

COUNTY COUNCIL OF BEAUFORT COUNTY

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SUZANNE M. RAINEY
CLERK TO COUNCIL

AGENDA NATURAL RESOURCES COMMITTEE

Monday, June 7, 2010

2:00 p.m.

Executive Conference Room
Administration Building

Committee Members:

Paul Sommerville, Chairman
Jerry Stewart, Vice-Chairman
Steven Baer
Gerald Dawson
Brian Flewelling
William McBride
Stu Rodman

Staff Support: Tony Criscitiello

- 2:00 p.m.** 1. CALL TO ORDER
2. CAMP ST MARY'S DISCUSSION ([backup](#))
3. DISCUSSION OF A POTENTIAL NOVEMBER BALLOT FOR RURAL AND CRITICAL LANDS BOND REFERENDUM
4. CONSIDERATION OF REAPPOINTMENTS AND APPOINTMENTS
- Beaufort/Jasper Water and Sewer Authority
 - Construction Adjustments and Appeals Board
5. EXECUTIVE SESSION
- Discussion of negotiations incident to proposed contractual arrangements and proposed purchase of property
6. ADJOURNMENT

County TV Rebroadcast	
Wednesday	9:00 a.m.
Thursday	4:00 a.m.
Saturday	11:00 p.m.

Natural Resources		
Date	Time	Location
No Meeting in July		
August 10	2:00 p.m.	ECR
September 7	2:00 p.m.	ECR
October 4	2:00 p.m.	ECR
November 1	2:00 p.m.	ECR
December 6	2:00 p.m.	ECR

A quorum of Council may be in attendance at all Committee meetings.
Please silence your cell phone during the meeting.

Mr. Gary Kubic

May 21, 2010

County Administrator

Beaufort County Council

P.O. Box 1228

Beaufort, S.C. 29901

Dear Gary:

The executive committee for John Paul II High School would like me to submit this proposal to you as chairman of the Beaufort County Council. It is our hope that you will bring this proposal forward in the manner you so choose as soon as possible.

Our proposal at this time is broad in nature. A more detailed proposal will be submitted once the council and or yourself allow us to proceed with our ideas.

Sincerely,

Helen Ryan

Acting Principal

John Paul II High School

PROPOSAL FOR LEASE OF CAMP SAINT MARY'S PARCEL

The Diocese of Charleston has provided 60 acres of land abutting Route 170 to the Low Country Deanery to build a coed Catholic High School. Plans for this construction are underway at this time. However, many parents of prospective students wish to accelerate the project and open the school as soon as possible in a temporary location.

The executive committee for John Paul II High School would like to explore a lease hold contract with Beaufort County for the land and buildings on the parcel of land referred to as Camp Saint Mary's. The lease would be for a three year term with an option for an additional two years. This parcel was at one time owned by the Diocese of Charleston.

It is proposed that the buildings currently on the property would be renovated for use as classrooms and offices subject to required permitting and approval of the appropriate Beaufort County regulatory agencies and the work will be performed under the supervision of licensed contractors. All zoning and building code rules would be followed. The master plan for this parcel as a "passive park" will also be kept in mind as plans are drawn up for remodeling.

It is anticipated that John Paul II High School will open in August of 2011 in temporary space. This space will initially house approximately 40 ninth grade students and 8 staff members. Each year another group of 40 students will be added to school enrollment.

The committee is ready to move forward and create detailed plans for this idea as soon as the County Council allows us to proceed. It is our hope to make this a win-win situation for all residents of the area.

**MONTGOMERY
ARCHITECTURE &
PLANNING, INC.**

May 27, 2010

John Paul II Catholic High School

Okatie, SC

RE: Camp St. Mary Site

Beaufort County
Attn: Gary Kubic, County Administrator
P.O. Box 1228
Beaufort, SC 29901

Dear Gary,

As a follow up to our discussions we've had over the past couple of months concerning Camp St. Marys, I would like to gain access to the site if possible over the next couple of weeks to perform some cursory analysis. This access ideally would allow me and representatives from the John Paul II High School Building Committee to review the site and the individual buildings.

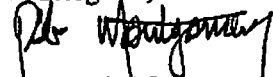
As we have discussed in previous meetings, the members of the Building Committee are considering multiple requests for this property. Currently (In order of priority) they are considering the following:

- 1) To explore the possibility of acquiring the Chapel structure from the County for removal to the future High School site. This is in-line with a County Report dated May 9, 2000 (excerpts attached). I have also discussed this concept with Ian Hill, Preservation Planner for the County and he also thinks this may be a palatable option for this structure, provided the County's position as stated in the noted report is still current.
- 2) To explore the possibility of rehabilitating the Camp St. Mary site and associated structures as a part of a lease arrangement where-in John Paul II High School may be started on an interim basis on the Camp St. Mary Site while the process of completing the first phase of the new High School is completed on the site located on Okatie Highway.
- 3) To explore the possibility of purchasing Camp St. Mary as the permanent home for John Paul II High School.

