County Council Meeting

Monday, January 10, 2011

4:00 p.m.

Council Chambers
Administration Building

COUNTY COUNCIL OF BEAUFORT COUNTY

ADMINISTRATION BUILDING
100 RIBAUT ROAD
POST OFFICE DRAWER 1228
BEAUFORT, SOUTH CAROLINA 29901-1228
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CHAIRMAN

D. PAUL SOMMERVILLE
VICE CHAIRMAN

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GERALD DAWSON
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LAURA VON HARTEN

GARY KUBIC
COUNTY ADMINISTRATOR

BRYAN J. HILL
DEPUTY COUNTY ADMINISTRATOR

LADSON F. HOWELL
COUNTY ATTORNEY

SUZANNE M. RAINEY
CLERK TO COUNCIL

AGENDA
COUNTY COUNCIL OF BEAUFORT COUNTY
Monday, January 10, 2011
4:00 p.m.
Council Chambers
Administration Building

Citizens may participate in the public comment periods and public hearings from telecast sites at the Hilton Head Island Branch Library as well as Mary Field School, Daufuskie Island.

4:00 p.m.

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. INVOCATION
4. REVIEW OF MINUTES – December 13, 2010
5. PUBLIC COMMENT
6. COUNTY ADMINISTRATOR'S REPORT
   Mr. Gary Kubic, County Administrator
   - The County Channel / Broadcast Update
   - Four-Week Progress Report
   - Recognitions / Beaufort County Parks and Leisure Services
     2010 State Champions / Beaufort All-Star Football Team (8 and 9 year- old)
     2010 State Champions/ Beaufort Boys All- Star Soccer Team (15-year-old and under)
     2010 State Champions Second Place /Beaufort Boys All-Star Soccer Team (9-year-old and under)
7. DEPUTY COUNTY ADMINISTRATOR'S REPORT
   Mr. Bryan Hill, Deputy County Administrator
   - Four-Week Progress Report
   - Construction Project Updates
     Mr. Robert McFee, Division Director, Engineering and Infrastructure

Over

One Cent Sales Tax Referendum Projects:
U.S. Highway 17 Widening
New Bridge over Beaufort River / U.S. 21 / S.C. 802 Construction Project
S.C. Highway 802 Roadway Construction Project
S.C. Highway 46 and Simmonsville Road
U.S. Highway 278 Resurfacing
Capital Improvement Projects:
Disabilities and Special Needs Adult Day Care Center
Hilton Head Airport Aircraft Rescue Firefighting Facility

- Announcement / Donated Items for County Animal Shelter
  Dan Vaden Chevrolet and PetSmart
  Mr. William Winn, Division Director, Public Safety
- Announcement / SCDOT Implementation of 511 System for Traffic Information on Interstate Highways
  Mr. William Winn, Division Director, Public Safety

8. ADOPTION OF 2011 REGULAR MEETING SCHEDULE (backup)

9. ESTABLISHMENT OF HAWKERS' AND PEDDLERS' LICENSE FEES (backup)

CONSENT AGENDA
Items 10 through 17

10. AMBULANCES FOR BEAUFORT COUNTY EMS (backup)
    - Public Safety Committee discussion and recommendation to approve occurred January 4, 2011 / Vote 5:0
    - Contract award: Southeastern Specialty Vehicles, West Jefferson, North Carolina
    - Contract amount: $145,300
    - Funding source: Account #11437-56000 (2010 General Obligation Bonds Fund Contingency)

11. AN ORDINANCE OF THE COUNTY OF BEAUFORT, SOUTH CAROLINA, TO AMEND THE STORMWATER UTILITY ORDINANCE, ARTICLE II, SECTION 99-108, GENERAL FUNDING POLICY (TO INCREASE THE SINGLE-FAMILY UNIT RATE)
    - Consideration of second reading January 10, 2011 (backup)

Jurisdiction	Annual Stormwater Service Fee ($/SFU/year)	
	Existing Rate	New Rate
City of Beaufort	$44.43	$65.00
Town of Bluffton	$98.00	No change
Town of Hilton Head Island	$50.76	$108.70
Town of Port Royal	$44.43	$50.00 (increase effective 2008)
Unincorporated Beaufort County	$50.00	No change

    - Public Hearing – Monday, January 24, 2011, beginning at 6:00 p.m. in Council Chambers of the Administration Building

- First reading approval December 13, 2010 / Vote 10:0
- Natural Resources Committee discussion and recommendation to approve occurred December 6, 2010 / Vote 7:0

12. FUTURE LAND USE MAP AMENDMENT FOR R603-008-000-0623-0000 (1.13 ACRES AT THE NORTHWEST CORNER OF S.C. HIGHWAYS 170 AND 462, OKATIE, SC) FROM RURAL SERVICE AREA TO COMMUNITY COMMERCIAL (backup)
    - Consideration of second reading January 10, 2011
    - Public Hearing – Monday, January 24, 2011, beginning at 6:00 p.m. in Council Chambers of the Administration Building
    - First reading approval December 13, 2010 / Vote 10:0
    - Natural Resources Committee discussion and recommendation to approve occurred December 6, 2010 / Vote 6:1

13. ZONING MAP AMENDMENT/REZONING REQUEST FOR R603-008-000-0623-0000 (1.13 ACRES AT THE NORTHWEST CORNER OF S.C. HIGHWAYS 170 AND 462, OKATIE, SC) FROM RURAL (R) TO COMMERCIAL SUBURBAN (CS) ZONING DISTRICTS (backup)
    - Consideration of second reading January 10, 2011
    - Public Hearing – Monday, January 24, 2011, beginning at 6:00 p.m. in Council Chambers of the Administration Building
    - First reading approval December 13, 2010 / Vote 10:0
    - Natural Resources Committee discussion and recommendation to approve occurred December 6, 2010 / Vote 6:1

14. TEXT AMENDMENT TO THE ZONING AND DEVELOPMENT STANDARDS ORDINANCE (ZDSO), APPENDIX J - DALE COMMUNITY PRESERVATION (DCP), DIVISION 2 - DALE MIXED USE DISTRICT (DMD), SECTION 106-1357 - COMMERCIAL COMMUNICATION TOWERS (backup)
    - Consideration of second reading January 10, 2011
    - Public Hearing – Monday, January 24, 2011, beginning at 6:00 p.m. in Council Chambers of the Administration Building
    - First reading approval December 13, 2010 / Vote 10:0
    - Natural Resources Committee discussion and recommendation to approve occurred December 6, 2010 / Vote 7:0

15. TEXT AMENDMENT TO THE ZONING AND DEVELOPMENT STANDARDS ORDINANCE (ZDSO), APPENDIX S. DAUFUSKIE ISLAND CODE (ADDS A NEW APPENDIX WITH DEVELOPMENT STANDARDS FOR DAUFUSKIE ISLAND COMMUNITY PRESERVATION DISTRICT) (backup) (Daufuskie Island Code)
    - Consideration of first reading January 10, 2011
    - Natural Resources Committee discussion and recommendation to approve occurred January 4, 2011 / Vote 7:0

16. BEAUFORT COUNTY ZONING MAP AMENDMENT FOR DAUFUSKIE ISLAND (CHANGES THE ZONING DISTRICTS TO IMPLEMENT THE NEW DAUFUSKIE ISLAND CODE) (backup) (Daufuskie Island Code)
    - Consideration of first reading January 10, 2011
    - Natural Resources Committee discussion and recommendation to approve occurred January 4, 2011 / Vote 7:0

17. TEXT AMENDMENT TO THE ZONING AND DEVELOPMENT STANDARDS ORDINANCE (ZDSO), APPENDIX D. COMMUNITY PRESERVATION AREAS (DELETES ALL INTERIM STANDARDS RELATED TO BRIGHTON BEACH, BUCKINGHAM, BLUFFTON-MAY RIVER/HIGHWAY 46 CORRIDOR, AND DAUFUSKIE ISLAND, INCLUDING SECTIONS 9 AND 10—DAUFUSKIE ISLAND BUFFER DISTRICT AND GATEWAYS) (backup)
    - Consideration of first reading January 10, 2011
    - Natural Resources Committee discussion and recommendation to approve occurred January 4, 2011 / Vote 7:0

18. AUTHORITY TO PURCHASE BEAUFORT COMMERCE PARK
    - Consideration of first reading, by title only, January 10, 2011
    - Financing options and Committee recommendation to be discussed at Finance Committee Tuesday, January 18, 2011 beginning at 2:00 p.m., Building 2, Beaufort Industrial Park, 102 Industrial Village, Beaufort

PUBLIC HEARING
Item 19

19. ADOPTION OF THE 2010 BEAUFORT COUNTY COMPREHENSIVE PLAN (A COMPILATION OF PREVIOUSLY APPROVED UPDATED ELEMENTS, THE DEMOGRAPHICS ELEMENT, A NEW INTRODUCTION AND HISTORY CHAPTER, AND ALL OF THE 1997 COMPREHENSIVE PLAN APPENDICES) (backup)
    - Consideration of third and final reading approval January 10, 2011
    - Second reading approval November 29, 2010 / Vote 10:0
    - Public hearing – Monday, December 13, 2010 beginning at 6:00 p.m., Council Chambers, Administration Building, Beaufort
    - First reading approval November 8, 2010 / Vote 10:0
    - Natural Resources discussion and recommendation to approve occurred November 1, 2010 / Vote 7:0

20. COMMITTEE REPORTS

21. PUBLIC COMMENT

Over

22. EXECUTIVE SESSION - Receipt of legal advice relating to pending and potential claims

23. ADJOURNMENT

County TV Rebroadcast	
Monday	4:00 p.m.
Wednesday	9:00 p.m.
Saturday	12:00 p.m.
Sunday	6:30 a.m.

Cable Casting of County Council Meetings ***The County Channel***	
Charter Cable	CH 20
Comcast	CH 2
Hargray Cable	CH 9 & 252
Time Warner Hilton Head Cable	CH 66
Time Warner Sun City Cable	CH 63

Official Proceedings
County Council of Beaufort County
December 13, 2010

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

The regularly scheduled meeting of the County Council of Beaufort County was held at 4:00 p.m. on Monday, December 13, 2010, in Council Chambers of the Administration Building, 100 Ribaut Road, Beaufort, South Carolina.

ATTENDANCE

Chairman Weston Newton and Councilmen Steven Baer, Rick Caporale, Gerald Dawson, Brian Flewelling Herbert Glaze, William McBride, Stu Rodman, Gerald Stewart and Laura Von Harten. Vice Chairman D. Paul Sommerville absent.

PLEDGE OF ALLEGIANCE

The Chairman led those present in the Pledge of Allegiance to the Flag.

INVOCATION

Councilman William McBride gave the Invocation.

MOMENT OF SILENCE

The Chairman called for a moment of silence in remembrance of Mr. Curt Copeland, 66, who died Saturday, December 4. He served as Beaufort County Coroner for 28 years.

The Chairman called for a moment of silence in remembrance of Mrs. Harriet Keyserling, 88, who died Friday, December 10. In 1974 she became the first woman elected to Beaufort County Council. Two years later, she was elected to the state House of Representatives. After eight terms and 16 years in the Legislature, she retired in 1993.

Mr. Newton commented these two individuals have certainly left their mark on Beaufort County and have made great accomplishments for Beaufort County. They will both be missed. Our thoughts and prayers are both with the Copeland and Keyserling families.

ANNOUNCEMENT

MCAS Beaufort F-35B Training and Operational Squadrons

Mr. Newton announced receipt of an email from Mrs. Carlotta Ungaro, who was not able to make public comment at today's meeting due to the funeral service for Mrs. Harriet Keyserling

overlaps with today's Council meeting. "I ask that on behalf of the Military Enhancement committee and the Beaufort Regional Chamber of Commerce Visitor and Convention Bureau that you please express our sincere thanks for the County's help and support on insuring that MCAS Beaufort received two training and three operational squadrons of the F-35B."

REVIEW OF PROCEEDINGS OF THE JOINT SESSION OF COUNTY COUNCIL AND HILTON HEAD ISLAND TOWN COUNCIL MEETING HELD OCTOBER 27, 2010

It was moved by Mr. Rodman, seconded by Mr. Caporale, that Council approve the minutes of the joint session meeting held October 27, 2010. The vote was: FOR – Mr. Baer, Mr. Caporale, Mr. Dawson, Mr. Glaze, Mr. Flewelling, Mr. McBride, Mr. Newton, Mr. Rodman, Mr. Stewart and Ms. Von Harten. ABSENT – Mr. Sommerville. The motion passed.

REVIEW OF PROCEEDINGS OF THE REGULAR MEETING HELD NOVEMBER 29, 2010

It was moved by Mr. Rodman, seconded by Mr. Caporale, that Council approve the minutes of the regular meeting held November 29, 2010. The vote was: FOR – Mr. Baer, Mr. Caporale, Mr. Dawson, Mr. Glaze, Mr. Flewelling, Mr. McBride, Mr. Newton, Mr. Rodman, Mr. Stewart and Ms. Von Harten. ABSENT – Mr. Sommerville. The motion passed.

SANTA'S BLESSED HELPERS

Mrs. Mitzi Wagner, Disabilities and Special Needs Director, said it has become our tradition each year to thank Council for all the many blessings you have been kind enough to support us with throughout the year. Under the direction of Mr. Bill Love, Day Program Director, a gift of pottery, handmade by the people we serve, was given to each member of Council.

Mr. Love remarked it has been said that kindness is the language that the deaf can hear, the blind can see and the disabled can feel. Council has been a friend and supporter of hundreds of persons with disabilities in Beaufort County. Council has chosen to see and to understand the disabled when others have chosen not to. Your kindness and support for the mission of the Department has not gone unnoticed. Because of it next year we will move into a new, state-of-the-art facility which will enable us to provide effective service to our consumers with disability. The new facility will give us more space, wider variety of consumer training activity space, staff development and community participation. On behalf of the persons we serve, their families and the staff, Mr. Love thanked Council for its continuing support.

PUBLIC COMMENT

The Chairman recognized Mr. Doug Trogdon, a South Carolina Registered Land Surveyor and employed by Beaufort County for 13 years in the Engineering Department, who stated on the morning of October 15, 2010, prior to a called meeting with Mr. Bob Klink, County Engineer, for the purpose of receiving news that he and several other employees were going to be terminated, the Director of Engineering and Infrastrutture, Mr. Rob McFee, was walking around

the office and was whistling, "nana nana hey hey hey goodbye". This shows vengeance. It is personal. The letter we were given on the 25th states, "You may be aware of administration's discussions that have been taking place over the last several months pertaining to smart decline." However, in an October 19 article in the *Bluffton Today*, Mr. Hill said, "The layoffs are part of long-range planning, but have nothing to do with smart decline. We knew it was coming. When we had open jobs we didn't replace them. We saw this coming three years ago." Jian Fei, the former Assistant County Engineer, was hired a year and a half ago. The email Mr. Trogdon sent Council yesterday, the whistling, the contradictions in the letters -- you do the math.

COUNTY ADMINISTRATOR'S REPORT

The County Channel / Broadcast Update

Mr. Gary Kubic, County Administrator, announced The County Channel covered the Beaufort High School Winter Concert this year. The concert was held at the Beaufort High School Performing Arts Center. The County Channel was there with cameras rolling, and captured the spirit of the season. The County Channel will play back the concert during the holiday season, and be sure to watch for it, along with other original programming, on Christmas Eve and Christmas Day.

The County Channel was front and center for another festive concert this year. The Dancing Reindeer, dancing to the song "All I Want Christmas is You," won the award for "Bluffton State of Mind" at this year's Bluffton Christmas parade. The County Channel was on hand to catch all the action, and provided an ON-AIR commentary. The broadcast will be re-aired throughout the holiday season as well.

Two-Week Progress Report

Mr. Gary Kubic, County Administrator, submitted his Two-Week Progress Report, which summarized his activities from November 29, 2010 through December 10, 2010.

Bluffton Parkway Extension Phase 5-A Construction Notification

At the request of Chairman Newton, Mr. Kubic, County Administrator, announced the County is in receipt of a construction notification meeting to be held December 21, 2010 at 4:00 p.m. at the Bluffton Library. The meeting will have a drop-in type format with project displays for viewing. The purpose of the meeting is to notify local residents of the anticipated construction activities and projected schedules. The project will include construction of the Bluffton Parkway Phase 5-A from Burnt Church Road to Buckingham Plantation Drive, including improvements to Buckingham Plantation Drive between Phase 5-A to US Highway 278.

Mr. Kubic remarked as a result of the decline in impact fees, we made a change wherein the fly-over, that was originally part of 5A, joining the Hilton Head Island bridges, has been eliminated. This revision is what we will be presenting to the folks at this public meeting in advance of the Notice to Proceed on the actual construction.

Presentation / United States Department of Agriculture (USDA) Grant Offer / St. Helena Public Library at Penn Center

Mr. Gary Kubic, County Administrator, reported at the December 6, 2010 meeting of the Community Services Committee he brought forward to committee members, other Council members plus the public a grant offer from the United States Department of Agriculture Rural Development (USDA) for a Community Facilities Project for the St. Helena Branch Library to be located within Penn Center, St. Helena Island, Beaufort County, South Carolina. Later on in the agenda, Council will consider a resolution accepting the grant offer and executing the loan agreement from the federal government. The resolution includes a change in item 2, ". . . and enter into a Loan Agreement."

Mr. Rusty Craven, area loan specialist representing the United States Department of Agriculture Rural Development (USDA), stated he is here today on behalf of State Director Vinita Dore and Mr. George W. Hicks, Jr., Area Director, USDA Rural Development, Walterboro, for the purpose of delivering the Letter of Conditions issued by Mr. Jesse Risher, Area Director, USDA Rural Development Aiken, for the St. Helena Branch Library Project. The purpose of the project is to construct the St. Helena Branch Library on property leased from Penn Center and located in the vicinity of Penn Center Road. Rural Development is offering a loan in the amount of $6.0 million and a grant in the amount of $2.5 million which will be partnered with a CDBG grant in the amount of $1.5 million to fund the total project cost for the library of $10.0 million. The terms for the Rural Development loan will be a 40-year term at an interest of 4%. The estimated payment will be $303,180 annually beginning one year after the loan closing. If the interest rate should be lower at the time of the loan closing, the County will be given the lower rate. It is locked at 4% now, will not be any higher than that, but it could be lower. A copy of Rural Development Letter of Conditions has already been provided for further review. These conditions spell out the requirements that must be met by the County in order to move this project forward from this point, through the bidding stage, to the construction phase, and to the loan and grant closing. We look forward to working with the County in this matter and meeting these conditions. These funds did not come out of the American Recovery and Reinvestment Act. These are actually part of USDA Rural Development regular allocation given each year. The most significant item about that is the fact that the County is not subject to the quarterly reporting requirements that come with stimulus funds. However, these funds of this magnitude would not have been available had there not been stimulus funds that were used for other projects in the State and that definitely helped USDA Rural Development to allow us to offer this funding for the County.

Mitchelville Preservation Project

Mr. Gary Kubic, County Administrator, reported he has been in conversation with Mr. Thomas C. Barnwell, President of the Mitchellville Preservation Project (Project). Mr. Barnwell and he have talked about some grants that they have received and their need for office space. The federal government has vacated, due to budget cuts, some of the offices in the County Government Center on Hilton Head Island. Mr. Kubic will be meeting with Mr. Barnwell the

week of December 13 to talk about subletting one or two of those offices, maybe with a conference room. They have some funds available and we are going to see if we can work a partnership between the County and Project for office space at this location. Mr. Kubic is very excited about the opportunity and will report back to Council, probably in the form of an email or letter, since we will not come back into full session for a few weeks.

Appeal Process Hilton Head Island Planning Commission

Mr. Gary Kubic, County Administrator, reported Hilton Head Island Planning Commission voted 6:1 to amend a Town ordinance to increase the allowable length of the runway to 5,000 feet. The vote allows a Master Plan, adopted by Beaufort County Council and Hilton Head Island Town Council October 27, 2010, to be in effect. The County will take the next steps in the project now that we are over that appellate process.

DEPUTY COUNTY ADMINISTRATOR'S REPORT

Two-Week Progress Report

Mr. Bryan Hill, Deputy County Administrator, submitted the Deputy Administrator's Two-Week Progress Report, which summarized his activities from November 29, 2010 through December 10, 2010.

Pet Adoption / Animal Shelter and Control Department

Mr. Bryan Hill, Deputy County Administrator, showed several photographs taken by employees of the Animal Shelter and Control Department while working at PetSmart. A new aggressive pet adoption policy has been implemented. Since August 2010, the County has had 265 pet adoptions. Mr. Hill thanked Public Safety Division Director William Winn, Department Director Toni Lytton, Marsha Galyon, Beverly Bush and all Department employees for putting through this new initiative and keeping our euthanasia rate down in the County. He thanked Councilman Caporale and all Council members for pushing / nudging staff to go in a different realm. This is the fruit of that effort.

COUNTY MUNICIPAL BUILDINGS LIGHTING RETROFIT PROJECT

This item comes before Council under the Consent Agenda. It was discussed and approved at the November 30, 2010 Public Facilities Committee.

It was moved by Mr. Glaze, seconded by Mr. Flewelling, that Council award a contract to F.M. Young Co., Inc., Fairfax, South Carolina, for the County Municipal Buildings Lighting Retrofit Project in the amount of $149,276. FY 2010 funding was provided through the Energy Efficiency and Conservation Block Grant (Fund 225) was $235,607. In FY 2010 the County used $11,050 to pay for professional engineering services. The current FY 2011 balance for lighting renovations at six locations is $224,557. The vote was: FOR – Mr. Baer, Mr. Caporale,

Mr. Dawson, Mr. Glaze, Mr. Flewelling, Mr. McBride, Mr. Newton, Mr. Rodman, Mr. Stewart and Ms. Von Harten. ABSENT – Mr. Sommerville. The motion passed.

DIRT ROAD PAVING CONTRACT #42

This item comes before Council under the Consent Agenda. It was discussed and approved at the November 30, 2010 Public Facilities Committee.

It was moved by Mr. Glaze, seconded by Mr. Flewelling, that Council award a contract to REA Contracting LLC, for the construction and paving of East River Drive, West River Drive, Central Drive and Rose Island Road in the amount of $882,277. The funding source is County Transportation Committee and Motorized Vehicle Funds. The vote was: FOR – Mr. Baer, Mr. Caporale, Mr. Dawson, Mr. Glaze, Mr. Flewelling, Mr. McBride, Mr. Newton, Mr. Rodman, Mr. Stewart and Ms. Von Harten. ABSENT – Mr. Sommerville. The motion passed.

HDPE PIPE FOR BEAUFORT COUNTY PUBLIC WORKS DEPARTMENT

This item comes before Council under the Consent Agenda. It was discussed and approved at the November 30, 2010 Public Facilities Committee.

It was moved by Mr. Glaze, seconded by Mr. Flewelling, that Council award a contract to Ferguson Enterprise for HDPE pipe supplied in the amount of $144,230 for an initial contract term of one year with four additional one year contract renewal periods all subject to the approval of Beaufort County. The funding source is account 13531-52370 (stormwater). The vote was: FOR – Mr. Baer, Mr. Caporale, Mr. Dawson, Mr. Glaze, Mr. Flewelling, Mr. McBride, Mr. Newton, Mr. Rodman, Mr. Stewart and Ms. Von Harten. ABSENT – Mr. Sommerville. The motion passed.

