the date in the Master Plan. The dirt is valuable as long as you do not have to take it long distances. If the market for the Walmart site goes away, enforcing this would cost the landowner.
- Why does the language in agreement say "submit to local government" and not Staff Review Team (SRT) which is what the Academy Estates agreement says?
  - The language is meant to be the same.
- Why is the section on tree mitigation different from that of the Academy Estates agreement?
  - The intent was to contribute to each of the projects in different ways.
- Why does this agreement contain language relative the owner obtaining liability insurance?
  - This is an easement, not fee owner.

Status: Information only. Staff was asked to tighten up the language within the agreement.

11. Discussion / Tree Protection Standards

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, reviewed with the Committee the current language included in the Community Development Code as it relates to tree protection.

Status: Committee asked that staff study the matter and recommend changes.

12. Discussion / Natural Resources Committee Meeting Dates

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

Discussion: Committee Chairman Brian Flewelling addressed the need to change the meeting dates of the Natural Resources Committee to the third Monday of the month. This would be a flip with the currently scheduled Finance Committee meetings. Finance Committee Chairman Jerry Stewart stated his concern with such transition with the current budget season.

Mr. Flewelling stated the next meeting of Natural Resources will be held Tuesday, March 22, 2016 beginning at 2:00 p.m.

Status: No action taken.

DRAFT

13. Consideration of Reappointments and Appointments

- **Burton Fire District Commission**

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

Status: One vacancy. No recommendations.

14. 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

Status: One vacancy. No recommendations.

15. 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

Status: Two vacancies. No recommendations.

16. 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

Status: One term expired. No action taken.

DRAFT

Boards and Commissions
Reappointments and Appointments
March 14, 2016

1 Community Services Committee

Beaufort Memorial Hospital Board

NominateD	Name	Position/Area/Expertise	Reappoint/Appoint	Votes Required	Term/Years	Expiration
02.29.15	Mark Dean, M.D.	At-Large	Appoint	6/11	partial	2/18
02.29.15	Saeed Rehman, M.D.	At-Large	Appoint	6/11	partial	2/18

Note: There are two nominees to fill one vacancy.

Disabilities and Special Needs Board

NominateD	Name	Position/Area/Expertise	Reappoint/Appoint	Votes Required	Term/Years	Expiration
02.29.16	David Green	At-Large	Reappoint	10/11	4	2/20
02.29.16	Gardenia Simmons-White	At-Large	Reappoint	10/11	4	2/20
02.29.16	Joni Quigley	At-Large	Appoint	6/11	4	2/20

Library Board

NominateD	Name	Position/Area/Expertise	Reappoint/Appoint	Votes Required	Term/Years	Expiration
02.29.16	Rosalie Richman	District 7	Appoint	8/11	4	2/18

Note: 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. Rosalie Richman is a resident of Council District 8.

2 Natural Resources Committee

Bluffton Township Fire District Board

Nominate	Name	Position/Area/Expertise	Reappoint/Appoint	Votes Required	Term/Years	Expiration
03.14.16	Louise Haaker	Council District 6	Reappoint	6/11	4	2/20
03.14.16	Elaine Lust	Council District 8	Reappoint	6/11	4	2/20
03.14.16	Paul Hamilton	Council District 9	Appoint	6/11	partial	2/17

Lowcountry Council of Governments

Nominate	Name	Position/Area/Expertise	Reappoint/Appoint	Votes Required	Term/Years	Expiration
03.14.16	Herbert Glaze	At-Large	Reappoint	6/11	4	2/20
03.14.16	Joseph McDomick	At-Large Minority	Reappoint	10/11	4	2/20

Parks and Leisure Services Board

Nominate	Name	Position/Area/Expertise	Reappoint/Appoint	Votes Required	Term/Years	Expiration
03.14.16	Tom Ertter	At-Large	Reappoint	8/11	4	2/20

Planning Commission

NominateD	Name	Position/Area/Expertise	Reappoint/Appoint	Votes Required	Term/Years	Expiration
02.29.16	Ed Pappas	Southern Beaufort County	Appoint	6/11	3	2/19

Rural and Critical Lands Preservation Board

NominateD	Name	Position/Area/Expertise	Reappoint/Appoint	Votes Required	Term/Years	Expiration
02.29.16	Dorothy Scanlin	Council District 10	Appoint	6/11	3	2/19

Nominate	Name	Position/Area/Expertise	Reappoint/Appoint	Votes Required	Term/Years	Expiration
03.14.16	W. Edward Riley	Council District 5	Appoint	6/11	4	2/20
03.14.16	Richard Walls	Council District 7	Appoint	6/11	partial	2/17

Sheldon Fire District Board

Nominate	Name	Position/Area/Expertise	Reappoint/Appoint	Votes Required	Term/Years	Expiration
03.14.16	Greggory Gilbert	At-Large	Reappoint	10/11	4	2/20
03.14.16	Rudolph Glover	At-Large	Reappoint	10/11	4	2/20
03.14.16	George Williams	At-Large	Reappoint	10/11	4	2/20

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

Draft February 18, 2016

This Memorandum of Understanding (the "Memorandum") is entered into by and between Beaufort County (hereinafter referred to as the "County") and the University of South Carolina Beaufort (hereinafter referred to as "USCB") regarding Water Quality Monitoring Services (hereinafter referred to as "monitoring services.")

WHEREAS, USCB operates and manages a laboratory dedicated to assessing the water quality of the Lowcountry; and

WHEREAS, the County, in pursuit of its mission to protect our water resources and implement monitoring recommended by the Stormwater Management Plan and restoration initiatives, recognized the inherent value in USCB's offer to partner with the County and provide monitoring services; and

WHEREAS, the County may enter into additional Memorandums of Understanding with other government bodies and that services provided by USCB may be to the benefit of those other government bodies and funded by the County via this MOU; and

WHEREAS, the original agreement entered into July 23, 2013 requires updating to properly reflect changing monitoring needs by the County and changing water quality monitoring capabilities by USCB; and

WHEREAS, the County and USCB, in order to efficiently analyze and monitor the water quality of the Lowcountry, hereby agree to the following terms and conditions;

NOW, THEREFORE, for and in consideration of the mutual promises, undertakings and covenants set forth herein, the receipt and sufficiency of which is acknowledged and affirmed by the County and USCB, the parties hereto agree as follows:

1. **Governing Document**

   It is the intent of the parties that this Memorandum shall supersede any other agreements entered between the County and USCB regarding monitoring services.

2. **USCB**

   a. USCB shall continue to work to attain SC DHEC certification for all certifiable analyses reflected in the Assay summary herein (see Attachment 1). In the event SC DHEC certification for a water quality parameter(s) is not obtained by the time the County is required to be MS4 compliant, USCB shall be responsible to utilize a SC certified laboratory to conduct the analysis.

   b. USCB shall continue to operate and manage a laboratory able to receive and analyze the County's samples during normal hours of operation of 8:00 AM to 4:00 PM, Monday

through Friday. If extenuating circumstances occur that require certain services, such as sample receipt, outside of normal operating hours, the County should inform Laboratory personnel in advance so that accommodations can be made. Samples requiring analysis for BOD5, Chlorophyll-a and/or microbiology, must be received by the Laboratory no later than noon on Thursday.

c. All analytical results will be reported within 30 days of sample receipt. A preliminary report of completed results prior to 30 days can be issued to the County in the event of illicit discharge tracking, time sensitive projects, or when requested by the County and agreed upon by both parties. Analytical results for microbiological parameters are typically available 48 hours after sample receipt and can be conveyed to the County thereafter. Analytical results will be conveyed to the County via email, unless otherwise requested. Additional costs may be incurred for customized reporting and/or data interpretation.

d. USCB laboratory staff will make a good faith effort to be responsive to unforeseen water quality needs as they arise.

e. USCB will separately track monitoring services provided North and South of the Broad River and provide the County's accounting office with summary reports separating such services accordingly.

f. USCB will submit to the County a summary of all monitoring activity conducted on its behalf, as well as related expenses, on January 1st and July 1st each year.

g. USCB may provide laboratory services to entities other than the County, with just compensation for said services, provided doing so does not interfere with its monitoring responsibilities to the County.