As we discussed in our meeting in your office April 13, these options all have pros and cons associated with them and none are explored enough at this time to be formally requested. I have been charged by the Building Committee to pursue documenting the buildings and site, exploring zoning issues, and develop a feasibility study to determine the potential adaptability for the intended uses and estimate cost for renovations.

Thank you for your consideration. I will look forward to hearing from you.

Best regards,



Robert C. Montgomery, AIA

Attachments: Portions of report, titled Development of Camp St. Mary, dated may 9, 2000



COUNTY COUNCIL OF BEAUFORT COUNTY
PARKS AND LEISURE SERVICES DEPARTMENT
1514 Richmond Avenue
Port Royal, SC 29935
Phone (843) 470-6200 · FAX (843) 470-6209

Read

To: Morris C. Campbell, Deputy Administrator, Community Services

Fr: John Miller, Jr., Acting Director, PALS

Dt: May 9, 2000

Re: Development of Camp St. Mary

Enclosed is a copy of a report on development of Camp St. Mary Park from the Citizens' Task Force On The Development Of Camp St. Mary.

The Citizens Task Force, comprised of members of the communities surrounding Camp St. Mary, understands that Beaufort County is in the process of reviewing Requests For Qualifications from various firms interested in planning and designing Camp St. Mary Park. The committee only desire is that this report be included in the deliberations when Camp St. Mary Park is being planned.

The Citizens Task Force report on Camp St. Mary is the result of many meetings. I plan to forward the Citizens Task Force report to the firm that is awarded the contract to plan and design Camp St. Mary Park.

Please contact me with any questions or concerns.

Thanks.


M.R. 470 6411

John J. Kachmar, Jr., County Administrator
Morris Campbell, Deputy Administrator, Community Services

~~increased pollution in the Okatie River, the park property itself and that of neighboring property owners. There is also concern that if PALS offers a myriad of recreational and educational programs, the park will become a community center for the surrounding area that would further increase traffic and cause additional security problems. The Task Force has attempted to consider all of the neighbor's concerns in making its recommendations for the short-term and long-term uses of the Camp St. Mary property.~~

The Task Force, therefore, recommends that the property be used as a passive recreation park. Such usage would be in keeping with the character of the neighborhood, yet could still provide compatible amenities and services for the residents of the larger area. While available to the entire county, the park would be developed primarily for the use and benefit of those in surrounding area. To ensure that the property is used in this manner, the number, size and scope of the amenities and infrastructure should be limited. Moreover, the park should be designed specifically with the area's children in mind. They have few recreational opportunities and transportation to other areas of the county is not readily available. The Task Force is also recommending that certain limited educational activities be provided. The proposed educational activities are primarily those that are already in place on the property, but may well include certain additional educational activities which are not otherwise currently available in the area and are in keeping with the intended uses of the property and the character of the neighborhood. As new facilities are built in the area, such as the proposed Okatie Elementary School, they may better serve as the home of some of the limited educational programs recommended in the report.

As a part of the development of a passive recreation park at Camp St. Mary, the Task Force recommends that the following major improvements be made and that the following kinds of programs be implemented and/or sponsored by PALS:

- 
- Retain the "Camp St. Mary's" property name in the name of the Park.
 - Secure the property with fencing screened by a landscape buffer, as soon as possible.
 - Allow only daylight usage of the Park, closing it during the nighttime hours.
 - Refurbish the Lodge and Cafeteria buildings.
 - Encourage the development of a Nature Center at the Park in the refurbished Lodge.
 - Study the historical and religious significance of the Chapel to determine if it should be refurbished and moved to another site on the property or simply removed.
 - Refurbish and widen the fishing pier and remove the floating dock.
 - Replace or remodel the existing swimming pool and add a wading pool with sprinklers. *What kind??*
 - Add playground equipment, a walking/jogging trail and viewing platforms.
 - Open the panoramic view of the Okatie River by removing all but the two most easterly concrete block buildings.

- Provide the local community with an area for rest and relaxation where the pleasures of the open space, nature, fishing and wildlife of Camp St. Mary can be enjoyed by all.
- Enhance the Quality of Life for the residents of this under-served area of Beaufort County.

What and where is Camp St. Mary?