ACCEPTANCE OF THE UNITED STATES DEPARTMENT OF AGRICULTURE (USDA) GRANT OFFER OF $2,500,000 AND LOAN AGREEMENT OF $6,000,000 FOR THE ST. HELENA PUBLIC LIBRARY AT PENN CENTER

This item comes before Council under the Consent Agenda. It was discussed and approved at the December 6, 2010 Community Services Committee.

Mr. McBride commented the resolution Council is voting on includes a change in item 2, ". . . and enter into a Loan Agreement."

It was moved by Mr. Glaze, seconded by Mr. Flewelling, that Council adopt a resolution endorsing the St. Helena Branch Library Project at Penn Center and authorizing the County Administrator to accept a grant offer of $2,500,000 and a loan agreement of $6,000,000 from the United States Department of Agriculture Rural Development (USDA). The vote was: FOR – Mr. Baer, Mr. Caporale, Mr. Dawson, Mr. Glaze, Mr. Flewelling, Mr. McBride, Mr. Newton, Mr. Rodman, Mr. Stewart and Ms. Von Harten. ABSENT – Mr. Sommerville. The motion passed.

AN ORDINANCE OF THE COUNTY OF BEAUFORT, SOUTH CAROLINA, TO AMEND THE STORMWATER UTILITY ORDINANCE, ARTICLE II, SECTION 99-108, GENERAL FUNDING POLICY (TO INCREASE THE SINGLE-FAMILY UNIT RATE)

This item comes before Council under the Consent Agenda. It was discussed and approved at the December 6, 2010 Natural Resources Services Committee.

It was moved by Mr. Glaze, seconded by Mr. Flewelling, that Council approve on first reading an amendment to the Stormwater Utility Ordinance, Article II, Section 99-108, General Funding Policy (to increase the single-family unit rate). The vote was: FOR – Mr. Baer, Mr. Caporale, Mr. Dawson, Mr. Glaze, Mr. Flewelling, Mr. McBride, Mr. Newton, Mr. Rodman, Mr. Stewart and Ms. Von Harten. ABSENT – Mr. Sommerville. The motion passed.

FUTURE LAND USE MAP AMENDMENT FOR R603-008-000-0623-0000 (1.13 ACRES AT THE NORTHWEST CORNER OF S.C. HIGHWAYS 170 AND 462, OKATIE, SC) FROM RURAL SERVICE AREA TO COMMUNITY COMMERCIAL

This item comes before Council under the Consent Agenda. It was discussed and approved at the December 6, 2010 Natural Resources Services Committee.

It was moved by Mr. Glaze, seconded by Mr. Flewelling, that Council approve on first reading the Future Land Use amendment for R603-008-000-0623-00000 (1.13 acres at the northwest corner of S.C. Highways 170 and 462, Okatie, SC) from Rural Service Area to Community Commercial, in accordance with the staff recommendation there be no access to S.C. Highways 170 and 462. The vote was: FOR – Mr. Baer, Mr. Caporale, Mr. Dawson, Mr. Glaze, Mr. Flewelling, Mr. McBride, Mr. Newton, Mr. Rodman, Mr. Stewart and Ms. Von Harten. ABSENT – Mr. Sommerville. The motion passed.

ZONING MAP AMENDMENT/REZONING REQUEST FOR R603-008-000-0623-0000 (1.13 ACRES AT THE NORTHWEST CORNER OF S.C. HIGHWAYS 170 AND 462, OKATIE, SC) FROM RURAL (R) TO COMMERCIAL SUBURBAN (CS) ZONING DISTRICTS

This item comes before Council under the Consent Agenda. It was discussed and approved at the December 6, 2010 Natural Resources Services Committee.

It was moved by Mr. Glaze, seconded by Mr. Flewelling, that Council approve on first reading the zoning map amendment / rezoning request for R603-008-000-0623-0000 (1.13 acres at the northwest corner of S.C. Highways 170 and 42, Okatie, South Carolina) from Rural (R) to Commercial Suburban (CS) Zoning Districts, in accordance with the staff recommendation there be no access to S.C. Highways 170 and 462. The vote was: FOR – Mr. Baer, Mr. Caporale, Mr. Dawson, Mr. Glaze, Mr. Flewelling, Mr. McBride, Mr. Newton, Mr. Rodman, Mr. Stewart and Ms. Von Harten. ABSENT – Mr. Sommerville. The motion passed.

TEXT AMENDMENT TO THE ZONING AND DEVELOPMENT STANDARDS ORDINANCE (ZDSO), APPENDIX J - DALE COMMUNITY PRESERVATION (DCP), DIVISION 2 - DALE MIXED USE DISTRICT (DMD), SECTION 106-1357 - COMMERCIAL COMMUNICATION TOWERS

This item comes before Council under the Consent Agenda. It was discussed and approved at the December 6, 2010 Natural Resources Services Committee.

It was moved by Mr. Glaze, seconded by Mr. Flewelling, that Council approve on first reading a text amendment to the Zoning and Development Standards Ordinance (ZDSO) that adds Special Use Standards allowing commercial communication towers in the Dale Community Preservation Mixed Use District (DMD): Appendix J. Dale Community Preservation (DCP), Division 2. Dale Mixed Use District (DMD), Section 2.4/Table 1. Land Uses; and Appendix J. Dale Community Preservation (DCP), Division 2. Dale Mixed Use District (DMD), Section 2.5 Limited and Special Use Standards. The vote was: FOR – Mr. Baer, Mr. Caporale, Mr. Dawson, Mr. Glaze, Mr. Flewelling, Mr. McBride, Mr. Newton, Mr. Rodman, Mr. Stewart and Ms. Von Harten. ABSENT – Mr. Sommerville. The motion passed.

HEALTH / MEDICAL CARE SERVICES OF DETENTION CENTER

This item comes before Council under the Consent Agenda. It was discussed and approved at the December 6, 2010 Public Safety Committee.

It was moved by Mr. Glaze, seconded by Mr. Flewelling, that Council award a contract to Southern Health Partners, Chattanooga, Tennessee, in the amount of $528,000 for health and medical care services with four annual options to renew the contract at the discretion of Council. The funding source is account 23170-51190, Medical/Dental Services. The vote was: FOR – Mr. Baer, Mr. Caporale, Mr. Dawson, Mr. Glaze, Mr. Flewelling, Mr. McBride, Mr. Newton, Mr. Rodman, Mr. Stewart and Ms. Von Harten. ABSENT – Mr. Sommerville. The motion passed.

AIRPORT CAPITAL IMPROVEMENT PROGRAM (ACIP) PLANS

Mr. Rodman spoke to one item and that is in the Hilton Head Island Airport portion. As background the major items that are in the Plan include, for the 5,000 foot runway, money in this year for the cost analyst and the environmental assessment. In the 2012 Plan we have the design for the extension to 5,000 feet, and in year 2013 we have the construction. In next year we also have the approximate $2.0 million for reworking the commercial service terminal.

Mr. Rodman concern is that we know commercial service is at risk due to the length of the runway. It certainly takes a lot of time and work to go through all the hoops. His concern is that we might run ourselves into a position where we spent the money on a commercial service terminal upgrade and then, for some reason, we run out of money downstream and we do not

have the money to complete the runway in which case we will not need the terminal because there will not be any commercial service.

It seems to Mr. Rodman we would be well served to actually accelerate some of the expenditures in the Plan that relate to the 5,000 feet and to take the commercial service terminal and make that a second priority even if it has to fall back a year. Mr. Rodman sees this as a possibility going forward. If Council would agree with him, consider a motion, or, his preference, if administration agreed conceptually, that they might go back and rework, prior to the time that they submit it to the FAA, in which case we could go ahead and approve it.

Ms. Judy Elder, Talbert & Bright, following up on Mr. Rodman's request regarding the terminal, stated one of the issues Talbert & Bright is planning to discuss with the FAA on December 15, 2010 is to get a Letter of Intent for the runway extension. A lot of major projects around the country have obtained Letters of Intent that will have no impact on other projects the County wants to have funded. The Letter of Intent basically tells the County the FAA is going to fund the projects. Preliminary talks with the FAA said they will entertain entering into that. Regarding accelerating, it is a little difficult to accelerate some of the projects. We have to go through the steps. We have to complete the benefit cost analysis and the environmental impact analysis before we can start the design and before we can start construction. It is basically a series of steps that you have to go through. What the County needs to do with its terminal, if we get a Letter of Intent from the FAA, will not have any impact on the runway extension.

Mr. Rodman understands the importance of handling things in certain slots and keeping them sequential, but if we stick something in a year that is 12 months and only takes 8 months to do it, it seems we lose that time until we get to the next time period. We would be better off to put it in an earlier year even if we only got part of that funding, spent part of the money, or you can carry that money over. Conceptually, it does not make any sense to put a lot of money into the terminal. We run the risk if the FAA, for some reason, starts to cut back on money and we do not have the money to finish the runway. Then we did not need the terminal. It kind of defies logic to Mr. Rodman.

Ms. Elder stated the benefit cost analysis is going to take nine to ten months and the environmental impact analysis will take 12 to 18, maybe 24 months, depending on the amount of information we have to gather. There are a couple of issues Talbert & Bright will talk with the FAA on December 15 about regarding how we are going to overcome a couple of issues.

Mr. Rodman inquired as to when the runway would be operational?

Ms. Elder replied assuming a perfect world 2015, *i.e.*, if we receive notice to proceed in January 2011, we will start the benefit cost analysis and environmental impact analysis middle 2012 through middle 2013, and another 18 to 24 months to build it.

Mr. Rodman remarked the timeframe is incredible. That is a longer period of time than it took to fight World War II. It is beyond Mr. Rodman's comprehension.

Mr. Paul Andres, Airports Director, added the design funding for the commercial passenger terminal was approved approximately two years ago. That design was on hold until the Master Plan was completed to make certain that the design work is consistent with the recommendations in the Master Plan. Typically, the FAA likes to fund design work in year one, construction in year two or three. That is another reason for phasing construction of the commercial terminal for next fiscal year. As long as it does not compete for similar funding for the Master Plan implementation, that was why it was put in that position in the Master Plan so that we do not end up with a design that sits on a shelf before we actually do the construction work.

Mr. Baer commented about south end expansion. The Town of Hilton Head Island has looked at some short ways to expand the south end quickly in order to do what Mr. Rodman was thinking about, *i.e.*, maximizing the probably of keeping commercial service there. Is the County looking at everything possible and the fastest possible way to work on the south end? We will have far less troubles.

Mr. Anders replied what we have in place and what we will be doing when we meet with the FAA December 15, is bringing up the subject of the south end expansion component to get their input and guidance regarding that. Regarding the tree obstructions on the south end, we currently have a grant in place to do the design work which we intend to bring forward to Council shortly after the beginning of 2011 -- to do the design work necessary for the tree removal on the south end, get that taken care of, and get ready to get that project underway.

Mr. Newton stated the way this is being submitted to the FAA, are we competing within ourselves to fund the construction of the terminal versus funding for the runway expansion?

Mr. Andres replied in the negative. It is not.

Mr. Newton commented it is a separate sequence of seeking monies, not just because we have identified it by year. We are not competing within ourselves for one project versus the other.

Mr. Andres replied typically what happens, the FAA, when they receive these plans, they will look at all the funds that they have available and how they are going to program them throughout the entire southeast region of the United States. If they feel that certain projects on the list are not of the highest priority level for the available funding, they will make that decision at the FAA Headquarters in Atlanta. There can be some projects that are listed that will not be funded in the ensuing fiscal year.

Mr. Rodman has made his point and will withdraw his taking the issue off the consent agenda. He hopes staff would do everything it can to accelerate and protect the commercial service because it is very serious for all the things that we talked about. He would sure hate, two to three years from now, to find out that we spent money on a terminal and the FAA, for some reason, did not have the money to complete the runway. There is not a lot of call for a used terminal.

Mr. Andres replied we intend to pursue the expansion recommendations in the Master Plan as expeditiously as we possibly can.

Mr. Rodman circulated copies of the Master Plan Executive Summary. It was well done as well as the Master Plan.

Mr. Baer questioned if the executive summary is still a draft or have the problems been resolved – such as the inaccurate forecast.

Ms. Elder replied the problems have been resolved. It is being submitted to the FAA on December 15.

Mr. Baer commented then this is the first we have seen the new version.

Ms. Elder stated the problem Mr. Baer requested regarding the forecast were resolved. This executive summary is what the FAA has requested, and that is what they will be seeing on December 15.

It was moved by Mr. Glaze, as Public Facilities Committee Chairman (no second required), that Council approve the fiscal year 2011 updates and five-year ACIP Plans for both Hilton Head Airport and Beaufort County Airport for submission to the FAA. The vote was: FOR – Mr. Baer, Mr. Caporale, Mr. Dawson, Mr. Glaze, Mr. Flewelling, Mr. McBride, Mr. Newton, Mr. Rodman, Mr. Stewart and Ms. Von Harten. ABSENT – Mr. Sommerville. The motion passed.

COMMITTEE REPORTS

Community Services Committee

Children's Foster Care Review Board

Doris Williams

The vote was: FOR – Mr. Baer, Mr. Caporale, Mr. Dawson, Mr. Glaze, Mr. Flewelling, Mr. McBride, Mr. Newton, Mr. Rodman, Mr. Stewart and Ms. Von Harten. ABSENT – Mr. Sommerville. Ms. Williams garnered the six votes required to serve as a member of the Children's Foster Care Review Board. This appointment is subject to the Governor's approval.

Alcohol and Drug Abuse Board

Mr. McBride, as Community Services Committee Chairman, nominated Ms. Frances Kenney to serve as a member of the Alcohol and Drug Abuse Board.

Ms. Von Harten nominated Ms. Judy Lohr to serve as a member of the Alcohol and Drug Abuse Board.

Library Board

Mr. McBride, as Community Services Committee Chairman, nominated Mr. Charles Morse, representing Council District 4, to serve as a member of the Library Board.

Finance Committee

School District FY 2011 Budget

Mr. Rodman's, as Finance Committee Chairman, comment relates back to the School District FY 2011 budget. Council, for six straight years, has approved the School District (District) expenditure budget as the Board of Education requested it. This is the first year where we really had a difference of opinion. The difference of opinion was not over the budget, but it had to do what the collection rates would be and how that would impact their general fund balance in the out years. They were concerned about the fact that they may have to lay off teachers if Council did not authorize a tax increase, but Council felt there was enough reserves, held fast, and did not grant the tax increase. The District did go ahead and hire the teachers so there was not any impact on the teaching staff.

What the District had asked for was $2.3 million in the form of a tax increase. But, it turns out that the fund balance (the deficit that they ran last year, which they had projected at $2.3 million) actually improved from $3.1 million down to $1.2 million. The District actually had just shy of a $2.0 million pick up in the fund balance over what was projected in June 2010. The net effect, is instead of being $2.3 million down relative to what they had asked for, they really recovered 80% of that. It is a continuation of the good, hard work that they have done to manage their budget. We also learned that subsequently the New River TIF will expire in 2013, and starting in 2014 the District will pick up an extra $4 million a year.

The reason for Mr. Rodman mentioning this is there has been a lot of discussion in the press about the fact that Council denied the District a tax increase and that is what is driving their looking at closing of schools. First of all, the fact that they really did better than they thought they would, the amount of the tax increase Council denied, was only 20% of what they had requested. But more importantly, the tax increase, relative to the operating budget, has nothing to do with whether or not they close schools or do not close schools. If you look at it as not related, or the fact that they made up what they requested in the tax shortfall by good operations, either way, Mr. Rodman does not believe that anything Council did has any impact on their decision as to whether they want to close schools. It has been a little bit disingenuous for some of Board of Education members to be saying that in fact, that is the reason why they are considering closing schools.

Ms. Von Harten clarified the decision that Council made regarding the District budget was not a consensus decision. There was some disagreement from within Council. The bottom line is the District did warn Council that if we did not approve the budget they wanted, that it was going to affect the classroom. Their argument was that they felt strongly they needed to keep money in

their fund balance for bonding purposes. Whether or not that is the issue, they thought it was something necessary and they did tell Council that it would affect the classroom if Council made the decision it made. It is water under the bridge. Council has made its decision.

Mr. Rodman stated the District has basically picked up the lion's share of the $2.3 million that they said they wanted as a tax increase. Secondly, they said if Council did not give them the tax increase they would not hire teachers. They went ahead and hired them anyway. Council did not do anything wrong. It took the right action.

Ms. Von Harten clarified it was not a unanimous decision.

Public Safety Committee

Mr. Stewart, as Public Safety Committee, reported members voted unanimously to permanently table the Multi-County Industrial Park designation ordinance and Intergovernmental Agreement Beaufort County / City of Beaufort.

PUBLIC COMMENT

There were no requests to speak during public comment.

ADJOURNMENT

Council adjourned at 4:57 p.m.

COUNTY COUNCIL OF BEAUFORT COUNTY

By: _____
Wm. Weston J. Newton, Chairman

ATTEST: _____
Suzanne M. Rainey, Clerk to Council

Ratified:

OFFICE OF THE COUNTY ADMINISTRATOR
COUNTY COUNCIL OF BEAUFORT COUNTY

GARY KUBIC
COUNTY ADMINISTRATOR

CHERYL HARRIS
EXECUTIVE ASSISTANT

ADMINISTRATION BUILDING
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BRYAN J. HILL
DEPUTY COUNTY ADMINISTRATOR

LADSON F. HOWELL
STAFF ATTORNEY

COUNTY ADMINISTRATOR'S REPORT

Monday, January 10, 2011
4:00 p.m.
County Council Chambers
Administration Building

INFORMATION ITEMS:

- The County Channel / Broadcast Update
- Four-week Progress Report (Enclosure)
- Recognitions / Beaufort County Parks and Leisure Services
    - 2010 State Champions / Beaufort All-Star Football Team (8 and 9 year- old)
    - 2010 State Champions/ Beaufort Boys All- Star Soccer Team (15-year-old and under)
    - 2010 State Champions Second Place /Beaufort Boys All-Star Soccer Team (9-year-old and under)

Memorandum

DATE: January 7, 2011

TO: County Council

FROM: Gary Kubic, County Administrator

SUBJ: County Administrator's Progress Report

The following is a summary of activities that took place December 13, 2010 – January 7, 2011:

December 13, 2010

- Employee Orientation
- Meeting with Paul Sommerville, Council member, Rob McFee, Division Director of Engineering and Infrastructure, and Beaufort Memorial Hospital representatives to discuss issues relating to the frontage road at Buckwalter Park and Beaufort Memorial Hospital
- Development Agreement Subcommittee of Natural Resources (Myrtle Park PUD Extension)
- County Council meeting
- Christmas Tree lighting

December 14, 2010

- Meeting with Van Willis, Town Manager of Port Royal re: SC 802
- Meeting with Bob Gross, Stormwater Management Utility Board member
- Meeting with Planning staff re: Daufuskie Island Code

December 15, 2010

- Meeting with Michael Adams, Transportation Planner, Savannah Coastal Region Metropolitan Planning Organization, and Tom Thompson, Executive Director of Chatham County -Savannah Metropolitan Planning Commission re: Regional Planning Issues
- Meeting with Federal Aviation Administration, Town of Hilton Head Island, Talbert & Bright and County representatives re: Implementation of the Hilton Head Island Airport Master Plan Update at Hilton Head Government Center

December 16, 2010 (County Administrator Hilton Head Office Hours)

- Meeting with Larry McElynn
- Meeting with Thomas Barnwell, President, Mitchelville Preservation Project, and Mark Roseneau, Director of Facilities Management re: office space

- Meeting with Planning staff, Craig Richardson, Vice President, Clarion Associates and Stefan Pellegrini, Principal, Opticos Design re: Opticos contract
- Meeting with Weston Newton, Chairman, County Council, Bryan Hill, Deputy County Administrator, and Alan Ward of Ward Associates re: Stormwater management

December 17, 2010

- Meeting to discuss SC 46 and Bluffton Parkway / St Gregory Church

December 20 – 22, 2010

- Personal Leave

December 23 – 24, 2010

- County Holidays in observance of Christmas

December 27 – 30, 2010

- Personal Leave

December 31, 2010

- County Holiday in observance of New Year's

January 3, 2011

- Meeting with Deputy County Administrator Bryan Hill
- Council Oath of Office

January 4, 2011

- Natural Resources Committee Meeting
- Public Safety Committee Meeting

January 5, 2011

- Agenda review with Chairman Weston Newton, Vice Chairman Paul Sommerville and the Executive Staff re: Draft agenda for January 10, 2011 County Council Meeting

January 6, 2011

- Informal presentation re: CRA /Emergency Medical and Fire Support Study /Analysis
- Followup staff meeting re: Tax Billing Process
- Ipad training
- Legislative Delegation Public Hearing re: School Board's Budget

January 7, 2011

- Meeting with Rob McFee, Division Director of Engineering and Infrastructure
- Meeting with Rob McFee, Division Director of Engineering and Infrastructure, Michael McNally re: Bobby Barlow drainage issues

Memorandum

DATE: January 7, 2011

TO: County Council

FROM: Bryan Hill, Deputy County Administrator

SUBJECT: Deputy County Administrator's Progress Report

The following is a summary of activities that took place December 13, 2010 thru January 7, 2011:

December 13, 2010 (Monday):

- Meet with Gary Kubic, County Administrator, Ed Hughes, Assessor, David Starkey, CFO, Dan Morgan, MIS Director, Joanne Romine and George Wright, MIS Staff re: Tax Billing Process
- Prepare USDA Rural Development Grant Documents for Presentation and Signature
- County Council

December 14, 2010 (Tuesday):

- Meet with William Winn, Public Safety Director re: Personnel Transfer to Finance
- Meet with David Starkey, Chief Financial Officer
- Telephone conference with Sharon Burris, Auditor
- Meet with Gary Kubic re: Daufuskie Island Code

December 15, 2010 (Wednesday):

- Meet with Thomas Bendle, Esquire re: Drawdy Mediation Preparation
- Meet with David Starkey, CFO, Sandra Saad, Library, Billie Lindsay, Planning, Fred Leyda, COSY re: Allocation Sources
- Meet with Donna Ownby, Director EMS

December 16, 2010 (Thursday)--Bluffton:

- Bluffton Hours

December 17, 2010 (Friday):

- Meet with Morris Campbell, Community Services Director, Wlodek Zaryczny, Director of Libraries and Jan O'Rourke re: Library Staffing Issues and Hours of Operation

December 20, 2010 (Monday):

- Meet with David Starkey, CFO
- Bluffton P.M. Hours

December 21, 2010 (Tuesday):

- Meet with Sgt. Freeman at Detention Center
- Attend Drawdy Mediation with Thomas Bendle, Esquire

December 22, 2010 (Wednesday):

- Meet with David Starkey, CFO re: Finance Consolidation
- Meet with Suzanne Gregory, Employee Services re: Staff Issue

December 23, 2010 (Thursday)--CLOSED:

- CHRISTMAS

December 24, 2010 (Friday)--CLOSED:

- CHRISTMAS

December 27, 2010 (Monday):

- ATax Meeting

December 28, 2010 (Tuesday):

- Meet with David Starkey, CFO, Ed Boys, Fire Dept., Chuck Hendry and Thomas Dickinson re: Future Revenues/Daufuskie

December 29, 2010 (Wednesday):

- Meet with David Starkey, CFO and Cris Roberson, PALS re: Receipt Procedures
- Prepare Dennis Corporation Response

December 30, 2010 (Thursday)--Bluffton:

- Bluffton Hours

December 31, 2010 (Friday)--CLOSED:

- NEW YEARS

January 3, 2011 (Monday):

- Meet with Gary Kubic, County Administrator / Status
- Meet with David Starkey, CFO
- Meet with Eddie Bellamy, Public Works Director
- County Council Oath & Election

January 4, 2011 (Tuesday):

- DA Meeting
- CRA Study Meeting with William Winn, Public Safety Director
- Meet with David Starkey, CFO
- Meet with Scott Marshall re: Daufuskie
- Public Safety Committee Meeting

January 5, 2011 (Wednesday):

- Agenda Review
- Meet with Gary Kubic, County Administrator and Doug Henderson, Treasurer-Elect
- Meet with Dan Morgan, MIS Director
- Meet with David Starkey, CFO

January 6, 2010 (Thursday):

- CRA Fire/EMS Study Informal Presentation by CRA to Discuss their Preliminary Findings
- Meet with Gary Kubic, County Administrator, Dan Morgan, GIS/MIS Director, Ed Hughes, Assessor, David Starkey, CFO and Joanne Romine and George Wright, MIS re: Tax Billing Process
- Ipad Training
- Meet with Gary Kubic, County Administrator, Dan Morgan, MIS Director, Ed Hughes, Assessor, David Starkey, CFO, Joanne Romine and George Wright, MIS re: Tax Bill Process
- Legislation Delegation

January 7, 2010 (Friday):

- Meet with Eddie Bellamy and Jim Minor, Public Works re: Convenience Center Hours of Operation
- Meet with Lad Howell, Staff Attorney, Robert McFee, Engineering & Infrastructure, William Winn, Public Safety, Van Willis, Port Royal, Eric Rabon, FM&E re: Bridge Construction Noise
- Meet with Duffie Stone, Solicitor
- Bluffton Hours - P.M.

