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COUNTY ADMINISTRATOR

SARAH W. BROCK  
CLERK TO COUNCIL

AGENDA  
NATURAL RESOURCES COMMITTEE

Monday, October 21, 2019

3:00 p.m.

*(or immediately following the Community Services Committee Meeting)*

Council Chambers, Administration Building  
Beaufort County Government Robert Smalls Complex  
100 Ribaut Road, Beaufort

Committee Members:  
Alice Howard, Chairman  
Gerald Dawson, Vice Chairman  
Michael Covert  
York Glover  
Chris Hervochon

Staff Support:  
Eric Greenway, Community Development  
Director  
Ebony Sanders, Assessor  
Eric Larson, Division Director Environmental  
Dan Morgan, Mapping & Applications  
Director

1. **CALL TO ORDER – 3:00 p.m.**

2. **PLEDGE OF ALLEGIANCE**

3. **INTRODUCTIONS**

*[Public notification of this meeting has been published, posted, and distributed in compliance with the South Carolina Freedom of Information Act]*

4. **APPROVAL OF AGENDA**

5. **APPROVAL OF MINUTES**

A. August 19, 2019 (backup)

6. **CITIZEN COMMENTS** (Comments regarding agenda items only)

7. **EXECUTIVE SESSION**

A. Discussion of proposed purchase of properties and issues incident thereto  
(Lobeco Chemical Site) / Eric Greenway, Community Development Director

8. **MATTERS ARISING OUT OF EXECUTIVE SESSION**

9. **ACTION ITEMS**



- A. **Camp St. Mary's Discussions and Designations** - *Stefanie Nagid, Passive Parks Manager* (backup)
  - B. **Approval of a text amendment to the Lady's Island Community Preservation and Lady's Island Expanded Home Business District Districts to limit residential density to developments not located on public sewer** - *Robert Merchant, AICP, Deputy Director, Community Development Department* (backup)
  - C. **Request to reserve \$4.235M for the planning and construction of public access and passive recreation projects on RCLP passive parks** - *Stefanie M. Nagid, Passive Parks Manager* (backup)
  - D. **Contract award to Design Workshop for conceptual planning services for Whitehall Park in the amount of \$84,317.00** - *Stefanie M. Nagid, Passive Parks Manager / Dave Thomas, Purchasing Director* (backup)
10. **APPOINTMENTS AND REAPPOINTMENTS** (backup)
- A. Planning Commission – Vacancy District 2
  - B. Rural & Critical – Vacancy District 7
  - C. Southern Beaufort County Corridor – Vacancies District 5 and Town of Bluffton  
Appointee
  - D. Appointment of Jason Hincer to the Beaufort - Town of Port Royal Metropolitan  
Planning Commission (MPC)
11. **ADJOURNMENT**



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## BEAUFORT COUNTY COUNCIL

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### Agenda Item Summary

**Item Title:**

Approval of Minutes

**Council Committee:**

Natural Resources

**Meeting Date:**

October 21, 2019

**Committee Presenter (Name and Title):**

**Issues for Consideration:**

Approval of October 21, 2019 Minutes

**Points to Consider:**

**Funding & Liability Factors:**

None.

**Council Options:**

Approve, Modify or Reject

**Recommendation:**

Approve

**MINUTES  
NATURAL RESOURCES COMMITTEE**

**August 19, 2019**

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

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

**ATTENDANCE:**

Present: Committee Chairwoman Howard and members Gerald Dawson, Chris Hervocho, York Glover, and Michael Covert

Ex-officio: Brian Flewelling, Joseph Passiment, Steward Rodman, Paul Sommerville  
Lawrence McElynn, and Mark Lawson

Absent:

Staff: Eric Greenway, Community Development Director; Ashley Jacobs, County Administrator; Daniel Rybak, Assistant Stormwater Manager; Thomas J. Keaveny II, Beaufort County Attorney; Barbara Holmes, Beaufort County Open Land Trust; and Alex Shuford, Beaufort County Open Land Trust.

Media: Joe Croley, Lowcountry Inside Track

**CALL TO ORDER**

The time the meeting began 2:00 p.m.

**APPROVAL OF AGENDA**

**Motion:** It was moved by Councilman Sommerville, seconded by Councilman Glover to remove item #7 from the agenda and move Executive Session to the first item on the agenda. The vote: YAYS - Councilwoman Howard, Councilman Passiment, Councilman Sommerville, Councilman Dawson, Councilman Flewelling, Councilman Glover, Councilman Rodman, Councilman Hervocho and Councilman Covert. The motion passed.

**\*No motion to approve agenda as amended\***



**\*No motion to go into Executive Session\***

### **EXECUTIVE SESSION**

Executive Session started at 2:04

**Motion:** It was moved by Councilman Sommerville, seconded by Councilman Hervochon to amend the agenda to include Matters Arising Out of Executive Session. The vote: YAYS- Councilwoman Howard, Councilman Hervochon, Councilman Flewelling, Councilman Glover, Councilman Dawson, and Councilman Sommerville. The motion passed.

### **MATTERS ARISING OUT OF EXECUTIVE SESSION**

**Motion:** It was moved by Councilman Glover, seconded by Councilman Sommerville to do due diligence on 2019 G. The vote: YAYS- Councilwoman Howard, Councilman Sommerville, Councilman Dawson, Councilman Flewelling, Councilman Glover, Councilman Hervochon and Councilman Covert. The motion passed.

**Motion:** It was moved by Councilman Glover, seconded by Councilman Sommerville to do due diligence on 2019 F and bring the information back to the Natural Resources Committee upon completion. The vote: YAYS- Councilwoman Howard, Councilman Sommerville, Councilman Dawson, Councilman Flewelling, Councilman Glover, Councilman Hervochon and Councilman Covert. The motion passed

### **APPROVAL OF MINUTES**

**Motion:** It was moved by Councilman Sommerville seconded by Councilman Glover to approve the minutes of May 20th and June 17<sup>th</sup> as presented. The vote: YAYS- Councilwoman Howard, Councilman Sommerville, Councilman Dawson, Councilman Flewelling, Councilman Glover, Councilman Hervochon and Councilman Covert. The motion passed

### **CITIZENS COMMENTS**

Ryan Stefonick, Collins Group Realty discussed having covenants and restrictions placed on 75 Confederate Ave.

Tommy Crisatella, Friends of Gardens Corner discussed the beautician of the Gardens Corner area.

Sally Murphy, Secretary of Friends of Gardens Corner, discussed the positive feedback loop on the intersection of Gardens Corner.

Michael Murphy, Chairman of Keep Beaufort County Beautiful stated he wanted to show his support on the project Gardens Corner.

Debra Johnson, advisor to Friends of Gardens Corner, stated the intersection entering Beaufort County is important and would like the committee to show support of this project.

Ricky Parker, Coastal Conservation League, discussed agenda item #10

Terry Lastiter, discussed his disapproval of the River Oaks PUD.

### **ACTION ITEMS**

**Item:** **A resolution implementing a Regional Housing Trust Fund** - Eric Greenway, Community Development Director

**Motion:** It was moved by Councilman Dawson seconded by Councilman McElynn to adopt the resolution. The vote: YAYS- Councilwoman Howard, Councilman Passiment, Councilman McElynn, Councilman Sommerville, Councilman Dawson, Councilman Flewelling, Councilman Glover, Councilman Rodman, Councilman Hervocho, and Councilman Covert.. The motion passed.

**Recommendation:** Adopt the Resolution

**Item:** **Project Management, Landscape Installation & Maintenance Services for the Highway 17 Medians & Traffic Circle at Gardens Corner** - Eric Greenway, Director Community Development Department and Nancy R. Moss, Community Development Planner

**Motion:** It was moved by Councilman Sommerville seconded by Councilman Dawson to Authorize the County Administrator to execute the SCDOT encroachment permit and maintenance Agreement forms and to put this project out to bid. The vote: YAYS- Councilwoman Howard, Councilman Passiment, Councilman McElynn, Councilman Sommerville, Councilman Dawson, Councilman Flewelling, Councilman Glover, Councilman Rodman, Councilman Hervocho, and Councilman Covert.. The motion passed.

**Recommendation:** Sign DOT maintenances agreement of \$175,000, Take bids for the work on Gardens Corner.

**Item:** **Rural and Critical Lands Program and Board Ordinances** - Eric Greenway, Community Development Director

**Discussion:** Councilwoman Howard read Michael Matthews statement.

**Recommendation:** To send back to the board to review the comments and include those agreed upon comments into the ordinance.

**Item:** **Consideration to place covenants and restrictions on the fee simple acquisition, 75 Confederate Avenue**, Eric Greenway, Community Development Director

**Discussion:** Mr. Keaveny stated the county needs to make a decision on the covenants and restrictions on this property.

**Motion:** It was moved by Councilman Covert, Seconded by Councilman Flewelling to authorize the County Administrator to begin the process of placing Covenants &/or Deed Restrictions on the property known as 75 Confederate Rd in Bluffton, Beaufort County, South Carolina for the purposes of retaining and protecting the natural, scenic, and open space values of this particular

property, assuring its availability for the general public to use and enjoy as a passive park, for recreational and educational opportunities, to maintain open space use, all while protecting its natural features and resources, maintaining and/or enhancing water and air quality, and/or preserving and protecting the natural aspects of the property in perpetuity. The vote: YAYS- Councilwoman Howard, Councilman Dawson, Councilman Covert, Councilman Glover, Councilman Hervocho, Councilman Flewelling, Councilman Sommerville, Councilman McElynn, Councilman Passiment, Councilman Lawson, and Councilman Rodman. The motion passed

**Recommendation:** Forward to Council for approval.

**Item:** **River Oaks** - Eric Greenway, Community Development Director

**Discussion:** Eric Greenway stated that they got the density of the property down to 315 homes from 330.

Richard Swartz stated that there will be 40 deeded units that will be deed restriction for 20-25 years. Most of the community will be considered affordable housing as homes will be sold for approximately \$180,000.

**Motion:** It was moved by Councilman Hervocho seconded by Councilman Covert. The vote: YAYS - Councilman Covert, Councilman Glover, Councilman Hervocho, Councilman Passiment, Councilman Lawson and Councilman Rodman. NAYS - Councilwoman Howard, Councilman Dawson, Councilman Sommerville, Councilman Flewelling, and Councilman McElynn. The Vote 6:5. The motion passed

**Recommendation:** Forward to Council for approval.

**Item:** **Consideration of appointments and reappointments**

#### **Rural and Critical Lands Board**

**Motion:** It was moved by Councilman Hervocho seconded by Councilman Flewelling to appoint Ryan Stefonick to Rural and Critical Lands Preservation board. The vote: YAYS- Councilman Covert, Councilman Glover, Councilman Hervocho, Councilman Passiment, Councilman Lawson, Councilman Rodman, Councilwoman Howard, Councilman Dawson, Councilman Sommerville, Councilman Flewelling, and Councilman McElynn. The motion passed

#### **Southern Beaufort County Corridor Beautician Board**

**Motion:** It was moved by Councilman Hervocho seconded by Councilman Flewelling appoint Dennis Nielsen to the Southern Beaufort County Corridor Beautician Board. The vote: YAYS- Councilman Covert, Councilman Glover, Councilman Hervocho, Councilman Passiment, Councilman Lawson, Councilman Rodman, Councilwoman Howard, Councilman Dawson, Councilman Sommerville, Councilman Flewelling, and Councilman McElynn. The motion passed.

### **Planning Commission**

**Motion:** It was moved by Councilman Flewelling seconded by Councilman Dawson appoint Harold Mitchell to Planning Commission for district 1. The vote: YAYS- Councilman Covert, Councilman Glover, Councilman Hervochoch, Councilman Passiment, Councilman Lawson, Councilman Rodman, Councilwoman Howard, Councilman Dawson, Councilman Sommerville, Councilman Flewelling, and Councilman McElynn. The motion passed.

### **Zoning Board of Appeals**

**Motion:** It was moved by Councilman Passiment seconded by Councilman Glover reappoint Kevin Mack on Zoning Board of Appeals. The vote: YAYS- Councilman Covert, Councilman Glover, Councilman Hervochoch, Councilman Passiment, Councilman Lawson, Councilman Rodman, Councilwoman Howard, Councilman Dawson, Councilman Sommerville, Councilman Flewelling, and Councilman McElynn. The motion passed.

### **Adjournment**

Ratified by Committee:



## BEAUFORT COUNTY COUNCIL

### Agenda Item Summary

#### Item Title:

Camp St. Mary's Discussion

#### Council Committee:

Natural Resources

#### Meeting Date:

October 21, 2019

#### Committee Presenter (Name and Title):

Stefanie Nagid, Passive Parks Manager

#### Issues for Consideration:

1. Discuss future use.
2. Designate the property to a Department.
3. Authorize funding to raze the buildings.

#### Points to Consider:

1. Property use options include passive park, active park, or rental property; all of which would allow a long-term lease on the property via the County RFP process.
2. Departments for consideration depending on decided use include Community Development (passive park), Parks and Recreation (active park), or Facilities Management (rental property).
3. \$50,000 estimated to raze all structures on the property from General Revenue.

#### Funding & Liability Factors:

\$50,000 from General Revenue to raze all structures.

#### Council Options:

- 1) Decide on future use, departmental home, and authorize razing funds, 2) Decide on future use and departmental home, 3) Decide on departmental home

#### Recommendation:

Decide on future use, departmental home, and authorize \$50,000 of General Revenue to be used towards razing all property structures.



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## BEAUFORT COUNTY COUNCIL

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### Agenda Item Summary

#### Item Title:

Text Amendment to LICP and LIEHB Districts to limit residential density to developments not located on public sewer.

#### Council Committee:

Natural Resources

#### Meeting Date:

October 21, 2019

#### Committee Presenter (Name and Title):

Robert Merchant, AICP, Deputy Director, Community Development Department

#### Issues for Consideration:

The amendment would do the following in the Lady's Island Community Preservation (LICP) and the Lady's Island Expanded Home Business District (LIEHB) Districts:

- Limit minimum lot size for minor subdivisions (4 lots or fewer) to ½ acre.
- Limit density of major subdivisions (greater than 4 lots) that are served by on-lot septic systems to one dwelling unit per 2 acres.

#### Points to Consider:

This amendment was initiated by the Beaufort County Community Development Department to implement one of the recommendations of the Lady's Island Plan.

#### Funding & Liability Factors:

None

#### Council Options:

Approve or disapprove

#### Recommendation:

Approve zoning text changes as submitted.



# MEMORANDUM

**To:** Natural Resources Committee – Beaufort County Council  
**From:** Robert Merchant, AICP, Deputy Community Development Director  
**Subject:** Text amendment to the Lady’s Island Community Preservation District (LICP) and the Lady’s Island Expanded Home Business District (LIEHB) to limit residential density to developments not located on public sewer (Appendix A, Division A.2 and A.3).  
**Date:** October 21, 2019

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## STAFF REPORT:

### A. BACKGROUND:

**Case No.** ZTA 2019-01  
**Applicant:** Community Development Department  
**Proposed Text Change:** Amend Appendix A of the Community Development Code to limit residential density when public sewer is not available in the Lady’s Island Community Preservation District (LICP) and the Lady’s Island Expanded Home Business District (LIEHB).

**B. SUMMARY OF REQUEST.** Both the Community Preservation District and the Expanded Home Business District on Lady’s Island allow residential development of up to three dwelling units per acre to occur with no requirement to tap into public sewer. This amendment would limit residential density in these districts to one dwelling unit per two acres for development served by on-lot septic systems. The purpose of the proposed amendment is to manage growth on Lady’s Island by encouraging more orderly development patterns. This amendment also promotes environmental health by limiting the proliferation of on-lot septic systems on small lots.

The amendment would do the following in the LICP and LIEHB Districts:

- Limit minimum lot size for minor subdivisions (4 lots or fewer) to ½ acre.
- Limit density of major subdivisions (greater than 4 lots) that are served by on-lot septic systems to one dwelling unit per 2 acres.

The minimum lot size for minor subdivisions provides flexibility for owners of small properties without public sewer access. These owners would otherwise not be permitted to subdivide their properties if an outright density restriction of 1 dwelling unit per 2 acres were applied.

**C. LADY’S ISLAND PLAN.** This proposed amendment is specifically recommended in the Lady’s Island Plan as one component of an overall growth management strategy for the island. The plan raised concern that the amount of growth that could happen under current policies and regulations could exceed the capacity of infrastructure and natural systems on the island. The plan offers the following framework for growth management on Lady’s Island:

1. Match provision of sewer or septic to development density.
2. Consider policies and regulations to limit fill dirt.
3. Consider establishment of a Sea Level Rise Overlay Zone.
4. Modify the growth boundary.
5. Monitor growth trends to ensure infrastructure concurrency.
6. Purchase land and conservation easements.
7. Consider other growth management tools.