The Beaufort County owned land is "all that certain piece, parcel or tract of land lying and being in Beaufort County, South Carolina generally known and described as the Camp St. Mary's Tract and also known as Lot Nos. 1, 2,3,4,5,6 and 7 as shown on a map of a subdivision of the Bonnie Doone Plantation made by w. R. Mew for Henry C. Walthour dated November, 1924, which plat is on file in the RMC Office for Beaufort County in Plat Book 3 at Page 18." The property deed is contained in the office of the Registrar of Deeds in Book 962 at Page 2217 and it is depicted on the Beaufort County Tax Map as Parcel 3 on Map 9 in District 600. The parcel lies approximately 1 and ½ miles south of South Carolina Highway 170 along the south side of Camp St. Mary Road extended. It contains eight (8) acres.


The following is an inventory of the facilities with some brief notes on their current condition:

1. A cafeteria building with a commercial type kitchen, a training kitchen, one large dining area with dividing wall, a smaller room for computers/tutoring, two ~~small office areas, two indoor restrooms, and two outdoor restrooms.~~ The kitchen includes a walk in refrigerator and a walk in freezer. It has central air conditioning and heat (presently not operational).
2. The Chapel is largely an open building with a stage on one end and two small office areas near the entrance doors. It has a central heating system, but no central air conditioning.
3. A series of nine concrete block buildings of which six are in use by the Low Country Human Development Center (LCHDC) as day-care facilities, classrooms, and for administration. The three remaining buildings are currently unused and were not surveyed. Each of the occupied buildings has central heating, window air conditioners and seem to be in reasonably good physical condition. Eight of the nine buildings have two large rooms on either end, rest room facilities, and two small offices. The interior of the LCHDC administration building has been remodeled considerably.
4. There is one small house currently occupied in perpetuity by Sister Ellen.
5. The Lodge is a large rambling building that is unoccupied. It has a large porch, seven or eight rooms, a kitchen and restrooms. It does not appear to be usable without considerable restoration taking place.
6. Two picnic shelters exist on the property, one in the center of the property and one in the southeast corner near the river.
7. There is an unusable, fenced-in swimming pool near the cafeteria.



*See like to
all
in other block
demo finished
Talk to
Bazza*

practical indoor space for meeting and events. In addition, the facilities for the tutoring program and its associated computer facilities are already located there. The kitchen facilities should be maintained for use during scheduled social activities, special events, day camps, etc.

- 
- There is nothing particularly unique or significant about the Chapel building itself, however, it may have historical significance and religious sentimental value to the citizens of the local area. The Task Force recommends that the PALS conduct a study to determine if those factors are such that they warrant the retention of the Chapel. While it could be refurbished, the building is in poor condition and it has no air conditioning. If the study recommends the retention of the building, the Task Force recommends that it be moved on the property opening up a view of the river.
 - If a specific need or use is identified, the County may want to keep and maintain one or two of the smaller concrete block buildings for use as activity/meeting rooms and/ or storage facilities. If no specific use is clearly identified, all of these buildings should be removed in that they are small with small rooms and detract esthetically from the property. Any of these buildings which are kept should be on the eastern/northern side of the property, thus opening up the view of the river and the lodge.
 - All other structures, which are not discussed above, should be removed.
 - A bandstand or gazebo should be erected approximately in the center of the property for concerts, festivals and special occasions. It should have electrical service to support music and sound systems.
 - There are restrooms accessible from the outside in the cafeteria building. The only other functioning restrooms are within the existing buildings and are not accessible from the outside. The Task Force recommends that a functioning restroom facility be constructed on the southwest side of the property. Care must be taken to insure that seepage from the necessary septic system does not seep into the river.
 - Enclosures should be built close to each of the major buildings to house dumpsters and waste containers. These enclosures should have walls at least six feet high with gates to support the unloading of dumpsters and the other waste containers.

1.7 Viewing Platforms

- Two or three small viewing platforms should be erected along the bluff under the trees to provide places to sit and enjoy the view. They should be set back from the bank by about 10 or 12 feet. The platforms are envisioned to be only a few inches high and large enough to accommodate one or two wooden benches. These platforms should be wheelchair accessible.

1.8 Picnic Facilities

- There should be a large brick fireplace surrounded by picnic tables near the Lodge, with two or three smaller picnic areas with tables and grilling facilities

**Camp St. Mary;
Okatie, Beaufort County**
(Color Photo 2006)

Prepared by
Beaufort County
GIS Division
Generated May 28, 2010

Legend

Camp St. Mary's Property

Contours

ELEVATION

3.50000 - 5.00000
5.00001 - 7.50000
7.50001 - 10.00000
10.00001 - 12.50000
12.50001 - 15.00000
15.00001 - 17.50000
17.50001 - 20.00000
20.00001 - 22.50000



Colleton River