OFFICE OF THE COUNTY ADMINISTRATOR
COUNTY COUNCIL OF BEAUFORT COUNTY

GARY KUBIC
COUNTY ADMINISTRATOR

CHERYL HARRIS
EXECUTIVE ASSISTANT

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BRYAN J. HILL
DEPUTY COUNTY ADMINISTRATOR

LADSON F. HOWELL
STAFF ATTORNEY

MEMORANDUM

TO: Agency Applicants

FROM: Bryan Hill, Deputy County Administrator

DATE: January 5, 2011

RE: Beaufort County Budget & Finance Request

Please find attached Beaufort County Budget Request for Fiscal 2012. These documents must be submitted no later than February 25, 2011. These documents will be evaluated by Beaufort County's finance team as well as Beaufort County's Finance Committee. We are committed to developing strong community partnerships, as well as serving our residents with top of the line services. All submissions received after February 25th will not be considered for funding for fiscal year 2012.

Acknowledgement of funding will be provided to your organization no later than June 3, 2011. Please send your electronic copy to Janet Hendrickson at jhendrickson@bcgov.net . If you have any questions regarding the process, please feel free to contact me at 255-2055 or at bhill@bcgov.net.

We appreciate your hard work and look forward to your continued success in fiscal year 2012.

cc: County Council
Gary Kubic
David Starkey
Suzanne Rainey

Beaufort County Budget & Finance Request

Organization: _____

Requested Budget Amount: _____ Report Due Date: February 25, 2011

Approved Budget Amount: _____ (Staff Recommendation)

Signature of Agency/Department Head:

_____ Date:_____

Project Title: _____

I. Summary of Project Operation Funding – In 150 to 200 words, include RESULTS, DEFINED OUTCOMES and NUMBERS (Anticipated) impacted by allocation of requested funds.

II. How will your organization support this project? (Identify all matches, include commitment).

III. Describe the challenges faced throughout the project and how/if you were able to overcome them.

IV. Does your organization need further resources or time to effectively complete the goals described in your summary? (If Yes, provide timeframe on desired goals).

V. List project budget with proposed allocations for fiscal year 2012. (See Attached).

VI. Please provide copies of your last three (3) audits.

VII. What control deficiencies were found in your previous three (3) audits?

ORGANIZATION INFORMATION

Organization Name:_____

Address:_____
City:_____
Zip Code:_____

Contact Person:_____
Phone:_____
Fax:_____
Email:_____

Tax I.D.:_____

Mission/Purpose of Organization:

Geographic area(s) to be served by the project/program:

_____HHI, _____Bluffton, _____Port Royal, _____City of Beaufort, _____St. Helena Island,

_____North of Whale Branch, _____Burton, _____Lady's Island, _____Other (explain)

Statement of Need: (Purpose of the Application) - Please keep to two sentences:

What is the situation creating this need? (Who has identified this as a need and why is this a need in Beaufort County?):

BEAUFORT COUNTY -2012 Budget Request

	FY-2011 Total Budget	FY-2011 County Portion	FY-2012 Proposed	County Request FY-2012
*Salaries				
**Fringe Benefits				
Total S&W	0	0	0	0
Advertising				
Office Supplies				
Contractual Services				
Utilities				
Computer equipment				
Vehicles				
Debt Service				
Other				
Total Operating Expenses	0	0	0	0
Total Budget	0	0	0	0

* Please provide names and job descriptions

** Please provide the cost per employee for fringe benefits

County Council of Beaufort County
2011

Regular Meetings

	Time	Location
January 10, 2011	4:00 p.m.	Council Chambers
January 24, 2011	4:00 p.m.	Council Chambers
February 14, 2011	4:00 p.m.	Council Chambers
February 28, 2011	4:00 p.m.	Hilton Head Island Library
March 14, 2011	4:00 p.m.	Council Chambers
March 28, 2011	4:00 p.m.	Council Chambers
April 11, 2011	4:00 p.m.	Council Chambers
April 25, 2011	4:00 p.m.	Council Chambers
May 9, 2011	4:00 p.m.	Council Chambers
May 23, 2011	4:00 p.m.	Hilton Head Island Library
June 13, 2011	4:00 p.m.	Council Chambers
June 27, 2011	4:00 p.m.	Council Chambers
July 25, 2011	4:00 p.m.	Council Chambers
August 8, 2011	4:00 p.m.	Council Chambers
August 22, 2011	4:00 p.m.	Council Chambers
September 12, 2011	4:00 p.m.	Hilton Head Island Library
September 26, 2011	4:00 p.m.	Council Chambers
October 10, 2011	4:00 p.m.	Council Chambers
October 24, 2011	4:00 p.m.	Hilton Head Island Library
November 14, 2011	4:00 p.m.	Council Chambers
November 28, 2011	4:00 p.m.	Council Chambers
December 12, 2011	4:00 p.m.	Council Chambers

Adopted:

COUNTY COUNCIL OF BEAUFORT COUNTY

ACCREDITED

BEAUFORT COUNTY INSPECTION
AND CODE ENFORCEMENT DEPARTMENT
Multi Government Center X 100 Ribaut Road, Room 275
P.O. Drawer 1228, Beaufort, SC 29901-1228
Phone: (843) 255-2065 FAX: (843) 255-9410

To: Sue Rainey, Clerk to County Council

From: Arthur Cummings, Director

Subject: Hawkers and Peddlers Licenses Report

Date: January 3, 2011

Listed below are the fees collected from the sale of hawkers and peddlers license for calendar year 2010. Please note that the Business License Department has assumed the responsibility for collecting the fees as of January 2011.

During calendar year 2010, we issued 21 hawkers and peddlers licenses. There were 20 @ $75.00 and 1 @ $1,000.00. The fees collected totaled $2,500.00. The current fee schedule is as follows:

County Resident	$ 75.00
State Resident	$ 500.00
Out of State	$ 1,000.00

The following vendors are exempt from the licensing requirement: vendors of newspapers, magazines, vegetables, tobacco, and all agricultural products.

ALC:hwj

COUNTY COUNCIL OF BEAUFORT COUNTY
PURCHASING DEPARTMENT

Building 2, 102 Industrial Village Road
Post Office Drawer 1228, Beaufort, SC 29901-1228
Phone: (843) 255-2353 Fax: (843) 255-9437

TO: Jerry Stewart, Chairman, Public Safety Committee

VIA: Gary Kubic, County Administrator GKubic
Bryan Hill, Deputy County Administrator
David Starkey, Chief Financial Officer
William Winn, Director of Public Safety
Donna Ownby, Director of EMS

FROM: Dave Thomas, CPPO, Purchasing Director

SUBJ: IFB # 1071/100142 Ambulances for Beaufort County EMS

DATE: December 9, 2010

BACKGROUND: Beaufort County issued an Invitation for Bid (IFB) to vendors capable of providing two (2) new 2011 Ford F-450 4x2 Road Rescue Ambulances in order to enhance the response capabilities of the Beaufort County EMS. The bids were opened on January 21, 2010 and at that time the lowest responsible/responsive bidder was Southeastern Specialty Vehicles from West Jefferson, North Carolina. At the time of the bid opening, we were not sure if we would be able to purchase both or any of the ambulances, but wanted to receive unit pricing on the vehicles. In June 2010, after reviewing the budget, staff decided to recommend to the Finance Committee to approve the purchase of one ambulance and wait on the purchase of the second ambulance until the end of FY2010. Southeastern Specialty Vehicles (SSV) representatives were contacted by purchasing staff and asked to honor their unit price of $145,300 (the lowest responsive bid) until July 2010. SSV replied by offering to honor their bid price as long as the order was placed by July 2, 2010. In June 2010, purchasing requested a price extension on the second ambulance from SSV. SSV would not guarantee their bid price, but would honor their bid if a vehicle was available. With this in mind, we now have additional contingency funds to purchase the second ambulance. On December 8, 2010, SSV provided confirmation that they would honor their bid price of $145,300 for the second ambulance.

NUMBER OF BIDS RECEIVED: 3	**Unit Price**
Southeastern Specialty Vehicles, West Jefferson, NC	**$145,300**
Peach State Ambulance, Inc., Tyrone, GA	**$148,775**
Excellence, Inc, Madison, AL	**$157,699**

FUNDING: Account # 11437-56000 (2010 GO Bonds Fund Contingency). Its current balance is $379,359.

RECOMMENDATION: The Finance Committee approve the contract award and recommend to County Council the contract award for a second ambulance in the amount of $145,300 to Southeastern Specialty Vehicles, the lowest responsive/responsible bidder.

cc: Richard Hineline, Elizabeth Wooten, Howell Youmans

2011 /

AN ORDINANCE OF THE COUNTY OF BEAUFORT, SOUTH CAROLINA, TO AMEND THE STORMWATER UTILITY ORDINANCE, ARTICLE II, SECTION 99-108, GENERAL FUNDING POLICY (TO INCREASE THE SINGLE-FAMILY UNIT RATE).

Whereas, Standards that are underscored shall be added text and Standards ~~lined through~~ shall be deleted text.

Adopted this _____ day of _____, 2011.

COUNTY COUNCIL OF BEAUFORT COUNTY

BY:_____
Wm. Weston J. Newton, Chairman

APPROVED AS TO FORM:

_____
Ladson F. Howell, Staff Attorney

ATTEST:

_____
Suzanne M. Rainey, Clerk to Council

First Reading: December 13, 2010
Second Reading:
Public Hearing:
Third and Final Reading:

(Amending 2005/33)

Sec. 99-108. General funding policy.

(d) The stormwater service fee rate may be determined and modified from time to time by the Beaufort County Council so that the total revenue generated by said fees and any other sources of revenues or other resources allocated to stormwater management by the county council to the stormwater management utility shall be sufficient to meet the cost of stormwater management services, systems, and facilities, including, but not limited to, the payment of principle and interest on debt obligations, operating expense, capital outlays, nonoperating expense, provisions for prudent reserves, and other costs as deemed appropriate by the county council. Each jurisdiction may have a different fee predicated upon the individual jurisdiction's revenue needs. The following stormwater service fee rates shall apply:

TABLE INSET:

Jurisdiction	Annual Stormwater Service Fee ($/SFU/year)
City of Beaufort	~~$44.43~~ 65.00
Town of Bluffton	98.00
Town of Hilton Head Island	~~50.76~~ 108.70
Town of Port Royal	~~44.43~~ 50.00
Unincorporated Beaufort County	50.00

2011 /

COMPREHENSIVE PLAN FUTURE LAND USE MAP AMENDMENT FOR R603-008-000-0623-0000 (1.13 ACRES AT THE NORTHWEST CORNER OF S.C. HIGHWAYS 170 AND 462, OKATIE, SC) FROM RURAL SERVICE AREA TO COMMUNITY COMMERCIAL.

BE IT ORDAINED, that County Council of Beaufort County, South Carolina, hereby amends the Comprehensive Plan Future Land Use Map of Beaufort County, South Carolina. The map is attached hereto and incorporated herein.

Adopted this _____ day of _____, 2011.

COUNTY COUNCIL OF BEAUFORT COUNTY

By: _____
Wm. Weston J. Newton, Chairman

APPROVED AS TO FORM:

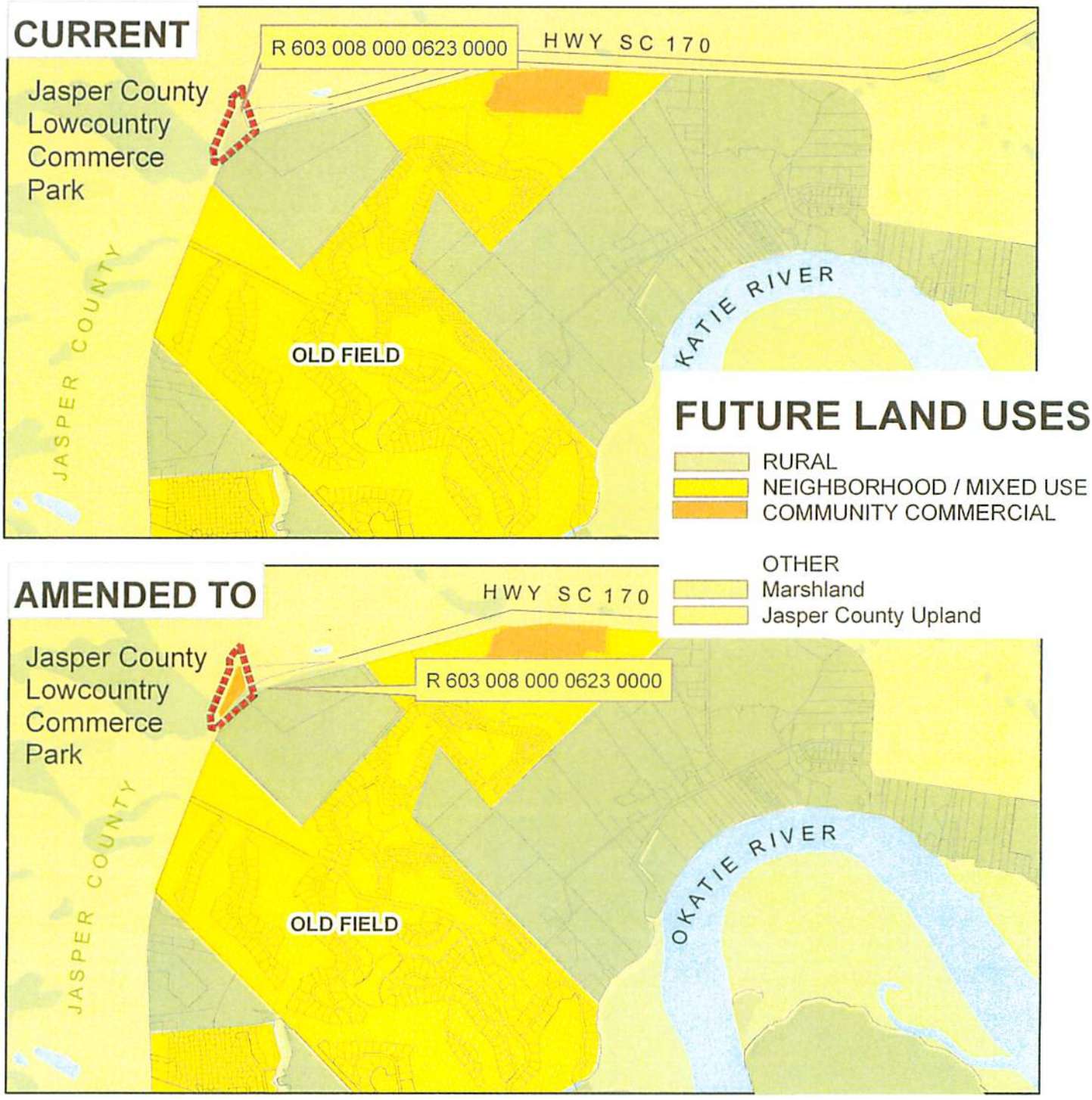
_____
Ladson F. Howell, Staff Attorney

ATTEST:

_____
Suzanne M. Rainey, Clerk to Council

First Reading: December 13, 2010
Second Reading:
Public Hearing:
Third and Final Reading:

(Amending 99/12)



FUTURE LAND USE MAP

R 603 008 000 0623 0000

FROM RURAL TO COMMUNITY COMMERCIAL

N

0 800 1,600 3,200 4,800 6,400 Feet

BEAUFORT COUNTY PLANNING 10 01 10

2011 /

BEAUFORT COUNTY ZONING MAP AMENDMENT / REZONING REQUEST FOR R603-008-000-0623-0000 (1.13 ACRES AT THE NORTHWEST CORNER OF S.C. HIGHWAYS 170 AND 462, OKATIE, SC) FROM RURAL (R) TO COMMERCIAL SUBURBAN (CS) ZONING DISTRICTS.

BE IT ORDAINED, that County Council of Beaufort County, South Carolina, hereby amends the Zoning Map of Beaufort County, South Carolina subject to the following condition:

- There will be no direct access from this parcel to S.C. Highways 170 and 462.

The map is attached hereto and incorporated herein.

Adopted this ____ day of _____, 2011.

COUNTY COUNCIL OF BEAUFORT COUNTY

BY:_____
Wm. Weston J. Newton, Chairman

APPROVED AS TO FORM:

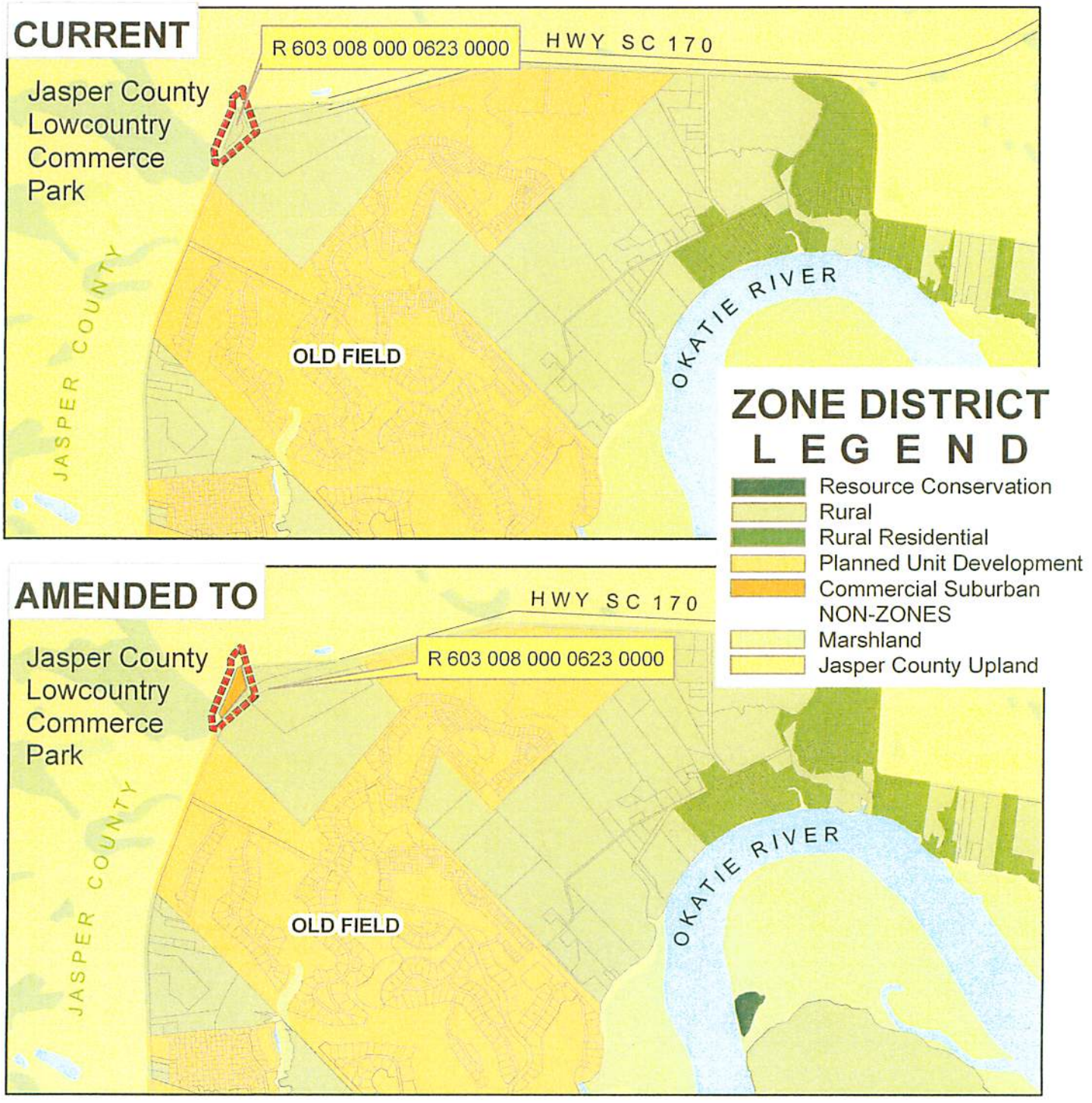
_____
Ladson F. Howell, Staff Attorney

ATTEST:

_____
Suzanne M. Rainey, Clerk to Council

First Reading: December 13, 2010
Second Reading:
Public Hearing:
Third and Final Reading:

(Amending 99/12)



REZONING AMENDMENT

R 603 008 000 0623 0000

FROM RURAL [R] TO COMMERCIAL SUBURBAN [CS]

N

0 800 1,600 3,200 4,800 6,400 Feet

BEAUFORT COUNTY PLANNING 10 01 10

2011 /

AN ORDINANCE OF THE COUNTY OF BEAUFORT, SOUTH CAROLINA, TO AMEND THE ZONING AND DEVELOPMENT STANDARDS ORDINANCE (ZDSO), APPENDIX J - DALE COMMUNITY PRESERVATION (DCP); DIVISION 2 - DALE MIXED USE DISTRICT (DMD), SECTION 2.4, TABLE 1 (LAND USES) AND SECTION 2.5 (LIMITED AND SPECIAL USE STANDARDS); AND ARTICLE V (USE REGULATIONS), SECTION 106-1357 - COMMERCIAL COMMUNICATION TOWERS.

Whereas, Standards that are underscored shall be added text and Standards ~~lined through~~ shall be deleted text.