The Community Development Department is currently working with other local governments and stakeholders to address other items in the list above.

**D. ANALYSIS:** Sec. 7.7.30(C). Code Text Amendment Review Standards. The advisability of amending the text of this Development Code is a matter committed to the legislative discretion of the County Council and is not controlled by any one factor. In determining whether to adopt or deny the proposed text amendment, the County Council shall weigh the relevance of and consider whether, and the extent to which, the proposed amendment:

**1. Is consistent with the goals, objectives, and policies of the Comprehensive Plan:**

The proposed amendment is consistent with the goal of the Comprehensive Plan to maintain a distinct regional form of compact urban and suburban development surrounded by rural development for the purpose of reinforcing the valuable sense of unique and high quality places within the region (Land Use Element pg. 4-1). Also, Beaufort County should not target the expansion and location of new regional sewage collection and transmission facilities in rural areas except where a documented public health or environmental safety issue has been identified (Community Facilities Element pg. 11-51). Finally, this amendment implements a key growth management recommendation in the Lady's Island Plan.

**2. Is not in conflict with any provision of this Development Code or the Code of Ordinances:**

The proposed change does not conflict with any other provisions of the Community Development Code or Code of Ordinances.

**3. Is required by changed conditions:** Not Applicable

**4. Addresses a demonstrated community need:** The Lady's Island Plan expresses the need for a clearly defined and coordinated pattern of growth that respects the capacity of the island's infrastructure, public services, and natural resources, including emergency evaluation needs (pg. 31). This amendment would address that need by limiting the density of single family development which will help to establish a more orderly growth pattern.

**5. Is consistent with the purpose and intent of the zones in this Development Code, or would improve compatibility among uses and ensure efficient development within the County:** This amendment is consistent with the intent of the LICP and LIEHB districts. It is the intent of the LICP to guide residential development in such a manner as to encourage and plan for the availability of public services and infrastructure, and this amendment would align with that purpose. The same standards should be adopted in the LIEHB, as development in this district must blend into and maintain the residential fabric of the area.

**6. Would result in a logical and orderly development pattern:** See response to Item 4 above.

**7. Would not result in adverse impacts on the natural environment, including but not limited to water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment:** The proposed amendment would not result in adverse impacts on the natural environment.

**E. RECOMMENDATION:** Staff recommends approval.

**F. METRO PLANNING COMMISSION (MPC):** This text amendment was reviewed by the Metro Planning Commission at their August 19, 2019 meeting where they unanimously voted to support the staff recommendation.

**G. BEAUFORT COUNTY PLANNING COMMISSION:** This text amendment was reviewed by the Beaufort County Planning Commission at their October 7, 2019 meeting where they unanimously voted to support the staff recommendation

**H. ATTACHMENTS:**

- Proposed changes to the CDC
- Map of Impacted Zoning Districts



# Lady's Island Community Preservation (LICP)

## A.2.50 Conditional and Special Use Standards

This section describes the standards governing conditional and special uses as designated in Table A.2.40.A of this division. These standards are in addition to other standards required elsewhere in the Beaufort County Community Development Code (CDC), but supersede the conditional, special use, and accessory use standards in Article 4 of the CDC.

### M. Single-family detached, single-family cluster, and duplexes

#### a. Major Subdivisions

- i. **With public sewer.** Major subdivisions (see Subsection 6.1.30.B) with public sewer shall have a maximum gross density of two dwelling units per acre and a minimum site area of one acre, as per Table A.2.60.A.
- ii. **Without public sewer.** Major subdivisions without public sewer shall have a maximum gross density of one dwelling unit per two acres.

#### b. Minor Subdivisions (see Subsection 6.1.30.A) without internal streets and served by public sewer shall have a minimum site area of one-half acre, as per Table A.2.60.A.

#### c. Single-family clusters and duplexes are required to be served by public sewer.

## A.2.60 Development Standards

**Table A.2.60.A Open Space and Density Standards**

Residential Type	Minimum open space requirement (% of site area)	Density (per acre)		Wastewater Treatment	Minimum Site Area (acres)
		Max. Gross	Max. Net		
Single-family without sewer	20%	0.5	0.5	OS	0.5
Single-family with sewer	20%	2.0	3.0	OS P	1
Single-family Cluster	35%	2.2	3.2	OS P	5
Duplex	35%	3.0	3.7	OS P	5
Multifamily (mansion apartments and apartment houses)	45%	4.0	3.8	P	15
Traditional Community Plan	See Article 2, Section 2.3.80	3.5	n/a	P	See Article 2, Table 2.3.40
Other Permitted Uses	35%	n/a	n/a	OS	10,000 SF

**Table A.2.60.B Lot and Building Standards**

Land Use	Minimum Lot Size	Minimum Lot Width	Minimum Setback			Maximum Building Height
			Street	Side Yard	Rear Yard	
Single-family without sewer	21,780 SF	100 feet	20 feet	15 Feet	20 Feet	35 Feet
Single-family	10,890 SF	80 Feet	20 Feet	15 Feet	20 Feet	35 Feet

# Lady's Island Expanded Home Business (LIEHB)

## A.3.50 Conditional and Special Use Standards

This section describes the standards governing conditional and special uses as designated in Table A.3.40.A of this division. These standards are in addition to other standards required elsewhere in the Beaufort County Community Development Code (CDC), but supersede the conditional, special use, and accessory use standards in Article 4 of the CDC.

### G. Single-family detached, single-family cluster, and duplexes

1. Major Subdivisions
  - a. **With public sewer.** Major subdivisions (see Subsection 6.1.30.B) with public sewer shall have a maximum gross density of two dwelling units per acre and a minimum site area of one acre, as per Table A.3.60.A.
  - b. **Without public sewer.** Major subdivisions without public sewer shall have a maximum gross density of one dwelling unit per two acres.
2. Minor Subdivisions (see Subsection 6.1.30.A) without internal streets and served by public sewer shall have a minimum site area of one-half acre, as per Table A.3.60.A.
3. Single-family clusters and duplexes are required to be served by public sewer.

## A.3.60 Development Standards

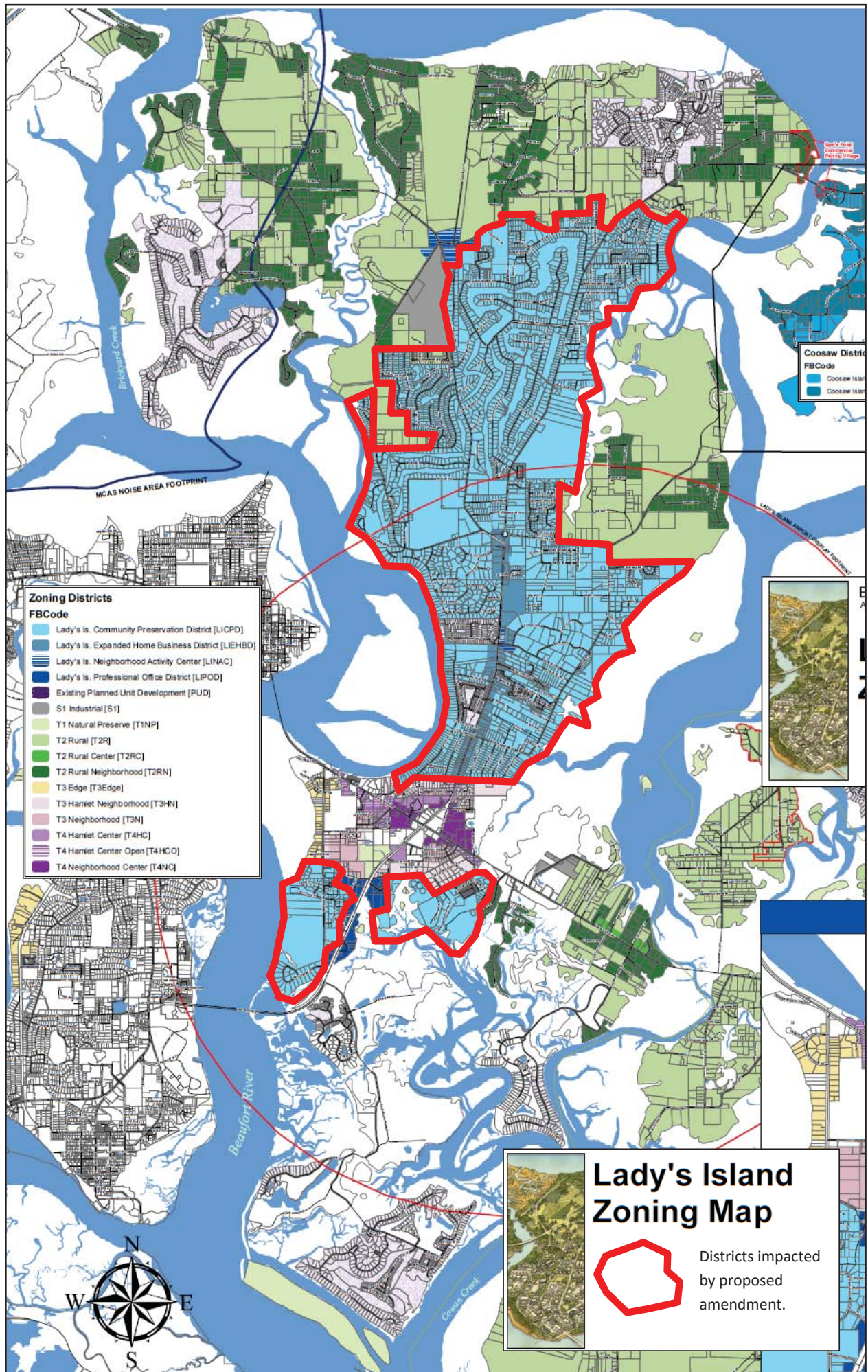
**Table A.3.60.A Open Space and Density Standards**

Residential Type	Minimum open space requirement (% of site area)	Density (per acre)		Wastewater Treatment	Minimum Site Area (acres)
		Max. Gross	Max. Net		
Single-family without sewer	20%	0.5	0.5	OS	0.5
Single-family with sewer	20%	2.0	3.0	OS P	1
Single-family Cluster	35%	2.2	3.2	OS P	5
Duplex	35%	3.0	3.7	OS P	5
Multifamily (mansion apartments and apartment houses)	45%	4.0	3.8	P	15
Traditional Community Plan	See Article 2, Section 2.3.80	3.5	n/a	P	See Article 2, Table 2.3.40

**Table A.3.60.B Lot and Building Standards**

Land Use	Minimum Lot Size	Minimum Lot Width	Minimum Setback			Maximum Building Height
			Street	Side Yard	Rear Yard	
Residential without sewer	21,780 SF	100 feet	20 feet	15 Feet	20 Feet	35 Feet
Residential with sewer	10,890 SF	80 Feet	20 Feet	15 Feet	20 Feet	35 Feet
Non-Residential	10,000 SF	60 Feet	30 Feet	10 Feet	20 Feet	35 Feet







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## BEAUFORT COUNTY COUNCIL

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### Agenda Item Summary

#### Item Title:

Public Access and Passive Recreation Projects Reservation Request - Phase II

#### Council Committee:

Natural Resources

#### Meeting Date:

October 21, 2019

#### Committee Presenter (Name and Title):

Stefanie M. Nagid, Passive Parks Manager

#### Issues for Consideration:

A request to reserve \$4.235M for the planning and construction of public access and passive recreation projects on RCLP passive parks.

#### Points to Consider:

1) The Passive Parks Public Use Work Plan identifies properties of the highest priority for completion of public access and passive recreation. 2) Maintenance at these properties is currently being done, or will be under an MOU with a partnering agency. 3) Completion of the projects will provide immediate revenue generation to be used towards maintenance and management of these, and other, passive park properties. 4) County Council approved the Passive Park Program support resolution on April 22, 2019. 5) County Council approved the first Public Access and Passive Recreation Projects Resolution on May 20, 2019.

#### Funding & Liability Factors:

\$4.235M requested to be reserved from the 2018 Land Preservation Bond funding, which will complete the authorized 20% use of those funds towards passive park public access and passive recreation projects.

#### Council Options:

1) Approve the request, 2) Approve the request with revisions, 3) Do not approve the request

#### Recommendation:

Approve the requested amount and source as written.

**RESOLUTION 2019/\_\_\_**

**A RESOLUTION TO SUPPORT PUBLIC ACCESS AND PASSIVE RECREATION PROJECTS  
ON RURAL AND CRITICAL LAND PRESERVATION PROGRAM PASSIVE PARK  
PROPERTIES**

**WHEREAS** Beaufort County has been a frontrunner among local governments in land preservation since 1999 with the creation of the Rural and Critical Land Preservation Program; and

**WHEREAS** the 2018 Land Preservation Bond referenda passed with 70% approval by the citizens of Beaufort County; and

**WHEREAS** the 2018 Land Preservation Bond referenda states that an amount “not to exceed 20%” of the funds may be used to improve existing and newly acquired open space and natural areas protected under the Program; and

**WHEREAS** Beaufort County has acquired over 13,000 acres of fee-simple properties with Land Preservation funding, and anticipates acquiring additional fee-simple properties with Land Preservation funding; and

**WHEREAS** Beaufort County understands and recognizes the benefits of open space and passive recreation on community health and vibrancy, tourism, education, and quality of life for its citizens; and

**WHEREAS** Beaufort County believes and supports that the preserved lands should be publically accessible with passive recreation improvements; and

**WHEREAS** Beaufort County adopted the Passive Parks Public Use Work Plan (Resolution 2018/22) on October 22, 2018, and the Passive Parks Ordinance (2018/53) on December 10, 2018; and

**WHEREAS** Beaufort County adopted by Resolution (2019/18) the right to reserve Land Preservation Bond funds for the implementation of public access and passive recreation park improvement projects on a first come, first serve basis with \$5 million (20%) from the 2018 Land Preservation Bond funding; and

**WHEREAS** on May 20, 2019, Beaufort County adopted by Resolution (2019/23) a reservation request of \$765,000 (3.1%) from the 2018 Land Preservation Bond funding towards the implementation of public access and passive recreation projects on County owned fee-simple Rural and Critical Preservation Land Program passive parks.

**NOW THEREFORE, BE IT RESOLVED, THAT THE COUNTY COUNCIL OF BEAUFORT COUNTY, SOUTH CAROLINA** reserves an amount not to exceed \$4,235,000 (16.9%) from the 2018 Land Preservation Bond funding towards the implementation of public access and passive recreation projects, as listed in Exhibit A, on County owned fee-simple Rural and Critical Preservation Land Program passive parks.



Adopted this \_\_\_\_ day of \_\_\_\_\_, 2019.

