

COUNTY COUNCIL OF BEAUFORT COUNTY  
ADMINISTRATION BUILDING  
BEAUFORT COUNTY GOVERNMENT ROBERT SMALLS COMPLEX  
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COUNTY ATTORNEY

ASHLEY M. BENNETT  
CLERK TO COUNCIL

AGENDA  
NATURAL RESOURCES COMMITTEE

Monday, April 16, 2018

**2:00 p.m.**

Executive Conference Room, Administration Building  
Beaufort County Government Robert Smalls Complex  
100 Ribaut Road, Beaufort

Committee Members:

Brian Flewelling, Chairman  
Roberts "Tabor" Vaux, Vice Chairman  
Rick Caporale  
Gerald Dawson  
Steve Fobes  
York Glover  
Alice Howard

Staff Support:

Anthony Criscitiello, Planning Director  
Gary James, Assessor  
Eric Larson, Division Director  
Environmental Engineering  
Dan Morgan, Mapping & Applications Director

1. CALL TO ORDER – **2:00 P.M.**
2. UPDATE / PREVIOUS PLANNING COMMISSION MEETING
3. UPDATE / PREVIOUS SOUTHERN LOWCOUNTRY REGIONAL PLANNING COMMISSION (SOLOCO) MEETING
4. CAMP ST. MARY'S / GENERAL ASSESSMENT OF EXISTING FACILITIES AND CONCEPTUAL PLAN
5. TEXT AMENDMENT TO THE BEAUFORT COUNTY COMMUNITY DEVELOPMENT CODE (CDC), ARTICLE 3, SECTION 3.3.50 REGIONAL CENTER MIXED USE (C5) ZONE STANDARDS (TO ALLOW HOTEL TO APARTMENT CONVERSION ON UNIT-TO-UNIT BASIS) ([backup](#))
6. RESOLUTION OF THE BEAUFORT COUNTY RURAL AND CRITICAL LANDS PRESERVATION BOARD RECOMMENDING COUNTY COUNCIL ADOPT AN ORDINANCE AUTHORIZING THE PLACEMENT OF A QUESTION ON THE OFFICIAL BALLOT FOR THE GENERAL ELECTION TO BE CONDUCTED NOVEMBER 6, 2018 ([backup](#))
7. CONSIDERATION OF REAPPOINTMENTS AND APPOINTMENTS
  - A. Historic Preservation Review Board / One Vacancy (Historic Beaufort Foundation)
  - B. Rural and Critical Lands Preservation Board / One Vacancy (Council District 5)
  - C. Southern Beaufort County Corridor Beautification Board / One Vacancy (Council District 5)
  - D. Stormwater Management Utility Board / One Vacancy (Stormwater District 6)
8. EXECUTIVE SESSION
  - Discussion of negotiations incident to proposed contractual arrangements and proposed purchase of property / Project 2018B
9. ADJOURNMENT

2018 /

TEXT AMENDMENT TO THE COMMUNITY DEVELOPMENT CODE (CDC): ARTICLE 3,  
SECTION 3.3.50 REGIONAL CENTER MIXED-USE (TO PERMIT UNIT-PER-UNIT  
CONVERSION OF LODGING TO MULTI-FAMILY RESIDENTIAL)

WHEREAS, added text is highlighted in yellow and deleted text is struck through.

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

COUNTY COUNCIL OF BEAUFORT COUNTY

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

APPROVED AS TO FORM:

\_\_\_\_\_  
Thomas J. Keaveny, II, Esquire  
Beaufort County Attorney

ATTEST:

\_\_\_\_\_  
Ashley M. Bennett, Clerk to Council

First Reading: March 26, 2018  
Second Reading:  
Public Hearing:  
Third and Final Reading:

### 3.3.50 Regional Center Mixed Use (C5) Zone Standards

#### A. Purpose

The Regional Center Mixed Use (C5) Zone permits a full range of retail, service, and office uses. The Zone's intensity accommodates regional and community commercial and business activities. Uses include large, commercial activities that serve the entire County and highway-oriented businesses that need to be located on major highways. While this use intends high-quality, commercial character, the setback or build-to-line, landscaping and other design requirements provide a uniform streetscape that makes provision for pedestrian and transit access. The Zone is intended to be more attractive than commercial areas in other counties to maintain the attractive tourist and business environment and have minimal impact on surrounding residential areas. The Zone is not intended to be a strip along all arterials and collectors. In developing areas, the minimum depth of a parcel along an arterial or collector shall be 600'. The minimum zone size shall be 20 acres. In the older, built-up areas, new uses shall have depths and areas equal to or greater than similar uses in the area. This Zone shall be located in areas designated "regional commercial" in the Comprehensive Plan.

#### B. Building Placement

##### Setback (Distance from ROW/Property Line)

Front	25' min.
Side:	
Side, Main Building	15' min.
Side, Ancillary Building	15' min.
Rear	10' min.

##### Lot Size

Lot Size	21,780 SF min.
Width	150' min.

##### Note:

For development within a Traditional Community Plan meeting the requirements of Division 2.3, setback, minimum lot size and minimum site area requirements of the transect zone established and delineated on the regulating plan shall apply.

#### C. Building Form

##### Building Height

All Buildings	3 stories max.
Ground Floor Finish Level	No minimum

#### D. Gross Density<sup>1</sup> and Floor Area Ratio

Density	15.0 d.u./acre max. <sup>2</sup>
Floor Area Ratio <sup>23</sup>	0.37 max.

<sup>1</sup>Gross Density is the total number of dwelling units on a site divided by the Base Site Area (Division 6.1.40.F)

<sup>2</sup>Lodging that is converted unit per unit to multi-family residential may exceed maximum density with the following conditions:

1. The hotel shall have been in continuous operation for a minimum of five years.
2. To the greatest extent practicable, the site shall be revised to comply with the existing standards for multi-family residential.
3. The site shall meet the parking requirements for multi-family residential in Article 5, Division 5.5.

<sup>23</sup>Requirement applies to non-residential buildings.

#### E. Parking

##### Required Spaces: Residential Uses

Single-family detached	3 per unit
Single-family attached/duplex	2 per unit
Multi-family units	1.25 per unit
Accessory dwelling unit	1 per unit
Community residence	1 per bedroom
Live/work	2 per unit plus 1 per 300 GSF of work area

##### Required Spaces: Services or Retail Uses

Retail, offices, services	1 per 300 GSF
Restaurant, café, coffee shop	1 per 150 GSF
Drive-through facility	Add 5 stacking spaces per drive-through
Gas station/fuel sales	1 per pump plus requirement for retail
Lodging: Bed and breakfast	2 spaces plus 1 per guest room
Lodging: Inn/hotel	1 per room

##### Required Spaces: Industrial Uses

Light manufacturing, processing and packaging	1 per 500 GSF
Warehousing/distribution	1 per 2,000 GSF

For parking requirements for all other allowed uses see Table 5.5.40.B (Parking Space Requirements).

**A RESOLUTION OF THE BEAUFORT COUNTY RURAL AND CRITICAL LAND PRESERVATION BOARD RECOMMENDING COUNTY COUNCIL ADOPT AN ORDINANCE AUTHORIZING THE PLACEMENT OF A QUESTION ON THE OFFICIAL BALLOT FOR THE GENERAL ELECTION TO BE CONDUCTED NOVEMBER 6, 2018,**

*WHEREAS*, Beaufort County has experienced a very high rate of growth and the Beaufort County Council recognizes the need to preserve land that has scenic, natural, recreational, rural, and open space character which is deemed essential to the County's quality of life; and

*WHEREAS*, Beaufort County has created a citizen advisory committee known as the Beaufort County Rural and Critical Lands Preservation Board for the purpose of identifying and evaluating potential lands for preservation based upon an official criteria and ranking system established for the County; and

*WHEREAS*, Beaufort County Rural and Critical Lands Preservation Board has requested that the County conduct a referendum that if favorably approved by the citizens of Beaufort County, would allocate 1.823 mill in ad valorem taxes for the express purpose of continuing the acquisition of lands for conservation and recreation purposes; and

*WHEREAS*, Beaufort County Rural and Critical Lands Preservation Board has additionally requested that an amount not to exceed fifteen percent (15%) of the total amounts borrowed under this referendum be allowed for the use in the making of improvements, outside the scope of general property maintenance, to those lands which have been acquired by the County under previous rural and critical lands programs and all such lands acquired under this current proposed borrowing; and

*WHEREAS*, Beaufort County forecasts that a levy of 1.823 mill as requested by the Beaufort County Rural and Critical Lands Preservation will raise sufficient revenue to finance the issuance of \$50,000,000 in general obligation bonds; and

*WHEREAS*, it is the intent of Beaufort County Council that at the time of this borrowing, the anticipated repayment shall never exceed more than 1.823 mill; and