Adopted this _____ day of _____, 2011.

COUNTY COUNCIL OF BEAUFORT COUNTY

BY:_____
Wm. Weston J. Newton, Chairman

APPROVED AS TO FORM:

_____
Ladson F. Howell, Staff Attorney

ATTEST:

_____
Suzanne M. Rainey, Clerk to Council

First Reading: December 13, 2010
Second Reading:
Public Hearing:
Third and Final Reading:

(Amending 99/12)

DIVISION 2. DALE MIXED USE DISTRICT (DMD)

Sec. 2.4. Permitted activities.

The permitted uses are restricted to residential uses and consumer-oriented businesses catering primarily to the needs of the local population. For the purpose of this section, the allowable uses in the DMD zoning district and are controlled by the land use development standards of this section, the Beaufort County Comprehensive plan, the ZDSO, and the chart of permitted uses (Table 1). The following are descriptions of permitted uses, permitted accessory uses and structures for DMD districts:

TABLE 1. LAND USES

Land Use	*Use Definition*	Use Permission
Accessory dwelling unit	A second dwelling unit, clearly subordinate to the principal unit, either in or added to an existing single-family detached dwelling, or in a separate accessory structure on the same lot as the main dwelling, for use as a complete, independent living facility. Maximum building size shall not exceed 50% of the principal unit's floor area.	L
Industrial Uses		
Commercial communication towers	**A tower, pole or similar structure which supports a telecommunications antenna operated for commercial purposes above ground in a fixed location, freestanding or guyed, or atop a structure. This does not include television antennas or satellite dishes. Towers for radio or television station use are regulated as regional utilities. Speculation towers are prohibited.**	**S**

Sec. 2.5. Limited and special use standards.

RESIDENTIAL USES

The affordable housing density bonuses allowed in section eight of the Beaufort County Zoning and Development Standards Ordinance shall not apply to the permitted densities within the Dale CP Districts.

Accessory Dwelling

- This use is limited to 50 percent of the floor area (heated) of the primary structure.

INDUSTRIAL USES

Commercial Communication Towers

- **This use must comply with the standards set forth in Section 106-1357.**

ARTICLE V. USE REGULATIONS

DIVISION 2. LIMITED AND SPECIAL USE STANDARDS

*Subdivision VIII. Industrial**

Sec. 106-1357. Commercial communication towers.

The purpose of this section is to provide service to the public while minimizing the number of towers, and the individual impact of towers, in Beaufort County.

(a) *Collocation.* Procedures for collocation of commercial communication towers are as follows:

(1) All new applications for this use shall provide a collocation study to demonstrate that there is not a suitable collocation site that can serve needs of the user. Placement on water towers or other tall structures shall be fully considered prior to making an application. Existing uses shall be required to demonstrate cooperation in that there is not an undue proliferation of towers.

(2) All new towers shall provide for collocation. This means the tower shall have additional location points and the design of the ground structures shall be such that modular expansion is feasible. The following collocation standards shall also apply:

a. All structures less than 125 feet in height shall make provision for at least two locations.

b. Towers between 125 feet and 200 feet in height shall have at least four locations.

c. When a tower is proposed within two miles of an existing tower, the applicant will be expected to prove that there is no technologically and structurally suitable space available within the search ring. The applicant shall submit satisfactory written evidence such as correspondence, agreements, contracts etc., that alternative towers are not available for use within the search ring. The proposed tower, if approved, must be either camouflaged or stealth in design.

(b) *Maximum height.* Maximum height shall be as follows:

(1) For towers with provisions for one to three locations, 125 feet.

(2) For towers with provisions for four to five locations, 200 feet.

(3) In the rural district, where the tower is located on a property with a conservation easement in place, such locations shall only be approved where the location of the structure will be completely screened at least one mile in sight distance, from roads or riverways having visual access of the subject property. In the rural district, the required resource protection plan shall show how harvesting of the buffer will be done so as to retain the screening of the tower.

(c) *Lighting.* Lighting shall be in accordance with Federal Aviation Administration (FAA) Advisory Circular AC 70/7460-1K (and all future updates) and FAA Advisory Circular AC 150/5345-43E (and all future updates) and shall be red strobe lights (L-864) at night and medium intensity flashing white lights (L-865) during daylight and twilight use unless otherwise required by the FAA. No general illumination shall be permitted. All towers 150 feet or taller shall be lighted. All commercial

communication towers approved by Beaufort County and by the South Carolina State Historic Preservation Office prior to the adoption of this amendment [Ord. No. 2007/1] and operating in conformance with those approvals shall be deemed to be lawful nonconforming uses and structures and are not subject to these lighting requirements. Status as a lawful nonconforming use or structure under this section shall terminate upon the expiration or revocation of a commercial communication tower's permit or upon any modification to the height of the tower.

(d) *Additional standards for all towers.* Additional standards for all towers are as follows:

(1) No structure shall adversely affect any historic structure or site.

(2) A 50-foot forested buffer shall be provided around all sites. For camouflage and stealth towers, the DRT may approve a buffer modulation based on site design. If a forested buffer does not exist, a new buffer shall be planted in accordance with section 106-1680.

(3) A collapse zone shall be designed so that tower collapse will occur only within the property owned or controlled by an easement.

(4) A sign of no more than two square feet shall be mounted in an easily noticeable location, no more than four feet above the ground, providing tower identification and an emergency notification number.

(5) If disputed evidence occurs before the DRT or ZBOA, the county may hire, at the developer's expense, a communications expert or engineer of its own choosing to assist in determining the facts.

(6) When any tower is abandoned for 60 days, it shall be removed by the landowner and the site restored within six months.

(7) Speculation towers are prohibited.

(8) New uses are strictly prohibited in corridor overlay, historic overlay and community preservation areas, unless expressly provided for in a specific community preservation district (CPD) plan, and shall not adversely affect any property, road or waterway which has been officially recognized or designated as scenic within the county. The expansion or replacement of existing towers in a community preservation area shall require a special use permit and are limited to 150 feet in height.

(9) The base of any new tower shall be set back no closer to a residential structure than a distance equal to one foot for each one foot in height of the proposed tower, plus an additional 50 feet.

(10) No tower shall be located within 500 feet, plus one foot for each foot of height of the proposed tower, of the OCRM critical line. All towers shall comply with the airport overlay district standards.

(e) *Reports/studies required.* All applications for this use shall include a community impact statement including a visual impact analysis.

(Ord. No. 99-12, § 1 (03.244), 4-26-1999; Ord. No. 2000-6, 2-14-2000; Ord. No. 2004/32, 10-4-2004; Ord. No. 2007/1, 1-8-2007)

Article V. Use Regulations, Section 106-1357. Commercial Communication towers, Subparagraph (D)(8) – Additional standards for all towers by changing the first sentence of the subparagraph to read: "New uses are strictly prohibited in corridor overlay, historic overlay and community preservation areas, unless expressly provided for in a specific community preservation district (CPD) plan, and shall not adversely affect any property, road or waterway which has been officially recognized or designated as scenic within the county."

2011 /

AN ORDINANCE OF THE COUNTY OF BEAUFORT, SOUTH CAROLINA, TO AMEND THE ZONING AND DEVELOPMENT STANDARDS ORDINANCE, APPENDIX S. DAUFUSKIE ISLAND CODE (ADDS A NEW APPENDIX WITH DEVELOPMENT STANDARDS FOR DAUFUSKIE ISLAND COMMUNITY PRESERVATION DISTRICT).

Whereas, Standards that are underscored shall be added text and Standards ~~lined through~~ shall be deleted text.

Adopted this _____ day of _____, 2011.

COUNTY COUNCIL OF BEAUFORT COUNTY

BY:_____
Wm. Weston J. Newton, Chairman

APPROVED AS TO FORM:

_____
Ladson F. Howell, Staff Attorney

ATTEST:

_____
Suzanne M. Rainey, Clerk to Council

First Reading:
Second Reading:
Public Hearing:
Third and Final Reading:

(Amending 99/12)

2011 /

BEAUFORT COUNTY ZONING MAP AMENDMENT FOR DAUFUSKIE ISLAND (CHANGES THE ZONING DISTRICTS TO IMPLEMENT THE NEW DAUFUSKIE ISLAND CODE).

BE IT ORDAINED, that County Council of Beaufort County, South Carolina, hereby amends the Comprehensive Plan Future Land Use Map of Beaufort County, South Carolina. The map is attached hereto and incorporated herein.

Adopted this ____ day of _____, 2011.

COUNTY COUNCIL OF BEAUFORT COUNTY

By: _____
Wm. Weston J. Newton, Chairman

APPROVED AS TO FORM:

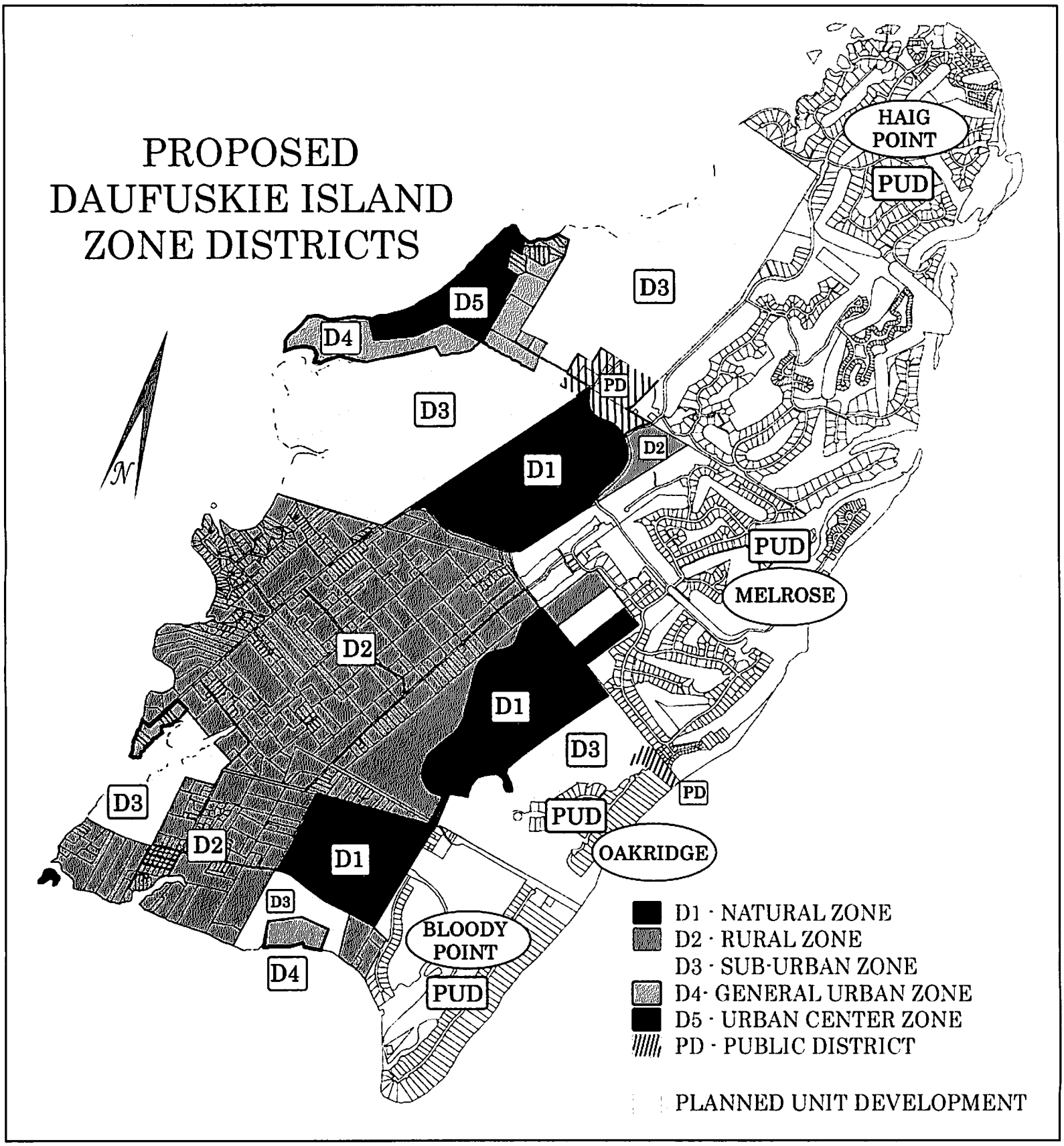
_____
Ladson F. Howell, Staff Attorney

ATTEST:

_____
Suzanne M. Rainey, Clerk to Council

First Reading:
Second Reading:
Public Hearing:
Third and Final Reading:

(Amending 99/12)


PROPOSED
DAUFUSKIE ISLAND
ZONE DISTRICTS
HAIG POINT
PUD
D5
D4
D3
PD
D2
D1
MELROSE
OAKRIDGE
BLOODY POINT
N
D1 · NATURAL ZONE
D2 · RURAL ZONE
D3 · SUB-URBAN ZONE
D4· GENERAL URBAN ZONE
D5 · URBAN CENTER ZONE
PD · PUBLIC DISTRICT
PLANNED UNIT DEVELOPMENT

2011 /

AN ORDINANCE OF THE COUNTY OF BEAUFORT, SOUTH CAROLINA, TO AMEND THE ZONING AND DEVELOPMENT STANDARDS ORDINANCE, APPENDIX D. COMMUNITY PRESERVATION AREAS (DELETES ALL INTERIM STANDARDS RELATED TO BRIGHTON BEACH, BUCKINGHAM, BLUFFTON-MAY RIVER/HIGHWAY 46 CORRIDOR, AND DAUFUSKIE ISLAND, INCLUDING SECTIONS 9 AND 10—DAUFUSKIE ISLAND BUFFER DISTRICT AND GATEWAYS).

Whereas, Standards that are underscored shall be added text and Standards ~~lined through~~ shall be deleted text.

Adopted this _____ day of _____, 2011.

COUNTY COUNCIL OF BEAUFORT COUNTY

BY: _____
Wm. Weston J. Newton, Chairman

APPROVED AS TO FORM:

_____
Ladson F. Howell, Staff Attorney

ATTEST:

_____
Suzanne M. Rainey, Clerk to Council

First Reading:
Second Reading:
Public Hearing:
Third and Final Reading:

(Amending 99/12)

- Delete all interim standards or references to Brighton Beach, Buckingham, Bluffton-May River/Highway 46 Corridor, and Daufuskie Island in Appendix D, especially in Tables 1, 2 and 4, and in Sec. 5(b)(5)—see below:

  (5) Grocery stores are limited to 10,000 square feet within Big Estates and Sheldon ~~and on Daufuskie Island~~.

- Delete Sections 9 and 10 (Daufuskie Island Buffer District and Gateways) in Appendix D, in their entirety.

- Renumber Section 11 (Coosaw Island Rural and Rural Residential Districts) as Section 9; renumber all its subparagraphs accordingly – 11.1, 11.2, etc. should be 9.1, 9.2, etc.; and renumber any reference to Section 11 within Appendix D to Section 9.

- Renumber all the tables in the newly numbered Section 9 (Coosaw Island Rural and Rural Residential Districts) as indicated below, and renumber any references to Tables 8, 9 and 10 within Appendix D to Tables 5, 6, and 7, respectively:

  - TABLE ~~8~~ 5. PERMITTED USES FOR COOSAW ISLAND RURAL AND COOSAW ISLAND RURAL RESIDENTIAL DISTRICTS

  - TABLE ~~9~~ 6. RESIDENTIAL LOT SIZE AND DENSITY STANDARDS FOR COOSAW ISLAND DISTRICTS

  - TABLE ~~10~~ 7. DEVELOPMENT STANDARDS FOR COOSAW ISLAND DISTRICTS

2010 /

AN ORDINANCE OF THE COUNTY OF BEAUFORT, SOUTH CAROLINA, TO ADOPT THE 2010 BEAUFORT COUNTY COMPREHENSIVE PLAN (A COMPILATION OF PREVIOUSLY APPROVED UPDATED ELEMENTS, THE DEMOGRAPHICS ELEMENT, A NEW INTRODUCTION AND HISTORY CHAPTER, AND ALL OF THE 1997 COMPREHENSIVE PLAN APPENDICES).

BE IT ORDAINED, that the County Council of Beaufort County, South Carolina hereby adopts the 2010 Beaufort County Comprehensive Plan under the authority of the South Carolina Local Government Comprehensive Planning Enabling Act of 1994, Chapter 29, Title 6, Section 6-29-510, *et. seq.*, of the *Code of Laws of South Carolina*, 1976, as amended.

Adopted this ___ day of _____, 2010.

COUNTY COUNCIL OF BEAUFORT COUNTY

BY:_____
Wm. Weston J. Newton, Chairman

APPROVED AS TO FORM:

_____
Ladson F. Howell, Staff Attorney

ATTEST:

_____
Suzanne M. Rainey, Clerk to Council

First Reading: November 8, 2010
Second Reading: November 29, 2010
Public Hearing:
Third and Final Reading:

(Amending 99/12)

2

Beaufort County Comprehensive Plan
History

Table of Contents

Native Americans

The first identified presence of the aboriginal, or Native American, people who inhabited the Southeastern coastal area dates to approximately 1800 B.C. Early inhabitants were hunters and gatherers who moved seasonally in search of favorable weather and changing food sources, leaving few permanent features on the landscape. Seasonal encampments, such as the Fish Haul Archaeological site on Hilton Head Island were located at sites that offered an abundance of food staples, such as hickory nuts, fish, shellfish and game.

Shell Rings

Shell Rings are circular or semi-circular Native-American sites consisting of deposits of shell, bone, soil and artifacts. They are located on barrier islands along the Southeastern coast from South Carolina to Florida and date from the Late Archaic Period, 3000 to 5000 years ago. They range in size from large rings that can be as much as 9 to 15 feet high and 300 feet in diameter to much smaller rings only a few feet in height and diameter. There is a debate among archaeologist as to what shell rings represent. Are they intentionally formed mounds for ceremonies or feasts, are they the accumulation of seasonal or permanent occupations, or are they a combination of both?

Early Settlements

Remains of structures such as shell rings, ceremonial mounds, and burial mounds indicate the more settled life of subsequent groups of Native Americans. Beaufort County has at least seven identified large shell rings and a few smaller rings that are believed to date from about the second millennium B.C. and contain some of the earliest known pottery in North America. Large mounds believed to be religious temples dating from approximately 900-1400 A.D are located at the Indian Hill site on St. Helena Island and the Little Barnwell site on the Whale Branch. Judging from the size of the Indian Hill mound, it probably served as a regional ceremonial center with an adjacent village near by. A mound constructed around 500 A.D. for burial purposes only is located at the Hassell Point site on the Colleton River. Evidence indicates that burned human remains as well as pottery and other materials were buried in layers and that a number of graves were located in one shell ring.

The Yemassee

Around 1680 Native Americans began moving to the Carolina coast from Florida, fleeing Spanish settlers. Among these were the Yemassee. Until 1715, the Yemassee coexisted and traded with the English settlers, unified by their mutual adversary – Spanish Florida. The Yemassee were granted a reserve that covered a huge tract of land from the Combahee River in the north to the Savannah River to the south. However, increasing tensions over trade abuses eventually led to the Yemassee War (1715-17). The war began when Yemassee attacked the Port Royal

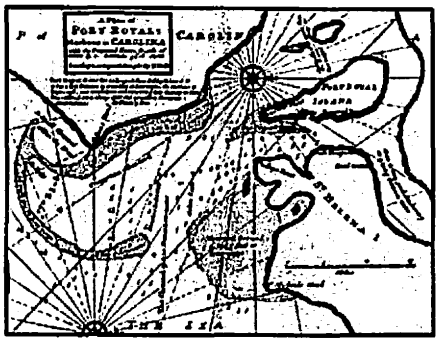
The Sea Pines shell ring site is one of 20 or more prehistoric shell rings located on the southeast coast. All are believed to date early in the second millennium BC, and they contain some of the earliest pottery known in North America.

settlement, and massacred all but a few of the residents, as well as most of the settlers living on the inland plantations. Eventually, the Yemassee and their allies were driven from the area.

There are two identified remaining archaeological sites that were Yemassee town sites – Pocosabo Town, located near present day Sheldon, and Altamaha Town, located in the Okatie area near the Colleton River and Chechessee Creek. These settlements were scattered villages that covered as much as 125 acres and probably had as many as forty households. Altamaha, believed to be inhabited by Native Americans for over 3,200 years, was the head town of the lower region and was the home of the head chief.

Legacy

In addition to shell rings, mounds, artifacts, and place names, perhaps the most identifiable legacy of Native American habitation is the location of many of our current roads and highways. US Highway 21, for example, follows a route from northern Beaufort County to Fripp Island that was originally an Indian trail. Where possible the road follows the high ground, especially across the barrier islands. Many of these trails crossed rivers and creeks making a trip of any distance one that required more than one method of transportation.

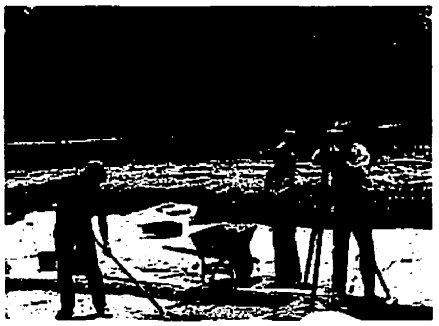


Early Explorers and Settlers

From 1520 when the Spanish first sailed the waters along the coast of present day South Carolina to the early 18th century when the English gained a permanent foothold, the region was sought after and contested for by the Spanish, French, English, and Scots. The influence of these Europeans, as well as the Africans they brought in slavery, is apparent today in Beaufort County in the names of places, by the built environment and archaeological sites, and in the language and customs of the people.

Spain

In 1526, Captain Lucas Vasquez de Ayllon brought a company of 550 men to what is now Beaufort County. The fort that he built was short-lived as hostile Indians as well as cold and exposure killed most of his men. The rest returned to Hispaniola leaving no trace of this first European settlement. In 1566, the Spanish, intending to establish a northern outpost to protect Florida from the French and English, returned to build another fort named San Felipe which lasted 10 years. The Spanish returned in 1577 and built another fort, San Marcos, about 100 feet from San Felipe. Like its predecessor, San Marcos had a town within its walls. During its eleven year existence, San Marcos was a thriving place. The settlement, now known as Santa Elena, contained over 60 houses. The presence of women, children, agriculture, and Catholic priests gave the settlement a sense of permanence and stability. However, in 1588, the inhospitable Indians and climate forced the Spanish to return to Florida. Today, Santa Elena exists as an important archaeological site on Parris Island and is invaluable as a source of information about the first European settlers in Beaufort County.



Archaeological dig at the site of Santa Elena and Charles Forte on the southern tip of Parris Island.

France

Arriving in 1562, the French Huguenots were the next Europeans to try and establish themselves in Beaufort County. Led by Captain Jean Ribault, the French explorers cast anchor in "a mighty river" he named Porte Royall because of "the largeness and fairness thereof." He said that there was "No fayrer or fytter place than Porte Royall."

In 1562, Captain Jean Ribault, in an attempt to establish a French colony in the new world, cast anchor in a river he named Porte Royall because of the "largeness and fairness thereof." He said that there was "no fayrer of fytter place than Porte Royall."