COUNTY COUNCIL OF BEAUFORT COUNTY

BY: \_\_\_\_\_  
Stewart H. Rodman, Chairman

ATTEST:

\_\_\_\_\_  
Sarah Brock  
Clerk to Council

**Exhibit A**

**Public Access and Passive Recreation Projects**

Mobley Preserve Design/Build	\$1,000,000
Okatie Marsh Regional Preserve Planning/Construction	\$1,000,000
Pinckney Point Preserve Planning/Construction	\$1,000,000
Whitehall Park Design/Build	\$500,000
Ford Shell Ring Park Planning/Construction	\$250,000
Pocket Parks Design/Build	\$485,000
<b>TOTAL</b>	<b>\$4,235,000</b>



# Public Access and Passive Recreation Reservation Request

NATURAL RESOURCES COMMITTEE

OCTOBER 21, 2019

# Projects



▶ Mobley Preserve (Design/Build)	\$1,000,000
▶ Okatie Marsh/Olsen Preserve (Planning/Construction)	\$1,000,000
▶ Pinckney Point Preserve (Planning/Construction)	\$1,000,000
▶ Whitehall Park (Design/Build)	\$500,000
▶ Ford Shell Ring Park (Planning/Construction)	\$250,000
▶ Pocket Parks (Design/Build)	\$485,000
<b>▶ TOTAL</b>	<b>\$4,235,000</b>



# Maintenance



- ▶ Mobley Preserve
  - ▶ Port Royal Sound Foundation is a co-owner, possible MOU
- ▶ Okatie Marsh Regional Preserve
  - ▶ Beaufort County Animal Shelter is a partner, possible MOU
- ▶ Pinckney Point Preserve
  - ▶ Near Pinckney Colony Park, possible inclusion in P&R Department maintenance schedule
- ▶ Whitehall Park
  - ▶ City of Beaufort lease agreement in place
- ▶ Ford Shell Ring Park
  - ▶ Hilton Head Archaeological Society is a partner, possible MOU
- ▶ Pocket Parks
  - ▶ Adjacent to County maintained boat ramps, possible inclusion into PW maintenance schedule

# Revenue

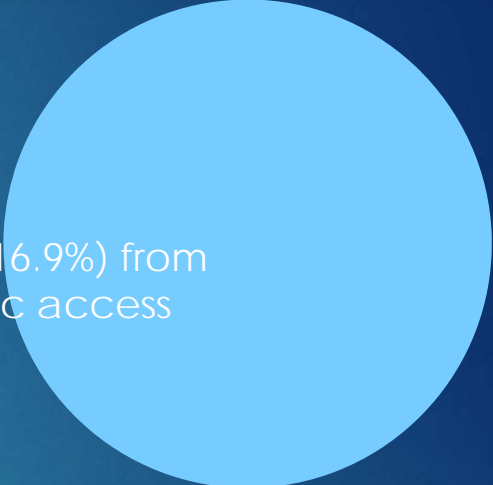
- ▶ Pavilions (most properties) \$100/instance
- ▶ Event Venue Opportunity (Pinckney Point, Whitehall) \$500-\$2,000/instance
- ▶ Timber (Mobley, Okatie Marsh, Pinckney Point) Variable\*
  
- ▶ Construction Grant Opportunities Variable
  - ▶ Yamaha Outdoor Access Initiative
  - ▶ Land and Water Conservation Fund
  - ▶ Parks and Recreation Development Fund
  - ▶ Recreational Trails Program

*\* Timber planning is currently being conducted.*



# Staff Recommendation:

Approve the reservation of an amount not to exceed \$4,235,000 (16.9%) from 2018 Land Preservation Bond funds for the implementation of public access and passive recreation projects as described.





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## BEAUFORT COUNTY COUNCIL

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### Agenda Item Summary

#### Item Title:

RFP#073119 - Whitehall Park Planning Services Contract Award

#### Council Committee:

Natural Resource Committee

#### Meeting Date:

October 21, 2019

#### Committee Presenter (Name and Title):

Stefanie M. Nagid, Passive Parks Manager / Dave Thomas, Purchasing Director

#### Issues for Consideration:

Contract award to Design Workshop for conceptual planning services for Whitehall Park in the amount of \$84,317.00 from account 45020011-54417.

#### Points to Consider:

RFP #073119 received 8 proposals, of which 4 were selected for interviews. The review team consisted of a representative from the County, City of Beaufort, Friends of Whitehall Park, and the Open Land Trust. Design Workshop received the highest average post-interview score.

#### Funding & Liability Factors:

\$84,317.00 from account 45020011-54417

#### Council Options:

- 1) Approve the contract award
- 2) Do not approve the contract award

#### Recommendation:

Approve the contract award



COUNTY COUNCIL OF BEAUFORT COUNTY  
**PURCHASING DEPARTMENT**  
106 Industrial Village Road  
Post Office Drawer 1228  
Beaufort, South Carolina 29901-1228

TO: Councilwoman Alice Howard, Chairman, Natural Resources Committee

FROM: Dave Thomas, CPPO, Purchasing Director

**SUBJ: Recommendation of Contract Award for RFP#073119 Whitehall Park Conceptual Planning Services for Beaufort County**

DATE: October 21, 2019

**BACKGROUND:** On July 31, 2019, Beaufort County received eight proposals for planning services for Whitehall Park in Beaufort, South Carolina. This service includes conceptual park planning, stakeholder workshops, and presentations to County and City councils. Planning services are anticipated to be completed within nine (9) months of the Notice to Proceed. The evaluation committee consisting of Stefanie M. Nagid, Beaufort County Passive Parks Manager, Linda Roper, City of Beaufort Parks Manager, Caylor Romines, Beaufort County Open Land Trust Stewardship Director, and Paul Butare, Friends of Whitehall Park President evaluated the bids for all eight firms and the top four were selected for interviews. The evaluation committee re-evaluated the following four interviewed firms: Design Workshop, Wood and Partners, Inc., GMC, and Witmer, Jones, Keefer, Ltd. on September 10, 2019 and selected Design Workshop as their number one ranked firm. Please see below the four interviewed firms that submitted proposals for this project, and their final ranking.

**FIRMS FINAL RANKING:**

**Cost:**

1. Design Workshop, Houston, TX 77002	\$84,317.00
2. Wood and Partners, Inc., Hilton Head Island, SC 29926	\$28,400.00
3. GMC, Columbia, SC 29201	\$44,630.00
4. Witmer, Jones, Keefer, Ltd., Bluffton, SC 29910	\$26,500.00

**FUNDING:** Funding is from the Rural and Critical Preservation Bond Fund (45020011-54417), as approved by Council on May 28, 2019 via Resolution 2019/23. There was \$ \_\_\_\_\_ as of 10/1/2019.

**FOR ACTION:** Natural Resources Committee meeting on Monday, October 21, 2019 at 4:00 p.m. Committee approval only.

**RECOMMENDATION:** The Community Development Department recommends that the Natural Resources Committee approve the contract award to Design Workshop in the amount of \$84,317.00 for the aforementioned Planning Services from the funding source listed above.

CC: Ashley Jacobs, County Administrator  
Alicia Holland, Asst. Co. Administrator, Finance  
Eric Greenway, Community Development Department Director  
Stefanie M. Nagid, Passive Parks Manager

Att: Final Ranking Summary, Design Workshop Planning Services Bid Proposal









# WHITEHALL CONCEPTUAL PLANNING SERVICES

PROPOSAL PREPARED FOR BEAUFORT COUNTY  
JULY 31, 2019

**DESIGNWORKSHOP**





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# Story Mill Community Park

Bozeman, Montana

*2017 PRESIDENT'S  
AWARD OF  
EXCELLENCE  
ASLA IDAHO/  
MONTANA*









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Design Workshop, Inc.  
Landscape Architecture  
Planning  
Urban Design  
Strategic Services

July 31, 2019

Beaufort County Government  
Post Office Drawer 1228  
Beaufort, SC 29901-1228

918 Congress Street,  
Houston, TX 77002  
713.227.0862

Re: Proposal prepared for Whitehall Conceptual Planning Services RFP# 073119

[designworkshop.com](http://designworkshop.com)

Dear members of the Beaufort County Development Department,

The Design Workshop team is pleased to present our proposal for the Conceptual Plan for Whitehall Park. Whitehall Park has the potential to offer amenities to Beaufort County residents and visitors that enhance the area's sense of place, as well as its reputation as a naturally beautiful Lowcountry destination. Its accessible waterfront and majestic live oak trees adorned with Spanish moss make it a special place for respite and gathering. This park will strengthen the community's connection to the waterfront, offering passive recreation and social spaces, as well as habitat enhancement and protection, resiliency, conservation of scenic and cultural resources, native plant restoration, and green stormwater infrastructure. We can only help but imagine the memorable sunsets and events that will take place in the future and we know it will be a beloved space for generations to come. We are extremely excited to potentially lead this transformation!

As such we have gathered an extraordinary team of local and national experts. Our team includes **Biohabitats**, national leaders in coastal resiliency and ecosystem restoration; **Thomas & Denzinger**, creative architects whose approach is an elegant response to the unique character of the Low Country; **Thomas & Hutton**, who bring specific technical know-how to the team; and finally **Cumming Cost Consultants**, who have a local knowledge of what it takes to create a financial plan for the execution of the park. The Design Workshop team will be managed by Emily McCoy, who is trained as both a landscape architect and ecologist. This knowledge is essential to maximizing the environmental values and education that are afforded by the site's context.

We have recently completed a number of projects that are akin to Whitehall Park, including the Houston Arboretum and Nature Center which borders Buffalo Bayou; Story Mill Community Park in Bozeman, Montana, which provides settings for bird watching and fishing along the Bridger River; Festival Park in Castle Rock, Colorado along Plum Creek, a tributary to the South Platte; and Moncus Park at the Horse Farm in Lafayette, that contains the Coulee Mine, a tributary of the Vermillion River. The beloved Wimberley Blue Hole Park near Austin, Texas, is one of the first ten SITES certified projects in America, displaying advanced sustainable design principles while serving as a celebrated jewel of regional natural heritage. All of these projects provide a mixed of active and passive recreation, playgrounds, interpretive opportunities, manicured landscapes, native meadows and forests.

With each new trip to Beaufort County, we see exciting new improvements to the area. As a resident of the Lowcountry, I am very grateful to be considered for this assignment and would welcome the opportunity to contribute to the continuing evolution of the Beaufort County and its recreational and environmental resources.

Regards,



Kurt Culbertson, FASLA, FAICP, LEED AP, MBA  
Chairman/CEO









PROJECT APPROACH  
& **WORK PLAN**



# While parks should provide places for passive contemplation and active recreation, they should also be fun!

## Project Understanding

Whitehall Park has the potential to offer amazing amenities to Beaufort County residents and visitors.

From our site visit and review of existing information, it appears there are several themes which we should be considering imagining the future design of Whitehall Park. In preparing this proposal, we have organized our project examples around these themes. Certainly, other challenges will emerge through our interaction with you and the broader Beaufort County community, but these topics provide great grounds for discussion as we move forward with the planning and design effort.

### The Gathering Place along the Water's Edge

First, Whitehall Park can serve as The Gathering Place along the water's

edge. It is where the community can gather and celebrate this wonderful place, and where festivals, concerts, holiday celebrations, and a host of other events can be held. Our work on Festival Park in Castle Rock and Story Mill Park in Bozeman are great examples of the kind of spaces this great park can become. Both provide opportunities for engaging directly with the water, such as kayak launches and universally accessible fishing points.

### Best Practices in Green Infrastructure & Resiliency

Second, the Whitehall Park can display Best Practices in Green Infrastructure and Resiliency, habitat restoration and native plant use, and environmental education. Our work on the Houston Arboretum and Nature Center and Wimberley Blue Hole are excellent examples of how these principles

can achieve new standards of sustainability and resiliency.

### Design for Fun

Third, while parks should provide places for passive contemplation and active recreation, they should also be fun. Our adventure playground for Story Mill Community Park utilizes climbing structures of osprey and other river creatures to stimulate the imagination of children and adults and offer an example of the kind of spaces we can create at Whitehall Park – places that inspire and encourage the community to engage with the landscape.

### Built to Last

Fourth, parks should be Built to Last. They must be designed from the outset with capital and operating budgets in mind. They must be designed with a commitment to sustainability, but also be pragmatic



Moncus Park – Lafayette, Louisiana

financially, so as to avoid becoming a burden on the communities they serve. Our work on the Wimberley Blue Hole Regional Park is a great example of this approach. We are big believers in the idea that what gets measured gets done. We regularly establish performance metrics for our work and do post occupancy evaluations to ensure we achieve our objectives. If there is interest, there is great potential to engage with the academic community in this way by teaming with the landscape architecture program at Clemson University and the University of South Carolina Beaufort – utilizing the Whitehall Park as a case study for the Landscape Architecture Foundation which documents the benefits of exemplary high-performing landscape projects. An integrative research relationship could also be established between the project team, project stakeholders and the University

of South Carolina at Beaufort’s Department of Natural Sciences in order to foster direct connections between environmental data, sensitive site features, and responsible park development. Partnerships such as these would create interesting and competitive academic opportunities, potentially bolstering future funding for coastal research and education as well as supporting ecotourism in the area.

### Community Shaping Tool

Fifth, parks are A Community Shaping Tool . Given the amount of development occurring in Beaufort County, there is a great opportunity to design parks and the adjacent urban development synergistically by establishing urban design standards that describe how new development can respect the wonderful natural resources that draw people to this community and identity.

### By and For the People

Finally, parks should be By and For the People. We believe in a citizen-driven design process which engages not only downtown stakeholders but also the broader Beaufort County community. Our master planning process for Moncus Park at the Horse Farm in Lafayette, Louisiana, achieved over 7,000 “touches,” including in-person public charettes, online surveys, and engagement at local events like the farmer’s market. We hope we can have a similar impact with the development of Whitehall Park.

We would welcome the opportunity to assist you in this very exciting endeavor and ask for the opportunity to interview for this very exciting project. Thank you for your consideration!



# Work Plan

DW = Design Workshop  
 BH = Biohabitats  
 TD = Thomas & Denzinger  
 TH = Thomas & Hutton  
 CC = Cumming  
 GS = Gasque

## Phase I: Establishing a Foundation of Understanding

### Task 1 Project Startup

Design Workshop utilizes a Strategic Kickoff (SKO) workshop to effectively launch projects and organize the team of key staff members and consultants. The purpose of the meeting will be:

- Define roles, responsibilities and communications procedures
- Confirm a detailed project schedule and document review process
- Identify County resources that may be useful to the process
- Pinpoint topics for additional research and evaluation
- Discuss and evaluate the work already conducted
- Establish project goals and desired outcomes
- Understand critical success factors of this project
- Collect existing plan documents and reports related to this plan
- Review pertinent codes, current entitlements, and conditions of approval, which may impact the site development concepts
- Outline the Stakeholder Engagement Strategy
- Establish a set of performance metrics to aid evaluation of the success of the plan
- Establish a Risk Management Plan to identify potential threats to the process and/or schedule
- Obtain understanding of target site improvement budget with the client, if applicable.

During this phase and all subsequent phases, Design Workshop will coordinate with the County's Passive Parks Manager at least once every two weeks.

### Task 1.1 Project Kick-off and Schedule

The planning effort is presumed to extend for a nine month period.

#### The following products will be delivered:

1. *SKO workshop agenda and meeting notes (DW)*
2. *Project Steering Committee Meeting- One-day facilitated SKO workshop (DW, TD)*
3. *Detailed project schedule and timeline (DW)*
4. *Project meeting schedule (DW)*
5. *Internal communication plan (DW)*
6. *Critical success factors and project goals documentation (DW)*
7. *Risk Management Plan (DW)*
8. *Stakeholder Engagement Strategy (DW)*
9. *Draft Project Goals, Design Criteria, and Potential Site Program, including architectural elements (DW, TD)*
10. *Code review (TH)*
11. *Initiate site survey work (GS) (30-45 days until completion)*

### Task 1.2 Data Collection, Plan and Code Review

The Design Workshop team will review relevant existing information.

#### The following products will be delivered:



Whitehall Park – Beaufort County, SC



1. *Relevant past plans and code review summary (DW, BH, TD, TH)*
2. *Project Steering Committee Meeting- Existing conditions presentation (DW)*

### Task 1.3 Inventory and Analysis of Site

Map GIS data will be collected to serve as base maps for the project until a survey is complete in order to identify site opportunities and constraints.

#### The following products will be delivered:

1. *Geographically-referenced existing inventory base mapping (GIS files) (DW)*

## Phase II: Creating a Shared Vision

### Task 2.1 Public Engagement

The Design Workshop team will develop a public outreach plan and conduct one public stakeholder workshop. We will work with the County's Passive Parks Manager to develop a stakeholder engagement plan document that includes identification of the stakeholders, contact information, scheduled meeting date, information distribution methods, and responsibilities. The goal of the public meeting will be to solicit programmatic needs from the stakeholders in order to begin concept design.

#### The following products will be delivered:

1. *Stakeholder analysis matrix (DW)*



Wimberley Blue Hole Regional Park Development – Wimberley, Texas

2. *Stakeholder communication plan (DW)*
3. *Meeting invitations (DW)*
4. *Project Steering Committee Meeting- Stakeholder engagement preparation (DW)*
5. *Public Stakeholder Workshop agenda and meeting minutes (DW)*
6. *Public stakeholder workshop (DW, TD)*
7. *Final site survey (GS)*

### Task 2.2 Concept Design

The general objective for this phase of work is to test program goals and site program against site conditions, and to explore design ideas. Based on the current program developed with the County and Stakeholders. Design Workshop will work with the planning and design team to develop a Conceptual Master Development Plan for the property.