*WHEREAS*, the purposes of the bond proceeds are to provide for and protect natural areas and open space, to protect water quality from harmful effects of over-development, to preserve land for recreational activities, to preserve farm and forest land, to preserve the rural character of Beaufort County, and to protect other environmentally sensitive areas such as wetlands, marsh lands and headwater areas;

*NOW, THEREFORE, BE IT RESOLVED* the Beaufort County Rural and Critical Land Preservation Board recommends pursuant to the provisions of Section 4-9-30, *et seq.* of the *Code of Laws of South Carolina*, 1976, as amended, the Beaufort County Council directs the Beaufort County Board of Elections and Registration to print on the official ballot to be used in the General Election to be held on November 6, 2018 the following public question:



**OFFICIAL BALLOT, REFERENDUM GENERAL OBLIGATION BONDS, NOT TO EXCEED \$50,000,000 FOR LAND PRESERVATION TO PROTECT NATURAL LAND, FARMLAND AND WATER QUALITY**

**NOVEMBER 6, 2018**

**“Shall Beaufort County, South Carolina issue general obligation bonds, not to exceed \$50 million, for the purpose of land preservation, by purchasing open land in Beaufort County in order to protect water quality, protect local waterways such as the Port Royal Sound, and local creeks and rivers such as the Okatie, Broad, and May Rivers, wildlife areas, wetlands, natural lands, farmland, coastal areas, shellfish beds and nursery areas for recreational and commercial fisheries, and beaches, and provide buffers for the Marine Corps Air Station Beaufort. All expenditures shall be subject to an annual independent audit and an amount not to exceed fifteen percent (15%) of the funds that may be used to improve existing and newly acquired open space and natural areas protected under this program?”**

**If the voter wishes to vote in favor of the question, place a check or cross mark in the square after the words “In favor of the question”; if the voter wishes to vote against the question, place a check or cross mark in the square after the words “Opposed to the question.”**

**YES In favor of the question [ ]**  
**NO Opposed to the question [ ]**

If this question is approved, then Beaufort County will be authorized to issue general obligation bonds in an amount not to exceed \$50 million. The bond funds will allow Beaufort County to continue to preserve open land as well as making improvements to such lands. Bond funds may be used only for the purposes stated in the ballot question. None of the funds may be used for any other purpose, or for administrative expenses of Beaufort County. However, the County shall be permitted to expend bond funds to engage a qualifying organization(s) in the management of the Beaufort County Rural and Critical Lands Preservation Program. An annual audit will verify that the funds are used as required by law.

Adopted this 12<sup>th</sup> day of April, 2018.

Rural and Critical Lands Preservation Board

BY: Michael Mathews  
Michael Mathews, Chairman

# John Wilson Research

9323 Fairfax St. Alexandria, VA 22309 / Phone 703-619-0688 / [johnhwilson1@gmail.com](mailto:johnhwilson1@gmail.com)

## MEMORANDUM

TO: INTERESTED PARTIES

FROM: JOHN WILSON

DATE: APRIL 4, 2018

RE: KEY FINDINGS FROM A SURVEY OF VOTERS THROUGHOUT BEAUFORT COUNTY REGARDING SUPPORT FOR A BALLOT MEASURE TO CONTINUE FUNDING FOR THE RURAL AND CRITICAL LANDS PRESERVATION PROGRAM

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The Trust for Public Land commissioned John Wilson Research to complete a statistically valid survey of Beaufort County voters regarding their support for a bond referendum to fund land conservation through the Rural and Critical Lands Preservation Program. The random sample was drawn from registered voters throughout the county who had voted in the 2016 election, or registered to vote in the county since the last presidential election. Interviews were distributed proportionally throughout the county. The sample is also demographically representative of the profile of likely November 2018 voters. The survey was conducted March 27-29, 2018 on both landline and cell phones, and has an overall margin of error of +4.9%. Sampling error for subgroups within the sample will be larger.

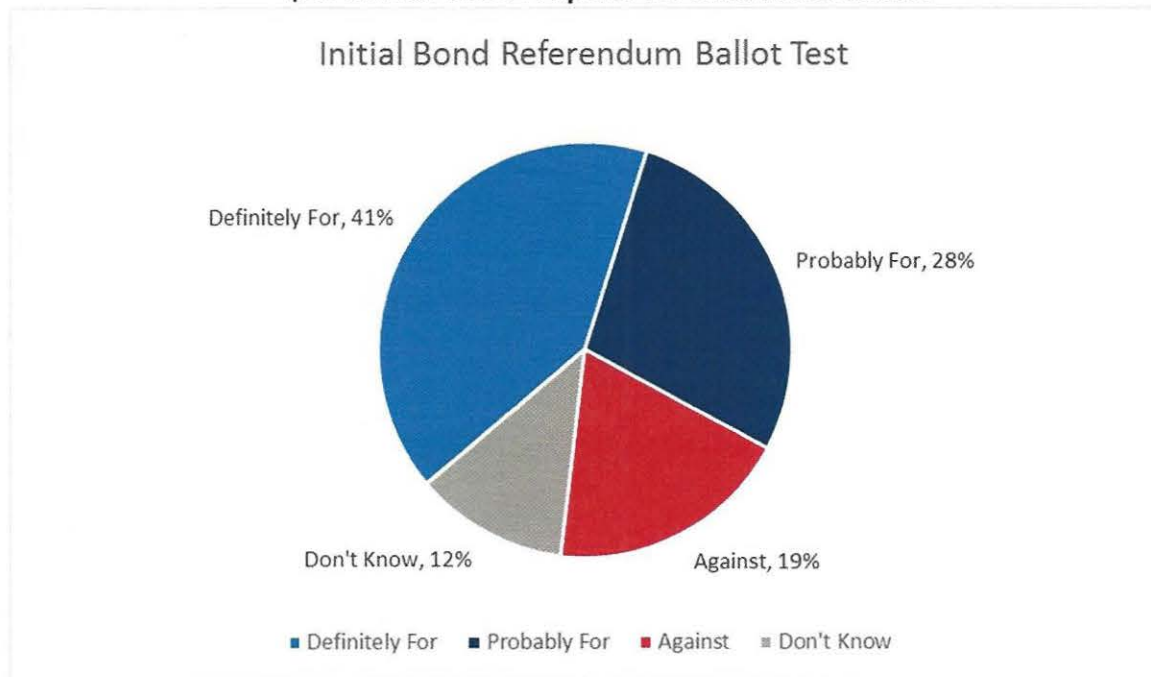
- **More than two-thirds of likely voters indicate that they would vote Yes if the election were being held today for a ballot measure that would fund land preservation through a \$50 million general obligation bond.** Respondents were presented with the following language of the proposal as it would appear on a future ballot:

*“Shall Beaufort County, South Carolina issue general obligation bonds, not to exceed \$50 million, for the purpose of land preservation, by purchasing open land, development rights and conservation easements in all areas of Beaufort County in order to alleviate traffic congestion in high growth areas and to protect water quality, natural lands, wildlife areas, farmland, parkland, recreational areas, coastal areas, rivers and wetlands, provided that all expenditures shall be prioritized based upon an official criteria and ranking system established for the County and subject to an annual independent audit?”*



Given this language, a large majority of Beaufort County voters (68 percent) indicate they will vote Yes, with 41 percent of the electorate indicating they will “definitely” vote Yes. Just 19 percent indicate opposition at this time and 13 percent are undecided.

### \$50 Million Bond Proposal for Land Preservation



- **While knowledge of the Rural and Critical Lands Preservation Program is high, Beaufort County voters support the \$50 million bond regardless of how much they know about the program.** Nearly half (49 percent) of county voters indicate they have some knowledge of the Preservation Program, with 13 percent saying they know “a great deal.” Awareness of the program is evident throughout the county with 51 percent of South County residents, 45 percent of Central County residents, and 50 percent of North County area residents indicating they know a great deal or a fair amount about the program.

Those who know about the program are very supportive of the \$50 million bond referendum. 66 percent of those who responded that they know “a great deal” or a “fair amount” about the Preservation Program say they would vote Yes for the bond, while 25 percent say they would oppose it, and 8 percent are undecided. Among those Beaufort voters who say they know either “not much” or “nothing” about the Preservation Program, support for the \$50 million bond proposal stands at 71 percent Yes, while 14 percent say they would oppose it, and 15 percent are undecided.

- **Voters respond positively to many of the specific uses for the funds for the Rural and Critical Lands Preservation Program, with an emphasis on water, including protecting water quality and local creeks and rivers.** The survey also reveals that voters are very positive about a number of ways in which funds from such a measure could be used.