Ribault built a fort of logs and clay that he named Charles Forte located on present day Parris Island. The French stayed only a few months and like the Spanish before them, abandoned the fort. Ribault and his men were later massacred by the Spanish near St. Augustine. While Charles Forte lasted only a short time, it has the distinction of being the first Protestant settlement in North America. The most obvious reminder of the French presence here is the name of Beaufort County's largest island as well as one of its principal towns, Port Royal, and the use of the name Ribaut.

Scotland

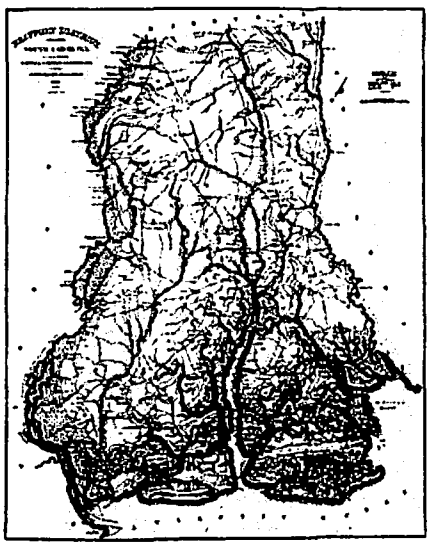
In 1684, a Scotsman, Lord Cardross, with 148 of his countrymen, established a colony he named Stuart Town at Spanish Point on the Beaufort River. Difficulties with the English authorities in Charles Town over the fur trade and raids by the Spanish from Florida soon led to the demise of Stuart Town. In 1686, a Spanish force attacked the town and killed or captured most of the Scots. The survivors fled and the town was destroyed. While the approximate site of Stuart Town is known, the exact location has never been determined.

England

For nearly 100 years after the Spanish left, there was no permanent settlement in the area although Spanish priests continued to sporadically operate missions along the coast. Port Royal Sound provided refuge for privateers and warships of all nations as they raided one another and attempted to gain a foothold. In 1663, Captain William Hilton, for whom Hilton Head Island is named, became the first Englishman to explore the region. He reported back favorably to the Crown, and in 1670 the first shipload of colonists arrived in Port Royal Sound. They intended to establish a colony there since they considered the area to be the most favorable for settlement. However, they went further north where they established a colony near present day Charleston that became the first permanent English settlement.

Colonial Period

In 1710, the Lords Proprietors of Carolina ordered the establishment of Beaufort Town, in honor of one of the Lords Proprietors, the Duke of Beaufort. The location of the town was chosen primarily because it offered a safe harbor on the Beaufort River away from the open Port Royal Sound. The growth of the town was initially slow due to its remote island location, skirmishes with the Yemassee Indians, and the continued threat of invasion by the Spanish. In 1721, it was reported that there were only thirty white and forty-two black inhabitants.



Beaufort County was established in 1769 and originally included what is now Jasper and Hampton Counties.

Concerned about the defense of the area, authorities in Charles Town appropriated 1,500 pounds to construct a fort at Port Royal. In 1734, a tabby structure named Fort Frederick was constructed on the Beaufort River under the supervision of the colony's treasurer, Alexander Parris, for whom Parris Island is named. Unfortunately, Fort Frederick was poorly situated and rapidly deteriorated until it was finally abandoned. Tabby ruins of Fort Frederick still exist at the site near the Naval Hospital. When Fort Frederick was abandoned, a new, more formidable tabby fort named Fort Lyttelton was built upriver at Spanish Point, and was used through the Revolutionary War.

Not only did the town of Beaufort develop slowly, but the Sea Island planters did not share in the great wealth being accumulated by the rice and indigo planters of the Charles Town and Georgetown areas. The lack of large freshwater swamps so plentiful on the mainland prevented them from having success with rice, the colony's most profitable export crop. Indigo was the most profitable money crop on the islands and was supported by an imperial bounty which was abolished after the Revolution. Rather than owning huge plantations tilled by hundreds of slaves, the average Sea Island area planter was middle class and owned few slaves and roughly 500 acres of mostly wilderness.

It was not until 1763 when the English finally solidified their hold on North America and the Colonial wars ended that the Port Royal area began to experience prosperity and growth. Between 1763 and 1776 the population of the area quadrupled. The economy grew with the population and the area became a center of the shipbuilding industry.

During that period several large ocean going vessels were constructed of live oak and cypress at boat yards in Beaufort and on Hilton Head, Lady's and Daufuskie Islands.

Tabby

Tabby is a cement like material made of oyster shells, lime, sand and water that when hardened becomes a strong material. Neither stone nor the ingredients needed to make brick are found in the area. Tabby incorporates easily available, inexpensive materials into a reliable building material. There are differing opinions as to where the formula for making tabby originated. Some credit the Africans for bringing it here while others believe that Native Americans were the first to use tabby.

The American Revolution

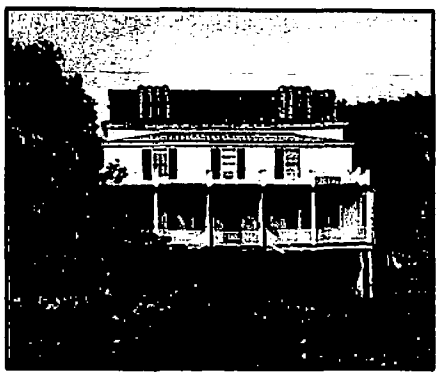
As sentiment for a break from England grew in the colonies and among some Beaufort people, many of the prominent families like the Bulls and the Stuarts remained Loyalist. As a result, the revolutionary government in Charles Town had little confidence in the residents of Beaufort. The smuggling of contraband to England in defiance of colonial authority was a constant problem.

The early years of the Revolutionary War were relatively quiet in the area. Then in February 1779, the British attacked in what was to become known as the Battle of Port Royal. While the battle was an American victory and the British were repelled, the American forces left soon after to aid in the defense of Charles Town. The British then occupied Beaufort and Port Royal Island and remained until near the end of the War. Frequent raids on plantations and settlements along the area's rivers were conducted by the British from Port Royal causing extensive damage. After three years of occupation and warfare, the area was devastated. A returning citizen noted that "all was desolation . . . every field, every plantation showed signs of ruin and devastation." The area did, however, produce some revolutionary heroes such as Daniel Heyward, Jr., and John Barnwell.

Legacy

A small but significant group of 18th century buildings remain in Beaufort today. Among the most prominent are St. Helena's Episcopal Church (c. 1724) and the Hepworth-Pringle House (c. 1720) considered to be the oldest house in Beaufort. The most significant 18th century structure outside of the city of Beaufort is the ruins of the Prince William's Parish Church (c. 1745-55). Commonly known as Old Sheldon Church, it is said to be the first conscious attempt in America to imitate a Greek temple and is considered to have been one of the finest revival buildings in the country. It was burned by British forces in 1779, rebuilt in 1826 and later burned by Sherman's troops in 1865 and never rebuilt. At least two extant homes in Beaufort are made completely of tabby (see sidebar) and several others in the area have raised tabby basements or walls of tabby. A number of significant tabby ruins also exist. Among the most prominent are the ruins of the St. Helena Parish Chapel of Ease (c. 1740) on St. Helena Island and several tabby buildings on Spring Island. The Chapel of Ease was built to serve the planters of St. Helena Island, for whom it was too far to travel to the church in Beaufort.

Ruins of Fort Frederick (circa 1735-1758). The fort was named after Frederick, son of George II of England and was the main defense of Beaufort until replaced by Fort Lyttleton at Spanish Point.



The Antebellum Era and Civil War

The reconstruction and economic growth of Beaufort after the Revolutionary War was slow. It was not until the introduction and spread of long-staple Sea Island cotton that Beaufort began to enjoy the prosperity it had long awaited. Production of Sea Island cotton in South Carolina and Georgia increased from 10,000 pounds in 1790 to eight and one-half million pounds in 1801. The cotton was shipped from Charleston, Savannah and Port Royal to mills in England.

At this time the landscape of the area, especially the Sea Islands began to change dramatically. Forests were cleared for cotton fields. Marshes and swamps were filled and diked for agricultural lands. The small planters and middle class yeomen of the colonial era were gradually replaced by wealthy planters with large holdings. The wealth of the area began to be concentrated in the hands of a few families. Typical were the St. Helena Island planters like the Fripps, Coffins, Sams, and Chaplins who owned thousands of acres of land and many hundreds of slaves. They often owned large working plantations on St. Helena and the other Sea Islands as well as homes in Beaufort or Charleston.

The prosperity brought by Sea Island cotton facilitated by the invention of the cotton gin had a direct impact on the growth of slavery in Beaufort County during this period. The planters began to realize the enormous profits to be made; the more astute began to buy more land and more slaves. As a result, the African American population of the Beaufort area, especially on the Sea Islands, grew dramatically. By 1800 over 80 percent of the population of the Beaufort area were slaves and slightly higher on the Sea Islands. Like in much of the southeast Atlantic coast, the African Americans in Beaufort County held on to many of the West African customs, religion, and traditions. The historic isolation of the Sea Islands has preserved this culture, known as "Gullah." Gullah communities continue to thrive on the Sea Islands. Today the Gullah are noted for the continued preservation of their African roots and traditions: the language, arts, foods, architecture, dress and customs of the Gullah are all African based. They speak a language that derives

Praise Houses

Praise houses were places of worship for slaves who had no formal churches of their own. First appearing around 1840, they were usually very small, frame structures sometimes built by the planters but often as not constructed by the slaves themselves with whatever material they could find. Elders led services that were a mixture of Christian and African customs. At one time dozens of praise houses dotted the landscape of the Sea Islands. They served not only as places of worship but as community centers for the Africans on the islands. Today, only four 20th century praise houses remain in Beaufort County.

most of its vocabulary from English but many of the words and rhythms are African in origin.

Today a number of significant buildings from the plantation era remain in the County, mostly on the Sea Islands. Many of the finest homes and important public buildings and churches in the 304 acre Beaufort City National Historic Landmark District were built during this time. Included are the Beaufort College Building (c. 1852), the First Baptist Church (c. 1844), Tabernacle Baptist Church (c. 1840), and the Beaufort Arsenal (c. 1852), which was built to house the Beaufort Volunteer Artillery. The oldest known extant plantation house in the area is Retreat Plantation (c. 1740), also known as the Jean de la Gaye House, on Battery Creek near Beaufort. A number of plantation house ruins are found on Daufuskie, Lady's, Hilton Head, St. Helena, and Port Royal Islands. Some of the more prominent churches from the plantation era are Brick Baptist Church (c. 1855) on St. Helena Island, The Church of the Cross (c. 1857) in Bluffton, and St. Luke's Church (c. 1824) near Bluffton.

The gothic revival Church of the Cross in Bluffton was constructed in 1857. The church survived widespread burning by Union troops in 1863.

The Civil War

As might be expected from an area that had a wealthy planter class whose fortunes were dependent upon slave labor, Beaufort County had a strong secessionist movement. On July 31, 1844, Robert Barnwell Rhett, known as South Carolina's "father of secession," spoke at a meeting held under a giant live oak tree in Bluffton. This is believed to be the first secession meeting and "The Bluffton Movement" for secession was born. Later an important secession meeting was held in 1851 in the Milton Maxcy House in Beaufort, the "Secession House," which at the time was owned by Edmund Rhett, the brother of Robert Barnwell Rhett. Both the "Secession Oak" and the Milton Maxcy House are still standing.

Fort Walker during the Battle of Port Royal, November 1861.

In 1860 when South Carolina seceded from the Union, the Beaufort Artillery along with other units such as the St. Helena Mounted Rifles joined in the defense of the area. Their primary fear was that the U.S. Navy would attempt to gain control of the deep harbor of Port Royal Sound. While Beaufort and Port Royal were of little use since there were no well developed port or railroad facilities, the Sound, was a natural anchorage for large warships and other vessels. Two fortifications, Fort Walker on Hilton Head Island and Fort Beauregard on Bay Point, were constructed to defend against attack from the sea. Remains of these earthworks exist today.

The Confederate fears were justified when on November 7, 1861, Union naval and ground forces attacked Confederate forces on Hilton Head Island. The Union won a complete victory routing the Confederates and forcing them to evacuate not only Fort Walker and Fort Beauregard, but all of Hilton Head Island, Port Royal Island and the

other Sea Islands. By December of 1861, Union forces occupied Beaufort and gained control of the entire area.

During this occupation, most of the planters and others of means fled the area going to Charleston, Columbia and other locations. They left their homes in Beaufort and their plantations with no one but the slaves to maintain them. The Union army used a number of Beaufort houses as headquarters, living quarters, and hospitals throughout the occupation and later during Reconstruction. Some Beaufort homes including the Milton Maxcy House and the George Parsons Elliott House have historic graffiti written on the walls by Union troops garrisoned there.

The former slaves who remained in the area were not officially free until January 1, 1863 when the Emancipation Proclamation was read to them at Camp Saxon on the Beaufort River near Fort Frederick. The Green on St. Helena is another place where the good news was given, and it has traditionally been a meeting place for celebration on the island. Both of these sites are listed in the National Register of Historic Places.

During the occupation of Hilton Head Island, one of the many issues facing the Union Army was how to deal with the many freed slaves that either lived on the island or were descending on the island from other areas still under control of the Confederacy. Tent cities and large barracks were originally built to provide housing for freed slaves but did little to help this population to experience and learn about their new freedom. During the fall of 1862, General Ormsby Mitchel, commander of the Union forces on Hilton Head Island, selected a site near the Drayton Plantation, and by March, 1863 a town for freed slaves was built and named after the commander. The town was self governing in matters of education, police, sanitary conditions, public order, tax collection, dispute resolution, and elections. Every child between six and fifteen years of age was required to attend school- the first compulsory education law in South Carolina. By 1865 about 1,500 people lived in Mitchelville. The town included simply built homes, located on about ¼ acre of land for the planting of gardens, as well as stores, a church, a jail, and a school. Many of the freedman worked for the Union Army while others worked for wages on the plantations they once worked on as slaves. No extent buildings or other physical features of Mitchelville remain today.

The Union occupation was characterized by a number of social experiments which served as a prelude to the later occupation of the Southern states during the Reconstruction Era. During the occupation Beaufort was visited by a number of well intentioned Northern missionaries whose purpose was to bring education and culture to the newly liberated freedman who had been released from slavery once the army arrived and their masters fled. While some of the missionary's plans for the freedman were not realized, some of the so called "Port

Penn Center

Under the leadership of Laura Towne and Ellen Murray, the Penn School was located first at the Oaks Plantation and later at a campus in the center of St. Helena. The school operated for over a century as a center of learning, teaching young blacks not only academic subjects but job skills as well. When the school closed in the 1960s, the Penn Community Center was established and still functions as a center of cultural, political and social activities. During the civil rights movement of the 1960s, Dr. Martin Luther King Jr. and his associates used Penn as a retreat and as a place to plan such activities as the March on Washington. While none of the original buildings remain at Penn, a number of 20th century buildings are in use on the campus today. The Penn Center campus is a National Historic Landmark District, one of only four in South Carolina.

A photograph of Mitchelville in 1865 showing typical housing.

Royal Experiment" was successful. Perhaps the most lasting was the establishment of the Penn School on St. Helena Island by the Port Royal Relief Committee of Philadelphia. Under the leadership of Laura Towne and Ellen Murray, the Penn School was located first at the Oaks Plantation and later at a campus in the center of St. Helena.

The era of wealthy planters had come to an end. Many never returned, others came back and were able to reacquire some of the lands they had lost. But their influence was never the same. And while Beaufort was spared much of the physical destruction of the war, the political and social upheaval that resulted would change the face of Beaufort forever.

Late 19th and Early 20th Centuries

The Reconstruction Era (1865-1877)

Reconstruction brought about radical change in South Carolina. The most important of the changes seen was the enfranchisement and entry into the political arena of African-Americans. During this time, forty six of the 124 members of the Reconstruction Era South Carolina Legislature were black. There were two black Lieutenant Governors, eight members of Congress, six delegates to the Constitutional Convention, and several judges, including a State Supreme Court Chief Justice. Many of the men were from Beaufort County.

During reconstruction, Robert Smalls was a member of the South Carolina House of Representatives (1865-1870) and the South Carolina Senate (1871-1874).

Perhaps the most distinguished of these representatives from Beaufort County was Robert Smalls. Smalls first gained fame when during the Civil War he commandeered a boat called "The Planter," that he served on as a crewman, and brought a number of slaves from Charleston to the freedom of Beaufort. Later he was to serve as a member of the U.S. Congress for nine years, as a member of both the House and Senate of the S.C. State Legislature, and as a delegate to two Constitutional Conventions.

In April of 1877, the Reconstruction Era in South Carolina came to an end amid charges of corruption and malfeasance. The Republican Governor, D.H. Chamberlain, and most other Republican leaders, including most blacks, resigned from office and the political winds of South Carolina changed dramatically. Wade Hampton, a Confederate General during the Civil War, became the Governor. The imposition of the notorious "Black Codes," a system of government designed to keep African-Americans from gaining political, social and economic equality changed the lives of both black and white South Carolinians.

The Reconstruction Era was one of poverty and little change in the South. Most people, black and white, barely got by. Many lived on food they grew or raised themselves and little change occurred to the landscape. While most of the county did not suffer extensive damage during the Civil War, the Town of Bluffton had been burned by Union

troops as well as many of the plantations on the Combahee, Broad and Edisto Rivers. However, much of Beaufort was preserved intact because the owners did not have the money to make changes.

Packing Sheds

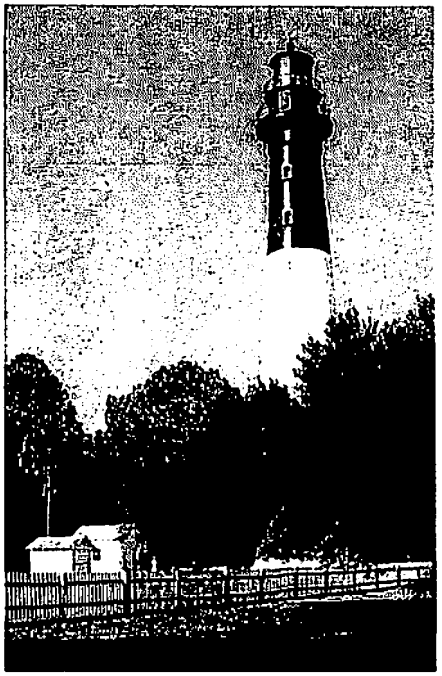
The most notable structures related to the truck farming business were the large packing sheds that still dot the landscape near agricultural areas. These buildings were originally used to pack vegetables grown on the islands by truck farmers for shipment to markets around the country. Currently the sheds are used to ship tomatoes and watermelons. The oldest is the Corner Packing Shed (circa 1930) on St. Helena Island. The others in use were built after 1950. Some packing sheds have been adapted for reuse as retail stores, farmers markets or as sites for social gatherings such as oyster roasts.

Post Civil War Economy

Agriculture: Perhaps the most significant change to the landscape during the late 19th century was in the field of agriculture. Land that had once been part of huge cotton plantations was now divided into smaller truck farms, where tomatoes, cucumbers, corn, squash, melons, berries, broccoli, asparagus and beans, among others were cultivated for shipment to towns and cities. In time, successful truck farms consolidated acreage and expanded their operations. By the early 20th century a number of families operated large successful farms in the county, including the Trask family who owned farms throughout the county; the Bellamys in Burton; the McLeods in Seabrook; the Mitchells in Lobeco; the Godleys at the Oaks Plantation; and the Bishops at Yard Farm on St. Helena. Many of the farms had access to the Port Royal Railroad that ran from Port Royal to Yemassee with connections to the main line, where their produce was shipped to the cities of the north. Truck farming was to grow through the first half of the 20th century, reaching its peak in the 1950s. By the 1960s a decline had set in as farming became less profitable. As traditional agriculture declined in the early 20th century, timbering, or silvaculture, emerged as a major industry in the state and in Beaufort County.

Seafood: Along with agriculture another economic force in the County during this time was the seafood business. Fish, shrimp, crabs and oysters have been a staple of the Lowcountry diet since the days of the Native American inhabitants. However, it was not until the 1880s that shrimping began on a larger scale. From that time until well into the 1920s-30s most of the shrimping was done by migrant shrimpers operating mostly out of Florida. Then more local shrimpers began to buy and build the big, diesel powered boats like the ones seen today and the industry began to have an economic impact on the area. Ice houses and processing facilities began to appear on the waterfronts of Beaufort, Port Royal and the islands. Oystermen, operating out of Daufuskie, St. Helena and the other islands, as well as Bluffton, could be seen in their small, flat bottomed boats called "bateaus" working with huge tongs as they pulled clusters of oysters from their beds and placed them in their boats. In the 1880s the first major oyster packing house was established by the Maggioni family on Factory Creek across from Beaufort on Lady's Island. An oyster packing house, the ruins of which are still visible, was also opened during the same time period in Bluffton.

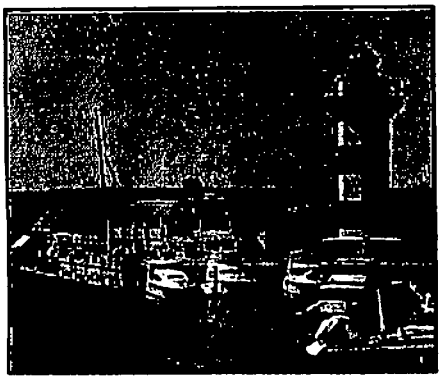
Phosphate Industry: In the late 19th century, the area experienced a brief economic boom from the phosphate industry. The Port Royal Railroad was built to haul phosphate to ships docking at the Port of Port Royal, and the Town of Port Royal was established during this time as



Historic lighthouses such as the Hunting Island Lighthouse and Keeper's Dwelling (c. 1875) are a visible reminder of Beaufort County's maritime history.

well. Phosphate was mined along the coastal areas in Charleston and Beaufort Counties for a few years until the industry eventually succumbed to competition from Florida and the hurricane of 1893. The high winds and ensuing flooding from the "great hurricane of '93" resulted in damaged crops, killed livestock, destroyed buildings, and loss of lives.

From the Reconstruction Era to the 1930s, a number of wealthy individuals, mostly Northern industrialists, purchased large tracts of land along the Carolina and Georgia coasts for use as hunting retreats and winter vacation homes. Often the land they purchased was on former plantations where the houses had been destroyed during the Civil War. Often building on the historic foundations, the new owners built new large beautiful homes often in revival styles. Among some of the notable examples of these homes are Bonny Hall Plantation (c. 1867), Twickenham Plantation (c. 1878), Brays Island Plantation (c. 1938), and Clarendon Plantation (c. 1935). Perhaps the most unique is Auldbrass Plantation designed by Frank Lloyd Wright. Started in 1940 it was never completed. In 1988 the present owner began an extensive restoration, and has completed most buildings from the original site design.

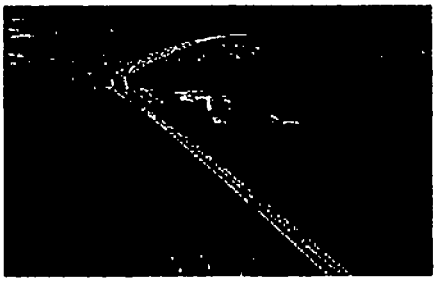


1950 - Present

Much of Beaufort County's slow economic growth during the late 19th and early 20th centuries was due to its geographic isolation. Modern development, which is dependent on rail and automobile accessibility was slow until the construction of bridges began. In the 1920s a bridge was first constructed between Port Royal Island and the mainland and in the 1930s Port Royal and Lady's Islands were bridged. Not until the 1950s were northern and southern Beaufort County joined with bridges across the Broad and Chechessee Rivers; and Hilton Head Island joined to the mainland.