3. <u>The County</u>

a. The County shall issue an annual purchase order for $120,000 to USCB for sampling and analytical services and other tasks as described in Attachment 1. Payments of $60,000 will be made bi-annually by the County on January 1st and July 1st each year.

b. Any funds in excess of those required for the County's services will be spent at the discretion of USCB laboratory staff on local water quality projects, laboratory operations including obtaining and maintaining State certifications, and equipment upgrades, replacements, and service contracts.

c. Prior to any sampling and analysis by USCB, an "Analytical Water Quality Service Request" form (see attachment 2) must be completed to ensure a mutual understanding of

requested services. Any modification to the requested services will require the completion of a new "Analytical Water Quality Service Request" form.

4. General Requirements of the Agreement

a. The parties hereto intend that no master/servant, employer/employee, or principal/agent relationship will be created by this Agreement. Nothing contained herein creates any relationship between the County and USCB other than that which is expressly stated herein. The County is interested only in the results to be achieved under this Agreement, and the conduct and control of the agents and employees of USCB and the methods utilized by USCB in fulfilling its obligations hereunder shall lie solely and exclusively with USCB, and its agents and employees shall not be considered agents or employees of the County for any purpose. No person employed by USCB shall have any benefits, status, or right of employment with the County.

b. This Agreement shall not be modified unless such modification is made by mutual consent of both parties at any time in writing and signed by both the County and USCB.

c. USCB may not assign this Agreement to another organization without the prior written approval of the County.

5. Default Remedies

In the event USCB does not remedy such conditions that have been found in violation of this Agreement with 30 days after written notice to do so is given by the County, or if insufficient progress is being made toward the remedy within those 30 days, the County may use a portion, or all, of the allocated funds to remedy the conditions.

6. Term

The term of this Memorandum of Understanding shall be from the date of execution for five (5) years. The Memorandum will be reviewed by the County and USCB annually to determine funding availability for the upcoming year, as well as changes to the "Scope of Services" (see attachment 1).

7. Termination for Convenience

a. In addition to any other rights to termination set forth in this Memorandum, in the event both parties mutually agree to terminate this Agreement prior to the expiration of the Term, the County shall be entitled to a pro-rata refund of the money set out in Paragraph 3a above.

b. The County shall have the right to terminate this Agreement for convenience upon 60 days written notice to USCB. In the event the County terminates this Agreement for convenience, the County shall pay the Laboratory for services performed.

IN WITNESS WHEREOF, the parties hereto have affixed their signature hereto the date first written hereinabove.

COUNTY OF BEAUFORT

By_____
Gary Kubic
County Administrator

Date_____

Address:
Beaufort County
PO Drawer 1228
Beaufort, SC 29901

UNIVERSITY OF SOUTH CAROLINA BEAUFORT

By_____
Thomas A. Coggins
Director, Sponsored Awards Management

Date_____

Address:
Sponsored Awards Management
901 Sumter Street, 5th Floor
Columbia, SC 29208

Attachment 1

SCOPE OF SERVICES

The Scope of Services in the MOU between Beaufort County and USCB includes those activities specified in sections A and B below.

A. Sampling and Analysis Services

1. Field collection, *in situ* analysis, and laboratory-based analysis of water samples at locations and frequencies agreed upon by both parties and as reflected in the "Analytical Water Quality Service Request" form.

2. USCB shall be responsible for maintenance and repair of analytical equipment, purchasing laboratory supplies, and supplying qualified personnel to provide sampling and analytical services.

B. Stormwater Meeting Attendance, Input Into Monitoring Plan, and Annual Report Generation

1. USCB Laboratory staff shall attend monthly stormwater coordination meetings in person or via conference call, as workload allows.

2. USCB Laboratory staff shall participate in the development and routine updates of the County's water quality monitoring plan.

3. USCB Laboratory staff shall provide an annual report comprised of cumulative analytical water quality data results spanning a 12-month period. The report will provide analytical review and conclusions on the effectiveness of the monitoring program as well as offer advice on modifications of the plan. This report is to be presented to the County within 60 days following the end of each 12-month monitoring period.

C. USCB Water Quality Laboratory Assays

1. A comprehensive list of assays currently conducted by the USCB laboratory is shown below. Should the County request an assay not among those in USCB's list of assays, USCB will attempt to find a laboratory capable of such analysis or at its discretion, develop the capability to perform the assay through the purchase of additional equipment and supplies and receipt of additional training, as needed. Both parties will evaluate each request beyond current laboratory capability and together, determine

which party will be responsible for funding. The funding mechanism will be mutually agreed upon and may come from the original funding supplied by the County (see paragraph 3a of the Agreement), additional County funds, or a combination of the two.

2. Laboratory Contacts:

Title	**Name**	**Contact**	
Laboratory Director:	Dr. Alan Warren	Office: Mobile:	843-208-8338 843-812-3887
Laboratory Manager:	Danielle Mickel	Office: Mobile:	843-208-8193 (WQL) 843-298-1612
Water Quality Analyst:	Michael Monday	Office: Mobile:	843-208-8193 (WQL) 843-263-7952

USCB Water Quality Laboratory Assays (effective February 2016)
IN-SITU PARAMETERS
Ambient Air and Water Temperature, Turbidity, pH, Dissolved Oxygen, Salinity, Conductivity, Depth
INORGANIC-NUTRIENTS
Ammonia Nitrogen (NH_3)
Total Kjeldahl Nitrogen (TKN)
Nitrate plus Nitrite Nitrogen (NOx)
Total Nitrogen (TN)
Total Phosphorus (TP)
METALS
Cadmium
Chromium
Copper
Iron
Lead
Manganese
Mercury
Nickel
Zinc
INORGANIC-DEMAND
Total Organic Carbon (TOC)
Biochemical Oxygen Demand (BOD5)
INORGANIC-RESIDUE
Total Suspended Solids
BIOLOGICAL
Chlorophyll-*a*
MICROBIOLOGICAL
Total Coliform + *E. coli*
Fecal Coliform
Enterococcus

Attachment 2

Analytical Water Quality Service Request

USCB Laboratory (SC Cert.# 07568001)
One University Blvd., Science & Technology Bldg. room 130, Bluffton, SC 29909
(843) 208-8193

Date of Request: _____

Project/Client Name: _____

Period of Project (Dates): Beginning _____ Ending _____

Water Quality Monitoring Plan (estimated sample number and frequency, person(s) collecting samples, sample drop-off days, etc.):

_____
_____
_____
_____
_____
_____
_____
_____
_____

Description of Project Area or Sampling Location (Lat/Long, County, State, Address): _____

_____
_____
_____

Additional Information /Comments: _____

_____
_____

Water Type:

□ Fresh □ Salt □ Brackish □ Chlorinated □ Other _____

Requested Analyses

□ In-Situ	□ Microbial	□ Nutrients	□ Metals	□ Solids	□ Biota
□ Air Temp	□ Enterococcus	□ TKN	□ Cadmium	□ TSS	□ Chlorophyll-a
□ Water Temp	□ E. Coli/TC	□ Ammonia	□ Chromium		
□ pH	□ Fecal Coliform	□ Nitrate/Nitrite	□ Copper		
□ DO		□ Total-Phosphorus	□ Iron		
□ Salinity		□ BOD5	□ Lead		
□ Conductivity		□ TOC	□ Manganese		
□ Turbidity		□ Total-Nitrogen	□ Nickel		
			□ Zinc		
			□ Mercury		

Client/Contact Information:

Business/Individual Name: _____

Address: _____

Email: _____ _____

Phone Number(s): Work: _____ Cell: _____

This document is a request for services and not a binding contract between USCB and the client. Any changes to this document by the client require reasonable notification of the laboratory before changes can take affect.