Feature	% Strongly Approve	% Total Approve
To protect water quality.	80%	92%
To protect local creeks and rivers such as the Okatie, May, and Broad Rivers.	79%	95%
To preserve beaches.	74%	93%
To preserve wildlife areas.	71%	90%
To preserve coastal areas.	68%	88%
To protect shellfish beds and nursery areas for recreational fishing and commercial fisheries.	67%	91%
To protect wetlands.	68%	88%

- **Moreover, a few common sense accountability provisions also increase voter confidence in the proposal.** We tested a range of accountability provisions, many of which are already in place for the Rural and Critical Lands Preservation Program, in order to assess the impact it has on voters' willingness to support the \$50 million bond proposal. The strongest provisions are that:
  - The bond referendum language spells out in detail what the funds can be used for and the funds can only be used for those purposes. (79% more likely to vote Yes, 56% much more likely to vote Yes)
  - There will be an annual independent audit of how the funds are spent. (75% more likely to vote Yes, 52% much more likely to vote Yes)
- **After hearing more about the proposal, support increases slightly with 70 percent indicating that if the election were held today they would vote Yes for the \$50 million bond for land preservation.** In the survey, we simulated some of the give and take that could occur over the course of a campaign so that respondents heard a series of statements in support of and opposed to the proposal. After hearing all of the information over the course of the survey, fully 70 percent indicate they would vote Yes, with 35 percent saying they would definitely vote Yes. Just 19 percent oppose the proposal.

# ADD-ONS

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



Topic: Camp St. Mary's Park  
Date Submitted: April 16, 2018  
Submitted By: Josh Gruber  
Venue: Natural Resources Committee

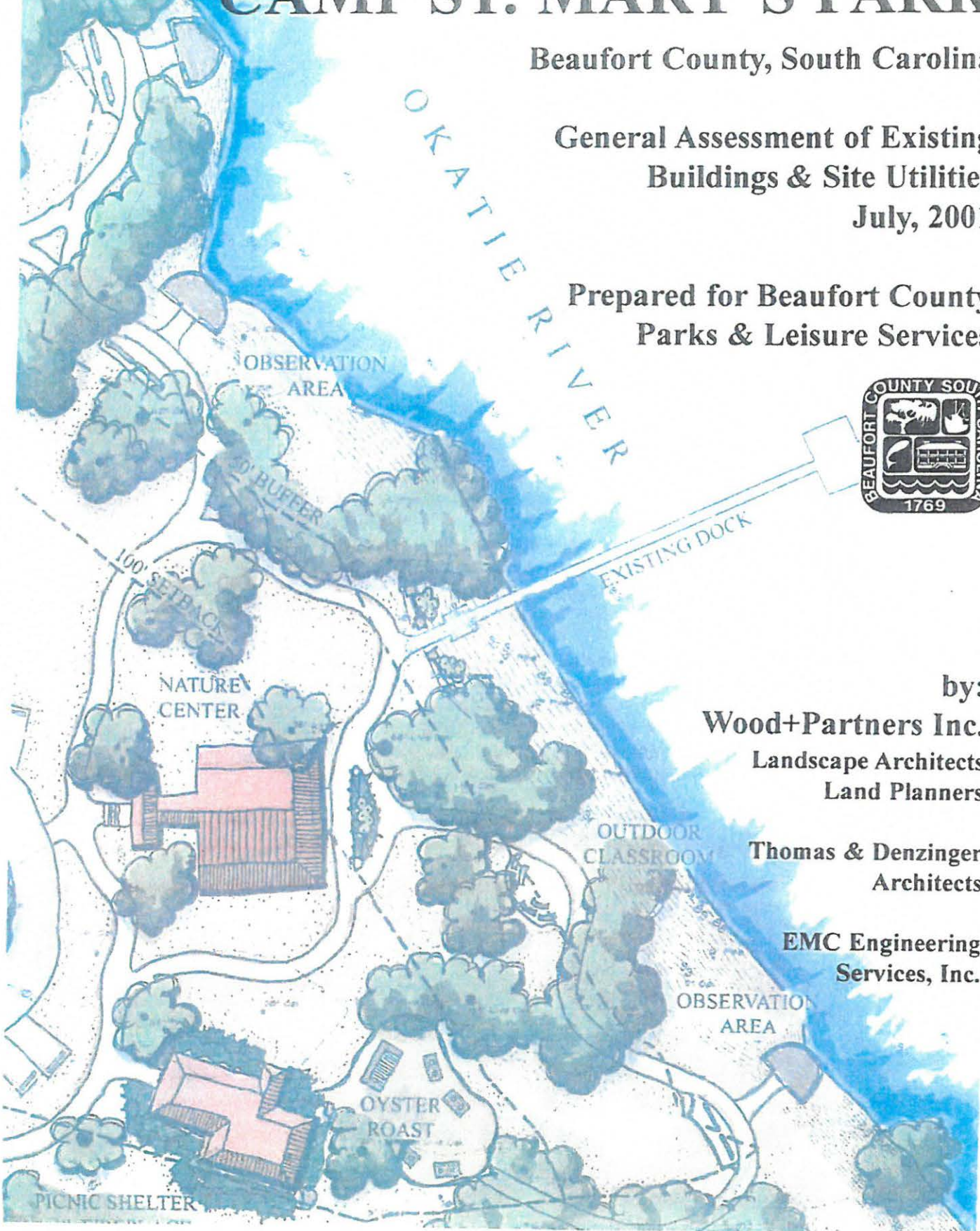
Topic: Camp St. Mary's Park  
Date Submitted: April 16, 2018  
Submitted By: Josh Gruber  
Venue: Natural Resources Committee

# CAMP ST. MARY'S PARK

Beaufort County, South Carolina

General Assessment of Existing  
Buildings & Site Utilities  
July, 2001

Prepared for Beaufort County  
Parks & Leisure Services



by:  
**Wood+Partners Inc.**  
Landscape Architects  
Land Planners  
**Thomas & Denzinger**  
Architects  
**EMC Engineering**  
Services, Inc.



# Camp St. Mary's Park

Beaufort, South Carolina

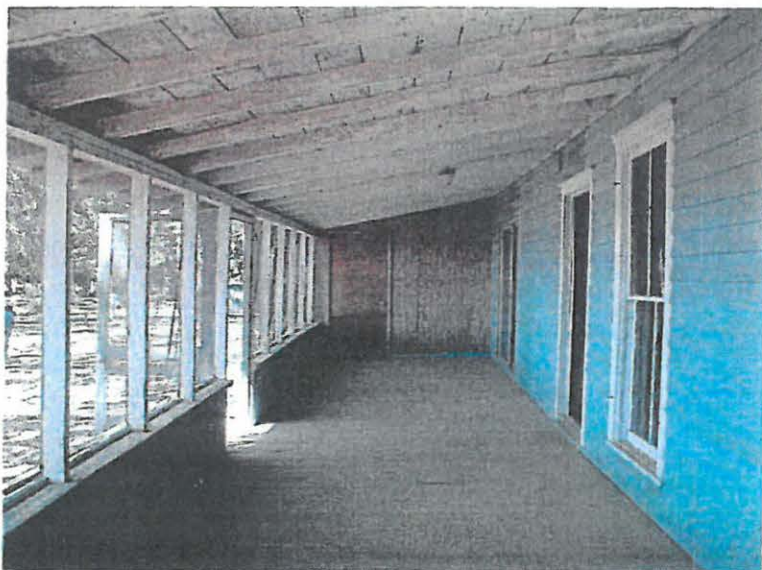
## Existing Conditions Building Analysis

### Existing Lodge



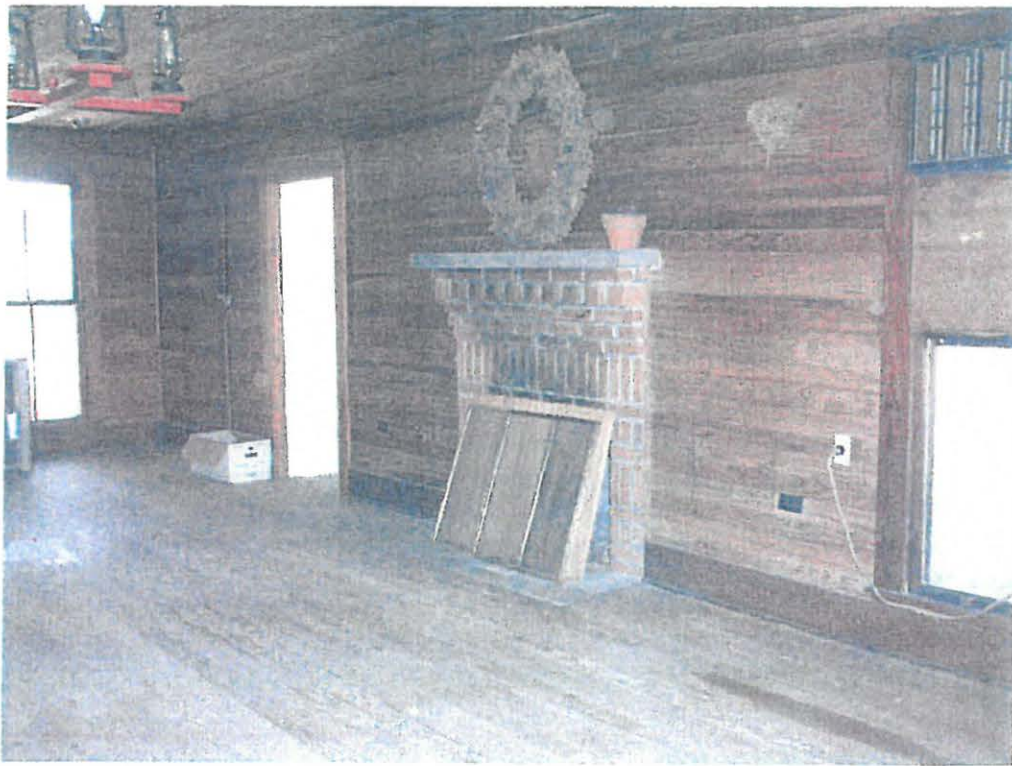
The existing lodge building has maintained the majority of its original character. Although the building has not been used recently, some modifications could allow this building to be a central element to the future park. Recommendations have been made by the steering committee to use this building as a future learning nature center.