Growth of Southern Beaufort County

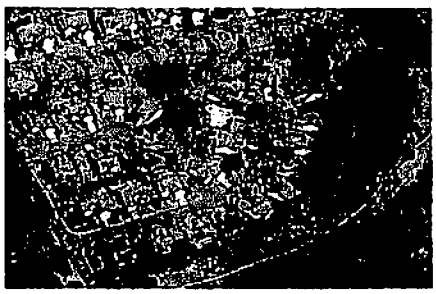
These transportation improvements set the stage for the growth of the tourism and retirement community industries in Beaufort County. Hilton Head Island, like the other Sea Islands, was largely agricultural in the middle of the century before its bridge to the mainland was built in 1956. At that time the Hilton Head Company had been in the process of purchasing many of the large tracts on the island for timbering. Charles Fraser, the son of one of the principals, set his sights on developing a resort community on the southern portion of the island that became Sea Pines. The concept of a large master planned community with amenities such as tennis, golf, and preserved open space caught on in other large land holdings on the island. By the time the Town incorporated in 1983, 10 large master-planned communities had been approved making up approximately 70% of the island.



Modern development began in Southern Beaufort County with the opening of the bridge to Hilton Head Island in 1956

Prior to the initial development of Moss Creek and Rose Hill in the mid 1970's, the mainland of Southern Beaufort County was largely rural. Bluffton had scarcely 500 people and covered roughly one square mile. While residential and commercial growth in the Bluffton area had been occurring at a significant pace during the previous two decades, the most significant event that accelerated the spread of development onto the mainland was the arrival of DelWebb (Sun City) on over 6,000 acres of pine forest 11 miles west of Hilton Head Island. In 1993, Beaufort County Council approved a 6,385-unit retirement community that became an anchor for the western part of the U.S. 278 Corridor. Sun City was followed by Belfair, Eagle's Point, Crescent Plantation, Berkeley

Hall, Island West and many other smaller developments. Commercial development in mainland southern Beaufort County followed population growth lining the U.S. 278 corridor with businesses such as Home Depot, Target and outlet malls. The accumulating development along the U.S. 278 corridor in Beaufort County contributed considerably to the current traffic congestion experienced on the roadway today. The Town of Bluffton, which consisted of roughly one square mile before 1998, began to look at annexation as a means to possess more local control over future development. In November 1998, Bluffton annexed Palmetto Bluff and the Shults Tract. In 2000, two more large tracts, the Buckwalter Tract and the Jones Estate annexed into Bluffton, increasing the Town to over 50 square miles, making it one of the largest municipalities (in area) in South Carolina.



Aerial view of Sun City, located approximately 11 west of the bridge to Hilton Head Island.

Growth of Northern Beaufort County

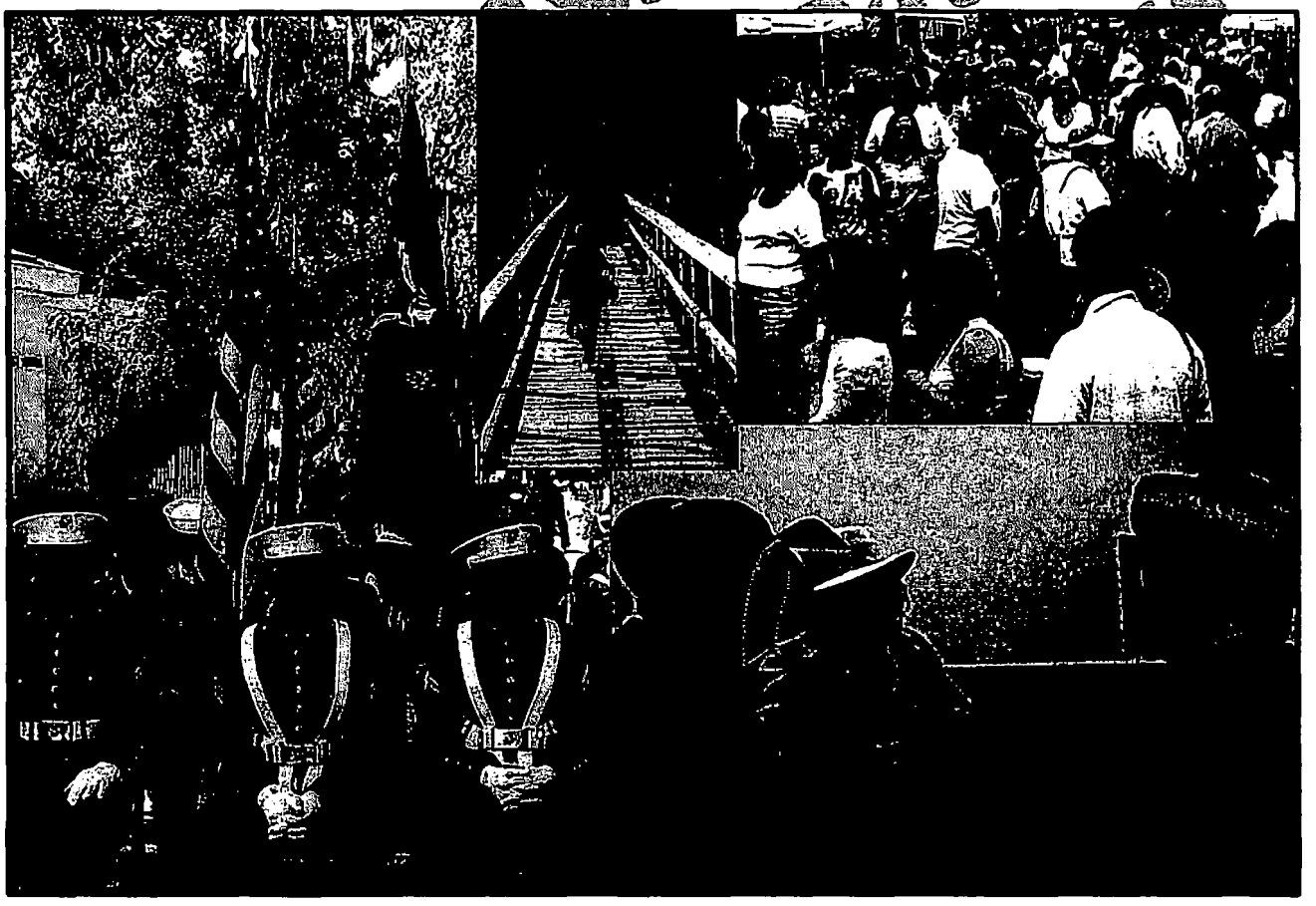
Tourism also increased in northern Beaufort County to a lesser extent due, in part, to an overall growth in heritage tourism. Many tourists drawn to Charleston or Savannah also stop in Beaufort when visiting and often return to visit again, or in many cases to live. Another growing tourism sector is African-American oriented tourism, with Penn Center and the sea island Gullah culture attracting increasing numbers of African-American tourists from around the nation.

In addition to tourism, the growth of the military installations in the 20th century also greatly influenced the social life, economy and built environment of northern Beaufort County. The Navy first acquired a portion of Parris Island in the 1890's and was later given over to the Marine Corps in the early 20th century. Today, the island is the site of the Marine Corps Recruit Depot, Parris Island, the East Coast training area for Marines. The establishment of the Marine Corps Air Station dates back to 1941 when 1,300 acres in Beaufort were purchased by the Civil Aeronautics Authority for an auxiliary air station that supported advanced training for anti-submarine patrol squadrons. During the Korean War the Navy decided to establish a Marine Corps air station in Beaufort and the land was purchased by the Federal government. Today the entire installation includes 6,900 acres at the air station, 1,076 acres at Laurel Bay and an additional 5,182 acres at the Townsend Bombing Range in Georgia, the weapons training installation for the air station.

3

Beaufort County Comprehensive Plan

Population and Demographics



Provisional
Pending Data
from 2010 Census

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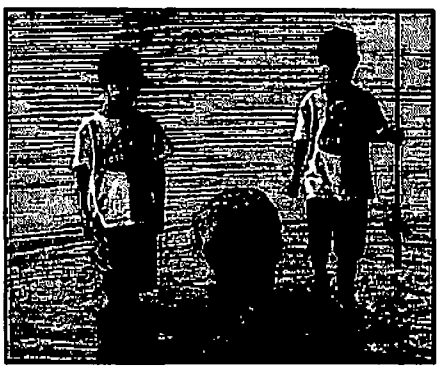
Introduction

In less than 30 years, Beaufort County has more than doubled in population. In 1980, the U.S. Census reported that the County had 65,364 persons. The most recent Census projections (2008) estimates that the County's population now exceeds 146,000. The sheer magnitude of this population growth and the likelihood that it will continue into the future has tremendous policy implications on the provision of public facilities, the transportation network, the availability of affordable housing, natural resources, water quality and cultural resources. Population growth has brought about many changes in the County's demographics. Much of the recent growth has been a result of people moving to Beaufort County from other parts of the country or from other countries for retirement or to seek economic opportunities. Compared to 1980, on average, today's population is older, lives in smaller households, is better educated and is wealthier. However, these demographic trends do not apply evenly to all population subgroups or across geographic regions of the County.

The purpose of this chapter is to analyze historic and current population and demographic trends; and to provide reasonable projections of future population growth to help guide policy decisions through the lifespan of this plan (2025). Each of the following chapters of this plan utilize these projections to help shape their recommendations. It is important to note that nine years have elapsed since the 2000 Census. This chapter uses 2008 U.S. Census estimates and information compiled in the 2006-2008 American Community Survey (also conducted by the U.S. Census Bureau). When the County receives data from the 2010 U.S. Census, this chapter will be updated to reflect this data.



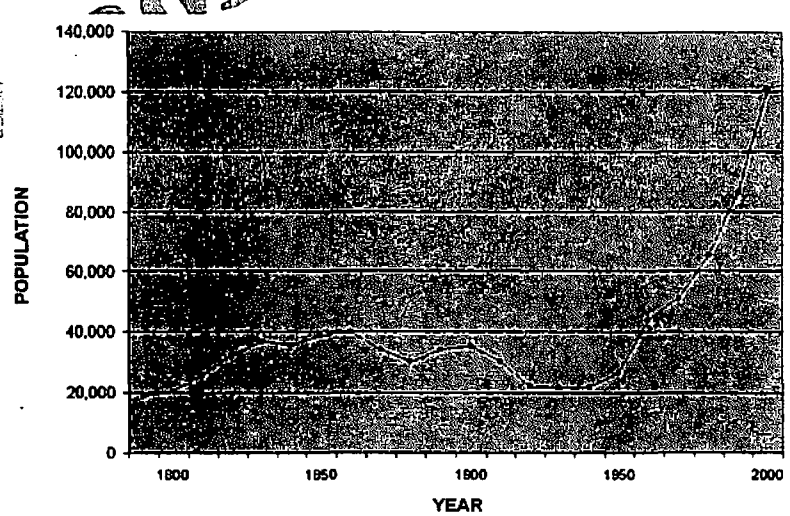
Historic, Current, and Projected Growth Trends

Beaufort County's rapid growth rate is a relatively recent phenomenon in its 240-year history. The County was established in 1769 when South Carolina was still a British Colony. Over 200 years of census data reveal that Beaufort County's growth rate began to consistently trend upward after the 1950 census. Two events helped to spur this growth. In Northern Beaufort County the establishment of the US Marine Corps Air Station in 1955 eventually brought thousands of military and civilian jobs to the region. In Southern Beaufort County, the construction of a bridge to Hilton Head Island in 1956 spurred the development of the County's tourism and retirement based infrastructure.

Beaufort County Population Growth – 1790-2000

Year	Population
1790	18753
1800	20428
1810	25687
1820	32199
1830	37032
1840	35794
1850	38805
1860	40053
1870	34359
1880	30176
1890	34119
1900	35495
1910	30355
1920	22269
1930	21815
1940	22037
1950	26993
1960	44187
1970	51136
1980	65364
1990	86425
2000	120937

Figure 3-1: Historic Population Growth Trends 1790-2000[1]



[1] Beaufort County's original boundaries included present-day Hampton and Jasper Counties. Two historic downward growth trends can be explained by the establishment of Hampton County in 1877 and Jasper County in 1912.

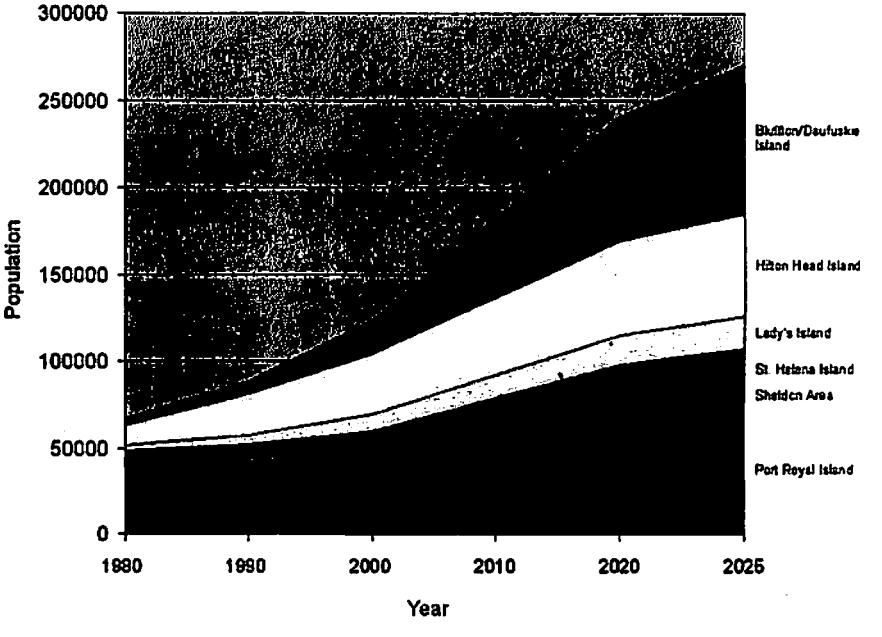
Current Year-round Population

The US Census estimates that Beaufort County's current population (July 2008) is 146,743. This figure represents a 125% increase in population since 1980. This is a dramatic increase compared to population increases in South Carolina and the United States during the same period (Figure 3-2). Figure 3-3 helps to illustrate that this growth has occurred and will continue to occur unevenly across the County with the greatest increases occurring in Bluffton, Hilton Head Island and on Lady's Island.

Figure 3-2: Comparison of Growth Rates 1980-2008

	Beaufort County	South Carolina	United States
1980	65,364	3,122,814	226,545,805
1990	86,425	3,486,703	249,639,692
2000	120,937	4,012,012	281,421,906
2008[2]	146,743	4,403,175	301,237,703
%change 1980-2008	124.5%	41.0%	32.9%

Figure 3-3: Comparison of Growth by Planning Area 1980 - 2025



[2] US Census estimate as of July 1, 2008.

Average Daily Population

In addition to Beaufort County's permanent population, tourists and other visitors, seasonal residents, and a net influx of daily commuters increases the County's population by 34% on an average day. This increase has a significant impact on the County's roadways, other public facilities and the provision of public services such as law enforcement, fire protection, and emergency medical services. Figure 3-4 summarizes the County's estimated average daily population.

- **Tourists and Other Visitors:** According to estimates from the Hilton Head Island Chamber of Commerce and estimates based on accommodations tax receipts, Beaufort County had approximately 2,961,285 visitors in 2008. Factoring in an average stay of 5 nights for a vacationer to Hilton Head Island, this translates to 30,211 visitors on an average day. This number peaks in July at over 40,000 visitors a day.
- **Seasonal Residents:** Based on the 2000 Census and estimates for 2008, there are 14,206 seasonal dwellings in the County. Assuming that one third of seasonal dwellings are occupied on any given time, there are 10,702 seasonal residents on an average day.
- **Net Influx of Commuters:** Based on the 2000 Census and estimates for 2008, there is net influx of 8,993 commuters daily in Beaufort County.

Figure 3-4: Beaufort County Average Daily Population

Population Segment	Estimated 2008 Average Daily Population
Year-round Residents	146,743
Tourists and Other Visitors	30,211
Seasonal Residents	10,702
Net Commuters	8,993
Average Daily population	**196,649**

Population Projections

The imperfect nature of population projections results in a number of different predictions of future growth in the County. For planning purposes, the County utilizes the projections employed in its transportation model.

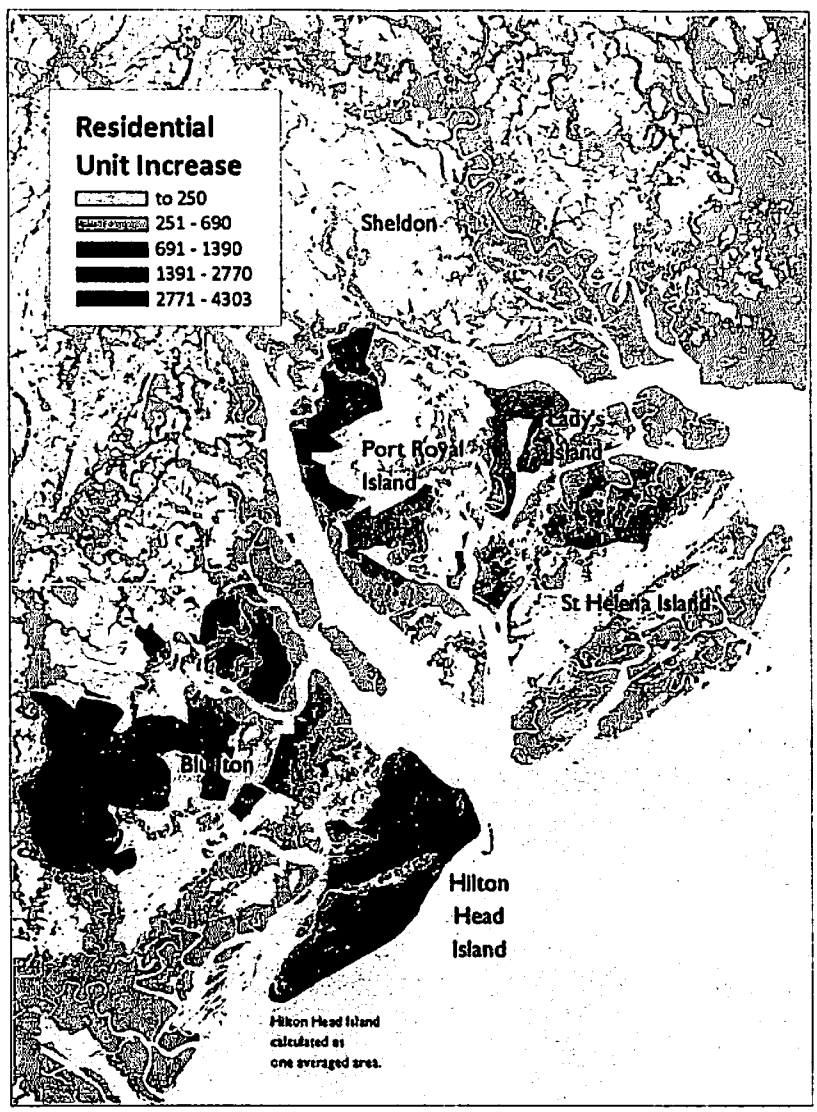
Figure 3-5: Beaufort County Population Estimates from its Transportation Model

Planning Area	2006 Dwelling Units	2006 Population	2025 Dwelling Units	2025 Population
Port Royal I	19,875	50,244	30,587	76,299
Sheldon	2,123	5,266	3,696	9,203
Lady's I	4,855	11,918	7,430	18,911
St. Helena I	7,599	13,190	8,937	19,119
Greater Bluffton Area	17,510	36,864	39,291	83,616
Hilton Head I	28,299	39,985	38,692	53,329
Daufuskie Is.	170	340	315	630
TOTAL	80,431	157,807	128,948	261,107

The model utilizes projections compiled by the County's planning staff that divides the County into 124 Transportation Analysis Zones (TAZ). Within each TAZ, historic growth rates, planned development patterns, and land capacity are used to predict future growth. Other sources of population forecasts include the SC Budget and Control Board and Woods and Poole Economics, Inc. It is important to note that population estimates derived from national and state sources tend to be lower than locally derived data. Large area sampling methodologies tend toward conservative averaging, while local, area-specific transportation modeling tends toward maximal accounting.

Map 3-1 helps to illustrate where future growth is likely to occur over the next 15 to 20 years. The western portion of southern Beaufort County is projected to receive the greatest number of dwelling units as existing approved subdivisions build out in those areas. Additional growth is forecasted on Port Royal Island in the vicinity of Habersham and Clarendon Plantation, and in northern Lady's Island. Based on

Map 3-1: Projected Residential Unit Increase by Transportation Analysis Zone: 2005-2025



current projections, southern Beaufort County (south of the Broad River) is anticipated to surpass northern Beaufort County in year-round population in 2012 or 2013. This population shift will have implications on County Council representation in future years.

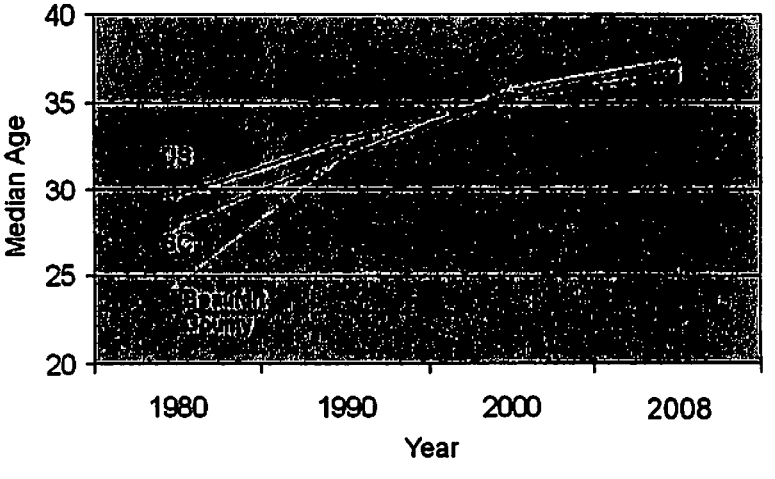
Characteristics of Population

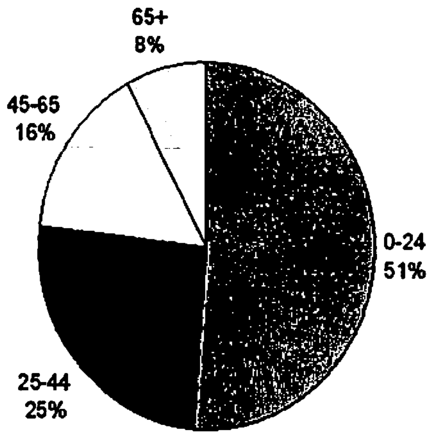
This section explores various attributes of Beaufort County's population including age, household size, race and ethnicity, educational attainment, and income. There are two noteworthy demographic trends in Beaufort County. One trend is the increased proportion of residents over 65 years of age. The other trend is the significant growth of the County's Hispanic community. In many ways, these two trends stand in contrast to each other. For example, the median age of the County's Hispanic population is 12 years younger than the County average. Hispanic households are, on average, 1.35 persons larger than the County average while elderly residents tend to live in smaller households. While these two demographic trends reflect national trends, they are amplified in Beaufort County by the region's popularity as a retirement destination and its relative prosperity over the last 15 years, which has attracted in migration.