#### The following products will be delivered:

1. *Draft Conceptual Design Plan / Site Improvement Plan Options (2)- Overall layout of the proposed improvements, planned construction and other site alterations, conceptual ideas regarding visitor circulation, parking and orientation, use of the park for festivals/events, habitat restoration, and architectural elements, such a restroom, maintenance closet, picnic pavilion, and covered observation (DW, TD, TH, BH)*
2. *Image character boards of proposed Site Improvements (DW, TD)*
3. *Project Steering Committee Meeting- Draft concepts (DW)*
4. *County Committee Meeting- Draft concepts (DW)*
5. *Project Steering Committee Meeting- Draft concepts (DW)*

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**Work Plan**

6. *Final Concept Design Plan (DW, TD, TH, BH)*
7. *Business Plan- opinion of probable costs for all components of the plan and any recommended phasing for development (DW, CC)*
8. *Project Steering Committee Meeting- Final concepts (DW, TD)*
9. *Concept Design Final Report (DW, TH, TD, BH)*
10. *City Committee/ Council Meetings - Final Concepts (DW)*



# Current Workload

Staff Member	Project Commitments	Project Completion	Availability for Whitehall
<b>Kurt Culbertson, PIC</b>			25%
	Beaufort County Comprehensive Plan Beaufort County, SC	2020	
	Hot Springs Comprehensive Plan Hot Springs, AR	2020	
	Wisner Tract City Park New Orleans, LA	2020	
	Colorado Springs Historic Parks Colorado Springs, CO	2020	
	VanDusen Botanical Garden Vancouver, BC, Canada	2020	
<b>Emily McCoy, PM</b>			75%
	Beaufort County Comprehensive Plan Beaufort County, SC	2020	
<b>Sarah Delcambre, PLA</b>			30%
	Spring Brook Village Houston, TX	2021	
	Girl Scout San Jacinto Council Conroe, TX	2019	
	OGX Resources Midland, TX	2020	
	Midtown District Capital Improvements Houston, TX	2020	

# Schedule

The following schedule reflects a 9 month timeline for the Conceptual Design of Whitehall Park. Billing will occur monthly at the appropriate % completion.

	Month 1	2	3	4	5	6	7	8	9
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**Phase I: Establishing a Foundation of Understanding**

<b>Task 1.1</b> Project Startup									
SKO Workshop	○								
<b>Task 1.2</b> Data Collection, Plan & Code Review									
<b>Task 1.3</b> Site Inventory & Analysis									
Existing Conditions Presentation		○							

**Phase II: Creating a Shared Vision**

<b>Task 2.1</b> Public Engagement Preparation									
Project Steering Committee Meeting			○						
Public Stakeholder Workshop				○					
<b>Task 2.2</b> Concept Design									
Project Steering Committee Meeting					○				
City / Council Committee Meeting						○			
Project Steering Committee Meeting							○		
City / Council Committee Meeting									○

○ Meetings









COMPANY  
**OVERVIEW**





# Design Workshop is dedicated to creating Legacy projects for our clients, society, and the well-being of our planet.

Design Workshop is an international design studio integrating the fields of landscape architecture, urban design, planning, economics and engagement. Since the first 'Workshop' in 1969, the firm continues to innovate with each generation, informed by changing economic context and the natural systems impacting our communities.

A community of designers, landscape architects, planners and strategists, we share a deep commitment to improving social equity and environmental justice through design.

As our methods evolve in response to new, complex challenges, our conviction to value-based design remains constant.

We design for people – not just today but for future generations. Whether designing a private garden, a campus within a fragile ecosystem, or developing the vision for a 21st century park, we strive to foster connections between people while creating meaningful, distinctive places.



# Our Legacy

In the changing world in which we live, achieving a balance of resiliency and stewardship remain central to our work. Our approach includes four guiding elements-- Environment, Community, Art, and Economics. We call this process DW Legacy Design®.

## Environment

We are stewards of the environment and champions for a sustainable future.

## Community

An inclusive engagement process is critical to (re) building the social fabric of the community.

## Economics

Projects must be financially sustainable to last generations. We need to consider market reality and return on investment.

## Art

Art is an integral part of the human experience; it challenges assumptions and provokes thought while revealing beauty and meaning.



# Meet our Project Team

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## Design Workshop

### Landscape Architecture & Urban Design

**Why This Team? The Design Workshop team is prepared to provide a comprehensive view of park, recreation, and open space aspects including consideration of parks, recreation, civic engagement, finance, resiliency, habitat, hydrology, mobility, place-making and spacial equity. In addition, this is a team that has designed, built and operated numerous award winning parks. We therefore bring an understanding not only of park systems and management, but of how parks are actually created and utilized.**

Design Workshop is an international design studio spanning the fields of landscape architecture, urban design, planning, economics and engagement. Since the first 'Workshop' in 1969, the firm continues to innovate with each generation, informed by changing economic context and the natural systems impacting our communities. As a community we share a deep commitment to design excellence and a holistic approach to creating places that stand the test of time. The firm has worked internationally to create award-winning, performance-driven parks and open space systems with particular focus on resilient landscapes.

---

## Biohabitats

### Ecology

Biohabitats has worked with cities and communities throughout the country to regenerate ecological processes, economical resiliency and cultural vibrancy. Our perspective is firmly established in sound science, applied ecology, urban design, and landscape architecture and is fostered by a passion for the conservation and restoration of our natural heritage. At Biohabitats, we believe that the conservation and restoration of ecosystems and biodiversity can not only protect resources, but also lead clients to rediscover their unique 'sense of place.'

---

## Thomas & Denzinger

### Architecture

Thomas & Denzinger has distinguished itself as a firm dedicated to distinctive design solutions that resonate with the landscape and the clients which they serve. The firm is known for the creativity of its architecture, for the highly individualistic response of each of its selective projects to the specific site, to spiritual considerations, as well as the physical needs, of its clients. With over 45 years of uninterrupted distinguished performance, Thomas & Denzinger is well established, balancing a stable, professional presence with an advancing artistic mission. The firm is comprised of three studios in Beaufort and Charleston South Carolina that work both individually and collaboratively based on the project type and size. Completed work includes unique custom house and landscape designs, Historic contextual projects, recreation amenity and club projects, as well as award winning schools and commercial projects.



Midtown Strategic Plan – Houston, Texas



Midtown Strategic Plan – Houston, Texas

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## Cumming Construction Management

### Cost Estimating

Cumming is a leader in providing project consulting services to the A/E/C industry, including project and construction management, planning and scheduling, independent project controls, cost estimating/management, constructibility reviews, and construction dispute resolution. In total, Cumming's cost management and estimating group has completed tens of thousands of estimates worth more than \$100 billion in construction value. Our estimating team is one of the leading estimators within the culture sector, including historic renovations and restorations. Our team focuses on the preservation of design intent balanced with cost effectiveness.

---

## Thomas & Hutton

### Civil Engineering/ Surveying

We firmly believe in the responsibility to design infrastructure for public health and safety, as well as provide for a high-quality environment. Thomas & Hutton designs infrastructure with the future in mind. We design facilities that ultimately form the essential framework of healthy and thriving communities. A multi-disciplinary firm, we work collaboratively in designing solutions to the key challenges that affect the quality of life. Thomas & Hutton provides quality professional services and project support to our clients. Our technical competencies include landscape architecture, civil, transportation, stormwater, municipal services, environmental, structural engineering, land planning, land surveying, Geographic Information Systems (GIS), and construction administration.



## Design Workshop

### Education

PhD, Edinburgh College of Art

Master of Business Administration  
in Real Estate, Southern Methodist  
University

Bachelor of Landscape Architecture,  
Louisiana State University

### Licensure and Certifications

Licensed Landscape Architect:  
Alabama, Colorado, Louisiana,  
Nebraska, New Mexico, South  
Carolina, Virginia

American Institute of Certified  
Planners

CDT Certification

NRPA Certification (CPRP)

LEED®AP

### Professional Affiliations

Fellow, American Society of  
Landscape Architects

Fellow American Planning Association

Fellow National Trust for Historic  
Preservation

Urban Land Institute

University Development & Innovation  
Council

Forum for Urban Design

Fellow World Presidents' Organization

# Kurt Culbertson

PRINCIPAL-IN-CHARGE, PHD, FASLA, FAICP, LEED®AP

A resident of Spring Island, South Carolina, Kurt is a recognized leader in the field of evidence-based design and the application of metrics and performance measures to planning and design projects. This cutting edge approach which addresses not only environmental performance but the community, economic and cultural performance of the built environment, has earned notable recognition and accolades from the American Planning Association, Urban Land Institute and the American Society of Landscape Architects. He is a Fellow of the American Society of Landscape Architects, the American Institute of Certified Planners, and the Forum for Urban Design. For twelve years he was co chair of the Cultural Landscape Foundation. In 2016, he was awarded the ASLA Medal, the society's highest honor, for lifetime achievements in the profession.

### Selected Project Experience

#### Vancouver Parks & Recreation Master Plan – Vancouver, BC

The Master Plan will envision parks and recreation services that offer equity, reduce barriers, and provide excellent experiences for the public within the constraints of population growth, changing demographics and increasing land/development costs.

#### Wisner Tract – New Orleans, LA

Kurt is leading the design of the 100 acre Wisner tract in City Park New Orleans. The project focuses on stormwater management techniques for City Park and three surrounding neighborhoods as well as the restoration of native habitat in the heart of the city.

#### Houston Arboretum & Nature Center – Houston, TX

Design Workshop led the Master Plan and design to spearhead the redevelopment and rebirth of the Houston Arboretum, a regional treasure whose lush canopy suffered significant decline during recent natural disasters.

#### Hilton Head Circle to Circle Master Plan – Hilton Head Island, SC

Kurt led the successful urban design and transportation master plan for this important Hilton Head corridor.





## Design Workshop

### Education

Master of Landscape Architecture,  
North Carolina State University

Bachelor of Ecology, Evolution &  
Environmental Biology, Appalachian  
State University

### Licensure and Certifications

Professional Landscape Architect: NC,  
PA

ESA Certified Associate Ecologist  
SITES AP

### Professional Associations

Landscape Architecture Foundation

NCSU Landscape Architecture Alumni  
Advisory Board

Penn State Stuckeman School  
Advisory Board

### Recent Awards and Honors

2018 Shield Ranch Master Plan,  
National ASLA Honor Award

2017 Bartram's Mile, Rouse Award  
of Excellence from the Urban Land  
Institute Philadelphia

2016 United States Coast Guard  
Headquarters, GSA Design Award

2016 Shoemaker Green, National  
ASLA Honor Award

### Recent Publications

ASLA LATIS A Landscape  
Performance and Metrics Primer

US GSA, Site Commissioning White  
Paper

# Emily McCoy

PROJECT MANAGER, PLA, ASLA, SITES AP

Emily's passions are rooted in both design and understanding of the natural world, which is reflected in her past educational and professional experiences in design, ecology, and horticulture. As a landscape architect, ecological planner, and researcher, Emily shares her enthusiasm and love of design and the natural world with her colleagues, clients, and students. Through professional practice and academia, she strives to contribute to the knowledge base of landscape architecture by exploring the interplay between practice and research. Emily has worked on such award winning projects as the U.S. Coast Guard Headquarters (Washington, DC), Shield Ranch Master Plan (Austin, TX), Shoemaker Green (Philadelphia, PA), and Richardson Olmsted Complex South Lawn (Buffalo, NY).

### Selected Project Experience

#### Shoemaker Green Master Plan & Site Design- Philadelphia, PA

Shoemaker Green is a 2.75-acre, greyfield site and a major pedestrian and cyclist corridor. Shoemaker Green's program is mainly passive recreation, but the site can adapt for multiple events and activities with a wide range of scales, from secluded areas to eat lunch, to staging areas for graduation and movie nights.

#### Schenley Park & Panther Hollow Watershed Restoration Master Plan – Pittsburgh, PA

In the first phase, the multi-disciplinary team gathered data on watershed hydrology and ecology and developed a stormwater master plan to address the community's goals.

#### Braddock Neighborhood Park Master Plan – Alexandria, VA

The 2-acre park master plan included an innovative community engagement process with "walk shops" and a small prototype park as a precursor to the final park design.

#### Richardson Olmsted South Lawn – Buffalo, NY

The redesign has re-purposed the historic Olmsted landscape as a new civic space that provides access to a hotel, conference center, and architecture center, to be located in the H.H. Richardson-designed building.

*\*projects completed at other firms*



## Design Workshop

### Education

Bachelor of Landscape Architecture,  
Louisiana State University

### Licensure and Certifications

Registered Landscape Architect: State  
of Texas: #3338

### Professional Affiliations

American Society of Landscape  
Architects (ASLA); Texas and National  
Chapters

Urban Land Institute (ULI)

### Recent Awards and Honors

Accelerating the Establishment of a  
Prairie, Texas ASLA Honor Award\*

# Sarah Delcambre

PROJECT LANDSCAPE ARCHITECT, PLA

Sarah Delcambre is a landscape architect and project manager in Design Workshop's Houston Office. Sarah brings six years of design experience in the Texas and Gulf Coast Region. Sarah has experience in both the public and private sectors with skills in public engagement, branding and place making, urban streetscape and park design and community master planning. She is involved in all stages of the design process including early conceptualization, project management, construction documentation and construction observation. Sarah's professional interests lie in designing sustainable public spaces that serve all users. She draws inspiration from the local environment, and makes a point to implement native materials and plant palettes.

### Selected Project Experience

#### River Ranch County Park – Williamson County, TX

Sarah served as project landscape architect for the 1,000 acre regional park. Sarah designed many of the amenities such as hiking trails, camp sites, game courts and a visitor center.

#### Moncus Park at the Horse Farm – Lafayette, LA

As project landscape architect, Sarah assisted the design and documentation of the park's entry, trails, and planting. Sarah is also responsible for Phase 1 Construction oversight.

#### Houston Arboretum & Nature Center – Houston, TX

Design Workshop led the Master Plan and design to spearhead the redevelopment and rebirth of the Houston Arboretum, a regional treasure whose lush canopy suffered significant decline during recent natural disasters.



## Keith Bowers

PIC, FASLA, PLA,  
PWS  
Biohabitats

### Education

Bachelor of Science in Landscape Architecture, West Virginia University, Morgantown, WV

### Honorary

Honorary Degree Landscape Design, Conway School of Landscape Design - outstanding contribution to the planet in creating more sustainable landscapes through ecological restoration, regenerative design, and conservation planning

In 1982, Mr. Bowers founded Biohabitats, Inc., a design and consulting firm exclusively focused on conservation planning, ecological restoration and sustainable design. He has a broad, comprehensive background in restoration ecology, conservation biology, ecological planning, and landscape architecture, which he has applied to more than 600 projects throughout North America. These projects have involved tidal and non-tidal wetlands, deciduous woodlands, streams and rivers, meadows and prairies, and coastal habitats Mr. Bowers' responsibilities have included leading a multidisciplinary team of scientists, engineers, landscape architects and natural resource planners. He has developed conservation plans to mitigate for the impacts of habitat fragmentation and preserve and restore biodiversity; ecologically sustainable and regenerative master planning strategies for residential and commercial development, parks, campuses and greenways.

### Selected Project Experience

Stono River County Park Master Plan – Charleston County, SC  
City of Atlanta Urban Ecology Framework – Atlanta, GA  
Baltimore Green Network Plan – Baltimore, MD  
New York City CSO-PlaNYC Green Infrastructure Initiatives – Jamaica Bay, NY



## Jessica Hardesty Norris

Ecologist, PhD  
Biohabitats

### Education

Ph.D., Ecology, Duke University, Durham, NC

B.S., Wildlife and Fisheries Management, Humboldt State University, Arcata, CA

Jessica has 20 years of experience in ecological planning and research, program development, strategic planning and community outreach for natural resource conservation. She has demonstrated success in proposal writing, partnership building, and project management. Because of her science training, as a writer she has the ability to liaise with technical and scientific staff and translate technical jargon for general audiences. Her areas of technical expertise include urban ecology, nutrient cycling, sustainable fisheries, avian biology, and community outreach and engagement. She currently serves on the Boards of Audubon South Carolina and College of Charleston's Sustainability Institute, and as Natural Resources Chair of the Charleston League of Women Voters. She has held leadership roles in professional organizations such as World Seabird Union and International Black-capped Petrel Conservation Group.