The building is a single story wood frame structure with wood siding and shingle roof. The building is supported on masonry piers approximately three feet above grade. Suggested architectural modifications that would enhance the future design include removing the rooms that have been added to the sides of the porch shown in the following photograph, unless the area is required. If these additions remain, the doors and windows in these spaces should be replaced and these areas renovated in context with the rest of the building.



Most of the original interior finishes including the bead board walls and ceilings are in very good shape and should be refinished. This is true for the wood floors also; they will require some patching but not extensive replacement. Plumbing and electrical upgrades would be required. There is no central heating and cooling. This addition would need to be added very carefully as to not destroy the integrity of the existing aesthetic of the structure. The existing room that was probably once a kitchen has been stripped of all equipment. A modern kitchenette could be established in that room or elsewhere.

The building is not currently accessible and would require the addition of a ramp. This ramp should be a wood structure in the context of the original structure. Other building upgrades could include patching the existing roof structure, or replacing the roof with a metal roof in the character of new buildings on the site.





# Camp St. Mary's Park

Beaufort, South Carolina

## Existing Conditions Building Analysis

### Existing Chapel



The existing chapel is in use presently and could continue to be used without modifications if not requested by the owner. The existing structure consists of wood framing with an asphalt shingle roof that appears to be good condition. The structure is elevated above grade on pier foundations approximately two feet. The building has been renovated within the last ten years to include new metal siding and metal windows.

Suggestions for modifications may include interior upgrades including mechanical systems. Interior finish recommendations include removing the existing veneer paneling system, painting, and lighting upgrades. Besides HVAC additions, the chapel would only require minor renovations.





# Camp St. Mary's Park

Beaufort, South Carolina

## Existing Conditions Building Analysis

### Existing Cafeteria



The existing cafeteria building is a pre-manufactured, slab on grade, metal building assembly that includes a metal roof. The exterior structure is in good condition and requires nothing more than regular maintenance. This building is currently used and may continue to be used as a gathering space without modifications if necessary. The building contains commercial kitchen equipment as well as a serving line that opens into the main space. The other end of the building contains restrooms and a training kitchen.

Recommended modifications that would upgrade the building for future uses include the following items. The HVAC system is presently functional but should require replacement or upgrades. The restrooms are recommended to be upgraded with new finishes and fixtures that allow for ADA compliance. If the training kitchens are not required for future uses, they should be demolished and that space renovated into more useable meeting spaces. If the kitchens are to be reused, then they will require kitchen equipment and finish replacements. Other recommended interior renovations include replacing the ceiling and lighting. The existing operable partitions may be replaced if requested, but appear to be functional.

The hood at the commercial kitchen will require additional investigation as to current requirements including the fire suppression system. The building is accessible.



# Camp St. Mary's Park

Beaufort, South Carolina

## Existing Conditions Building Analysis

### Existing Dormitories

There are nine existing dormitory buildings located on the site. These buildings are all very similar in construction as well as interior finishes. Some have been renovated are currently used, others have been abandoned.

The buildings structure consists of concrete masonry walls, slab on grade, wood roof framing, and asphalt shingle roofing. The original design was two rooms with a common restroom and shower facility in between. Some of the dormitories contain thru-wall HVAC systems, but there is no central heating or cooling. In the buildings surveyed, moisture damage was present throughout.

It is recommended that the majority of these buildings be removed from the site. Early comments suggested using one of these buildings as a future pool house. It is the recommendation of this report that the building would require many upgrades to be functionally adequate as a pool house facility. The current toilets and showers would require modifications to comply with ADA requirements or a separate accessible toilet and shower could be built. The buildings would also require modifications to allow for proper ventilation. Most of the wood fascias are damaged and should also be replaced.





## **Camp St. Mary's Park**

Beaufort, South Carolina

### **Proposed Buildings**

#### **Proposed Main Shelter**

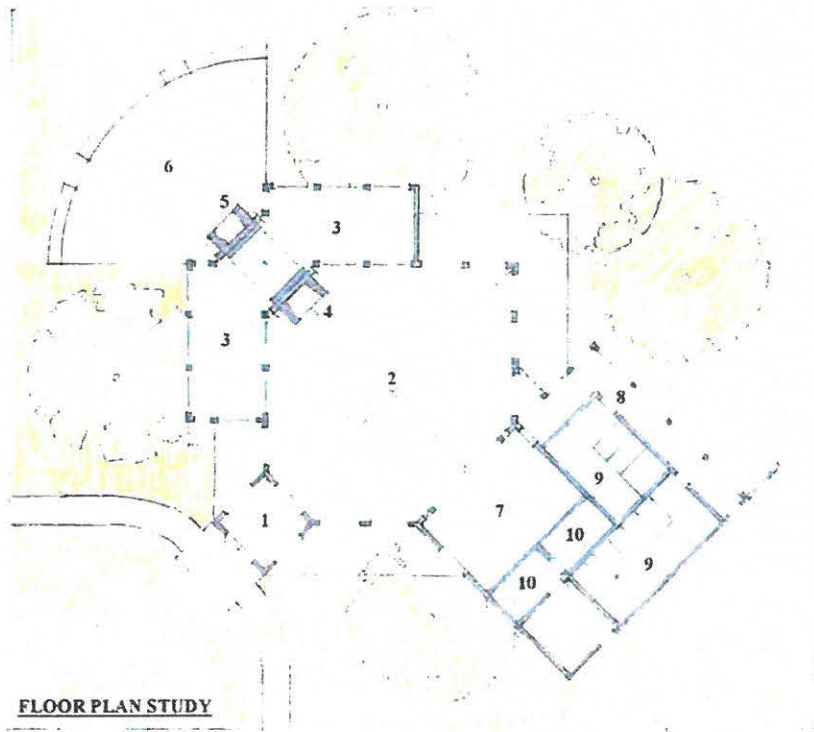
The proposed shelter is a partially open-framed clapboard sided, covered space receiving additional lighting from roof dormers. There is a screened porch directly related to the main space. This screened porch penetrates through a chimney block, which contains two fireplaces, one facing the main space and one oriented towards the outside brick terrace.

Diagonally across from the interior fireplace is a semi-enclosed space that could serve as a stage or a food service area for catered meals, or as a smaller meeting area. This space is part of a service area of enclosed spaces that includes restrooms, and utility storage rooms.

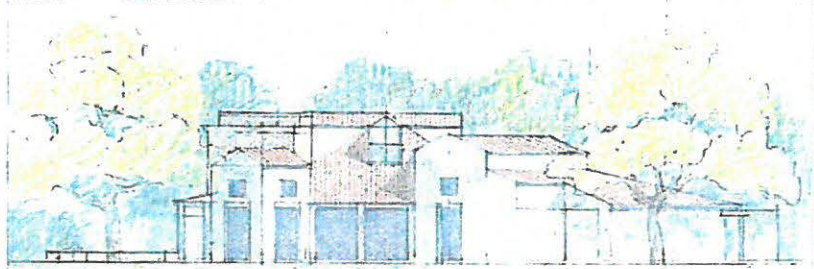
A covered connector from the main space to the restrooms provides protected access during inclement weather. The visual image is to maintain the local traditional architecture of the Lowcountry, with clapboard siding, 5-V metal roofs, and brick fireplaces.

Other proposed structures in the park may take on a similar character.