Age

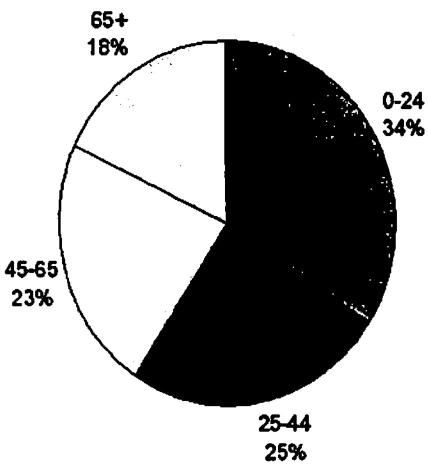
The age of Beaufort County's population has changed significantly since the 1980 census. In 1980, the median age was 24.5, much lower than both state and national median ages (see Figure 3-6).

Figure 3-6: Comparison of Median Age 1980-2008





1980 distribution of population among age groups.



2008 distribution of population among age groups.

In 2008, Beaufort County's median age grew to 38.1, slightly higher than the state and the nation. Another significant statistic is the growth of the 65-year and older age cohort. In 1980, this group only made up 8% of the County's population. In 2008, it was estimated that over 18% of County residents were 65 years or older (see sidebar).

Beaufort County's aging population can be attributed to several factors; primarily the County's popularity as a retirement destination. Other factors include the advance of the Baby Boom generation and improvements in the standard of living as Beaufort has transformed from a poor rural county to a relatively prosperous urbanizing county.

In 2011, the first Baby Boomers will turn 65. The US Census predicts that the 65 and older population will grow from 34.9 million (one in eight Americans) to 53.7 million (one in six) by 2020. This national demographic trend is anticipated to have a significant impact and policy implications on Beaufort County and the surrounding region. The Atlanta Regional Commission (ARC), through a series of public meetings, developed a set of strategies to deal with the issue of an aging population. The ARC "Lifelong Communities" program was set up with the goal to develop communities where older adults can age in place. Many of these strategies have land use, housing and transportation components and are very relevant to Beaufort County. The following is a summary of some of the "Lifelong Communities Strategies and Solutions":

- **Land Use Issues:** Strategies are aimed at developing walkable communities to eliminate the need for older adults to drive; and to develop land use policies that promote a diversity of housing choices so that older adults can live near children and grandchildren.
- **Transportation:** Transportation strategies include enhancing public transportation options to better serve older adults; Integrating modifications to new and existing roadways to reduce accidents and assist older drivers (left hand turn lanes, improved signage, and lighting); and improving sidewalk infrastructure.
- **Housing:** Housing strategies are aimed at allowing older adults to age at home or in proximity to their families. Strategies include incentivizing accessory dwelling units; expanding housing rehabilitation programs, including weatherization, to help older adults to stay in their houses; and providing incentives to develop housing for seniors[3].

These strategies will be addressed further in the Land Use, Transportation, Housing and Energy chapters of this plan.

3 Atlanta Regional Commission. "Lifelong Communities: A Regional Approach to Aging: Strategies and Solutions," http://www.atlantaregional.com/documents/ag_llc_solutions_strategies_5_13_08.pdf

Household size

An average household in Beaufort County in 2008 contained 2.41 persons compared to 2.84 in 1970. This reduction in household size mirrors the national trend of a growing number of smaller families, single parent households and an aging population. This downward trend will likely continue as the County's population ages.

Figure 3-7: Comparison of Persons per Household 1980-2008

	1980	1990	2000	2008
United States	2.75	2.63	2.59	2.61
South Carolina	2.93	2.68	2.53	2.52
Beaufort County	2.84	2.59	2.51	2.41

Race and ethnicity

Population growth over the last 30 years has brought about several changes to the racial and ethnic makeup of the County. From 1980 to 2008, Beaufort County's white population grew by 155% while the black population grew by only 39%. In 1980, one third of all Beaufort County residents were African-American compared to 20% in 2007. This demographic change is largely due to the influx of new residents, including retirees, from other parts of the country.

Figure 3-8: Racial Trends 1980-2008

	1980	1990	2000	2008
White	42,454	59,843	85,451	108,366
Black	21,504	24,582	29,005	29,864
Asian, Pacific Islander	610	813	1,016	1,196
Native American	161	251	321	254
Other	635	936	4,823	7,063

Another significant trend is the growth of Beaufort County's Hispanic community. Nationally, the Hispanic population is the fastest growing demographic segment. Until the early 1990s, Hispanic immigration was largely limited to southwestern states, and a handful of other states including Florida and Illinois. Since the early 1990's, there has been a significant growth in Hispanic immigration to other parts of the country including the southeast. For example, between 1990 and 2000, South Carolina's Hispanic population grew by 211% from 30,551 to 96,178. Within South Carolina, Beaufort County has the second largest Hispanic community (Figure 3-9).

Figure 3-9: Hispanic Population

	1980	1990	2000	2008
# of Hispanics	1,329	2,168	8,208	14,122
% of total population	2.0%	2.5%	6.7%	9.6%

Mexicans make up approximately 57% of the County's Hispanic population with Puerto Ricans (8.5%) making up the second largest group. Over 33% are from various countries in Central and South America. It is likely that the actual numbers and percentages of Hispanic residents are significantly higher than reported census data and estimates. National and regional evidence supports that this population is undercounted.

The recent growth of Beaufort County's Hispanic community poses several challenges to public policy makers. One challenge is the language barrier. According to recent data, 57% of foreign-born Hispanics in the southeast do not speak English or do not speak it fluently.[4] This barrier presents a challenge to public service providers, public safety officials and teachers. Another concern is health care. Approximately 66% of Hispanics in the United States, who primarily speak Spanish, do not have a regular doctor; 45% have no insurance; and 33% use only public health services.[5]

Educational attainment

Another significant change over the last 30 years in Beaufort County's population is educational attainment. From 1980 to present, Beaufort County went from having nearly 30% of its population lacking a high school diploma to exceeding state and national averages in terms of the percentage of high school and college graduates (Figure 3-10). In 2000, 40% of Beaufort County's residents that were 65 years or older had a college degree compared to the only 33% of the general population. This statistic indicates that some of the improvements in educational attainment are a result of and influx of educated retirees.

[4] "The Growing Hispanic Population in South Carolina: Trends and Issues ", Richard D. Young, Institute of Public Service and Policy Research, University of South Carolina, 2005

[5] "Uninsured Hispanics with limited English face formidable barriers to health care", The Commonwealth Fund, 2003

Figure 3-10: Comparison of Educational Attainment: 1980-2008

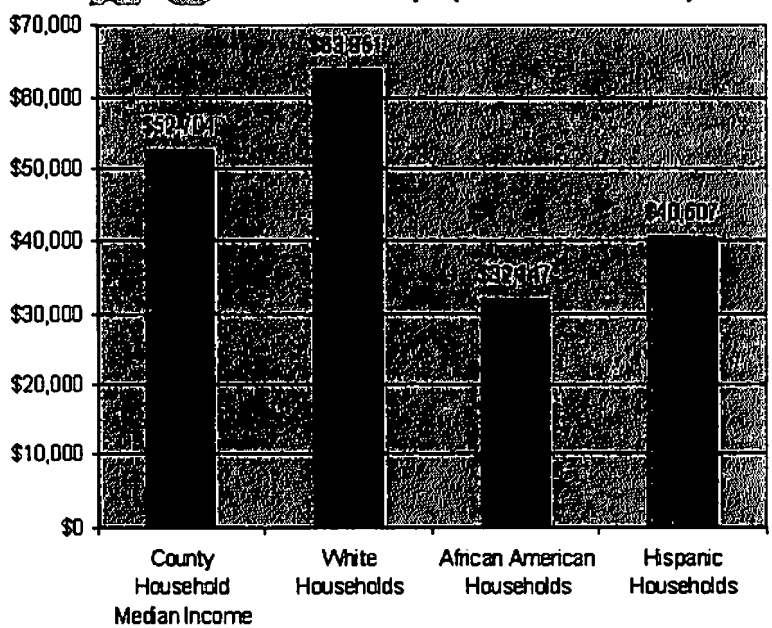
	1980	1990	2000	2008
No High School Diploma	28.0%	16.6%	12%	9.8%
High School Graduate	50.1%	56.8%	54.6%	53.3%
4-year College or greater	21.9%	26.5%	33.2%	36.9%

Income

In terms of per capita and median income, Beaufort County is the wealthiest in South Carolina. However, the County is unique in that only 56% of household income is derived from actual wages. A large percentage (30.6%) of personal income comes from interest, dividends and rent. This is indicative of the County's large retiree population. Beaufort County's median income was estimated to be $65,150 in 2008. This is slightly higher than the national median income ($63,211) and 19% higher than the state average ($54,710). At the same time, statewide average weekly wages ($668) exceed the County's average ($595) by 12%. This data begins to indicate that Beaufort County's wealth does not evenly benefit all segments of the County's population.

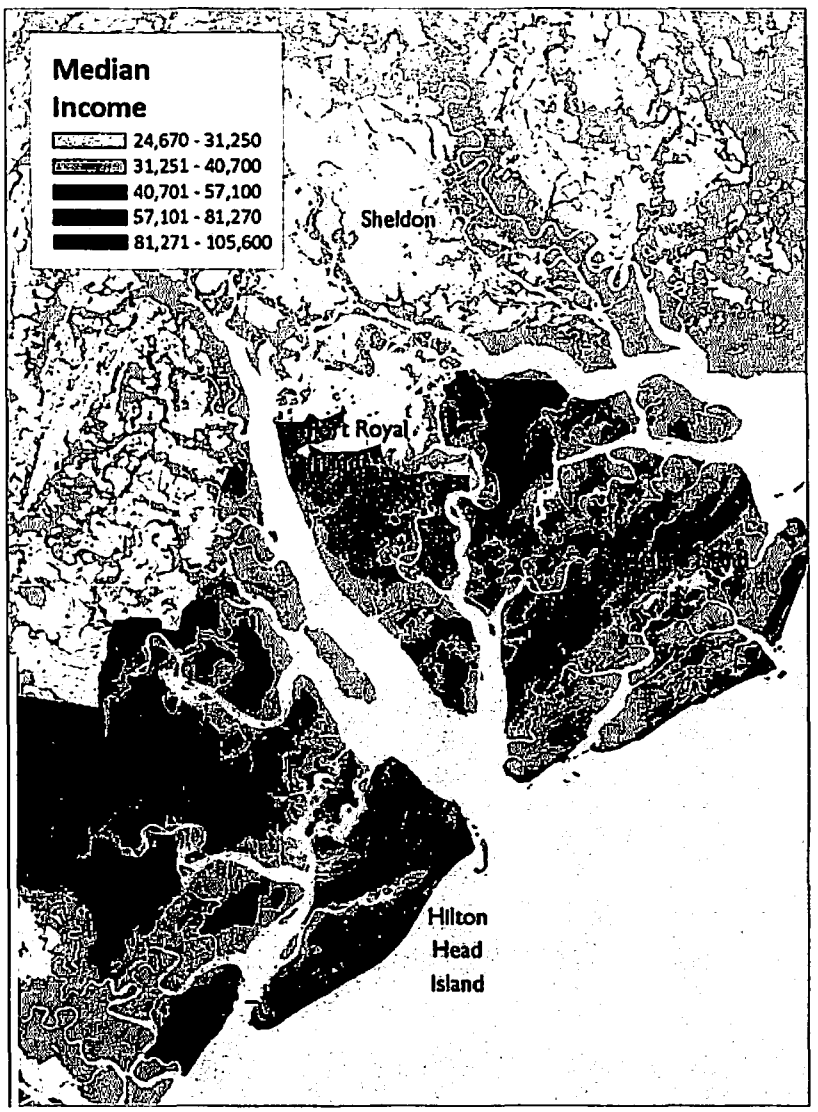
There is a disparity of income among racial and ethnic groups and among geographical regions of the County. Figure 3-11 shows that the median income for African American and Hispanic households is significantly lower than the County as a whole.

Figure 3-11: Comparison of Median Household Income among Racial and Ethic Groups (2000 U.S. Census)



Map 3-2 indicates that wealth is not spread evenly countywide. Higher income households are generally concentrated in Southern Beaufort County. Rural communities, such as Sheldon and St. Helena Island have much lower household incomes than the County's median income.

Map 3-2: Median Income per Census Tract (2000 U.S. Census)



Committee Reports

January 10, 2011

A. COMMITTEES REPORTING

1. Community Services

① Alcohol and Drug Abuse Board. There are two candidates to fill one vacancy.

Nominated	*Name*	*Position / Area / Expertise*	*Reappoint / Appoint*	*Votes Required*
12.13.10	Frances Kenney	Countywide	Appoint	6 of 11
12.13.10	Judy Lohr	Countywide	Appoint	6 of 11

② Library Board

Nominated	*Name*	*Position / Area / Expertise*	*Reappoint / Appoint*	*Votes Required*
12.13.10	Charles Morse	Council District 4	Appoint	6 of 11

2. Natural Resources

① Minutes provided from the December 13 meeting. No action required.
② Minutes provided January 24 from the December 30 meeting.
③ Minutes provided January 24 from the January 4 meeting. See main agenda items 15, 16, 17.

4. Public Safety

① Minutes provided January 24 from the January 4 meeting. See main agenda item 10.

B. COMMITTEE MEETINGS

1. Community Services

William McBride, Chairman
Gerald Dawson, Vice Chairman
➔ Next Meeting – Tuesday, January 18 at 4:00 p.m., BIV #2

2. Executive

Weston Newton, Chairman
➔ Next Meeting – Monday, January 24 at 2:30 p.m.

3. Finance

Stu Rodman, Chairman
William McBride, Vice Chairman
➔ Next Meeting – Tuesday, January 18 at 2:00 p.m., BIV #2

4. Natural Resources

Paul Sommerville, Chairman
Jerry Stewart, Vice Chairman
➔ Next Meeting – Monday, February 7 at 2:00 p.m.

5. **Public Facilities**
   Herbert Glaze, Chairman
   Steven Baer, Vice Chairman
   ➔ Next Meeting – Tuesday, January 25 at 4:30 p.m.

6. **Public Safety**
   Jerry Stewart, Chairman
   Brian Flewelling, Vice Chairman
   ➔ Next Meeting – Tuesday, February 7 at 4:00 p.m.

7. **Transportation Advisory Group**
   Weston Newton, Chairman
   Stu Rodman, Vice Chairman
   ➔ Next Meeting – February or March 2011

NATURAL RESOURCES COMMITTEE
DEVELOPMENT AGREEMENT SUBCOMMITTEE

December 13, 2010

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

The Natural Resources Committee's Development Agreement Subcommittee met on Monday, December 13, 2010 at 2:00 p.m., in the Executive Conference Room, Administration Building, 100 Ribaut Road, Beaufort, SC.

ATTENDANCE

Natural Resources' Development Agreement Subcommittee Members: Chairman Paul Sommerville, Vice Chairman Jerry Stewart and members Weston Newton and Stu Rodman attended. Non-committee member William McBride also attended.

County Staff: Tony Criscitiello, Division Director – Planning and Development; Gary Kubic, County Administrator; Rob McFee, Division Director - Engineering

Media: Richard Brooks, *Bluffton Today;* Joe Croley, Hilton Head Island Association of Realtors.

Public: David Tedder, representing Cartwell Mews, LLC, by Franklin Construction; Ernest Marchetti, E.F. Marchetti and Associates representing a Wardle Family YMCA property

Mr. Sommerville chaired the meeting.

INFORMATIONAL ITEM

1. **Discussion – Development Agreement Extension for Myrtle Park Planned Unit Development**

Discussion: Mr. Sommerville explained the Myrtle Park Planned Unit Development (PUD) was originally entered into circa 2005. It has either expired or will expire soon; he was not sure.

The original Development Agreement referenced in this discussion begins with Ordinance 99/37, which was then amended by a development agreement titled as Ordinance 2000/40.

Mr. Tedder said Mr. Sommerville's was a good question. The Agreement was entered into October 13, 2000, he answered. Then, he retracted and corrected to say the Development Agreement was November 22, 1999.

The proposed amendment titled, "Third Set of Amendments to the Development Agreement" included in this meeting's backup cites the Development Agreement was executed by the County on December 31, 1999.

Mr. Sommerville asked if the Development Agreement was extended. Mr. Tedder answered that he applied for an extension under the terms of the Development Agreement in September 2009 by letter to the County.

Mr. Sommerville asked what the original term of the agreement was. Mr. Tedder answered, 10 years. This tract comprises a couple hundred acres, which extended from Burnt Church Road to S.C. 46 and beyond toward Target. Mr. Sommerville then said as he read the proposed amendment, there were commitments made by the developer to transfer the title of certain pieces of property to the County for certain purposes, such as for what was then called the East-West Expressway (Bluffton Parkway).

Mr. Tedder confirmed. He said multiple parties agreed to dedicate portions of their land for the Bluffton Parkway. The initial phase between Burnt Church Road and S.C. 46 was done by a group called Oaks Construction Company, Inc. The Myrtle Park development area, he said, had design-build done in 2000—created the road, build the road, dedicated to the County — using the terms of the Development Agreement back then on the east side of Burnt Church Road, where the new phase of Bluffton Parkway Phase 5A is headed. There was an offer in the Development Agreement to give the County the property necessary to swing the curb to get up under the area of the power line right-of-way. There was also an offer, from this particular piece of property, to grant 5 acres of what was then envisioned as a governmental center in around 2008 as a result of negotiations among the Town of Bluffton, the County and property owners, Mr. Tedder said as he pointed to a map he brought with him. A substitute piece of property was dedicated to the County over in the Bluffton Technology Park, so the owners gave 5 acres necessary for their portion of the property over to the County. The other owners put some land in recreational and other classifications, he added. "It has been a multi-party agreement, and looking at the whole, probably about 80% of the property has been developed under the Development Agreement to its conclusion." Mr. Tedder argued this property was not developed in the way his clients, Cartwell Mews, wanted to because of certain delays in permitting and wetlands, etc.

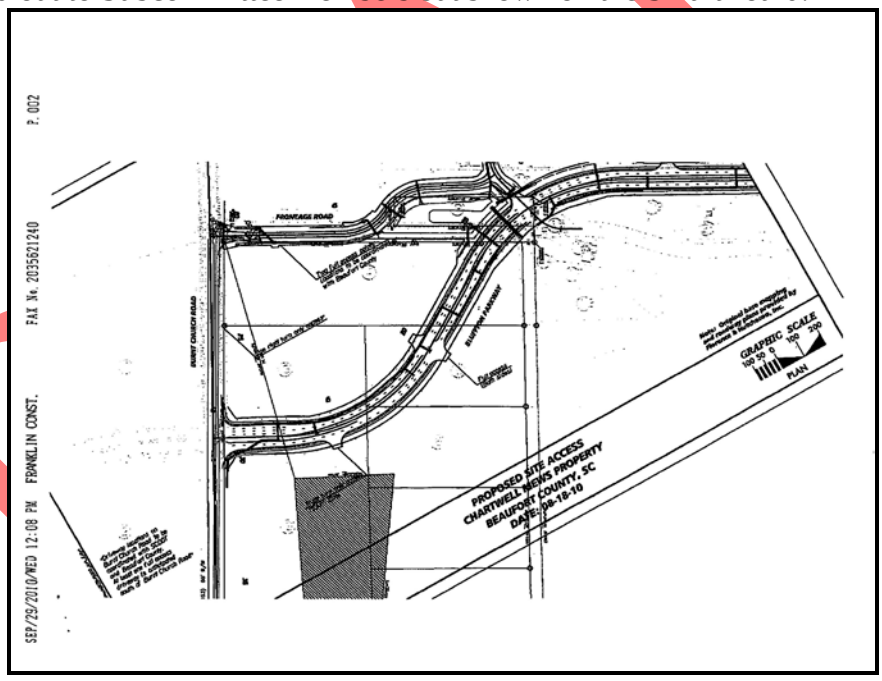
Mr. Sommerville asked about a disagreement at some point over some land that was to have been dedicated to the County. There was some difference of opinion.

Mr. Tedder explained there was a disagreement from the engineering drawings presented to Cartwell Mews on the location of an access point into the property.

Mr. Stewart asked Mr. Tedder to provide a "real" map to illustrate the area under discussion. He said he could not decipher in any of the included maps. Mr. Stewart said he referred to the 1999 documents when researching. He asked if this area was part of a TIF (or tax increment finance district).

Mr. Tedder digressed to provide the following background. He said, at the time the Development Agreement was drafted there were several factors occurring in conjunction—the Development Agreement being put into place to provide for the building of the Bluffton Parkway, U.S. 278 improvements and Beaufort County created a redevelopment district to capture TIF money to pay for Burnt Church Road, S.C. 46, etc. Under the Development Agreement, impact fees, which are otherwise payable to the General Fund, were earmarked to go back to repay the developer for doing the original Bluffton Parkway. In the first phase, there were no disagreements and it was done in record time, Mr. Tedder said. On the other side, when doing the design in 2009 to early 2010 the engineers representing Cartwell Mews and the County's engineers disputed the location of the access roads coming off the main road. He said the proposed alignment of the access ended up moving all the way over here (at this point Mr. Tedder again pointed to his map showing an area near Lake Linden). He said during his involvement with the engineers for Bluffton Parkway 5A it was noted the Agreement does not do any good. What the Development Agreement says is, "you will give us the land, but you will give us the access on it so we can develop the property." So, Cartwell Mews and the other parties had several months of negotiations, which led to an agreement on the access as shown in the maps provided for the subcommittee members in their packets, Mr. Tedder explained.

During the discussions Mr. Tedder often referenced this map in his possession, which was not passed out to Subcommittee members but shown on the SmartBoard.



Mr. Stewart asked Mr. Tedder to illustrate how the maps connect to the background he provided. Mr. Tedder then pointed out various parcels along Burnt Church Road. He said Cartwell Mews is giving up additional land not shown on the maps; the area was referenced as the Tanger Extension Road. The land deals were a matter of timing as the County went forward with its permitting, Mr. Tedder said. He added for the County or other property owners to be in control of the land, they had to have their attorneys file various condemnation actions. Mr.

Tedder said he has been in constant contact with Chris Murphy of the Stuckey Law Firm and County Attorney Ladson Howell. The intent is to not be confrontational, but to get the map correct and agreed upon thereby eliminating the need for the condemnation upon the land, Mr. Tedder explained. It is a benefit to Cartwell Mews and the County to have this road built, and it was his client's intent to give the County the land if all its requests are fulfilled, he said. He reviewed saying, the deed is handed over to the County for the land shown in attachment plats as part of the extension, and little money changes hands.

Mr. Sommerville asked how the $13,100 mentioned in the proposed extension language came about, the money of which was presumably offered to the property owners who in turn presumably said no. How did the condemnation come about? What transpired?