Signature (Client): _____

Signature (USCB): _____

WQL Form 1001

COUNTY COUNCIL OF BEAUFORT COUNTY
PURCHASING DEPARTMENT

106 Industrial Village Road
Post Office Drawer 1228
Beaufort, South Carolina 29901-1228

TO: Councilman Brian E. Flewelling, Chairman, Natural Resources Committee

FROM: Dave Thomas, CPPO, Purchasing Director

SUBJ: **Recommendation of Contract Award for IFB 012016, Beaufort County Crystal Lake Park Renovation Services**

DATE: February 24, 2016

BACKGROUND: The Crystal Lake Park is a 24.79 acre passive park that contains an existing 3,100 square foot metal building. This is the phase of the park project that is designed to repurpose the existing Butler Marine Building into office lease space for the Beaufort County Open Land Trust, South Carolina Soil Conservation Service, and the Friends of Crystal Lake. The staff is recommending that the park provide an additional amenity, for example a pavilion, for community meetings and events. On January 29, 2016, Beaufort County received one response from a qualified contractor (Beaufort Construction) for Beaufort County's Crystal Lake Park Renovation Services.

***VENDOR* INFORMATION / COST:**

$ 733,945.00	***Beaufort Construction*** – base bid for building renovation.
$ 30,472.00	***Alternate*** 1- to construct the Pavilion.
$ 764,417.00	**Total Bid**

Staff is requesting a 5% contingency of $38,220 to cover any unforeseen conditions and FFE. Staff reviewed the bid and determined that it was responsive to the bid requirements, compliant with our Small and Minority Business Participation requirements, and was a fair and reasonable offer. The grand total for the project including the 5% contingency from Beaufort Construction is $802,637. This is below the Engineer's estimate of $817,658.

FUNDING: Account # 45000011-54411, Real Property Program, Professional Services, with an available fund balance $6 million as of the date of this memo.

FOR ACTION: Natural Resources Committee meeting occurring March 7, 2016.

RECOMMENDATION: The Natural Resources Committee approves and recommends to the County Council a contract award to Beaufort Construction in the amount of **$764,417 and include a 5% contingency of $38,220 for a total contract cost of $802,637** for Beaufort County's Crystal Lake Park Renovation Services from the funding source listed above.

CC: Gary Kubic, County Administrator
Joshua Gruber, Deputy County Administrator/Special Counsel
Alicia Holland, Asst. Co. Administrator, Finance
Monica Spells, Asst. Co. Administrator, Civic Engagement and Outreach
Anthony Criscitiello, Director of Planning
Mark Roseneau, Director of Facility Management

Att: Bid Tab and Engineer's Estimate

Andrews Engineering & Surveying

February 12, 2016

Mr. Dave Thomas, CPPO, CPPB
Purchasing Director
Beaufort County Purchasing Department
102 Industrial Village Rd, Bldg. 2
Beaufort, SC 29906-4291
dthomas@bcgov.net

RE: PROJECT # 100020.05 Crystal Lake Park Renovations (IFB #012016)

Mr. Thomas,

The Engineers estimate for the Crystal Lake Park Renovations involving the Base Bid 2C (building renovation) and Alternate 2D.b. (Covered Pavilion construction) totals $817,658.00. The Bid received for this scope came in below the engineers estimate and totals $764,417.00. By adding a 5% contingency ($38,220.85), the funding for this scope should total $802,637.85.

Please contact our office at (843) 379-2222 if you have any questions or concerns.

Sincerely,

Ryan Lyle, P.E.

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

PRELIMINARY BID TABULATION

PURCHASING DEPARTMENT

Project Name:	BC Crystal Lake Park Renovation Services
Project Number:	IFB 012016
Project Budget:	
Bid Opening Date:	29-Jan-16
Time:	3:00
Location:	BIV #2 Conference Room
Bid Administrator:	Dave Thomas
Bid Recorder:	

The following bids were received for the above referenced project:

BIDDER	BID FORM	BID BOND	ALL ADDENDA	SCH OF VALUES	SUB LISTING	SMBE DOCS	Grand Total Price
Beaufort Construction (Base Bid)	X	X	X		X	X	$733,945.00
Alternate 1 (Pavilion)							$30,472.00
Alternate 2 (Tower)							$336,234.00

Beaufort County posts PRELIMINARY bid tabulation information within 2 business days of the advertised bid opening. Information on the PRELIMINARY bid tabulation is posted as it was read during the bid opening. Beaufort County makes no guarantees as to the accuracy of any information on the PRELIMINARY tabulation. The bid results indicated here do not necessarily represent the final compliance review by Beaufort County and are subject to change. After the review, the final award will be made by Beaufort County Council and a certified bid tab will be posted online.

Bid Administrator Signature

Bid Recorder

MEMORANDUM

TO: Beaufort County Council

FROM: Anthony Criscitiello, Planning Director

DATE: March 14, 2016

SUBJECT: Crystal Lake Improvements – Consistency with Energy Chapter of the Comprehensive Plan

The purpose of this memo is to emphasize that the proposed improvements to Crystal Lake Park are supported by the Energy chapter of the Beaufort County Comprehensive Plan. As you are aware, the proposed project consists of the adaptive reuse of a 3,200 square foot building to be used by the Open Land Trust, The Soil and Water Conservation, and Friends of Crystal Lake Park. The project, as designed, will utilize high efficiency mechanical systems, LED lighting fixtures, closed cell foam insulation, and solar panels for the purposed of reducing ongoing energy costs.

The Energy chapter of the Comprehensive Plan states that when addressing energy issues, achieving energy efficiency should be the first consideration, especially at the County level. When compared to the cost and effort to increase energy production, efficiency is the "low hanging fruit" of the energy equation. The Plan supports green building techniques such as low wattage lighting, more efficient HVAC systems, insulation, and solar to reduce long term energy costs. The Energy chapter urges the County to lead by example with its own building projects to encourage other local governments and private industry to do likewise.

MONTGOMERY ARCHITECTURE & PLANNING, INC.

March 9, 2016

Crystal Lake Park

Lady's Island, SC

1. Initial Design Concepts Considered:

    a. Practical adaptation of the existing 3,200 sf building to the needs of the Open Land Trust, The Soil and Water Conservation, and Friends of Crystal Lake Park.
    b. Utilization of the existing site development to satisfy the public's access to the park.
    c. Benefits of ′saving′ an existing structure, re-purposing it for a second generation of use rather than sending it to the land fill. This also included the consideration of demonstrating this ′green and sustainable philosophy′ in this very public location, serving as a part of the stated goals and missions of Beaufort County's Land Conservation Program, the Open Land Trust Mission, and certainly the Soil and Water Conservation District.

2. Additional project selections for Life Cycle Cost Benefits:

    a. Developed separate restrooms for park use
    b. Used high efficiency mechanical systems and LED lighting
    c. Used closed cell foam insulation
    d. Introduced solar array
    e. Provided covered walk for practical and aesthetic reasons
    f. Includes a substantial landscape package which extends to the park boundaries
    g. Provides a 600 sf Covered Pavilion for public use

3. Beaufort Construction Schedule of Values is for the entire project scope. Line items 3 (landscaping), 8 (exterior carpentry), 9 (Pavilion), and 22 (Solar) concern portions of the project outside of Building Costs, somewhat skewing a square foot building cost. Once this is factored, the building cost is approximately $180.00/sf. We estimate replacing this structure with a new one would add approximately $200,000.00 to the project cost.