**PRELIMINARY STUDY FOR A PROPOSED MAIN SHELTER AT CAMP ST. MARY  
Beaufort County, South Carolina**



**FLOOR PLAN STUDY**



**ELEVATION STUDY**

**LEGEND**

- |                       |                                     |                                |
|-----------------------|-------------------------------------|--------------------------------|
| 1. Entrance Porch     | 5. Exterior Fireplace               | 9. Restrooms                   |
| 2. Main Space         | 6. Brick Terrace with Brick Bench   | 10. Utility Room, Storage Room |
| 3. Screen Porch       | 7. Semi-enclosed Space (Stage)      | 11. Service Yard               |
| 4. Interior Fireplace | 8. Covered Connections to Restrooms |                                |

**PRELIMINARY SITE ASSESSMENT REPORT**

**FOR**

**CAMP ST. MARY'S  
BEAUFORT PARKS AND LEISURE SERVICES  
BEAUFORT COUNTY, SOUTH CAROLINA**

**EMC PROJECT NO. 00-0448**

**PREPARED BY:**

**EMC ENGINEERINGS SERVICES, INC.  
P.O. Box 8101  
SAVANNAH, GA 31401**

**JULY, 2001**



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Prepared by:  
Jay Maupin, PE  
Reviewed by:  
Cliff Kennedy, PE, Sr. V.P.

## SITE OVERVIEW

The site is located in Beaufort County along the Okatie River west of the Broad River. The site consists of approximately 9.8 acres. The properties Identification number is R600-009-000-0003. It is zoned rural. A full site survey has been completed, and has been included as Figure 2. Additional information on the site and full size versions of the site survey are available if required.

## SUMMARY OF PROPOSED IMPROVEMENTS

### Sewer Service

The site is presently served by six(6) identified on-site septic systems. A septic tank serves each of the following: the cafeteria building, Sister Ellen's home, the nature lodge, each set of four dormitories, and remote restroom station.

The cafeteria's system is in significant disrepair and has a history of backing up according to Sister Ellen. It is our recommendation to remove this system and replace it with a more modern tank and drain field. Due to the proximity of the proposed pool complex it appears feasible at this time to combine the waste effluent from the pool house with the cafeteria system. This would eliminate the need for two separate systems for these structures.

Sister Ellen's home is served by a small system behind her home. This system appears to be operating adequately and can remain in operation. Due to the age of the system and the proposed construction activity in the surrounding area, the system should be re-evaluated on a yearly basis.

The nature lodge system could not be evaluated. The system's lack of activity made it impossible to locate and evaluate. Considering the system's age and dormancy, EMC is recommending replacing this system as well.

The dormitories and remote restroom station are slated for removal; therefore the septic tanks and associated drain fields should be removed as well.

### Water System

The on-site water system is served by an approximate two-inch well and 1,500 gallon storage tank. The well, tank and associated pump are in proper working order and good condition. The electrical system is not up to code, and the whole system is in need of modernization. Due to site layout constraints the water system is slated for demolition. EMC proposes the well house to be located to the north of the cafeteria building. The system will have the same basic components of the existing system, and the tank and pump will be evaluated to determine their ability to be reused.

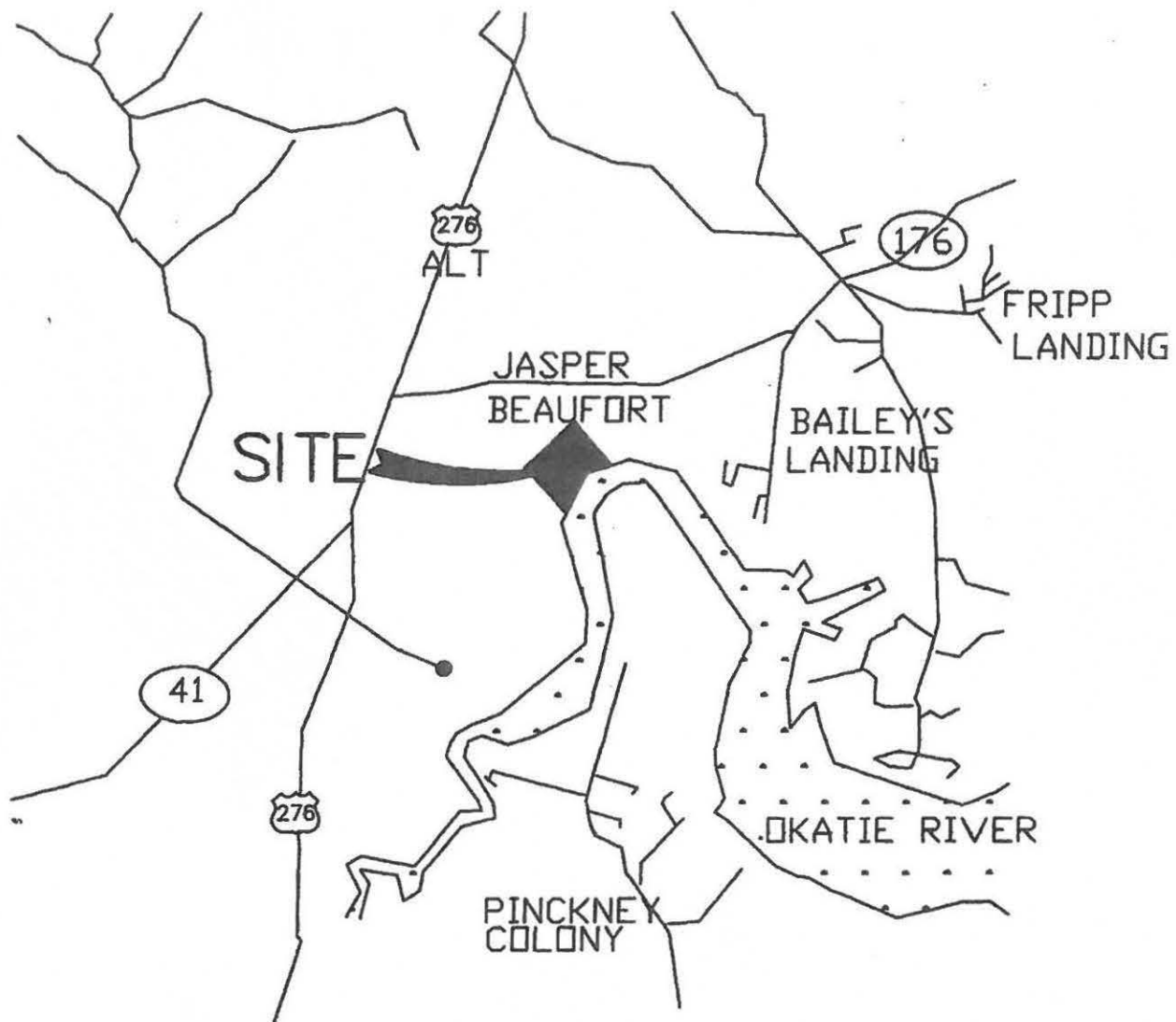
### Roadway System

The internal road system is currently an unpaved dirt system. Due to the anticipated volumes

during peak usage and frequency of usage, unpaved roadways will be inadequate. It is envisioned that the roadways be a standard asphalt paving and the parking stalls utilize an alternative porous material for paving. The conversion of the roadways to a porous type pavement will reduce the storm detention requirements, however, it may develop a tendency to clog due to the nature of the adjacent soils and use.