### Selected Project Experience

Stono River County Park Master Plan – Charleston County, SC  
City of Atlanta Urban Ecology Framework – Atlanta, GA  
Old Town Creek County Park Master Plan – Charleston, SC  
Chattahoochee River Greenway Study – Greater Atlanta Region, GA  
Charleston Medical District Concept Design – Charleston, SC



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**Company Overview**
**Joel C. Newman**

**Architect, AIA,  
LEED AP**

**Thomas & Denzinger  
Architects**

**Education**

Clemson University, Clemson, South Carolina, Master of Architecture

Charles E. Daniel Center for Urban Studies, Genoa, Italy

Clemson University, Clemson, South Carolina, Bachelor of Science in Design

**Licensure and Certifications**

Registered Architect:  
SC, NC, GA

Joel has lived and worked in Beaufort for over 25 years and served the community in several volunteer posts including 9 years as consulting Architect, on the Historic design review board with 6 years as chairman, multiple assignments with the city on ad hoc planning review commissions, and currently on the PTAC, a public park and tree advisory board. Our firm has collaborated with Design Workshop in the past doing design studies for developments in the upstate of South Carolina as well as the mountains of Western North Carolina.

**Selected Project Experience**

A large portion of our portfolio consists of homes and gardens as well as the golf club, pool facilities and related amenities that connect our clients closely with their surroundings. A key part of these building and landscape integrations has been our interest in native plant materials and site specific relationships between what is already there and what may be introduced. All of our designs start with the site, an essential parameter to beginning any sustainable design process. In this way, sustainability plays a key role within all of our architectural solutions.

**Jamie McKeown**

**Cost Estimator,  
Associate Director  
Cumming**

**Education**

Bachelor of Science (Honors),  
Quantity Surveying (Building Services),  
Heriot Watt University, Edinburgh,  
Scotland

**Software**

COINs; Advanced  
MS Access; Advanced  
MS Excel; Advanced  
MS Powerpoint; Advanced  
MS Project; Beginner  
MS Word; Advanced  
ACCESS; Advanced  
MS DOS; Intermediate  
MS Windows; Advanced

Jamie McKeown is an Associate Director with over 18 years of cost management and quantity surveying experience, both in the U.S. and abroad. This experience includes work in the commercial, municipal, and education sectors, among others. He has successfully provided cost management services which includes construction cost milestone estimating, settlement of final accounts, negotiating monthly valuations, measuring progress, value engineering, and post contract quantity surveying on contracts ranging from \$500K to more than \$600M. He has provided estimates for higher educational programs to institutions across the state, including NC State University, UNC-CH, Campbell University, East Carolina University and others.

**Selected Project Experience**

NC State University, Case Commons Residence Hall – Raleigh, NC  
UNC Asheville, Highsmith Student Union Master Plan – Asheville, NC  
UNC-CH, The Pit Landscape Renovation – Chapel Hill, NC  
Raleigh Civic Center, Master Plan – Raleigh, NC  
City Center Durham – Durham, NC



## Wright Powers

Surveyor, PLS  
Thomas & Hutton

### Education

Bachelor of Science in Civil Engineering Technology; Southern Polytechnic & State University, Marietta, Georgia

### Licensure

Professional Land Surveyor: SC, GA

Wright has 35 years of extensive experience performing and managing a wide variety of surveying projects. He has experience in all aspects of surveying and mapping including the preparation of boundary, topographic, and transportation corridor surveys. His experience includes various transportation and drainage projects for the Georgia Department of Transportation, City of Savannah, Glynn County, and Chatham County. Wright has a wide range of experience in mission planning and post processing for Global Positioning System (GPS) static networks as well as GPS/GIS data collection.

### Selected Project Experience

Palmetto Bluff – Bluffton, SC  
Okatie Crossing – Beaufort County, SC  
Singleton Tract – Hilton Head Island, SC  
Indigo Run – Hilton Head Island, SC



## Kevin Smith

Stormwater Engineer, PE, CFM, LEED AP  
Thomas & Hutton

### Education

Bachelor of Science in Natural Resources and Forest Engineering; SUNY Environmental Sciences and Forestry at Syracuse, Syracuse, New York

### Licensure

Professional Landscape Architect: SC, GA, MO, NC

### Accreditations / Certifications

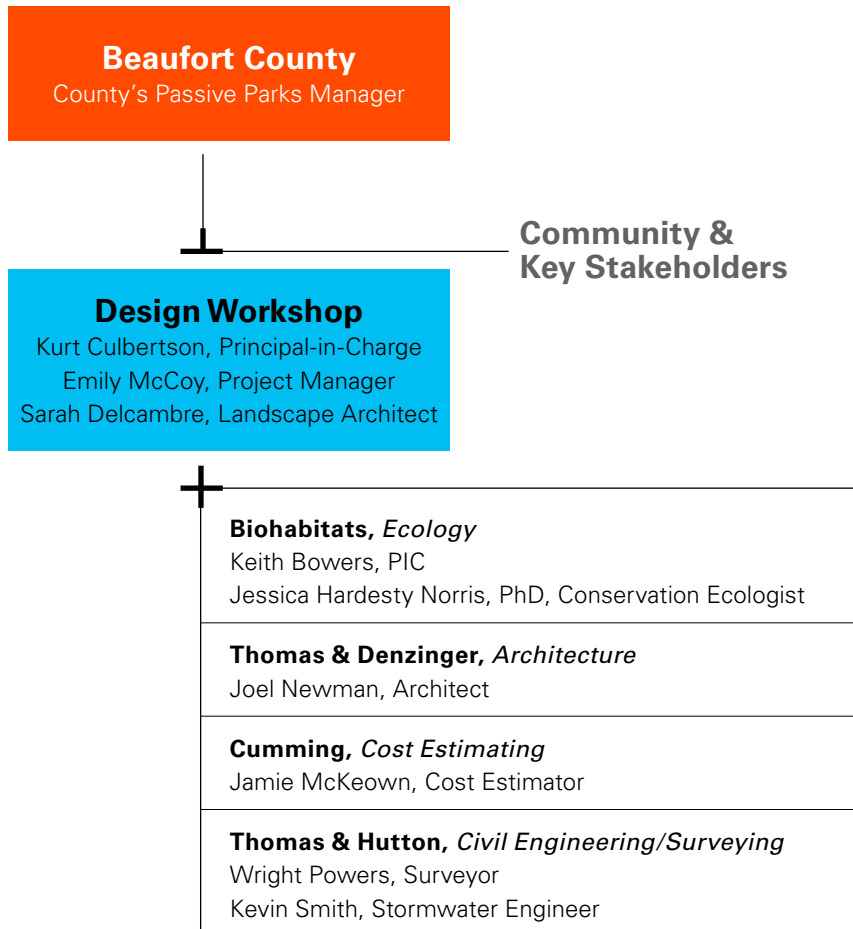
LEED® Accredited Professional

Kevin is a civil engineer with 20 years of experience in drainage and site development projects. His design experience is multi-disciplined and includes all aspects of small and large-scale drainage projects, residential site development, and commercial site development. Experience includes client management, project management, project scheduling, project coordination, design team supervision, calculations and design of water distribution systems, sanitary sewer systems, storm drainage systems, sedimentation and erosion control systems, and hydrologic/hydraulic studies, preparation/review/submittal of permit documents, construction cost analysis, contract documents, technical specifications, and construction drawings.

### Selected Project Experience

Pine Ridge Stormwater BMP Retrofit – Bluffton, SC  
Buckwalter Place – Bluffton, SC  
Beaufort County Stormwater Study – Beaufort County, SC  
Water Quality Pilot Project Study & Design – Bluffton, SC  
Big Bubba's Bad Barbecue – Memphis, TN  
Julia Child Residence & Cottage House – Telluride, CO

# Team Structure







Whitehall Park | Beaufort County, SC









RELEVANT PROJECT  
**EXPERIENCE**





## Vancouver Parks & Recreation Vision Plan ("VanPlay")

Vancouver, British Columbia

### Design Workshop

Design Workshop is the lead consultant for a multidisciplinary team of landscape architects, architects, planners, public engagement specialists, public space management consultants, urban food system experts, local and regional ecologists, environmental and human health experts to help the Vancouver Board of Parks and Recreation achieve its vision to "be a leader in parks and recreation services by connecting people to green space, active living and community."

A process-based approach to analysis and has divided the amenities into four key elements



(parks, recreation, community centers and natural areas) based on the level of service demands for each component. By diving into these individual elements, the team is developing a better understanding of their capacity and constraints, which will ultimately inform a synthetic, system-wide plan that weaves them all together.

**2018 NATIONAL ASLA  
HONOR AWARD IN COMMUNICATIONS**





## Lafitte Greenway Park Master Plan & Design

New Orleans, Louisiana

### Design Workshop

Design Workshop was hired to plan and design a long-anticipated greenway for a mostly derelict stretch of land connecting Mid-City, Tremé, the French Quarter and Lakeview, in New Orleans, Louisiana. The project included designing a three-mile greenway and creating a corridor revitalization plan for all land within a 1/4 mile of the greenway. The Lafitte Greenway is a ribbon of land that passes through some of the city's most historic and damaged neighborhoods. The Lafitte Greenway will be a success story in the aftermath of Hurricane Katrina offering the community recreational,



economical, cultural and environmental benefits. 2.5 miles of the greenway have been completed and elements of the Master Plan are being implemented as funding becomes available providing much needed amenities for the adjoining neighborhoods. Infill and redevelopment along the corridor are in progress offering much needed economic relief.

**2013 NATIONAL ASLA  
AWARD OF EXCELLENCE FOR PLANNING &  
DESIGN**





## Wisner Tract Park Master Plan

New Orleans, Louisiana

### Design Workshop

Design Workshop was chosen by New Orleans City Park as the master planning team for a 150-acre tract of land known as the Wisner Tract, located within City Park in New Orleans, Louisiana. Once a scenic golf course, the greenspace suffered heavy damage during Hurricane Katrina. This devastation provided an opportunity to consider new uses for the site. New Orleans City Park, with the help of Design Workshop, will create a Wisner Tract Park Master Plan emphasizing flexible, passive programming with stormwater management best practices that position the tract as both an aesthetic and functional amenity to the city.



Wisner Tract submerged by flood waters after Hurricane Katrina, 2005.

A new vibrant and immersive nature-based design will establish a restorative escape from bustling city life, support habitat rehabilitation and ecological education, increase park visitation, and create an experience unique to New Orleans. Design Workshop is engaging the New Orleans community and gaining valuable feedback regarding where they would like to see various park programs and facilities throughout the Tract.





## Baton Rouge Downtown Greenway

Baton Rouge, Louisiana

### Design Workshop

After decades of disinvestment, Downtown Baton Rouge has begun to experience a welcomed renaissance. In 2012, the Baton Rouge Downtown Greenway project was kickstarted through the Greening America's Capitals program. This process created a Master Plan for the greenway corridor. New businesses, commercial attractions and residential developments are transforming the city's downtown core and the Downtown Greenway plays a critical role in rebuilding the connections between the City's residents



and its historic, civic and cultural destinations downtown. The Downtown Greenway has transformed the North Boulevard median into a pedestrian corridor, providing walking and biking paths that celebrate the character of Baton Rouge and encourage healthy lifestyles for its residents. The Greenway exposes users to a transect of Baton Rouge – crossing through a series of distinct neighborhoods, cultural landmarks, and historic districts.





## Moncus Park

Lafayette, Louisiana

### Design Workshop

Design Workshop was chosen as the master planning team for a 100-acre tract of land known informally as the “Horse Farm,” located in Lafayette, Louisiana. The Horse Farm has a rich and varied history and is the last remaining significantly sized piece of beautiful undeveloped public property located within central Lafayette. After widespread community outcry, the University withdrew its plans for commercial development of the property and began negotiations to sell the property to the Lafayette Consolidated Government. For eight years, advocacy groups, neighbors, and businesses supported the municipal government’s plans to purchase the land for use as a new City park.



Design Workshop is engaging the Lafayette community and gaining valuable feedback regarding where they would like to see various park programs and facilities throughout this park. The community voted on a preferred programming plan that will drive the master plan design and construction. Currently, the master planning and design phase of the project is underway.

**2015 TEXAS ASLA  
MERIT AWARD**





## Forest Park Great Streets Mobility Plan

St. Louis, Missouri

### Design Workshop

Design Workshop led a team of experts to develop a Great Streets Mobility Plan for the 1,300 acre Forest Park in St. Louis. Hosting over 13 million visitors annually, Forest Park faces challenges with access to and circulation within the Park. The Great Streets multimodal access and circulation strategy will investigate and plan regional and local access to Forest Park – a large portion of this study focused on how the planned Greenways should approach and enter the park, creating a greenway hub within the City where four greenways connect. In conjunction with the



transportation recommendations, the team identified supportive land use strategies at key locations surrounding the park. The effort focused on extensive outreach to key stakeholders including the many world class institutions within and adjacent to the park. The plan also engaged critical stakeholder input from park partner institutions, park user groups, neighborhood leaders and neighboring institutions. The project approach was designed to ensure the critical time with stakeholders was engaging and collaborative, allowing the stakeholders to drive the recommendations and priorities.



# Houston Arboretum & Nature Center

Houston, Texas

## Design Workshop

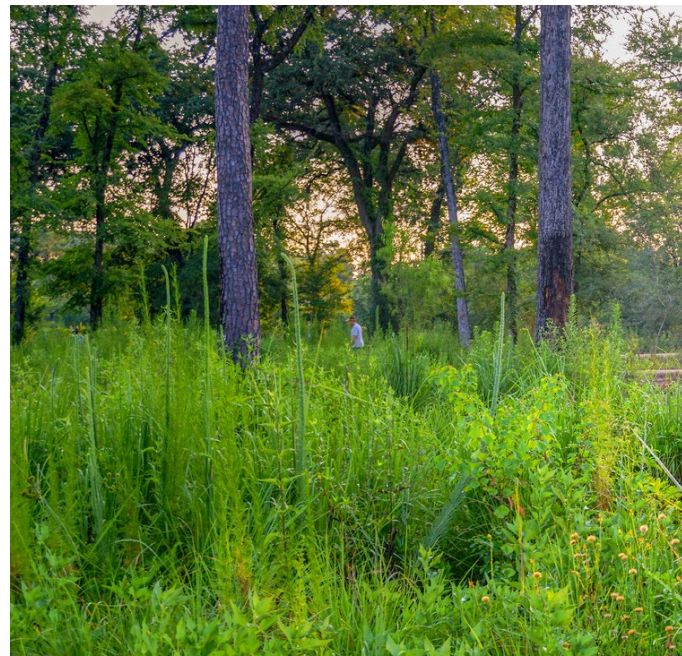
The opportunity to develop a new park along the Ashley River can provide opportunities for residents to connect with nature and to experience alternative forms of open space to traditional urban parks.

Design Workshop was hired to as the prime consultant to lead the community engagement process that would spearhead the redevelopment and rebirth of the Houston Arboretum, a regional treasure whose lush canopy suffered significant decline during the 2011 drought. Through an in depth analysis of the arboretum's natural habitat and a series of workshops that sought to engage all stakeholders of the park, Design workshop developed master plans for the future of the park that would preserve the most robust areas of forest and woodland, while identifying areas of the site that would be most suited to express the breadth and beauty of Texan ecosystems. Prairie, savannah, woodland, bayou and bog regions were identified based on their existing landscape opportunities and constraints and integrated into the final plan.