Mr. Tedder explained the condemnation process as follows. First, the County does an appraisal, then makes an offer to the property owner for the determined value. At that point, the parties involved were not in agreement about the alignment. The amount of money was not in dispute, but the alignment was. Mr. Tedder noted:

> "on the major portion of this, we were offered 0. They said we get the land under the Development Agreement. Cartwell Mews returned and said, '[the County] gets the land for nothing if there is a Development Agreement,' but I have been trying to get that Development Agreement extended because that provides for an extension if things have occurred or not occurred. In this case, things have not occurred, so [Cartwell Mews] wants that extension."

Mr. Tedder stated the thing the County was unable to perform, for whatever reason, was not providing the access road from Bluffton Parkway into the Cartwell Mews property.

Mr. Stewart stated his eyes glazed over, and that Mr. Tedder lost him. He said he understands the condemnation process, but wanted Mr. Tedder to explain what land is being given, how Cartwell Mews is getting access and where the new map is illustrating the agreed upon alignment.

The members and Mr. Tedder went back and forth examining the various versions of maps in front of them, as well as the access roads.

Mr. Stewart asked what property Mr. Tedder wants to develop, and where he wants access. Using his map Mr. Tedder showed the members.

Mr. Stewart asked if the County is getting all it asked for. Mr. McFee replied, at this point, yes; that is based on extending this agreement and ironing out details.

Mr. Sommerville rephrased: the piece the County was to have gotten *gratis* from the original Development Agreement has not been conveyed yet, and what Mr. Tedder said is that it cannot be conveyed because there is no valid Development Agreement enforced. If the County extends the Development Agreement, that would then allow conveyance and the County will get

something new for the $13,100. Mr. Sommerville asked if this $13,100 was contemplated in the original development.

Mr. Tedder answered, it was not contemplated; the County asked for additional land as part of the Tanger Outlet frontage road. He and his clients are okay and will accept the valuation; the bigger picture is the client want to develop the larger parcel and will work on the other parts.

Mr. Sommerville asked Mr. McFee whether this summary sounds right.

Mr. McFee answered this deal makes the County as happy as it can be. He noted he has not had as much time as his staff to study or participate in the negotiations; he would like to provide a timeline, working through Planning, to the Subcommittee in order to have more up-to-date exhibits than in the original Development Agreement. The access points have been worked through, with a deal similar to what was done with Tanger on the right-of-way trade for value. However, there was some confusion in both situations.

Mr. Sommerville stated the Subcommittee will need to know what properties were requested by the County before November 1999, when the Development Agreement was originally entered into. Mr. Tedder said he does have that exhibit, but it is not on him. He said he has five condemnation actions going on subsequently and must make sure what file he dips into. This is the land and alignment in the Tanger frontage that is up to "that area up there."

Mr. Newton stated the County Attorney Ladson Howell is not present, but it makes sense to have Mr. Howell review this proposed extension. In the big picture, we need to understand what extending the Development Agreement means. Quite honestly, the road donation was required in the previous term given, and the fact there is no longer a valid Development Agreement may, or may not, have any bearing whatsoever on the landowners' requirement to donate it to the County. What we really have is this offer: Cartwell Mews will give the County $13,100 worth of "free money in return for five years extension on the development." That may be a good deal, Mr. Newton said. However, the County needs to understand what the five-year extension on the Development Agreement does or does not do. Is Mr. Criscitiello's department (Planning Department) fully satisfied with everything left to be developed under the Development Agreement over the course of the next five years? He stated he thinks the focus is, rightly so, on transportation issues, but another area of focus needs to be from a legal perspective on the extension and what the parameters are. It may be there is a right to an extension. Is what is left to be developed in this area consistent with the County Planning Department for a $13,100 bargain?

Mr. Stewart stated he thinks he is where Mr. Newton stands. There have been several changes such as stormwater standards, ordinances, etc. since the original Development Agreement was approved. If the County opens this up, it should understand to what it agrees in this Development Agreement. This document does not really cover the aspects, Mr. Stewart noted. He added there are a couple other things that concern him — shifting access roads raises questions. Will it be a lighted intersection? What type of median or curb cuts will be there?

Mr. McFee answered it is full-access. There are no plans for it to be a lighted intersection.

Mr. Stewart said, "It is less than the 2,000 feet [the County] likes to have." Should we be concerned? Mr. McFee answered; again, the intersection will not be signalized when built, but future actions may change.

Mr. Newton asked Mr. McFee if he is satisfied with where the curb cuts are laid out. Is this where the County would lay the curb cuts given the various owners and various parcels needing access? What was given up in the negotiation?

Mr. McFee said as far as the negotiations with the consulting engineers who represented Cartwell Mews, he said he does not think the placement illustrated has anything materially wrong. Now, the County is not starting with "whole cloth" insofar as it has to be sensitive to some degree of access. The signalization of 2,000 feet is what we deal with, plus the other aspects of the ordinance; as for the existing access for Bluffton Parkway it complies in that regard.

Mr. Stewart said he is not sure he heard Mr. McFee right as there is an ordinance specifying 2,000 feet. Mr. McFee said, "per signalized intersection." Mr. Stewart said this intersection will be for right turns, left turns, in and out. Is this a divided road at this point?

Mr. McFee said there is a median break. Mr. Stewart said the crossing over the median strip break, eastbound traffic to turn left and go westbound violates the 2,000 feet. What about access to the northern part across from this access? Will people at some point want access on the other side? Will the County be back where it was on Buckwalter? That is my concern, Mr. Stewart restated. He suggested moving the access another 500 feet closer to the original point.

Mr. Tedder referenced the above map to illustrate the issue. He noted his engineers, not the County's did the map, therefore it does not have "all the fine tunings" but it is an overview.

Mr. Stewart commented there is too much on the map for the Subcommittee to figure out the answers to its questions. Mr. Tedder defended that putting it on the display screen makes it easier to see. He said the illustration shows Burnt Church Road over to Lake Linden, incorporated Tanger I's frontage road and shows full access as it has been moved.

Mr. Newton corrected Mr. Tedder by saying it is Heritage Lakes.

Mr. Tedder went on to say the full access on this map is actually closer. "This is the access into the main portion, closer. There is a median. It is single. You cannot cross over. It is not full access. Traffic moves that way. This up here gives us an access down into here," he explained.

Mr. Stewart asked what would prevent Mr. Tedder's client from running the access all the way down to the Parkway. Members then discussed in more detail the medians, curb cuts and alternatives for the area under discussion.

Mr. Tedder said originally the full access was not there and that was the major point of contention. Additionally he said, to answer Mr. Newton's question, his client realized it might not be completed, so within the Development Agreement Cartwell Mews can ask for an extension with a valid reason. Mr. Tedder said Cartwell Mews needs the extension because the road was part of the master plan that the client thought would be developed in the redevelopment plan. He said he wants to simply extend; his client is not asking for additional density or for any change. There is no exemption from the stormwater requirements, he said. The requirement of the Development Agreement is that the County and the landowner jointly manage stormwater runoff from the road. He mentioned a wetland bioretention pond as the planned solution.

Mr. Sommerville asked Mr. Tedder to show where the properties are that were suddenly required for the Tanger, and why. Mr. Tedder said the actual tax parcel breaks are not visible on the map, as included above, but he pointed out they are to the top left in the pink. He circled another area and said, "This was not contemplated." Mr. Sommerville asked if it was all frontage road for Tanger.

Mr. Newton said it is not for Tanger; the name is used as an identifier. He said there is a doctor's office on the corner, the former O.C. Welch car dealership, BMW, U-Haul and beyond Tanger. There are a series of things connected through this frontage.

Mr. Tedder said, what his client said in response to the condemnation, etc. is that it will give the County the land for $13,100 (here he pointed to an area on the map). This is a deal given the land value of what is actually there, he said.

Mr. Newton asked if $13,100 is the condemnation value in the suit. Mr. Tedder answered that is the offer.

"So that is the appraisal?" Mr. Newton asked. Mr. Tedder said that is the appraised value and his client will not dispute it, whether it is correct or not, which includes a huge offset because the value of the land is much higher.

Mr. Stewart stated he would like to see the map above extended to U.S. 278, to illustrate what is being discussed, and see a copy of the Development Agreement so the Subcommittee can read exacts so he knows what is being discussed. Mr. Tedder said he would be happy to give as much of the Development Agreement as Mr. Stewart wants, but he noted ¾ of the document deals with other properties. Mr. Stewart said he would like whatever is relevant.

Mr. Newton asked Mr. Tedder if this is the only undeveloped tract. To which Mr. Tedder replied there are a couple out parcels along other areas. Mr. Newton asked about those relative to the extension. Mr. Tedder replied Cartwell Mews is his only client at this point in time asking for

an extension. He added he thinks the others have been substantially completed. As a matter of knowledge, there is a 10-acre tract along Burnt Church Road at one time called the YMCA Tract.

Mr. Marchetti clarified the property is on the Bluffton Parkway.

Mr. Tedder said, anyway, there was a piece of undeveloped property the YMCA was given to use as recreation but their money went away years ago. The YMCA has, at various times, come to the County informally asking to sell the property in order to make money. Mr. Tedder said he is not sure the property's status currently.

Mr. Marchetti said he sold this property to Oaks — 100 acres. The Wardle Family YMCA (YMCA) has had this property since this Development Agreement came about. There have been three different contracts on this property, he said. It did not suite because it was recreational, the YMCA had to get changes, which for some reasons did not go through, Mr. Marchetti explained. He said there is a man who is ready to put in a contract on the property for almost the list price of "eight-six." Part of the land, more than an acre of it, is a pond that is drainage for the road and all around it. This pond sits next to the wetlands. It is a problem, but must be there for the rest of the land, Mr. Marchetti said. He added the YMCA wants for their part of the land to not be in an extension because it gives them the same problems they have had in the past. He stated he could sell the property much quicker if it is not designated recreational; the YMCA needs for that development agreement to go away.

Mr. Newton asked, assuming the Development Agreement is not extended what happens to the YMCA property? What is the zoning on the property?

Mr. Tedder said he could not remember, but that there was a conglomeration of zoning districts – suburban or regional commercial. Mr. Newton stated it was functionally usable recreational open space, so if it was determined to be open space how does it return to commercial zoning.

Mr. Criscitiello stated the Development Agreement does not change the underlying zoning. Whatever the zoning is goes forward. The uses are not limited to just what Mr. Marchetti mentioned were all the uses allowed in the use table.

Mr. Newton asked, "If it was subject to an overall calculation as open space, and the Development Agreement expires and now open space becomes developable property." Mr. Tedder replied he thinks they did the calculation and determined that without the YMCA property the development still met the minimum open space. Mr. Criscitiello said he thinks it considered all the uses in all the parcels associated with the Development Agreement. There were many tables in the Development Agreement that apportioned different types of uses to the entire development.

Mr. Tedder stated he does not know if anyone else is affected. Mr. Newton stated that Mr. Tedder explained the reasoning for the extension is because the road was not build and until the road is built the property cannot be built.

Mr. Criscitiello asked Mr. Marchetti how many acres his property is, to which he replied — 12 to 11.5 acres. Mr. Criscitiello said for whatever someone purchases that land for, the YMCA parcels would be a discrete parcel in the current zoning.

Mr. Newton asked if there was Planned Unit Development (PUD) with the Development Agreement, to which Mr. Criscitiello said the Development Agreement was very unique.

Mr. Tedder stated everything in color was included in the Development Agreement. So it was done on straight zoning, Mr. Criscitiello commented. Mr. Tedder said, his client and the County "did it under the section, you may recall as a matter of digression, at one point when the County was amending its zoning ordinance for development in more than one district, this was the original use of that."

Mr. Sommerville asked what the applicant got in the original Development Agreement if the zoning did not change. Mr. Criscitiello answered, the Development Agreement allowed for a variety of uses to master plan the entire area utilizing what Mr. Tedder refers to as a section of the ordinance that allows for uses in the case that one zoning in an area allows for more uses than the one it is zoned, it could apply those uses in both districts. A provision in the Zoning and Development Standards Ordinance (ZDSO) allows for this. The land in discussion fit that particular aspect of the ZDSO. There was no PUD back then; this is how it worked.

Mr. Sommerville said it sounds like a good deal for the County. Mr. Tedder said it was at the time because it jumpstarted the Bluffton Parkway – a design-build in 18 months rather than three years. This was done at a cost acceptable to the County because Mr. Tedder's client submitted all of the engineering estimates, construction contracts, etc. to the County for approval. The County oversaw the construction and it was ultimately dedicated. Mr. Sommerville asked if the Development Agreement was entered into among the County and several property owners, who either do not care or do not want the extension. Mr. Tedder agreed and added the property owners may also have already developed their property.

Mr. Sommerville asked if the County is extending a Development Agreement for owners who do not want it or need it. No, replied Mr. Tedder. He said he defines owners as Cartwell Mews. He clarified in the "now therefore" as written in his proposal.

Mr. Sommerville questioned Mr. Marchetti on whether he considers the Development Agreement expired and if that pleases him. Mr. Marchetti confirmed and added that they would have no objection to only Mr. Tedder's client's property being extended, but they do not want an extension on their property.

Mr. Sommerville stated he is not sure the County can extend a Development Agreement on a property when the owner does not want it. The Development Agreement speaks to an aggregation of properties, some of which are developed while others are not. What the Subcommittee is being asked is to extend this, for lack of a better term, master Development Agreement to apply only to a finite number of property owners out of the original aggregation of

property owners. He said, obviously there would need to be some wordsmithing to ensure as the amended agreement goes forward it applies to the property owners it should apply to. Mr. Tedder answered that was already fixed.

Mr. Tedder referenced page three of the proposed amendment to the Development Agreement where the text was changed to identify Cartwell Mews specifically rather than the various owners as originally written.

Mr. Sommerville said he appreciated Mr. Marchetti's presence, but asked him his reason for attending. Mr. Marchetti answered that he is a real estate broker who is a friend and board member of the YMCA. He stated he helped represent the YMCA's property.

Mr. Sommerville said the Subcommittee needs to know, for its edification, whether or not the original obligation to convey to the County a certain piece of land survives the expiration of this Agreement. We do not know; we need to, he said.

Mr. Newton replied he is comfortable he knows the answer. Mr. Sommerville said he does not and asked Mr. Newton, "What is the answer?" Mr. Newton said, the County in issuing the Development Agreement relied on the donations being made. With due respect to his colleague, Mr. Newton said he thinks it is a hard stretch to say, "Whoops! Now, 10 years went by and you didn't ask for the land. You don't get it anymore." Mr. Newton said earlier he stated this discussion is about whether the County wants to extend the Development Agreement for $13,100 worth of land. Isn't that right, Mr. Newton asked Mr. Tedder.

"No," Mr. Tedder said. The land is actually worth about $1.4 million.

Mr. Sommerville said Mr. Tedder's client wants a check for $13,100. Mr. Tedder said the clients will accept the valuation for the additional property, but are not asking for anything more under the obligation of the development agreement. Cartwell Mews acknowledges it is giving the land to the County as that was what it said, and asked the County to acknowledge it said it would give the benefit of the Development Agreement until the road was built and that Cartwell Mews will accept the valuation for the additional land.

Mr. Stewart asked if the County does not extend the Development Agreement is the land off the table.

Mr. Tedder said because of the condemnation the two parties would fight over the valuation of the land. He said he would get his valuation saying the property is worth about $1 million and the County decides if it wants to pay his client $1 million and fight over the Development Agreement. He said the point of his letter in September 2009 is that his client does not want to go there; the only person who will get rich is the Charleston lawyer doing the condemnation.

Mr. Sommerville reviewed; what the County gets from this extension is a little less hassle on the condemnation. What do you get out of it, he asked Mr. Tedder. Mr. Tedder answered, his

client gets the assurance the road will be built, assurance of where the access point negotiated 10 years ago is near where it is needed to help Cartwell Mew's property, and his client is not a bad guy, as well as keeping the development plan for the property in place for five years. It is not about ownership of the property so much as clearing up the condemnation valuation and closing the file, Mr. Tedder said. He added that he received an order of dismissal from Mr. Howell, which he said he sent back saying he could not sign until he knew the developers will go forward.

Mr. Sommerville questioned whether this condemnation proceeded as a matter of course or because the County and owner could not come to an agreement. The condemnation came about because the County needed to be able to file for permits, it did not own the property so used the tender of a valuation so under the condemnation statues the County would have standing, Mr. Tedder said. Mr. Sommerville noted this was not necessarily an adversarial situation, to which Mr. Tedder replied it was a timing issue.

Mr. Newton asked when the County knew what the route would be for Bluffton Parkway.

Mr. McFee answered that is why he wanted to provide a timeline to the Subcommittee. The Development Agreement goes back to 1999, and he said he is not sure the County began speaking about a route more than five or six years back.

Mr. Newton asked when the County first asked the landowners to fulfill their contractual obligation and convey that right-of-way to the County. Mr. McFee said he does not know, but he will find out.

Mr. Tedder told Mr. Newton he believes the answer is never. He said his client got to the point of trying to design the road and it got contentious when deciding where it was. It never got to the point of conveying because it never got to design, Mr. Tedder added. He stated no one, on the County side or his side, ever threw down on the table saying the other is a bad person and the deal will end. He said they are stuck with timing issues, which have been bad.

Mr. Newton asked if the $13,100 is a tender just as it relates to the frontage road. Zero dollars with regard to the other because it is required by donation in contract? Mr. Tedder confirmed, but added if the contract does not exist, the zero changes. Mr. Newton stated the obligation does not exist.

Mr. Tedder said his client's only concern was having proper access as his client thought was needed to develop the property, given the economy bounces back.

Mr. Sommerville said if Mr. Tedder's client, Cartwell Mews, is asking the County to extend a development agreement five years, the Subcommittee first needs to understand exactly what it is giving up, exactly what the other party gives up. He said he is not sure if the County is giving up any environmental considerations. He said he does not think so, but he is not sure.

Mr. Tedder stated the Development Agreement states his client must use the best practice manual's latest revision to cooperatively deal with the road runoff on the property, as done in Phase I. He said they have been doing that – looking at how the wetland and lowlands interact, drain into retention ponds, etc.

Mr. Sommerville summarized; the County gets hassle-free conveyance of the two parcels in exchange for the access road. "And of the main Bluffton Parkway," Mr. Tedder added. Mr. Sommerville said so the County has a good argument to get the property. Mr. Tedder said, but it depends on at what price.

Mr. Sommerville noted the original piece was free.

Mr. Tedder stated it depended on his client getting a road built through in a timely manner, etc. Again, it is not that he wants to become confrontation — to take a position, Mr. Tedder said. His client wants the road built, and will give the County the road as contemplated in the Development Agreement, but would like to make certain the Development Agreement rights (for density and location) stay in place.

Mr. Sommerville said Mr. Tedder mentioned the first 20 pages of the Development Agreement do not apply. Mr. Tedder stated, no, a portion of the Development Agreement is what he calls the "operative part" and is about 20 pages; the remainder deals with the South Carolina Development enactment arbitrage (24.00), concurrent permitting and corridor review and exhibits. He stated he will give the Subcommittee the documentation relevant to the item being discussed.

Mr. Sommerville noted Mr. Tedder is asking the Subcommittee to extend a portion, of 20 pages, and within those could be an extension the County does not want or like anymore. He said he is unsure; he has not read the amendment. Mr. Sommerville stated that the Subcommittee needs to know and needs to have County staff look at the agreement to make sure the County is not agreeing to something it does not want. Something could have been innocuous in 1999, but curl toenails in 2010, Mr. Sommerville said. He also stated he was confused about the configuration of the road.

Mr. Tedder said he thought the Subcommittee would be better served if the maps were done on one piece of paper, but he does not have one piece of paper. Mr. Sommerville asked whose idea it is for the presented road configuration. Mr. Newton explained it was what Mr. McFee referred to when he said it was negotiated, and that is the subject of the condemnation lawsuit; it is what the permit is based on and what on the 21st of this month will have the construction notification on.

Mr. Stewart requested the Subcommittee get the agreed upon configuration. Mr. Tedder said the County staff could do that because they have the AutoCAD, design software, drawings, but his are not to-scale or perfect.

Mr. Newton asked what the proposed activity would be — commercial, multi-family, residential. Mr. Tedder answered that there would be multi-family with single-family down by the bottom end, as well as commercial along Burnt Church Road.

Mr. Stewart noted there was a library included somewhere in the development. Mr. Tedder said that was an amendment taken out when the County got five acres in the Bluffton Technology Park in lieu of. He added there is a nice master plan with each of the parcels having a conceptual master plan showing placement of buildings; it is not correct anymore, but it is basically the same configuration.

Mr. Rodman asked if the County extends a contract with one party to an agreement, would there be an obligation to notify the other parties. Mr. Tedder answered it is written in the proposed amendment to the Development Agreement that it could apply to any developer who wanted an extension could request it.

This would not obligate the County to a developer or any developer to the County, Mr. Sommerville said.

Mr. Marchetti said the barn door will not be closed until the County makes a decision, thereby closing it. He requested a meeting with Mr. Criscitiello to get his cow out of the barn before the door closes. Mr. Criscitiello agreed to meet with Mr. Marchetti and he said what will need to happen is a zoning change. Mr. Marchetti stated he wants the contract for his land, which is a contract for multi-family, to go through and get approval of its own merit.

Mr. Criscitiello said if the land is regional commercial it has to be limited by the two months' separation. Subcommittee members then briefly discussed zoning, underlying zoning on the property, landowner rights and interpretations of the applicable uses as a result.

Mr. Sommerville concluded the meeting by saying the County Attorney and Planning Department will look at the first 20 pages, and make a staff recommendation. The map showing the exact configuration of the access road in a consolidated fashion will be forthcoming after review by the Engineering Department. The Subcommittee will then make a decision on the issue, Mr. Sommerville said.

Subcommittee members then reminisced about how they remembered Bluffton in those days — the development negotiations, and the political climate they could recall before adjourning.

2010 /

AN ORDINANCE OF THE COUNTY OF BEAUFORT, SOUTH CAROLINA, TO ADOPT THE 2010 BEAUFORT COUNTY COMPREHENSIVE PLAN (A COMPILATION OF PREVIOUSLY APPROVED UPDATED ELEMENTS, THE DEMOGRAPHICS ELEMENT, A NEW INTRODUCTION AND HISTORY CHAPTER, AND ALL OF THE 1997 COMPREHENSIVE PLAN APPENDICES).

BE IT ORDAINED, that the County Council of Beaufort County, South Carolina hereby adopts the 2010 Beaufort County Comprehensive Plan under the authority of the South Carolina Local Government Comprehensive Planning Enabling Act of 1994, Chapter 29, Title 6, Section 6-29-510, *et. seq.*, of the *Code of Laws of South Carolina*, 1976, as amended.

Adopted this ___ day of _____, 2010.

COUNTY COUNCIL OF BEAUFORT COUNTY

BY:_____
Wm. Weston J. Newton, Chairman

APPROVED AS TO FORM:

_____
Ladson F. Howell, Staff Attorney

ATTEST:

_____
Suzanne M. Rainey, Clerk to Council

First Reading: November 8, 2010
Second Reading: November 29, 2010
Public Hearing:
Third and Final Reading:

(Amending 99/12)