#### Surface Water Drainage System

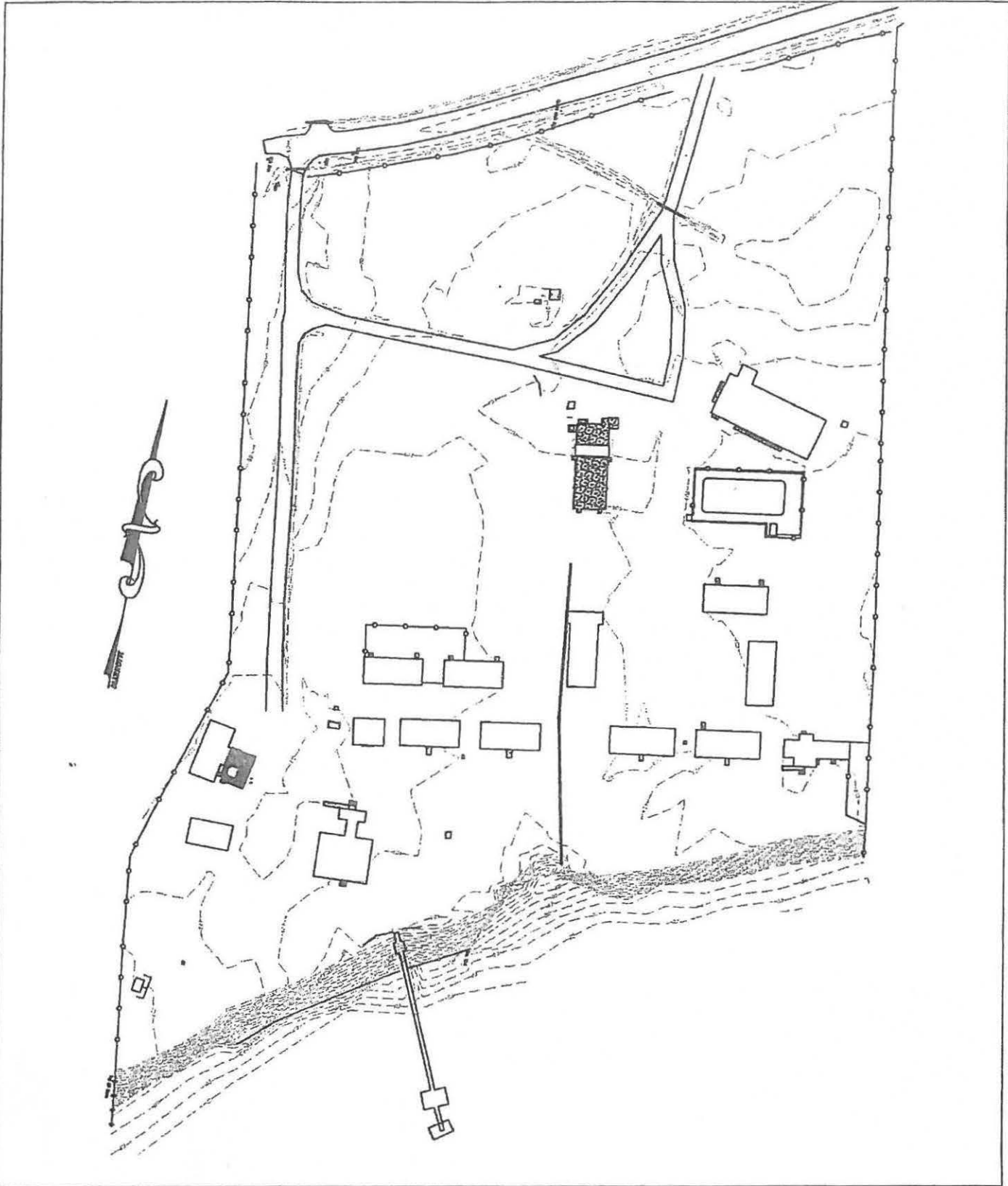
The surface water drainage system design will be driven by the steering committee's desire to use a traditional asphalt system for the roadway paving, or an alternative material. In addition the steering committee has noted its desire to reduce / eliminate direct surface water runoff to the Okatie River. Due to the nature of the project and elimination of existing impervious rooftops, a project that restores the natural drainage pattern and eliminates the direct discharge of surface water can be achieved. That being stated, it must be noted that such a design will establish areas of significant size that remain persistently wet for much of the year. This may impact functions of the park. It is EMC's recommendation that the existing drainage system be upgraded to allow for surface water drainage, and that an oil and sediment trap be established in line to minimize impacts from development.



**EMC ENGINEERING SERVICES, INC.**  
 Post Office Box 8101  
 23 East Charlton Street  
 Savannah, Georgia 31412  
 Phone: (812) 232-6533  
 Fax: (812) 232-2820

**VICINITY MAP  
 CAMP ST. MARY'S  
 BEAUFORT COUNTY PALS**

**FIGURE:  
 1**  
**PROJECT: 00-0448**



EMC ENGINEERING  
SERVICES, INC.

Post Office Box 8101  
23 East Charlton Street  
Savannah, Georgia 31412  
Phone: (912) 232-6533  
Fax: (912) 232-2920

**EXISTING CONDITIONS PLAN  
CAMP ST. MARY'S  
BEAUFORT COUNTY PALS**

FIGURE:

**2**

PROJECT: 00-0448



DESCRIPTION	QUANT.	COST	UNIT	TOTAL
-------------	--------	------	------	-------

**STATEMENT OF PROBABLE COSTS**

<b>A. Contractor's General Conditions</b>				
1. Contractor's General Conditions	1	\$454,383.83	LS	\$454,384
<b>Contractor's General Conditions Subtotal:</b>				<b>\$454,384</b>
<b>B. Earthwork</b>				
1. Site Prep, Clearing, Grubbing, Soil Removal	2	\$5,000.00	AC	\$10,000
2. Building Demolition	10	\$6,000.00	EA	\$60,000
3. Well House Demolition	1	\$3,000.00	EA	\$3,000
4. Pavilion Demolition	1	\$4,000.00	EA	\$4,000
5. Pool Demolition	1	\$15,000.00	EA	\$15,000
6. Pool Backfill	880	\$10.00	CY	\$8,800
7. Misc. & Utility Demolition	1	\$10,000.00	EA	\$10,000
8. On-Site Placement, Compaction	2,000	\$4.00	CY	\$8,000
<b>Earthwork Subtotal:</b>				<b>\$118,800</b>
<b>C. Storm Drainage</b>				
1. Erosion Control System	1	\$15,000.00	LS	\$15,000
2. Area Inlet	4	\$1,500.00	EA	\$6,000
3. Storm Sewer-15" RCP/CPP/CMP	400	\$38.00	LF	\$15,200
<b>Storm Drainage Subtotal:</b>				<b>\$36,200</b>
<b>D. Park Utilities</b>				
1. Water Service				
3" C-900 PVC/DI	1,020	\$6.00	LF	\$6,120
3" Gate Valve	6	\$350.00	EA	\$2,100
2. Sanitary Sewer				
4" PVC-SDR35	330	\$10.00	LF	\$3,300
Grease Traps	1	\$3,500.00	EA	\$3,500
Septic Systems	3	\$3,500.00	EA	\$10,500
3. Utility Extensions				
1000 gal. Storage Tank	1	\$4,000.00	LS	\$4,000
2" Well & Casing	1	\$3,000.00	LS	\$3,000
250 gpm Pump	1	\$2,000.00	LS	\$2,000
Pump House (15'x30')	1	\$25,000.00	LS	\$25,000
<b>Park Utilities Subtotal:</b>				<b>\$59,520</b>
<b>E. Park Buildings</b>				
1. Renovation of Existing Lodge into Nature Center	1	\$325,000.00	LS	\$325,000
2. Renovation of Existing Chapel	1	\$24,500.00	LS	\$24,500
3. Renovation of Existing Cafeteria Building	1	\$50,000.00	LS	\$50,000
4. New Picnic Shelter with Fireplace (approx. 1700 s.f.)	1	\$190,000.00	LS	\$190,000
5. New Pool House (approx. 2000 s.f.)	1	\$250,000.00	LS	\$250,000
6. New Gazebo (approx. 400 s.f.)	1	\$50,000.00	LS	\$50,000
7. New Picnic Shelter (approx. 400 s.f.)	1	\$45,000.00	LS	\$45,000
<b>Park Buildings Subtotal:</b>				<b>\$934,500</b>

**CAMP ST. MARY'S PARK**  
**Beaufort County Parks and Leisure Services**  
**Based on Conceptual Master Plan dated July 17, 2001**  
**Wood + Partners Inc.**

Project No. 20599  
 Prepared By: MR, JR, & KT  
 Date: July 17, 2001

<b>F.</b>	<b>Landscaping</b>				
	1.	Tree Protection/Aeration System	1	\$10,000.00	LS \$10,000
	2.	Seeding, Mulching	1	\$11,000.00	LS \$11,000
	3.	General Site Clean-up	1	\$15,000.00	LS \$15,000
	4.	Tree Work	1	\$40,000.00	LS \$40,000
	5.	Meadow Grassing	1	\$8,700.00	AC \$8,700
	6.	Landscaping	1	\$125,000.00	LS \$125,000
	7.	Irrigation	1	\$47,500.00	LS \$47,500
	<b>Landscaping Subtotal:</b>				<b>\$257,200</b>
<b>G.</b>	<b>Park Site Lighting</b>				
	1.	Walk and Parking Lot Standards	1	\$140,000.00	LS \$140,000
	<b>Park Site Lighting Subtotal:</b>				<b>\$140,000</b>
<b>H.</b>	<b>Park Signage</b>				
	1.	Misc. Park Signage & Striping	1	\$20,000.00	LS \$20,000
	<b>Park Signage Subtotal:</b>				<b>\$20,000</b>
<b>I.</b>	<b>Park Facility Development</b>				
	1.	Sitework	1	\$125,000.00	LS \$125,000
	2.	Playground & Fence	1	\$96,000.00	LS \$96,000
	3.	Swimming Pool	3,600	\$100.00	SF \$360,000
	4.	Spray Pool	1	\$30,000.00	LS \$30,000
	5.	Tot Pool	400	\$100.00	SF \$40,000
	<b>Park Facility Development Subtotal:</b>				<b>\$651,000</b>
<b>J.</b>	<b>Park Site Construction</b>				
	1.	Pool Deck	11,000	\$6.00	SF \$66,000
	2.	Pervious Path with Edging (8')	2,625	\$57.00	LF \$149,625
	3.	Observation Area	3	\$30,000.00	EA \$90,000
	4.	Picnic Area	6,752	\$6.50	SF \$43,888
	5.	Oyster Roast Area	2,345	\$6.50	SF \$15,243
	6.	Outdoor Classroom	600	\$6.50	SF \$3,900
	7.	Columns	6	\$2,500.00	EA \$15,000
	8.	Pool Fence	480	\$35.00	LF \$16,800
	9.	Park Entry Fence (wood)	555	\$35.00	LF \$19,425
	10.	Gate	1	\$25,000.00	LS \$25,000
	11.	Side Yard Fence (chain link)	1,800	\$14.50	LF \$26,100
	12.	Fence at Dock Entrance (wood)	30	\$35.00	LF \$1,050
	13.	Shade Structure	1	\$125,000.00	LS \$125,000
	14.	Porous Pavement Systems (drives)	3,900	\$40.00	SY \$156,000
	15.	Gravel Pavement System (parking stalls)	2,300	\$45.00	SY \$103,500
	16.	Wheel Stops (pressure treated wood)	77	\$100.00	EA \$7,700
	17.	Dumpster Pad & Screen	1	\$12,500.00	LS \$12,500
	<b>Park Site Construction Subtotal:</b>				<b>\$876,731</b>