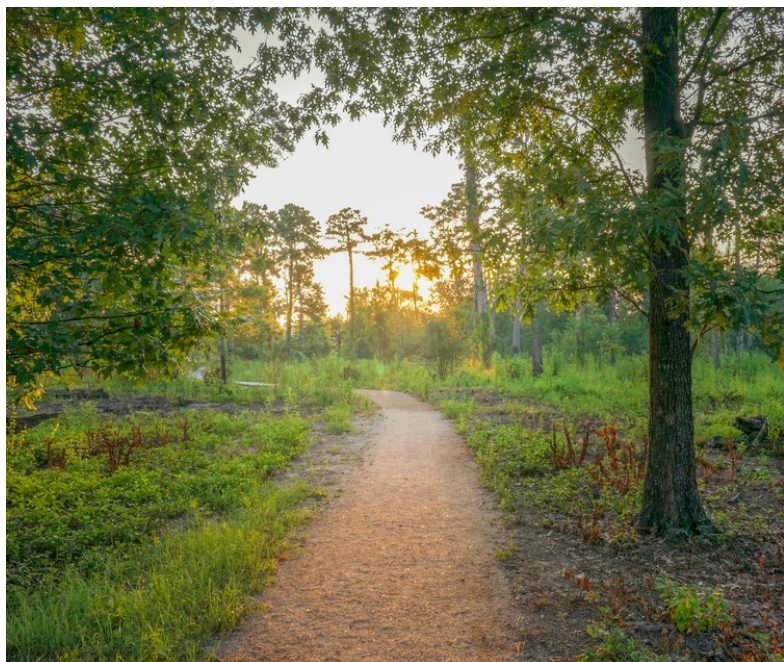
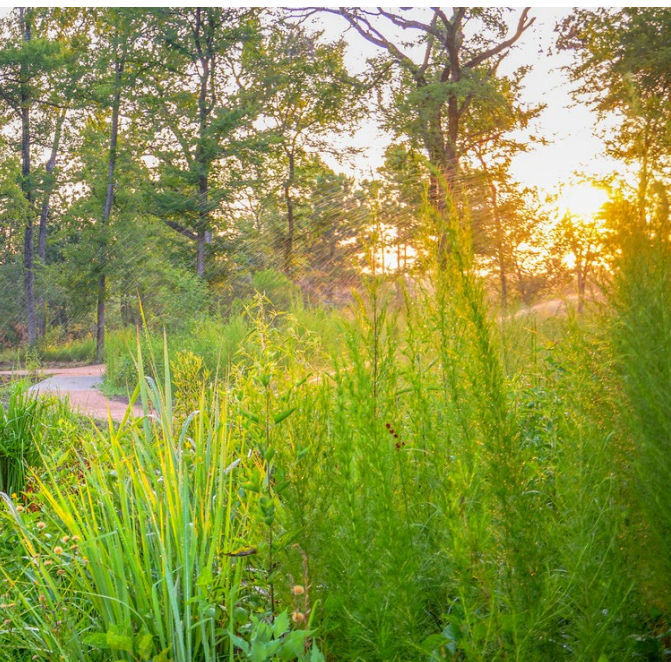
The new landscape plans integrate new visitor center buildings, roadways and trails that will allow the next iteration of Houston's Arboretum to continue to serve the region as a natural treasure.

**2014 BOSTON SOCIETY OF  
LANDSCAPE ARCHITECTS**  
*AWARD OF EXCELLENCE IN ANALYSIS & PLANNING*

**2014 NATIONAL ASLA**  
*HONOR AWARD FOR PLANNING & ANALYSIS*









# Blue Hole Regional Park

Wimberley, Texas

## Design Workshop

A quintessential Texas Hill Country swimming hole, Blue Hole's pristine waters, limestone bluffs and towering age-old cypress trees have made it highly sought out by locals and tourists alike. Due to this notoriety, years of unmanaged recreational activities had damaged the site and ecosystem. In 2006, The City of Wimberley purchased 126-acres surrounding the Blue Hole to ensure that the area remains a value asset for the community and visitors.

Design Workshop was retained to provide park planning and design and landscape architecture for the site from concept through full implementation. Stakeholders were heavily involved throughout the master planning and design process, ensuring that the design for the park balanced both the needs of the community and out-of-town visitors, while preserving and restoring the historic Blue Hole and surrounding ecosystems.

*2015 SOCIETY OF OUTDOOR  
RECREATION PROFESSIONALS  
EXCELLENCE AWARD*

*2014 CENTER FOR ACTIVE DESIGN  
AWARD OF EXCELLENCE*

*2013 ASLA TEXAS  
HONOR AWARD FOR DESIGN*









# Story Mill Community Park

Bozeman, Montana

## Design Workshop

Design Workshop is partnering with The Trust for Public Land to design a 55 acre park along the Bridger River and adjoining the historic Story Mill in Bozeman, Montana, creating a community gathering area rich in wildlife habitat and active recreation opportunities. The challenge is to transform a site that is an aggregation of degraded riparian landscapes, a former trailer park, historic homestead, and a pile of debris into a park that offers year-round active recreation, opportunities for community events, and a destination for Bozeman residents of all ages. Community outreach, children's workshops, environmental analysis, and program analysis have been the building blocks for imaging a park centered on Nature Play. The park's design features an extensive play space built of natural materials that is geared towards various age groups and engages with the topography and distant views of the site. Demonstration and community gardens engage with school children and neighbors of the site. Extensive trails for walking, biking, and cross country skiing lead visitors through restored wetlands, a historic homestead and along the East Gallatin River.

**2017 ASLA IDAHO/MONTANA  
PRESIDENT'S AWARD OF EXCELLENCE**











## Midtown Strategic Plan

Houston, Texas

### Design Workshop

The Midtown Redevelopment Authority, as an extension of the City of Houston, retained Design Workshop to be their landscape architect and urban designer responsible for the strategic vision, design and implementation of their annual Capital Improvements Program. Design Workshop has led this effort with the specific goal in mind of leveraging the capital improvements plan to ensure specific goals of the Midtown Strategic Plan are met. Therefore, as capital improvement dollars are spent, they become an investment that allows for other goals and policies to become fully realized. Design Workshop views these strategies as critical points to identify in the Charleston



planning process that will lead to positive future partnerships and outcomes beyond the planning process.

Because Midtown's unique location is between downtown Houston and the Texas Medical Center, and along a light rail lane, residents have access to over 250,000 jobs within a 10 minute commute.

**2012 H-GAC COUNCIL  
PLANNING PROCESS HONORABLE MENTION,  
PARKS & NATURAL AREAS AWARD**



# Stono River County Park Master Plan

Charleston County, South Carolina

## Biohabitats

The current site of Stono River County Park was once slated to be a dense residential development, but the economic crisis became a boon to the county when those plans were abandoned and local philanthropists purchased the land for the Charleston County Parks Commission. Biohabitats worked on a team with Stantec, Inc. to develop the master plan for the new park. Stono River County Park is an 83-acre site dominated by tidal salt marsh habitat with two small upland islands. Its location in relation to local recreational opportunities is a key feature of the site. The popular West Ashley greenway currently terminates in a gravel lot behind a sign company. In addition, that stretch



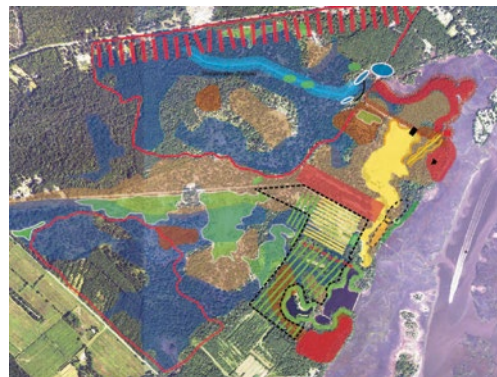
of the Stono River is part of the Coastal Blueway water trail. Biohabitats analyzed the salient ecological features of the property and created a land use plan featuring Conservation, Recreation, and Marine Zones. Stantec and the rest of the design team then worked together to create a master plan that protects the ecological value of the park's vernal pools and transitional zones while affording access to visitors for passive recreation. The planned park is a safe and attractive gateway to the West Ashley greenway and an appealing stop for paddlers.

# The College of Charleston Dixie Plantation, Environmental Learning Center

Charleston, South Carolina

## Biohabitats

When artist and naturalist John Henry Dick passed away in 1995, he left his family property, known as Dixie Plantation, to the College of Charleston Foundation. The 800-acre site, located 17 miles from the College's main campus, was intended to be used for long-term ecological research as well as public education. Biohabitats assisted Ayers Saint Gross Architects and Planners in the development of



this historic property as a secondary campus. The project included the design of a building, field stations, and a path linking the structures. To support the development of a landscape design that would reestablish habitat, minimize construction impacts on ecological resources, and enhance the natural setting, Biohabitats performed a characterization of existing habitats on the property and identified areas critical to the site's ecology that should be conserved and restored.





# FORMS

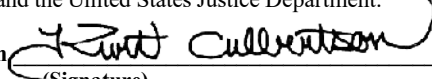
Certification of Non-Collusion  
References



# Certification of Non-Collusion

Proposer declares that the proposal is not made in connection with any other proposer submitting a proposal for the same commodity or commodities, and that the proposal is bona fide and is in all respects fair and without collusion or fraud. Each proposer, if included in proposal documents, shall execute an affidavit of non-collusion. Collusion and fraud in proposal preparation shall be reported to the State of South Carolina Attorney General and the United States Justice Department.

Certification of Non-Collusion in Proposal Preparation

  
(Signature)

7/31/19

(Date)

In compliance with the attached specifications, the undersigned offers and agrees, if this proposal is accepted by the Beaufort County Council, within one hundred and twenty (120) days of the date of proposal opening, to furnish any or all of the items upon which prices are proposed within the time specified in the cost/fee schedule.

Legal Business Name Design Workshop, Inc.

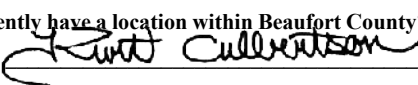
*(If your company is an LLC, you must identify all principals to include addresses and phone numbers in your submittal)*

Federal Tax ID 84-0819969

Address Billing: 1390 Lawrence Street, Suite 100, Denver, CO 80204

Does your company currently have a location within Beaufort County? Yes  No

Representative Signature



Print Authorized Representative's Name Kurt Culbertson

Telephone Number 970.429.0570

Fax Number 303.623.2260

E-Mail Address kculbertson@designworkshop.com

# References

Beaufort County requests a minimum of three (3) references of work similar in size and scope as that requested. Each reference should include the project name, location, description (size and characteristics), date of completion, and a contact person, complete with phone number, address and email address. Additional references can be provided if desired.

1. Project Name: **Houston Arboretum and Nature Center**  
 Location: **Houston, TX**  
 Project Description (size and characteristics) **165 acres**  
**Design Workshop was hired as the primary consultant to lead the Master Plan and design to spearhead the redevelopment and rebirth of the Houston Arboretum, a regional treasure whose lush canopy suffered significant decline during recent natural disasters.**  
 Date of Completion (Was the project completed on time): **Phase 1 and 2: 2018**  
 Contact Person: **Debbie Markey, Executive Director**  
 Address: **4501 Woodway Drive**  
 County Sate Zip: **Houston, TX 77024**  
 Phone Number: **713.681.8433**  
 Email Address: **dmarkey@houstonarboretum.org**
  
2. Project Name: **Blue Hole Park**  
 Location: **Wimberley, TX**  
 Project Description (size and characteristics) **126 acres**  
**A quintessential Texas Hill Country swimming hole, Blue Hole's pristine waters, limestone bluffs and towering age-old cypress trees have made it highly sought out by locals and tourists alike. Design Workshop was retained to provide park planning and design and landscape architecture for the site.**  
 Date of Completion (Was the project completed on time): **2012, completed on time**  
 Contact Person: **Kelly Schmidt, Parks Director**  
 Address: **221 Stillwater Drive**  
 County Sate Zip: **Wimberley, TX 78676-5340**  
 Phone Number: **512.217.9920**  
 Email Address: **kschmidt@cityofwimberley.com**



3. Project Name: **Story Mill Community Park**

Location: **Bozeman, MT**

Project Description (size and characteristics) **60.25 acres**  
**Design Workshop partnered with The Trust for Public Land to design a 55 acre park along the Bridger River and adjoining the historic Story Mill in Bozeman, Montana, creating a community gathering area rich in wildlife habitat and active recreation opportunities.**

Date of Completion (Was the project completed on time): **2019, completed on time**

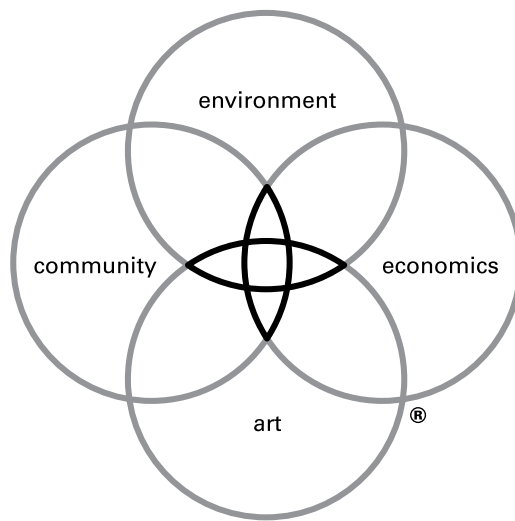
Contact Person: **Maddy Pope, Project Manager**

Address: **901 5th Avenue**

County State Zip: **Seattle, WA 98164**

Phone Number: **406.582.6240**

Email Address: **maddy.pope@tpl.org**



## DW LEGACY DESIGN®

Legacy Design is the defining element of our practice. It is our commitment to an elevated level of design inquiry to arrive at the optimal solutions for clients. The process ensures that our projects reflect the critical issues facing the built environment and that they deliver measurable benefit to clients and communities.

It is the foundation of the firm's workshop culture and guides all projects.



**Request for Proposal for Whitehall Conceptual Planning Services for Beaufort County  
RFP #073119**

**Subject: Final and Best Offer**

**Date: September 27, 2019**

**Conceptual Plan**

Assumptions for the project deliverables are outlined in the revised workplan (attached).

Phase	Firm	Hours		Total
I	Design Workshop	120		\$19,575
	Biohabitats	15		\$2,250
	Thomas and Denzinger	7		\$1,050
	Thomas and Hutton	15		\$2,250
<b>I</b>			<b>Subtotal</b>	<b>\$25,125</b>
II	Design Workshop	243		\$36,465
	Biohabitats	27		\$4,200
	Thomas and Denzinger	36		\$5,500
	Thomas and Hutton	28		\$4,200
	Cumming	20		\$3,000
<b>II</b>			<b>Subtotal</b>	<b>\$53,365</b>
			<b>Total Phases I and II</b>	<b>\$78,490</b>
			Estimated Expenses	\$3,827
			<b>Total Phases I and II + Reimbursable Expenses</b>	<b>\$82,317</b>
Add Alternate	Site Survey- Topography, Trees, Critical Line (Gasque)			\$2,000

## Civil and Architect Drawing Option

Since the conceptual design and construction budget have not been established, we are offering fee and construction budget ranges for this scope of work due to the amount of unknown variables that exist. These variables include, but are not limited to:

- Final programming of the park
- Utilities for future improvements
- Amount of structures/ architectural elements for future improvements
- Off-site road/ traffic/ pedestrian improvements
- Potential phasing of conceptual design improvements to meet the County's budget
- Cost escalation for phasing scenarios
- Construction management services provided or not provided by the County

**From our past experience, we are assuming that the construction costs will be between \$300,000 and 500,000/ acre, and that the design fees will be between 10-12% of the construction costs.**

For the purposes of discussion, we have provided an example that uses a middle range of construction costs and design fees for Whitehall Park. The assumptions include, on average, a construction cost of \$400,000/ acre, with a total construction budget of \$3,888,000 (full build out with no phasing); and design fees at 11% of the construction budget. Again, these fees can change significantly based on the variables bulleted above, particularly with regard to the amount of architecture that is included in the future improvements concept design. Additionally, the County may want to phase the concept design improvements of the park and that would be another variable we cannot anticipate.

### Fee Example for a \$400,000/ acre park and 11% design fees with full build-out

Phase	Firm	Hours		Total
III- Schematic Design	Design Workshop	342		\$51,322
	Biohabitats	40		\$1,604
	Thomas and Denzinger	20		\$3,208
	Thomas and Hutton	10		\$6,415
	Cumming	10		\$1,604
III- Schematic Design	Subtotal	422		\$64,152



III- Design Development	Design Workshop	600		\$89,813
	Biohabitats	20		\$3,208
	Thomas and Denzinger	40		\$6,415
	Thomas and Hutton	170		\$25,661
	Cumming	20		\$3,208
III- Design Development	<b>Subtotal</b>	<b>850</b>		<b>\$128,304</b>
III- Construction Documents	Design Workshop	550		\$83,398
	Biohabitats	215		\$3,208
	Thomas and Denzinger	40		\$6,415
	Thomas and Hutton	20		\$32,076
	Cumming	20		\$3,208
III- Construction Documents	<b>Subtotal</b>	<b>845</b>		<b>\$128,304</b>
III- Bidding and Negotiation	Design Workshop	128		\$19,246
	Biohabitats	8		\$1,069
	Thomas and Denzinger	8		\$1,069
III- Bidding and Negotiation	<b>Subtotal</b>	<b>146</b>		<b>\$21,384</b>
III- Construction Observation	Design Workshop	415		\$62,014
	Biohabitats	15		\$2,138
	Thomas and Denzinger	60		\$8,554
	Thomas and Hutton	85		\$12,830
III- Construction Observation	<b>Subtotal</b>	<b>575</b>		<b>\$85,536</b>
	<b>Total Design Fees</b>	<b>2838</b>		<b>\$427,680</b>
	<b>Estimated Expenses</b>			<b>\$21,384</b>
	<b>Total Design Fees + Reimbursable Expenses</b>			<b>\$449,064</b>

We hope that this information helps in your planning of the park. Thank you for the opportunity to work on this transformational and exciting project! We would be honored to partner with you and the community to imagine and build a wonderful park along the beautiful waterfront of Lady's Island. Please do not hesitate to reach out for additional information.