404 Ribaut Road, Beaufort, SC 29902 Phone: (843) 522-8077 Fax: (843) 522-8011 www.monarchpl.com

APPLICATION AND CERTIFICATE FOR PAYMENT

To: (Owner)	**Beaufort County** **PO box 1228** **Beafort, SC 29901-1228**	**Project:**	Beaufort County Crystal Lake Renovations	**Application No:** **APPLICATION DATE:** **Period To:**	**Distribution to:** Owner _X__ Architect ___
From: (Contractor)	Beaufort Construction, Inc. 2732 Depot Road Beaufort, South Carolina 29902	**Architect:**	Montgomery Architecture & Planning 404 Ribaut Road Beaufort, SC 29902	**Project No:** IFB #012016	Contractor ___
Contract For:	Renovations			**Contract Date:**	

CONTRACTOR'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY			
Change Orders approved in Previous Months by Owner		ADDITIONS	DEDUCTIONS
	TOTAL	$ 0.00	$ 0.00
Approved this Month			
Number	Date Approved		
		$ 0.00	$ 0.00
		$ 0.00	$ 0.00
		$ 0.00	$ 0.00
	TOTAL	$ 0.00	$ 0.00
Net change by Change Orders		-	-

The undersigned Contractor certifies that to the best of his knowledge, information and belief, the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Cerfificates for Payment were issued and payments received from the Owner, and that current payment shown is now due.

CONTRACTOR: **Beaufort Construction, Inc.**

By: Date:

Title:

Application is made for Payment, as shown below, in connection with the Contract.

1. ORIGINAL CONTRACT SUM		$ 764,417.00
2. Net change by Change Orders		0.00
3. CONTRACT SUM TO DATE		764,417.00
4. TOTAL COMPLETED & STORED TO DATE		0.00
5. RETAINAGE:		
a. **10 %** of Completed Work	$ 0.00	
(Column D + E on G703)		
b. **10 %** of Stored Work	$ 0.00	
(Column F on G703)		
Total Retainage		0.00
6. TOTAL EARNED LESS RETAINAGE		0.00
(Line 4 less Line 5 Total)		
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT		0.00
(Line 6 from prior Certificate)		
8. CURRENT PAYMENT DUE		**0.00**
9. BALANCE TO FINISH, PLUS RETAINAGE		764,417.00
(Line 3 less Line 6)		

State of: **South Carolina** County of: **Beaufort**

Subscribed and sworn to before me this

Notary Public:

My Commission expires:

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contact Documents, based on on-site observations and the data comprising the above application, the Architect certifies to the Owner that to the best of the Architects's knowledge, information and belief, the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED $

ARCHITECT:

By: Date:

This certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CONTINUATION SHEET

APPLICATION AND CERTIFICATE FOR PAYMENT, containing
Contractor's signed Certification is attached.
In tabulations below, amounts are stated to the nearest dollar.
Use Column I on Contracts where variable retainage for line items may apply

APPLICATION NUMBER: 0
APPLICATION DATE:
PERIOD TO:
PROJECT NUMBER: IFB #012016

A	B	C	D	E	F	G		H	I
Item No.	Description of Work	Scheduled Value	Previous Applications (D+E)	This Period	Stored Materials (Not in D+E)	Total Completed and Stored (D+E+F)	% (G/C)	Balance to Finish (C-G)	Retainage 10%
1	Allowances	14,624.00			-	-	0%		0
2	General Conditions	56,392.00			-	-	0%		0
3	Landscaping	56,744.00	-		-	-	0%		0
4	Demolition	9,353.00			-	-	0%		0
5	Site Concrete	21,678.00	-		-	-	0%		0
6	Misc Steel	12,265.00	-	-	-	-	0%		0
7	Building carpentry	9,747.00	-		-	-	0%		0
8	Exterior carpentry	54,976.00			-	-	0%		0
9	Pavillion	30,472.00			-	-	0%		0
10	Cabinets & Tops	3,654.00	-	-	-	-	0%		0
11	Thermal & Moisture	33,147.00	-	-	-	-	0%		0
12	Doors & Windows	51,679.00	-	-	-	-	0%		0
13	Framing/Drywall/Ceilings	40,143.00	-	-	-	-	0%		0
14	Flooring	13,000.00			-	-	0%		0
15	Painting	21,500.00	-	-	-	-	0%		0
16	Bath specialty	6,477.00	-	-	-	-	0%		0
17	Misc Specialty	4,362.00			-	-	0%		0
18	Appliances	1,168.00			-	-	0%		0
19	Plumbing	45,070.00			-	-	0%		0
20	HVAC	101,000.00	-		-	-	0%		0
21	Electrical	109,616.00	-		-	-	0%		0
22	Solar	55,500.00	-		-	-	0%		0
23	Permits/Bonds	11,850.00	-		-	-	0%		0
24			-	-	-	-	0%		0
25			-		-		-		0
26			-		-	-	-		0
27			-		-		-		0
28			-	-	-	-	-		0
29			-	-	-	-	-	-	0
	TOTAL	764,417.00	0.00	0.00	0.00	0.00	0%	0.00	0

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).

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:


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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2,000
Feet

BLOODY POINT

PLANNED UNIT DEVELOPMENT ZONING MAP AMENDMENT

DAUFUSKIE ISLAND, SOUTH CAROLINA

Submitted: November 24, 2015
Revised: February 9, 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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   20. Letter in Support of PUD Zoning Map Amendment from Bloody Point Club Property Owners Association

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
2. Aerial with Proposed Roads Overlay

Exhibit C Proposed Land Use Plan

Exhibit D Boundary Survey
1. Bloody Point Boundary Survey (1988)
2. Bloody Point Project Parcels Map
3. Deed for Bloody Point Properties, LLC

Exhibit E Existing Lots, Roads, Rights-of-Way and Land Uses
1. Existing Lots, Roads, Rights-of-Way and Land Uses Map
2. Adjacent Lots Ownership Key

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

Exhibit H Bloody Point Water Master Plan

Exhibit I Bloody Point Wastewater Master Plan

Exhibit J Letters of Utility Capability and Intent to Serve
1. Power and Gas, SCE&G
2. Water and Sewer, Daufuskie Island Utility Company
3. Fire Department, Daufuskie Island Fire District
4. Phone, Hargray
5. Solid Waste, Dolphin Shared Management Services, LLC

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: December 3, 2015
Revised: January 25, 2016

NARRATIVE STATEMENT

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*, allows for single family detached and attached dwelling units including single units, duplex units and triplex units totaling up to 150 dwelling units. 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.

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*.

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.*

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*.

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.*

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 form an existing pump station and proposes the addition of on\e

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, Number 8*, letter from Bloody Point Club Property Owners Association.

END OF NARRATIVE

EXHIBIT A

Existing Conditions Exhibits:

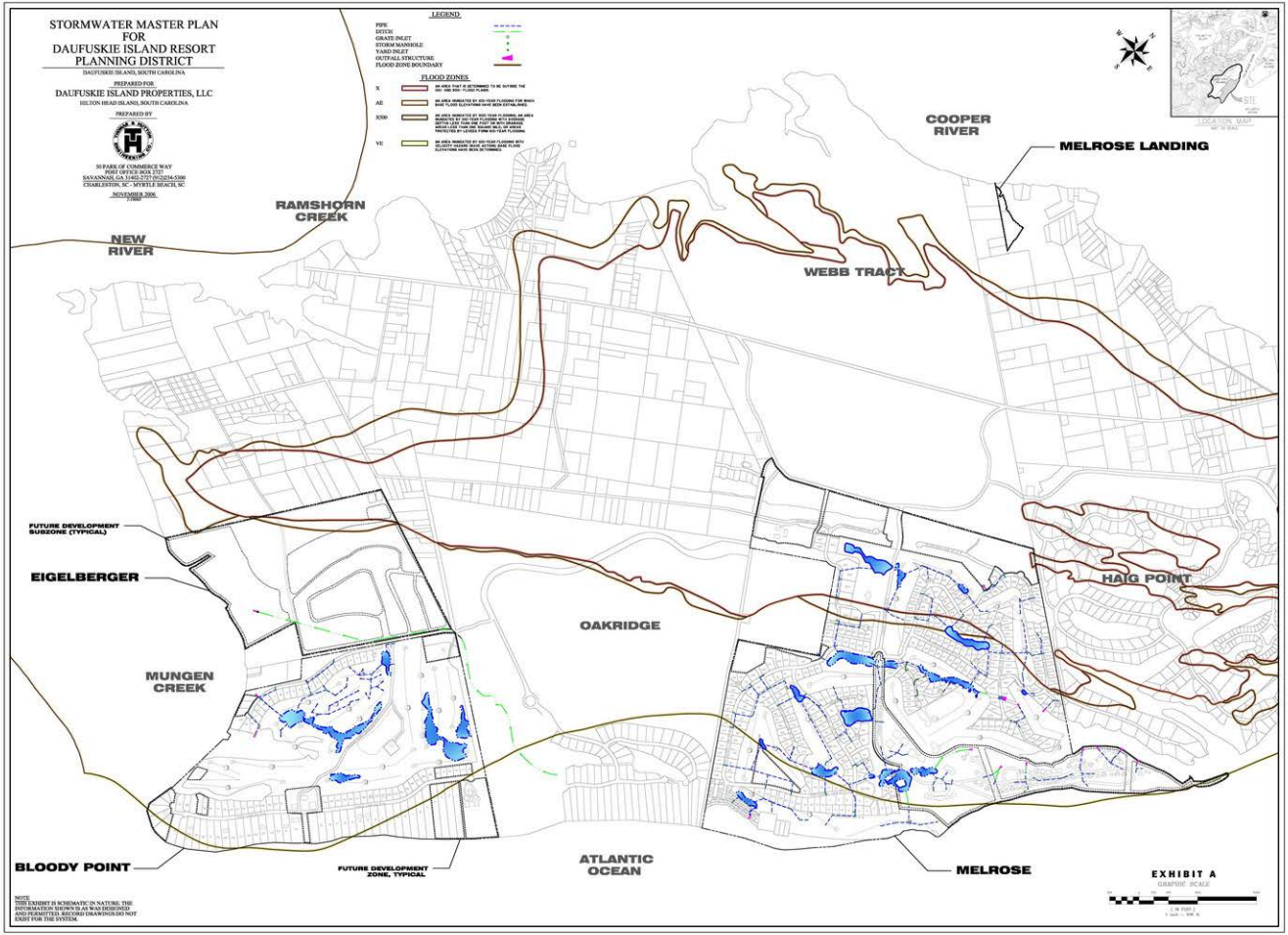
1. Bloody Point Existing Conditions Plan
Dated: November 30, 2015
Full size copy has been submitted separately.

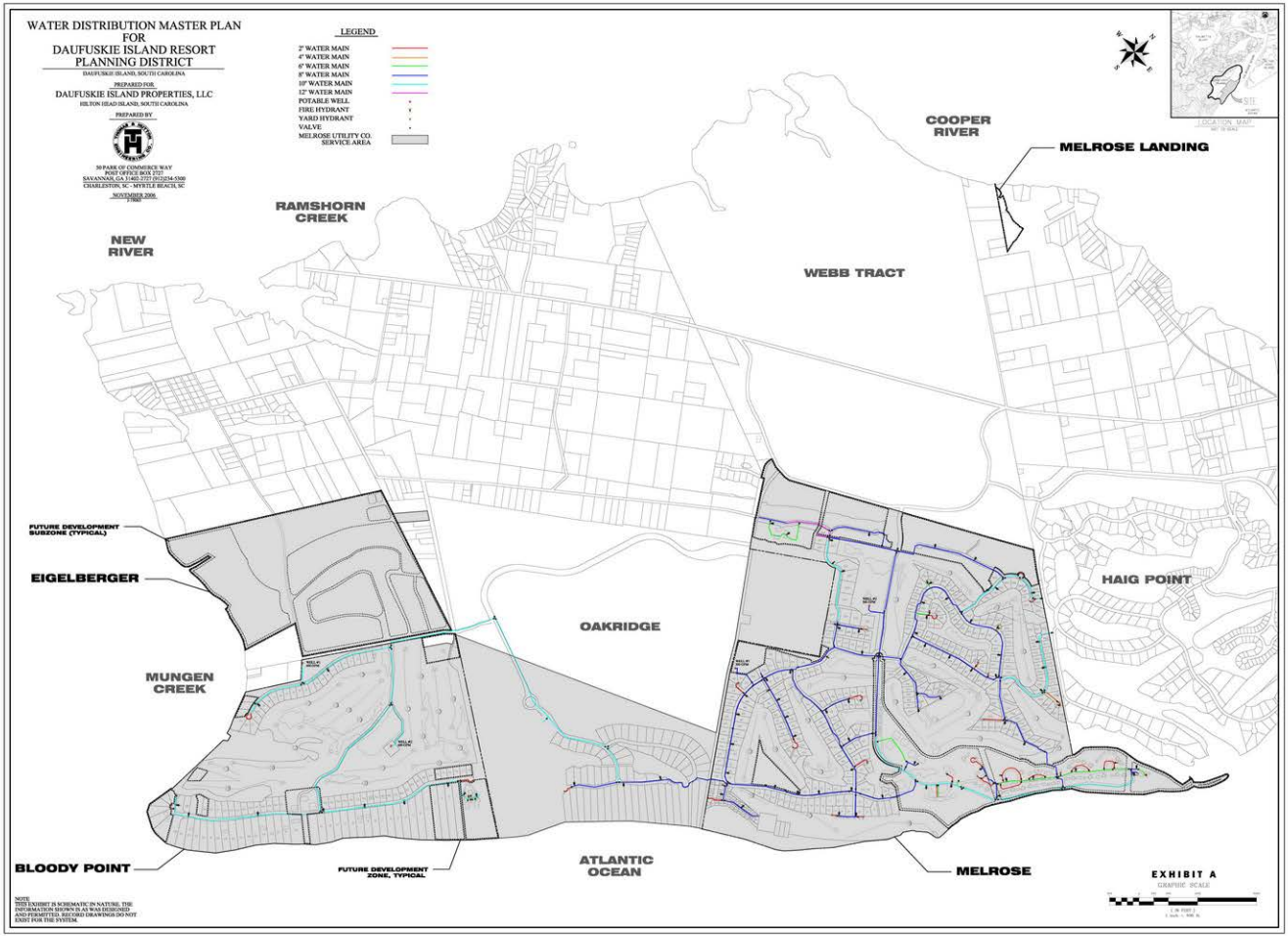
2. Stormwater Master Plan
for Daufuskie Island Resort Planning District
Prepared by: Thomas & Hutton
Dated: November, 2006
Has remained unchanged.
Full size copy has been submitted separately.

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.