**CAMP ST. MARY'S PARK**  
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<b>K. Park Site Furnishings</b>				
1. Benches	9	\$1,200.00	EA	\$10,800
2. Trash Receptacle	6	\$750.00	EA	\$4,500
3. Bike Rack (Metal 10 Bikes)	1	\$1,275.00	EA	\$1,275
4. Picnic Tables	50	\$1,500.00	EA	\$75,000
5. Oyster Roast Tables	4	\$950.00	EA	\$3,800
6. Oyster Roast Grill	1	\$7,500.00	EA	\$7,500
7. Barbeque Grills	3	\$1,200.00	EA	\$3,600
8. Pool Furniture	1	\$50,000.00	LS	\$50,000
9. Bench Swings	6	\$6,000.00	EA	\$36,000
<b>Park Site Furnishings Subtotal:</b>				<b>\$192,475</b>

**STATEMENT OF PROBABLE COSTS SUMMARY:**

A. Contractor's General Conditions	\$454,384
B. Earthwork	\$118,800
C. Storm Drainage	\$36,200
D. Park Utilities	\$59,520
E. Park Buildings	\$934,500
G. Park Site Lighting	\$140,000
H. Park Signage	\$20,000
I. Park Facility Development	\$651,000
J. Park Site Construction	\$876,731
K. Park Site Furnishings	\$192,475

**STATEMENT OF PROBABLE COSTS SUBTOTAL :** **\$3,483,609**

**15% CONTINGENCY** **\$522,541**

**STATEMENT OF PROBABLE COSTS TOTAL:** **\$4,006,151**

# CAMP ST. MARY'S PARK

Beaufort County, South Carolina

## Conceptual Framework

June 13, 2001

Prepared for:  
Beaufort County Parks and  
Leisure Services



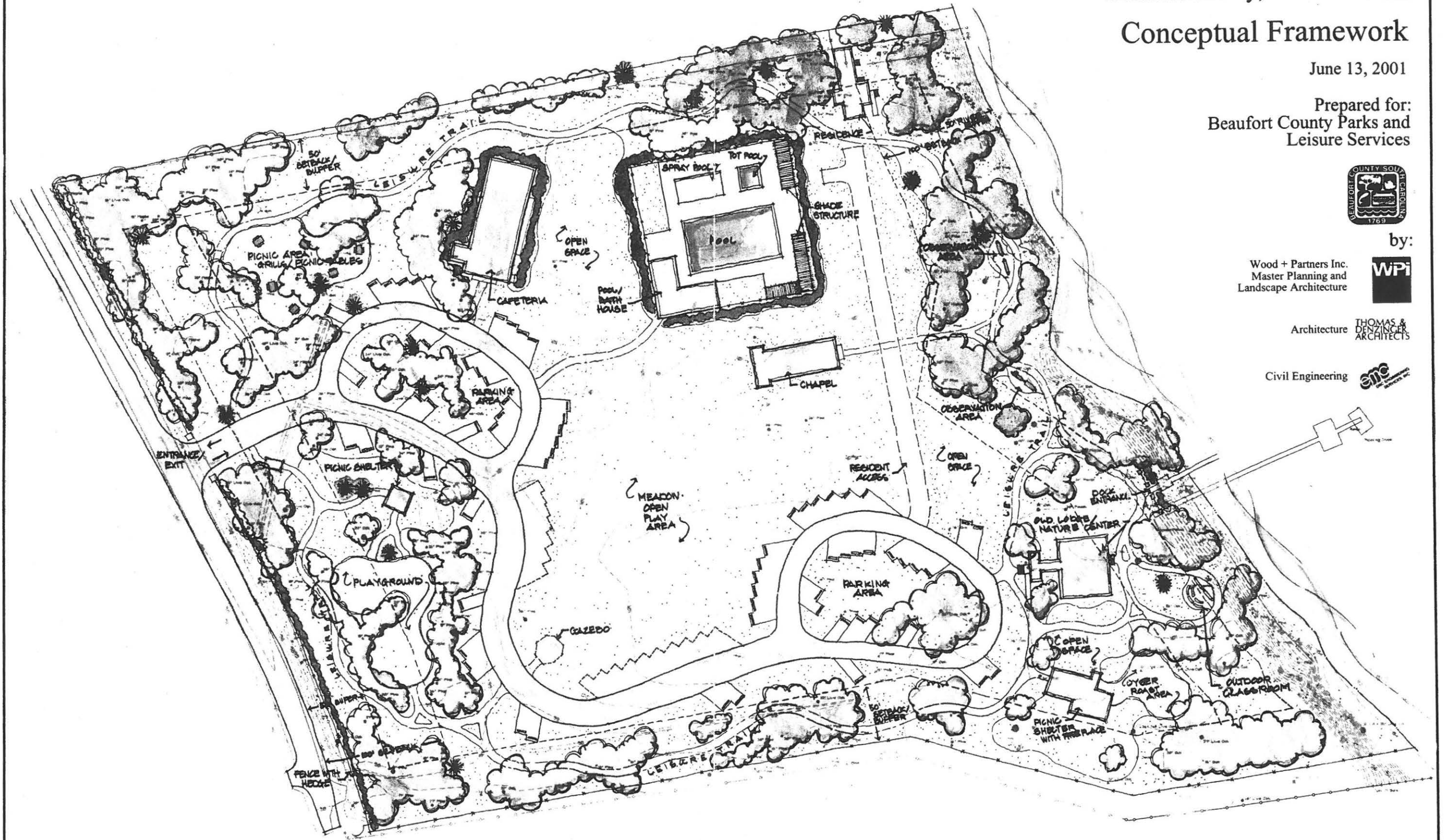
by:

Wood + Partners Inc.  
Master Planning and  
Landscape Architecture

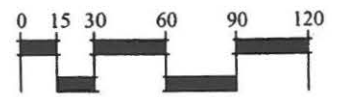


Architecture THOMAS &  
DENZINGER ARCHITECTS

Civil Engineering



NORTH



SCALE: 1" = 30'