Sincerely,  
Kurt Culbertson  
Principal in Charge

[kculbertson@designworkshop.com](mailto:kculbertson@designworkshop.com)  
970-429-0570



### Design Workshop Hourly Billing Rates- 2019

Employee Classification	Hourly Rate
Principal	\$300
Project Manager	\$175
Project Landscape Architect 1	\$150
Project Landscape Architect 2	\$90

### Biohabitats Hourly Billing Rates- 2019

Employee Classification	Hourly Rate
Project Manager	\$195
Ecologist	\$105
Spatial Analyst	\$95

2019 HOURLY RATES –  
Cost Management



**DISCIPLINE**

**HOURLY RATE**

***Cost Management Services***

Managing Director / Director / Regional Director

\$175.00

Senior Cost Manager / Senior MEP Cost Manager

\$150.00

Cost Manager/MEP Cost Manager

\$145.00



# THOMAS & DENZINGER ARCHITECTS

July 29, 2019

## Thomas and Denzinger Architects Billable Hourly Rates

Principal Architect	\$120/hr
Associate Architect	\$85/hr
Drafting Technical Associate	\$65/hr
Administrative Associate	\$35/hr

**January 1, 2019 – Rev. January 30, 2019**

Thomas &amp; Hutton provides services on a time and expense basis as follows:

1. This basis includes allowance for direct salary expenses and for direct non–salary expenses. It also provides for services we may subcontract to others.
2. Direct salary expenses are generally based upon our payroll costs. The payroll costs include the cost of salaries and wages (including sick leave, vacation, and holiday pay) for time directly chargeable to the project; plus, unemployment, excise, payroll taxes, and contributions for social security, employment compensation insurance, retirement benefits, and medical and insurance benefits.

The current hourly rate charges for each skill position for 2019 are as follows:

Hourly Rate	Engineer	Survey	Landscape	GIS	Quality Control	Business/ Administrative
\$ 240.00	Consultant	Consultant	Consultant	Consultant	Consultant	
\$ 220.00	Senior Manager	Senior Manager	Senior Manager	Senior Manager	Senior Manager	Senior Manager
\$ 200.00	Project Manager V Project Engineer V	Survey Manager V Project Surveyor V Survey Party (3–Men)	Landscape Architect V LA Project Manager V	GIS Manager V		
\$ 185.00	Project Manager IV Project Engineer IV	Survey Manager IV Project Surveyor IV	Landscape Architect IV LA Project Manager IV	GIS Manager IV		Senior Application Developer IV, Software/Computer Consultant IV
\$ 170.00	Project Manager III Project Engineer III	Survey Manager III Project Surveyor III	Landscape Architect III LA Project Manager III	GIS Manager III		Senior Application Developer III, Software/Computer Consultant III
\$ 160.00	Project Manager II Project Engineer II	Survey Manager II Project Surveyor II	Landscape Architect II LA Project Manager II	GIS Manager II	Construction Administrator II	Senior Application Developer II, Software/Computer Consultant II
\$ 145.00	Project Manager I Project Engineer I	Survey Manager I Project Surveyor I Survey Party (2–Men)	Landscape Architect I LA Project Manager I	GIS Manager I	Construction Administrator I	Senior Application Developer I, Software/Computer Consultant I
\$ 135.00	Designer IV Engineering Technician IV	Staff Surveyor V Survey Field Supervisor	Landscape Designer IV	GIS Analyst IV	Field Representative V	Application Developer IV
\$ 125.00	Designer III Engineering Technician III	Staff Surveyor IV	Landscape Designer III	GIS Analyst III	Field Representative IV	Application Developer III
\$ 115.00	Designer II Engineering Technician II	Staff Surveyor III	Landscape Designer II	GIS Analyst II		Application Developer II
\$ 105.00	Designer I Engineering Technician I	Survey Party (1–Man) Staff Surveyor II	Landscape Designer I	GIS Analyst I	Field Representative III	Application Developer I, Permit Coordinator II, Admin IV
\$ 95.00	CADD Technician III	Survey Technician III Staff Surveyor I	Landscape Technician III	GIS Technician III	Field Representative II	Permit Coordinator I
\$ 90.00	CADD Technician II	Survey Technician II	Landscape Technician II	GIS Technician II		
\$ 85.00	CADD Technician I	Survey Technician I	Landscape Technician I	GIS Technician I	Field Representative I	Admin III
\$ 80.00						Admin II
\$ 75.00						Admin I
\$ 400.00	Expert Witness					

3. When warranted, overtime will be charged for any non–salary employees. Overtime hours will be billed at 1-1/2 times the individuals charge rate.
4. Direct non–salary (reimbursable) expenses, including printing, reproduction, air travel, lodging, and meals are billed at cost. Travel in company or private vehicles will be billed at \$0.55 per mile and may be revised based on fuel pricing. Outside consultant fees will be billed at 1.15 times the cost.
5. All rates and charges are effective through January 1, 2020, including printing, reproductions, materials, and travel and are subject to change at that time. New rates and costs will become immediately effective to contracts in effect at the time of rate changes.





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## BEAUFORT COUNTY COUNCIL

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### Agenda Item Summary

#### Item Title:

APPOINTMENTS AND REAPPOINTMENTS TO BOARDS AND COMMISSIONS

#### Council Committee:

Natural Resources

#### Meeting Date:

October 21, 2019

#### Committee Presenter (Name and Title):

#### Issues for Consideration:

Planning Commission – Vacancy District 2  
Rural & Critical – Vacancy District 7  
Southern Beaufort County Corridor – Vacancies District 5 and Town of Bluffton  
Appointee  
Appointment of Jason Hinchey to the Beaufort - Town of Port Royal Metropolitan  
Planning Commission (MPC)

#### Points to Consider:

#### Funding & Liability Factors:

None.

#### Council Options:

Approve, Modify or Reject

#### Recommendation:

Approve

**Planning Commission  
(Applicants)**

<b>Name</b>	<b>Council District</b>	<b>Ethnicity</b>	<b>Primary Interest or Expertise</b>	<b>Other ABC Interest</b>	<b>Date Application Received</b>
Bandoh, Abyssinia	4	African American	Director of Education, Technical College of the Lowcountry	Economic - 1 BJEOC - 2	December 2017
Flasch, Pamela	2	Caucasian	Public Affairs Management - BJWSA	Economic - 1 Rural - 2	May 2019
Fritz, Gordon	2	Caucasian	Real Estate Broker		May 2016
Lippucci, Donald	7	Caucasian	Realtor		March 2017
Sweet, Richard	9	Caucasian	Retired - Sales		February 2018
Winslow, Brian	2	Caucasian	Construction Engineer	Zoning - 1 CTC - 3	July 2017





COUNTY COUNCIL OF BEAUFORT COUNTY  
County Boards, Agencies, Commissions, Authorities and Committees



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**Top Three Priorities:** Please indicate by placing a "1", "2", or "3" alongside your choices.

**BOARDS AND COMMISSIONS**

- \_\_\_\_\_ Accommodations Tax (2% State)
- \_\_\_\_\_ Airports
- \_\_\_\_\_ Alcohol and Drug Abuse
- \_\_\_\_\_ Assessment Appeals
- \_\_\_\_\_ Beaufort County Transportation
- \_\_\_\_\_ Beaufort-Jasper Economic Opportunity
- \_\_\_\_\_ Beaufort-Jasper Water & Sewer
- \_\_\_\_\_ Beaufort Memorial Hospital
- \_\_\_\_\_ Bluffton Township Fire
- \_\_\_\_\_ Burton Fire
- \_\_\_\_\_ Coastal Zone Management Appellate (inactive)
- \_\_\_\_\_ Construction Adjustments and Appeals
- \_\_\_\_\_ Daufuskie Island Fire
- \_\_\_\_\_ Design Review
- \_\_\_\_\_ Disabilities and Special Needs
- \_\_\_\_\_ Economic Development Corporation
- \_\_\_\_\_ Forestry (inactive)
- \_\_\_\_\_ Historic Preservation Review
- \_\_\_\_\_ Keep Beaufort County Beautiful
- \_\_\_\_\_ Lady's Island / St. Helena Island Fire
- \_\_\_\_\_ Library
- \_\_\_\_\_ Lowcountry Council of Governments
- \_\_\_\_\_ Lowcountry Regional Transportation Authority
- \_\_\_\_\_ Parks and Recreation
- \_\_\_\_\_ Planning \*
- \_\_\_\_\_ 2 Rural and Critical Lands Preservation
- \_\_\_\_\_ Sheldon Fire
- \_\_\_\_\_ Social Services (inactive)
- \_\_\_\_\_ Solid Waste and Recycling
- \_\_\_\_\_ Southern Beaufort County Corridor Beautification
- \_\_\_\_\_ Stormwater Management Utility
- \_\_\_\_\_ Zoning

DATE: 5/23/19

NAME: Pamela M. Flasch

BEAUFORT COUNTY VOTER REGISTRATION NUMBER: 245673301

OCCUPATION: Public Affairs Manager | BJWSA

TELEPHONE: (Home) 540-742-3862

(Office) 843-987-8053

EMAIL: calivorrang@yahoo.com | pamelafasch@bjwsa.org

HOME ADDRESS: 20-D White Dogwood Road | Beaufort

STATE: SC ZIP CODE: 29907

MAILING ADDRESS: 20-D White Dogwood Road | Beaufort

STATE: SC ZIP CODE: 29907

COUNTY COUNCIL DISTRICT: 1  2  3  4  5  6  7  8  9  10  11

ETHNICITY: Caucasian  African American  Other

Are you presently serving on a Board, Agency, Commission, Authority or Committee? Yes  No

If "yes", what is the name of the board and when does term expire? \_\_\_\_\_

• Please return completed form and a brief resume' either Email or U.S. Mail:

o Email: [boardsandcommissions@bjcgo.net](mailto:boardsandcommissions@bjcgo.net)

o U.S. Mail: Clerk to Council, County Council of Beaufort County, P.O. Drawer 1228, Beaufort, SC 29901

• Applications without a brief resume' cannot be considered.

• Applications will be held three (3) years for consideration.

• All information contained on this application is subject to public disclosure.

**YOU MUST BE A BEAUFORT COUNTY REGISTERED VOTER TO APPLY**  
**YOU MUST ATTACH YOUR RESUME' WITH THIS APPLICATION TO BE CONSIDERED**  
**An incomplete application will be returned**

\* Anyone submitting an application to serve on the Planning Commission must fill out the questionnaire on page 2

Applicant's Signature:

*Pamela M. Flasch*

Submit by Email

# Pamela McNeely Flasch

## Public Relations/Marketing Specialist

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### Career Objective

I bring traditional, solid journalism principles and ethics to media situations using contemporary best practices for communication, promotion and crisis management.

### Volunteer Experience

Beaufort Chamber board of directors 2016-2019  
Leadership Beaufort 2016  
Society of Professional Journalists  
Omicron Delta Kappa  
Junior League of Spartanburg board  
Palmetto Partners, Junior Leagues of South Carolina Public Affairs  
Performing Arts Luray board  
PAL Players  
Choices Women's Shelter board  
Our Lady of the Valley Women  
Page County Grown Agri-tourism initiative founding member  
Page County Artisan Trail Management Team  
Page Alliance for Community Action  
Girl Scout Community Director  
Southside Neighborhood Action Partnership board  
Aiken Community Playhouse

### Publications, Productions

*Peter Ruffner & His Descendants*; 2nd Edition; co-editor; 2007.

*PBS RoadTrip to History - Luray*; assistant producer; 2011.

20-D White Dogwood Road; Beaufort, SC 29907  
540-742-3862 catvorrang@yahoo.com

### Professional Experience

**Public Affairs Manager; Beaufort-Jasper Water & Sewer Authority; March 2015 to present.** Media and public relations; community and employee engagement and education.

**Director of Communications and Tourism Marketing (Interim President 2012.); Luray-Page County Chamber of Commerce; Luray, Virginia; 2004 to 2015.** Media and public relations for chamber, tourism audiences. Weekly e-news and newspaper column. Grant writer for \$100,000+ from Virginia Tourism Corporation. Guest host for monthly 'Tourism Tuesday' radio show.

**Staff writer, Photographer; Page News & Courier newspaper; Luray, Virginia; 2005 to 2013.** Weekly business feature, monthly home feature.

**Public Affairs Specialist; University of South Carolina-Spartanburg and Spartanburg Technical College; Spartanburg, South Carolina; 1994-1998.** Part-time, media affairs, events.

**Community Director; March of Dimes Birth Defects Foundation, Greenville, South Carolina; 1991-1992.** Coordinated annual WalkAmerica event, golf tournaments, etc.; managed donors, sponsors, volunteers in two communities.

**Assistant Editor; Business and Industrial Review; Augusta Chronicle newspaper; Augusta, Georgia; 1989-1991.** Writing and photography for weekly features; seasonal special tabloids.

**Advertising Account Executive; Aiken Standard newspaper; Aiken, South Carolina; 1985-1989.** Sales and design for advertising clients. Editor of bridal magazine.

**Sales Correspondent; Addison-Wesley Publishing Company; Atlanta, Georgia; 1984-1985.** Sales support, writing and developing support materials for a five-state region.

### Education

**University of South Carolina, Columbia, South Carolina.** 1984; BA in Journalism (Advertising/Public Relations and News/Editorial) and Education (Curriculum Design). Student Government, Student Activities, theater, Omicron Delta Kappa.

### Government Experience; Town of Luray, Virginia

**FEMA Advance Public Information Officer;** National Emergency Training Center Emmitsburg, MD; August 2018  
**Council member,** 4/2013 to present. **Virginia Elected Officials Leadership Academy,** 7/2014 to 3/2015. **Coordinator, 'Celebrate Luray' Bicentennial,** 6/2011-12/2012. **Planning Commission, (Certified Planning Commissioner)** 7/2010 to 4/2013. **Comprehensive Plan Committee,** 2007. **Jamestown 2007 Committee,** 2007. **Board of Zoning Appeals,** 2006-2010.

### References:

References are available upon request.

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## Gadson, Princess

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**From:** Weitz, Kristina  
**Sent:** Friday, May 24, 2019 9:19 AM  
**To:** Gadson, Princess  
**Subject:** RE: Voter Registration Number & Council District Verification

Everything is perfect for her!

Have a safe Memorial Day weekend!.

Kris

**From:** Gadson, Princess <pgadson@bcgov.net>  
**Sent:** Friday, May 24, 2019 08:23  
**To:** Weitz, Kristina <kweitz@bcgov.net>  
**Subject:** Voter Registration Number & Council District Verification

Good morning Kris,

Happy Friday! I hope all is well.

At your earliest convenience, will you please verify the VR# and Council District for:

**Pamela Flasch**  
**20-D White Dogwood Road**  
**Beaufort, SC 29907**

**VR# 245673301**  
**Council District 2**

Kind Regards,  
Princess



COUNTY COUNCIL OF BEAUFORT COUNTY  
County Boards, Agencies, Commissions, Authorities and Committees

Rec 6-1-2016



County Council of Beaufort County selects citizens for service on Council appointed Boards, Agencies, Commissions, Authorities and Committees from a roster of individuals who have either volunteered or have been recommended for appointment. The Clerk to Council uses this form to keep an up-to-date roster of volunteers and to give Council basic information about each volunteer.

Top Three Priorities: Please indicate by placing a "1", "2", or "3" alongside your choices.