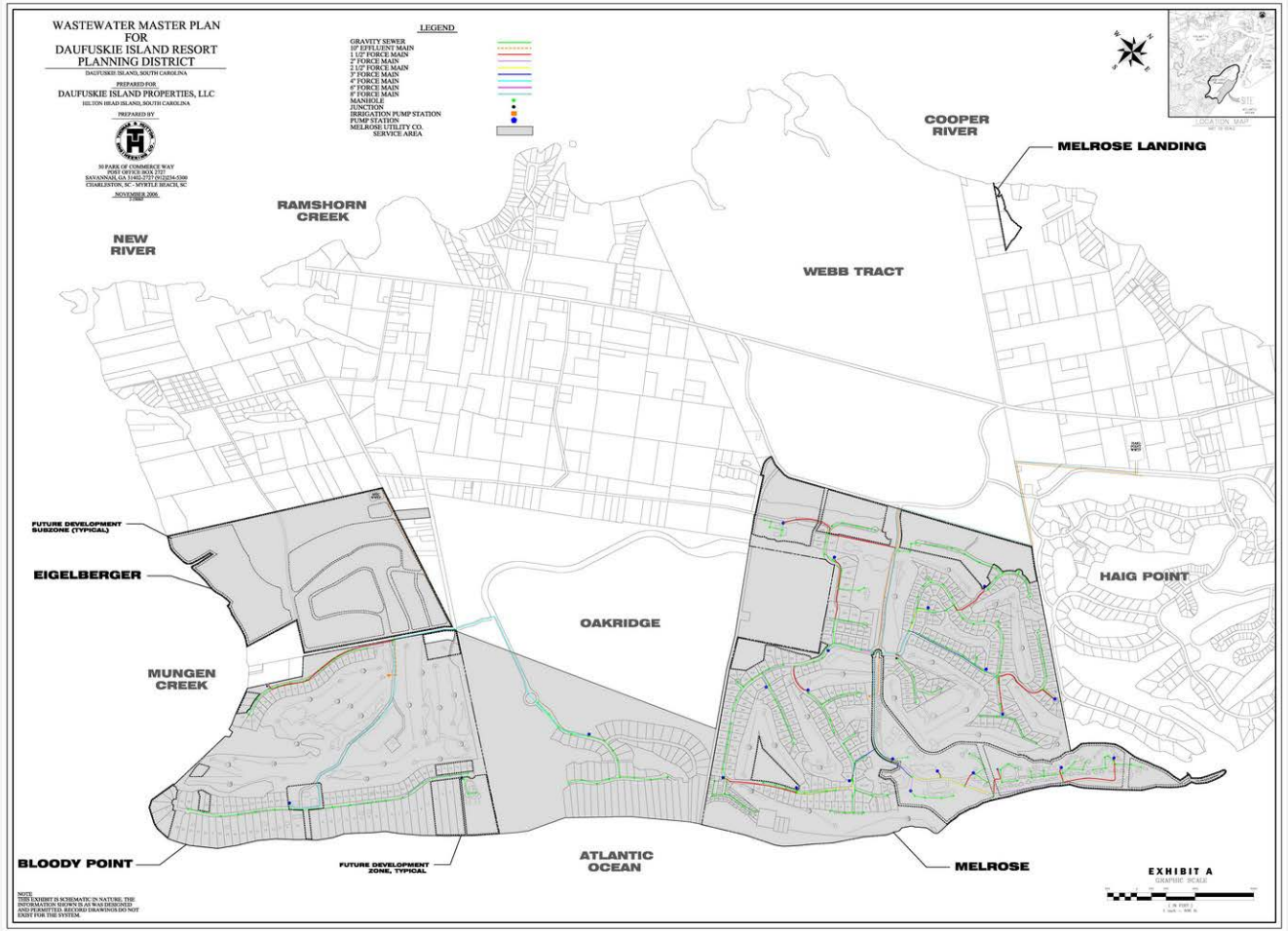

WASTEWATER MASTER PLAN
FOR
DAUFUSKIE ISLAND RESORT
PLANNING DISTRICT
DAUFUSKIE ISLAND, SOUTH CAROLINA
PREPARED FOR
DAUFUSKIE ISLAND PROPERTIES, LLC
HILTON HEAD ISLAND, SOUTH CAROLINA
PREPARED BY
50 PARK OF COMMERCE WAY
POST OFFICE BOX 3727
SAVANNAH, GA 31402-3727 (912)234-5300
CHARLESTON, SC - MYRTLE 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: February 6, 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

McCARTHY FLORISTS.COM

BLOODY POINT
Conceptual Master Plan
Daufuskie Island, SC

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: February 9, 2016

Full size copy has been submitted separately.



McCARTHY FLORISTS.COM

BLOODY POINT
Proposed Land Use
Daufuskie Island, SC

Wood Partners Inc. WPi

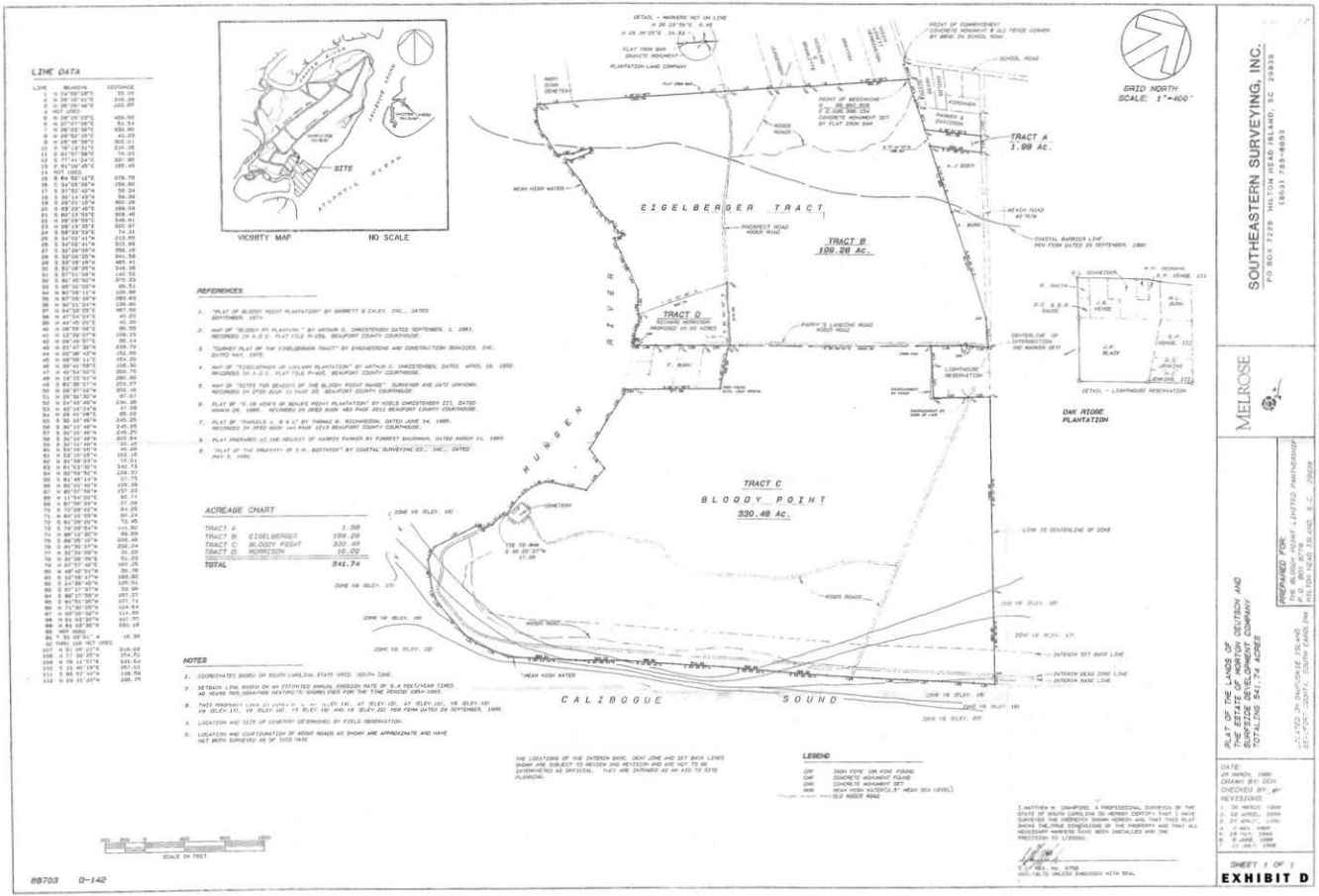
EXHIBIT D

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
60 N 31°39'23"W 78.01
61 N 01°53'30"E 340.73
62 N 02°59'52"E 238.30
63 N 01°51'54"E 33.60
64 N 01°51'54"E 139.28
65 N 49°07'58"W 157.23
66 N 41°54'20"E 90.73
67 N 82°58'39"E 37.09
68 N 70°09'57"E 84.25
69 N 84°10'05"E 99.24
70 S 83°39'29"E 73.45
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)