# CAMP ST. MARY'S PARK

Beaufort County, South Carolina

## Conceptual Master Plan

July 17, 2001

Prepared for:  
Beaufort County Parks and  
Leisure Services




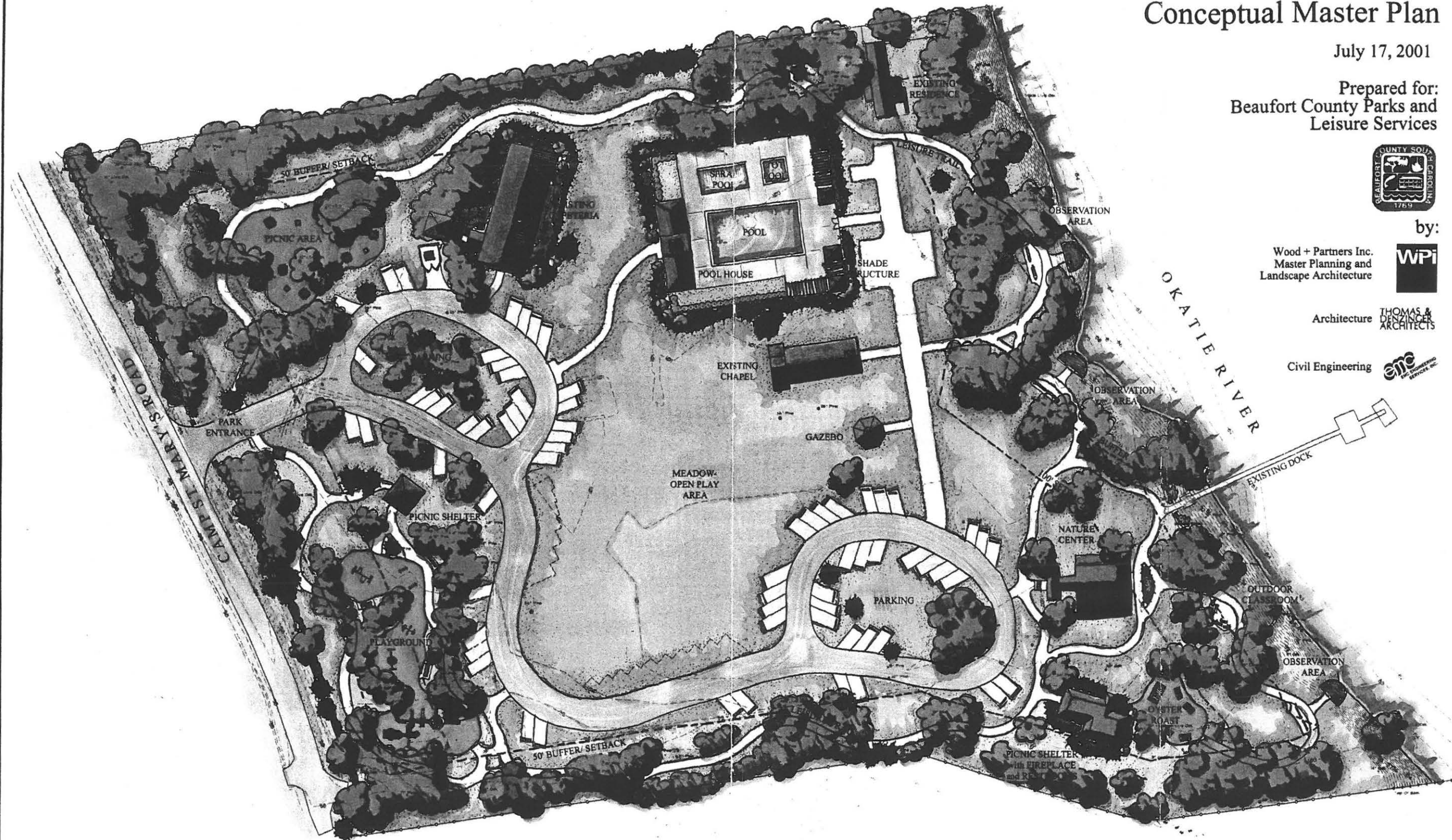
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Master Planning and  
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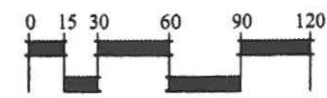


Architecture THOMAS &  
DESIGNER ARCHITECTS

Civil Engineering 



NORTH



SCALE: 1" = 30'

# CAMP ST. MARY'S PARK

Beaufort County, South Carolina

## Field Observations

June 13, 2001

Beaufort County Parks and Leisure Services



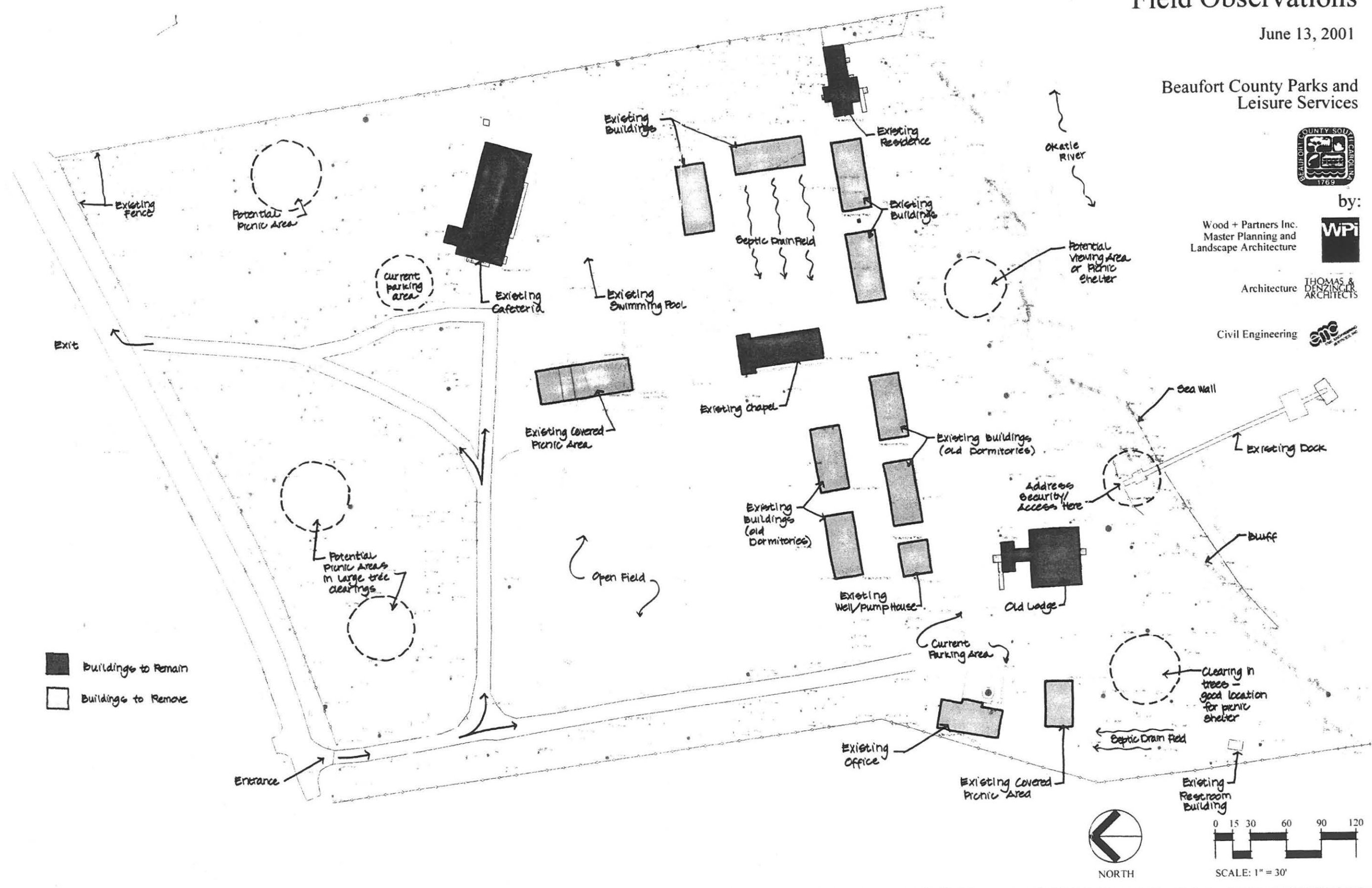
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Landscape Architecture



Architecture THOMAS & DENZINGER ARCHITECTS

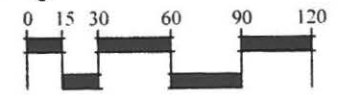
Civil Engineering



■ Buildings to Remain  
□ Buildings to Remove



NORTH



SCALE: 1" = 30'



Topic: Camp St. Mary's Park  
Date Submitted: April 16, 2018  
Submitted By: Rob McFee  
Venue: Natural Resources Committee



## MEMORANDUM

To: Natural Resources Committee of Beaufort County Council

From: Rob McFee, Director of Engineering & Infrastructure

Subject: Camp St. Mary's

Date: February 27, 2018

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The Camp St. Mary's Park "General Assessment of Existing Facilities and Conceptual Plan" recommended improvements to the park that were estimated in excess of \$4M in 2001. Funding for the conceptual plan was not approved. A recent inspection of the Lodge and Chapel (both buildings are shuttered) confirmed that further deterioration has occurred since the 2001 report.

It is recommended that a limited stabilization plan be implemented that would include improvements/replacement of the electrical systems, HVAC systems, roofing systems and miscellaneous repair to both facilities in an effort to prevent further interior and exterior damage from the elements. The limited stabilization costs for the Lodge and the Chapel is estimated at \$258,000. Below is a breakdown of those costs.

Chapel	
• Electrical	\$45,000
• HVAC	\$32,000
• Roof	\$40,000
• Misc. Repairs	<u>\$22,000</u>
	\$139,000
Lodge	
• Electrical	\$40,000
• HVAC	\$32,000
• Roof	\$35,000
• Misc. Repair	<u>\$12,000</u>
	\$119,000
Total	\$258,000

Topic: Camp St. Mary's Park

Date Submitted: April 16, 2018

Submitted By: Rob McFee

Venue: Natural Resources Committee