BOARDS AND COMMISSIONS

- Accommodations Tax (2% State)
- Airports
- Alcohol and Drug Abuse
- Beaufort-Jasper Economic Opportunity
- Beaufort-Jasper Water and Sewer
- Beaufort Memorial Hospital
- Bluffton Township Fire
- Burton Fire
- Children's Foster Care Review
- Coastal Zone Management Appellate Panel
- Construction Adjustments and Appeals
- County Transportation
- Dausfuskie Island Fire
- Disabilities and Special Needs
- Design Review
- Forestry
- Historic Preservation Review
- Lady's Island / St. Helena Island Fire
- Library
- Lowcountry Council of Governments
- Lowcountry Regional Transportation Authority
- Parks and Leisure Services
- Planning \*
- Rural and Critical Lands Preservation
- Sheldon Fire
- Social Services
- Solid Waste and Recycling
- Southern Beaufort County Corridor Beautification
- Stormwater Management Utility
- Tax Equalization
- Zoning

DATE: 5-30-2016 NAME: Caron Fritz  
 VOTER REGISTRATION NUMBER: 071417256 OCCUPATION: REAL ESTATE BROKER  
 TELEPHONE: (Home) 843-524-9649 (Office) \_\_\_\_\_ EMAIL: SCATSLANDMAN@BC.NET  
 HOME ADDRESS: 70 QUIET COVE WAY STATE: SC ZIP CODE: 29907  
 MAILING ADDRESS: 70 QUIET COVE WAY STATE: SC ZIP CODE: 29907  
 COUNTY COUNCIL DISTRICT:  1  2  3  4  5  6  7  8  9  10  11  
 ETHNICITY:  Caucasian  African American  Other  
 Are you presently serving on a Board, Agency, Commission, Authority or Committee?  Yes  No  
 If "yes", when does term expire? \_\_\_\_\_  
 If recommended by a Council Member, indicate name: \_\_\_\_\_

Once completed, please return this form and a brief resume' to the Clerk to Council: You may mail it to Clerk to Council, County Council of Beaufort County, P.O. Drawer 1228, Beaufort, SC 29901, email it to [boardsandcommissions@bcgov.net](mailto:boardsandcommissions@bcgov.net), or fax it to 843-255-9401. Applications without a brief resume' cannot be considered. Applications will be held three (3) years for consideration. All information contained on this application is subject to public disclosure.

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 An incomplete application will be returned

\*Anyone submitting an application for the Planning Commission must fill out the additional questionnaire on page 2.

Applicant's Signature: Caron Fritz Date: 5-30-2016



## **Gordon Campbell Fritz, Jr.**

70 Quiet Cove Way  
Beaufort, SC 29907  
(843) 524-9649  
[seaislandman@islc.net](mailto:seaislandman@islc.net)

Married, father of two with two grandchildren. 44 year resident of Beaufort, SC. Photographer, Digital Artist, Teacher, Real Estate Broker, Residential Real Estate Developer, Regional Director, Boys Scouts of America.

### **Myrtle Beach, South Carolina**

My hometown.

Graduated from Myrtle Beach High School in 1963

### **University of South Carolina**

Columbia, South Carolina

Bachelor of Science in Biology

Advanced post graduate study in Marine Science

1963-1965 1969-1972

### **United States Navy**

Dental Corpsman (DT2)

Dental facility, United States Marine Corps Recruit Depot Parris Island, South Carolina. 1965-1967

US Mobile Construction Battalion 4, Vietnam - Delivering dental treatment to both military and civilian (Civic Action) personal – Medcap treatment to civilian personal in Civic Action program. 1967-1969.

**Environmental Research Corporation**

Columbia, South Carolina

Biologist - Ecosystem analysis for potential development projects along coastal South Carolina (Moss Creek Plantation, Belle Isle, Kiawah Island, etc.

1971-1972

**Sheldon Academy**

Sheldon, South Carolina

Assistant Headmaster, Teacher

Marine Science, Chemistry, Biology and conducted administrative duties.

1972-1977

**Beaufort Academy**

Beaufort, South Carolina

Head of Science Department, Teacher - Biology

1977-1978

**Beaufort County Schools**

Beaufort, South Carolina

Sunrise High School

Assistant Principal, Teacher - Biology to emotionally handicapped students,

1978-1980

**Beaufort County Schools**

Beaufort, South Carolina

Mossy Oaks Elementary

Teacher, Self-contained emotionally handicapped classroom.

1980-1982

**University of South Carolina – Beaufort**

Beaufort, South Carolina

Instructor, Marine Science Labs



1978-1982

**Marsh Hawk Plantation – Beaufort**

Designed and developed 550 acre residential community

1977-1990

**Century 21 Carolina Real Estate**

Beaufort, South Carolina

Broker – Sales

1982-1987

**Real Estate Professionals**

Beaufort, South Carolina

Broker – Sales

Representing Fannie Mae and Freddie Mac foreclosure sales

1987-present

**General Statement:**

Gordon Fritz

70 Quiet Cove Way

Beaufort, South Carolina

(843) 522-3100 office

(843) 524-9649 home office

(843) 812-0312 cell

[realestateprofessionals.com](http://realestateprofessionals.com)

[www.isellbeaufort.com](http://www.isellbeaufort.com)

[www.extrodinarybeaufortproerties.com](http://www.extrodinarybeaufortproerties.com)

[www.seaislandprints.com](http://www.seaislandprints.com)

Broker with Real Estate Professionals (15 Sams Point Road, Live Oak Professional Building, Beaufort, South Carolina 29907). 34 years real

estate experience. Purchased (with partnership) 550 acres on north Lady's Island. Designed the development plan and sold the 88 lots in the environmentally friendly housing development/forest of Marsh Hawk Plantation. Taught Biology, Chemistry and Marine Science in Beaufort schools for 10 years. Active in the local art community as an exhibitor. Married with two adult children and two grandchildren all living as an extended family on our acreage along the Coosaw River overlooking the ACE Basin.

“I live on Lady's Island and think Beaufort is a wonderful place to live. There are not many areas that offer the environmental opportunities that we enjoy here. Great fishing, beaching, boating, neighbors, a slow paced lifestyle yet not sleepy, very cosmopolitan in a village sense. I have been very fortunate to have spent much of my adult life in a place where you can take the time to enjoy the things that are important. You have to live in Beaufort to discover fully how special it is and to get to know the people who have chosen to call this home.



**Rainey, Sue**

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**From:** Gordon Fritz <seaislandman@islc.net>  
**Sent:** Tuesday, May 31, 2016 1:46 PM  
**To:** Chuck Newton; boardsandcommissions  
**Cc:** Gordon Fritz  
**Subject:** planning commission application  
**Attachments:** scan0001.pdf

Hi Chuck:

I am sending this application to you (as well as to the county website) to peruse and submit to the proper authorities. I could send it only to the county but it could get lost and I think you will insure that it is properly submitted.

Should I be selected, we will continue to work towards a better Beaufort.

Thanks,

Gordon

## **Supplemental Application Questionnaire**

**Please explain why you want to serve on the Planning Commission.**

I have always appreciated the many exceptional characteristic of Beaufort County which has placed it above almost all other communities in our country. As outsiders discover these qualities, many decide to move here and call this their home. This has attracted the attention of many corporate interest which provide much of the support for a growing area to come to Beaufort also. Some bring with them the same appreciation that most of us feel and help us experience "GOOD GROWTH". Others, unfortunately, come with the intent to exploit the opportunities in our county with the sole interest of improving their bottom line (profits). They bring with them the "BAD GROWTH" that has turned many other very attractive cities and towns into places many of us have no interest in visiting much less living in.

I believe that a strong Planning Commission dedicated to preserving our local values as well as welcoming those that bring "GOOD GROWTH" is the foremost means by which we can preserve our lifestyles and enjoy a prosperous future. I feel that I can help strengthen and direct the Planning Commission so that these goals can be achieved.

**What qualifications, expertise make you a good candidate for the Planning Commission?**

I may possess the most diversified qualifications of any member on the commission. By this I refer to my expertise in environmental issues via my biological and marine science education; my

experience in evaluating the development plans of large coastal developments; my experience in designing and developing a large environmentally friendly residential community here in Beaufort county; my experience in actively presenting our county's real estate opportunities to potential residence as a real estate broker. I have the ability to see both sides of most issues involving community growth and understand that all growth is not "GOOD GROWTH". Knowing the difference is what makes a community exceptional.

**What role do you feel the Planning Commission plays in making Beaufort County a desirable community in which to live and work?**

In many ways, the Planning Commission is both the first and final place at which our growth is determined. This is the place and means by which we here in Beaufort have the opportunity to mold and influence the ideas and plans being brought to us. I have seen many "BAD GROWTH " plans converted into "GOOD GROWTH" plans that advance our community without impairing our local standards. This oversight is the primary role of the Planning Commission.

**What do you believe are thee most important planning issues facing the County during the next five years.**

The obvious growth issues involved with commercial and residential development are paramount. We must limit the densities within designated areas and protect our environments. We do not want to become Anywhere USA. This can be done whilst we encourage the expansion of our community in population and opportunity with good intelligent planning always keeping the end in focus so as to preserve our values. With this task come the additional issues concerning infrastructure (water, sewer, roads and bridges, fire and police protection, etc ). All these issues are important and must be tackled.

**What previous experience have you had in serving on a planning commission? Give some examples of the items typically handled by the Planning Commission.**

I served on the original Lady's Island Planning committee many years ago. We suggested that the county authorities help us preserve the neighborhood characteristics we enjoyed and to control the development pressures that were sure to come.



**From:** [Bennett, Ashley](#)  
**To:** [#COUNCIL](#); [Larson, Eric](#); [Criscitiello, Anthony](#); [Frazier, Delores](#)  
**Cc:** [seaislandman@islc.net](mailto:seaislandman@islc.net); [boardsandcommissions](#)  
**Subject:** Board and Commission Application / Gordon Fritz  
**Date:** Wednesday, June 01, 2016 10:46:38 AM  
**Attachments:** [fritz.gordon.pdf](#)

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Good morning,

Mr. Gordon Fritz, Council District 2, has submitted an application to serve as a member of the Planning Commission. His application is attached to this email.

Thank you,  
Ashley





COUNTY COUNCIL OF BEAUFORT COUNTY  
County Boards, Agencies, Commissions, Authorities and Committees

received  
7/12/17 JS



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**BOARDS AND COMMISSIONS**

- \_\_\_ Accommodations Tax (2% State)
- \_\_\_ Airports
- \_\_\_ Alcohol and Drug Abuse
- \_\_\_ Beaufort-Jasper Economic Opportunity
- \_\_\_ Beaufort-Jasper Water and Sewer
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- \_\_\_ Construction Adjustments and Appeals
- 3 County Transportation
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- \_\_\_ Disabilities and Special Needs
- \_\_\_ Design Review
- \_\_\_ Economic Development Corporation
- \_\_\_ Forestry
- \_\_\_ Historic Preservation Review
- \_\_\_ Lady's Island / St. Helena Island Fire
- \_\_\_ Library
- \_\_\_ Lowcountry Council of Governments
- \_\_\_ Lowcountry Regional Transportation Authority
- 2 Parks and Leisure Services
- \_\_\_ Planning \*
- \_\_\_ Rural and Critical Lands Preservation
- \_\_\_ Sheldon Fire
- \_\_\_ Social Services
- \_\_\_ Solid Waste and Recycling
- \_\_\_ Southern Beaufort County Corridor Beautification
- \_\_\_ Stormwater Management Utility
- 1 Zoning

DATE: 7/5/2017 NAME: Brian Winslow  
 VOTER REGISTRATION NUMBER: 074505655 OCCUPATION: CONSTRUCTION ENGINEER  
 TELEPHONE: (Home) 986 1096 (Office) 200-2775 EMAIL: Winslowehangmy.com  
 HOME ADDRESS: 16 JASPER LAVE, Beaufort STATE: SC ZIP CODE: 29907  
 MAILING ADDRESS: S.A.A. STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_  
 COUNTY COUNCIL DISTRICT:  1  2  3  4  5  6  7  8  9  10  11  
 ETHNICITY:  Caucasian  African American  Other  
 Are you presently serving on a Board, Agency, Commission, Authority or Committee?  Yes  No  
 If "yes", when does term expire? \_\_\_\_\_  
 If recommended by a Council Member, indicate name: \_\_\_\_\_

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Applicant's Signature: BW Date: 7/5/2017



**Beaufort County Planning Commission  
Supplemental Application Questionnaire**

This questionnaire will assist the County Council in assessing your qualifications and experience for the Planning Commission vacancy.

Please explain why you want to serve on the Planning Commission. *To help develop proper planning & vision  
to insure the quality of life in Beaufort County is maintained in the future*

What qualifications, experience and expertise make you a good candidate for the Planning Commission?  
*Over 30 years in the construction business with a business & engineering background*

What role do you feel the Planning Commission plays in making Beaufort County a desirable community in which to live and work?  
*The planning commission should represent the views & wishes of the people who  
live & work in Beaufort County by making sure growth matches these desires*

What do you believe are the most important planning issues facing the County during the next five years?  
*Overdevelopment, traffic, uncontrolled growth*

What previous experience have you had in serving on a Planning Commission? Give some examples of the items typically handled by the Planning Commission.  
*I have never been on the Commission*

# BRIAN WINSLOW

winslow@hargray.com  
16 Jasper Lane  
843 986 1096

## OBJECTIVES

To serve on a board where my experience and education can contribute to its success

## EDUCATION

### University of Akron

**1974 BSBA Business Administration**

**1978 BSCE Construction Engineering**

## EXPERIENCE

### Major Heavy/Highway Construction Contractors

**1975 to present**

Construction management and engineering on civil/ site-work projects

## SKILLS

- Business administration
- Construction management
- Engineering
- Scheduling and planning
- Financial management



## Rainey, Sue

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**From:** Rainey, Sue  
**Sent:** Thursday, July 13, 2017 9:02 AM  
**To:** Weitz, Kristina  
**Subject:** RE: Verification of Voter Registration Number and Council District

Thank you.

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**From:** Weitz, Kristina  
**Sent:** Thursday, July 13, 2017 9:02 AM  
**To:** Rainey, Sue  
**Subject:** RE: Verification of Voter Registration Number and Council District

*Ms. Sue,*

*I was out of the office yesterday, but everything is perfect for Mr. Winslow.*

*Have a nice day!*

*Kris*

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**From:** Rainey, Sue  
**Sent:** July 12, 2017 12:01  
**To:** Weitz, Kristina  
**Subject:** Verification of Voter Registration Number and Council District

Hi Kris, At your convenience would you please verify the above-referenced information. Thank you, Sue

Brian Winslow  
16 Jasper Lane  
Beaufort, SC 29907  
Council District 2  
074505655

**Rural and Critical Lands Preservation Board  
(Applicants)**

<b>Name</b>	<b>Council District</b>	<b>Ethnicity</b>	<b>Primary Interest or Expertise</b>	<b>Other ABC Interest</b>	<b>Date Application Received</b>
Flashch, Pamela	2	Caucasian	Public Affairs Manager - BJWSA	Economic - 1 Planning - 3	May 2019
Green, Fallon	1	African American	Paralegal Student - Intern	LCOG - 1 Coastal - 2	May 2015
Logan, Thomas	3	Caucasian	Self-employed		August 2018
Lust, Elaine	8	Caucasian	Retired - Controller	Historic - 1 Beautification - 3	September 2018
Stefonick, Ryan	8	Caucasian	Real Estate Broker		June 2019
Taylor, Hillary	2	Other	Student	Zoning - 1 Coastal - 2	May 2017



**Southern Beaufort County Corridor Beautification Board  
(Applicants)**

<b>Name</b>	<b>Council District</b>	<b>Ethnicity</b>	<b>Primary Interest or Expertise</b>	<b>Other ABC Interest</b>	<b>Date Application Received</b>
Davis, Bob	8	Caucasian	Product/Sales Management	BJEOC - 2	August 2015
Iaco, Joan	7	Caucasian	Client Technician / Marketing Coordinator	Keep - 2 Parks - 3	May 2019
Lust, Elaine	8	Caucasian	Retired - Controller	Historic - 1 Rural - 2	September 2018
Nielsen, Dennis	8	Caucasian	Retired		June 2019



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## BEAUFORT COUNTY COUNCIL

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### Agenda Item Summary

#### Item Title:

Appointment of Jason Hincer to the Beaufort - Town of Port Royal Metropolitan Planning Commission (MPC)

#### Council Committee:

Natural Resources

#### Meeting Date:

October 21, 2019

#### Committee Presenter (Name and Title):

Robert Merchant, AICP, Deputy Director, Community Development Department

#### Issues for Consideration:

The MPC is the planning commission for the City of Beaufort and the Town of Port Royal. In addition to this role, they review zoning amendments and other applicable items in the unincorporated County inside the growth boundaries. For this purpose, Beaufort County appoints two of its Planning Commission members to sit on the MPC. Robert Semmler and Caroline Fermin have served this role. However, Robert Semmler resigned from the Planning Commission earlier this month, leaving a vacancy on the MPC. Jason Hincer currently serves on the County Planning Commission and represents Lady's Island. He will fill the vacancy created by Robert Semmler's resignation.

#### Points to Consider:

see above.

#### Funding & Liability Factors:

None

#### Council Options:

Approve or disapprove

#### Recommendation:

Appoint Jason Hincer to the Metropolitan Planning Commission (MPC)