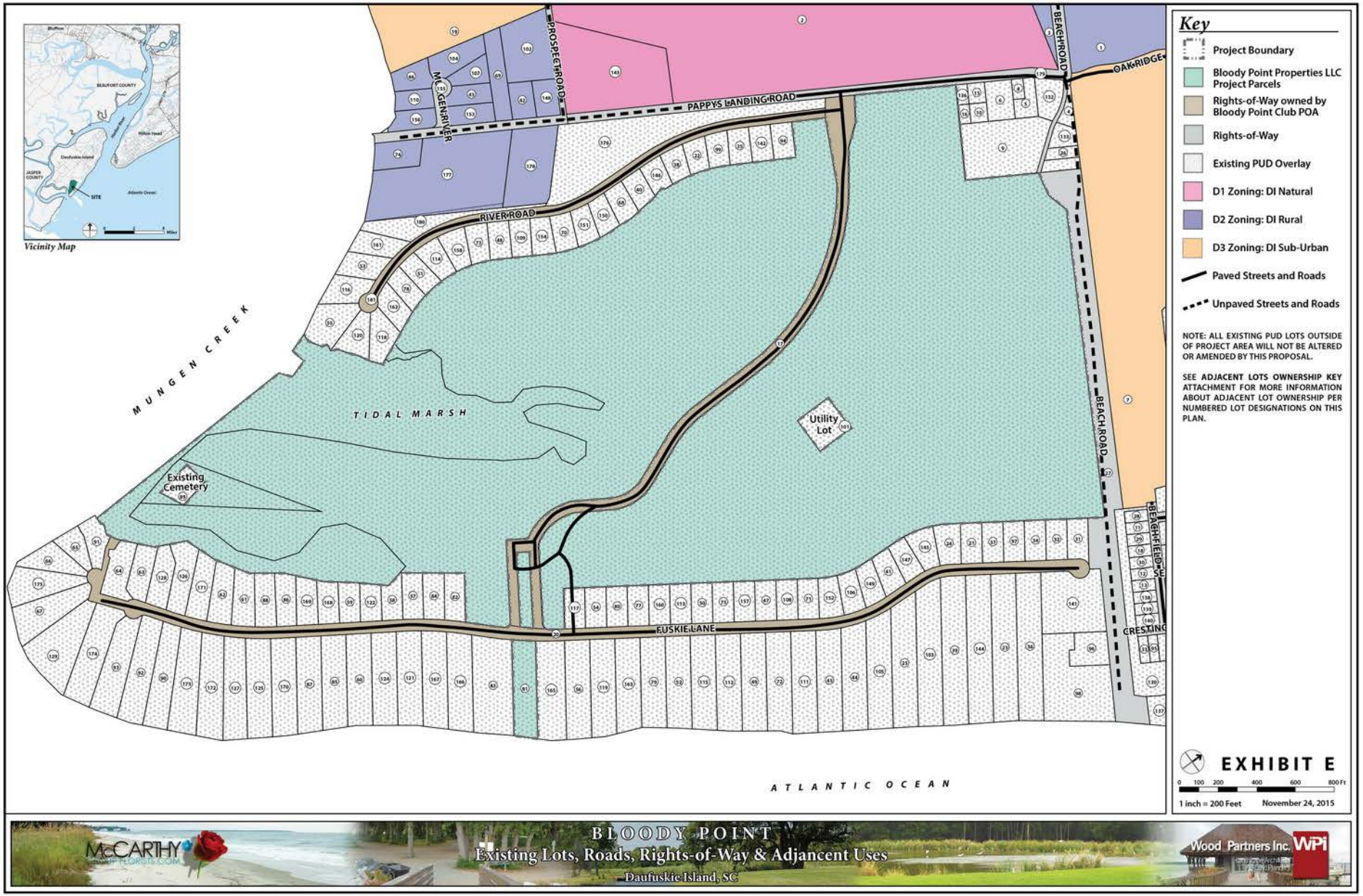

Vicinity Map
BEAUFORT COUNTY
Daufuskie Island
Hilton Head
JASPER COUNTY
SITE
Atlantic Ocean
MUNGEN CREEK
TIDAL MARSH
ATLANTIC OCEAN
PAPPYS LANDING ROAD
RIVER ROAD
FUSKIE LANE
BEACH ROAD
OAK RIDGE
ROSPECT ROAD
MUGEN RIVER
Existing Cemetery
Utility Lot
Key
Project Boundary
Bloody Point Properties LLC Project 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

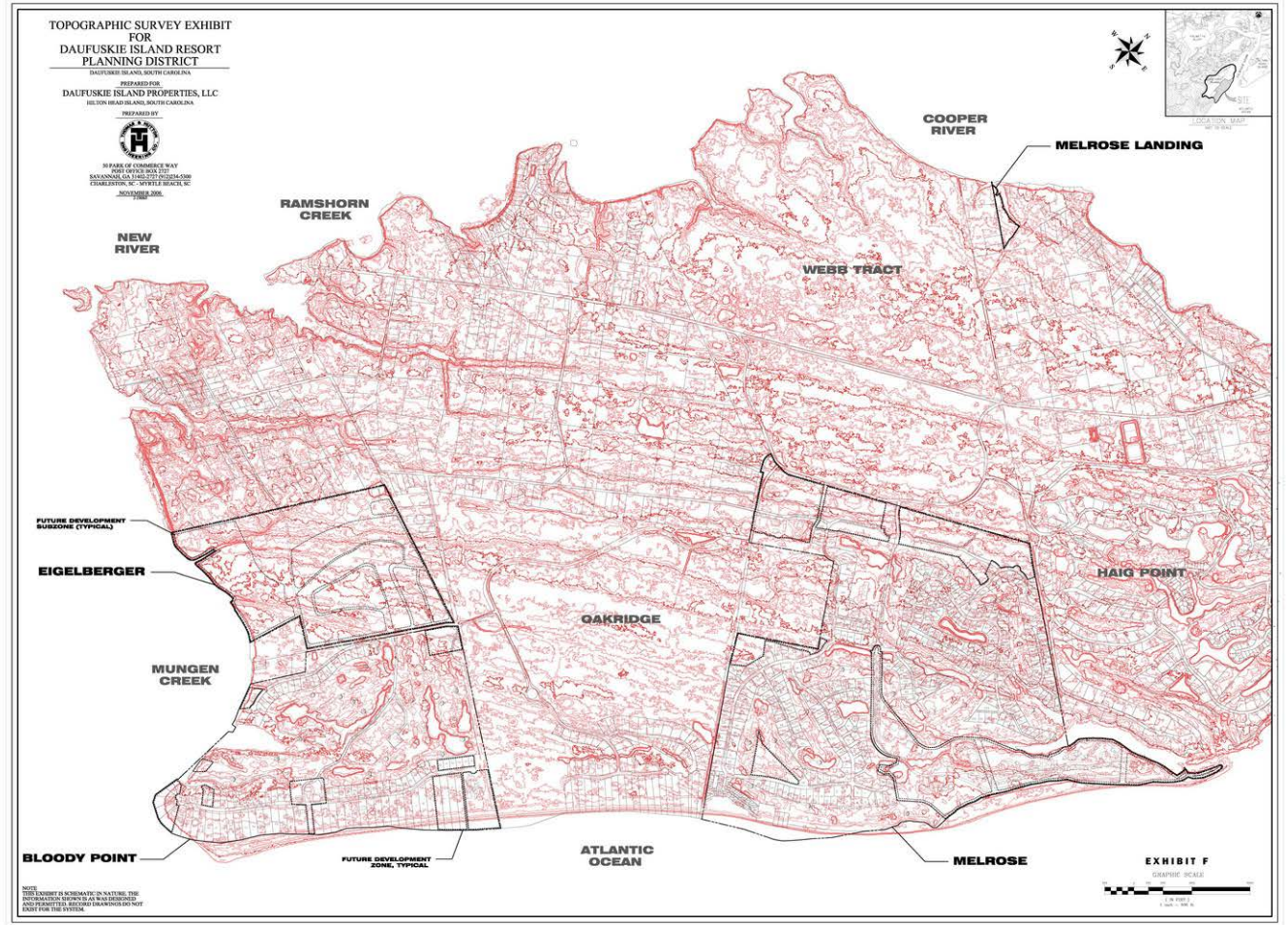
DAUFUSKIE ISLAND PROPERTIES, LLC

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.

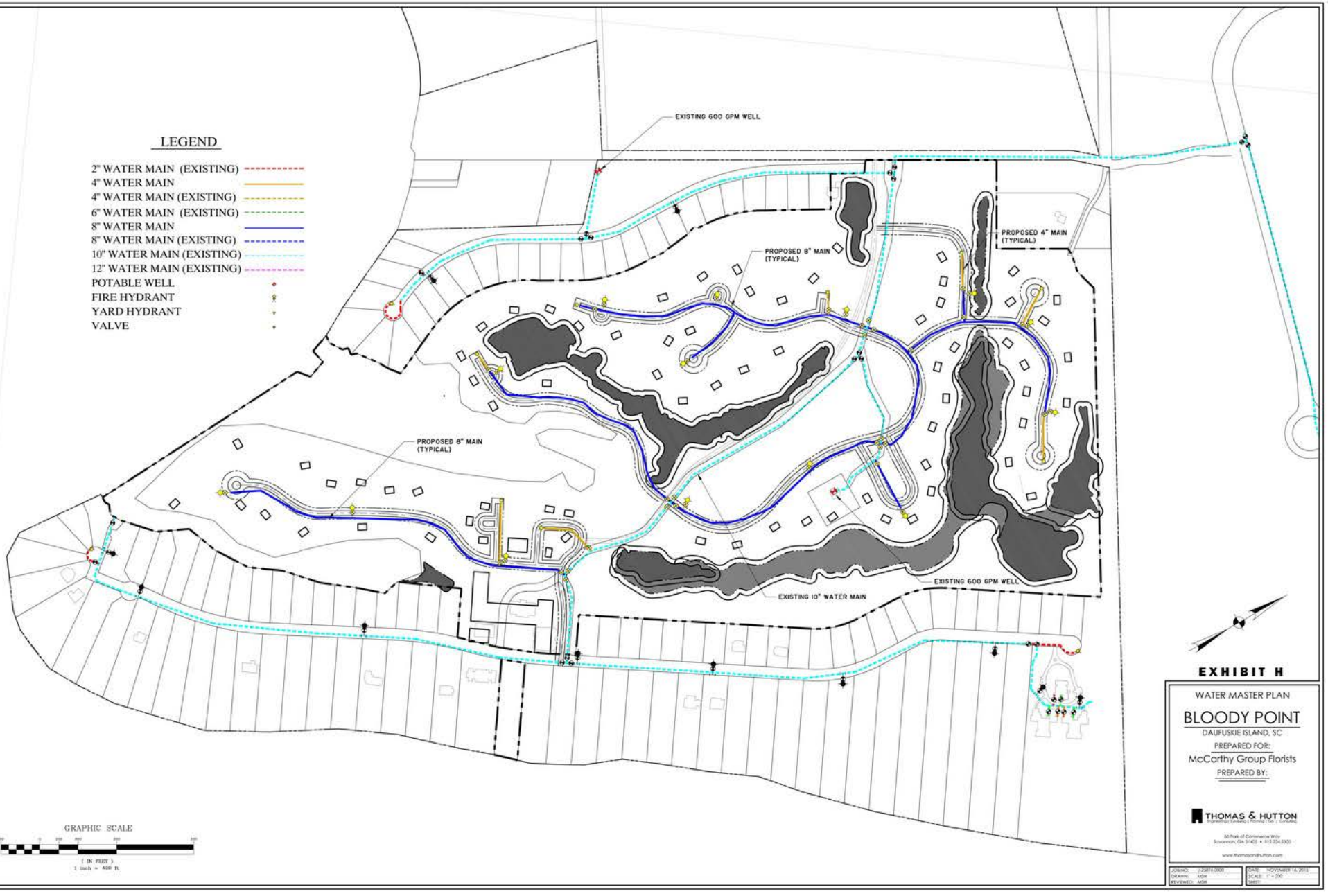

LEGEND
2" WATER MAIN (EXISTING)
4" WATER MAIN
4" WATER MAIN (EXISTING)
6" WATER MAIN (EXISTING)
8" WATER MAIN
8" WATER MAIN (EXISTING)
10" WATER MAIN (EXISTING)
12" WATER MAIN (EXISTING)
POTABLE WELL
FIRE HYDRANT
YARD HYDRANT
VALVE
EXISTING 600 GPM WELL
PROPOSED 8" MAIN (TYPICAL)
PROPOSED 4" MAIN (TYPICAL)
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 BEAUFORT COUNTY ORDINANCE 2015/15, FY 2015-2016 BEAUFORT COUNTY BUDGET TO TRANSFER FUNDS IN THE AMOUNT OF $694,590 (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

WHEREAS, on May 26, 2015, Beaufort County Council adopted Ordinance No. 2015/15 which sets the County's FY 2015-2016 budget and associated expenditures; and

WHEREAS, funding requests were made by the Solicitor's Office, Public Defender's Office, Clerk of Court, Auditor's Office and Operations and Maintenance; and

WHEREAS, Beaufort County Council has determined it to be in the best interests of its citizens to transfer funds to the above referenced County entities.

NOW, THEREFORE, BE IT ORDAINED, by Beaufort County Council that the FY 2015-2016 Beaufort County Budget Ordinance is hereby amended so as to provide appropriations in the amount of $694,590 with such fund to be allocated as follows: Criminal Justice System: Solicitor's Office Personnel $185,000, Public Defender's Office Personnel $185,000, Clerk of Court Jury Service $50,000; Auditor's Office: Personnel $135,000 and Operations and Maintenance $139,590.

DONE 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: January 25, 2016
Second Reading: February 29, 2016
Public Hearing:
Third and Final Reading:

ORDINANCE NO._____

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

WHEREAS, Beaufort County has developed a bicycle and pedestrian trail for use by the public and visitors as part of Beaufort County's Rails to Trails program; and

WHEREAS, to complete the construction of the Spanish Moss Trail - Phase 7 project, funds not to exceed $250,000.00 are required; and

WHEREAS, Beaufort County Council believes that it is in the best interests of its citizens and to visitors of Beaufort County, to provide them with a safe and accessible pedestrian and bicycle route that will not only become a recreational asset, but provide an alternative mode of transportation that will link people to jobs, services and schools.

NOW, THEREFORE, BE IT ORDAINED by Beaufort County Council that a transfer in the amount of $250,000.00 is hereby authorized from the 3% Local Accommodations Tax Fund to the General Fund for the purpose of constructing the Spanish Moss Trail – Phase 7.

DONE this ____ day of _____, 2016.

COUNTY COUNCIL OF BEAUFORT COUNTY

BY:_____
D. Paul Sommerville, Chairman

APPROVED AS TO FORM:

_____
Thomas J. Keaveny, II, County Attorney

First Reading: January 25, 2016
Second Reading: February 29, 2016
Public Hearing:
Third and Final Reading:

Ordinance No. _____

AN ORDINANCE TO APPROPRIATE FUNDS NOT TO EXCEED $40,000.00 FROM THE 2% HOSPITALITY TAX FUND FOR ENGINEERING/ARCHITECTURAL SERVICES FOR RESTROOMS ON DAUFUSKIE ISLAND

WHEREAS, Beaufort County deems it appropriate to provide funding for engineering and architectural services associated with the design of restrooms on Daufuskie Island; and

WHEREAS, Beaufort County has determined that it is the best interest of its citizens to provide funding to the General Fund for this purpose from 2% Hospitality Tax Funds.

NOW, THEREFORE, BE IT ORDAINED by Beaufort County Council that an appropriation not to exceed $40,000.00 be made from the 2% Hospitality Tax Fund to pay for the engineering and architectural services associated with the design of restrooms on Daufuskie Island.

DONE this ____ day of _____, 2016.

COUNTY COUNCIL OF BEAUFORT COUNTY

BY:_____
D. Paul Sommerville, Chairman

APPROVED AS TO FORM:

_____
Thomas J. Keaveny, II, County Attorney

First Reading: January 25, 2016
Second Reading: February 29, 2016
Public Hearing:
Third and Final Reading: