

COUNTY COUNCIL OF BEAUFORT COUNTY  
ADMINISTRATION BUILDING  
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D. PAUL SOMMERVILLE  
CHAIRMAN

GERALD W. STEWART  
VICE CHAIRMAN

COUNCIL MEMBERS

RICK CAPORALE  
MICHAEL E. COVERT  
GERALD DAWSON  
BRIAN E. FLEWELLING  
STEVEN G. FOBES  
YORK GLOVER, SR.  
ALICE G. HOWARD  
STEWART H. RODMAN  
ROBERTS "TABOR" VAUX

GARY T. KUBIC  
COUNTY ADMINISTRATOR

JOSHUA A. GRUBER  
DEPUTY COUNTY ADMINISTRATOR  
SPECIAL COUNSEL

THOMAS J. KEAVENY, II  
COUNTY ATTORNEY

ASHLEY M. BENNETT  
CLERK TO COUNCIL

## AGENDA COUNTY COUNCIL OF BEAUFORT COUNTY REGULAR SESSION

Monday, September 25, 2017

6:00 p.m.

Large Meeting Room, Bluffton Branch Library  
120 Palmetto Way, Bluffton

1. CALL TO ORDER - 6:00 P.M.
2. REGULAR SESSION
3. PLEDGE OF ALLEGIANCE
4. INVOCATION – Councilman Stewart Rodman
5. ADMINISTRATIVE CONSENT AGENDA
  - A. Approval of Minutes
    1. August 28, 2017 Caucus ([backup](#))
    2. August 28, 2017 Regular Session ([backup](#))
  - B. Committee Reports (next meeting)
    1. Community Services (October 23 at 3:00 p.m., Hilton Head Island Branch Library)
      - a. Minutes – August 28, 2017 ([backup](#))
    2. Executive (October 9 at 3:00 p.m., ECR)
    3. Finance (October 2 at 2:00 p.m., ECR)
      - a. Minutes – September 5, 2017 ([backup](#))
    4. Governmental (October 2 at 4:00 p.m., ECR)
      - a. Minutes – September 5, 2017 ([backup](#))
    5. Natural Resources (October 16 at 2:00 p.m., ECR)
      - b. Minutes – August 22, 2017 ([backup](#))
    6. Public Facilities (October 16 at 4:00 p.m., ECR)
      - a. Minutes – August 28, 2017 ([backup](#))
  - C. Appointments to Boards and Commissions ([backup](#))
  - D. Public Hearing Announcement / Monday, October 9, 2017 beginning at 6:30 p.m. in Council Chambers of the Administration Building, Beaufort County Government Robert Smalls Complex, 100 Ribaut Road, Beaufort – An ordinance of the County of Beaufort, South Carolina, to amend the official Beaufort County Zoning Map – Section 3.1.20 (establishment of zones) to adopt the 2013 F-35B AICUZ (Air Installation Compatibility Use Zone) Map as the Marine Corps Air Station Airport Overlay (MCAS-AO) Zone Map



6. PRESENTATION / SPANISH MOSS TRAIL

Mr. Dean Moss, Founder and Executive Director

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

8. TIME-SENSITIVE ITEMS POTENTIALLY COMING FORTH FROM SEPTEMBER 25, 2017 COMMITTEE MEETINGS FOR COUNCIL CONSIDERATION

A. DIRT ROAD PAVING CONTRACT 50A / BUTLER FARM ROAD (PORT ROYAL ISLAND), JOHNSON LANDING ROAD (LADY’S ISLAND) AND TROTTERS LOOP (LADY’S ISLAND) ([backup](#))

1. Contract Amount: \$2,170,247, with a 10% contingency budget, totaling \$2,387,272
2. Public Facilities Committee discussion to occur September 25, 2017

B. DIRT ROAD PAVING CONTRACT 50WE / ALBERTHA FIELDS CIRCLE (SHELDON), ALMOND DRIVE (ST. HELENA ISLAND), COKER LANE (DALE), DEVONWOOD DRIVE (BLUFFTON), MARY SMALLS ROAD (ST. HELENA ISLAND) AND SHINEY ROAD (ST. HELENA ISLAND) ([backup](#))

1. Contract Amount: \$2,498,227, with a 10% contingency budget, totaling \$2,748,050
2. Public Facilities Committee discussion to occur September 25, 2017

9. NEW BUSINESS

A. BEAUFORT COUNTY ECONOMIC DEVELOPMENT CORPORATION’S RECOMMENDATION OF BOARD APPOINTMENTS TO SOUTHERNCAROLINA REGIONAL DEVELOPMENT ALLIANCE

10. CONSENT AGENDA

A. TEXT AMENDMENT TO THE COMMUNITY DEVELOPMENT CODE (CDC): ARTICLE 4, SECTION 4.2.20 GENERAL STANDARDS AND LIMITATIONS, T3-EDGE, T3-HAMLET NEIGHBORHOOD, AND T3-NEIGHBORHOOD (TO ALLOW PRIVATE FISH PONDS) ([backup](#))

1. First reading approval to occur September 25, 2017
2. Natural Resource Committee recommendation to approve on first reading occurred September 18, 2017 / Vote 6:0
3. Planning Commission discussion and recommendation to approve text amendment occurred September 7, 2017 / Vote 2:4 (The motion failed.)

B. TEXT AMENDMENT TO THE COMMUNITY DEVELOPMENT CODE (CDC): SECTION 3.1.70 LAND USE DEFINITIONS, AGRICULTURE (TO ADD THE AQUAPONICS USE TO AGRICULTURE AND CROP HARVESTING LAND USE TYPE)

1. First reading approval to occur September 25, 2017 ([backup](#))
2. Natural Resource Committee recommendation to approve on first reading occurred September 18, 2017 / Vote 7:0
3. Planning Commission discussion and recommendation to approve occurred September 7, 2017 / Vote 6:0

- C. AN ORDINANCE OF BEAUFORT COUNTY COUNCIL CREATING A SPECIAL TAX ASSESSMENT FOR REHABILITATED HISTORIC PROPERTIES IN THE GEOGRAPHICAL BOUNDARIES KNOWN AS DAUFUSKIE ISLAND ([backup](#))
1. Consideration of second reading approval to occur on September 25, 2017
  2. Public hearing - Monday, October 9, 2017 beginning at 6:30 p.m., in Council Chambers of the Administration Building, Beaufort County Government Robert Smalls Complex, 100 Ribaut Road, Beaufort
  3. Natural Resources Committee discussion and recommendation to approve ordinance as amended on second reading occurred September 18, 2017 / Vote 4:3
  4. Natural Resources Committee discussion occurred on June 19, 2017
  5. Council remanded this item to the Natural Resources Committee on June 12, 2017
  6. First reading approval occurred on May 22, 2017 / Vote 11:0
  7. Natural Resource Committee recommendation to approve on first reading occurred May 15, 2017 / Vote 7:0
- D. WORK AUTHORIZATION / BEAUFORT COUNTY AIRPORT AT LADY’S ISLAND (ARW) / CONSTRUCTION ADMINISTRATION FOR RUNWAY 7 OBSTRUCTION REMOVAL ([backup](#))
1. Contract Award: Talbert, Bright and Ellington, Charlotte, North Carolina
  2. Amount: \$113,088
  3. Funding Source: 90% via FAA AIP Grant, 5% through SCAC and 5% via Beaufort County Airport Capital Projects Fund
  4. Finance Committee discussion and recommendation to approve work authorization occurred September 5, 2017 / Vote 6:0
- E. WORK AUTHORIZATION / BEAUFORT COUNTY AIRPORT AT LADY’S ISLAND (ARW) / ENGINEERING AND PLANNING SERVICES FOR PHASE 1 PROJECTS (SAFETY AREA, TAXIWAY, RAMP SPACE, AND HELICOPTER LANDING AREA) ([backup](#))
1. Contract Award: Talbert, Bright and Ellington, Charlotte, North Carolina
  2. Amount: \$382,092
  3. Funding Source: 90% via FAA AIP Grant 13, 5% through SCAC and 5% via Beaufort County Airport Capital Projects Fund
  4. Finance Committee discussion and recommendation to approve work authorization occurred September 5, 2017 / Vote 6:0
- F. CONTRACT AWARD / HILTON HEAD ISLAND AIRPORT (HXD) / RUNWAY 21 DEPARTURE END / EMAS MATERIAL, SHIPPING AND ON-SITE INSTALLATION SUPPORT ([backup](#))
1. Contract Award: Engineered Arresting Systems Corporation, Logan Township, New Jersey
  2. Amount: \$2,388,400
  3. Funding Source: 90% via FAA AIP Grant 40, 5% through SCAC and 5% via Hilton Head Island Airport Capital Projects Fund
  4. Finance Committee discussion and recommendation to approve contract occurred September 5, 2017 / Vote 6:0

- G. CONTRACT AWARD / HILTON HEAD ISLAND AIRPORT (HXD) / RUNWAY 21 EMAS INSTALLATION (backup)
1. Contract Award: Quality Enterprises USA, Inc., Chesapeake, Virginia
  2. Amount: \$389,216.60
  3. Funding Source: 90% via FAA AIP Grant 39, 5% through SCAC Grant 16-039 and 5% via Hilton Head Island Airport Capital Projects Fund
  4. Finance Committee discussion and recommendation to approve contract occurred September 5, 2017 / Vote 6:0
- H. AUTHORIZE THE USE OF LIBRARY IMPACT FEES FOR THE PURCHASE OF BIBLIOTHECA SELFCHECK MACHINES (\$181,728) (backup)
1. Consideration of approval to occur September 25, 2017
  2. Finance Committee discussion and recommendation to authorize the use of Library Impact Fees occurred September 5, 2017 / Vote 6:0
  3. Community Services Committee discussion and recommendation to forward to the Finance Committee for approval occurred August 28, 2017 / Vote 6:0
- I. AN ORDINANCE TO AMEND THE BEAUFORT COUNTY FISCAL YEAR 2017-2018 BUDGET TO PROVIDE A SUPPLEMENTAL BUDGET APPROPRIATION, TO THE SOLICITOR'S OFFICE, IN AN AMOUNT NOT TO EXCEED \$155,000 FOR THE SOLICITOR'S OFFICE ACQUISITION OF REAL PROPERTY WITHIN BEAUFORT COUNTY FOR THE CREATION OF A VICTIMS ADVOCATE CENTER. THIS IS ONE HALF OF AN EXPECTED INCREASE IN ANNUAL EXPENDITURE FOR THE NEXT THIRTY (30) YEARS FOR THE REAL ESTATE ACQUISITION
1. Consideration of first reading, by title only, to occur September 25, 2017
  2. Finance Committee discussion and recommendation to approve an ordinance, by title only, occurred September 5, 2017 / Vote 6:0
- J. A RESOLUTION APPOINTING JOSHUA A. GRUBER AS INTERIM COUNTY ADMINISTRATOR UNTIL SUCH TIME AS COUNTY COUNCIL APPOINTS A NEW COUNTY ADMINISTRATOR (backup)
1. Consideration of adoption of resolution to occur September 25, 2017
  2. Finance Committee discussion and recommendation to adopt resolution occurred September 5, 2017 / Vote 7:0
- K. AN ORDINANCE TO APPROPRIATE FUNDS NOT TO EXCEED \$300,000 FROM THE 3% LOCAL ACCOMMODATIONS TAX FUNDS TO THE CITY OF BEAUFORT FOR BRIDGE ACCESS AND BIKE PATH TO THE WATERFRONT PARK EXTENSION INTO THE WHITEHALL DEVELOPMENT (backup)
1. Consideration of first reading approval to occur September 25, 2017
  2. Finance Committee discussion and recommendation to approve ordinance, on first reading, occurred September 5, 2017 / Vote 6:0
  3. Natural Resources Committee discussion and recommendation to forward request to the Finance Committee for funding approval occurred August 22, 2017 / Vote 7:0

L. RESOLUTION AUTHORIZING THE BEAUFORT COUNTY LIBRARY TO DRAW UPON AND UTILIZE ACCUMULATED LIBRARY IMPACT FEES ANNUALLY TO PURCHASE COLLECTION MATERIALS ([backup](#))

1. Consideration of adoption to occur September 25, 2017
2. Community Services Committee discussion and recommendation to adopt resolution occurred August 28, 2017 / Vote 6:0

M. RESOLUTION AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE AN INTERGOVERNMENTAL AGREEMENT WITH THE CITY OF BEAUFORT VESTING JURISDICTION EXCLUSIVELY WITH BEAUFORT COUNTY OVER REAL PROPERTY OWNED BY BEAUFORT COUNTY AND LOCATED PARTIALLY WITHIN THE JURISDICTION OF THE CITY OF BEAUFORT ([backup](#))

1. Consideration of adoption to occur September 25, 2017
2. Public Facilities Committee discussion and recommendation to adopt resolution occurred August 28, 2017 / Vote 7:0

N. AN ORDINANCE PROVIDING FOR A QUIT CLAIM DEED FROM BEAUFORT COUNTY TO KUZZENS INC. RELEASING ANY CLAIMS OVER A PORTION OF LAND OCCUPIED BY THE TOMATO SHEDS ([backup](#))

1. Consideration of approval on first reading to occur September 25, 2017
2. Public Facilities Committee discussion and recommendation to approve on first reading occurred August 28, 2017 / Vote 6:1

11. PUBLIC HEARING – 6:30 P.M.

A. TEXT AMENDMENTS TO THE BEAUFORT COUNTY COMMUNITY DEVELOPMENT CODE (CDC), APPENDIX A--COMMUNITY PRESERVATION DISTRICTS, DIVISION A.2. LADY'S ISLAND COMMUNITY PRESERVATION DISTRICT (LICP), TABLE A.2.40.A. (LAND USES) AND SECTION A.2.50 (CONDITIONAL AND SPECIAL USE STANDARDS) TO PERMIT COMMUNITY RESIDENCES (E.G. DORMS, CONVENTS, ASSISTED LIVING FACILITIES, TEMPORARY SHELTERS) AS A SPECIAL USE SUBJECT TO ADDITIONAL STANDARDS ([backup](#))

1. Consideration of approval on second reading to occur September 25, 2017
2. First reading approval occurred August 28, 2017 / 10:0
3. Natural Resources Committee discussion and recommendation to approve on first reading occurred August 22, 2017 / Vote 5:1

B. TEXT AMENDMENTS TO THE BEAUFORT COUNTY COMMUNITY DEVELOPMENT CODE (CDC), ARTICLE 5 (SUPPLEMENT TO ZONES), DIVISION 5.5 (OFF-STREET PARKING), SECTION 5.5.30.A. STORAGE AND/OR PARKING OF HEAVY TRUCKS AND TRAILERS ([backup](#))

1. Consideration of approval on second reading to occur September 25, 2017
2. Natural Resources Committee discussion occurred September 18, 2017
3. First reading approval occurred August 28, 2017 / 11:0
4. Natural Resources Committee discussion and recommendation to approve on first reading occurred August 22, 2017 / Vote 6:0

- C. AN ORDINANCE TO APPROPRIATE FUNDS NOT TO EXCEED \$250,000 FROM THE 3% LOCAL ACCOMMODATIONS TAX FUNDS TO THE COUNTY GENERAL FUND FOR CONSTRUCTION OF THE SPANISH MOSS TRAIL – PHASE 7 ([backup](#))
  - 1. Consideration of approval on second reading to occur September 25, 2017
  - 2. First reading approval occurred August 28, 2017 / 10:0
  - 3. Finance Committee discussion and recommendation to approve on first reading occurred August 7, 2017 / Vote 6:0
  
- D. AN ORDINANCE TO APPROPRIATE FUNDS NOT TO EXCEED \$88,350 FROM THE 3% LOCAL ACCOMMODATIONS TAX FUNDS TO THE COUNTY GENERAL FUND FOR PROVIDING SUPPORT FOR THE 2017 DIXIE JUNIOR BOYS AND BOYS WORLD SERIES EVENT ([backup](#))
  - 1. Consideration of approval on second reading to occur September 25, 2017
  - 2. First reading approval occurred August 28, 2017 / 10:0
  - 3. Finance Committee discussion and recommendation to approve on first reading occurred August 7, 2017 / Vote 6:0

11. MATTERS ARISING OUT OF EXECUTIVE SESSION

12. PUBLIC COMMENT - Speaker sign-up encouraged.

13. ADJOURNMENT

Official Proceedings  
County Council of Beaufort County  
August 28, 2017

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

A caucus of the County Council of Beaufort County was held Monday, August 28, 2017 beginning at 3:30 p.m. in the Large Meeting Room, Hilton Head Island Branch Library, 11 Beach City Road, Hilton Head Island, South Carolina.

**ATTENDANCE**

Chairman D. Paul Sommerville, Vice Chairman Gerald Stewart, and Councilmen Rick Caporale, Michael Covert, Gerald Dawson, Brian Flewelling, Steven Fobes, York Glover, Alice Howard, Stewart Rodman and Roberts "Tabor" Vaux.

**PLEDGE OF ALLEGIANCE**

The Chairman led those present in the Pledge of Allegiance.

**CALL FOR EXECUTIVE SESSION**

It was moved by Mr. Dawson, seconded by Mr. Flewelling, that Council go immediately into executive session regarding (1) receipt of legal advice relating to pending and potential claims covered by the attorney-client privilege/Beaufort County Magistrate Health Benefit; (2) discussion incident to proposed contractual negotiations and the proposed purchase of property (Project Cozy); (3) discussion of proposed service agreement between Beaufort County and SouthernCarolina Alliance; (4) discussion of matters relating to the proposed location, expansion, or the provision of services encouraging location or expansion of industries or other businesses in the area served by the public body (Project Solar); and (5) discussion of employment of a person regulated by County Council. The vote: YEAS – Mr. Caporale, Mr. Covert, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mr. Glover, Mrs. Howard, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. The motion passed.

**EXECUTIVE SESSION**

**ADJOURNMENT**

Council adjourned at 6:02 p.m.

COUNTY COUNCIL OF BEAUFORT COUNTY

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

ATTEST

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Ashley M. Bennett, Clerk to Council

Ratified:

DRAFT

Official Proceedings  
County Council of Beaufort County  
August 28, 2017

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

The regular session of the County Council of Beaufort County was held Monday, August 28, 2017 beginning at 6:00 p.m. in the Large Meeting Room, Hilton Head Island Branch Library, 11 Beach City Road, Hilton Head Island, South Carolina.

**ATTENDANCE**

Chairman D. Paul Sommerville, Vice Chairman Gerald Stewart, Councilmen Rick Caporale, Michael Covert, Gerald Dawson, Brian Flewelling, Steven Fobes, York Glover, Alice Howard, Stewart Rodman and Roberts "Tabor" Vaux.

**PLEDGE OF ALLEGIANCE**

The Chairman led those present in the Pledge of Allegiance.

**INVOCATION**

Council member Roberts "Tabor" Vaux gave the Invocation.

**MOMENT OF SILENCE / DELORES FRAZIER**

The Chairman called for a moment of silence in remembrance of Mrs. Delores Frazier, Assistant Planning Director.

**RECOGNITION**

**Beaufort County 2017 Dixie Boys World Series Baseball Champions**

Chairman Sommerville recognized the members and coaches of Beaufort County Dixie Boys for winning the 2017 Dixie Boys World Series.

**ADMINISTRATIVE CONSENT AGENDA**

**Review of the Proceedings of the Caucus held July 24, 2017**

This item comes before Council under the Administrative Consent Agenda.

It was moved by Mr. Flewelling, seconded by Mr. Rodman, that Council approve the minutes of the caucus held July 24, 2017. The vote: YEAS – Mr. Caporale, Mr. Covert, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mr. Glover, Mrs. Howard, Mr. Rodman, Mr. Sommerville and Mr. Vaux. ABSTAIN – Mr. Stewart. The motion passed.

### **Review of the Proceedings of the Caucus held June 26, 2017**

This item comes before Council under the Administrative Consent Agenda.

It was moved by Mr. Flewelling, seconded by Mr. Fobes, that Council approve the minutes of the caucus held June 26, 2017. The vote: YEAS – Mr. Caporale, Mr. Covert, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mr. Glover, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. ABSTAIN – Mrs. Howard. The motion passed.

### **Review of the Proceedings of the Regular Session held July 24, 2017**

This item comes before Council under the Administrative Consent Agenda.

It was moved by Mr. Flewelling, seconded by Mr. Rodman, that Council approve the minutes of the regular session held July 24, 2017. The vote: YEAS – Mr. Caporale, Mr. Covert, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mr. Glover, Mrs. Howard, Mr. Rodman, Mr. Sommerville and Mr. Vaux. ABSTAIN – Mr. Stewart. The motion passed.

### **Review of the Proceedings of the Regular Session held June 26, 2017**

This item comes before Council under the Administrative Consent Agenda.

It was moved by Mr. Flewelling, seconded by Mr. Fobes, that Council approve the minutes of the regular session held June 26, 2017. The vote: YEAS – Mr. Caporale, Mr. Covert, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mr. Glover, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. ABSTAIN – Mrs. Howard. The motion passed.

## **Committee Reports**

### **Community Services Committee**

**Fiscal Year 2018 Community Services Grant Recommendations from the Beaufort County Human Services Alliance to Local Non-Profit Agencies in the Cumulative Amount of \$398,000\* (\*Previously \$598,000 due to Inclusion of \$200,000 Allocation to the Lowcountry Regional Transportation Authority d/b/a Palmetto Breeze Transit)**

Committee Chairman Howard stated the discussion and recommendation to approve the fiscal year 2018 Community Services Grant recommendations from the Beaufort County Human

Services Alliance to local non-profit agencies in the cumulative amount of \$398,000 occurred August 28, 2017 and moved forward for Council's consideration today due to time constraints.

It was moved by Mrs. Howard, as Community Services Committee Chairman, no second required, that Council approve the following fiscal year 2018 Community Services Grant Recommendations from the Beaufort County Human Services Alliance to local non-profit agencies in the amount of \$398,000: Abuse Prevention Coalition \$20,000, AccessHealth Lowcountry \$10,800, Alliance Match Funding \$52,775, Beaufort County Community Relations Council \$6,500, Beaufort County Early Childhood Coalition \$20,325, Beaufort Jasper Economic Opportunity Commission \$2,500, Bluffton Self-Help \$15,000, Bluffton Jasper Volunteers in Medicine \$25,000, Child Abuse Prevention Association (CAPA) \$15,000, Coalition for Aging in Place \$9,600, Disabilities Coalition \$4,500, Family Promise \$10,000, Good Neighbor Free Medical Clinic \$20,000, Hopeful Horizons \$27,500, Lowcountry Affordable Housing Coalition \$7,000, LowCountry Habitat for Humanity \$10,000, Lowcountry Legal Volunteers \$25,000, Memory Matters \$5,000, Mental Health Access \$4,500, Military and Veterans Service Alliance \$3,000, Ronald McDonald Mobile Care Unit (BJH Comp Health partner) \$19,000, Second Helpings \$10,000, Together for Beaufort County Administration \$20,000, The Literacy Center \$15,000, United Way of the Lowcountry \$25,000, and Volunteers in Medicine - Hilton Head Island \$15,000. The vote: YEAS – Mr. Caporale, Mr. Covert, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mr. Glover, Mrs. Howard, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. The motion passed.

### **Announcement / Resolution Authorizing the Beaufort County Library to Draw Upon and Utilize Accumulated Library Impact Fees Annually to Purchase Collection Materials**

Committee Chairman Howard stated the discussion and recommendation to adopt a resolution authorizing the Beaufort County Library to draw upon and utilize accumulated Library Impact Fees annually to purchase collection material occurred August 28, 2017 and will move forward for Council's consideration on September 11, 2017.

### **Announcement / Library System / Bibliotheca Selfcheck Machines**

Committee Chairman Howard stated the discussion and recommendation to purchase Bibliotheca Bibliotheca selfCheck machines to update the self-checkout systems at the Beaufort County libraries occurred August 28, 2017 and will move forward to the Finance Committee for funding approval.

### **Disabilities and Special Needs Board**

Community Services Committee nominated Ms. Jane Sidewall for appointment to serve as a member of the Disabilities and Special Needs Board.

## **Natural Resources Committee**

### **Planning Commission**

Natural Resources Committee nominated Mr. Kevin Hennelly, representing southern Beaufort County, for appointment to serve as a member of the Planning Commission.

## **Public Facilities Committee**

**Contract Award for HXD: Runway 3 Extension (\$6,480,112 Construction Services and \$840,180 Construction Administration Fee) (Funding: 90% via FAA AIPO Grant 40 (pending), 5% through SCAC Grant (pending), and 5% via Hilton Head Island Airport Capital Projects Fund)**

Committee Chairman Rodman stated the discussion and recommendation to approve a contract award to the Quality Enterprises USA, Inc., Chesapeake, Virginia, to perform the required construction services for the Runway 3 Extension at the Hilton Head Island Airport at a total cost of \$6,480,112, and with a construction administration fee of \$80,180 to Talbert, Bright and Ellington occurred August 28, 2017 and moved forward for Council's consideration today due to time constraints.

It was moved by Mr. Rodman, as Public Facilities Committee Chairman, no second required, that Council award a contract to Quality Enterprises USA, Inc., Chesapeake, Virginia, to perform the required construction services for the Runway 3 Extension at the Hilton Head Island Airport at a total cost of \$6,480,112, and with a construction administration fee of \$80,180 to Talbert, Bright and Ellington. The vote: YEAS – Mr. Caporale, Mr. Covert, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mr. Glover, Mrs. Howard, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. The motion passed.

### **Airports Board**

Public Facilities Committee nominated Mr. Barry Wilbur, representing active/recently retired commercial pilot, for appointment to serve as a member of the Airports Board.

### **Solid Waste and Recycling Board**

David Uehling

The vote: YEAS – Mr. Caporale, Mr. Covert, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mr. Glover, Mrs. Howard, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. Mr. David Uehling, representing Solid Waste District 6, garnered the ten votes required for reappointment to serve as a member of the Solid Waste and Recycling Board.

**PUBLIC COMMENT**

Mr. Tommy O’Brien, a resident of Burton, urged Council to fulfill their promise to the public and do something with Camp St. Mary. The master plan, which is located in the Planning Department, was to make this property a public park/facility. This has not occurred.

Ms. Jean Fruth, Executive Director, The Outside Foundation, spoke in support of a ban on single-use plastic bags due to the damage they have on the environment.

Mrs. Rikki Parker, Project Manager, S.C. Coastal Conservation League, thanked Council for passing the text amendment to the Beaufort County Community Development Code (CDC) to make a more punitive tree regulation ordinance, and asked Council for their support on banning single-use plastic bags. She informed Council of her efforts in reaching out to the municipalities for their support. She distributed to Council a letter dated August 28, 2017 from Christi Hughes, Conservation and Research Specialist, South Carolina Aquarium, which provided information on the effects of single-use plastic bags, as well as a *Tributaries*, magazine of the South Carolina Aquarium.

Ms. Amber Kuehn, a Bluffton resident and manager of Sea Turtle Protection Program, expressed her support on banning single-use plastic bags in Beaufort County and spoke of their effect on the environment.

Ms. Catherine Forester, Beaufort President, League of Women Voters, spoke in support on banning single-use plastic bags. The consensus seems that people support this ban and are willing to do something different (not using single-use plastic bags).

**ITEM REMOVED FROM CONSENT AGENDA**

**AN ORDINANCE OF BEAUFORT COUNTY COUNCIL ADDING CHAPTER 38, ARTICLE 6: SINGLE-USE PLASTIC BAGS TO THE BEAUFORT COUNTY CODE OF ORDINANCES TO ENCOURAGE THE USE OF REUSABLE CHECKOUT BAGS AND RECYCLABLE PAPER CARRYOUT BAGS AND BANNING THE USE OF SINGLE-USE PLASTIC BAGS FOR RETAIL CHECKOUT OF PURCHASED GOODS IN THE UNINCORPORATED AREAS OF THE COUNTY**

**Main motion:** It was moved by Mr. Flewelling, as Natural Resources Committee Chairman, no second required, that Council approve on first reading an ordinance of Beaufort County Council adding Chapter 38, Article 6: Single-use Plastic Bags to the Beaufort County Code of Ordinances, to encourage the use of reusable checkout bags and recyclable paper carryout bags and banning the use of single-use plastic bags for retail checkout of purchased goods in the unincorporated areas of the County.

Mr. Flewelling removed this item from the Consent Agenda. He felt it appropriate to send this item to the Planning Commission. There are opportunities in reducing bags in our environment without going to the length of a complete ban on single-use plastic bags. A public forum at the

Planning Commission is an appropriate venue for discussion, then a recommendation forwarded to Council for consideration.

**Motion to amend by substitution:** It was moved by Mr. Flewelling, seconded by Mr. Dawson, to refer this item to the Planning Commission.

Mr. Caporale feels it would be a mistake to send this item to the Planning Commission. The plastic bag ban is something Council can decide if willing to do the research. There are organizations that can speak to this topic – the South Carolina Coastal Conservation League, South Carolina Aquarium, and other sources. We can work together and build a database of the best available information in order to look at this subjectively. There are many sources of good information. We should not surrender our authority or involvement to anyone else. He hopes this will be a task taken up by the Natural Resources Committee.

Mr. Stewart stated this has a lot of community interest with differing opinions. Putting this before the citizens of Beaufort County via referendum is an option. We do not want to rush through this process. He would like this item to go back to either the Natural Resources Committee or the Planning Commission. We need to hold public hearings to hear from businesses. A number of businesses are affected and we need to hear what their response will be to such action. We need to slow the process down.

Mr. Caporale thought the Natural Resources Committee moved this item forward by title only. Mr. Glover concurred.

Mr. Vaux said he would be in favor of approving this ordinance by title only, then postponing consideration of second reading until the September 25, 2017 Council meeting. That would allow time to receive input from the municipalities. He disagrees with sending this item back to the Natural Resources Committee since we do not take public comment at the committee level. Council should maintain control of this topic. He does not support sending this item to the Planning Commission.

Mr. Flewelling reminded Council that this ordinance has limited effect if it is just unincorporated Beaufort County. It would be appropriate to have the Planning Commission involved because they have representatives who will be in touch with the municipalities.

Mrs. Howard does not believe the Planning Commission an appropriate venue. In addition, we need a lot more public comment and input.

Mr. Rodman stated he would be in favor of approving this ordinance, by title only, and then postponing and bringing it back for second reading.

Mr. Sommerville stated any time we rush an ordinance through, we end up with unintended consequences. This issue is important and critical to our environment and community. He stated his concern with moving too quickly and missing something. There are many people, who need to weigh in on this issue. Another concern is that the language needs to be acceptable to the

municipalities. At the end of the process, the County and municipalities need to be on the same page and pass a similar ordinance. It does not make any sense to have different language.

Vote on motion to amend by substitution: The vote: YEAS – Mr. Dawson and Mr. Flewelling. NAYS - Mr. Caporale, Mr. Covert, Mr. Fobes, Mr. Glover, Mrs. Howard, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. The motion failed.

**Motion to amend by substitution:** It was moved by Mr. Vaux, seconded by Mr. Covert, that Council approve on first reading, by title only, an ordinance, banning single-use plastic bags in Beaufort County and, further, postpone consideration of second reading until September 25, 2017 Council meeting to allow time to hear from municipalities and any other interested groups/organizations.

Mr. Sommerville wanted to know what venue Council would hear from groups, organizations and municipalities during the next 30 days. He suggested the potential need for a work session.

Mr. Stewart said staff should draft the ordinance and provide the ordinance to the municipalities for solicitation of their review, then come back before the process. There is no urgency to this. It is more important that we get this right.

Mr. Vaux feels a work session is appropriate. He has a problem with public comment not allowed in the committee setting. He proposed holding two work sessions – one south and one north of Broad River – and including the municipalities. This is going to affect the municipalities more than unincorporated Beaufort County.

Mr. Rodman stated if this ordinance receives first reading, by title only, approval tonight, Council action should gain the attention of the community to engage in the process.

Mr. Fobes stated he would be in favor of passing this by title only; but is concerned, we will not hear from all of the groups prior to second reading. We need to have a lot more comments from everyone about this. We need to slow the process.

**Motion to postpone:** It was moved by Mr. Fobes, seconded by Mr. Stewart, Council postpone action on an ordinance adding Chapter 38, Article 6: Single-use Plastic Bags to the Beaufort County Code of Ordinances, to encourage the use of reusable checkout bags and recyclable paper carryout bags and banning the use of single-use plastic bags for retail checkout of purchased goods in the unincorporated areas of the County and send this item back to the Natural Resources Committee for additional public input and public comment.

Mr. Fobes stated his concerns with unintended consequences. We have not received information relative to the costs, price, or alternatives.

The vote on the motion to postpone: YEAS –Mr. Covert, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mrs. Howard, Mr. Sommerville, Mr. Stewart and Mr. Vaux. NAYS – Mr. Caporale, Mr. Glover and Mr. Rodman. The motion passed.

**TEXT AMENDMENTS TO THE BEAUFORT COUNTY COMMUNITY DEVELOPMENT CODE (CDC), ARTICLE 5 (SUPPLEMENT TO ZONES), DIVISION 5.5 (OFF-STREET PARKING), SECTION 5.5.30.A. STORAGE AND/OR PARKING OF HEAVY TRUCKS AND TRAILERS**

**Main motion:** It was moved by Mr. Flewelling, as Natural Resources Committee Chairman, Council approve on first reading text amendments to the Beaufort County Community Development Code (CDC), Article 5 (supplement to zones), Division 5.5 (Off-street Parking), Section 5.5.30.A Storage and/or Parking of Heavy Trucks and Trailers.

Mr. Dawson removed this item from the Consent Agenda. This text amendment came about due to the hardship from a constituent who the law prohibits him from parking his semi-truck on his property. We attempted to correct the issue. He can park the cab of the semi-truck on his property, but has to find somewhere to park the trailer separately.

**Motion to amend by addition:** It was moved by Mr. Dawson, seconded by Mr. Glover, that Council add language to allow the semi tractor and trailer to be parked on the property, meeting the one-acre requirement and specifying it must be parked at the rear of the residence.

Mrs. Howard feels we need to see the other areas this amendment would affect.

Mr. Flewelling stated he does not mind taking a second look at this issue at the Natural Resources Committee or holding off on the motion to amend once the information relative to the impact is available.

Mr. Dawson, as maker of the motion, and Mr. Glover as seconder, withdrew the motion to amend by addition.

Vote on the main motion: The vote: YEAS – Mr. Caporale, Mr. Covert, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mr. Glover Mrs. Howard, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. The motion passed.

**A RESOLUTION ADOPTING THE LADY’S ISLAND CORRIDOR STUDY (STANTEC REPORT)**

Mr. Stewart removed this item from the Consent Agenda for clarification that the resolution approves and adopts the Lady’s Island Corridor Study (Stantec Report). That means we are committing to the list of projects within the report.

Mr. Gruber stated the resolution before Council would adopt the recommendations of the Stantec Report as well as the proposed projects called for in that document, and would look to add those projects to the Capital Improvement Plan adopted by Council. That Plan is not a binding document, but sets forth future projects.

**Main motion:** It was moved by Mr. Flewelling, as Natural Resources Chairman, no second required, that Council adopt a resolution adopting the Lady’s Island Corridor Study (Stantec Report). The vote: YEAS – Mr. Caporale, Mr. Covert, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mr. Glover Mrs. Howard, Mr. Rodman, Mr. Sommerville and Mr. Stewart. ABSENT – Mr. Vaux. (Mr. Vaux left the meeting early). The motion passed.

### **CONSENT AGENDA**

#### **PROFESSIONAL SERVICE CONTRACTS FOR ENGINEERING DESIGNS AND CONSTRUCTION ADMINISTRATION SERVICES FOR FY2018 GROUP CIP PROJECTS**

This item comes before Council under the Consent Agenda. Discussion occurred at the August 22, 2017 meeting of the Natural Resources Committee.

It was moved by Mr. Flewelling, seconded by Mrs. Howard, that Council award a contract to Andrews Engineering / CDM Smith and Ward Edwards for engineering and consulting services for Stormwater Management FY 2018 Group Capital Improvement Projects in an amount not to exceed \$743,959. Funding will come from the following accounts: Brewer Memorial Park Account 50260017, Sawmill Creek Overtopping Account 50260023, Salt Creek South M1 Account 50260020, and Shanklin Road M2 Account 50260021. The vote: YEAS – Mr. Caporale, Mr. Covert, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mr. Glover Mrs. Howard, Mr. Rodman, Mr. Sommerville and Mr. Stewart. ABSENT – Mr. Vaux. (Mr. Vaux left the meeting early). The motion passed.

#### **TEXT AMENDMENTS TO THE BEAUFORT COUNTY COMMUNITY DEVELOPMENT CODE (CDC), APPENDIX A--COMMUNITY PRESERVATION DISTRICTS, DIVISION A.2, LADY’S ISLAND COMMUNITY PRESERVATION DISTRICT (LICP), TABLE A.2.40.A. (LAND USES) AND SECTION A.2.50 (CONDITIONAL AND SPECIAL USE STANDARDS) TO PERMIT COMMUNITY RESIDENCES (E.G. DORMS, CONVENTS, ASSISTED LIVING FACILITIES, TEMPORARY SHELTERS) AS A SPECIAL USE SUBJECT TO ADDITIONAL STANDARDS**

This item comes before Council under the Consent Agenda. Discussion occurred at the August 22, 2017 meeting of the Natural Resources Committee.

It was moved by Mr. Flewelling, seconded by Mrs. Howard, that Council approve on first reading text amendments to the Beaufort County Community Development Code (CDC), Appendix A - Community Preservation Districts, Division A.2. Lady’s Island Community Preservation District (LICP), Table A.2.40.A. (Land Uses) and Section A.2.50 (Conditional and Special Use Standards) to permit community residences (E.G. Dorms, convents, assisted living facilities, temporary shelters) as Special Use subject to additional standards. The vote: YEAS – Mr. Caporale, Mr. Covert, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mr. Glover Mrs. Howard,

Mr. Rodman, Mr. Sommerville and Mr. Stewart. ABSENT – Mr. Vaux. (Mr. Vaux left the meeting early). The motion passed.

**CONTRACT RENEWAL PURSUANT TO FY2018 BUDGET AUTHORIZATION / SOUTHERN HEALTH PARTNERS / HEALTHCARE SERVICES FOR DETENTION CENTER INMATES**

This item comes before Council under the Consent Agenda. Discussion occurred at the August 7, 2017 meeting of the Finance Committee.

It was moved by Mr. Flewelling, seconded by Mrs. Howard, that Council award a contract renewal, for fiscal year 2018, to Southern Healthcare Partners, Inc., Chattanooga, Tennessee, in the amount of \$618,296 for healthcare services for County Detention Center inmates. Funding will come from account 10001250-51190, Medical/Dental Services. The vote: YEAS – Mr. Caporale, Mr. Covert, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mr. Glover Mrs. Howard, Mr. Rodman, Mr. Sommerville and Mr. Stewart. ABSENT – Mr. Vaux. (Mr. Vaux left the meeting early). The motion passed.

**CONTRACT RENEWAL PURSUANT TO FY2018 BUDGET AUTHORIZATION / A & B CLEANING SERVICES, INC. / JANITORIAL SERVICES FOR COUNTY FACILITIES**

This item comes before Council under the Consent Agenda. Discussion occurred at the August 7, 2017 meeting of the Finance Committee.

It was moved by Mr. Flewelling, seconded by Mrs. Howard, that Council award a contract renewal, for fiscal year 2018, to A&B Cleaning Services, Inc., Greenville, North Carolina in the amount of \$601,000 for janitorial services at County facilities. Funding will come from the following accounts: 10001310-51210, Facilities Management–Cleaning Services, 51000011-51210, Lady’s Island Airport–Cleaning Services, and 54000011-51210, Hilton Head Island Airport–Cleaning Services. The vote: YEAS – Mr. Caporale, Mr. Covert, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mr. Glover Mrs. Howard, Mr. Rodman, Mr. Sommerville and Mr. Stewart. ABSENT – Mr. Vaux. (Mr. Vaux left the meeting early). The motion passed.

**CONTRACT RENEWAL PURSUANT TO FY2018 BUDGET AUTHORIZATION / WASTE MANAGEMENT OF SOUTH CAROLINA / HAULING AND PROCESSING OF RECYCLABLES COLLECTED AT CONVENIENCE CENTERS**

This item comes before Council under the Consent Agenda. Discussion occurred at the August 7, 2017 meeting of the Finance Committee.

It was moved by Mr. Flewelling, seconded by Mrs. Howard, that Council award a contract renewal, for fiscal year 2018, to Waste Management of South Carolina, Ridgeland, South Carolina in the amount of \$400,000 for the hauling and processing of recyclables collected at convenience centers. Funding will come from the following account 10001340-51167, Recycling Services. The vote: YEAS – Mr. Caporale, Mr. Covert, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mr. Glover Mrs. Howard, Mr. Rodman, Mr. Sommerville and Mr. Stewart. ABSENT – Mr. Vaux. (Mr. Vaux left the meeting early). The motion passed.

**CONTRACT RENEWAL PURSUANT TO FY2018 BUDGET AUTHORIZATION / OAKWOOD LANDFILL / DISPOSAL OF CLASS II WASTE**

This item comes before Council under the Consent Agenda. Discussion occurred at the August 7, 2017 meeting of the Finance Committee.

It was moved by Mr. Flewelling, seconded by Mrs. Howard, that Council award a contract renewal, for fiscal year 2018, to Oakwood Landfill (Waste Management), Ridgeland, South Carolina in the amount of \$350,000 for disposal of Class II waste. Funding will come from account 10001340-51166, Solid Waste Disposal. The vote: YEAS – Mr. Caporale, Mr. Covert, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mr. Glover Mrs. Howard, Mr. Rodman, Mr. Sommerville and Mr. Stewart. ABSENT – Mr. Vaux. (Mr. Vaux left the meeting early). The motion passed.

**CONTRACT RENEWAL PURSUANT TO FY2018 BUDGET AUTHORIZATION / SUMMIT FOOD SERVICE (FORMERLY ABL MANAGEMENT) / FOOD SERVICE PROGRAM FOR BEAUFORT COUNTY DETENTION CENTER**

This item comes before Council under the Consent Agenda. Discussion occurred at the August 7, 2017 meeting of the Finance Committee.

It was moved by Mr. Flewelling, seconded by Mrs. Howard, that Council award a contract renewal, for fiscal year 2018, to Summit Food Services (formerly ABL Management), Atlanta, Georgia in the amount of \$310,000 for the Food Service Program for the Beaufort County Detention Center. Funding will come from account 10001250-51200. The vote: YEAS – Mr. Caporale, Mr. Covert, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mr. Glover Mrs. Howard, Mr. Rodman, Mr. Sommerville and Mr. Stewart. ABSENT – Mr. Vaux. (Mr. Vaux left the meeting early). The motion passed.

**CONTRACT RENEWAL PURSUANT TO FY2018 BUDGET AUTHORIZATION / EASTERN AVIATION / AVGAS AND JET FUEL FOR RESALE (BEAUFORT COUNTY AIRPORT (LADY’S ISLAND))**

This item comes before Council under the Consent Agenda. Discussion occurred at the August 7, 2017 meeting of the Finance Committee.

It was moved by Mr. Flewelling, seconded by Mrs. Howard, that Council award a contract renewal, for fiscal year 2018, to Eastern Aviation, Charlotte, North Carolina in the amount of \$290,000 for AVGAS and Jet Fuel for resale (Beaufort County Airport (Lady’s Island)). The vote: YEAS – Mr. Caporale, Mr. Covert, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mr. Glover Mrs. Howard, Mr. Rodman, Mr. Sommerville and Mr. Stewart. ABSENT – Mr. Vaux. (Mr. Vaux left the meeting early). The motion passed.

**CONTRACT RENEWAL PURSUANT TO FY2018 BUDGET AUTHORIZATION / CLARKE MOSQUITO CONTROL PRODUCTS, INC. / PUBLIC HEALTH INSECTICIDES FOR MOSQUITO CONTROL**

This item comes before Council under the Consent Agenda. Discussion occurred at the August 7, 2017 meeting of the Finance Committee.

It was moved by Mr. Flewelling, seconded by Mrs. Howard, that Council award a contract renewal, for fiscal year 2018, to Clarke Mosquito Control Products, Inc., St. Charles, Illinois in the amount of \$250,000 for public health insecticide for Mosquito Control. Funding will come from account 10001400-52320, Mosquito Control, Public Health Products. The vote: YEAS – Mr. Caporale, Mr. Covert, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mr. Glover Mrs. Howard, Mr. Rodman, Mr. Sommerville and Mr. Stewart. ABSENT – Mr. Vaux. (Mr. Vaux left the meeting early). The motion passed.

**CONTRACT RENEWAL PURSUANT TO FY2018 BUDGET AUTHORIZATION / SOUTH DATA / PRINTING AND MAILING SERVICES FOR THE TREASURER’S OFFICE**

This item comes before Council under the Consent Agenda. Discussion occurred at the August 7, 2017 meeting of the Finance Committee.

It was moved by Mr. Flewelling, seconded by Mrs. Howard, that Council award a contract renewal, for fiscal year 2018, to South Data, Mount Airy, North Carolina in the amount of \$245,569 for printing and mailing services for the Treasurer and Auditor’s Office. Funding will come from the following accounts: 10001020-51010, Treasurer and 20110011-51010, Treasurer. The vote: YEAS – Mr. Caporale, Mr. Covert, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mr. Glover Mrs. Howard, Mr. Rodman, Mr. Sommerville and Mr. Stewart. ABSENT – Mr. Vaux. (Mr. Vaux left the meeting early). The motion passed.

**CONTRACT RENEWAL PURSUANT TO FY2018 BUDGET AUTHORIZATION / MANATRON (AUMENTUM) / PROPERTY ASSESSMENT AND TAX SOFTWARE AND SUPPORT FOR THE ASSESSOR, AUDITOR, AND TREASURER’S OFFICES**

This item comes before Council under the Consent Agenda. Discussion occurred at the August 7, 2017 meeting of the Finance Committee.

It was moved by Mr. Flewelling, seconded by Mrs. Howard, that Council award a contract renewal, for fiscal year 2018, to Manatron (Aumentum), Chicago, Illinois in the amount of \$216,509 for property assessment and tax software and support for the Assessor, Auditor, and Treasurer’s Offices. Funding will come from account 10001150-51110, Maintenance Contracts. The vote: YEAS – Mr. Caporale, Mr. Covert, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mr. Glover Mrs. Howard, Mr. Rodman, Mr. Sommerville and Mr. Stewart. ABSENT – Mr. Vaux. (Mr. Vaux left the meeting early). The motion passed.

**CONTRACT RENEWAL PURSUANT TO FY2018 BUDGET AUTHORIZATION / AUTOMATED BUSINESS RESOURCES (ABR) / PHOTOCOPIER / MULTI-FUNCTION PRINTER LEASE AND PRINT MANAGEMENT SERVICES FOR BEAUFORT COUNTY**

This item comes before Council under the Consent Agenda. Discussion occurred at the August 7, 2017 meeting of the Finance Committee.

It was moved by Mr. Flewelling, seconded by Mrs. Howard, that Council award a contract renewal, for fiscal year 2018, to Automated Business Resources (ABR), Savannah, Georgia, in the amount of \$210,000 for photocopier/multi-function printer lease and print management services for Beaufort County. Funding will come from various departments. The vote: YEAS – Mr. Caporale, Mr. Covert, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mr. Glover Mrs. Howard, Mr. Rodman, Mr. Sommerville and Mr. Stewart. ABSENT – Mr. Vaux. (Mr. Vaux left the meeting early). The motion passed.

**CONTRACT RENEWAL PURSUANT TO FY2018 BUDGET AUTHORIZATION / BEAUFORT COUNTY OPEN LAND TRUST / RURAL AND CRITICAL LAND PRESERVATION PROGRAM CONSULTING SERVICES**

This item comes before Council under the Consent Agenda. Discussion occurred at the August 7, 2017 meeting of the Finance Committee.

It was moved by Mr. Flewelling, seconded by Mrs. Howard, that Council award a contract renewal, for fiscal year 2018, to Beaufort County Open Land Trust, Beaufort, South Carolina in the amount of \$179,000 for Rural and Critical Land Preservation Program Consulting Services. Funding will come from account 45000011-51160, Professional Services. The vote: YEAS – Mr. Caporale, Mr. Covert, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mr. Glover Mrs. Howard, Mr. Rodman, Mr. Sommerville and Mr. Stewart. ABSENT – Mr. Vaux. (Mr. Vaux left the meeting early). The motion passed.

**CONTRACT RENEWAL PURSUANT TO FY2018 BUDGET AUTHORIZATION /  
CARE ENVIRONMENT CORPORATION / HAULING SERVICES FOR SOLID  
WASTE DEPARTMENT**

This item comes before Council under the Consent Agenda. Discussion occurred at the August 7, 2017 meeting of the Finance Committee.

It was moved by Mr. Flewelling, seconded by Mrs. Howard, that award a contract renewal, for fiscal year 2018, to Care Environment Corporation, Dover, New Jersey in the amount of \$160,000 for hauling services for the Solid Waste Department. Funding will come from account 10001340-51160, Professional Services, Solid Waste. The vote: YEAS – Mr. Caporale, Mr. Covert, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mr. Glover Mrs. Howard, Mr. Rodman, Mr. Sommerville and Mr. Stewart. ABSENT – Mr. Vaux. (Mr. Vaux left the meeting early). The motion passed.

**CONTRACT RENEWAL PURSUANT TO FY2018 BUDGET AUTHORIZATION /  
SOFTWARE ONE / MICROSOFT ENTERPRISE AGREEMENT**

This item comes before Council under the Consent Agenda. Discussion occurred at the August 7, 2017 meeting of the Finance Committee.

It was moved by Mr. Flewelling, seconded by Mrs. Howard, that Council award a contract renewal, for fiscal year 2018, to Software One, Dallas, Texas in the amount of \$153,469 for Microsoft Enterprise Agreement. Funding will come from account 10001150-51110, Maintenance Contracts, MIS. The vote: YEAS – Mr. Caporale, Mr. Covert, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mr. Glover Mrs. Howard, Mr. Rodman, Mr. Sommerville and Mr. Stewart. ABSENT – Mr. Vaux. (Mr. Vaux left the meeting early). The motion passed.

**CONTRACT RENEWAL PURSUANT TO FY2018 BUDGET AUTHORIZATION /  
SOUTH COAST LOGGING / SOLID WASTE DISPOSAL**

This item comes before Council under the Consent Agenda. Discussion occurred at the August 7, 2017 meeting of the Finance Committee.

It was moved by Mr. Flewelling, seconded by Mrs. Howard, that Council award a contract renewal, for fiscal year 2018, to South Coast Logging, Savannah, Georgia in the amount of \$150,000 for solid waste disposal. Funding will come from account 10001340-51166, Solid Waste Disposal. The vote: YEAS – Mr. Caporale, Mr. Covert, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mr. Glover Mrs. Howard, Mr. Rodman, Mr. Sommerville and Mr. Stewart. ABSENT – Mr. Vaux. (Mr. Vaux left the meeting early). The motion passed.

**CONTRACT RENEWAL PURSUANT TO FY2018 BUDGET AUTHORIZATION / EMS MANAGEMENT AND CONSULTANTS / BILLING SERVICES FOR EMS**

This item comes before Council under the Consent Agenda. Discussion occurred at the August 7, 2017 meeting of the Finance Committee.

It was moved by Mr. Flewelling, seconded by Mrs. Howard, that Council award a contract renewal, for fiscal year 2018, to EMS Management and Consultants, Lewisville, North Carolina in the amount of \$150,000 for billing services for Beaufort County Emergency Medical Services. Funding will come from account 10000001-44220, EMS. The vote: YEAS – Mr. Caporale, Mr. Covert, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mr. Glover Mrs. Howard, Mr. Rodman, Mr. Sommerville and Mr. Stewart. ABSENT – Mr. Vaux. (Mr. Vaux left the meeting early). The motion passed.

**CONTRACT RENEWAL PURSUANT TO FY2018 BUDGET AUTHORIZATION / DISABILITIES AND SPECIAL NEEDS DEPARTMENT / JANITORIAL SERVICES FOR BUCKWALTER REGIONAL PARK, BURTON WELLS REGIONAL PARK AND ST. HELENA ISLAND BRANCH LIBRARY**

This item comes before Council under the Consent Agenda. Discussion occurred at the August 7, 2017 meeting of the Finance Committee.

It was moved by Mr. Flewelling, seconded by Mrs. Howard, that Council award a contract renewal, for fiscal year 2018, to Beaufort County Disabilities and Special Needs (DSN) in the amount of \$130,000 for janitorial services at Buckwalter Regional Park, Burton Wells Regional Park and St. Helena Island Branch Library. Funding will come from account 10001600-51210, PALS. The vote: YEAS – Mr. Caporale, Mr. Covert, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mr. Glover Mrs. Howard, Mr. Rodman, Mr. Sommerville and Mr. Stewart. ABSENT – Mr. Vaux. (Mr. Vaux left the meeting early). The motion passed.

**CONTRACT RENEWAL PURSUANT TO FY2018 BUDGET AUTHORIZATION / HILTON HEAD HUMANE ASSOCIATION / VETERINARY AND SPAY/NEUTER SERVICES FOR COUNTY ANIMAL SHELTER**

This item comes before Council under the Consent Agenda. Discussion occurred at the August 7, 2017 meeting of the Finance Committee.

It was moved by Mr. Flewelling, seconded by Mrs. Howard, that Council award a contract renewal, for fiscal year 2018, to Hilton Head Humane Association, Hilton Head Island, South Carolina in the amount of \$100,000 for veterinary and spay/neuter services for the County Animal Shelter. Funding will come from the following accounts: 10001270-51160 and 10001270-51165, Professional Services–Spay/Neuter. The vote: YEAS – Mr. Caporale, Mr. Covert, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mr. Glover Mrs. Howard, Mr. Rodman, Mr. Sommerville and Mr. Stewart. ABSENT – Mr. Vaux. (Mr. Vaux left the meeting early). The motion passed.

**AN ORDINANCE TO APPROPRIATE FUNDS NOT TO EXCEED \$250,000 FROM THE 3% LOCAL ACCOMMODATIONS TAX FUNDS TO THE COUNTY GENERAL FUND FOR CONSTRUCTION OF THE SPANISH MOSS TRAIL – PHASE 7**

This item comes before Council under the Consent Agenda. Discussion occurred at the August 7, 2017 meeting of the Finance Committee.

It was moved by Mr. Flewelling, seconded by Mrs. Howard, that Council approve on first reading an ordinance to appropriate funds, not to exceed \$250,000, from the 3% Local Accommodations Tax Funds for the County's match associated with the Spanish Moss Trail from Roseida Road to Clarendon Plantation. The vote: YEAS – Mr. Caporale, Mr. Covert, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mr. Glover Mrs. Howard, Mr. Rodman, Mr. Sommerville and Mr. Stewart. ABSENT – Mr. Vaux. (Mr. Vaux left the meeting early). The motion passed.

**AN ORDINANCE TO APPROPRIATE FUNDS NOT TO EXCEED \$88,350 FROM THE 3% LOCAL ACCOMMODATIONS TAX FUNDS TO THE COUNTY GENERAL FUND FOR PROVIDING SUPPORT FOR THE 2017 DIXIE JUNIOR BOYS AND BOYS WORLD SERIES EVENT**

This item comes before Council under the Consent Agenda. Discussion occurred at the August 7, 2017 meeting of the Finance Committee.

It was moved by Mr. Flewelling, seconded by Mrs. Howard, that Council approve on first reading an ordinance to appropriate funds, not to exceed \$88,350, from the 3% Local Accommodations Tax Funds to the County General Fund for providing support for the 2017 Dixie Juniors Boys and Boys World Series. The vote: YEAS – Mr. Caporale, Mr. Covert, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mr. Glover Mrs. Howard, Mr. Rodman, Mr. Sommerville and Mr. Stewart. ABSENT – Mr. Vaux. (Mr. Vaux left the meeting early). The motion passed.

**CONTRACT AWARD / TWO NEW ADA VANS FOR DEPARTMENT OF DISABILITIES AND SPECIAL NEEDS**

This item comes before Council under the Consent Agenda. Discussion occurred at the July 24, 2017 meeting of the Community Services Committee.

It was moved by Mr. Flewelling, seconded by Mrs. Howard, that Council award a contract to Palmetto Bus Sales, a state contract vendor, in the amount of \$114,214 for the purchase of two new ADA vans. Funding will come from a combination of SCDOT grant funds and General Fund Account 24420011-54000, Disabilities and Special Needs–Vehicle Purchases. The vote: YEAS – Mr. Caporale, Mr. Covert, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mr. Glover Mrs. Howard, Mr. Rodman, Mr. Sommerville and Mr. Stewart. ABSENT – Mr. Vaux. (Mr. Vaux left the meeting early). The motion passed.

**NEW BUSINESS**

**A RESOLUTION DECLARING THE RESULTS OF A BOND REFERENDUM CONDUCTED IN THE FRIPP ISLAND PUBLIC SERVICE DISTRICT, SOUTH CAROLINA ON AUGUST 15, 2017**

It was moved by Mr. Flewelling, seconded by Mr. Stewart, that Council adopt a resolution declaring the results of the bond referendum conducted in the Fripp Island Public Service District, South Carolina on August 15, 2017. The vote: YEAS – Mr. Caporale, Mr. Covert, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mr. Glover Mrs. Howard, Mr. Rodman, Mr. Sommerville and Mr. Stewart. ABSENT – Mr. Vaux. (Mr. Vaux left the meeting early). The motion passed.

**APPEAL OF BUSINESS LICENSE FEES / DATAW ISLAND OWNERS ASSOCIATION AND DATAW ISLAND CLUB, INC.**

Mr. James E. Elliott, Jr., an attorney representing Dataw Island Owners Association and Dataw Island Club, Inc., presented Council with the following material: Exhibit 1 - Beaufort County Code of Ordinances, Part 1, Chapter 18 Businesses, Article III Business and Professional Licenses; Exhibit 2 – 2017 Business License Renewal for Dataw Island Owners Association; Exhibit 3 – South Carolina Code of Law Section 12-6-540; Exhibit 4 – 2017 Business License renewal for Dataw Island Club, Inc.; Exhibit 5 – Letter to Josh Gruber dated April 2, 2012; Exhibit 6 – Bylaws of Dataw Island Owners Association, Inc.; and Exhibit 7 – Restated Bylaws of Dataw Island Owners Association, Inc.

The Dataw Island Owners Association and Dataw Island Club, Inc., have appealed the business license fees on the following grounds: (1) both organizations have income that should be excluded from the calculation of the fees pursuant to the section of the ordinance because income was included that is not subject to a tax and (2) these two entities are not business within the definition of the statute.

It was moved by Mr. Flewelling, seconded by Mr. Stewart, that Council deny the appeal of the business license fees by Dataw Island Owners Association and Dataw Island Club, Inc. The vote: YEAS – Mr. Covert, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mr. Glover Mrs. Howard, Mr. Rodman, Mr. Sommerville and Mr. Stewart. ABSTAIN – Mr. Caporale. ABSENT – Mr. Vaux. (Mr. Vaux left the meeting early). The motion passed.

**PUBLIC HEARINGS**

**AN ORDINANCE AUTHORIZING THE EXECUTION AND DELIVERY OF AN EASEMENT ENCUMBERING PROPERTY OWNED BY BEAUFORT COUNTY, 10 PRITCHER POINT ROAD, SOUTH CAROLINA**

The Chairman opened a public hearing beginning at 6:30 p.m. for the purpose of receiving public comment regarding an ordinance authorizing the execution and delivery of an easement encumbering property owned by Beaufort County, located at 10 Pritcher Point Road, South

Carolina. After calling three times for public comment and receiving none, the Chairman declared the hearing closed at 6:32 p.m.

It was moved by Mr. Caporale, seconded by Mr. Stewart, that Council approve on third and final reading an ordinance authorizing the execution and delivery of an easement encumbering property owned by Beaufort County, located at 10 Pritcher Point Road, South Carolina. The vote: YEAS – Mr. Caporale, Mr. Covert, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mr. Glover, Mrs. Howard, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. The motion passed.

**AN ORDINANCE AUTHORIZING THE EXECUTION AND DELIVERY OF AN EASEMENT ENCUMBERING PROPERTY OWNED BY BEAUFORT COUNTY, 20 AIRPORT CIRCLE, SOUTH CAROLINA**

The Chairman opened a public hearing beginning at 6:32 p.m. for the purpose of receiving public comment regarding an ordinance authorizing the execution and delivery of an easement encumbering property owned by Beaufort County, located at 20 Airport Circle, South Carolina. After calling three times for public comment and receiving none, the Chairman declared the hearing closed at 6:33 p.m.

It was moved by Mr. Caporale, seconded by Mr. Fobes, that Council approve on third and final reading an ordinance authorizing the execution and delivery of an easement encumbering property owned by Beaufort County, located at 20 Airport Circle, South Carolina. The vote: YEAS – Mr. Caporale, Mr. Covert, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mr. Glover, Mrs. Howard, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. The motion passed.

**TEXT AMENDMENTS TO THE BEAUFORT COUNTY COMMUNITY DEVELOPMENT CODE (CDC): SECTION 3.4.30 MCAS AIRPORT OVERLAY (MCAS-AO) ZONE STANDARDS (ADDS NOTICE REQUIREMENTS IN COMPLIANCE WITH SECTION 6-29-1610 OF THE SOUTH CAROLINA CODE); SECTION 5.3.20 APPLICABILITY (ARCHITECTURAL STANDARDS AND GUIDELINES) (CLARIFIES THAT ARCHITECTURAL STANDARDS ONLY APPLY TO NON-RESIDENTIAL AND MULTI-FAMILY STRUCTURES THAT ARE WITHIN 500-FEET OF ARTERIALS AND MAJOR COLLECTOR ROADS IN CONVENTIONAL, PUD (PLANNED UNIT DEVELOPMENT), AND CP (COMMUNITY PRESERVATION) DISTRICTS); SECTION 5.8.20 APPLICABILITY (LANDSCAPING, BUFFERS, AND SCREENING STANDARDS) (ADDS TREE REQUIREMENTS FOR NEW SINGLE-FAMILY AND DUPLEX LOTS); AND SECTION 5.11.100.E TREE PROTECTION DURING CONSTRUCTION (SUBPARAGRAPH 4. PENALTY FOR DAMAGING OR CUTTING PROTECTED TREES) (INCREASES THE PENALTY/MITIGATION OF ILLEGALLY REMOVED TREES FROM 1.25 TIMES TO 2 TIMES THE CALIPER INCHES REMOVED)**

The Chairman opened a public hearing beginning at 6:34 p.m. for the purpose of receiving public comment regarding text amendments to the Community Development Code (CDC): Section 3.4.30 MCAS Airport Overlay (MCAS-AO) Zone Standards (adds notice requirements in compliance

with Section 6-29-1610 of the South Carolina Code); Section 5.3.20 Applicability (architectural standards and guidelines) (clarifies that architectural standards only apply to non-residential and multi-family structures that are within 500-feet of arterials and major collector roads in conventional, PUD (Planned Unit Development), and CP (Community Preservation) Districts); Section 5.8.20 Applicability (landscaping, buffers, and screening standards) (adds tree requirements for new single-family and duplex lots); and Section 5.11.100.E Tree Protection during Construction (Subparagraph 4. Penalty For Damaging Or Cutting Protected Trees) (increases the penalty/mitigation of illegally removed trees from 1.25 times to 2 times the caliper inches removed). After calling once for public comment, the Chairman recognized Mr. Tommy O'Brien, a resident of Burton, who informed Council of a tree spade and asked that they require tree replacement with trees of equal size. We should make people to use a tree spade to replace such trees.

After calling twice more for public comment and receiving none, the Chairman declared the hearing closed at 6:35 p.m.

It was moved by Mr. Flewelling, seconded by Mr. Stewart, that Council approve on third and final reading text amendments to the Community Development Code (CDC): Section 3.4.30 MCAS Airport Overlay (MCAS-AO) Zone Standards (adds notice requirements in compliance with Section 6-29-1610 of the South Carolina Code); Section 5.3.20 Applicability (architectural standards and guidelines) (clarifies that architectural standards only apply to non-residential and multi-family structures that are within 500-feet of arterials and major collector roads in conventional, PUD (Planned Unit Development), and CP (Community Preservation) Districts); Section 5.8.20 Applicability (landscaping, buffers, and screening standards) (adds tree requirements for new single-family and duplex lots); and Section 5.11.100.E Tree Protection during Construction (Subparagraph 4. Penalty For Damaging Or Cutting Protected Trees) (increases the penalty/mitigation of illegally removed trees from 1.25 times to 2 times the caliper inches removed).

Mr. Vaux and Mr. Covert stated their concern with the limited degree of penalty.

Mr. Criscitiello stated people make mistakes. We deal with people, who inadvertently cut trees down. We have a penalty, but do not want to make that penalty too intense.

Mr. Vaux suggested Council approve the proposed text amendments, but ask that the Planning Department revisit the tree ordinance.

The vote: YEAS – Mr. Covert, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mr. Glover, Mrs. Howard, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. NAYS – Mr. Caporale. The motion passed.

**AN ORDINANCE OF THE COUNTY OF BEAUFORT, SOUTH CAROLINA, TO AMEND THE OFFICIAL BEAUFORT COUNTY ZONING MAP – SECTION 3.1.20 (ESTABLISHMENT OF ZONES) TO ADOPT THE 2013 F-35B AICUZ (AIR INSTALLATION COMPATIBILITY USE ZONE) MAP AS THE MARINE CORPS AIR STATION AIRPORT OVERLAY (MCAS-AO) ZONE MAP**

The Chairman opened a public hearing beginning at 6:51 p.m. for the purpose of receiving public comment regarding an ordinance to amend the Beaufort County Official Zoning Map – Section 3.1.20 (Establishment of Zones) to adopt the 2013 F-35B AICUZ (Air Installation Compatibility Use Zone) map as the Marine Corps Air Station Airport Overlay (MCAS-AO) zone until the August 28, 2017 County Council meeting. After calling three times for public comment and receiving none, the Chairman declared the hearing closed at 6:52 p.m.

It was moved by Mr. Flewelling, seconded by Mr. Stewart, that Council approve on second reading an ordinance to amend the Beaufort County Official Zoning Map – Section 3.1.20 (Establishment of Zones) to adopt the 2013 F-35B AICUZ (Air Installation Compatibility Use Zone) map as the Marine Corps Air Station Airport Overlay (MCAS-AO) zone until the August 28, 2017 County Council meeting. The vote: YEAS – Mr. Caporale, Mr. Covert, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mr. Glover, Mrs. Howard, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. The motion passed.

The Chairman announced the second of two public hearings (2 of 2) to be held Monday, September 11, 2017 beginning at 6:30 p.m. in Council Chambers of the Administration Building, Beaufort County Government Robert Smalls Complex, 100 Ribaut Road, Beaufort.

**MOTION TO EXTEND BEYOND 8:00 P.M.**

It was moved by Mr. Howard, seconded by Mr. Fobes, that Council extend beyond 8:00 p.m. The vote: YEAS – Mr. Caporale, Mr. Covert, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mr. Glover Mrs. Howard, Mr. Rodman, Mr. Sommerville and Mr. Stewart. ABSENT – Mr. Vaux. (Mr. Vaux left the meeting early) The motion passed.

**MATTERS ARISING OUT OF EXECUTIVE SESSION**

It was moved by Mr. Fobes, seconded by Mr. Dawson, that Council accept the terms of the contract, presented in Executive Session by the Chairman of the Beaufort County Economic Development Corporation, in the agreement between Southern Carolina Regional Development Alliance and Beaufort County, subject to the contingencies noted in Executive Session. The vote: YEAS – Mr. Caporale, Mr. Covert, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mr. Glover Mrs. Howard, Mr. Rodman, Mr. Sommerville and Mr. Stewart. ABSENT – Mr. Vaux. (Mr. Vaux left the meeting early). The motion passed.

**PUBLIC COMMENT**

Mr. Albert George, Sea Turtle Recovery Center, spoke in favor of the single-use plastic bag ban in Beaufort County.

**ADJOURNMENT**

Council adjourned at 8:55 p.m.

COUNTY COUNCIL OF BEAUFORT COUNTY

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

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

Ratified:

**DRAFT**

## COMMUNITY SERVICES COMMITTEE

August 28, 2017

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

The Community Services Committee met Monday, August 28, 2017 beginning at 2:30 p.m. in the Large Meeting Room, Hilton Head Island Branch Library, 11 Beach City Road, Hilton Head Island, South Carolina.

### ATTENDANCE

Chairman Alice Howard, Vice Chairman Rick Caporale and members Michael Covert, Steven Fobes, York Glover, and Roberts "Tabor" Vaux present. Non-committee members Gerald Dawson, Brian Flewelling, Stu Rodman, Jerry Stewart and D. Paul Sommerville also present. (Paul Sommerville, as County Council Chairman, serves as an *ex-officio* member of each standing committee of Council and is entitled to vote.)

County Staff: Ben Boswell Administrative Manager, Human Services Alliance; Tony Criscitiello, Planning Director; Phil Foot, Assistant County Administrator–Public Facilities; Josh Gruber, Deputy County Administrator/Special Counsel; Chris Inglese, Assistant County Attorney; Thomas Keaveny, County Attorney; Fred Leyda, Director, Human Services Alliance; Bill Love, Director, Disabilities and Special Needs; Ray McBride, Library System Director; Rob McFee, Division Director–Facilities and Construction Engineering; and Monica Spells, Assistant County Administrator–Civic Engagement and Outreach.

Public: Michael Murphy; Chairman, Keep Beaufort County Beautiful Board; Stephen Murray, Beaufort City Councilman and Economic Development Corporation Chairman; Deborah Regis; and Lauren Story, Hilton Head Island Senior Leadership.

Media: Joe Croley, *Lowcountry Inside Track*.

Councilwoman Howard chaired the meeting.

### INFORMATION ITEMS

- 1. Fiscal Year 2018 Community Services Grant Recommendations From The Beaufort County Human Services Alliance to Local Non-Profit Agencies in the Cumulative Amount of \$398,000\* (\*previously \$598,000 due to inclusion of \$200,000 allocation to the Lowcountry Regional Transportation Authority d/b/a Palmetto Breeze Transit)**

**Notification:** To view video of full discussion of this meeting please visit [http://beaufort.granicus.com/ViewPublisher.php?view\\_id=2](http://beaufort.granicus.com/ViewPublisher.php?view_id=2)

**Discussion:** Mr. Fred Leyda, Director, Human Services Alliance, provided the Committee a PowerPoint presentation on the fiscal year 2018 Community Services Grant recommendations by the Human Services Alliance (Alliance). The purpose of the grant process is to promote and sustain activities that improve the quality of life for all Beaufort County residents. Twenty-three applications were received and two ongoing commitments. Applications were evaluated by a diverse volunteer panel of community professionals and evaluated on their own merit using a competitive process. Mr. Leyda reviewed the recommendations as follows:

- Abuse Prevention Coalition \$20,000
- AccessHealth Lowcountry \$10,800
- Alliance Match Funding \$52,775
- Beaufort County Community Relations Council \$6,500
- Beaufort County Early Childhood Coalition \$20,325
- Beaufort Jasper Economic Opportunity Commission \$2,500
- Bluffton Self-Help \$15,000
- Bluffton Jasper Volunteers in Medicine \$25,000
- Child Abuse Prevention Association (CAPA) \$15,000
- Coalition for Aging in Place \$9,600
- Disabilities Coalition \$4,500
- Family Promise \$10,000
- Good Neighbor Free Medical Clinic \$20,000
- Hopeful Horizons \$27,500
- Lowcountry Affordable Housing Coalition \$7,000
- LowCountry Habitat for Humanity \$10,000
- Lowcountry Legal Volunteers \$25,000
- Memory Matters \$5,000
- Mental Health Access \$4,500
- Military and Veterans Service Alliance \$3,000
- Ronald McDonald Mobile Care Unit (BJH Comp Health partner) \$19,000
- Second Helpings \$10,000
- *Together for Beaufort County* Administration \$20,000
- The Literacy Center \$15,000
- United Way of the Lowcountry \$25,000
- Volunteers in Medicine - Hilton Head Island \$15,000

**Motion:** It was moved by Mr. Vaux, seconded by Mr. Fobes, that Committee approve and recommend Council approve the following fiscal year 2018 Community Services grant recommendations from the Beaufort County Human Services Alliance to local non-profit agencies in the amount of \$398,000: Abuse Prevention Coalition \$20,000, AccessHealth Lowcountry \$10,800, Alliance Match Funding \$52,775, Beaufort County Community Relations Council \$6,500, Beaufort County Early Childhood Coalition \$20,325, Beaufort Jasper Economic Opportunity Commission \$2,500, Bluffton Self-Help \$15,000, Bluffton Jasper Volunteers in

Medicine \$25,000, Child Abuse Prevention Association (CAPA) \$15,000, Coalition for Aging in Place \$9,600, Disabilities Coalition \$4,500, Family Promise \$10,000, Good Neighbor Free Medical Clinic \$20,000, Hopeful Horizons \$27,500, Lowcountry Affordable Housing Coalition \$7,000, LowCountry Habitat for Humanity \$10,000, Lowcountry Legal Volunteers \$25,000, Memory Matters \$5,000, Mental Health Access \$4,500, Military and Veterans Service Alliance \$3,000, Ronald McDonald Mobile Care Unit (BJH Comp Health partner) \$19,000, Second Helpings \$10,000, Together for Beaufort County Administration \$20,000, The Literacy Center \$15,000, United Way of the Lowcountry \$25,000, and Volunteers in Medicine - Hilton Head Island \$15,000. The vote: YEAS – Mr. Covert, Mr. Fobes, Mr. Glover, Mrs. Howard and Mr. Vaux. Mr. Caporale was temporarily out of the room. The motion passed.

**Recommendation:** Council approve the following fiscal year 2018 Community Services grant recommendations from the Beaufort County Human Services Alliance to local non-profit agencies in the amount of \$398,000: Abuse Prevention Coalition \$20,000, AccessHealth Lowcountry \$10,800, Alliance Match Funding \$52,775, Beaufort County Community Relations Council \$6,500, Beaufort County Early Childhood Coalition \$20,325, Beaufort Jasper Economic Opportunity Commission \$2,500, Bluffton Self-Help \$15,000, Bluffton Jasper Volunteers in Medicine \$25,000, Child Abuse Prevention Association (CAPA) \$15,000, Coalition for Aging in Place \$9,600, Disabilities Coalition \$4,500, Family Promise \$10,000, Good Neighbor Free Medical Clinic \$20,000, Hopeful Horizons \$27,500, Lowcountry Affordable Housing Coalition \$7,000, LowCountry Habitat for Humanity \$10,000, Lowcountry Legal Volunteers \$25,000, Memory Matters \$5,000, Mental Health Access \$4,500, Military and Veterans Service Alliance \$3,000, Ronald McDonald Mobile Care Unit (BJH Comp Health partner) \$19,000, Second Helpings \$10,000, Together for Beaufort County Administration \$20,000, The Literacy Center \$15,000, United Way of the Lowcountry \$25,000, and Volunteers in Medicine - Hilton Head Island \$15,000.

**2. Update / Library System / Discussion of a Resolution Authorizing the Beaufort County Library to Draw Upon and Utilize Accumulated Library Impact Fees Annually to Purchase Collection Materials**

**ification:** To view video of full discussion of this meeting please visit [http://beaufort.gramicus.com/ViewPublisher.php?view\\_id=2](http://beaufort.gramicus.com/ViewPublisher.php?view_id=2)

**Discussion:** Mr. Ray McBride, Library System Director, presented to the Committee a resolution authorizing the Beaufort County Library to draw upon and utilize accumulated Library Impact Fees annually to purchase collection materials.

There are two municipalities that do not collect impact fees – City of Beaufort and Town of Port Royal. Both of these municipalities seem to be receptive to the collection of Library Impact Fees and to rescind the previous resolution opting out of such collection.

**Motion:** It was moved by Mr. Glover, seconded by Mr. Vaux, that Committee approve and recommend Council adopt a resolution authorizing the Beaufort County Library to draw upon and utilize accumulated Library Impact Fees annually to purchase collection materials. The vote: YEAS – Mr. Caporale, Mr. Covert, Mr. Fobes, Mr. Glover, Mrs. Howard and Mr. Vaux. The motion passed.

**Recommendation:** Council adopt a resolution authorizing the Beaufort County Library to draw upon and utilize accumulated Library Impact Fees annually to purchase collection materials.

### **3. Consideration of Reappointments and Appointments / Disabilities and Special Needs Board**

**Notification:** To view video of full discussion of this meeting please visit [http://beaufort.granicus.com/ViewPublisher.php?view\\_id=2](http://beaufort.granicus.com/ViewPublisher.php?view_id=2)

Committee Chairman Alice Howard passed the gavel to Vice Chairman Rick Caporale in order to make a motion.

**Motion:** It was moved by Mrs. Howard, seconded by Mr. Vaux, that Committee approve and recommend Council nominate Jane Sidwell to serve as a member of the Disabilities and Special Needs Board. The vote: YEAS – Mr. Caporale, Mr. Covert, Mr. Fobes, Mr. Glover, Mrs. Howard and Mr. Vaux. The motion passed.

**Recommendation:** Council nominate Jane Sidwell to serve as a member of the Disabilities and Special Needs Board.

## **INFORMATION ITEMS**

### **4. Update / Library System / Presentation of the Beaufort County Library's Strategic Plan (Approved by the Beaufort County Library Board of Trustees July 2017)**

**Notification:** To view video of full discussion of this meeting please visit [http://beaufort.granicus.com/ViewPublisher.php?view\\_id=2](http://beaufort.granicus.com/ViewPublisher.php?view_id=2)

**Discussion:** Mr. Ray McBride, Library System Director, distributed copies of the Strategic Plan approved by the Beaufort County Library Board of Trustees on July 12, 2017 and reviewed this item with the Committee.

**Status:** Information only.

**5. Update / Library System / Discussion of Bibliotheca Selfcheck Machines Purchase (Kiosk Refresh - \$181,728)**

**Notification:** To view video of full discussion of this meeting please visit [http://beaufort.granicus.com/ViewPublisher.php?view\\_id=2](http://beaufort.granicus.com/ViewPublisher.php?view_id=2)

**Discussion:** Mr. Ray McBride, Library System Director, provided to the Committee an overview of Bibliotheca selfCheck machines. A quote, in the amount of \$181,728, was presented to the Committee with the funding source of Library Impact Fees.

**Motion:** It was moved by Mr. Covert, seconded by Mr. Glover, that Committee approve and recommend the Finance Committee approve the purchase of Bibliotheca selfCheck machines to update the self-checkout systems at the Beaufort County libraries. This purchase would be funded with Library Impact Fees. The vote: YEAS – Mr. Caporale, Mr. Covert, Mr. Fobes, Mr. Glover, Mrs. Howard and Mr. Vaux. The motion passed.

**Status:** Committee forwarded this item to the Finance Committee to consider an award of contract to Bibliotheca, LLC, Norcross, Georgia in the amount of \$181,728 for the purchase bibliotheca selfCheck machines to update the self-check out systems at the Beaufort County libraries. This purchase would be funded with Library Impact Fees.

**6. Update / Beaufort County Disabilities and Special Needs Department**

**Notification:** To view video of full discussion of this meeting please visit [http://beaufort.granicus.com/ViewPublisher.php?view\\_id=2](http://beaufort.granicus.com/ViewPublisher.php?view_id=2)

**Discussion:** Mr. Bill Love, Disabilities and Special Needs Director, provided the Committee an update on the Beaufort County Disabilities and Special Needs Department. The update included information regarding turnover rate, waiver program, day program request in the Okatie area, Port Royal property transition plan, case management, and the Able Foundation Fall Bazaar, the latter to occur Saturday, October 14, 2017 from 11:00 a.m. to 4:00 p.m., 100 Clear Water Way, Beaufort, South Carolina.

**Status:** Information only.

## FINANCE COMMITTEE

September 5, 2017

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

The Finance Committee met Tuesday, September 5, 2017 beginning at 2:00 p.m., in the Executive Conference Room, Administration Building, Beaufort County Government Robert Smalls Complex, 100 Ribaut Road, Beaufort, South Carolina.

### ATTENDANCE

Chairman Jerry Stewart, Vice Chairman Michael Covert and members Rick Caporale, Gerald Dawson, Brian Flewelling, Steven Fobes and Stu Rodman present. Non-committee member York Glover, Alice Howard, Paul Sommerville and Roberts "Tabor" Vaux present. (Paul Sommerville, as County Council Chairman, serves as an *ex-officio* member of each standing committee of Council and is entitled to vote.)

County staff: Joshua Gruber, Deputy County Administrator/Special Counsel; Alicia Holland, Assistant County Administrator-Finance; Chris Inglese, Assistant County Attorney; Jeff Kid, Solicitor's Office; Colin Kinton, Division Director-Transportation Engineering; Ray McBride, Library Director; Dan Morgan, Mapping and Applications Director; Jon Rembold, Airports Director; and Duffie Stone, Solicitor.

Public: Mary Lee Carns, Vice President of Institutional Advancement and External Relations & Executive Director, TCL Foundation for the Technical College of the Lowcountry; Leigh Copeland, Assistant Vice President of Marketing and Public Relations, Technical College of the Lowcountry; Kenneth Frazier; Richard Gough, President, Technical College of the Lowcountry; Bill Prokop, Manager, City of Beaufort; and Steven Riley, Manager, Town of Hilton Head Island.

Media: Joe Croley, *Lowcountry Inside Track*; Lucas High, *Beaufort Gazette/Island Packet*; and Gwyneth Saunders, *Bluffton Sun*.

Councilman Stewart chaired the meeting.

## **ACTION ITEMS**

### **1. Executive Session**

- **Discussion incident to proposed contractual negotiations and the proposed purchase of property (Solicitor's Real Estate Purchase)**
- **Discussion of employment of a person regulated by County Council**

**Notification:** To view video of full discussion of this meeting please visit [http://beaufort.granicus.com/ViewPublisher.php?view\\_id=2](http://beaufort.granicus.com/ViewPublisher.php?view_id=2)

**Motion:** It was moved by Mr. Covert, seconded by Mr. Flewelling, that Committee go immediately into executive session regarding (1) discussions incident to proposed contractual negotiations and the proposed purchase of property (Solicitor's Real Estate Purchase); and (2) discussion of employment of a person regulated by County Council. The vote: Mr. Caporale, Mr. Covert, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mr. Rodman and Mr. Stewart. The motion passed.

Reconvene of regular session.

**Motion:** It was moved by Mr. Sommerville, seconded by Mr. Rodman, that due to the notice of resignation, effective September 29, 2017, from County Administrator Gary Kubic, the Committee approve and recommend Council adopt a resolution appointing Joshua Gruber as interim County Administrator, effective September 30, 2017, and increase his annual salary to \$150,000, commensurate with the position he is serving, until a permanent Beaufort County Administrator is appointed by County Council. The vote: Mr. Caporale, Mr. Covert, Mr. Dawson, Mr. Flewelling, Mr. Rodman, Mr. Sommerville and Mr. Stewart. ABSENT – Mr. Fobes. The motion passed.

**Motion:** It was moved by Mr. Rodman, seconded by Mr. Flewelling that Finance Committee approve and recommend Council approve on reading, by title only, an ordinance amending Beaufort County's Fiscal Year 2017-2018 budget to provide a supplemental budget appropriation, to the Solicitor's Office, in an amount not to exceed \$155,000 for the Solicitor's Office acquisition of real property within Beaufort County for the creation of a Victims Advocate Center. This is one-half of an annual appropriation amount of \$310,000. The vote: Mr. Caporale, Mr. Covert, Mr. Dawson, Mr. Flewelling, Mr. Rodman and Mr. Stewart. ABSENT – Mr. Fobes. The motion passed.

**Recommendations:** (1) Council adopt a resolution appointing Joshua Gruber as interim County Administrator, effective September 30, 2017, and increase his annual salary to \$150,000, commensurate with the position he is serving, until a permanent Beaufort County Administrator is appointed by County Council; (2) Council approve on first, by title only, an ordinance amending Beaufort County's Fiscal Year 2017-2018 budget to provide a supplemental budget appropriation, to the Solicitor's Office, in an amount not to exceed \$155,000 for the Solicitor's

Office acquisition of real property within Beaufort County for the creation of a Victims Advocate Center. This is one-half of an annual appropriation amount of \$310,000.

## 2. Consideration of Contract Award

- **Beaufort County Airport at Lady's Island (ARW) / Construction Administration for Runway 7 Obstruction Removal (> \$100,000)**

This contract renewal was discussed and voted on as part of the consent agenda.

**Notification:** To view video of full discussion of this meeting please visit [http://beaufort.granicus.com/ViewPublisher.php?view\\_id=2](http://beaufort.granicus.com/ViewPublisher.php?view_id=2)

**Discussion:** Beaufort County Airport is undertaking an FAA safety project to remove the obstruction on off-airport property in the Runway 7 Approach. Talbert, Bright, and Ellington will provide professional construction administration services and inspection services during the construction phase. This project is being executed in accordance with the Beaufort County Airport Master Plan as directed by Beaufort County Council in 2014. The total cost is \$113,088 and will be funded as follows: 90% via FAA AIP Grant 13, 5% through SCAC and 5% via Beaufort County Airport Capital Projects Fund.

**Motion:** It was moved by Mr. Flewelling, seconded by Mr. Rodman, that Committee recommend Council approve Talbert, Bright, and Ellington Work Authorization 2119-1601, in the amount of \$113,088, for professional construction administration services and inspection services during the obstruction removal project for Runway 7. The vote: Mr. Caporale, Mr. Covert, Mr. Dawson, Mr. Flewelling, Mr. Rodman and Mr. Stewart. ABSENT – Mr. Fobes. The motion passed.

**Recommendation:** Council approve Talbert, Bright, and Ellington Work Authorization 2119-1601, in the amount of \$113,088, for professional construction administration services and inspection services during the obstruction removal project for Runway 7.

## 3. Consideration of Contract Award

- **Beaufort County Airport at Lady's Island (ARW) / Phase 1 Projects (Safety Area, Taxiway, Ramp Space and Helicopter Landing Area) (> \$100,000)**

This contract renewal was discussed and voted on as part of the consent agenda.

**Notification:** To view video of full discussion of this meeting please visit [http://beaufort.granicus.com/ViewPublisher.php?view\\_id=2](http://beaufort.granicus.com/ViewPublisher.php?view_id=2)

**Discussion:** Beaufort County Airport is undertaking an FAA safety project to extend Taxiway A to end of Runway 25, expand Aircraft Parking Apron; new Helipads and Extended Runway Safety Area (ERSA) Improvements for Runway 07-25. Talbert, Bright, and Ellington will provide engineering and planning services for the design and bidding of the contract drawings. This project is being executed in accordance with the Beaufort County Airport Master

Plan as directed by Beaufort County Council in 2014. The total cost is \$382,092 and will be funded as follows: 90% via FAA AIP Grant 13, 5% through SCAC and 5% via Beaufort County Airport Capital Projects Fund.

**Motion:** It was moved by Mr. Flewelling, seconded by Mr. Rodman, that Committee recommend Council approve Talbert, Bright, and Ellington Work Authorization 2119-1702, in the amount of \$382,092, to provide engineering and planning services for design and bidding of the contract drawings on the following project: extension of Taxiway A to end of Runway 25, expand Aircraft Parking Apron; new Helipads and Extended Runway Safety Area (ERSA) Improvements for Runway 07-25. The vote: Mr. Caporale, Mr. Covert, Mr. Dawson, Mr. Flewelling, Mr. Rodman and Mr. Stewart. ABSENT – Mr. Fobes. The motion passed.

**Recommendation:** Council approve Talbert, Bright, and Ellington Work Authorization 2119-1702, in the amount of \$382,092, to provide engineering and planning services for design and bidding of the contract drawings on the following project: extension of Taxiway A to end of Runway 25, expand Aircraft Parking Apron; new Helipads and Extended Runway Safety Area (ERSA) Improvements for Runway 07-25.

#### 4. Consideration of Contract Award

- **Hilton Head Island Airport (HXD) / Runway 21 Departure End / Engineered Materials Arresting System (EMAS) (> \$100,000)**

This contract renewal was discussed and voted on as part of the consent agenda.

**Notification:** To view video of full discussion of this meeting please visit [http://beaufort.granicus.com/ViewPublisher.php?view\\_id=2](http://beaufort.granicus.com/ViewPublisher.php?view_id=2)

**Discussion:** Hilton Head Island Airport is undertaking a project to extend Runway 3/21. Part of that project is the installation of an Engineered Materials Arresting System (EMAS) bed in the Extended Runway Safety Area. This recommendation specifically concerns the production of the materials for the Departure end of Runway 21 (actual location in Runway 3). Engineered Arresting Systems Corporation (d/b/a Zodiac Arresting Systems America (ZASA) is a sole source provider of the FAA-approved EMAS bed. ZASA will provide the EMAS block material, shipping and on-site installation support. This project is being executed in accordance with the Hilton Head Island Airport Master Plan Phase I Implementation as directed by Beaufort County and Town of Hilton Head Island Councils in 2010 and is part of the scope of work that is included in the approved FAA Airport Improvement Program Grant 40 that was received in August 2017. The total cost is \$2,388,400 and will be funded as follows: 90% via FAA AIP Grant 40, 5% through SCAC and 5% via Hilton Head Island Airport Capital Projects Fund.

**Motion:** It was moved by Mr. Flewelling, seconded by Mr. Rodman, that Committee recommend Council award a contract to Engineered Arresting Systems Corporation, Logan Township, New Jersey, (ZASA) in the amount of \$2,388,400 for the procurement of Engineered Materials Arresting System (EMAS) material, shipping and on-site installation support. The vote: Mr. Caporale, Mr. Covert, Mr. Dawson, Mr. Flewelling, Mr. Rodman and Mr. Stewart. ABSENT – Mr. Fobes. The motion passed.

**Recommendation:** Council award a contract to Engineered Arresting Systems Corporation, Logan Township, New Jersey, (ZASA) in the amount of \$2,388,400 for the procurement of Engineered Materials Arresting System (EMAS) material, shipping and on-site installation support.

#### 5. Consideration of Contract Award

- **Hilton Head Island Airport (HXD) / Installation of Engineered Materials Arresting System (EMAS) on Runway 21 (> \$100,000)**

This contract renewal was discussed and voted on as part of the consent agenda.

**Notification:** To view video of full discussion of this meeting please visit [http://beaufort.granicus.com/ViewPublisher.php?view\\_id=2](http://beaufort.granicus.com/ViewPublisher.php?view_id=2)

**Discussion:** Hilton Head Island Airport is undertaking a project to extend Runway 3/21. Part of that project is the installation of an Engineered Materials Arresting System (EMAS) bed in the Extended Runway Safety Area. This contract award is for the installation of the EMAS bed at the north end of the airport. This project is being executed in accordance with the Hilton Head Island Airport Master Plan Phase I Implementation as directed by Beaufort County and Town of Hilton Head Island Councils in 2010 and is part of the scope of work that is included in the approved FAA Airport Improvement Program Grant 39 that was received in September 2016. This is a sole source contract to Quality Enterprises USA, Inc., Chesapeake, Virginia in the amount of \$389,216.60. This amount will be funded as follows: 90% via FAA AIP Grant 39, 5% through SCAC and 5% via Hilton Head Island Airport Capital Projects Fund.

**Motion:** It was moved by Mr. Flewelling, seconded by Mr. Rodman, that Committee recommend Council award a contract to Quality Enterprises USA, Inc., Chesapeake, Virginia, in the amount of \$389,216.60 for installation of Engineered Materials Arresting System (EMAS) at Runway 21 end of the Hilton Head Island Airport. The vote: Mr. Caporale, Mr. Covert, Mr. Dawson, Mr. Flewelling, Mr. Rodman and Mr. Stewart. ABSENT – Mr. Fobes. The motion passed.

**Recommendation:** Council award a contract to Quality Enterprises USA, Inc., Chesapeake, Virginia, in the amount of \$389,216.60 for installation of Engineered Materials Arresting System (EMAS) at Runway 21 end of the Hilton Head Island Airport.

## **6. City of Beaufort Funding Request / Waterfront Park Extension into Whitehall Development**

**Notification:** To view video of full discussion of this meeting please visit [http://beaufort.granicus.com/ViewPublisher.php?view\\_id=2](http://beaufort.granicus.com/ViewPublisher.php?view_id=2)

**Discussion:** On August 22, 2017, the Natural Resources Committee forwarded the request for funding support for the Bridge Access and Bike Path to Whitehall Plantation Project to the Finance Committee for approval of funding through the local (3%) accommodations tax funds or local (2%) hospitality tax, as appropriate, contingent upon the following conditions: the park must be 1.0 to 1.5 acres, with ten dedicated public parking spots for this park, with posted signage.

City Manager Bill Prokop informed the Committee that the developer will provide parking places, provide trail access, and one acre plus of land.

It was moved by Mr. Flewelling, seconded by Mr. Rodman, that Finance Committee approve and recommend Council approve on first reading an ordinance to appropriate funds in an amount not to exceed \$300,000 from the 3% Local Accommodations Tax Fund to the City of Beaufort for the Waterfront Park Extension into Whitehall Development. The vote: Mr. Caporale, Mr. Covert, Mr. Dawson, Mr. Flewelling, Mr. Rodman and Mr. Stewart. ABSENT – Mr. Fobes. The motion passed.

**Recommendation:** Council approve on first reading an ordinance to appropriate funds in an amount not to exceed \$300,000 from the 3% Local Accommodations Tax Fund to the City of Beaufort for the Waterfront Park Extension into Whitehall Development.

## **7. Authorization / Use of Library Impact Fees for the Purchase of Bibliotheca Selfcheck Machines**

**Notification:** To view video of full discussion of this meeting please visit [http://beaufort.granicus.com/ViewPublisher.php?view\\_id=2](http://beaufort.granicus.com/ViewPublisher.php?view_id=2)

**Discussion:** At the August 28, 2017 Community Services Committee, the Committee approved and forwarded this item to the Finance Committee for approval of the purchase of Bibliotheca selfCheck machines to update the self-checkout systems at the Beaufort County libraries. This purchase would be funded with Library Impact Fees.

It was moved by Mr. Flewelling, seconded by Mr. Rodman, that Finance Committee approve and recommend Council authorize the use of Library Impact Fees in the amount of \$181,728 for the purchase of Bibliotheca SelfCheck Machines for the replacement of the current outdated selfcheck machines. The vote: Mr. Caporale, Mr. Covert, Mr. Dawson, Mr. Flewelling, Mr. Rodman and Mr. Stewart. ABSENT – Mr. Fobes. The motion passed.

**Recommendation:** Council authorize the use of Library Impact Fees in the amount of \$181,728 for the purchase of Bibliotheca SelfCheck Machines for the replacement of the current outdated selfcheck machines.

## **INFORMATION ITEMS**

### **8. Consideration of Contract Award**

- **Renewal / Wells Fargo Benefits Consulting Services**

This contract renewal was discussed and voted on as part of the consent agenda.

**Notification:** To view video of full discussion of this meeting please visit [http://beaufort.granicus.com/ViewPublisher.php?view\\_id=2](http://beaufort.granicus.com/ViewPublisher.php?view_id=2)

**Discussion:** Beaufort County entered into an annual contract with Wells Fargo Insurance Services for Employee Health Benefit Consulting Services effective August 1, 2015. This contract renewal recommendation is for the term beginning August 1, 2017 and ending July 31, 2018 with a total annual cost of \$65,000. This is the third year of this contract. Funding will come from Employee Services Professional Services Account 10001160-51160.

**Motion:** It was moved by Mr. Flewelling, seconded by Mr. Rodman, that Committee approve a contract renewal to Wells Fargo Insurance Services in the amount of \$65,000 for Beaufort County's Employee Health Benefit Consulting Services. Funding will come from Employee Services Professional Services Account 10001160-51160. The vote: Mr. Caporale, Mr. Covert, Mr. Dawson, Mr. Flewelling, Mr. Rodman and Mr. Stewart. ABSENT – Mr. Fobes. The motion passed.

**Status:** Committee approved a contract renewal to Wells Fargo Insurance Services in the amount of \$65,000 for Beaufort County's Employee Health Benefit Consulting Services. Funding will come from Employee Services Professional Services Account 10001160-51160.

### **9. Technical College of the Lowcountry / Culinary Institute**

**Notification:** To view video of full discussion of this meeting please visit [http://beaufort.granicus.com/ViewPublisher.php?view\\_id=2](http://beaufort.granicus.com/ViewPublisher.php?view_id=2)

**Discussion:** Ms. Mary Lee Carns, Vice President, Institutional Advancement, and External Relations & Executive Director, TCL Foundation for the Technical College of the Lowcountry; Ms. Leigh Copeland, Assistant Vice President of Marketing and Public Relations, Technical College of the Lowcountry; and Dr. Richard Gough, President, Technical College of the Lowcountry; presented the Committee with the following documents: Campaign for Culinary – Gift Range Plan, a presentation on the Lowcountry Culinary Arts Interpretive Center, Revised Operations and Maintenance Budget dated September 5, 2017, and a Business Plan dated August 10, 2017.

Questions and concerns of the Committee included the following:

- Ask TCL to come back before the Committee regarding where they stand on the issue of capital expenses.
- A better fit is to use Hospitality Tax monies, rather than Accommodations Tax monies.
- Need an exact commitment from the Town of Bluffton.
- Concern with the School District reserving the right to back out.
- The Town of Bluffton did not agree to the MCIP extension which will need to be discussed moving forward.
- The possibility of School District moving their dollar commitment from a 20-year period to 10 years.

**Status:** Information only.

#### **10. 2018 Beaufort County Transportation Sales Tax Referendum**

**Notification:** To view video of full discussion of this meeting please visit [http://beaufort.granicus.com/ViewPublisher.php?view\\_id=2](http://beaufort.granicus.com/ViewPublisher.php?view_id=2)

**Discussion:** Mr. Josh Gruber, Deputy County Administrator/Special Counsel, presented this item to the Committee. A lot of the discussion of a county transportation sales tax is driven by an outstanding project on the horizon, that is likely not to be financed from other mechanisms – the replacement of the Hilton Head Island bridges. It is estimated to be approximately \$240 million. Senator Davis recommended the cost be broken down as follows – South Carolina Department of Transportation in the amount of \$40 million and South Carolina Infrastructure Bank for approximately \$120 million, which would leave a remaining balance of approximately \$80 million left to be funded. If that were to become a local responsibility, there are limited ways to raise that amount of revenue. We have a ceiling on the amount of debt service that can be issued without a referendum. Administration recommends the pursuit of discussions of a transportation sales tax. We can look at that project, as well as other limited-funded transportation related projects. Staff recommends drafting a very narrowly tailored transportation sales tax program that contains 2 or 3 projects, not exceed \$120 million.

**Status:** Information only.

## 11. Update / Available 2017 Accommodations (2% State) Tax Monies

**Notification:** To view video of full discussion of this meeting please visit [http://beaufort.granicus.com/ViewPublisher.php?view\\_id=2](http://beaufort.granicus.com/ViewPublisher.php?view_id=2)

**Main motion:** It was moved by Mr. Flewelling, seconded by Mr. Rodman, that Finance Committee approve the allocation of \$500,000 to the Accommodations (2% State) Tax Board for FY 2018 grant awards to tourist related organizations.

**Motion to amend by substitution:** It was moved by Mr. Flewelling, as maker of the main motion, seconded by Mr. Rodman, that Committee allocate \$540,000 to the Accommodations (2% State) Tax Board for FY 2018 grant awards to tourist-related organizations.

**Vote on the amended motion, which is now the main motion, and includes the motion to amend by substitution:** Committee allocate \$540,000 to the Accommodations (2% State) Tax Board for FY 2018 grant awards to tourist-related organizations. The vote: Mr. Caporale, Mr. Covert, Mr. Dawson, Mr. Flewelling, Mr. Rodman and Mr. Stewart. ABSENT – Mr. Fobes. The motion passed.

**Status:** Committee allocated \$540,000 to the Accommodations (2% State) Tax Board for FY 2018 grant awards to tourist-related organizations.

## GOVERNMENTAL COMMITTEE

September 5, 2017

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

The Governmental Committee met Tuesday, September 5, 2017 beginning at 4:00 p.m. in the Executive Conference Room of the Administration Building, Beaufort County Government Robert Smalls Complex, 100 Ribaut Road, Beaufort, South Carolina.

### ATTENDANCE

Chairman Gerald Dawson, and members Michael Covert, Brian Flewelling, York Glover and Jerry Stewart. Vice Chairman Steven Fobes and Roberts "Tabor" Vaux absent. Non-Committee members Alice Howard and Paul Sommerville present. (Paul Sommerville, as County Council Chairman, serves as an *ex-officio* member of each standing committee of Council and is entitled to vote.)

County staff: Phil Foot, Assistant County Administrator-Public Safety; Chris Inglese, Assistant County Attorney; Quandara Grant, Director, Detention Center; Joshua Gruber, Deputy County Administrator/Special Counsel; Tom Keaveny, County Attorney; Eric Larson-Division Director, Environmental Engineering and Land Management; Christina Owens, Administrative Tech 2, Detention Center; Janthea White, Corporal, Detention Center; Latasha Robinson, Deputy Director, Detention Center.

Media: Joe Croley, *Lowcountry Inside Track*.

Councilman Dawson chaired the meeting.

### INFORMATION ITEMS

#### **1. Recognition / R.A.D. Instructor Christina Owens, Beaufort County Detention Center**

**Notification:** To view video of full discussion of this meeting please visit [http://beaufort.granicus.com/ViewPublisher.php?view\\_id=2](http://beaufort.granicus.com/ViewPublisher.php?view_id=2)

**Discussion:** Mr. Phil Foot, Assistant County Administrator-Public Safety, presented this item to the Committee. A Rape Aggression Defense (R.A.D.) System provides short-term training opportunities and balances the needs of women to acquire self-defense education in a relatively short period of time. Ms. Christina Owens of the Beaufort County Detention Center has been teaching R.A.D. classes since 2012 along with co-instructor Ms. Amanda Betz. They have held 23 classes in 6 years with a total attendance of 174 women. On average, eight women attend each class.

On behalf of Beaufort County Council, Chairman Paul Sommerville thanked Ms. Owens for dedicated service to the citizens of Beaufort County.

**Status:** Information only.

## **2. Discussion / Legislative Policy Issues**

**Notification:** To view video of full discussion of this meeting please visit [http://beaufort.granicus.com/ViewPublisher.php?view\\_id=2](http://beaufort.granicus.com/ViewPublisher.php?view_id=2)

**Discussion:** Committee Chairman Gerald Dawson presented to the Committee the following list of legislative recommendations received and opened discussion of additional topics:

- Local Government Fund - Fully fund the Local Government Fund or release restrictions to further allow revenue generation by local governments.
- Mandated Funding for Constitutional Officers - Clarify funding responsibilities for mandated constitutional officers in our jurisdictions.
- Incarcerated Individuals' Benefits - Support legislation to provide more flexibility with federal benefits (Veterans) when an individual is incarcerated.
- Business License - Positive policy position for business licenses.
- Solar Energy Manufacturing - Oppose legislation exempting personal property relating to solar energy manufacturing.
- Home Rule - Oppose legislation that would take away county government current authority.
- Solid Waste Flow Control - Oppose legislation that takes away counties' authority to address their disposal of solid waste.
- Unmanned Aerial Drones - Support legislation that would restrict drone use over jails, courthouses and government buildings.
- State Prisoners in County Jails - Oppose the State requiring counties to keep state prisoners sentenced longer than 90 days.
- Juveniles in County Jails - Oppose Department of Juvenile Justice attempt to place the responsibilities for detention and rehabilitation of juveniles on the counties.

Deputy County Administrator Josh Gruber presented the following items:

- Responsibility of Cleanup of Waterways - Support legislation that would require the state, through one of its divisions, to be responsible for the removal of marine debris generated as a result of a declared natural disaster.
- Debris Cleanup Costs – Support legislation to make it clear that counties are authorized to remove debris from state roadways pursuant to a memorandum of understanding and the state be responsible for covering the 25% of cleanup costs not covered by FEMA.

- **Dual Permitting** - Support legislation that would remove the requirement to obtain duplicative permits from both SCDHEC and a county government that is an MS4 regulated jurisdiction. Such permits are only obtained from SCDHEC when a jurisdiction is not under the MS4 regulations. However, after a county becomes subject to MS4 regulations, it is required to issue those permits as well. However, the requirement to obtain the same permit from SCHEC does not go away thereby making it duplicative.

- **Imposed Restrictions** - Oppose legislation that would limit the ability of a county government to adopt legislation pursuant to its home rule and police powers to protect the life, health and welfare of its citizens. (A ban on adopting legislation that would prohibit county governments from adopting single use plastic bag).

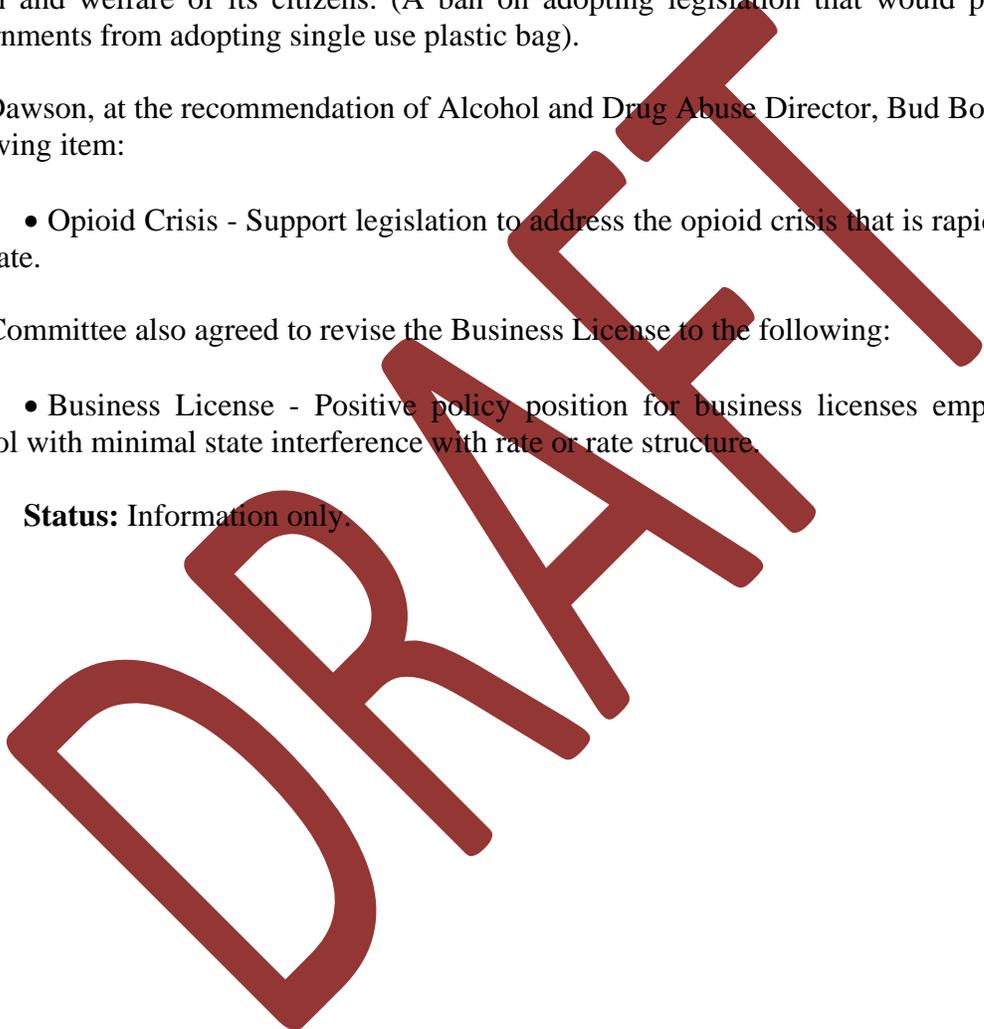
Mr. Dawson, at the recommendation of Alcohol and Drug Abuse Director, Bud Boyne, added the following item:

- **Opioid Crisis** - Support legislation to address the opioid crisis that is rapidly growing in the state.

The Committee also agreed to revise the Business License to the following:

- **Business License** - Positive policy position for business licenses emphasizing local control with minimal state interference with rate or rate structure.

**Status:** Information only.



## NATURAL RESOURCES COMMITTEE

August 22, 2017

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

The Natural Resources Committee met Tuesday, August 22, 2017 beginning at 3:00 p.m. in the Executive Conference Room, Administration Building, Beaufort County Government Robert Smalls Complex, 100 Ribaut Road, Beaufort, South Carolina.

### ATTENDANCE

Committee Chairman Brian Flewelling and members Rick Caporale, Gerald Dawson, York Glover and Alice Howard present. Member Steven Fobes absent. Vice Chairman Tabor Vaux arrived at 3:10 p.m. Paul Sommerville present (Paul Sommerville, as County Council Chairman, serves as an *ex-officio* member of each standing committee of Council and is entitled to vote.).

County Staff: Jim Beckert, Auditor; Tony Criscitiello, Planning Director; Josh Gruber, Deputy County Administrator/Special Counsel; Chris Inglese, Assistant County Attorney; Gary James, Assessor; Thomas Keaveny, County Attorney; Eric Larson, Division Director-Environmental Engineering; and Rob Merchant, Long-Range Planner.

Public: David Ames, Councilman, Town of Hilton Head Island, Greg Baisch, Project Manager, Ward Edwards Engineering; Susan Boyd, Lowcountry Indivisible, Greg Campbell, various environmental groups, Jean Crew, The Outside Foundation, Wes Davis, Port Royal resident, Deborah Davis Lowcountry Indivisible, Susan Defoe, Lowcountry Indivisible, Jean Elmore, Beaufort resident; Tricia Jordan, Beaufort Indivisible, Nancy Johnson, Lowcountry Indivisible, Pete Johnson, Lowcountry Indivisible, Billy Keyserling, Mayor, City of Beaufort; Larry Landrum, The Outside Foundation, Rikki Parker, Project Manager, S.C. Coastal Conservation League; Denise Parsick, President, Friends of Hunting Island; Bill Prokop, Manager, City of Beaufort; Taylor Reeves, Beaufort resident, Andy Roberts, Beaufort resident, Susie Roberts, League of Women Voters, Eric Sauers, partner, CR Senior Living, LLC; Robert Semmler, Chairman, Planning Commission; David Strange, Friends of Hunting Island, Kate Schaefer, Director, S.C. Coastal Conservation League; Barbara Ann Trotsky, Lowcountry Indivisible, Janet Wedlock, various environmental groups, Joe Whetstone, various environmental groups, and Ann Vander various environmental groups.

Media: Eleanor Lightsey, *Lowcountry Inside Track*; Maggie Angst, *The Island Packet/Beaufort Gazette*; and Carlie McGuire, WJCL.

Mr. Flewelling chaired the meeting.

## **MOMENT OF SILENCE IN REMEMBRANCE OF DELORES FRAZIER**

Mr. Flewelling called for a moment of silence in remembrance of Mrs. Delores Frazier, Assistant Planning Director, who passed away unexpectedly the evening of August 18, 2017. She will be truly missed. Her absence will be felt by all the residents of Beaufort County for at least a decade. She was very important to us.

## **ACTION ITEMS**

### **1. Contract Award / Professional Service Contracts for Engineering Designs and Construction Services for FY 2018 Group Capital Improvement Projects (CIP)**

**Notification:** To view video of full discussion of this meeting please visit [http://beaufort.granicus.com/ViewPublisher.php?view\\_id=2](http://beaufort.granicus.com/ViewPublisher.php?view_id=2)

**Discussion:** Mr. Dave Thomas, Purchasing Director, reviewed this item with the Committee. Beaufort County Purchasing Department issued a Request for Proposal (RFP) for Engineering and Consulting Services for Stormwater Management to assist with the construction of regional stormwater best management practices in four locations throughout Beaufort County. The projects were part of the 2015 Stormwater Capital Improvement Plan (CIP) that was proposed and adopted as part of the County's budget for FY2016. The proposal requested that the consultant staff prepare the design, secure permitting and oversee construction administration of the four projects: Brewer Memorial Park BMP Demonstration, Sawmill Creek Sub-Watershed Regional Detention BMP, Salt Creek South Sub-Watershed Regional Detention Basin, and Shanklin Road Sub-Watershed Regional BMP.

The County received four proposals and all were interviewed by an Evaluation Committee. The Committee elected to split the award and unanimously selected Ward Edwards for the following projects: Brewer Memorial Park BMP Demonstration and Sawmill Creek Sub-Watershed Regional Detention BMP; and Andrews Engineering/CDM Smith for the following projects: Salt Creek South Sub-Watershed Regional Detention Basin and Shanklin Road Sub-Watershed Regional BMP. The contract term is effective August 29, 2017 to July 31, 2019 and fees for the projects will be a negotiated amount not to exceed \$743,959. Funding will come from the following accounts: Brewer Memorial Park Account 50260017, Sawmill Creek Overtopping Account 50260023, Salt Creek South M1 Account 50260020, and Shanklin Road M2 Account 50260021.

**Motion:** It was moved by Mrs. Howard, seconded by Mr. Caporale, that Natural Resources Committee recommend Council award a contract to Andrews Engineering / CDM Smith and Ward Edwards for engineering designs and consulting services for Stormwater Management FY 2018 Group Capital Improvement Projects in an amount not to exceed \$743,959. Funding will come from the following accounts: Brewer Memorial Park Account 50260017, Sawmill Creek Overtopping Account 50260023, Salt Creek South M1 Account 50260020, and Shanklin Road M2 Account 50260021. The vote: YEAS – Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mr. Glover and Mrs. Howard. ABSENT – Mr. Fobes and Mr. Vaux. (Mr. Vaux arrived late and was not present during the discussion or vote of this agenda item). The motion passed.

**Recommendation:** Council award a contract to Andrews Engineering / CDM Smith and Ward Edwards for engineering and consulting services for Stormwater Management FY 2018 Group Capital Improvement Projects in an amount not to exceed \$743,959. Funding will come from the following accounts: Brewer Memorial Park Account 50260017, Sawmill Creek Overtopping Account 50260023, Salt Creek South M1 Account 50260020, and Shanklin Road M2 Account 50260021.

2. **An Ordinance of Beaufort County Council Amending the Community Development Code, Division A.2 (Lady’s Island Community Preservation District--LICP) of Appendix A, Community Preservation District: Table A.2.40.A (Land Uses) and Section A.2.50 (Conditional and Special Use Standards) to Permit Community Residences (e.g. Dorms, Convents, Assisted Living Facilities, Temporary Shelters) as a Special Use Subject to Additional Standards; Applicant: Jade Eastridge**

**Notification:** To view video of full discussion of this meeting please visit [http://beaufort.granicus.com/ViewPublisher.php?view\\_id=2](http://beaufort.granicus.com/ViewPublisher.php?view_id=2)

**Discussion:** Mr. Tony Criscitiello, Planning Director, presented this item to the Committee. The proposed text amendments would change the Use Table for the Lady’s Island Community Preservation (LICP) district to permit “Community Residence” as a Special Use. This use is currently only allowed in the LICP district if part of a larger Traditional Community Plan (TCP). The Special Use designation means that this use could be developed as a stand-alone project in the LICP district if approved by the Zoning Board of Appeals through a public hearing process. The applicant is also proposing additional standards to apply which Mr. Criscitiello reviewed with the Committee.

**Motion:** It was moved by Mr. Dawson, seconded by Mrs. Howard, that Natural Resources Committee recommend Council approve on first reading text amendments to the Beaufort County Community Development Code (CDC), Appendix A - Community Preservation Districts, Division A.2. Lady's Island Community Preservation District (LICP), Table A.2.40.A. (Land Uses) and Section A.2.50 (Conditional and Special Use Standards) to permit community residences (e.g. dorms, convents, assisted living facilities, temporary shelters) as Special Use subject to additional standards. The vote: YEAS – Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mr. Glover and Mrs. Howard. ABSENT – Mr. Fobes. ABSTAIN - Mr. Vaux. (Mr. Vaux arrived late and was not present during the discussion of this item). The motion passed.

**Recommendation:** Council approve on first reading text amendments to the Beaufort County Community Development Code (CDC), Appendix A - Community Preservation Districts, Division A.2. Lady's Island Community Preservation District (LICP), Table A.2.40.A. (Land Uses) and Section A.2.50 (Conditional and Special Use Standards) to permit community residences (e.g. dorms, convents, assisted living facilities, temporary shelters) as Special Use subject to additional standards.

**3. Discussion of Possible Ordinance / Adding Chapter 38, Article 6: Single-Use Plastic Bags to the Beaufort County Code of Ordinances to Encourage the Use of Reusable Checkout Bags and Recyclable Paper Carryout Bags and Banning the Use of Single-Use Plastic Bags for Retail Checkout of Purchased Goods in the Unincorporated Areas of the County**

**Notification:** To view video of full discussion of this meeting please visit [http://beaufort.granicus.com/ViewPublisher.php?view\\_id=2](http://beaufort.granicus.com/ViewPublisher.php?view_id=2)

**Discussion:** Mrs. Rikki Parker, Project Manager, S.C. Coastal Conservation League, reviewed this item with the Committee. She presented actions taken in other cities within South Carolina, as well as the magnitude of the problem. She distributed reusable bags to Committee members and a letter encouraging reusable bags from Christi Hughes, Conservation and Research Specialists, South Carolina Aquarium.

Committee members expressed the following questions, comments and concerns:

- It would be helpful if the municipalities would consider this issue. It will only be effective with the help of everyone.
- Consider holding a multi-jurisdictional (countywide) referendum.
- Eliminate language requiring a bag tax.
- Concern regarding the banning of paper bags as well.
- Concern that no matter what Beaufort County does, it will have a small impact.
- Concern about adding additional costs to groceries thereby affecting people least able to pay.
- This is a state jurisdiction issue. If the state were to address this issue with finality, it would make Beaufort County Council's solution more comprehensive.

- Plastic bags are a small part of a very large problem. We are trashing our planet. We need to have discussions and prioritize solutions to this problem. This is a serious problem throughout the world.
- If we stay silent, industry will have a better chance of not allowing us to regulate our County from issues like this.
- Consider referring this item to the Planning Commission to determine type of ordinance best for Beaufort County then forward it back to the Natural Resources Committee for consideration.
- Support moving this item forward to County Council for public comment.
- The possibility of the Chairman reaching out and seeking input from the municipalities.
- Municipalities need to be privy to this information. Council should hold a workshop to begin an open discussion regarding the pros and cons of a single-use plastic bag ban.
- The possibility of businesses, in the unincorporated Beaufort County, being at a disadvantage if the municipalities do not follow suit with such a ban.
- Favor moving this item to County Council for approval to establish leadership.
- Against imposing a fee upon the citizens to support the ban.
- We should not reject something just because it does not solve all of the problems.

**Motion:** It was moved by Mr. Vaux, seconded by Mr. Caporale, that Natural Resources Committee recommend Council approve on first reading an ordinance adding Chapter 38, Article 6: Single Use Plastic Bags to the Beaufort County Code of Ordinances to encourage the use of reusable checkout bags and recyclable paper carryout bags and banning the use of single-use plastic bags for retail checkout of purchased goods in the unincorporated areas of the County. The vote: YEAS – Mr. Caporale, Mr. Glover, Mrs. Howard and Mr. Vaux. ABSENT – Mr. Fobes. NAYS – Mr. Dawson and Mr. Flewelling. The motion passed.

**Recommendation:** Council approve on first reading an ordinance adding Chapter 38, Article 6: Single Use Plastic Bags to the Beaufort County Code of Ordinances to encourage the use of reusable checkout bags and recyclable paper carryout bags and banning the use of single-use plastic bags for retail checkout of purchased goods in the unincorporated areas of the County

#### **4. A Resolution Adopting the Lady's Island Corridor Study (Stantec Report)**

**Notification:** To view video of full discussion of this meeting please visit [http://beaufort.granicus.com/ViewPublisher.php?view\\_id=2](http://beaufort.granicus.com/ViewPublisher.php?view_id=2)

**Motion:** It was moved by Mr. Sommerville, seconded by Mrs. Howard, that Natural Resources Committee recommend Council adopt a resolution adopting the Lady's Island Corridor Study (Stantec Report). The vote: YEAS – Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mr. Glover, Mrs. Howard, Mr. Sommerville and Mr. Vaux. ABSENT – Mr. Fobes. The motion passed.

**Recommendation:** Council adopt a resolution adopting the Lady's Island Corridor Study (Stantec Report).

## 5. Consideration of Reappointments and Appointments

- **Planning Commission**

**Notification:** To view video of full discussion of this meeting please visit [http://beaufort.granicus.com/ViewPublisher.php?view\\_id=2](http://beaufort.granicus.com/ViewPublisher.php?view_id=2)

**Motion:** It was moved by Mr. Vaux, seconded by Mr. Caporale, that Committee approve and recommend Council nominate Kevin Hennelly, representing southern Beaufort County, for appointment to serve as a member of the Planning Commission. The vote: YEAS – Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mr. Glover, Mrs. Howard, Mr. Sommerville and Mr. Vaux. ABSENT – Mr. Fobes. The motion passed.

**Recommendation:** Council nominate Kevin Hennelly, representing southern Beaufort County, for appointment to serve as a member of the Planning Commission.

## 6. Discussion / Proposal by City of Beaufort for Bridge Access and Bike Path to Whitehall Plantation on Lady's Island

**Notification:** To view video of full discussion of this meeting please visit [http://beaufort.granicus.com/ViewPublisher.php?view\\_id=2](http://beaufort.granicus.com/ViewPublisher.php?view_id=2)

**Discussion:** Mr. Bill Prokop, Manager, City of Beaufort, reviewed this item with the Committee. The City of Beaufort has negotiated with Mid-City Realty Group their donation of property on the Beaufort River side of the property around the old dock and pier. This property would be used for a passive park that will be connected to the Woods Bridge sidewalk and future county trail way. This would be a non-motorized pathway, pier and dock to be used by the public. The conditions for the donation are: (i) infrastructure for the park be financed by the County for an amount of not to exceed \$300,000, (ii) closing on the property take place on or before November 1, 2017, (iii) infrastructure to be completed by December 31, 2018 or earlier and, (iv) City will assume full responsibility for the project management during construction and all maintenance of the park and infrastructure once the park is completed.

The projected is estimated to cost approximately \$250,000 to \$300,000. The annual maintenance is estimated to be \$35,000 to \$40,000 per year. The City is asking for the Natural Resources Committee to support and recommend this project to the County Council for funding of up to \$300,000.

**Motion:** It was moved by Mr. Glover, seconded by Mrs. Howard, that Committee approve and forward the request for funding support for the Bridge Access and Bike Path to Whitehall Plantation Project to the Finance Committee for approval of funding through local (3%) accommodations tax funds or local (2%) hospitality tax, as appropriate, contingent upon the following conditions: the park size must be 1.0 to 1.5 acres and ten dedicated public parking spots for this park with posted signage. The vote: YEAS – Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mr. Glover, Mrs. Howard, Mr. Sommerville and Mr. Vaux. ABSENT – Mr. Fobes. The motion passed.

**Status:** This item was forwarded to the Finance Committee for funding approval.

### **7. Discussion / Parking Tractor Trailers on Rural and Residential Property**

**Notification:** To view video of full discussion of this meeting please visit [http://beaufort.granicus.com/ViewPublisher.php?view\\_id=2](http://beaufort.granicus.com/ViewPublisher.php?view_id=2)

**Discussion:** Mr. Rob Merchant, Long-Range Planner, reviewed proposed text amendments that relax the restrictions that commercial trucks and semi-trailer cabs can only park on residential lots in the T2 District. This would provide more flexibility to independent contractors and small business owners.

Committee members expressed the following concerns:

- The lack of definition for commercial vehicles.
- Storage. What if the rear space is in front of someone's house? There needs to be some sort of screening requirement.

**Motion:** It was moved by Mrs. Howard, seconded by Mr. Dawson, that Committee approve and recommend Council approve on first reading text amendments to the Beaufort County Community Development Code (CDC), Article 5 (supplement to zones), Division 5.5 (Off-street Parking), Section 5.5.30.A Storage and/or Parking of Heavy Trucks and Trailers. The vote: YEAS – Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mr. Glover, Mrs. Howard and Mr. Vaux. ABSENT – Mr. Fobes. The motion passed.

**Recommendation:** Council approve on first reading text amendments to the Beaufort County Community Development Code (CDC), Article 5 (supplement to zones), Division 5.5 (Off-street Parking), Section 5.5.30.A Storage and/or Parking of Heavy Trucks and Trailers.

## **INFORMATION ITEMS**

### **8. Discussion / Previous Planning Commission Meeting**

**Notification:** To view video of full discussion of this meeting please visit [http://beaufort.granicus.com/ViewPublisher.php?view\\_id=2](http://beaufort.granicus.com/ViewPublisher.php?view_id=2)

**Discussion:** Mr. Tony Criscitiello, Planning Director, provided the Committee an update on the Planning Commission meeting of August 7, 2017.

**Status:** Information only.

### **9. An Ordinance of Beaufort County Council Creating a Special Tax Assessment for Rehabilitated Historic Properties in the Geographical Boundaries Known as Daufuskie Island**

**Notification:** To view video of full discussion of this meeting please visit [http://beaufort.granicus.com/ViewPublisher.php?view\\_id=2](http://beaufort.granicus.com/ViewPublisher.php?view_id=2)

**Status:** Due to lack of notification, this item was moved to the next meeting of the Natural Resources Committee.

### **10. Discussion / Southern Beaufort County Future Land Use Map**

**Notification:** To view video of full discussion of this meeting please visit [http://beaufort.granicus.com/ViewPublisher.php?view\\_id=2](http://beaufort.granicus.com/ViewPublisher.php?view_id=2)

**Motion:** It was moved by Mr. Glover, seconded by Mr. Vaux, that Committee instruct administration to hold a minimum of three charrettes – two south of the Broad River and one north regarding the issue of the Future Land Use Map and the zoning that is applicable in those areas. The vote: YEAS – Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mr. Glover, Mrs. Howard and Mr. Vaux. ABSENT – Mr. Fobes. The motion passed.

**Recommendation:** Administration to hold a minimum of three charrettes – two south of the Broad River and one north regarding the issue of the Future Land Use Map and the zoning that is applicable in those areas.

### **11. Consideration of Reappointments and Appointments / Southern Beaufort County Corridor Beautification Board**

**Notification:** To view video of full discussion of this meeting please visit [http://beaufort.granicus.com/ViewPublisher.php?view\\_id=2](http://beaufort.granicus.com/ViewPublisher.php?view_id=2)

**Status:** No action at this time.

## PUBLIC FACILITIES COMMITTEE

August 28, 2017

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

The Public Facilities Committee met Monday, August 28, 2017 beginning at 1:00 p.m., in the Large Meeting Room, Hilton Head Island Branch Library, 11 Beach City Road, Hilton Head Island, South Carolina.

### ATTENDANCE

Chairman Stu Rodman, Vice Chairman York Glover and members Rick Caporale, Michael Covert, Alice Howard, Jerry Stewart and Roberts “Tabor” Vaux present. Non-Committee members Gerald Dawson, Steven Fobes and D. Paul Sommerville present (Paul Sommerville, as County Council Chairman, serves as an *ex-officio* member of each standing committee of Council and is entitled to vote.).

County Staff: Tony Criscitiello, Planning Director; Phil Foot, Assistant County Administrator–Public Facilities; Josh Gruber, Deputy County Administrator/Special Counsel; Chris Inglese, Assistant County Attorney; Thomas Keaveny, County Attorney; Colin Kinton, Division Director–Transportation Engineering; Eric Larson, Division Director – Environmental Engineering and Land Management; Ray McBride, Library Director; Rob McFee, Division Director–Facilities and Construction Engineering; Rob Merchant, Long-Range Planner; Jim Minor, Solid Waste and Recycling Manager; Jon Rembold, Airports Director; Monica Spells, Assistant County Administrator–Civic Engagement and Outreach; and David Wilhelm, Public Works Director.

Public: David Ames, Hilton Head Island Town Councilman; Lex Brown, Airports Board member; Kenneth Frazier; Megan Groves, SCDOT; Chuck Hunter, Chairman, Daufuskie Island Council; Michael Murphy; Chairman, Keep Beaufort County Beautiful Board; Sallie Ann Robinson, Daufuskie Island Council; Jon Schartner, Daufuskie Island Council; and Craig White, SCDOT.

Media: Joe Croley, *Lowcountry Inside Track* and Lucas High, *The Island Packet/Beaufort Gazette*.

Chairman Stu Rodman chaired the meeting.

### ACTION ITEMS

- 1. Contract Award for HXD: Runway 3 Extension (\$6,480,112 Construction Services and \$840,180 Construction Administration Fee) (Funding: 90% via FAA AIPO Grant 40 (pending), 5% through SCAC Grant (pending), and 5% via Hilton Head Island Airport Capital Projects Fund)**

**Notification:** To view video of full discussion of this meeting please visit

[http://beaufort.granicus.com/ViewPublisher.php?view\\_id=2](http://beaufort.granicus.com/ViewPublisher.php?view_id=2)

**Discussion:** Mr. Jon Rembold, Airports Director, reviewed this item with the Committee. Beaufort County issued an IFB (invitation for bid) to contractors capable of providing the requisite services associated with the extension of Runway 3 at the Hilton Head Island Airport. This project is being executed in accordance with the Hilton Head Island Master Plan Phase 1 Implementation as directed by Beaufort County and Town of Hilton Head Island Councils in 2010.

Bids were received and reviewed by airport staff and consultants, who determined that Quality Enterprises USA, Inc., was the lowest responsible/responsive bidder at \$6,480,112, plus the construction administration fee of \$80,180 to Talbert Bright and Ellington. Funding would come from the following: 90% via FAA AIPO Grant 40 (pending), 5% through SCAC Grant (pending), and 5% via Hilton Head Island Airport Capital Projects Fund.

**Motion:** It was moved by Mr. Stewart, seconded by Mrs. Howard, that Committee approve and recommend Council award a contract to Quality Enterprises USA, Inc., Chesapeake, Virginia, to perform the required construction services for the Runway 3 Extension at the Hilton Head Island Airport at a total cost of \$6,480,112, and with a construction administration fee of \$80,180 to Talbert, Bright and Ellington. The vote: YEAS – Mr. Caporale, Mr. Covert, Mr. Glover, Mrs. Howard, Mr. Rodman, Mr. Stewart and Mr. Vaux. The motion passed.

**Recommendation:** Council award a contract to Quality Enterprises USA, Inc., Chesapeake, Virginia, to perform the required construction services for the Runway 3 Extension at the Hilton Head Island Airport at a total cost of \$6,480,112, and with a construction administration fee of \$80,180 to Talbert, Bright and Ellington.

**2. A Resolution Authorizing the County Administrator to Execute an Intergovernmental Agreement with the City of Beaufort Vesting Jurisdiction Exclusively with Beaufort County Over Real Property Owned by Beaufort County and Located Partially Within the Jurisdiction of the City of Beaufort**

**Notification:** To view video of full discussion of this meeting please visit [http://beaufort.granicus.com/ViewPublisher.php?view\\_id=2](http://beaufort.granicus.com/ViewPublisher.php?view_id=2)

**Motion:** It was moved by Mr. Stewart, seconded by Mrs. Howard, that Committee approve and recommend Council adopt a resolution authorizing the County Administrator to execute an Intergovernmental Agreement with the City of Beaufort vesting jurisdiction exclusively with Beaufort County over real property owned by Beaufort County and located partially within the jurisdiction of the City of Beaufort. The vote: YEAS – Mr. Caporale, Mr. Covert, Mr. Glover, Mrs. Howard, Mr. Rodman, Mr. Stewart and Mr. Vaux. The motion passed.

**Recommendation:** Council adopt a resolution authorizing the County Administrator to execute an Intergovernmental Agreement with the City of Beaufort vesting jurisdiction exclusively with Beaufort County over real property owned by Beaufort County and located

partially within the jurisdiction of the City of Beaufort.

### **3. An Ordinance Providing for a Quit Claim Deed From Beaufort County to Kuzzens Inc. Releasing any Claims Over a Portion of Land Occupied by the Tomato Sheds**

**Notification:** To view video of full discussion of this meeting please visit [http://beaufort.granicus.com/ViewPublisher.php?view\\_id=2](http://beaufort.granicus.com/ViewPublisher.php?view_id=2)

**Motion:** It was moved by Mr. Vaux, seconded by Mr. Covert, that Committee approve and recommend Council approve on first reading an ordinance providing for a Quit Claim Deed from Beaufort County to Kuzzens Inc. releasing any claims over a portion of land occupied by the tomato sheds. The vote: YEAS – Mr. Caporale, Mr. Covert, Mrs. Howard, Mr. Rodman, Mr. Stewart and Mr. Vaux. ABSTAIN – Mr. Glover. The motion passed.

**Recommendation:** Council approve on first reading an ordinance providing for a Quit Claim Deed from Beaufort County to Kuzzens Inc. releasing any claims over a portion of land occupied by the tomato sheds.

### **4. Consideration of Reappointments and Appointments**

**Notification:** To view video of full discussion of this meeting please visit [http://beaufort.granicus.com/ViewPublisher.php?view\\_id=2](http://beaufort.granicus.com/ViewPublisher.php?view_id=2)

**Motion:** It was moved by Mr. Caporale, seconded by Mr. Glover, that Committee approve and recommend Council nominate Barry Wilbur, representing active/recently retired commercial pilot, for appointment to serve as a member of the Airports Board. The vote: YEAS – Mr. Caporale, Mr. Covert, Mr. Glover, Mrs. Howard, Mr. Rodman, Mr. Stewart and Mr. Vaux. The motion passed.

**Recommendation:** Council nominate Barry Wilbur, representing active/recently retired commercial pilot, for appointment to serve as a member of the Airports Board.

## **INFORMATION ITEMS**

### **5. Update / Hilton Head Island Airport**

**Notification:** To view video of full discussion of this meeting please visit [http://beaufort.granicus.com/ViewPublisher.php?view\\_id=2](http://beaufort.granicus.com/ViewPublisher.php?view_id=2)

**Discussion:** Mr. Jon Rembold, Airports Director, provided the Committee an update on the Hilton Head Island Airport. The update included the status and discussions of the Taxiway A Relocation Project, Runway 21 Extension, EMAS Project, Passenger Facility Fees, and Terminal Renovations.

Mr. Fobes requested the Airport Master Plan be updated.

**Status:** This update was provided for information only. Members of the Committee requested an updated Airport Master Plan.

## 6. Contract Award for Disaster Debris Management and Financial Recovery Services

**Notification:** To view video of full discussion of this meeting please visit [http://beaufort.granicus.com/ViewPublisher.php?view\\_id=2](http://beaufort.granicus.com/ViewPublisher.php?view_id=2)

**Discussion:** Mr. Jim Minor, Solid Waste and Recycling Director, reviewed this item with the Committee. Beaufort County issued a RFP (request for proposal) to solicit proposals from qualified firms to provide services to Beaufort County in the event of a debris-generating event such as a hurricane. Services include:

- Disaster debris monitoring services to include debris generated from the public right-of-ways, private property, drainage areas, waterways, and other public eligible or designated areas.
- Emergency Management Planning, Training and Staff/Equipment Augmentation.
- Grant Management Consulting Services.

A pre-proposal meeting was held June 22, 2017. Proposals were opened July 12, 2017. The County received proposals from two firms: Tetra Tech Inc., Maitland, Florida and Witt O'Brien's, Washington, DC.

The staff evaluation committee reviewed the proposals for capability, firms' experience, performance capability and proposed cost. The panel ranked the firms, according to the RFP selection criteria, interviewed both firms on August 7, 2017, and determined Tetra Tech the top ranked firm.

**Motion:** It was moved by Mr. Stewart, seconded by Mrs. Howard, that Committee award a contract to Tetra Tech Inc., Maitland, Florida, for disaster debris management and financial recovery services for Beaufort County. Special Disaster Account Funding will be established per event/activation. The vote: YEAS – Mr. Caporale, Mr. Covert, Mr. Glover, Mrs. Howard, Mr. Rodman, Mr. Stewart and Mr. Vaux. The motion passed.

**Status:** Committee awarded a contract to Tetra Tech Inc., Maitland, Florida, for disaster debris management and financial recovery services for Beaufort County. Special Disaster Account Funding will be established per event/activation.

## 7. Discussion / Marshside Mama Sublease

**Notification:** To view video of full discussion of this meeting please visit [http://beaufort.granicus.com/ViewPublisher.php?view\\_id=2](http://beaufort.granicus.com/ViewPublisher.php?view_id=2)

**Discussion:** Mr. Josh Gruber, Deputy County Administrator/Special Counsel, reviewed this item with the Committee. Historically, the County has owned the property on Daufuskie Island that has operated as Marshside Mama. The existing lease agreement calls for Beaufort

County to enter into an agreement with Daufuskie Island Cooperative, who then subleased the property to the current tenant, Marshide Mama. The lease agreement and sublease agreement terminated in December 2016. Since that time, we have been operating on a month-to-month basis to continue the same lease terms that were in place in prior agreements, as we look at our options moving forward. In response to a previous Committee meeting recommendation--to look at potential options regarding the sale or the lease of the property--staff submitted a RFP, due mid-August. At the conclusion of that process, the County received one responsive submission. Since that RFP closed, the County has been contacted by several entities with the desire to submit a responsive bid, but failed to do so within the required time frame. He informed the Committee of the potential opportunity to cancel the previous RFP and open up for a new round. Regardless of who the subtenant ends up being, staff recommends distancing the County owning and operating this type of facility.

Mr. Vaux provided the Committee with a resolution, adopted by the Daufuskie Island Council on May 17, 2017, supporting continuing the lease agreement between the Daufuskie Island Cooperative, Inc. and Beaufort County. He recommends the Committee instruct staff to enter into discussion with the Daufuskie Island Council to explore either a lease or a transfer arrangement, and then report back to the next Public Facilities Committee.

Mr. Gruber stated staff will draft a proposal to transfer ownership of the property to the Daufuskie Island Council upon certain terms and conditions, to include a reverter clause that if the property was not used to fulfill the purposes, ownership would revert to the County.

Mr. Rodman mentioned a possible reverter clause to reclaim the property if it fits within long-term planning for the property.

**Status:** Staff was directed to enter into discussion with the Daufuskie Island Council regarding the potential transfer of ownership, then report back at the next Public Facilities Committee meeting.

#### **8. Update on U.S. Highway 278 Gateway Corridor**

**Notification:** To view video of full discussion of this meeting please visit [http://beaufort.granicus.com/ViewPublisher.php?view\\_id=2](http://beaufort.granicus.com/ViewPublisher.php?view_id=2)

**Discussion:** Mr. Rob McFee, Division Director–Facilities and Construction Engineering, introduced Mr. Craig White, SCDOT, who provided the Committee an update on the U.S. Highway 278 Gateway Corridor. The update included information on road safety, Signal Study, and Corridor Environmental Assessment Study.

**Status:** Informational purposes only.

#### **9. Update / Beaufort County Comprehensive Plan / Transportation and Community Facilities Elements**

**Notification:** To view video of full discussion of this meeting please visit [http://beaufort.granicus.com/ViewPublisher.php?view\\_id=2](http://beaufort.granicus.com/ViewPublisher.php?view_id=2)

**Discussion:** Mr. Rob Merchant, Long-Range Planner, provided the Committee an update on the Transportation and Community Facilities Elements of the Beaufort County Comprehensive Plan. We are in the process of updating the Transportation and Community Facilities Elements. In 2016 Council approved a five-year assessment of the Comprehensive Plan. In that assessment, there were areas that were outdated and needed updating, and the Transportation Chapter is one of those areas. The updates include:

- Adopting a multi-modal approach to transportation planning (cars, bike/pedestrian and public transit).
- Updating the planned transportation projects and project the road conditions for 2030 using Regional Transportation Model.
- Rewriting the public transportation and bike/ped sections of the chapter recognizing changing conditions.
- Recognizing the establishment of the MPO (LATS) and its implications on regional transportation planning.

**Status:** Informational purposes only.

#### **10. Discussion / Traffic Circle / Bluffton Parkway and S.C. Highway 46**

**Notification:** To view video of full discussion of this meeting please visit [http://beaufort.granicus.com/ViewPublisher.php?view\\_id=2](http://beaufort.granicus.com/ViewPublisher.php?view_id=2)

**Discussion:** Mr. Colin Kinton, Division Director–Transportation Engineering, reviewed this item with the Committee. He provided an update on the traffic and accident numbers at the roundabout at Bluffton Parkway and S.C. Highway 46.

Committee members voiced their concerns about the safety of the traffic circle in that location and asked staff to work with SCDOT regarding ways to improve.

**Status:** Informational purposes only.

#### **11. Keep Beaufort County Beautiful Board / Request to be Included as a Council-Appointed Board**

**Notification:** To view video of full discussion of this meeting please visit [http://beaufort.granicus.com/ViewPublisher.php?view\\_id=2](http://beaufort.granicus.com/ViewPublisher.php?view_id=2)

**Discussion:** Mrs. Alice Howard reviewed this item with the Committee. The Keep Beaufort County Beautiful Board met and approved, at the July 13, 2017 meeting, to begin the process to charter the Board as a Council-appointed board. At the 2017 Council Annual Strategic Planning Session, the merge of this organization with the Southern Beaufort County Beautification Committee was discussed. After looking at the recommendation, the Keep America Beautiful affiliation does not believe it is in their best interest to merge due to bifurcated goals.

Mr. Jim Minor, Solid Waste and Recycling Manager, provided the Committee an overview of the responsibilities and goals of Keep America Beautiful affiliate and growth over the years. He supports the idea of making Keep Beaufort County Beautiful Board a Council-appointed board.

**Status:** Committee directed Beaufort County staff to start the process of making Keep Beaufort County Beautiful Board a Council-appointed board and provide the Committee a draft ordinance at the next Public Facilities Committee meeting.

DRAFT

Boards and Commissions  
Reappointments and Appointments  
September 11, 2017

**1 Community Services Committee**

***Disabilities and Special Needs Board***

<u>NominateD</u>	<u>Name</u>	<u>Position/Area/Expertise</u>	<u>Reappoint/Appoint</u>	<u>Votes Required</u>	<u>Term/Years</u>	<u>Expiration</u>
08.28.17	Jane Sidwell	At-Large	Appoint	6/11	Partial	2/2019

**2 Natural Resources Committee**

***Planning Commission***

<u>NominateD</u>	<u>Name</u>	<u>Position/Area/Expertise</u>	<u>Reappoint/Appoint</u>	<u>Votes Required</u>	<u>Term/Years</u>	<u>Expiration</u>
08.28.17	Kevin Hennelly	Southern Beaufort County	Appoint	6/11	4	2/2022

**3 Public Facilities Committee**

***Airports Board***

<u>NominateD</u>	<u>Name</u>	<u>Position/Area/Expertise</u>	<u>Reappoint/Appoint</u>	<u>Votes Required</u>	<u>Term/Years</u>	<u>Expiration</u>
08.28.17	Barry Wilbur	Active/Recently Retired Commercial Pilot	Appoint	6/11	Partial	2/2019



**COUNTY COUNCIL OF BEAUFORT COUNTY  
BEAUFORT COUNTY ENGINEERING DEPARTMENT  
2266 Boundary Street, Beaufort, SC 29902  
Post Office Drawer 1228, Beaufort, SC 29901-1228  
Telephone: 843-255-2700 Facsimile: 843-255-9420**

TO: Councilman Stewart Rodman, Chairman, Public Facilities Committee

VIA: Gary Kubic, County Administrator  
Josh Gruber, Deputy County Administrator *JG*  
Alicia Holland, Assistant County Administrator for Finance *AH*  
Dave Thomas, Purchasing Director *DT*

FROM: Robert McFee, PE, Division Director for Construction, Engineering & Facilities *J.R. McFee*

SUBJ: **Beaufort County Dirt Road Paving Contract #50A – IFB #080317A**

DATE: September 13, 2017

**BACKGROUND.** In July 2016, County Council awarded a dirt road paving design contract to Andrews Engineering for the following County maintained dirt roads.

<u>Name</u>	<u>Location</u>	<u>County Council District</u>	<u>Length</u>
1. Butler Farm Road	Port Royal Island	1	0.30 miles
2. Johnson Landing Road	Lady's Island	2	1.44 miles
3. Trotter's Loop	Lady's Island	2	<u>0.68 miles</u>
Total Mileage			2.42 miles

The Engineering Department advertised for bid dirt road paving improvements, IFB #080317A and on August 3, 2017, two contractors submitted the following bids:

J. H. Hiers Construction Company, Beaufort, SC	Total Bid: \$2,170,247
Preferred Materials, Inc., Savannah, GA	Total Bid: \$2,329,440
Engineers Estimate	\$1,685,131

An analysis of the bid submitted, revealed no apparent cause for rejecting J. H. Heirs Construction's bid and they are certified the lowest responsible/responsive bidder. Therefore, it is recommended that the subject bid be awarded to J. H. Heirs Construction Company in the amount of \$2,170,247. Staff is requesting a 10% project contingency of \$217,025. Total project budget is \$2,387,272.

*JAH* **FUNDING.** County TAG and C Funds with an available combined uncommitted fund balance of \$6 million for new projects.

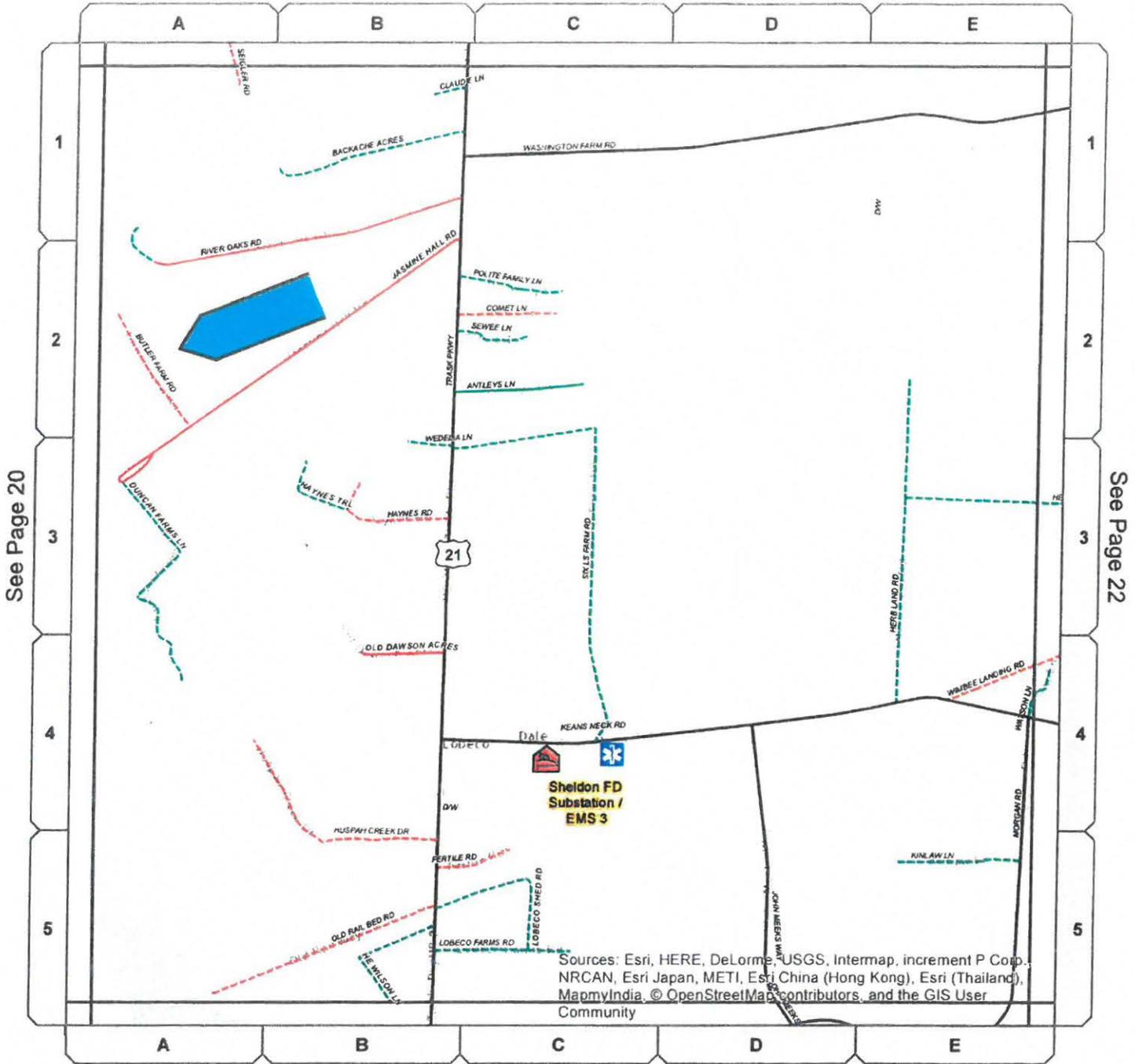
**FOR ACTION.** Public Facilities Committee, September 25, 2017.

**RECOMMENDATION.** The Public Facilities Committee approve and recommend to County Council award of Dirt Road Paving Contract #50A to J. H. Hiers Construction Company in the amount of \$2,170,247 funded from CTC/TAG Funds. Additionally, recommend approval of a budget to include a 10% project contingency for a total project budget at \$2,387,272.

JRM/AA/mjh

Attachments: 1) Location Maps  
2) Bid Certification

Contract/50A/pfcapp



See Page 20

See Page 22

**County Boundary**

**PUBLIC SERVICE FACILITIES**

- Hospitals
- Fire Stations
- Police Stations
- EMS Stations
- Elementary Schools
- Middle Schools
- High Schools
- Airport
- Boat Landings

**ROADS**

<all other values>

**Owner, Surface**

- STATE, PAVED
- STATE, UNPAVED
- COUNTY, PAVED
- COUNTY, UNPAVED
- PRIVATE, PAVED
- PRIVATE, UNPAVED
- MILITARY, PAVED
- MILITARY, UNPAVED
- MUNICIPAL, PAVED
- MUNICIPAL, UNPAVED

**MUNICIPALITIES**

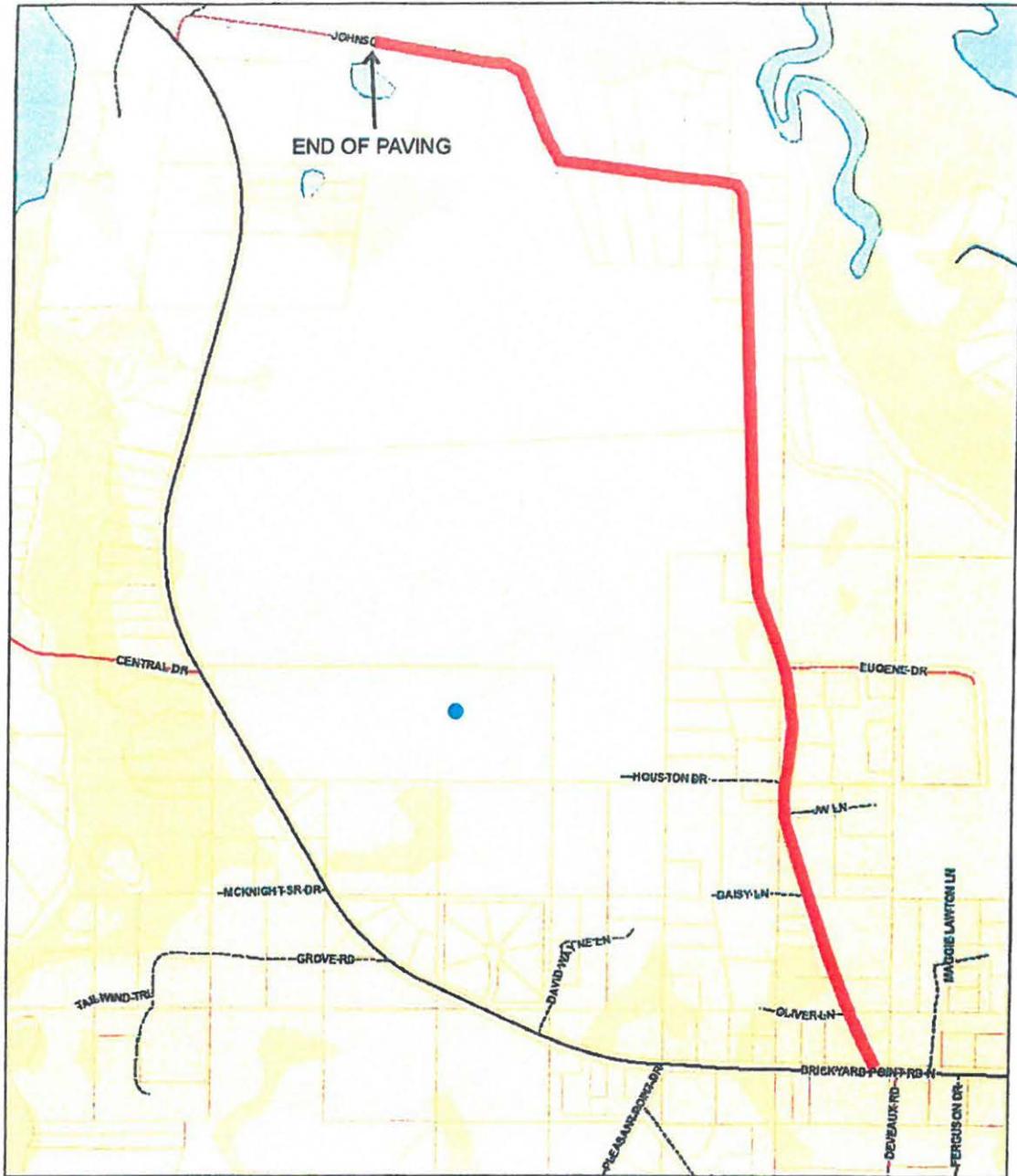
- City of Beaufort
- City of Hardeeville
- Town of Bluffton
- Town of Hilton Head
- Town of Port Royal
- Town of Yemassee

**Scale:** 0 0.25 0.5 0.75 1 Miles

**Butler Farm Road**

Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

# JOHNSON LANDING RD. PAVING PROJECT



July 16, 2015

**Road Classifications**

- <all other values>
- STATE, PAVED
- STATE, UNPAVED
- COUNTY, PAVED
- COUNTY, UNPAVED
- PRIVATE, PAVED
- PRIVATE, UNPAVED
- PRIVATE, UNDETERMINED
- TOWN, PAVED
- TOWN, UNPAVED
- MILITARY / PAVED
- MILITARY / UNPAVED
- ▭ Parcels

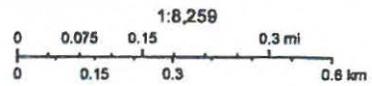
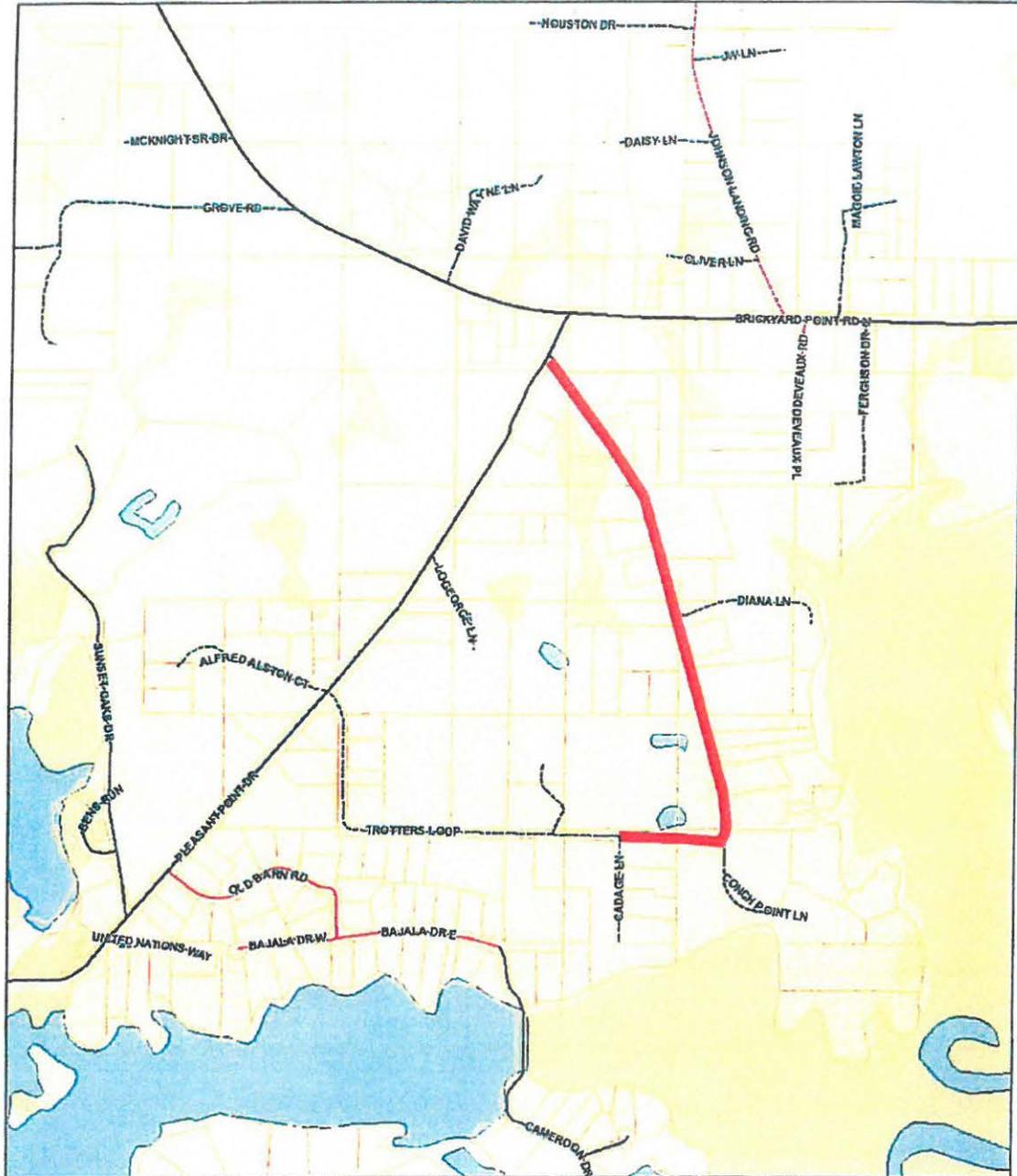


Exhibit F  
Addendum #1

The information and images contained on this web site are for viewing and informational purposes only. Although much of the data is compiled from official sources, such as deeds and plats, it is not intended to be used as such. Please contact the appropriate Beaufort County Office for official or original documents.

# TROTTERS LOOP PAVING PROJECT



July 16, 2015

## Road Classifications

- <all other values>
- STATE, PAVED
- STATE, UNPAVED
- COUNTY, PAVED
- COUNTY, UNPAVED
- PRIVATE, PAVED
- PRIVATE, UNPAVED
- PRIVATE, UNDETERMINED
- TOWN, PAVED
- TOWN, UNPAVED
- MILITARY / PAVED
- MILITARY / UNPAVED
- ⋯ Parcels

1:8,259

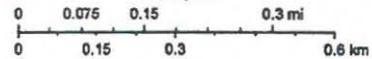


Exhibit F  
Addendum #1

<b>IFB #080317A</b>		
<b>Bid Results</b>		
<b>Road</b>	<b>J H Heirs</b>	<b>Preferred</b>
	<b>Construction</b>	<b>Materials Inc.</b>
<b>Butler Farm</b>	\$ 298,893	\$ 361,020
<b>Johnson Landing</b>	\$ 1,191,011	\$ 1,321,347
<b>Trotter's Loop</b>	\$ 680,343	\$ 647,073
<b>Grand Total</b>	<b>\$ 2,170,247</b>	<b>\$ 2,329,440</b>



**COUNTY COUNCIL OF BEAUFORT COUNTY**  
**BEAUFORT COUNTY ENGINEERING DEPARTMENT**  
 2266 Boundary Street, Beaufort, SC 29902  
 Post Office Drawer 1228, Beaufort, SC 29901-1228  
 Telephone: 843-255-2700 Facsimile: 843-255-9420

TO: Councilman Stewart Rodman, Chairman, Public Facilities Committee

VIA: Gary Kubic, County Administrator *JK*  
 Josh Gruber, Deputy County Administrator *JG*  
 Alicia Holland, Assistant County Administrator for Finance *AH*  
 Dave Thomas, Purchasing Director *DT*

FROM: Robert McFee, PE, Division Director for Construction, Engineering & Facilities *JRM*

SUBJ: **Beaufort County Dirt Road Paving Contract #50WE – IFB #080317WE**

DATE: September 13, 2017

**BACKGROUND.** In July 2016, County Council awarded a dirt road paving design contract to Ward Edwards for the following County maintained dirt roads.

Name	Location	County Council District	Length
1. Albertha Fields Circle	Sheldon	1	0.41 miles
2. Almond Drive	St. Helena Island	3	0.19 miles
3. Coker Lane	Dale	1	0.21 miles
4. Devonwood Drive	Bluffton	9	0.25 miles
5. Mary Smalls Road	St. Helena Island	3	0.30 miles
6. Shiney Road	St. Helena Island	3	0.92 miles
Total Mileage			2.28 miles

The Engineering Department advertised for bid dirt road paving improvements, IFB #080317WE and on August 3, 2017, two contractors submitted the bids listed below. Also included in the IFB #080317WE, were repair to the Bluffton Parkway Flyover Bridge embankment that had erosion damage from Hurricane Matthew. The embankment repair consists of material removal and replacement of approximately 120 LF for the bridge approach area adjacent to westbound US 278 (See Attachment #2).

Preferred Materials, Inc., Savannah, GA	Total Bid: \$2,498,227	Dirt Road Paving Bid Amt: \$2,397,957 Flyover Bridge Embankment Repair Bid Amt: \$100,270
J. H. Hiers Construction Co Beaufort, SC	Total Bid: \$2,536,116	Dirt Road Paving Bid Amt: \$2,359,816 Flyover Bridge Embankment Repair Bid Amt: \$176,300
Engineers Estimate	\$2,127,000	

An analysis of the bid submitted, revealed no apparent cause for rejecting Preferred Materials, Inc., bid and they are certified the lowest responsible/responsive bidder. Therefore, it is recommended that the subject bid be awarded to Preferred Materials in the amount of \$2,498,227. Staff is requesting a 10% project contingency of \$249,823. Total project budget is \$2,748,050.

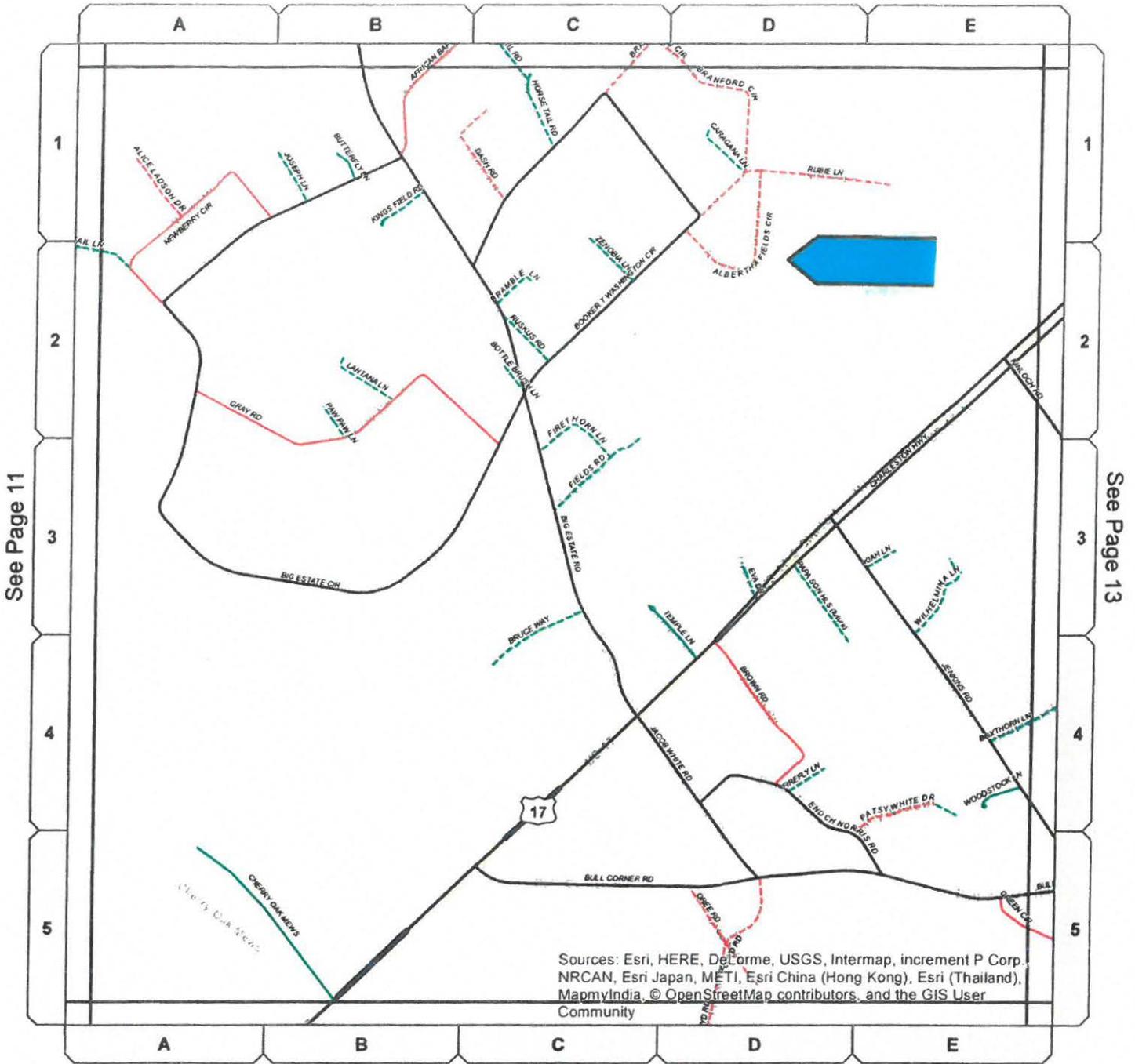
**FUNDING.** Funding for the dirt road paving would be from County TAG and C Funds with an available combined uncommitted fund balance of \$6 million for new projects. Additionally, the repairs to the Parkway Flyover Bridge embankment will be funded from the Bluffton Parkway Phase 5 Sales Tax Account 47010012-54500 with an available balance of \$1.0 million.

**FOR ACTION.** Public Facilities Committee, September 25, 2017.

**RECOMMENDATION.** The Public Facilities Committee approve and recommend to County Council award of Dirt Road Paving Contract #50WE to Preferred Materials, Inc., in the amount of \$2,498,227. Funding would be from CTC/TAG Funds for the dirt road paving portion of the contract and the Bluffton Parkway Phase 5 Sales Tax Account for the Flyover Bridge embankment repair. Additionally, recommend approval of a budget to include a 10% project contingency for a total project budget at \$2,748,050.

JRM/AA/mjh

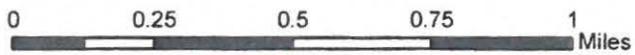
Attachments: 1) Location Maps, 2) IFB 080317WE Addendum #1, 3) Bid Certification



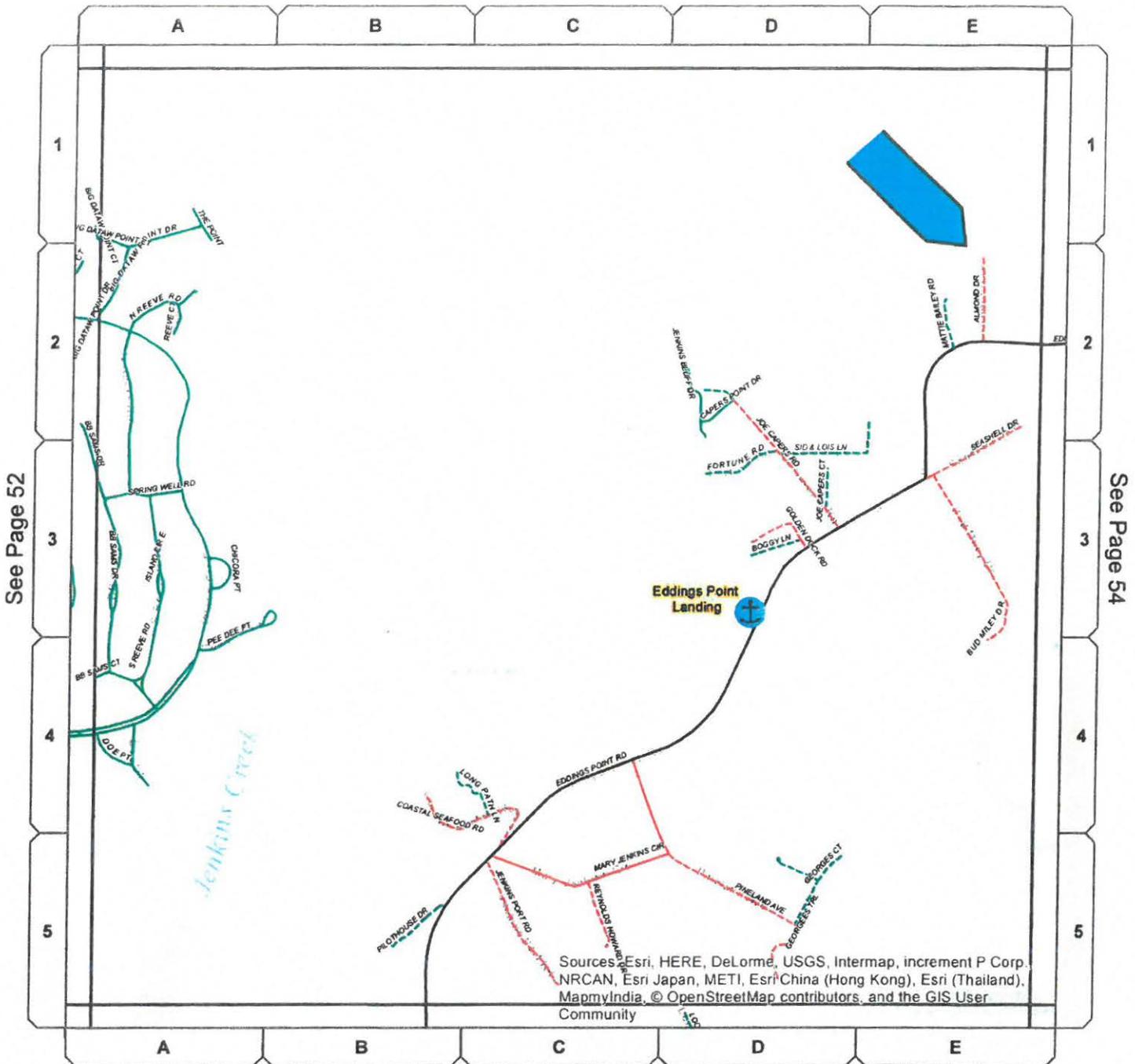
Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp. NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

- County Boundary
- PUBLIC SERVICE FACILITIES**
- Hospitals
  - Fire Stations
  - Police Stations
  - EMS Stations
  - Elementary Schools
  - Middle Schools
  - High Schools
  - Airport
  - Boat Landings
- ROADS**
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- MUNICIPALITIES**
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  - City of Hardeeville
  - Town of Bluffton
  - Town of Hilton Head
  - Town of Port Royal
  - Town of Yemassee



Albertha Fields Road

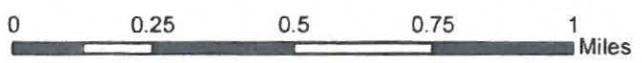


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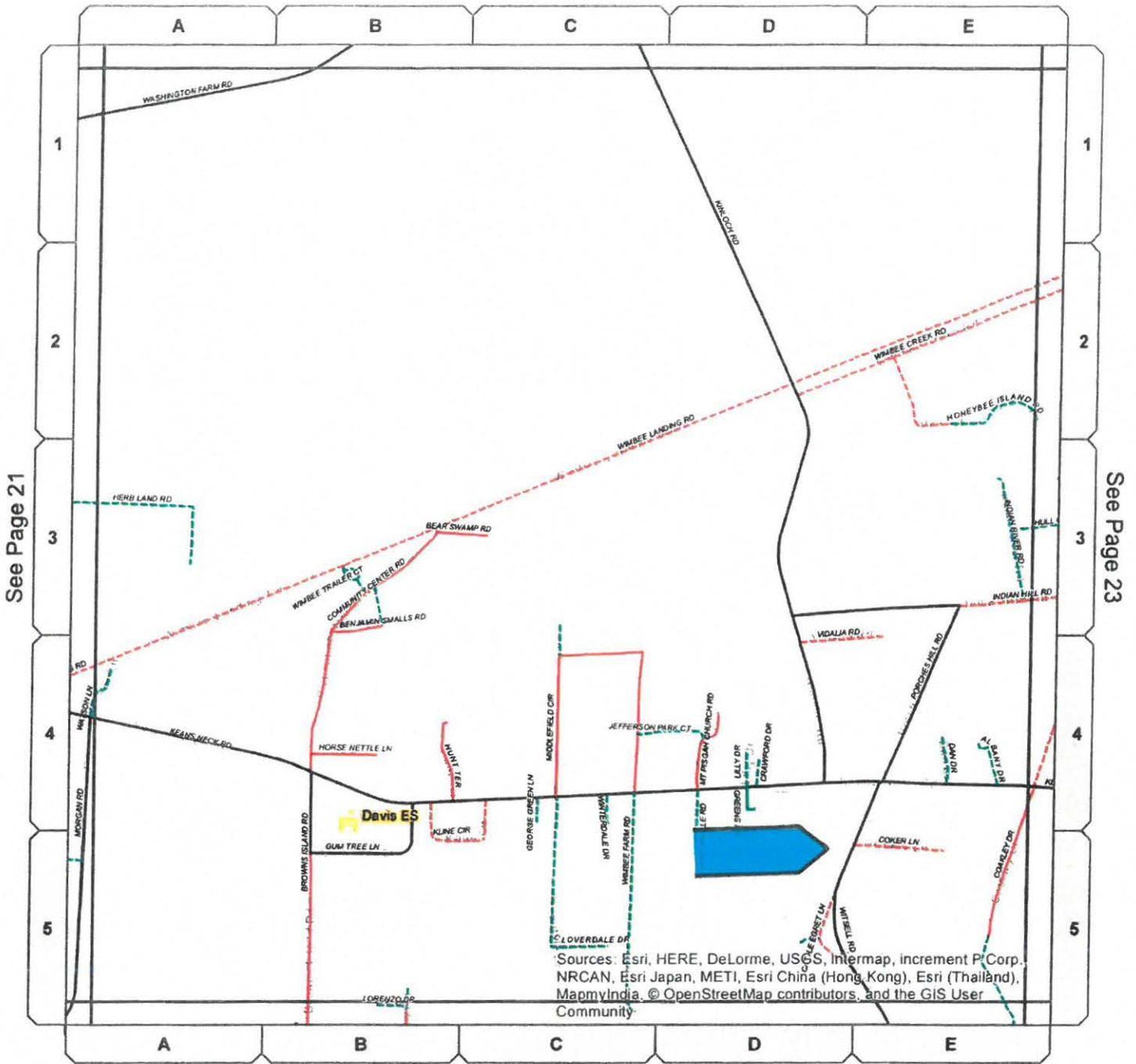
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  - Police Stations
  - EMS Stations
  - Elementary Schools
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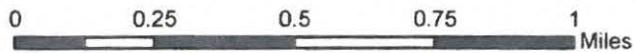
Almond Drive



- PUBLIC SERVICE FACILITIES**
- Hospitals
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  - Police Stations
  - EMS Stations
  - Elementary Schools
  - Middle Schools
  - High Schools
  - Airport
  - Boat Landings

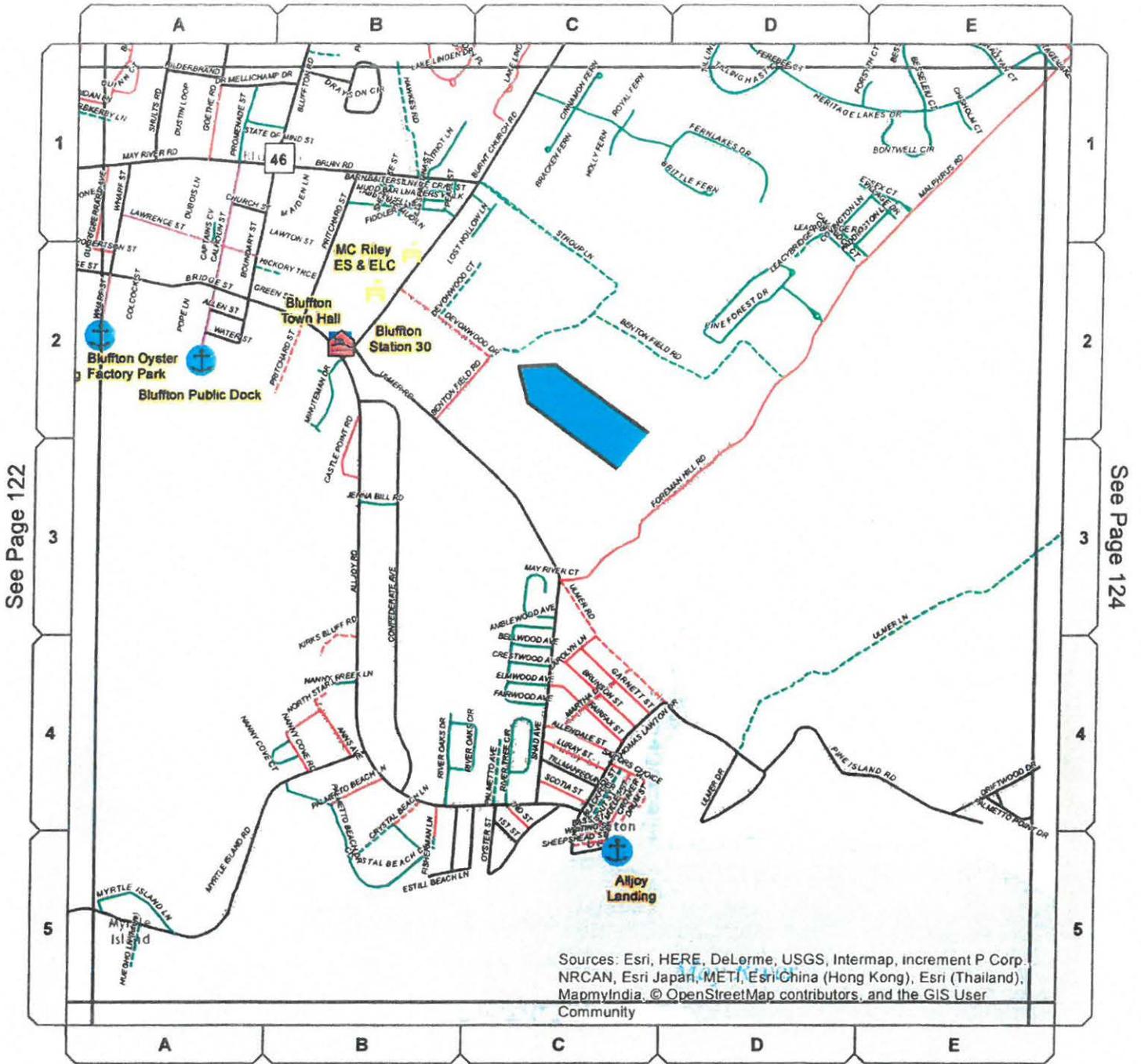
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Coker Lane

Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), MaomyIndia, © OpenStreetMap contributors, and the GIS User Community



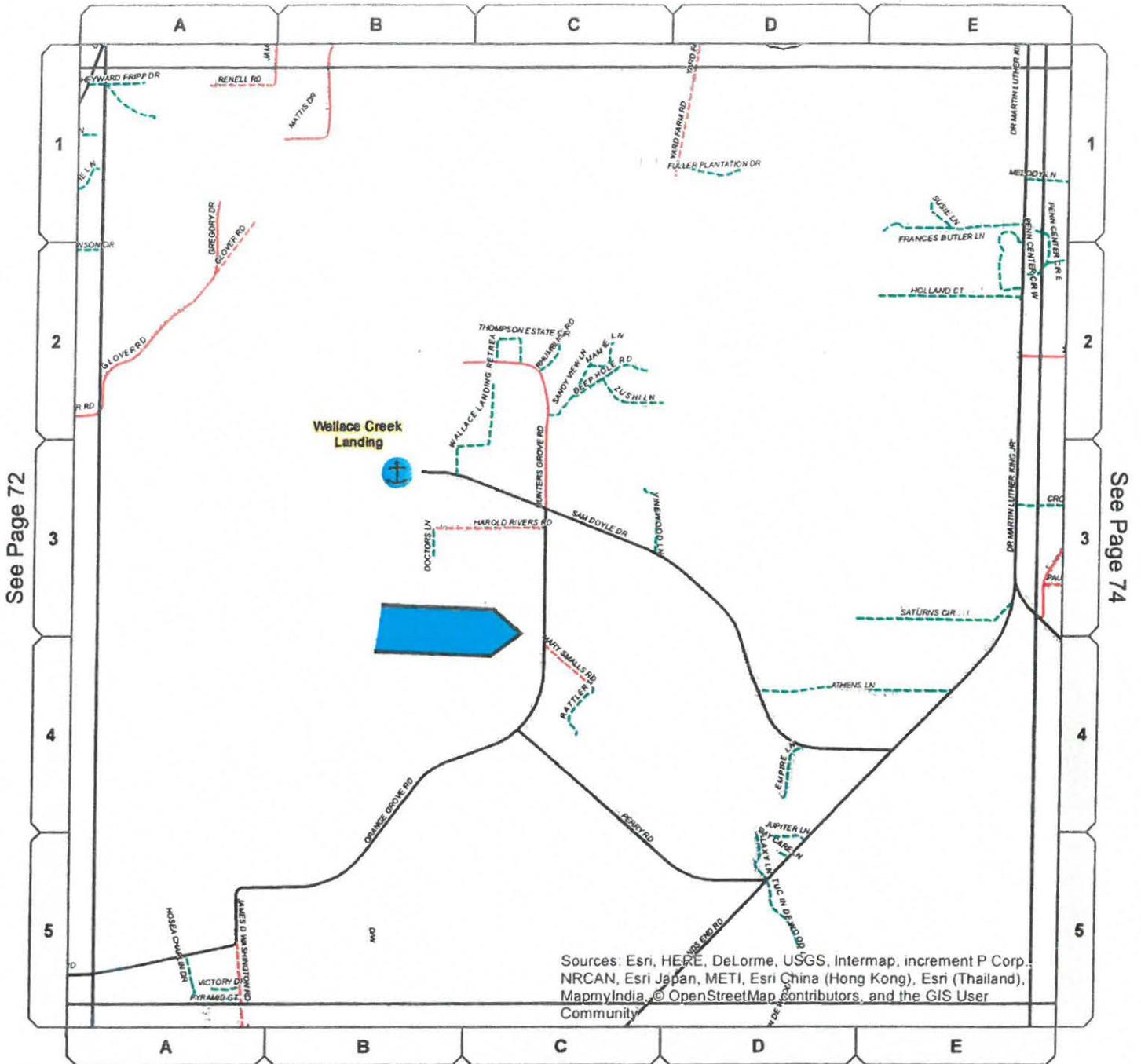
See Page 122

See Page 124

<p>--- County Boundary</p> <p><b>PUBLIC SERVICE FACILITIES</b></p> <ul style="list-style-type: none"> <li> Hospitals</li> <li> Fire Stations</li> <li> Police Stations</li> <li> EMS Stations</li> <li> Elementary Schools</li> <li> Middle Schools</li> <li> High Schools</li> <li> Airport</li> <li> Boat Landings</li> </ul>		<p><b>ROADS</b></p> <p>&lt;all other values&gt;</p> <p><b>Owner, Surface</b></p> <ul style="list-style-type: none"> <li> STATE, PAVED</li> <li> STATE, UNPAVED</li> <li> COUNTY, PAVED</li> <li> COUNTY, UNPAVED</li> <li> PRIVATE, PAVED</li> <li> PRIVATE, UNPAVED</li> <li> MILITARY, PAVED</li> <li> MILITARY, UNPAVED</li> <li> MUNICIPAL, PAVED</li> <li> MUNICIPAL, UNPAVED</li> </ul>	<p><b>MUNICIPALITIES</b></p> <ul style="list-style-type: none"> <li> City of Beaufort</li> <li> City of Hardeeville</li> <li> Town of Bluffton</li> <li> Town of Hilton Head</li> <li> Town of Port Royal</li> <li> Town of Yemassee</li> </ul>
		<p>0      0.25      0.5      0.75      1</p> <p>Miles</p>	

Devonwood Drive

Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community



**PUBLIC SERVICE FACILITIES**

- Hospitals
- Fire Stations
- Police Stations
- EMS Stations
- Elementary Schools
- Middle Schools
- High Schools
- Airport
- Boat Landings

**ROADS**

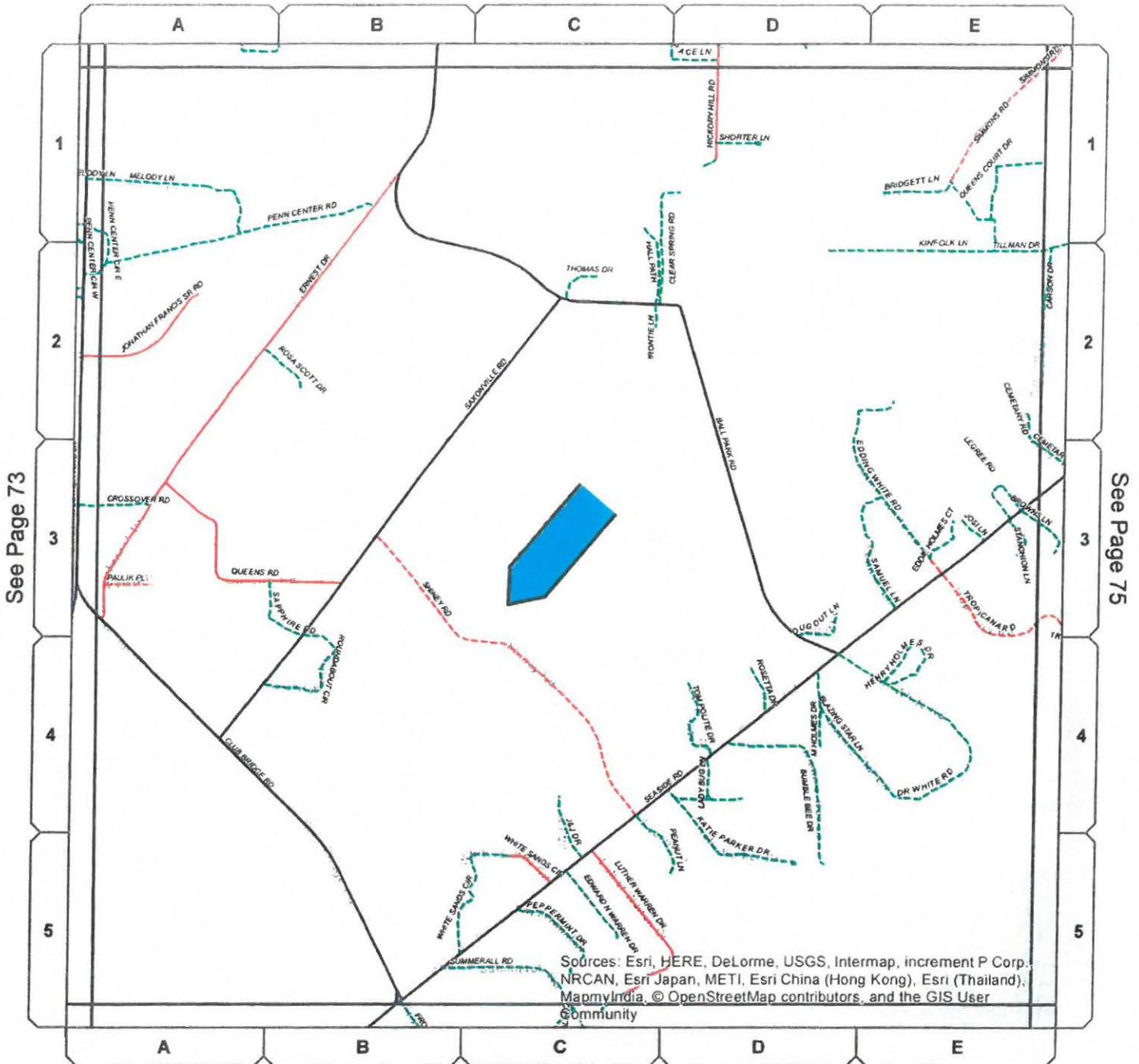
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**MUNICIPALITIES**

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- Town of Bluffton
- Town of Hilton Head
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- Town of Yemassee



Mary Smalls Rd.

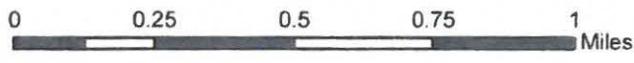


Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

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  - Town of Yemassee



Shiny Road



**COUNTY COUNCIL OF BEAUFORT COUNTY  
BEAUFORT COUNTY ENGINEERING DEPARTMENT**

2266 Boundary Street, Beaufort, SC 29902  
Post Office Drawer 1228, Beaufort, SC 29901-1228  
Telephone: 843-255-2700 Facsimile: 843-255-9420

To: All Prospective Bidders  
Date: July 11, 2017

**ADDENDUM #1  
Dirt Road Contract #50  
IFB # 080317WE**

The following information and attachments will amend, modify, and/or clarify the bid documents described above and are hereby part of the same. Please incorporate these items into the bidding documents for the above referenced project. Please acknowledge receipt of this on the bid form.

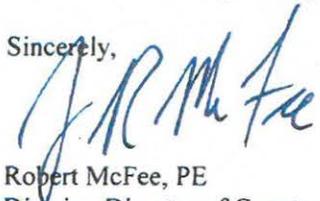
1. Additional scope of work: Repairs to roadside embankment Exit 5A on Highway 278 in accordance with SCDOT/Beaufort County Agreement – See Attachments
  - a. Remove and haul offsite, all non-soil embankment materials, including vegetation for a length of 120 LF, from top of slope to bottom of slope.
  - b. Install new embankment material (compacted structural fill) place Class 2 geotextile fabric and 12" of Class B rip rap from base of slope 18" above mean high tide.
  - c. The Contractor may elect to remove and replace the guard rail adjacent to work area to gain equipment access to the slope.
    - i. Salvage and store the guardrail.
    - ii. Provide temporary signage and barricading, per SCDOT standards, where the guardrail is removed during embankment reconstruction.
    - iii. Reinstall guardrail.
  - d. Provide traffic control for lane closure as required per SCDOT.
    - i. Lane closures (night work) are permitted on US278 from 10 pm to 6 am Monday through Sunday.
  - e. Properly seed with permanent grass seed mix. Provide temporary grassing mix as required for erosion control.
  - f. Provide traffic plan for review and approval.

2. Included as attachments to this addendum

- a. Sketch showing location of 120' of embankment repair and photos of existing conditions.  
Pages 1 through 7.
- b. Revised bid forms. Pages 3 of 9 through 9 of 9.
- c. SCDOT Maintenance excerpt

Should you have any questions regarding this, please call the Beaufort County Engineering Division at (843) 255-2700. As always, we appreciate your interest in doing business with Beaufort County.

Sincerely,

A handwritten signature in blue ink, appearing to read "R. McFee".

Robert McFee, PE  
Division Director of Construction Engineering and Facilities

JRM/cvs

1 IFB # 080317 WE

5 LF STEEL BEAM GUARDRAIL  
END TERMINAL (TYPE "T")  
THREE BEAM BRIDGE CONN.

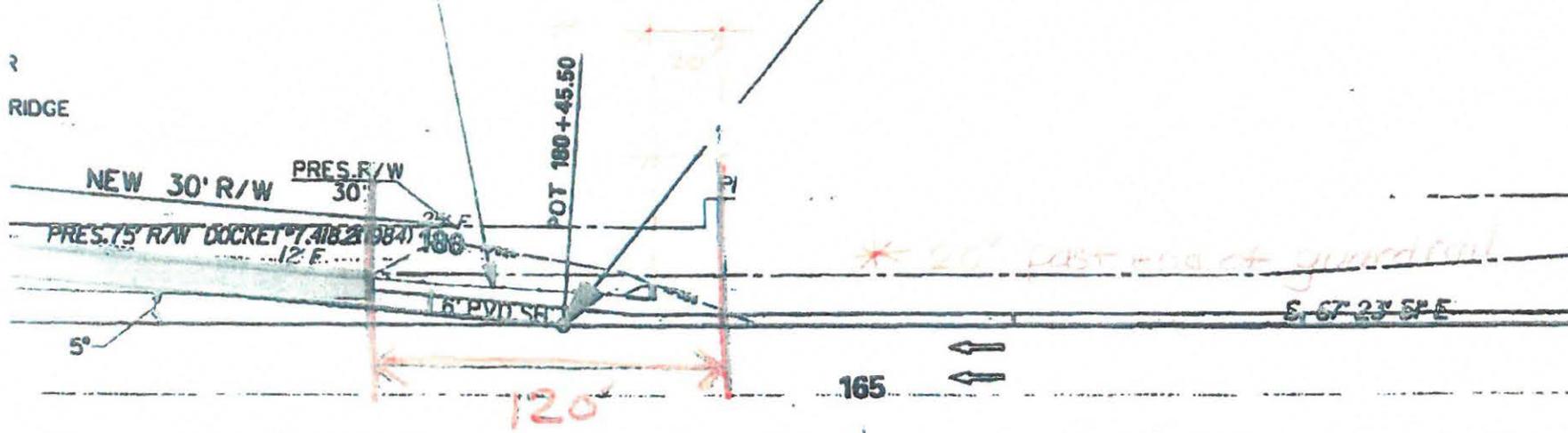
Hurr cane Slope Damage

US 278 @ Flyover

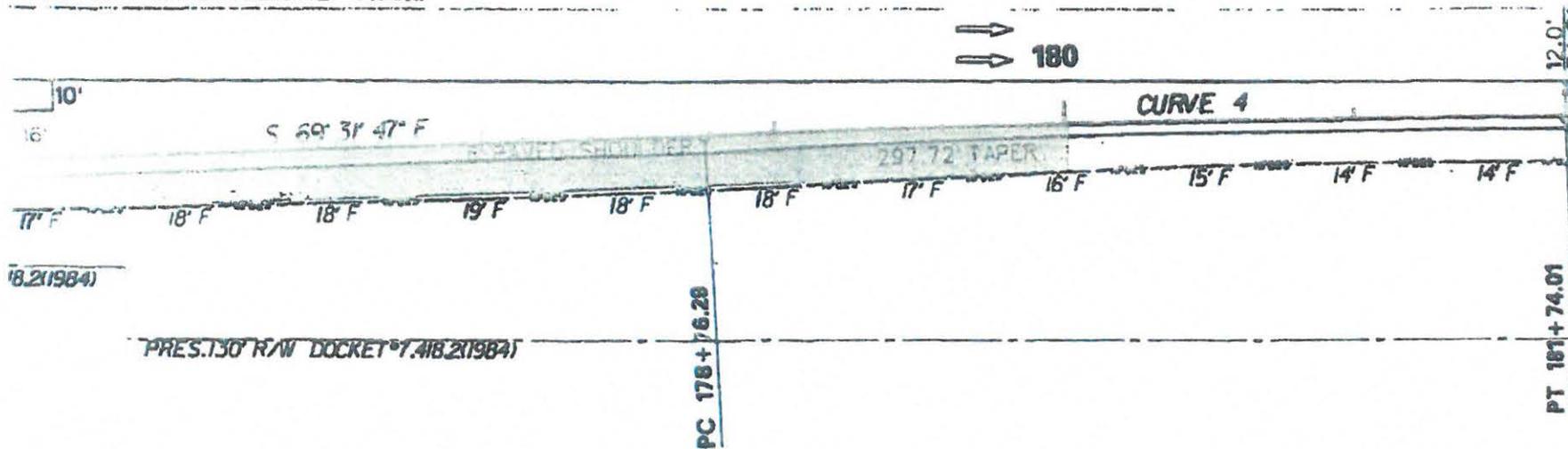
SURVEY STA. 180+45.50

END CONST. BLUFFTON PKWY. PHASE 5A WEST BOU

RIDGE



ASE 5A EASTBOUND RAMP





<b>IFB #080317WE</b>		
<b>Bid Results</b>		
<b>Road</b>	<b>J H Hiers</b>	<b>Preferred</b>
	<b>Construction</b>	<b>Materials Inc.</b>
<b>Coker Lane</b>	\$ 253,816	\$ 275,667
<b>Albertha Fields</b>	\$ 507,263	\$ 544,936
<b>Shiney</b>	\$ 953,234	\$ 845,069
<b>Almond</b>	\$ 186,332	\$ 217,287
<b>Mary Smalls</b>	\$ 156,907	\$ 208,804
<b>Devonwood</b>	\$ 302,264	\$ 306,194
<b>US 278 Embankment</b>	\$ 176,300	\$ 100,270
<b>Grand Total</b>	\$ 2,536,116	\$ 2,498,227

2017 /

TEXT AMENDMENT TO THE COMMUNITY DEVELOPMENT CODE (CDC): ARTICLE 4,  
SECTION 4.2.20 GENERAL STANDARDS AND LIMITATIONS, T3-EDGE, T3-HAMLET  
NEIGHBORHOOD, AND T3-NEIGHBORHOOD (TO ALLOW PRIVATE FISH PONDS)

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

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

COUNTY COUNCIL OF BEAUFORT COUNTY

BY: \_\_\_\_\_

D. Paul Sommerville, Chairman

APPROVED AS TO FORM:

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

ATTEST:

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

First Reading:

Second Reading:

Public Hearing:

Third and Final Reading:

**Table 4.2.20A: Table of Permitted Accessory Uses**

<b>Accessory Use/ Structure Type</b>	<b>Additional Requirements</b>	<b>T1 N</b>	<b>T2R T2RL</b>	<b>T2 RN</b>	<b>T2 RNO</b>	<b>T2 RC</b>	<b>T3E</b>	<b>T3 HN</b>	<b>T3 N</b>	<b>T4 HC</b>	<b>T4 VC</b>	<b>T4 HCO</b>	<b>T4 NC</b>	<b>C3</b>	<b>C4</b>	<b>C5</b>	<b>SI</b>
Accessory / Secondary Dwelling Unit	4.2.30	--	P	P	P	P	P	P	P	P	P	P	P	P	--	--	--
Cottage Industry	4.2.40	--	P	--	P	P	--	--	--	--	--	--	--	--	--	--	--
Fences and Walls	4.2.50	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Food Sales (Indoor)	4.2.60	--	P	--	P	P	--	--	--	P	P	P	P	--	P	P	P
Freestanding Accessory Structure (includes Garages and Sheds)	4.2.20.E	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Guest House	4.2.70	--	P	P	P	P	P	P	--	--	--	--	--	P	--	--	--
Home Business	4.2.80	P	P	P	P	P	--	--	P	P	P	P	P	P	--	--	--
Home Office	4.2.90	--	P	P	P	P	P	P	P	P	P	P	P	P	--	--	--
Outdoor Display (as an Accessory Use)	4.2.100	--	--	--	P	P	--	--	--	--	P	P	P	--	P	P	--
Outdoor Storage (as an Accessory Use)	4.2.110	--	--	--	--	P	--	--	--	--	--	P	P	--	P	P	P
Private Fish Ponds	4.2.200	--	P	P	P	P	P	P	P	--	--	--	--	P	--	--	--
Private Stables	4.2.120	--	P	P	P	--	--	--	--	--	--	--	--	P	--	--	--
Satellite Dish Antenna	4.2.130	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Security Quarters	4.2.140	--	--	--	--	P	--	--	--	--	P	P	P	--	P	P	P
Small Wind Energy System	4.2.150	P	P	P	P	P	--	--	--	--	--	--	--	--	--	--	P
Solar Energy Equipment	4.2.160	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Swimming Pools, Hot Tubs, and Ornamental Ponds and Pools	4.2.170	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Waste Receptacles and Refuse Collection Areas	4.2.180	--	P	P	P	P	--	--	P	P	P	P	P	P	P	P	P
Water/Marine-Oriented Facilities	4.2.190	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P

**P=Permitted Subject to the Additional Requirements --=Not Allowed**

#### 4.2.200 Private Fish Ponds

A Private Fish Pond shall comply with the following standards:

- A. **Zones Allowed.** Private fish ponds shall be permitted as an accessory use to a principal residential dwelling unit in accordance with Table 4.2.20 (Table of Permitted Accessory Uses).
- B. **Size/Area.**
  - 1. Ponds are permitted to be excavated on lots a minimum of three acres in size.
  - 2. Ponds shall be no larger than one acre in size.
- C. **Setbacks.** All excavation activities shall meet all setbacks applicable to the principal structure, except that these activities shall be set back a minimum of 100 feet from the OCRM critical line, if applicable.
- D. **Maximum Depth of Excavation.** Ponds shall be excavated no deeper than 12 feet from existing grade.
- E. **Safe Edges.** Safe edges shall be provided for any excavation on the site to prevent accidents. Safe edges shall require a long shelf with a slope a minimum of 1:5 to a depth of three feet.
- F. **Engineer's Report Required for Disturbance Greater than 10,000 Square Feet.** Any private pond excavation resulting in a land disturbance of 10,000 sq. ft. or greater shall provide a certified engineer's report ensuring that drainage and runoff do not adversely impact the property or surrounding properties.
- G. **Hours of Operation.** Excavation activities are limited to 7:00 a.m. to 6:00 p.m. Monday through Saturday.
- H. **Noise.** Maximum noise at the property line shall not exceed 65 decibels.
- I. **Truck Routing Plan Haul Route.** The hauling of fill dirt through existing residential areas should be avoided, or the shortest route should be utilized. The property owner shall be responsible for damage to roads caused by truck traffic related to the excavation of the pond. A truck routing plan shall be submitted that ensures that truck traffic through residential areas is avoided or mitigated to the extent practicable. Any roads brought to sub-standard condition due to work on the site as determined by SCDOT and/or the County must be brought up to standard. At a minimum, a road must be returned to its initial condition.
- J. **State Permit Required if Fill Dirt Leaves the Site or is Sold.** If fill dirt leaves the site or is sold, the property owner shall submit a valid mining permit issued by the appropriate state agency at the time of application for a private fish pond.



## MEMORANDUM

**To:** Natural Resources Committee of Beaufort County Council  
**From:** Anthony J. Criscitiello, Community Development Director  
**Subject:** Amendment to Article 4, Section 4.2.20 of the Community Development Code to Allow Private Fish Ponds in the T3 Neighborhood District  
**Date:** September 13, 2017

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### **PLANNING COMMISSION RECOMMENDATION from the excerpt of its September 7, 2017, draft minutes:**

Mr. Merchant briefed the Commission with the current requirements. He noted the proposed requirements included a 1-acre private fish pond on a minimum 3-acre lot, with slope and noise standards. The proposed text amendment is restricted to a 1-acre pond to prevent mining activity where dirt is removed from the property for resale. He gave the rationale for the staff including all the T3 Zoning Districts in this text amendment. Staff recommended approval with the additional requirements including all the T3 zoning districts, a truck routing plan, and returning the road to the standard it was prior to hauling the dirt off the property. He noted that this is not aquaculture which is restricted to the T2 Zoning Districts.

Discussion by Commission included clarifying fish ponds for personal use, concern that this would exclude those in smaller lots from building a small personal fish pond for aesthetics, concern that a small water feature would be denied for smaller lots, clarifying the difference between a fish pond and a stormwater pond, clarifying the staff's goal to limit land mining, concern with the cleanliness of 1-acre pond—especially algae bloom, safety concern for trucks on the roads during school hours, and adding a requirement to prevent algae bloom in such ponds.

Applicant's Comment: Mr. David Karlyk of Carolina Engineering, is a representative of the applicant (Mr. Humphries) and the owner of the property—Mr. Trey Smith, noted that Mr. Smith owns and lives on the property (behind Bi-Lo in Shell Point) with his family. He is trying to encourage his 4 sons to be involved with nature. His sons currently fish out of the drainage pond behind the Medical Center. Mr. Smith has 8 acres and he realizes the pond would attract wildlife—birds, fish, etc.; however, his children will not have to leave his property to fish. His property is surrounded by a County park and undeveloped property currently owned by the bank, so he is not impacting any of his neighbors. Mr. Karlyk noted that wet detention ponds are promoted by the County drainage standards to treat fecal coliform. He also noted he lives in the Telfair subdivision where there are several drainage ponds that have existed for 15-18 years, that are without algae blooms. Mr. Karlyk sees this as a benefit to Mr. Smith's property, not a detriment.

Commission discussion included clarifying whether the applicant could ask for a special use (*Mr. Merchant said the Code specifically does not allow such application since the applicant's property is in the T3-Neighborhood zone.*), concern that such hauling of dirt should be regulated, clarifying that a 12-foot deep 1-acre pond did not involve a lot of dirt, querying the number of properties in the Shell Point area near Shell Point Park that would be able to take advantage of this text amendment considering it must be a 3-acre or larger property (*Mr. Merchant noted that very few lots will be involved.*), consider changing the start time trucks can operate from 7:00 a.m. to 9:00 a.m. in residential area or wherever

school children must wait for school buses, recommending a provision to take the Clemson Extension Master Pond Management classes where proper safety and safeguards are taught, and belief that such a provision would not be used by property owners of a 1-acre pond.

**Public Comment:** None were received

**Motion:** Mr. Jason Hincer made a motion, and Mr. Robert Semmler seconded the motion, to recommend approval to County Council on the Text Amendments to the Beaufort County Community Development Code (CDC): Article 4, Section 4.2.20 General Standards and Limitations, T3-Neighborhood that will allow private fish ponds with the conditions recommended by the staff. Further discussion included not including the requirement for pond management training, and staff providing clarification on private fish ponds for personal use. The motion failed (**FOR: Chmelik and Hincer; AGAINST: Fermin, Pappas, Semmler, and Stewart; ABSENT: Mitchell; VACANCIES: St. Helena Island and Southern Beaufort County (Walsnovich) and Fireall.**)

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## **STAFF REPORT:**

### **A. BACKGROUND:**

<b>Case No.</b>	ZTA 2017-13
<b>Applicant:</b>	Greg Humphries
<b>Proposed Text Change:</b>	Text Amendment to the Beaufort County Community Development Code (CDC): Article 4, Section 4.2.20 General Standards and Limitations, T3 Neighborhood (to allow private fish ponds).

### **B. SUMMARY OF REQUEST:**

The Community Development Code allows private fish ponds of one acre or less as an accessory use to a residential dwelling in the T2 districts and C3-Neighborhood Mixed-Use. The applicant is requesting to allow private fish ponds in the T3 Neighborhood District as well.

Where private fish ponds are permitted, Article 4, Section 4.2.200 places specific restrictions on their size and location:

- The minimum lot size where a fish pond can be located is 3 acres.
- Fish ponds can be no greater than 1 acre in size.
- Ponds shall be setback a minimum of 100 feet from the OCRM critical line, if applicable; and
- Ponds shall be excavated no deeper than 12 feet from existing grade with safe edges (minimum slope of 1:5 to a depth of three feet).

In addition, there are specific requirements that apply to the excavation process. Excavation activities are limited to 7:00 a.m. to 6:00 p.m. Monday through Saturday, and maximum noise at the property line cannot exceed 65 decibels. There are restrictions on hauling fill dirt through residential neighborhoods with the property owner responsible for damage to roads caused by truck traffic related to the excavation of the pond. If fill dirt leaves the site or is sold, the property owner shall submit a valid mining permit issued by the appropriate state agency at the time of application for a private fish pond.

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

1. **Is consistent with the goals, objectives, and policies of the Comprehensive Plan:** The issue of private fish ponds is not directly addressed in the Comprehensive Plan.
2. **Is not in conflict with any provision of this Development Code or the Code of Ordinances:** See item #5.
3. **Is required by changed conditions:** Not applicable.
4. **Addresses a demonstrated community need:** Not applicable
5. **Is consistent with the purpose and intent of the zones in this Development Code, or would improve compatibility among uses and ensure efficient development within the County:** The T3 Neighborhood District is intended to provide moderate density residential development within walking distance to transit and commercial areas. For this reason, the district has a *maximum* lot size of 20,000 square feet. The required minimum lot size would limit private ponds to lots of record of 3 acres or greater. This restriction would limit any adverse impacts on the intent of the T3 Neighborhood district. Additionally, the restrictions placed on the excavation of the pond and the removal of dirt should address adverse impacts to neighboring properties.
6. **Would result in a logical and orderly development pattern:** See item #5.
7. **Would not result in adverse impacts on the natural environment, including but not limited to water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment:** It is staff's opinion that the natural resource protection, stormwater and performance standards in the CDC will minimize impacts to the environment.

**D. RECOMMENDATION:** Staff recommends approval with the following conditions:

- Private fish ponds should be permitted in all T3 districts (see attachment).
- Since this amendment may result in a greater number of fish ponds in residential areas, the conditions in Section 4.2.200 should be strengthened to require a truck routing plan and greater safeguards if roadways are damaged. The following language is proposed for 4.2.200.I:

***I. Truck Routing Plan.** A truck routing plan shall be submitted that ensures that truck traffic through residential areas is avoided or mitigated to the extent practicable. Any roads brought to sub-standard condition due to work on the site as determined by SCDOT and/or the County must be brought up to standard. At a minimum, a road must be returned to its initial condition.*

**E. ATTACHMENTS:**

- Application
- Proposed changes to the CDC

**Table 4.2.20A: Table of Permitted Accessory Uses**

<b>Accessory Use/ Structure Type</b>	<b>Additional Requirements</b>	<b>T1 N</b>	<b>T2R T2RL</b>	<b>T2 RN</b>	<b>T2 RNO</b>	<b>T2 RC</b>	<b>T3E</b>	<b>T3 HN</b>	<b>T3 N</b>	<b>T4 HC</b>	<b>T4 VC</b>	<b>T4 HCO</b>	<b>T4 NC</b>	<b>C3</b>	<b>C4</b>	<b>C5</b>	<b>SI</b>
Accessory / Secondary Dwelling Unit	4.2.30	--	P	P	P	P	P	P	P	P	P	P	P	P	--	--	--
Cottage Industry	4.2.40	--	P	--	P	P	--	--	--	--	--	--	--	--	--	--	--
Fences and Walls	4.2.50	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Food Sales (Indoor)	4.2.60	--	P	--	P	P	--	--	--	P	P	P	P	--	P	P	P
Freestanding Accessory Structure (includes Garages and Sheds)	4.2.20.E	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Guest House	4.2.70	--	P	P	P	P	P	P	--	--	--	--	--	P	--	--	--
Home Business	4.2.80	P	P	P	P	P	--	--	P	P	P	P	P	P	--	--	--
Home Office	4.2.90	--	P	P	P	P	P	P	P	P	P	P	P	P	--	--	--
Outdoor Display (as an Accessory Use)	4.2.100	--	--	--	P	P	--	--	--	--	P	P	P	--	P	P	--
Outdoor Storage (as an Accessory Use)	4.2.110	--	--	--	--	P	--	--	--	--	--	P	P	--	P	P	P
Private Fish Ponds	4.2.200	--	P	P	P	P	<u>P</u>	<u>P</u>	<u>P</u>	--	--	--	--	P	--	--	--
Private Stables	4.2.120	--	P	P	P	--	--	--	--	--	--	--	--	P	--	--	--
Satellite Dish Antenna	4.2.130	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Security Quarters	4.2.140	--	--	--	--	P	--	--	--	--	P	P	P	--	P	P	P
Small Wind Energy System	4.2.150	P	P	P	P	P	--	--	--	--	--	--	--	--	--	--	P
Solar Energy Equipment	4.2.160	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Swimming Pools, Hot Tubs, and Ornamental Ponds and Pools	4.2.170	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Waste Receptacles and Refuse Collection Areas	4.2.180	--	P	P	P	P	--	--	P	P	P	P	P	P	P	P	P
Water/Marine-Oriented Facilities	4.2.190	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P

**P=Permitted Subject to the Additional Requirements --=Not Allowed**

#### 4.2.200 Private Fish Ponds

A Private Fish Pond shall comply with the following standards:

- A. **Zones Allowed.** Private fish ponds shall be permitted as an accessory use to a principal residential dwelling unit in accordance with Table 4.2.20 (Table of Permitted Accessory Uses).
- B. **Size/Area.**
  1. Ponds are permitted to be excavated on lots a minimum of three acres in size.
  2. Ponds shall be no larger than one acre in size.
- C. **Setbacks.** All excavation activities shall meet all setbacks applicable to the principal structure, except that these activities shall be set back a minimum of 100 feet from the OCRM critical line, if applicable.
- D. **Maximum Depth of Excavation.** Ponds shall be excavated no deeper than 12 feet from existing grade.
- E. **Safe Edges.** Safe edges shall be provided for any excavation on the site to prevent accidents. Safe edges shall require a long shelf with a slope a minimum of 1:5 to a depth of three feet.
- F. **Engineer's Report Required for Disturbance Greater than 10,000 Square Feet.** Any private pond excavation resulting in a land disturbance of 10,000 sq. ft. or greater shall provide a certified engineer's report ensuring that drainage and runoff do not adversely impact the property or surrounding properties.
- G. **Hours of Operation.** Excavation activities are limited to 7:00 a.m. to 6:00 p.m. Monday through Saturday.
- H. **Noise.** Maximum noise at the property line shall not exceed 65 decibels.
- I. **Truck Routing Plan Haul Route.** The hauling of fill dirt through existing residential areas should be avoided, or the shortest route should be utilized. The property owner shall be responsible for damage to roads caused by truck traffic related to the excavation of the pond. A truck routing plan shall be submitted that ensures that truck traffic through residential areas is avoided or mitigated to the extent practicable. Any roads brought to sub-standard condition due to work on the site as determined by SCDOT and/or the County must be brought up to standard. At a minimum, a road must be returned to its initial condition.
- J. **State Permit Required if Fill Dirt Leaves the Site or is Sold.** If fill dirt leaves the site or is sold, the property owner shall submit a valid mining permit issued by the appropriate state agency at the time of application for a private fish pond.

**BEAUFORT COUNTY, SOUTH CAROLINA**  
**PROPOSED COMMUNITY DEVELOPMENT CODE (CDC)**  
**ZONING MAP OR TEXT AMENDMENT / PUD MASTER PLAN CHANGE APPLICATION**

RECEIVED  
AUG 11 2017  
PLANNING  
DIVISION

TO: Beaufort County Council

The undersigned hereby respectfully requests that the Beaufort County Zoning/Development Standards Ordinance (ZDSO) be amended as described below:

1. This is a request for a change in the (check as appropriate): ( ) PUD Master Plan Change  
( ) Zoning Map Designation/Rezoning (  ) Community Development Code Text

2. Give exact information to locate the property for which you propose a change:  
Tax District Number: 100, Tax Map Number: 34, Parcel Number(s): 0020  
Size of subject property: 369,444 SF / 8.48 AC Square Feet / Acres (circle one)  
Location: 615 BROAD RIVER DRIVE IN SHELL POINT

3. How is this property presently zoned? (Check as appropriate)
- |  |  |   |
|--|--|---|
| ( ) T4NC Neighborhood Center                             | ( ) T2RC Rural Center                      | ( ) C3 Neighborhood Mixed Use                 |
| ( ) T4HC Hamlet Center                                   | ( ) T2RN Rural Neighborhood                | ( ) C4 Community Center Mixed Use             |
| ( ) T4HCO Hamlet Center                                  | ( ) T2RNO Rural Neighborhood Open          | ( ) C5 Regional Center Mixed Use              |
| ( ) T4VC Village Center                                  | ( ) T2R Rural                              | ( ) S1 Industrial                             |
| ( <input checked="" type="checkbox"/> ) T3N Neighborhood | ( ) T1 Natural Preserve                    | ( ) Planned Unit Development/PUD (name) _____ |
| ( ) T3HN Hamlet Neighborhood                             | ( ) Community Preservation (specify) _____ |   |
| ( ) T3E Edge   |  |   |

4. What new zoning do you propose for this property? N/A  
(Under Item 9 explain the reason(s) for your rezoning request.)

- N/A. Do you own all of the property proposed for this zoning change? ( ) Yes ( ) No  
Only property owners or their authorized representative/agent can sign this application. If there are multiple owners, each property owner must sign an individual application and all applications must be submitted simultaneously. If a business entity is the owner, the authorized representative/agent of the business must attach: 1- a copy of the power of attorney that gives him the authority to sign for the business, and 2- a copy of the articles of incorporation that lists the names of all the owners of the business.

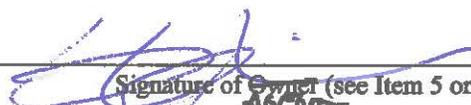
6. If this request involves a proposed change in the Community Development Code text, the section(s) affected are: 9.2.20 GENERAL STANDARDS and LIMITATIONS, 9.2.200 PRIVATE FISH PONDS  
(Under Item 9 explain the proposed text change and reasons for the change.)

- N/A. Is this property subject to an Overlay District? Check those which may apply:
- |  |  |
|--|--|
| ( ) MCAS-AO Airport Overlay District/MCAS          | ( ) MD Military Overlay District       |
| ( ) BC-AO Airport Overlay District/Beaufort County | ( ) RQ River Quality Overlay District  |
| ( ) CPO Cultural Protection                        | ( ) TDR Transfer of Development Rights |
| ( ) CFV Commercial Fishing Village                 |  |

8. The following sections of the Community Development Code (CDC) (see attached sheets) should be addressed by the applicant and attached to this application form:
- Division 7.3.20 and 7.3.30, Comprehensive Plan Amendments and Text Amendments.
  - Division 7.3.40, Zoning map amendments (rezoning).
  - Division 1.6.60, Planned Unit Developments (PUDs) Approved Prior to Dec. 8, 2014
  - Division 6.3, Traffic Impact Analysis (for PUDs)

9. Explanation (continue on separate sheet if needed): APPLICANT IS REQUESTING A  
TEXT AMENDMENT TO ALLOW A PRIVATE FISH POND TO BE  
CONSTRUCTED IN T3N ZONING.

It is understood by the undersigned that while this application will be carefully reviewed and considered, the burden of proof for the proposed amendment rests with the owner.

  
Signature of Owner (see Item 5 on page 1 of 2) Eric C. Humphries Date 2/11/17  
Printed Name: Eric C. Humphries Telephone Number: 843-816-8103  
Address: 1850 Ribaut Rd Port Royal SC 29935  
Email: lowcoast@embargo.com  
Agent (Name/Address/Phone/email): \_\_\_\_\_

UPON RECEIPT OF APPLICATIONS, THE STAFF HAS THREE (3) WORK DAYS TO REVIEW ALL APPLICATIONS FOR COMPLETENESS. THE COMPLETED APPLICATIONS WILL BE REVIEWED FIRST BY THE BEAUFORT COUNTY PLANNING COMMISSION SUBCOMMITTEE RESPONSIBLE FOR THE AREA WHERE YOUR PROPERTY IS LOCATED. MEETING SCHEDULES ARE LISTED ON THE APPLICATION PROCESS (ATTACHED). COMPLETE APPLICATIONS MUST BE SUBMITTED BY NOON THREE WORKING DAYS AND FOUR (4) WEEKS PRIOR FOR PLANNED UNIT DEVELOPMENTS (PUDs) OR THREE (3) WEEKS PRIOR FOR NON-PUD APPLICATIONS TO THE APPLICABLE PLANNING COMMISSION MEETING DATE.

PLANNED UNIT DEVELOPMENT (PUD) APPLICANTS ARE REQUIRED TO SUBMIT FIFTEEN (15) COPIES TO THE PLANNING DEPARTMENT. CONSULT THE APPLICABLE STAFF PLANNER FOR DETAILS.

FOR MAP AMENDMENT REQUESTS, THE PLANNING OFFICE WILL POST A NOTICE ON THE AFFECTED PROPERTY AS OUTLINED IN DIV. 7.4.50 OF THE COMMUNITY DEVELOPMENT CODE.

CONTACT THE PLANNING DEPARTMENT AT (843) 255-2140 FOR EXACT APPLICATION FEES.

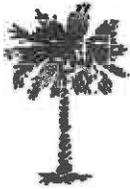
FOR PLANNING DEPARTMENT USE ONLY:

Date Application Received:  
(place received stamp below)

Date Posting Notice Issued:

Application Fee Amount Received:

Receipt No. for Application Fee:



CAROLINA ENGINEERING  
CONSULTANTS, INC.

P.O. Box 294  
Beaufort, SC 29901

(843) 322-0553  
(843) 322-0556 Fax

August 9, 2017

Mrs. Delores Frazier  
Beaufort County Planning Dept  
PO Drawer 1228  
Beaufort SC 29901-1228

RE: Text Amendment for Private Fish  
Pond in T3N Zoning  
615 Broad River Drive  
Shell Point  
Job No. 2066

Dear Delores:

In support of our request for a Text Amendment to allow a Private Fish Pond in T3N zoning, please find enclosed the following:

1. The \$250 Application fee
2. One (1) copy of the Text Amendment Application
3. One (1) copy of the Conceptual Pond Plan

Mr. Trey Smith (the owner of the 8.5 acres at 615 Broad River Blvd.) and I met with the County Staff on July 19<sup>th</sup> to discuss the possibility of Mr. Smith being able to dig a 1.0 acre private fish pond on his property. We were informed at the meeting that a Text Amendment in the Beaufort County Community Development Code would be required in order for Mr. Smith to dig his pond. Mr. Smith, his wife, and his four (4) sons currently live in a house on the property.

The Beaufort County Community Development Code currently allows private fish ponds as an accessory use to a principal residential dwelling unit in several zoning districts, as long as the property is at least 3.0 acres in size and the pond is no larger than 1.0 acres in size. Mr. Smith's property meets all of the criteria except for its zoning. His property is currently zoned T3N.

Mr. Smith's property is currently bordered by Beaufort County parks to the North, East and West and undeveloped property to the South. It would not be a detriment to the adjacent property owners or his community, and it would give his sons a place to fish and enjoy nature and wildlife on the property where they live.

Mrs. Delores Frazier  
August 9, 2017  
Page Two

We are requesting the County's review and approval of our request to dig a 1.0 acre private fish pond in the T3N zoning district. If you have any questions or require any additional information to complete your review, please feel free to give me a call at our office.

Sincerely,

A handwritten signature in blue ink, appearing to read 'DK', is written over the word 'Sincerely,'.

David R. Karlyk, PE  
Carolina Engineering Consultants, Inc.

2017 /

TEXT AMENDMENT TO THE COMMUNITY DEVELOPMENT CODE (CDC): SECTION 3.1.70 LAND USE DEFINITIONS, AGRICULTURE (TO ADD THE AQUAPONICS USE TO AGRICULTURE AND CROP HARVESTING LAND USE TYPE)

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

Adopted this \_\_\_\_ day of \_\_\_\_\_, 2017.

COUNTY COUNCIL OF BEAUFORT COUNTY

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

APPROVED AS TO FORM:

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

ATTEST:

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

First Reading:

Second Reading:

Public Hearing:

Third and Final Reading:

**Table 3.1.60. Consolidated Use Table**

Land Use Type	T1 N	T2R	T2 RL	T2 RN	T2 RNO	T2 RC	T3E	T3 HN	T3 N	T3 NO	T4 HC	T4 VC	T4 HCO	T4 NC	C3	C4	C5	SI
<b>AGRICULTURE</b>																		
1. Agriculture & Crop Harvesting	P	P	P	P	P	P	P	--	--	--	--	--	--	--	P	--	--	--
2. <u>Aquaponics</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>								<u>S</u>			
3. Agricultural Support Services	--	P	P	P	P	P	--	--	--	--	P	P	P	--	TCP	P	P	P
4. Animal Production	--	C	--	C	C	C	--	--	--	--	--	--	--	--	--	--	--	--
5. Animal Production: Factory Farming	--	S	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
6. Seasonal Farmworker Housing	--	C	C	C	C	C	C	--	--	--	--	--	--	--	C	--	--	--
7. Forestry	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
8. Commercial Stables	--	C	C	C	C	C	--	--	--	--	--	--	--	--	C	--	--	--

**Table 3.1.70 Land Use Definitions**

**AGRICULTURE**

This category is intended to encompass land uses connected with a business or activity involving farming, animal production, forestry, and other businesses serving primarily agricultural needs.

Land Use Type	Definition
1. Agriculture and Crop Harvesting	A nursery, orchard, or farm, greater than 10,000 SF, primarily engaged in the growth and harvesting of fruits, nuts, vegetables, plants, or sod. The premises may include agricultural accessory structures, plant nurseries, and secondary retail or wholesale sales.
2. <u>Aquaponics</u>	<u>The symbiotic use of plants and fish in single environment where the fish thrive off of the plant waste and the plants absorb the fish waste as fertilizer. Both the fish and the plants are harvested.</u>
3. Agricultural Support Services	Nursery, orchard, forestry, or farm supply and support services including, but not limited to: equipment dealers, support uses for agricultural, harvesting, and/or animal production, seasonal packing sheds, etc.
4. Animal Production	The raising, breeding, feeding, and/or keeping of animals for the principal purpose of commercially producing products for human use or consumption, including, but not limited to: cattle, pigs, sheep, goats, fish (aquaculture), bees, rabbits, and poultry. This does not include "Factory Farming" operations.
5. Animal Production: Factory Farming	The raising, breeding, feeding, and/or keeping of livestock (typically cows, pigs, turkeys, or chickens) in confinement at high stocking density for the purpose of commercially producing meat, milk, or eggs for human consumption.
6. Seasonal Farmworker Housing	Housing located on farmland for temporary occupancy during seasonal farming activity.
7. Forestry	Perpetual management, harvesting, replanting, and enhancement of forest resources for ultimate sale or use of wood products, subject to S.C. Forestry Commission BMPs.
8. Commercial Stables	Stabling, training, feeding of horses, mules, donkeys, or ponies, or the provision of riding facilities for use other than by the resident of the property, including riding academies. Also includes any structure or place where such animals are kept for riding, driving, or stabling for compensation or incidental to the operation of any club, association, ranch or similar purpose.

<b>Division 4.1: Specific to Use</b>		<b>Page 4-1</b>
4.1.10	Purpose	4-1
4.1.20	Adult-Oriented Businesses	4-1
4.1.30	Animal Production	4-2
4.1.40	Animal Services: Kennel	4-2
4.1.50	Commercial Stables	4-2
4.1.60	Day Care (Adult or Child)	4-3
4.1.70	Drive-Through Facilities	4-3
4.1.80	Family Compound	4-3
4.1.90	Seasonal Farmworker Housing	4-4
4.1.100	Gas Station / Fuel Sales	4-4
4.1.110	General Offices and Services	4-5
4.1.120	General Retail	4-5
4.1.130	Manufactured Home Community	4-6
4.1.140	Manufacturing, Processing, and Packaging	4-6
4.1.150	Meeting Facility / Place of Worship	4-6
4.1.160	Mining / Resource Extraction	4-7
4.1.170	Multi-Family Dwellings	4-9
4.1.180	Outdoor Maintenance / Storage Yard	4-9
4.1.190	Recreation Facility: Campgrounds	4-10
4.1.200	Recreation Facility: Commercial Outdoor	4-10
4.1.210	Regional (Major) Utility	4-10
4.1.220	Residential Storage Facility	4-11
4.1.230	Restaurant, Café, Coffee Shop	4-12
4.1.240	Salvage Operations	4-12
4.1.250	Tattoo or Body Piercing Facility	4-12
4.1.260	Vehicle Sales and Rental: Automobiles, Light Trucks, Boats	4-13
4.1.270	Vehicle Services: Maintenance and Repair	4-13
4.1.280	Warehousing, Wholesaling, and Distribution	4-14
4.1.290	Waste Management Facility: Community Waste Collection and Recycling	4-15
4.1.300	Waste Management Facility: Regional Waste Transfer and Recycling	4-15
4.1.310	Waste Management Facility: Regional Waste Disposal and Resource Recovery	4-16
4.1.320	Wireless Communications Facility	4-17
4.1.330	Ecotourism	4-19
<b>4.1.340</b>	<b>Aquaponics</b>	<b>4-19</b>

#### **4.1.340 Aquaponics**

Aquaponics shall comply with the following:

- A. An operational plan shall be submitted that indicates that this use will result in no adverse impacts on neighboring properties including noise and odors.
- B. The principle product of aquaponics shall be vegetables with fish available from time to time as a bi-product.
- C. All standards that apply to the zoning districts which allow Agriculture and Crop Harvesting shall be followed, and aquaponics may be an accessory use on the site.
- D. The entire aquaponics process shall take place inside an enclosed greenhouse to protect from outside contaminants, and the need for pesticides or herbicides is to be avoided.
- E. No excavation of the ground to create the potential of sand mining shall be allowed in the pursuit of an aquaponics zoning permit.

### Section 3.2.30

<b>E. TI Allowed Uses</b>		
<b>Land Use Type<sup>1</sup></b>	<b>Specific Use Regulations</b>	<b>TI</b>
<b>Agricultural</b>		
Agriculture & Crop Harvesting		P
<u>Aquaponics</u>	<u>4.1.340</u>	<u>S</u>
Forestry		P
<b>Residential</b>		
Dwelling: Single Family Detached Unit		P
Dwelling: Group Home		P
Home Office	4.2.90	C
<b>Recreation, Education, Safety , Public Assembly</b>		
Park, Playground, Outdoor Recreation Areas	2.8	P
Recreation Facility: Campground	4.1.190	S
Ecotourism	4.1.330	S

<b>Key</b>	
P	Permitted Use
C	Conditional Use
S	Special Use Permit Required
---	Use Not Allowed

#### **End Notes**

<sup>1</sup> A definition of each listed use type is in Table 3.1.70 Land Use Definitions.

## Section 3.2.40

H. T2R Allowed Uses				
Land Use Type <sup>1</sup>	Specific Use Regulations	T2R	T2RL	
<b>Agricultural</b>				
Agriculture & Crop Harvesting		P	P	
<b>Aquaponics</b>	<b>4.1.430</b>	<b>S</b>	<b>S</b>	
Agricultural Support Services		P	P	
Animal Production	4.1.30	C	---	
Animal Production: Factory Farming	4.1.30	S	---	
Seasonal Farmworker Housing	4.1.90	C	C	
Forestry		P	P	
Commercial Stables	4.1.50	C	C	
<b>Residential</b>				
Dwelling: Single Family Detached Unit		P	P	
Dwelling: Accessory Unit	4.2.30	C	C	
Dwelling: Family Compound	2.7.40	C	C	
Dwelling: Group Home		P	P	
Home Office	4.2.90	C	C	
Home Business	4.2.80	C	---	
Cottage Industry	4.2.40	C	---	
<b>Retail &amp; Restaurants</b>				
General Retail 3,500 SF or less	4.1.120	C	---	
Gas Station/Fuel Sales	4.1.100	S	---	
<b>Offices &amp; Services</b>				
Animal Services: Kennel	4.1.40	C	---	
Day Care: Family Home (up to 8 clients)		P	P	
Lodging: Bed & Breakfast (5 rooms or less)	7.2.130	S	S	
Lodging: Inn (up to 24 rooms)	7.2.130	S	---	
<b>Recreation, Education, Safety, Public Assembly</b>				
Community Public Safety Facility		P	P	
Institutional Care Facility	7.2.130	S	---	
Detention Facility	7.2.130	S	---	
Meeting Facility/Place of Worship (less than 15,000 SF)	4.1.150	C	---	
Meeting Facility/Place of Worship (15,000 SF or greater)	4.1.150	S	---	
Park, Playground, Outdoor Recreation Areas	2.8	P	P	
Recreation Facility: Commercial Outdoor	4.1.200	S	---	
Recreation Facility: Golf Course		P	---	
Recreation Facility: Campground	4.1.190	C	---	
Ecotourism	4.1.330	C	---	
<b>Infrastructure, Transportation, Communications</b>				
Airport, Aviation Services	7.2.130	S	---	
Infrastructure and Utilities: Regional (Major) Utility	4.1.210	C	C	
Waste Management: Community Waste Collection & Recycling	4.1.290	C	---	
Waste Management: Regional Waste Transfer & Recycling	4.1.300	S	---	
Waste Management: Regional Waste Disposal & Resource Recovery	4.1.310	S	---	
Wireless Communications Facility	4.1.320	S	S	
<b>Industrial</b>				
Mining & Resource Extraction	4.1.160	S	S	

### Key

P	Permitted Use
C	Conditional Use
S	Special Use Permit Required
---	Use Not Allowed

### End Notes

<sup>1</sup> A definition of each listed use type is in Table 3.1.70 Land Use Definitions.

## Section 3.2.50

H. T2RN Allowed Uses			
Land Use Type <sup>1</sup>	Specific Use Regulations	T2RN	T2RNO
<b>Agricultural</b>			
Agriculture & Crop Harvesting		P	P
<b>Aquaponics</b>	<b>4.1.430</b>	<b>S</b>	<b>S</b>
Agricultural Support Services		P	P
Animal Production	4.1.30	C	C
Seasonal Farmworker Housing	4.1.90	C	C
Forestry		P	P
Commercial Stables	4.1.50	C	C
<b>Residential</b>			
Dwelling: Single Family Detached Unit		P	P
Dwelling: Accessory Unit	4.2.30	C	C
Dwelling: Family Compound	2.7.40	C	C
Dwelling: Group Home		P	P
Home Office	4.2.90	C	C
Home Business	4.2.80	C	C
Cottage Industry	4.2.40	C	C
Live/Work		---	P
<b>Retail &amp; Restaurants</b>			
General Retail 3,500 SF or less		---	P
Restaurant, Café, Coffee Shop		---	P
<b>Offices &amp; Services</b>			
General Offices & Services 3,500 SF or less		---	P
Day Care: Family Home (Up to 8 clients)		P	P
Day Care: Commercial Center (9 or more clients)	4.1.60	---	C
Lodging: Bed & Breakfast (5 rooms or less)		---	P
Medical Offices: Clinics/Offices		---	P
<b>Recreation, Education, Safety, Public Assembly</b>			
Community Public Safety Facility		P	P
Meeting Facility/Place of Worship (Less than 15,000 SF)	4.1.150	C	C
Park, Playground, Outdoor Recreation Areas		P	P
Ecotourism	4.1.330	C	C
<b>Infrastructure, Transportation, Communications</b>			
Infrastructure and Utilities: Regional (Major) Utility	4.1.210	C	C
Wireless Communication Facility	4.1.320	S	S

### Key

P	Permitted Use
C	Conditional Use
S	Special Use Permit Required
---	Use Not Allowed

### End Notes

<sup>1</sup> A definition of each listed use type is in Table 3.1.70 Land Use Definitions.

## Section 3.2.60

### G. T2RC Allowed Uses

Land Use Type <sup>1</sup>	Specific Use Regulations	T2RC	Land Use Type <sup>1</sup>	Specific Use Regulations	T2RC
<b>Agricultural</b>			<b>Recreation, Education, Safety, Public Assembly</b>		
Agriculture & Crop Harvesting		P	Community Oriented Cultural Facility (less than 15,000 SF)		P
<b>Aquaponics</b>	<b>4.1.430</b>	<b>S</b>	Community Oriented Cultural Facility (greater than 15,000 SF)	7.2.130	S
Agricultural Support Services		P	Community Public Safety Facility		P
Animal Production	4.1.30	C	Institutional Care Facility	7.2.130	S
Seasonal Farmworker Housing	4.1.90	C	Meeting Facility/Place of Worship (less than 15,000 SF)	4.1.150	C
Forestry		P	Meeting Facility/Place of Worship (15,000 SF or greater)	4.1.150	C
Commercial Stables	4.1.50	C	Park, Playground, Outdoor Recreation Areas		P
<b>Residential</b>			Recreation Facility: Community-Based		P
Dwelling: Single Family Detached Unit		P	Ecotourism	4.1.330	C
Dwelling: Accessory Unit	4.2.30	C	School: Public or Private	7.2.130	S
Dwelling: Family Compound	2.7.40	C	School: Specialized Training/Studio	7.2.130	S
Dwelling: Group Home		P	School: College or University	7.2.130	S
Community Residence (dorms, Convents, assisted living, temporary shelters)		P	<b>Infrastructure, Transportation, Communications</b>		
Home Office	4.2.90	C	Infrastructure and Utilities: Regional (Major) Utility	4.1.210	C
Home Business	4.2.80	C	Parking Facility, Public or Commercial		P
Cottage Industry	4.2.40	C	Transportation, Terminal	7.2.130	S
<b>Retail &amp; Restaurants</b>			Waste Management: Community	4.1.290	C
General Retail 25,000 SF or less		P	Waste Collection & Recycling		
Bar, Tavern, Nightclub		P	Wireless Communications Facility	4.1.320	S
Gas Station/Fuel Sales	4.1.100	C	<b>Industrial</b>		
Open Air Retail		P	Manufacturing, Processing, and Packaging - Light (less than 15,000 SF)	4.1.140	C
Restaurant, Café, Coffee Shop		P	Outdoor Maintenance / Storage Yard	4.1.180	C
Vehicle Sales and Rental: Light	4.1.260	C	Warehousing	4.1.280	C
<b>Offices &amp; Services</b>			Wholesaling and Distribution	4.1.280	C
General Offices & Services <10,000 SF		P			
General Offices & Services: with Drive-Through Facilities	4.1.70	C			
Animal Services: Clinic/Hospital		P			
Animal Services: Kennel	4.1.40	C			
Day Care: Family Home (up to 8 Clients)		P			
Day Care: Commercial Center (9 or more clients)	4.1.60	C			
Lodging: Bed & Breakfast (5 rooms or less)		P			
Lodging: Inn (up to 24 rooms)		P			
Medical Service: Clinics/Offices		P			
Vehicle Services: Minor Maintenance And Repair	4.1.270	C			
Vehicle Services: Major Maintenance And Repair	4.1.270	C			

#### Key

P	Permitted Use
C	Conditional Use
S	Special Use Permit Required
---	Use Not Allowed

#### End Notes

<sup>1</sup> A definition of each listed use type is in Table 3.1.70 Land Use Definitions.

## Section 3.2.70

### G. T3 E Allowed Uses

Land Use Type <sup>1</sup>	Specific Use Regulations	T3E
<b>Agricultural</b>		
Agriculture & Crop Harvesting		P
<b>Aquaponics</b>	<b>4.1.430</b>	<b>S</b>
Seasonal Farmworker Housing	4.1.90	C
Forestry		P
<b>Residential</b>		
Dwelling: Single Family Detached Unit		P
Dwelling: Accessory Unit	4.2.30	C
Dwelling: Family Compound	2.7.40	C
Dwelling: Group Home		P
Community Residence (dorms, convents, assisted living, temporary shelters)		P
Home Office	4.2.90	C
Home Business	4.2.80	C

Land Use Type <sup>1</sup>	Specific Use Regulations	T3E
<b>Offices &amp; Services</b>		
Day Care: Family Home (up to 8 clients)		P
Lodging: Bed & Breakfast (5 rooms or less)		P
<b>Recreation, Education, Safety, Public Assembly</b>		
Meeting Facility/Place of Worship (Less than 15,000SF)	4.1.150	C
Park, Playground, Outdoor Recreation Areas		P
<b>Infrastructure, Transportation, Communications</b>		
Infrastructure and Utilities: Regional (Major) Utility	4.1.210	S

### Key

P	Permitted Use
C	Conditional Use
S	Special Use Permit Required
---	Use Not Allowed

### End Notes

<sup>1</sup> A definition of each listed use type is in Table 3.1.70 Land Use Definitions.



## MEMORANDUM

**To:** Natural Resources Committee of Beaufort County Council  
**From:** Anthony Criscitiello, Beaufort County Community Development Director  
**Subject:** Amendment to the Beaufort County Community Development Code - Aquaponics  
**Date:** September 13, 2017

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### **PLANNING COMMISSION RECOMMENDATION from the excerpt of its September 7, 2017, draft minutes:**

Mr. Criscitiello briefed the Commission and noted his research regarding aquaponics. There has been a decline in farming and this concept may reverse that trend in Beaufort County. He contemplated the reasoning adding the use to one district that the applicant requested versus all other districts where agriculture was allowed. Staff concurred with the applicant and felt it was beneficial to broaden the requested text amendment to all districts that allow agriculture uses. Staff has included the special use approval and other areas of changes. The special use was recommended so that the applicants would go before the Zoning Board of Appeals to weigh their individual applications. He noted that excavation of the ground was prohibited to prevent any mining applications under this proposed amendment.

**Applicant's Comment:** Mr. Ed Krebs, the applicant, noted that when he spoke to the Planning staff, they had no idea what was aquaponics. He gave kudos to the deeply researched staff report supporting his request. He noted his property was in Pritchardville in T3-Edge zoning that was allowed a greenhouse garden, but disallowed aquaculture (fish growing). He noted his handout to the Commissioners. He noted the traditional ways of raising fish was in outdoor ponds. He would be raising koi, not tilapia, in his aquaponics system. He mentioned that his wife was a biologist and a naturalist, so would not support outdoor fish ponds. His system would be an all-natural, completely organic system, where he would feed the fish--no fertilizer, no chemicals, no pesticides, and no herbicides. The system will produce 120,000 heads of lettuce a year and 100 koi each month that will grow in the system for a year. They will have a store where they will sell their lettuce and koi, and have a small classroom for people to view and learn about the aquaponics system—especially children and college level students. The investment is slightly under \$400,000 and will employ three people. He was looking for something that was lightweight.

**Discussion by Commission** included determining the regulatory authority for aquaponics systems (*Mr. Krebs stated that his research indicated Clemson Extension had the authority.*), the types of fish allowed in aquaponics (*Mr. Krebs noted that catfish, koi, brim, tilapia, etc.; but processing fish would involve another authority.*), acknowledging aquaponics systems elsewhere (*Mr. Krebs noted Hawaii and Midwest, with Hawaii being outdoors because the weather is mild. As a commercial entity, being outdoors would not work because there would be a 5-month season. Technically outdoors would work, but practically you would not cover your investment in such a short season. The greenhouse system would require 4 months before the first lettuce*

*can be harvested.*), clarifying the site requirements involving greenhouses rather than outdoors (*Mr. Krebs noted that 10-20 acres of farmland equates to 80,000 square feet of greenhouse for aquaponics.*), agreeing with the staff for a controlled environment on this innovative process, and concern with private fish pond verbiage confusing for one who wants decorative fish pond (*Mr. Criscitiello noted that this concern would be related to the next text amendment.*).

**Public Comment:** None were received

**Motion:** Mr. Randolph Stewart made a motion, and Ms. Caroline Fermin seconded the motion, **to recommend to County Council approval of Text Amendment to the Community Development Code (CDC): Section 3.1.70 Land Use Definitions, Agriculture, to add the Aquaponics use to agriculture and crop harvesting land use type, as a special use and with the other recommendation by staff.** Further discussion included clarification of the motion. The motion **carried (FOR: Chmelik, Fermin, Hincer, Pappas, Semmler, and Stewart; ABSENT: Mitchell; VACANCIES: St. Helena Island and Southern Beaufort County (Walsnovich) and Fireall).**

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**STAFF REPORT:**

**A. BACKGROUND:**

**Case No.** ZTA 2017-12  
**Applicant:** E. D. Krebs III  
**Proposed Text Change:** Amendment to Add “Aquaponics” in the Section 3.1.70 Agriculture and Crop Harvesting Land Use Type

**B. SUMMARY OF REQUEST:**

The proposed amendment would change the Land Use definitions in Table of 3.1.70, Section 1, Agriculture and Crop Harvesting, to add “Aquaponics” in the definition for Agriculture and Crop Harvesting land use type. The term “Aquaponics” refers to a farming technique that is organic in nature using an ultra-low water use process involving fish in tanks in conjunction with floating rafts with vegetables, usually leaf lettuce.

The fish are fed organic food and water from the fish tanks; and then, the by-product is circulated through a bed of expanded clay particles where a beneficial bacterium removes the impurities. The water continues from there into float beds where the roots of the plants are immersed under the foam floats that hold up the leafy parts of the plants. The plants use the nutrients in the water to grow to maturity and the water is then pumped back into the fish tanks where the process continues its cycle all over again.

The entire process is housed in an enclosed greenhouse to protect from outside contamination. Typically there is no need for fertilizers, pesticides, or herbicides. Other than the initial load of water at start-up, no water changes are required. Excavation of the land area of the parcel is not permitted with this technique of farming.

## C. ANALYSIS:

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

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

The proposed amendment is consistent with preserving and enhancing agriculture as a way of life in Beaufort County and is vital to maintaining the county's economic and demographic diversity by providing economic opportunities to rural residents and landowners, reducing the pressures of sprawl, providing a source of local fresh produce, and retaining the traditions and characteristics that make this region unique (Culture Resource Element, page 6-11). Also, as a cottage industry, farmers should be encouraged to produce food items not only for farmers' markets and grocery outlets, but also for local and regional restaurants as well as schools, hospitals, or other institutional cafeterias. (Economic Development Element, page 7-21).

Finally, the way the food is produced and transported has an impact on the environment and energy consumption. The term "food miles" refers to the distance that food travels from the farm on which it is produced to the kitchen in which it is prepared. Food travels between 1,500 to 2,500 miles every time that it is delivered to the consumer. (Energy Element, page 9-16)

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

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

**3. Is required by changed conditions;**

Not Applicable.

**4. Addresses a demonstrated community need;**

The Cultural Resources Element of the Comprehensive Plan notes a continuous decline in the number of farms and the land in acreage dedicated to farming activities. The means and methods to improve farming activities in Beaufort County should be pursued in order to arrest the overall decline in farming as an important way of life. Also, an innovation in farming like aquaponics is an intriguing possibility that should not be hindered by regulatory barriers to farming.

**5. Is consistent with the purpose and intent of the zones in this Development Code, or would improve compatibility among uses and ensure efficient development within the County;**

This amendment is consistent and would promote agriculture and crop harvesting in zoning districts that allow agriculture and crop harvesting as a permitted use. Those districts can be found in the Community Development Code in Table 3.1.60 Consolidated Use Table and include T1N, T2R, T2RL, T2RN, T2RNO, T3RC, and T3E.

**6. Would result in a logical and orderly development pattern; and**

See responses to Items 4 and 5 above.

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

Aquaponics is essentially the combination of aquaculture and hydroponics. Both aquaculture and hydroponics have limitations—hydroponics requires expensive nutrients to feed the plants, and also requires periodic flushing of the systems which can lead to waste disposal issues. Re-circulating

aquaculture water needs to have excess nutrients removed from the system; normally this means that a percentage of the water is removed, generally on a daily basis.

Aquaponics is a bio-integrated system that links recirculating aquaculture with hydroponic vegetable, flower, and/or herb production. Recent advances by researchers and growers have turned aquaponics into sustainable food production model.

**D. STAFF RECOMMENDATION:**

After review of the standards set forth in Section 7.7.30(C) of the Community Development Code, staff **recommends Special Use Approval with the following conditions:** (new language **underscored**):

1. Aquaponics may be permitted in all districts that allow agriculture and crop harvesting as a special use with compliance with accessory use standards to be reviewed and approved by the Staff Review Team and the Zoning Board of Appeals.
2. The following language is proposed for Table 4.1.340 Aquaponics
  - A. An operational plan shall be submitted that indicates that this use will result in no adverse impacts on neighboring properties including noise and odors.
  - B. The principle product of aquaponics shall be vegetables with fish available from time to time as a bi-product.
  - C. All standards that apply to the zoning districts which allow Agriculture and Crop Harvesting shall be followed, and aquaponics may be an accessory use on the site.
  - D. The entire aquaponics process shall take place inside an enclosed greenhouse to protect from outside contaminants, and the need for pesticides or herbicides is to be avoided.
  - E. No excavation of the ground to create the potential of sand mining shall be allowed in the pursuit of an aquaponics zoning permit.

**E. ATTACHMENTS:**

- Proposed Ordinance Amendments
- Application

**Table 3.1.60. Consolidated Use Table**

Land Use Type	T1 N	T2R	T2 RL	T2 RN	T2 RNO	T2 RC	T3E	T3 HN	T3 N	T3 NO	T4 HC	T4 VC	T4 HCO	T4 NC	C3	C4	C5	SI
<b>AGRICULTURE</b>																		
1. Agriculture & Crop Harvesting	P	P	P	P	P	P	P	--	--	--	--	--	--	--	P	--	--	--
2. <u>Aquaponics</u>	<u>S</u>								<u>S</u>									
3. Agricultural Support Services	--	P	P	P	P	P	--	--	--	--	P	P	P	--	TCP	P	P	P
4. Animal Production	--	C	--	C	C	C	--	--	--	--	--	--	--	--	--	--	--	--
5. Animal Production: Factory Farming	--	S	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
6. Seasonal Farmworker Housing	--	C	C	C	C	C	C	--	--	--	--	--	--	--	C	--	--	--
7. Forestry	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
8. Commercial Stables	--	C	C	C	C	C	--	--	--	--	--	--	--	--	C	--	--	--

**Table 3.1.70 Land Use Definitions**

<b>AGRICULTURE</b>	
This category is intended to encompass land uses connected with a business or activity involving farming, animal production, forestry, and other businesses serving primarily agricultural needs.	
Land Use Type	Definition
1. Agriculture and Crop Harvesting	A nursery, orchard, or farm, greater than 10,000 SF, primarily engaged in the growth and harvesting of fruits, nuts, vegetables, plants, or sod. The premises may include agricultural accessory structures, plant nurseries, and secondary retail or wholesale sales.
2. <u>Aquaponics</u>	<u>The symbiotic use of plants and fish in single environment where the fish thrive off of the plant waste and the plants absorb the fish waste as fertilizer. Both the fish and the plants are harvested.</u>
3. Agricultural Support Services	Nursery, orchard, forestry, or farm supply and support services including, but not limited to: equipment dealers, support uses for agricultural, harvesting, and/or animal production, seasonal packing sheds, etc.
4. Animal Production	The raising, breeding, feeding, and/or keeping of animals for the principal purpose of commercially producing products for human use or consumption, including, but not limited to: cattle, pigs, sheep, goats, fish (aquaculture), bees, rabbits, and poultry. This does not include "Factory Farming" operations.
5. Animal Production: Factory Farming	The raising, breeding, feeding, and/or keeping of livestock (typically cows, pigs, turkeys, or chickens) in confinement at high stocking density for the purpose of commercially producing meat, milk, or eggs for human consumption.
6. Seasonal Farmworker Housing	Housing located on farmland for temporary occupancy during seasonal farming activity.
7. Forestry	Perpetual management, harvesting, replanting, and enhancement of forest resources for ultimate sale or use of wood products, subject to S.C. Forestry Commission BMPs.
8. Commercial Stables	Stabling, training, feeding of horses, mules, donkeys, or ponies, or the provision of riding facilities for use other than by the resident of the property, including riding academies. Also includes any structure or place where such animals are kept for riding, driving, or stabling for compensation or incidental to the operation of any club, association, ranch or similar purpose.

<b>Division 4.1: Specific to Use</b>		<b>Page 4-1</b>
4.1.10	Purpose	4-1
4.1.20	Adult-Oriented Businesses	4-1
4.1.30	Animal Production	4-2
4.1.40	Animal Services: Kennel	4-2
4.1.50	Commercial Stables	4-2
4.1.60	Day Care (Adult or Child)	4-3
4.1.70	Drive-Through Facilities	4-3
4.1.80	Family Compound	4-3
4.1.90	Seasonal Farmworker Housing	4-4
4.1.100	Gas Station / Fuel Sales	4-4
4.1.110	General Offices and Services	4-5
4.1.120	General Retail	4-5
4.1.130	Manufactured Home Community	4-6
4.1.140	Manufacturing, Processing, and Packaging	4-6
4.1.150	Meeting Facility / Place of Worship	4-6
4.1.160	Mining / Resource Extraction	4-7
4.1.170	Multi-Family Dwellings	4-9
4.1.180	Outdoor Maintenance / Storage Yard	4-9
4.1.190	Recreation Facility: Campgrounds	4-10
4.1.200	Recreation Facility: Commercial Outdoor	4-10
4.1.210	Regional (Major) Utility	4-10
4.1.220	Residential Storage Facility	4-11
4.1.230	Restaurant, Café, Coffee Shop	4-12
4.1.240	Salvage Operations	4-12
4.1.250	Tattoo or Body Piercing Facility	4-12
4.1.260	Vehicle Sales and Rental: Automobiles, Light Trucks, Boats	4-13
4.1.270	Vehicle Services: Maintenance and Repair	4-13
4.1.280	Warehousing, Wholesaling, and Distribution	4-14
4.1.290	Waste Management Facility: Community Waste Collection and Recycling	4-15
4.1.300	Waste Management Facility: Regional Waste Transfer and Recycling	4-15
4.1.310	Waste Management Facility: Regional Waste Disposal and Resource Recovery	4-16
4.1.320	Wireless Communications Facility	4-17
4.1.330	Ecotourism	4-19
<b>4.1.340</b>	<b>Aquaponics</b>	<b>4-19</b>

## 4.1.340 Aquaponics

Aquaponics shall comply with the following:

- A. An operational plan shall be submitted that indicates that this use will result in no adverse impacts on neighboring properties including noise and odors.
- B. The principle product of aquaponics shall be vegetables with fish available from time to time as a bi-product.
- C. All standards that apply to the zoning districts which allow Agriculture and Crop Harvesting shall be followed, and aquaponics may be an accessory use on the site.
- D. The entire aquaponics process shall take place inside an enclosed greenhouse to protect from outside contaminants, and the need for pesticides or herbicides is to be avoided.
- E. No excavation of the ground to create the potential of sand mining shall be allowed in the pursuit of an aquaponics zoning permit.

### E. TI Allowed Uses

Land Use Type <sup>1</sup>	Specific Use Regulations	TI
<b>Agricultural</b>		
Agriculture & Crop Harvesting		P
<b>Aquaponics</b>	<b>4.1.340</b>	<b>S</b>
Forestry		P
<b>Residential</b>		
Dwelling: Single Family Detached Unit		P
Dwelling: Group Home		P
Home Office	4.2.90	C
<b>Recreation, Education, Safety , Public Assembly</b>		
Park, Playground, Outdoor Recreation Areas	2.8	P
Recreation Facility: Campground	4.1.190	S
Ecotourism	4.1.330	S

### Key

P	Permitted Use
C	Conditional Use
S	Special Use Permit Required
---	Use Not Allowed

### End Notes

<sup>1</sup> A definition of each listed use type is in Table 3.1.70 Land Use Definitions.

## H. T2R Allowed Uses

Land Use Type <sup>1</sup>	Specific Use Regulations	T2R	T2RL
<b>Agricultural</b>			
Agriculture & Crop Harvesting		P	P
<b>Aquaponics</b>	<b>4.1.430</b>	<b>S</b>	<b>S</b>
Agricultural Support Services		P	P
Animal Production	4.1.30	C	---
Animal Production: Factory Farming	4.1.30	S	---
Seasonal Farmworker Housing	4.1.90	C	C
Forestry		P	P
Commercial Stables	4.1.50	C	C
<b>Residential</b>			
Dwelling: Single Family Detached Unit		P	P
Dwelling: Accessory Unit	4.2.30	C	C
Dwelling: Family Compound	2.7.40	C	C
Dwelling: Group Home		P	P
Home Office	4.2.90	C	C
Home Business	4.2.80	C	---
Cottage Industry	4.2.40	C	---
<b>Retail &amp; Restaurants</b>			
General Retail 3,500 SF or less	4.1.120	C	---
Gas Station/Fuel Sales	4.1.100	S	---
<b>Offices &amp; Services</b>			
Animal Services: Kennel	4.1.40	C	---
Day Care: Family Home (up to 8 clients)		P	P
Lodging: Bed & Breakfast (5 rooms or less)	7.2.130	S	S
Lodging: Inn (up to 24 rooms)	7.2.130	S	---

### Key

P	Permitted Use
C	Conditional Use
S	Special Use Permit Required
---	Use Not Allowed

### End Notes

<sup>1</sup> A definition of each listed use type is in Table 3.1.70 Land Use Definitions.

Land Use Type <sup>1</sup>	Specific Use Regulations	T2R	T2RL
<b>Recreation, Education, Safety, Public Assembly</b>			
Community Public Safety Facility		P	P
Institutional Care Facility	7.2.130	S	---
Detention Facility	7.2.130	S	---
Meeting Facility/Place of Worship (less than 15,000 SF)	4.1.150	C	---
Meeting Facility/Place of Worship (15,000 SF or greater)	4.1.150	S	---
Park, Playground, Outdoor Recreation Areas	2.8	P	P
Recreation Facility: Commercial Outdoor	4.1.200	S	---
Recreation Facility: Golf Course		P	---
Recreation Facility: Campground	4.1.190	C	---
Ecotourism	4.1.330	C	---
<b>Infrastructure, Transportation, Communications</b>			
Airport, Aviation Services	7.2.130	S	---
Infrastructure and Utilities: Regional (Major) Utility	4.1.210	C	C
Waste Management: Community Waste Collection & Recycling	4.1.290	C	---
Waste Management: Regional Waste Transfer & Recycling	4.1.300	S	---
Waste Management: Regional Waste Disposal & Resource Recovery	4.1.310	S	---
Wireless Communications Facility	4.1.320	S	S
<b>Industrial</b>			
Mining & Resource Extraction	4.1.160	S	S

## H. T2RN Allowed Uses

Land Use Type <sup>1</sup>	Specific Use Regulations	T2RN	T2RNO
<b>Agricultural</b>			
Agriculture & Crop Harvesting		P	P
<b>Aquaponics</b>	<b>4.1.430</b>	<b>S</b>	<b>S</b>
Agricultural Support Services		P	P
Animal Production	4.1.30	C	C
Seasonal Farmworker Housing	4.1.90	C	C
Forestry		P	P
Commercial Stables	4.1.50	C	C
<b>Residential</b>			
Dwelling: Single Family Detached Unit		P	P
Dwelling: Accessory Unit	4.2.30	C	C
Dwelling: Family Compound	2.7.40	C	C
Dwelling: Group Home		P	P
Home Office	4.2.90	C	C
Home Business	4.2.80	C	C
Cottage Industry	4.2.40	C	C
Live/Work		---	P
<b>Retail &amp; Restaurants</b>			
General Retail 3,500 SF or less		---	P
Restaurant, Café, Coffee Shop		---	P

Land Use Type <sup>1</sup>	Specific Use Regulations	T2RN	T2RNO
<b>Offices &amp; Services</b>			
General Offices & Services 3,500 SF or less		---	P
Day Care: Family Home (Up to 8 clients)		P	P
Day Care: Commercial Center (9 or more clients)	4.1.60	---	C
Lodging: Bed & Breakfast (5 rooms or less)		---	P
Medical Offices: Clinics/Offices		---	P
<b>Recreation, Education, Safety, Public Assembly</b>			
Community Public Safety Facility		P	P
Meeting Facility/Place of Worship (Less than 15,000 SF)	4.1.150	C	C
Park, Playground, Outdoor Recreation Areas		P	P
Ecotourism	4.1.330	C	C
<b>Infrastructure, Transportation, Communications</b>			
Infrastructure and Utilities: Regional (Major) Utility	4.1.210	C	C
Wireless Communication Facility	4.1.320	S	S

### Key

P	Permitted Use
C	Conditional Use
S	Special Use Permit Required
---	Use Not Allowed

### End Notes

<sup>1</sup> A definition of each listed use type is in Table 3.1.70 Land Use Definitions.

## G. T2RC Allowed Uses

Land Use Type <sup>1</sup>	Specific Use Regulations	T2R C	Land Use Type <sup>1</sup>	Specific Use Regulations	T2R C
<b>Agricultural</b>			<b>Recreation, Education, Safety, Public Assembly</b>		
Agriculture & Crop Harvesting		P	Community Oriented Cultural Facility (less than 15,000 SF)		P
<b>Aquaponics</b>	<b>4.1.430</b>	<b>S</b>	Community Oriented Cultural Facility (greater than 15,000 SF)	7.2.130	S
Agricultural Support Services		P	Community Public Safety Facility		P
Animal Production	4.1.30	C	Institutional Care Facility	7.2.130	S
Seasonal Farmworker Housing	4.1.90	C	Meeting Facility/Place of Worship (less than 15,000 SF)	4.1.150	C
Forestry		P	Meeting Facility/Place of Worship (15,000 SF or greater)	4.1.150	C
Commercial Stables	4.1.50	C	Park, Playground, Outdoor Recreation Areas		P
<b>Residential</b>			Recreation Facility: Community-Based		P
Dwelling: Single Family Detached Unit		P	Ecotourism	4.1.330	C
Dwelling: Accessory Unit	4.2.30	C	School: Public or Private	7.2.130	S
Dwelling: Family Compound	2.7.40	C	School: Specialized Training/Studio	7.2.130	S
Dwelling: Group Home		P	School: College or University	7.2.130	S
Community Residence (dorms, Convents, assisted living, temporary shelters)		P	<b>Infrastructure, Transportation, Communications</b>		
Home Office	4.2.90	C	Infrastructure and Utilities: Regional (Major) Utility	4.1.210	C
Home Business	4.2.80	C	Parking Facility, Public or Commercial		P
Cottage Industry	4.2.40	C	Transportation, Terminal	7.2.130	S
<b>Retail &amp; Restaurants</b>			Waste Management: Community	4.1.290	C
General Retail 25,000 SF or less		P	Waste Collection & Recycling		
Bar, Tavern, Nightclub		P	Wireless Communications Facility	4.1.320	S
Gas Station/Fuel Sales	4.1.100	C	<b>Industrial</b>		
Open Air Retail		P	Manufacturing, Processing, and Packaging - Light (less than 15,000 SF)	4.1.140	C
Restaurant, Café, Coffee Shop		P	Outdoor Maintenance / Storage Yard	4.1.180	C
Vehicle Sales and Rental: Light	4.1.260	C	Warehousing	4.1.280	C
<b>Offices &amp; Services</b>			Wholesaling and Distribution	4.1.280	C
General Offices & Services <10,000 SF		P			
General Offices & Services: with Drive-Through Facilities	4.1.70	C			
Animal Services: Clinic/Hospital		P			
Animal Services: Kennel	4.1.40	C			
Day Care: Family Home (up to 8 Clients)		P			
Day Care: Commercial Center (9 or more clients)	4.1.60	C			
Lodging: Bed & Breakfast (5 rooms or less)		P			
Lodging: Inn (up to 24 rooms)		P			
Medical Service: Clinics/Offices		P			
Vehicle Services: Minor Maintenance And Repair	4.1.270	C			
Vehicle Services: Major Maintenance And Repair	4.1.270	C			

### Key

P	Permitted Use
C	Conditional Use
S	Special Use Permit Required
---	Use Not Allowed

### End Notes

<sup>1</sup> A definition of each listed use type is in Table 3.1.70 Land Use Definitions.

## G. T3 E Allowed Uses

Land Use Type <sup>1</sup>	Specific Use Regulations	T3E
<b>Agricultural</b>		
Agriculture & Crop Harvesting		P
<u>Aquaponics</u>	4.1.430	S
Seasonal Farmworker Housing	4.1.90	C
Forestry		P
<b>Residential</b>		
Dwelling: Single Family Detached Unit		P
Dwelling: Accessory Unit	4.2.30	C
Dwelling: Family Compound	2.7.40	C
Dwelling: Group Home		P
Community Residence (dorms, convents, assisted living, temporary shelters)		P
Home Office	4.2.90	C
Home Business	4.2.80	C

Land Use Type <sup>1</sup>	Specific Use Regulations	T3E
<b>Offices &amp; Services</b>		
Day Care: Family Home (up to 8 clients)		P
Lodging: Bed & Breakfast (5 rooms or less)		P
<b>Recreation, Education, Safety, Public Assembly</b>		
Meeting Facility/Place of Worship (Less than 15,000SF)	4.1.150	C
Park, Playground, Outdoor Recreation Areas		P
<b>Infrastructure, Transportation, Communications</b>		
Infrastructure and Utilities: Regional (Major) Utility	4.1.210	S

### Key

P	Permitted Use
C	Conditional Use
S	Special Use Permit Required
---	Use Not Allowed

### End Notes

<sup>1</sup> A definition of each listed use type is in Table 3.1.70 Land Use Definitions.

**BEAUFORT COUNTY, SOUTH CAROLINA**  
**PROPOSED COMMUNITY DEVELOPMENT CODE (CDC)**  
**ZONING MAP OR TEXT AMENDMENT / PUD MASTER PLAN CHANGE APPLICATION**

TO: Beaufort County Council

The undersigned hereby respectfully requests that the Beaufort County Zoning/Development Standards Ordinance (ZDSO) be amended as described below:

AUG 10 2017  
PLANNING  
DIVISION

1. This is a request for a change in the (check as appropriate):  
 PUD Master Plan Change  
 Zoning Map Designation/Rezoning       Community Development Code Text
  
2. Give exact information to locate the property for which you propose a change:  
Tax District Number: \_\_\_\_\_, Tax Map Number: \_\_\_\_\_, Parcel Number(s): \_\_\_\_\_  
Size of subject property: \_\_\_\_\_ Square Feet / Acres (circle one)  
Location: \_\_\_\_\_
  
3. How is this property presently zoned? (Check as appropriate)  
 T4NC Neighborhood Center     T2RC Rural Center                       C3 Neighborhood Mixed Use  
 T4HC Hamlet Center             T2RN Rural Neighborhood         C4 Community Center Mixed Use  
 T4HCO Hamlet Center           T2RNO Rural Neighborhood Open  C5 Regional Center Mixed Use  
 T4VC Village Center             T2R Rural                               S1 Industrial  
 T3N Neighborhood               T1 Natural Preserve                 Planned Unit Development/PUD  
 T3HN Hamlet Neighborhood     Community Preservation            (name) \_\_\_\_\_  
 T3E Edge                              (specify) \_\_\_\_\_
  
4. What new zoning do you propose for this property? \_\_\_\_\_  
(Under Item 9 explain the reason(s) for your rezoning request.)
  
5. Do you own all of the property proposed for this zoning change?  Yes     No  
Only property owners or their authorized representative/agent can sign this application. If there are multiple owners, each property owner must sign an individual application and all applications must be submitted simultaneously. If a business entity is the owner, the authorized representative/agent of the business must attach: 1- a copy of the power of attorney that gives him the authority to sign for the business, and 2- a copy of the articles of incorporation that lists the names of all the owners of the business.
  
6. If this request involves a proposed change in the Community Development Code text, the section(s) affected are: Sec. 3.1.70  
(Under Item 9 explain the proposed text change and reasons for the change.)
  
7. Is this property subject to an Overlay District? Check those which may apply:  
 MCAS-AO Airport Overlay District/MCAS       MD Military Overlay District  
 BC-AO Airport Overlay District/Beaufort County     RQ River Quality Overlay District  
 CPO Cultural Protection                               TDR Transfer of Development Rights  
 CFV Commercial Fishing Village
  
8. The following sections of the Community Development Code (CDC) (see attached sheets) should be addressed by the applicant and attached to this application form:  
a. Division 7.3.20 and 7.3.30, Comprehensive Plan Amendments and Text Amendments.  
b. Division 7.3.40, Zoning map amendments (rezoning).  
c. Division 1.6.60, Planned Unit Developments (PUDs) Approved Prior to Dec. 8, 2014  
d. Division 6.3, Traffic Impact Analysis (for PUDs)

9. Explanation (continue on separate sheet if needed): \_\_\_\_\_

SHEET ATTACHED

It is understood by the undersigned that while this application will be carefully reviewed and considered, the burden of proof for the proposed amendment rests with the owner.

[Signature]

8/9/17

Signature of Owner (see Item 5 on page 1 of 2)

Date

Printed

Name:

E. D. KEES III

Telephone

Number:

843-384-1096

Address:

179 GIBBET ROAD - BLUFFTON, SC 29910

Email:

EDK @ SOLARFARMS OF AMERICA .COM

Agent (Name/Address/Phone/email): \_\_\_\_\_

**UPON RECEIPT OF APPLICATIONS, THE STAFF HAS THREE (3) WORK DAYS TO REVIEW ALL APPLICATIONS FOR COMPLETENESS. THE COMPLETED APPLICATIONS WILL BE REVIEWED FIRST BY THE BEAUFORT COUNTY PLANNING COMMISSION SUBCOMMITTEE RESPONSIBLE FOR THE AREA WHERE YOUR PROPERTY IS LOCATED. MEETING SCHEDULES ARE LISTED ON THE APPLICATION PROCESS (ATTACHED). COMPLETE APPLICATIONS MUST BE SUBMITTED BY NOON THREE WORKING DAYS AND FOUR (4) WEEKS PRIOR FOR PLANNED UNIT DEVELOPMENTS (PUDs) OR THREE (3) WEEKS PRIOR FOR NON-PUD APPLICATIONS TO THE APPLICABLE PLANNING COMMISSION MEETING DATE.**

PLANNED UNIT DEVELOPMENT (PUD) APPLICANTS ARE REQUIRED TO SUBMIT FIFTEEN (15) COPIES TO THE PLANNING DEPARTMENT. CONSULT THE APPLICABLE STAFF PLANNER FOR DETAILS.

FOR MAP AMENDMENT REQUESTS, THE PLANNING OFFICE WILL POST A NOTICE ON THE AFFECTED PROPERTY AS OUTLINED IN DIV. 7.4.50 OF THE COMMUNITY DEVELOPMENT CODE.

CONTACT THE PLANNING DEPARTMENT AT (843) 255-2140 FOR EXACT APPLICATION FEES.

FOR PLANNING DEPARTMENT USE ONLY:

Date Application Received:  
(place received stamp below)

Date Posting Notice Issued:

Application Fee Amount Received:

Receipt No. for Application Fee:

# Edward D. Krebs

30 Lake View Court  
Bluffton, SC 29910  
843-384-1096

The following refers to Zone T3 Edge

We are requesting a text change to one section of the land use definition (3.1.70, section 1 - Agriculture and Crop Harvesting).

This section (section 1) does not include a new farming method referred to as "Aquaponics". Aquaponics is an organic, ultra-low water use farming system that uses fish in tanks in conjunction with floating rafts with vegetables, usually leaf lettuce. The fish are fed organic food and the water from the fish tanks is circulated through a bed of expanded clay particles where beneficial bacteria removes impurities. The water continues from there into the float beds where the roots of the plants are immersed under foam floats that hold up the leafy parts. The plants use the nutrients in the water to grow and the water is then pumped back into the fish tanks where the process continues its cycle over again.

The entire process takes place inside an enclosed greenhouse to protect from outside contaminants, therefore there is no need for fertilizer, pesticides or herbicides. Other than the initial load of water at start-up, no water changes are required. Only 2% of the water is lost and most of that is taken up by the plants.

Section 3 of 3.1.70 Animal Production, states that raising fish via aquaculture is not allowed in Zone T3 Edge, but does not mention raising fish as part of the aquaponic production of vegetables.

"Aquaculture" is generally thought of as fish farms, employing large ponds in the ground with dikes between and water wheels to circulate and aerate. These ponds require draining to harvest and need to dry out to kill off pathogens, produced by too many fish in one place, between stocking. This process uses large quantities of water and land. Aquaculture's product is fish, Aquaponics product is vegetables with small amounts of fish available from time to time.

Therefore, we ask that you insert the word "Aquaponics" in section 1 in order to allow this type of modern, organic farming in Zone T3Edge.

Sincerely,



Ed Krebs

**AN ORDINANCE OF BEAUFORT COUNTY COUNCIL CREATING A SPECIAL TAX ASSESSMENT FOR REHABILITATED HISTORIC PROPERTIES IN THE GEOGRAPHICAL BOUNDARIES KNOWN AS DAUFUSKIE ISLAND**

WHEREAS, Section 4-9-195 of the South Carolina Code of Laws, as amended (“S.C. Code”), provides that counties may by ordinance grant special property tax assessments to real property which qualifies as “rehabilitated historic property”; and

WHEREAS, the geographic area known as Daufuskie Island, in the County of Beaufort, South Carolina (“Daufuskie”) contains a substantial amount of historic property, the preservation of which is beneficial for the economic development of the County and for its citizens; and

WHEREAS, Beaufort County Council (the “County Council”) has determined that it is in the best interests of the County and its citizens to allow for a special property tax assessment available and as set forth in S.C. Code §4-9-195 to qualifying properties located within the geographic boundaries of Daufuskie; and

WHEREAS, the County Council finds that providing for this special property tax assessment will (1) encourage the restoration of historic properties, (2) promote community development and redevelopment, (3) encourage sound community planning, and (4) promote the general health, safety, and welfare of the community; and

WHEREAS, pursuant to S.C. Code §4-9-195, the County must specify the minimum investment threshold and the number of years in which the special assessment shall apply, and in the absence of a board of architectural review the County may name an appropriate reviewing authority to consider proposed rehabilitation plans and actual rehabilitation work.

NOW, THEREFORE, BE IT ORDAINED by Beaufort County Council that Chapter 66, Article III of the Beaufort County Code of Ordinances is hereby amended by inserting the following into Beaufort County Code of Ordinances Chapter 66, Division 4:

**Division 4. Special Assessment Ratio for Rehabilitated Historic Properties**

**Section 66-155. Special tax assessment created –Daufuskie Island.**

A special tax assessment is created for eligible rehabilitated historic properties located within the geographic boundaries of Daufuskie Island for ~~10~~ twenty (20) years equal to the appraised value of the property at the time of preliminary certification.

**Section 66-156. Purpose.**

It is the purpose of this division to:

- (a) Encourage the restoration of historic properties;
- (b) Promote community development and redevelopment;
- (c) Encourage sound community planning; and
- (d) Promote the general health, safety, and welfare of the community.

**Section 66-157. Eligible properties.**

(a) Certification. In order to be eligible for the special tax assessment, historic properties must receive preliminary and final certification.

(1) To receive preliminary certification a property must meet the following conditions:

~~a. The property has received historic designation from the Daufuskie Island Council and in accordance with the Daufuskie Island Plan or is listed on the Beaufort County Above Ground Historic Resources Survey completed in 1998.~~ The property is listed on the National Register of Historic Places Inventory-Nomination Form for the Daufuskie Island Historic District on file with the United States Department of the Interior.

b. The proposed rehabilitation work receives approval from the Beaufort County Historic Preservation Review Board (HPRB) under Sec. 5.10 and Sec. 7.2.120 of the Beaufort County Community Development Code (CDC).; and

c. Be a project that commences on or after the date of the adoption of this ordinance. Preliminary certification must be received prior to beginning work.

d. The property has not received the special tax assessment benefits under this section for at least the immediate past twenty-five (25) years.

(2) To receive final certification, a property must have met the following conditions:

a. The property has received preliminary certification.

b. The minimum expenditures for rehabilitation were incurred and paid.

c. The completed rehabilitation receives approval from the Beaufort County Planning Director, or designee, as being consistent with the plans approved by the HPRB as part of preliminary certification.

(b) Historic designation. As used in this section, "Historic Designation" means:

- (1) ~~The structure is at least 50 years old and is located in the geographic area known as Daufuskie Island;~~
- (2) ~~The structure is listed on the National Register of Historic Places~~ The property is listed on the National Register of Historic Places Inventory-Nomination Form for the Daufuskie Island Historic District on file with the United States Department of the Interior. ~~;~~ ~~or~~
- (3) ~~The structure is listed on the “1998 Beaufort County Above Ground Historic Sites Survey.”~~

**Section 66-158. Eligible rehabilitation.**

- (a) Standards for rehabilitation work. To be eligible for the special tax assessment, historic rehabilitations must be appropriate for the historic building and the geographic district. This is achieved through adherence to the standards set forth in the Community Development Code and, if required, approval of a Certificate of Appropriateness in accordance with Sec. 7.2.120 of the CDC.
- (b) Work to be reviewed. The following work will be reviewed according to the standards set forth above:
  - (1) Repairs to the exterior of the designated building.
  - (2) Alterations to the exterior of the designated building.
  - (3) New construction on the property on which the building is located.
  - (4) Alterations to interior primary public spaces.
  - (5) Any remaining work where the expenditures for such work are being used to satisfy the minimum expenditures for rehabilitation.
- (c) Minimum expenditures for rehabilitation means the owner rehabilitates the building, with expenditures for rehabilitation exceeding ~~75~~ forty (40%) percent of the fair market value of the building. Fair market value means the appraised value as certified by a real estate appraiser licensed by the State of South Carolina, the sales price as delineated in a bona fide contract of sale within 12 months of the time it is submitted, or the most recent appraised value published by the Beaufort County Tax Assessor.
- (d) Expenditures for rehabilitation means the actual cost of rehabilitation relating to one or more of the following:
  - (1) Improvements located on or within the historic building as designated.
  - (2) Improvements outside of but directly attached to the historic building which are necessary to make the building fully useable (such as vertical circulation) but shall not include rentable/habitable floorspace attributable to new construction.

- (3) Architectural and engineering services attributable to the design of the improvements.
- (4) Costs necessary to maintain the historic character or integrity of the building.
- (e) Scope. The special tax assessment may apply to the following:
  - (1) Structure(s) rehabilitated.
  - (2) Real property on which the building is located.
- (f) Time limits. To be eligible for the special tax assessment, rehabilitation must be completed within two years of the preliminary certification date. If the project is not complete after two years, but the minimum expenditures for rehabilitation have been incurred, the property continues to receive the special assessment until the project is completed or until the end of the special assessment period, whichever shall first occur.

**Section 66-159. Process.**

- (a) Fee required. A fee as set out in the County of Beaufort's Fee Schedule, as appropriate, shall be required for final certification for each application.
- (b) Plan required. Owners of property seeking approval of rehabilitation work must submit an application for a Certificate of Appropriateness, as required under Sec. 7.2.120 of the CDC, with supporting documentation and application fee(s) prior to beginning work.
- (c) Preliminary certification. Upon receipt of the completed application, the proposal shall be placed on the next available agenda of the Beaufort County Historic Preservation Review Board (HPRB). After the HPRB makes its' determination(s), the owner shall be notified in writing. Upon receipt of this determination the owner may:
  - (1) If the application is approved, apply for building permits to begin rehabilitation;
  - (2) If the application is not approved, may revise such application in accordance with comments provided by the HPRB.
- (d) Substantive changes. Once preliminary certification is granted to an application, substantive changes must be approved by the HPRB. Unapproved substantive changes are conducted at the risk of the property owner and may disqualify the project from eligibility. Additional expenditures will not qualify the project for an extension on the special assessment.

- (e) Final certification. Upon completion of the project, the project must receive final certification in order to be eligible for the special assessment. The Beaufort County Planning Director and Director of Building Codes, or designees, will inspect completed projects to determine if the work is consistent with the approval granted by the HPRB. Final certification will be granted when verification is made that expenditures have been made in accordance with Section 66-158(c) above. Upon receiving final certification, the property will be assessed for the remainder of the special assessment period on the fair market value of the property at the time the preliminary certification was made or the final certification was made, whichever occurred earlier.
- (f) Additional work. For the remainder of the special assessment period after final certification, the property owner shall notify the Beaufort County Community Development Department of any additional work, other than ordinary maintenance. The HPRB will review the work at a regularly scheduled hearing and determine whether the overall project is consistent with the standards for rehabilitation. If the additional work is found to be inconsistent, the property owner may withdraw his request and cancel or revise the proposed additional work.
- (g) Decertification. When the property has received final certification and has been assessed as rehabilitated historic property, it remains so certified and must be granted the special assessment until the property becomes disqualified by any one of the following:
- (1) Written notice from the owner to the Beaufort County Assessor's Office requesting removal of the preferential assessment; or
  - (2) Upon the sale of the property to a bona fide purchaser; or
  - (3) Rescission of the approval of rehabilitation by the HPRB because of alterations or renovation by the owner or the owner's estate, which causes the property to no longer possess the qualities and features which made it eligible for final certification.

Notification of any change affecting eligibility must be given immediately to the Beaufort County Assessor, Auditor, and Treasurer.

- (h) Notification. The Beaufort County Community Development Department shall, upon final certification of a property, notify the Beaufort County Assessor, Auditor and Treasurer that such property has been duly certified and is eligible for the special tax assessment.

(i) Date effective. If an application for preliminary or final certification is filed by May 1 or the preliminary or final certification is approved by August 1, the special assessment authorized herein is effective for that year. Otherwise, it is effective beginning with the following year.

The special assessment only begins in the current or future tax years as provided for in this section. In no instance may the special assessment be applied retroactively.

(j) Application. Once a property has received final certification, the owner of the property shall make application to the Beaufort County Auditor's Office for the special assessment provided for herein.

**SECTIONS 66-160. Reserved.**

This ordinance shall become effective immediately upon adoption.

DONE, this \_\_\_\_ of \_\_\_\_\_, 2017.

COUNTY COUNCIL OF BEAUFORT COUNTY

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

APPROVED AS TO FORM:

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

ATTEST:

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

First Reading: May 22, 2017

Second Reading:

Public Hearing:

Third and Final Reading:



# County Council of Beaufort County

# Daufuskie Island: “Bailey Bill”

## SECTION 4-9-195.

Grant of special property tax assessments to "rehabilitated historic property" or "low and moderate income rental property".

(A) The governing body of any county by ordinance may grant the special property tax assessments authorized by this section to real property which qualifies as either "rehabilitated historic property" or as "low and moderate income rental property" in the manner provided in this section. **A county governing body may designate, in its discretion, an agency or a department to perform its functions and duties pursuant to the provisions of this section in its discretion.**

## SECTION 4-9-195.

Grant of special property tax assessments to "rehabilitated historic property" or "low and moderate income rental property".

(3) "Minimum expenditures for rehabilitation" means the owner or his estate rehabilitates the building, **with expenditures for rehabilitation exceeding the minimum percentage of the fair market value of the building** established by the county in its ordinance. The county governing body may set different minimum percentages for owner-occupied property and income producing real property, between twenty percent and one hundred percent.

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## SECTION 4-9-195.

Grant of special property tax assessments to "rehabilitated historic property" or "low and moderate income rental property".

**Under no circumstances shall the sale or transfer of ownership of real property certified and assessed in accordance with this section and any ordinance in effect at the time disqualify the property from receiving the special property tax assessment under this section.** This provision shall be applicable and given full force and effect to any special property tax assessment granted prior to the effective date of this paragraph notwithstanding any ordinance in effect from time to time to the contrary.

# Bailey Bill Legislation

## Intent of Legislation

- To: “Preserve Historic Structures”
- Not “Save Taxes”
- Not all “Old” Structures are “Historic”

# Daufuskie Island:

## Parcels with 50+ Year Old Structures

Parcels with 50+ years old structures:	35
Market Value of Parcels (Improved Value):	\$2,603,600
Current Tax Income	
County (.09297)	\$14,421
Daufuskie Fire (.05844)	\$ 893
School Ops (16 parcels) (.11150)	\$35,045

# Daufuskie Island: All Parcels

	Parcels		Total
	50+ Yrs Old	<50 Yrs Old	
Parcels	35	553	588
Legal Resi	6	157	163
Other	29	396	425
Market Value (Land + Improvements)	\$7,362,200	\$250,312,200	\$257,674,400
Market Value (Improvements Only)	\$2,603,600	\$187,926,500	\$190,530,100
<b>Current Tax Income</b>			
County	0.09297	\$16,632	\$1,192,316
Daufuskie Fire	0.05844	\$10,455	\$749,478
School Ops	0.11150	\$17,744	\$1,080,602

# County Wide Statistics: Improved Parcels (By Age of Structure)

Improved Parcels Only	4%		6%		Total
	50+ Yrs Old	<50 Yrs Old	50+ Yrs Old	<50 Yrs Old	
City of Beaufort	1,318	1,483	1,107	987	4,895
Town of Port Royal	210	1,116	247	839	2,412
Town of Hilton Head Island	258	8,012	573	20,829	29,672
Town of Bluffton	311	18,625	397	7,634	26,967
Yemassee	0	0	10	7	17
<u>Unincorporated County</u>	<u>1,094</u>	<u>9,455</u>	<u>1,277</u>	<u>5,249</u>	<u>17,075</u>
<b>TOTAL</b>	<b>3,191</b>	<b>38,691</b>	<b>3,611</b>	<b>35,545</b>	<b>81,038</b>

# County Wide Statistics: Market Value (By Age of Structure)

Improvements Only	4%		6%		Total
	50+ Yrs Old	<50 Yrs Old	50+ Yrs Old	<50 Yrs Old	
City of Beaufort	\$191,221,341	\$321,022,161	\$136,913,173	\$440,281,705	\$1,089,438,380
Town of Port Royal	\$15,337,600	\$168,983,800	\$12,420,250	\$244,940,254	\$441,681,904
Town of Hilton Head Island	\$65,316,200	\$2,476,639,490	\$145,180,659	\$6,361,831,723	\$9,048,968,072
Town of Bluffton	\$44,123,803	\$4,235,425,581	\$37,300,389	\$2,218,661,145	\$6,535,510,918
Yemassee	\$0	\$0	\$412,800	\$1,546,100	\$1,958,900
<u>Unincorporated County</u>	<u>\$159,550,634</u>	<u>\$2,031,662,495</u>	<u>\$616,856,608</u>	<u>\$1,243,720,791</u>	<u>\$4,051,790,528</u>
<b>TOTAL</b>	<b>\$475,549,578</b>	<b>\$9,233,733,527</b>	<b>\$949,083,879</b>	<b>\$10,510,981,718</b>	<b>\$21,169,348,702</b>

# Example: 6% Investment Property 75% Threshold for Rehab

Average Daufuskie Property		Land	Building	Total		
Market Value (Average)		\$138,448	\$76,607	\$215,055		
Cap Value (Approx. )	85%	\$117,681	<b>\$65,116</b>	<b>\$182,797</b>		
Rehab Added Value @	75%		\$48,837	\$48,837		
New Cap Value		\$117,681	<b>\$113,953</b>	<b>\$231,634</b>		

Taxes Due over Incentive Period	MV	Assessment @	Millage	Number of Years	
		6%	0.26291	10	20
Pre-Rehab Taxable Value	\$182,797	\$10,970	\$2,884	\$28,840	\$57,680
Rehab Added Value	\$48,837	\$2,930	\$770	\$7,700	\$15,410
Post-Rehab Value (75%)	\$231,634	\$13,900	\$3,654	\$36,540	\$73,090
<b>% Increase in Taxes due to Rehab</b>			<b>26.7%</b>		

# Example: 6% Investment Property 20% Threshold for Rehab

Average Daufuskie Property	Land	Building	Total		
Market Value (Average)	\$138,448	\$76,607	\$215,055		
Cap Value (Approx. )	85% \$117,681	<b>\$65,116</b>	<b>\$182,797</b>		
Rehab Added Value @	20%	\$13,023	\$13,023		
New Cap Value	\$117,681	<b>\$78,139</b>	<b>\$195,820</b>		

Taxes Due over Incentive Period	MV	Assessment @	Millage	Number of Years	
		6%	0.26291	10	20
Pre-Rehab Taxable Value	\$182,797	\$10,970	\$2,884	\$28,840	\$57,680
Rehab Added Value	\$13,023	\$780	\$205	\$2,050	\$4,100
Post-Rehab Value (75%)	\$195,820	\$11,750	\$3,089	\$30,890	\$61,780
<b>% Increase in Taxes due to Rehab</b>			<b>7.1%</b>		

# Example: 4% Owner Occupied Property 75% Threshold for Rehab

Average Daufuskie Property	Land	Building	Total		
Market Value (Average)	\$123,933	\$63,667	\$187,600		
Cap Value (Approx. )	85% \$105,343	<b>\$54,117</b>	<b>\$159,460</b>		
Rehab Added Value @	75%	\$40,588	\$40,588		
New Cap Value	\$105,343	<b>\$94,704</b>	<b>\$200,048</b>		

Taxes Due over Incentive Period	MV	Assessment @	Millage	Number of Years	
		4%	0.15142	10	20
Pre-Rehab Taxable Value	\$159,460	\$6,380	\$966	\$9,660	\$19,320
Rehab Added Value	\$40,588	\$1,620	\$245	\$2,450	\$4,910
Post-Rehab Value (75%)	\$200,048	\$8,000	\$1,211	\$12,110	\$24,230
<b>% Increase in Taxes due to Rehab</b>			<b>25.4%</b>		

# Example: 4% Owner Occupied Property 20% Threshold for Rehab

Average Daufuskie Property	Land	Building	Total		
Market Value (Average)	\$123,933	\$63,667	\$187,600		
Cap Value (Approx. ) 85%	\$105,343	<b>\$54,117</b>	<b>\$159,460</b>		
Rehab Added Value @ 20%		\$10,823	\$10,823		
New Cap Value	\$105,343	<b>\$64,940</b>	<b>\$170,283</b>		

Taxes Due over Incentive Period	MV	Assessment @	Millage	Number of Years	
				10	20
		4%	0.15142		
Pre-Rehab Taxable Value	\$159,460	\$6,380	\$966	\$9,660	\$19,320
Rehab Added Value	\$10,823	\$430	\$65	\$650	\$1,300
Post-Rehab Value (75%)	\$170,283	\$6,810	\$1,031	\$10,310	\$20,620
<b>% Increase in Taxes due to Rehab</b>			<b>6.7%</b>		

# Daufuskie:

## Notes on Rehab Incentives

### 20% Threshold

- Usually includes “substantial deferred maintenance”
- “Tax Savings”
  - \$65 to \$205 per year
  - 6.7% to 7.1%

### 75% Threshold

- “Renovations/Upgrades” provide true increase in value
- “Tax Savings”
  - \$245 to \$770 per year
  - 25.4% to 26.7%



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

TO: Mr. Gary Kubic, County Administrator  
FROM: Dave Thomas, CPPO, Purchasing Director  
SUBJ: **Recommendation for Approval ARW RWY 7 Obstruction Removal Project Construction Administration Talbert, Bright and Ellington Work Authorization 2119-1601**  
DATE: August 30, 2017

**BACKGROUND:** Beaufort County Airport is undertaking an FAA safety project to remove obstructions on off-airport property in the Runway 7 Approach. Talbert, Bright and Ellington will provide professional construction administration services and inspection services during the construction phase. This project is being executed in accordance with the Beaufort County Airport Master Plan as directed by Beaufort County Council in 2014.

**VENDOR INFORMATION:**  
Talbert, Bright and Ellington, Charlotte, NC

**COST:**  
\$113,088.00

Total: \$113,088.00

**FUNDING:** 90% via FAA AIP Grant 13, 5% through SCAC (pending) and 5% via Beaufort County Airport Capital Projects Fund.

**FOR ACTION:** County Administrator

**RECOMMENDATION:** Approval of Talbert, Bright and Ellington Work Authorization 2119-1601

cc: Gary Kubic, County Administrator  
Joshua Gruber, Deputy County Administrator/Special Counsel  
Alicia Holland, Asst. County Administrator, Finance  
Colin Kinton, Director, Transportation Engineering  
Jon Rembold, Airports Director

**BEAUFORT COUNTY AIRPORT  
LADY'S ISLAND, SOUTH CAROLINA  
WORK AUTHORIZATION 16-01  
July 25, 2017  
PROJECT NO.: TBI NO. 2119-1601**

It is agreed to undertake the following work in accordance with the provisions of our Contract for Professional Services.

---

**Description of Work Authorized:** Construction administration services and inspection of the tree obstruction removal within the 20:1 and 30:1 approaches to Runway 7. Services include:

- **Design** – this includes several additional meetings with impacted property owners and revisions to plans based on these meetings.
- **Construction Administration** – this includes providing professional construction contract administration services during the construction contract. This includes: conduct Preconstruction Conference and transmit meeting minutes, review of submittals/shop drawings, site visits during construction, conduct progress meetings and transmit meeting minutes, answer questions and review Contractor change requests during construction, process Contractor pay requests during construction, conduct final inspection and transmit punch list items, prepare record drawings and coordinate final improvements with FAA, final Engineer's Report, project closeout documents.
- **Resident Project Representative** – this includes providing resident project representative (construction observation) services required by the FAA during construction. This primarily includes providing a resident construction observer while the Contractor is onsite working to observe the Contractor's work activities and finished work. The contract budget not-to-exceed amount includes providing a full-time resident construction observer while the Contractor is onsite working during this project. The resident construction observer will also verify quantities of completed work by the Contractor that are eligible for inclusion on each Contractor pay request.

**Estimated Time Schedule:** Work shall be completed in accordance with the schedule established and agreed upon by the Owner and Engineer.

**Cost of Services:** The method of payment shall be in accordance with Article 6 of the Master Contract. The basic services work shall be performed in accordance with the Master Contract as a lump sum of **\$38,176.00**, which includes reimbursable expenses. Special Additional Services shall be performed as listed below with a budget of

**\$74,912.00**. The total value of this Work Authorization shall not exceed **\$113,088.00** without additional authorization

**Agreed as to Scope of Services, Time Schedule and Budget:**

**APPROVED:**  
BEAUFORT COUNTY

**APPROVED:**  
TALBERT, BRIGHT & ELLINGTON,  
INC.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_  
Title

\_\_\_\_\_  
Vice President  
Title:

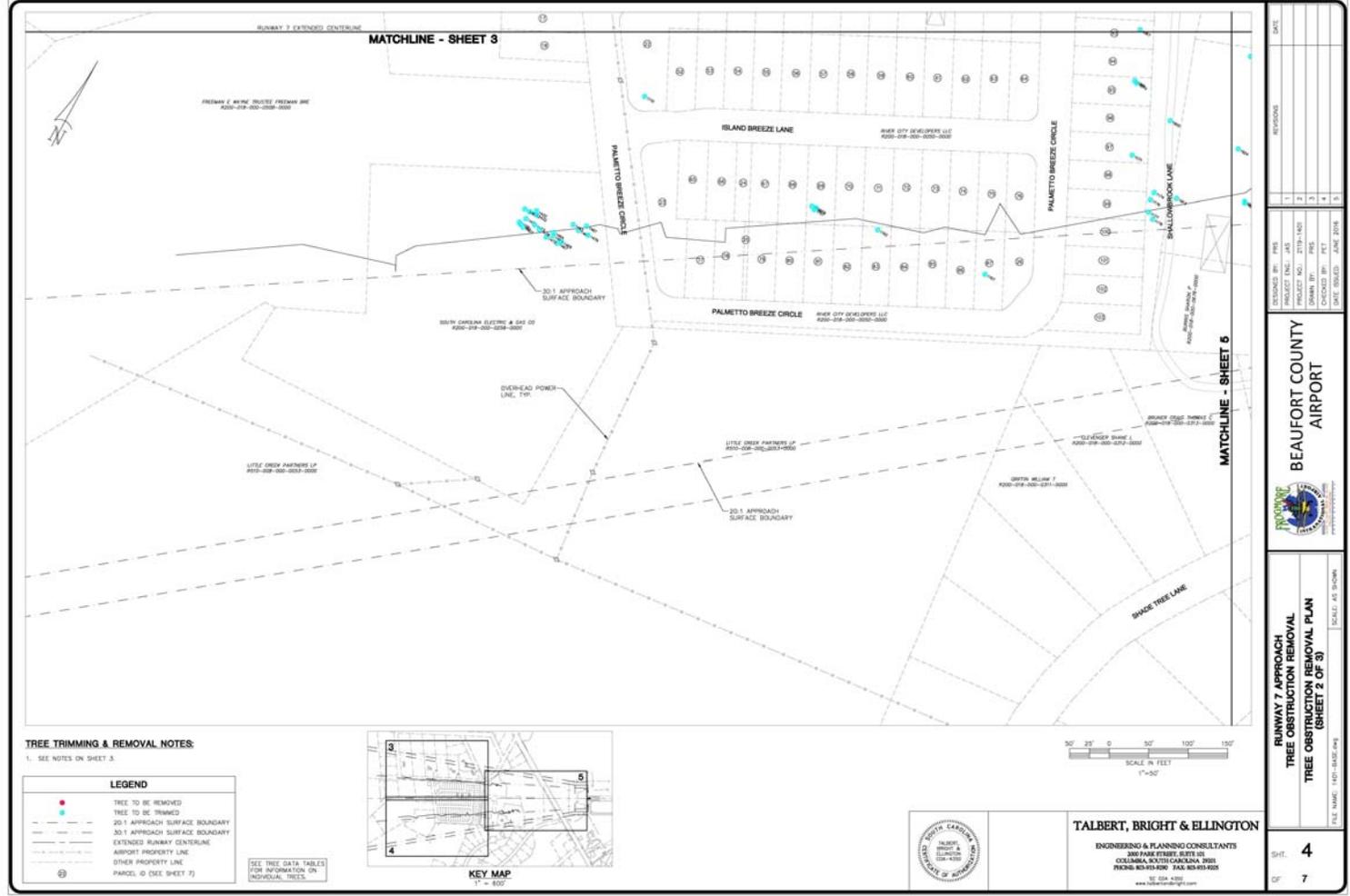
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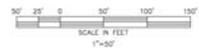




**TREE TRIMMING & REMOVAL NOTES:**  
 1. SEE NOTES ON SHEET 3.

LEGEND	
● (Red)	TREE TO BE REMOVED
● (Blue)	TREE TO BE TRIMMED
---	20:1 APPROACH SURFACE BOUNDARY
---	30:1 APPROACH SURFACE BOUNDARY
---	EXTENDED RUNWAY CENTERLINE
---	AIRPORT PROPERTY LINE
---	OTHER PROPERTY LINE
⊙	PARCEL ID (SEE SHEET 7)

SEE THE DATA TABLES FOR INFORMATION ON INDIVIDUAL TREES.



**TALBERT, BRIGHT & ELLINGTON**  
 ENGINEERING & PLANNING CONSULTANTS  
 280 PARKWAY, SUITE 100  
 COLUMBIA, SOUTH CAROLINA 29928  
 PHONE: 803-651-8200 FAX: 803-651-8255  
 WWW.TB&E.COM

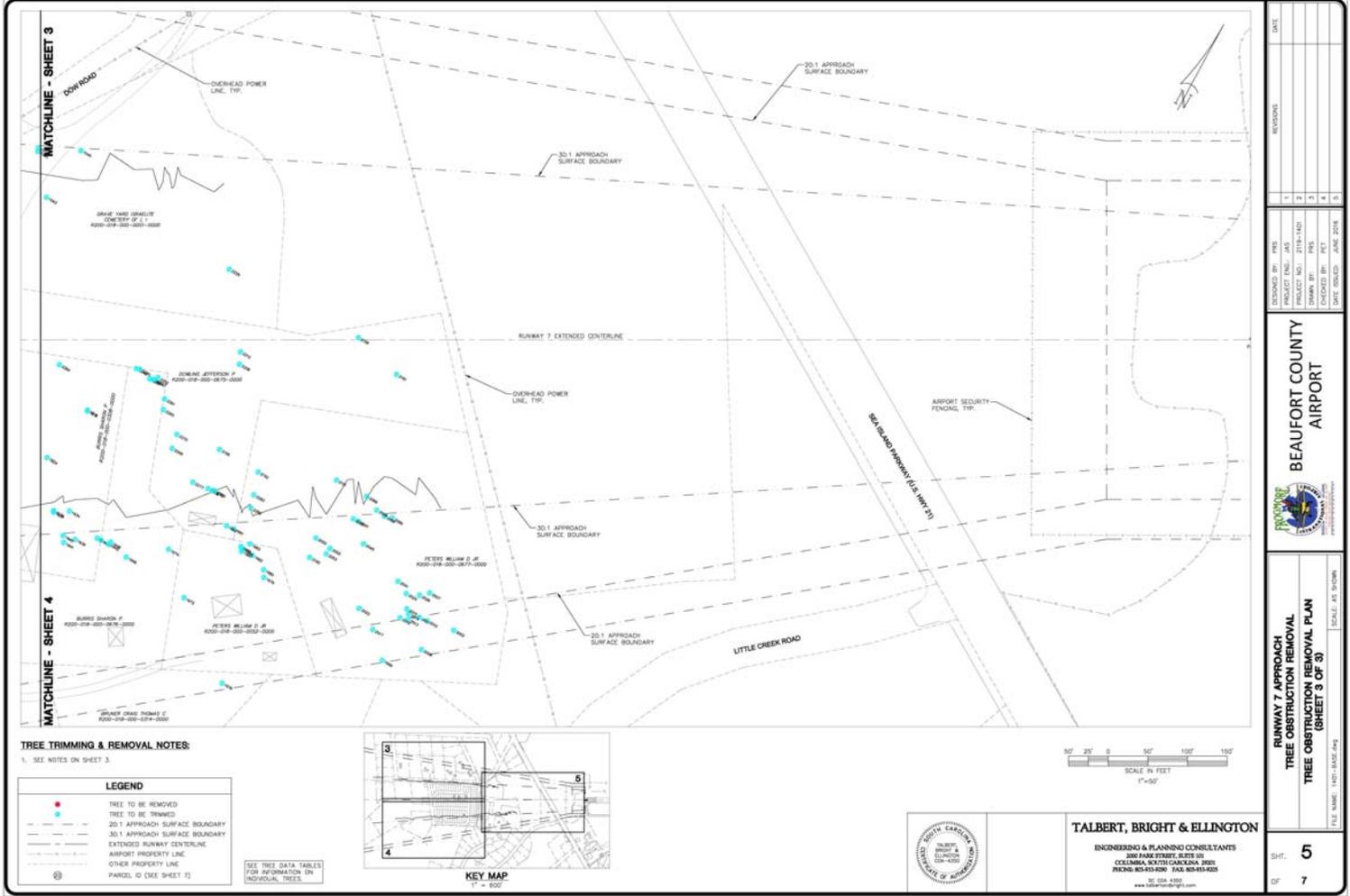
DATE	REVISIONS	REVISION BY	DATE
	1	PKS	
	2	PKS	
	3	PKS	
	4	PKS	
	5	PKS	

PROJECT INCH: L&S	PROJECT NO.: 2119-1601
DRAWN BY: PKS	CHECKED BY: PKT
DATE ISSUED: JUNE 2016	

<b>RUNWAY 7 APPROACH TREE OBSTRUCTION REMOVAL (SHEET 2 OF 3)</b>	
<b>BEAUFORT COUNTY AIRPORT</b>	
SCALE: AS SHOWN	
SHT.	4
OF	7





**MANHOOR ESTIMATE**

**CONSTRUCTION PHASE SERVICES FOR RUNWAY 7 APPROACH TREE OBSTRUCTION REMOVAL**

BEAUFORT COUNTY AIRPORT  
 LADY'S ISLAND, SOUTH CAROLINA  
 AIP PROJECT NO: PENDING  
 TBE PROJECT NO: 2119-1601

July 25, 2017

DESIGN PHASE (04)

DESCRIPTION	PRIN \$ 186	PM \$ 182	SP \$ 138	E5 \$ 160	E4 \$ 125	E3 \$ 103	E2 \$ 85	E1 \$ 75	T5 \$ 98	T3 \$ 77	AD5 \$ 76	AD3 \$ 55
<b>PLANS</b>												
Cover sheet (1)	0	0	0	0	0	0	0	0	0	0	0	0
Phasing & safety plan (1)	0	0	0	0	0	0	0	0	0	0	0	0
Overlay grading plan (3)	0	0	0	0	0	0	0	0	0	0	0	0
Plan & profile (3)	0	0	0	0	0	0	0	0	0	0	0	0
Marking plan (3)	0	0	0	0	0	0	0	0	0	0	0	0
Lighting adjument plan (3)	0	0	0	0	0	0	0	0	0	0	0	0
Miscellaneous Details (2)	0	29	6	0	0	45	2	0	0	0	0	0
Centerline Profiles (2)	0	0	0	0	0	0	0	0	0	0	0	0
<b>DESIGN</b>												
Coordination\Meetings with Client	0	0	0	0	0	0	0	0	0	0	0	0
Sequence of construction	0	0	0	0	0	0	0	0	0	0	0	0
Overlay grading design	0	0	0	0	0	0	0	0	0	0	0	0
Marking design	0	0	0	0	0	0	0	0	0	0	0	0
DEHC submittals	0	0	0	0	0	0	0	0	0	0	0	0
Specifications	0	0	0	0	0	0	0	0	0	0	0	0
Quantities & estimate	0	0	0	0	0	0	0	0	0	0	0	0
Quality assurance	0	0	0	0	0	0	0	0	0	0	0	0
Revisions	0	0	0	0	0	0	0	0	0	0	0	0
<b>MANHOOR TOTAL</b>	<b>0</b>	<b>29</b>	<b>6</b>	<b>0</b>	<b>0</b>	<b>45</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

DIRECT LABOR EXPENSES:

CLASSIFICATION		BILL RATE	EST. MHRS	EST. COST
Principal	PRIN	\$ 186	-	\$ -
Project Manager	PM	\$ 182	29	\$ 5,278
Senior Planner	SP	\$ 138	6	\$ 828
Engineer V	E5	\$ 160	-	\$ -
Engineer IV	E4	\$ 125	-	\$ -
Engineer III	E3	\$ 103	45	\$ 4,635
Engineer II	E2	\$ 85	2	\$ 170
Engineer I	E1	\$ 75	-	\$ -
Technician V	T5	\$ 98	-	\$ -
Technician III	T3	\$ 77	-	\$ -
Admin. Assistant IV	AD5	\$ 76	-	\$ -
Admin. Assistant III	AD3	\$ 55	-	\$ -
	Total		82	
<b>SUBTOTAL</b>				<b>\$ 10,911.00</b>

**MANHOOR ESTIMATE**

**CONSTRUCTION PHASE SERVICES FOR RUNWAY 7 APPROACH TREE OBSTRUCTION REMOVAL**

BEAUFORT COUNTY AIRPORT  
LADY'S ISLAND, SOUTH CAROLINA  
AIP PROJECT NO: PENDING  
TBE PROJECT NO: 2119-1601

July 25, 2017

DESIGN PHASE (04)

DIRECT EXPENSES:

EXPENSE DESCRIPTION	UNIT	UNIT RATE	EST. UNITS	EST. COST
Telephone	LS	\$ -	\$ -	-
Postage	LS	\$ -	\$ -	-
Miscellaneous expenses (prints, faxes, copies)	LS	\$ -	\$ -	-
Travel	LS	\$ -	\$ -	-
<i>SUBTOTAL</i>			\$ -	-

SCOPE OF SUCONTRACTED SERVICES:

EXPENSE DESCRIPTION		UNIT RATE	EST. UNITS	EST. COST
DBE Plan	NTE	\$ -	\$ -	-
	NTE	\$ -	\$ -	-
<i>SUBTOTAL</i>			\$ -	-

**TOTAL DESIGN COST: \$ 10,911.00**

**MANHOOR ESTIMATE**

**CONSTRUCTION PHASE SERVICES FOR RUNWAY 7 APPROACH TREE OBSTRUCTION REMOVAL**  
 BEAUFORT COUNTY AIRPORT  
 LADY'S ISLAND, SOUTH CAROLINA  
 AIP PROJECT NO: PENDING  
 TBE PROJECT NO: 2119-1601

July 25, 2017

**CONSTRUCTION ADMINISTRATION PHASE (06)**

DESCRIPTION	PRIN	PM	SP	E5	E4	E2	E1	T5	T3	AD5	AD3
	\$ 186	\$ 182	\$ 138	\$ 160	\$ 125	\$ 85	\$ 75	\$ 98	\$ 77	\$ 76	\$ 55
Coordinate award of contract	0	4	0	0	0	0	0	0	0	0	2
Coordinate/ conduct preconstruction	0	6	0	0	1	0	0	0	1	0	1
Preconstruction minutes	0	2	0	0	0	0	0	0	0	0	2
Coordinate project schedule	0	2	0	0	2	0	0	0	0	0	2
Coordinate submittals	0	4	0	6	8	10	0	0	0	4	4
Construction visits (2)	4	16	0	0	0	0	0	0	0	0	0
Construction observation reports	1	4	0	0	0	0	0	0	0	2	0
Review/coordinate field changes	2	6	0	4	0	0	0	0	0	0	2
Construction correspondence	1	10	0	2	0	0	0	0	0	2	1
Process requests for partial payment	0	6	0	0	0	0	0	0	0	3	0
Final inspection	0	8	0	0	2	0	0	0	0	0	1
Follow Up inspection	0	2	0	0	6	0	0	0	0	1	0
Punch List inspection	0	8	0	0	0	0	0	0	0	0	1
Develop record drawings	0	2	0	0	4	0	0	0	4	0	2
<b>MANHOOR TOTAL</b>	<b>8</b>	<b>80</b>	<b>0</b>	<b>12</b>	<b>23</b>	<b>10</b>	<b>0</b>	<b>0</b>	<b>5</b>	<b>12</b>	<b>18</b>

**DIRECT LABOR EXPENSES:**

CLASSIFICATION	BILL RATE	EST. MHRS	EST. COST
Principal	PRIN \$ 186	8	\$ 1,488
Project Manager	PM \$ 182	80	\$ 14,560
Senior Planner	SP \$ 138	0	-
Engineer V	E5 \$ 160	12	\$ 1,920
Engineer IV	E4 \$ 125	23	\$ 2,875
Engineer II	E2 \$ 85	10	\$ 850
Engineer I	E1 \$ 75	0	-
Technician V	T5 \$ 98	0	-
Technician III	T3 \$ 77	5	\$ 385
Admin. Assistant IV	AD5 \$ 76	12	\$ 912
Admin. Assistant III	AD3 \$ 55	18	\$ 990
	Total	168	
<b><i>SUBTOTAL</i></b>			<b>\$ 23,980.00</b>

**DIRECT EXPENSES:**

EXPENSE DESCRIPTION	UNIT	UNIT RATE	EST. UNITS	EST. COST
Telephone	LS	\$ 250	1	\$ 250.00
Postage	LS	\$ 150	1	\$ 150.00
Copying	LS	\$ 600	1	\$ 600.00
Reproduction-Rel. for Const.	LS	\$ 800	1	\$ 800.00
Reproduction-As Built	LS	\$ 250	1	\$ 250.00
Miscellaneous expenses (prints, faxes, copies)	LS	\$ 500	1	\$ 500.00
Per Diem	LS	\$ 147	5	\$ 735.00
<b><i>SUBTOTAL</i></b>				<b>\$ 3,285.00</b>

**SCOPE OF SUBCONTRACTED SERVICES:**

EXPENSE DESCRIPTION	UNIT	UNIT RATE	EST. UNITS	EST. COST
	LS		1	\$ -
	LS		1	\$ -
<b><i>SUBTOTAL</i></b>				<b>\$ -</b>

**TOTAL CONSTRUCTION ADMIN. COST: \$ 27,265.00**

MANHOUR ESTIMATE

CONSTRUCTION PHASE SERVICES FOR RUNWAY 7 APPROACH TREE  
 OBSTRUCTION REMOVAL  
 BEAUFORT COUNTY AIRPORT  
 LADY'S ISLAND, SOUTH CAROLINA  
 AIP PROJECT NO: PENDING  
 TBE PROJECT NO: 2119-1601

July 25, 2017

RESIDENT PROJECT REPRESENTATIVE (PHASE 51)  
 CALENDAR DAYS 60

DESCRIPTION	RPR
	\$ 80
Project review	8
Site mobilization	4
On site inspection	720
Final inspection	8
Follow up inspection	24
Punch List inspection	8
Site demobilization	4
<b>MANHOUR TOTAL</b>	<b>776</b>

DIRECT LABOR EXPENSES:

CLASSIFICATION		BILL RATE	EST. MHRS	EST. COST
RESIDENT ENGINEER	RPR	\$ 80	776	\$ 62,080
		<b>Total</b>	<b>776</b>	
<i>SUBTOTAL</i>				<i>\$ 62,080.00</i>

DIRECT EXPENSES:

EXPENSE DESCRIPTION	UNIT	UNIT RATE	EST. UNITS	EST. COST
Telephone	LS	\$ 300	1	\$ 300.00
Postage	LS	\$ 200	1	\$ 200.00
Miscellaneous expenses (prints, faxes, copies, photos)	LS	\$ 300	1	\$ 300.00
Travel	LS	\$ 200	1	\$ 200.00
<i>SUBTOTAL</i>				<i>\$ 1,000.00</i>

PER DIEM:

EXPENSE DESCRIPTION	UNIT	UNIT RATE	EST. UNITS	EST. COST
DAILY PER DIEM	PD	\$ 174	68	\$ 11,832
		<b>Total</b>	<b>68</b>	
<i>SUBTOTAL</i>				<i>\$ 11,832.00</i>

**TOTAL INSPECTION COST: \$ 74,912.00**



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

TO: Mr. Gary Kubic, County Administrator  
FROM: Dave Thomas, CPPO, Purchasing Director  
SUBJ: **Recommendation for Approval of Engineering and Planning Services to Talbert, Bright and Ellington Work Authorization 2119-1702**  
DATE: August 30, 2017

**BACKGROUND:** Beaufort County Airport is undertaking an FAA safety project to extend Taxiway A to end of Runway 25; expand Aircraft Parking Apron; new Helipads and Extended Runway Safety Area (ERSA) Improvements for Runway 07-25. Talbert, Bright & Ellington, will provide engineering and planning services for design and bidding of the contract drawings. This project is being executed in accordance with the Beaufort County Airport Master Plan as directed by Beaufort County Council in 2014.

**VENDOR INFORMATION:**  
Talbert, Bright and Ellington, Charlotte, NC

**COST:**  
\$382,092.00

Total: \$382,092.00

**FUNDING:** 90% via FAA AIP Grant 13, 5% through SCAC (pending) and 5% via Beaufort County Airport Capital Projects Fund.

**FOR ACTION:** Appropriate County Council Committee

**RECOMMENDATION:** Approval of Work Authorization 2119-1702 to produce project construction drawings for the described projects and to conduct the bidding phase up to selection of the contractor.

cc: Gary Kubic, County Administrator  
Joshua Gruber, Deputy County Administrator/Special Counsel  
Alicia Holland, Asst. County Administrator, Finance  
Colin Kinton, Director, Transportation Engineering  
Jon Rembold, Airports Director

**BEAUFORT COUNTY AIRPORT  
LADY'S ISLAND, SOUTH CAROLINA  
WORK AUTHORIZATION 17-02  
July 27, 2017  
PROJECT NO.: TBI NO. 2119-1702**

It is agreed to undertake the following work in accordance with the provisions of our Contract for Professional Services.

---

**Description of Work Authorized:** Talbert, Bright & Ellington, Inc. will provide engineering and planning services for design and bidding of the contract drawings for the:

- Extension of Taxiway A to the End of Runway 25
- Expansion of the Aircraft Parking Apron
- New Helipads
- Extended Runway Safety Area (ERSA) Improvements for Runway 07-25

at the Beaufort County Airport (see attached Exhibit). Engineering and planning services will be provided for preparation of design, and bidding of the contract plans and specifications for four (4) schedules of work (Extension of Taxiway A to the End of Runway 25, Expansion of the Aircraft Parking Apron, a New Helipad, and Extended Runway Safety Area (ERSA) Improvements for Runway 07-25) contained in one (1) set of bid documents, with the intent of all four (4) schedules of work being funded by one grant, in accordance with the Master Contract. A new precast airfield lighting vault will also be included in the improvements to provide a more secure and reliable power source for the airfield lighting and NAVAIDs. Also included will be Section 404 and Section 401 Permitting as described below in Task 3. The surveying for the project will not be done in accordance with FAA Advisory Circular 150/5300-18B, *General Guidance and Specifications for Submission of Aeronautical Surveys to NGS: Field Data Collection and Geographic Information System (GIS) Standards* since no NAVAIDs are impacted and no changes to the runway will occur in this project.

**TASK 1 – Design Phase Professional Engineering**

Preliminary design and final design phase engineering services will be provided for the work elements described in the preceding paragraph. Included in the design phase task will be preparation of design plans and specifications for a 75 percent preliminary design submittal to FAA, SCAC and the Owner for review and comment. Upon receipt of comments, the 100 percent design plans and specifications will be prepared and then released for bidding. An Engineer's Design Report will be prepared and provided to the FAA, SCAC and the Owner upon completion of the 100 percent design plans and specifications.

Also provided will be a Construction Safety and Phasing Plan (CSPP) submittal to the FAA OE/AAA website upon completion of the 100 percent plans and specifications.

Sediment and erosion control plans/details will be included along with a submittal for review and approval by SCDHEC/OCRM.

Storm drainage and stormwater detention design will also be included and reflected in the plans and specifications. Permitting assistance to obtain local and state approvals for development of the property will be performed.

During the project formulation phase, Work Authorization iterations will be necessary to establish the final scope of services and associated fee and is included as part of the fee. Also included in the project formulation phase is the administrative cost of managing subconsultants. This is reflected in equivalent hours (12 hours for the Project Manager, 2 hours for Engineer V, 2 hours for Technician V, and 2 hours for the Administrative Assistant 3) as allowed by FAA Advisory Circular 150/5100-14E. Additional design coordination time is also included for various design phase tasks and reflected in the Design Phase

#### **TASK 2 – Bidding Phase Professional Engineering**

Preliminary design and final design phase engineering services will be provided for the work elements described in the preceding paragraph.

The Engineer will coordinate with Beaufort County to advertise for the Invitation for Bids in the local paper Beaufort County will pay the cost of the bid advertisement. Engineer will attend one (1) Pre-Bid meeting for the project and will provide a bid tabulation of bids received by the Beaufort County online bids process, and submittal of DBE participation proposed by lowest responsive bidder to the FAA Civil Rights for review and concurrence. Upon receipt of written approval from the FAA Civil Rights, Engineer will provide written summary of bids received and construction contract award recommendation for consideration by the Owner.

#### **TASK 3 – Section 404 and Section 401 Permitting**

The following scope of services for the permitting required at the Beaufort County Airport (ARW) is based upon discussions with the U.S. Army Corps of Engineers (USACE) and work performed for the environmental assessment for which a Finding of No Significant Impact (FONSI) was received from the FAA on February 23, 2017. The scope of services is divided by tasks such that work can be incrementally completed while allowing for modifications based upon USACE input. The following tasks are proposed:

- A. **Existing Permit - Mitigation Resolution** – Based on direction provided by the regulatory agencies, potential mitigation sites and/or mitigation concepts will be assessed. Upon completion, a recommendation of an appropriate and preferred

mitigation alternative will be provided. It is anticipated that the alternative to be identified as the purchase of mitigation credits from an available mitigation bank. Coordination will be performed between Beaufort County, the mitigation bank and regulatory agencies to complete the purchase of credits and obtaining confirmation that mitigation associated with the original permit is complete.

**ASSUMPTION:**

1. *This task does not include the development of a Permittee Responsible Mitigation Plan should that be identified as the preferred alternative – this work would be considered out of scope and would be addressed separately.*

**B. Proposed Project**

1. Planning Meetings and Preparation of Preliminary Development and Mitigation Plans – Attendance of strategy/planning meetings with Beaufort County to discuss the proposed project as it relates to wetland impacts and environmental permitting. These meetings will include a review of the preliminary development plan, scoping and discussion of alternatives analysis, assimilation of preliminary alternatives data and discussion of the permitting process and expected regulatory agency concerns, as well as development of an appropriate mitigation plan framework.

**ASSUMPTION:**

1. *Two planning meetings will be necessary to review the project plans and discuss any changes or modifications that maybe warranted before presentation to the agencies.*
2. *For the purposes of this scope, it is anticipated that mitigation will be addressed through the purchase of credits from an approved mitigation bank.*
2. Preparation and Submittal of Permit Application to SCDHEC and USACE – Preparation and submittal of an Individual Permit application(s) package to the appropriate state and federal regulatory agencies. This will include preparation of a permit(s) package to include permit drawings, project description, purpose and need statement, alternatives analysis, avoidance and minimization discussion, and proposed mitigation.

**ASSUMPTION:**

1. *A draft of the permit application package will be provided for review and comment prior to finalization of the permit application for submittal.*
2. *For purposes of this scope and estimate, it is assumed that mitigation will be met through the purchase of appropriate mitigation credits from a commercial mitigation bank. Should mitigation bank credits not be available or the Beaufort County desires or is required to mitigate through other means which require site identification, mitigation plans and approval this work is considered out of scope*

- of this proposal.*
- 3. One meeting with the USACE, SCDHEC and other commenting agency personnel, including representatives from U.S. Fish and Wildlife Service (USFWS), U.S. Environmental Protection Agency (USEPA), National Marine Fisheries Service (NMFS), South Carolina Department of Natural Resources (SCDNR), and SC Department of Health and Environmental Control - Office of Ocean and Coastal Resource Management (SCDHEC-OCRM) will be conducted.*

**E-Verify Requirement.** The Engineer shall comply with the requirements of the "South Carolina Illegal Immigration and Reform Act". Further, if the Engineer utilizes a subcontractor, the Engineer shall require the subcontractor to comply with the requirements of the "South Carolina Illegal Immigration and Reform Act".

**Iran Divestment Act Certification.** The Contractor shall comply with the requirements of N.C.G.S. 147-86.59. The Contractor certifies that, as of the date of this contract, it is not listed on the Final Divestment List created by the State Treasurer pursuant to N.C.G.S. 147-86.58. Further, the Contractor shall not utilize any subcontractor found on the State Treasurer's Final Divestment List.

**Estimated Time Schedule:** Work shall be completed in accordance with the schedule established and agreed upon by the Owner and Engineer.

**Cost of Services:** The method of payment shall be in accordance with Article 6 of the contract. The work shall be performed in accordance with the Master Contract as a lump sum of **\$128,538.00** including **\$9,225.00** for expenses. Special services shall be performed on a not to exceed basis with a budget of **\$244,329.00**, which includes reimbursable expenses. For a total of **\$382,092.00**.

**Agreed as to Scope of Services, Time Schedule and Budget:**

**APPROVED:**  
BEAUFORT COUNTY

**APPROVED:**  
TALBERT, BRIGHT & ELLINGTON,  
INC.

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Title

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Vice President  
Title:

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Date:

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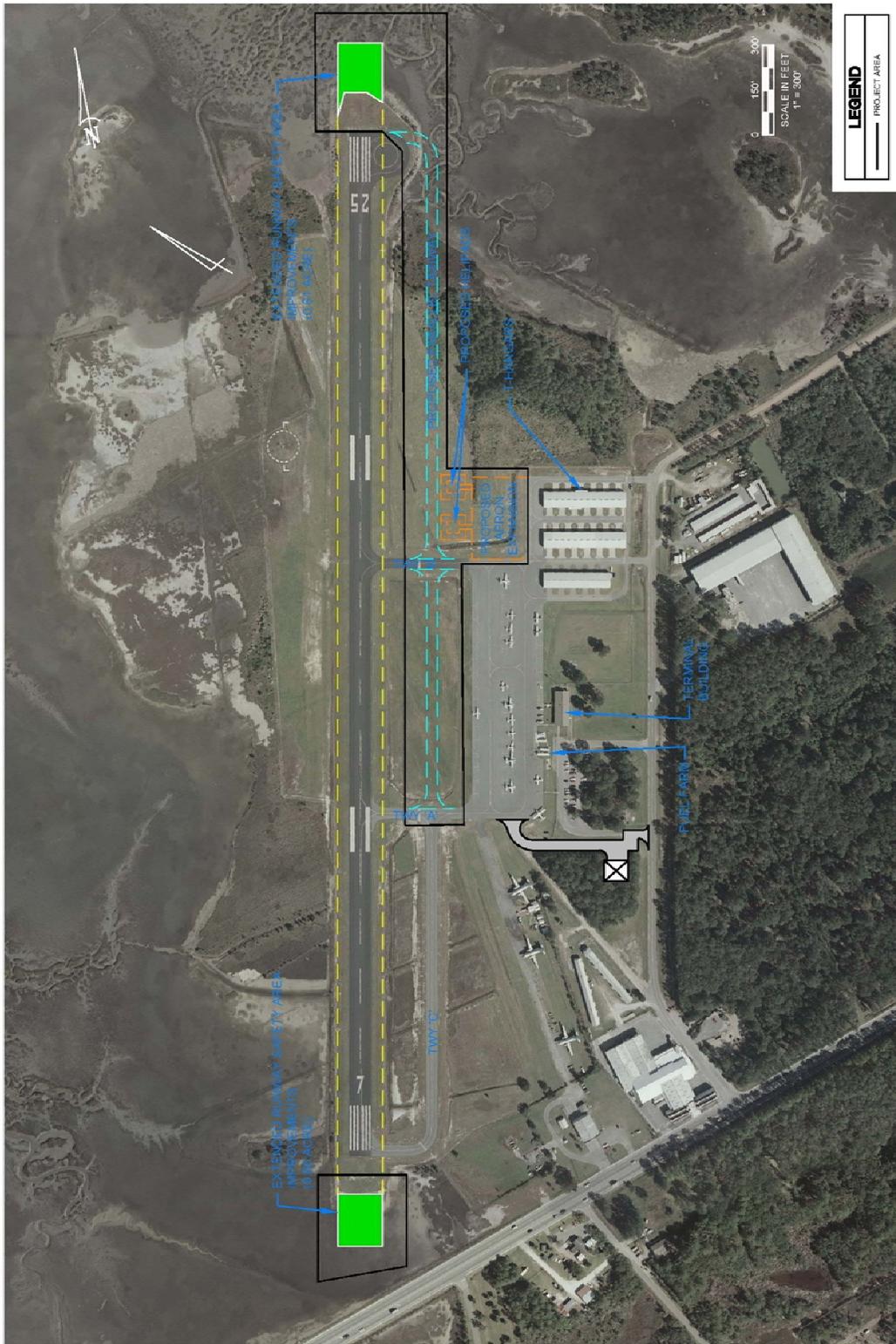
Date:

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Witness:

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Witness:



**SUMMARY OF FEES**

**TAXIWAY EXTENSION TO RW 25, APRON EXPANSION, HELIPAD,  
RUNWAY 7-25 ERSR IMPROVEMENTS (DESIGN-BIDDING)**

BEAUFORT COUNTY AIRPORT

LADY'S ISLAND, SC

AIP PROJECT NO:

SCAA PROJECT NO:

CLIENT PROJECT NO:

TBE PROJECT NO: 2119-1702

July 26, 2017

DESCRIPTION	ESTIMATED COST
<b>BASIC SERVICES</b>	
PROJECT FORMULATION/PRELIMINARY DESIGN PHASE (01)	\$ 13,672.00
DESIGN PHASE (04)	\$ 95,668.00
BIDDING PHASE (05)	\$ 19,198.00
	<hr/>
SUBTOTAL	\$ 128,538.00
EXPENSES	\$ 9,225.00
SUBCONSULTANTS	\$ 244,329.00
	<hr/>
TOTAL	\$ 382,092.00

**MANHOUR ESTIMATE**

**TAXIWAY EXTENSION TO RW 25, APRON EXPANSION, HELIPAD, RUNWAY 7-25  
 ERSIA IMPROVEMENTS (DESIGN-BIDDING)  
 BEAUFORT COUNTY AIRPORT  
 LADY'S ISLAND, SC  
 AIP PROJECT NO:  
 SCAA PROJECT NO:  
 CLIENT PROJECT NO:  
 TBE PROJECT NO: 2119-1702**

July 26, 2017

**PROJECT FORMULATION/PRELIMINARY DESIGN PHASE (01)**

DESCRIPTION	PRIN \$ 186	PM \$ 182	E5 \$ 160	E4 \$ 125	E2 \$ 85	E1 \$ 75	T5 \$ 98	AD5 \$ 76	AD3 \$ 55
Preliminary project review w/Owner	2	8	0	0	0	0	2	1	0
Develop project scope/contract	4	4	1	0	0	1	0	2	0
Coordinate/Contract with subconsultants	0	12	2	0	0	0	2	0	2
Determine project approach	2	4	2	0	0	0	0	0	0
Preliminary coordination with USACE-404	0	4	0	0	0	0	2	0	1
Develop/submit phasing and security plan (7460)	1	6	8	0	0	0	2	0	0
Develop preliminary estimate	1	4	4	0	0	0	2	0	0
<b>MANHOUR TOTAL</b>	<b>10</b>	<b>42</b>	<b>17</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>10</b>	<b>3</b>	<b>3</b>

**DIRECT LABOR EXPENSES:**

CLASSIFICATION		BILL RATE	EST. MHRS	EST. COST
Principal	PRIN	\$ 186	10	\$ 1,860
Project Manager	PM	\$ 182	42	\$ 7,644
Engineer V	E5	\$ 160	17	\$ 2,720
Engineer IV	E4	\$ 125	-	\$ -
Engineer II	E2	\$ 85	-	\$ -
Engineer I	E1	\$ 75	1	\$ 75
Technician V	T5	\$ 98	10	\$ 980
Admin. Assistant V	AD5	\$ 76	3	\$ 228
Admin. Assistant III	AD3	\$ 55	3	\$ 165
	Total		86	
<b><i>SUBTOTAL</i></b>				<b>\$ 13,672.00</b>

**DIRECT EXPENSES:**

EXPENSE DESCRIPTION	UNIT	UNIT RATE	EST. UNITS	EST. COST
Telephone	LS	\$ 75	1	\$ 75.00
Postage	LS	\$ 200	1	\$ 200.00
Miscellaneous expenses (prints, faxes, copies)	LS	\$ 750	1	\$ 750.00
Travel	LS	\$ 200	3	\$ 600.00
<b><i>SUBTOTAL</i></b>				<b>\$ 1,625.00</b>

**TOTAL PRELIMINARY DESIGN COST: \$ 15,297.00**

MANHOUR ESTIMATE

TAXIWAY EXTENSION TO RW 25, APRON EXPANSION, HELIPAD, RUNWAY 7-25  
ERSA IMPROVEMENTS (DESIGN-BIDDING)

BEAUFORT COUNTY AIRPORT  
LADY'S ISLAND, SC  
AIP PROJECT NO:  
SCAA PROJECT NO:  
CLIENT PROJECT NO:  
TBE PROJECT NO: 2119-1702

July 26, 2017

DESIGN PHASE (04)

DESCRIPTION	PRIN	PM	E5	E4	E2	E1	T5	AD5	AD3
	\$ 186	\$ 182	\$ 160	\$ 125	\$ 85	\$ 75	\$ 98	\$ 76	\$ 55
<b>PLANS</b>									
Cover Sheet	0	0	0	0	0	0	1	0	0
Quantities and General Notes	0	2	0	0	0	0	4	0	0
Safety and Phasing Plan	1	4	0	0	0	0	8	0	0
Demolition Plan	0	2	6	0	0	0	4	0	0
Geometric Plan and Profile	1	4	16	0	0	0	0	0	0
Grading and Drainage Plans Coordination	1	8	32	0	0	0	8	0	0
Erosion and Sediment Control Plans Coordination	0	4	16	0	0	0	4	0	0
Typical Sections and Pavement Details	0	2	2	0	0	0	4	0	0
Drainage Profiles	0	2	2	0	0	0	8	0	0
Marking Plan	0	2	8	0	0	0	8	0	0
Lighting Layout/Circuit Plan	1	8	0	24	0	0	12	0	0
New Electrical Vault Layout/Grading Plan	1	4	0	16	4	0	8	0	0
New Electrical Vault Electrical Plan	0	8	0	0	0	0	12	0	0
Miscellaneous Details	0	4	6	0	8	0	8	0	0
<b>DESIGN</b>									
Coordination/Meetings with Owner	8	16	0	0	0	0	0	0	0
Phasing and Safety Design	2	12	8	0	0	0	0	0	0
Pavement Design	0	4	2	0	0	0	0	0	0
Grading Design	1	12	40	0	0	0	0	0	0
SWPPP/404 Coordination and Plan Preparation	0	16	40	0	0	0	20	4	2
Electrical Vault Electrical Design	1	12	4	0	0	0	0	0	0
NFDC Coordination	0	4	0	0	0	0	0	0	2
Quantities and Construction Estimates	0	2	8	8	4	0	0	0	0
Specifications	1	16	16	0	0	0	0	16	8
Design Review Meeting (2)	0	16	8	0	0	0	0	4	0
Quality assurance plan	4	8	8	4	0	0	0	0	0
Revisions	0	4	6	4	4	0	8	4	2
<b>MANHOUR TOTAL</b>	<b>22</b>	<b>176</b>	<b>228</b>	<b>56</b>	<b>20</b>	<b>0</b>	<b>117</b>	<b>28</b>	<b>14</b>

DIRECT LABOR EXPENSES:

CLASSIFICATION		BILL RATE	EST. MHRS	EST. COST
Principal	PRIN	\$ 186	22	\$ 4,092
Project Manager	PM	\$ 182	176	\$ 32,032
Engineer V	E5	\$ 160	228	\$ 36,480
Engineer IV	E4	\$ 125	56	\$ 7,000
Engineer II	E2	\$ 85	20	\$ 1,700
Engineer I	E1	\$ 75	-	\$ -
Technician V	T5	\$ 98	117	\$ 11,466
Admin. Assistant V	AD5	\$ 76	28	\$ 2,128
Admin. Assistant III	AD3	\$ 55	14	\$ 770
	Total		661	
<b><i>SUBTOTAL</i></b>				<b>\$ 95,668.00</b>

DIRECT EXPENSES:

EXPENSE DESCRIPTION	UNIT	UNIT RATE	EST. UNITS	EST. COST
Telephone	LS	\$ 250	1	\$ 250.00
Postage	LS	\$ 250	1	\$ 250.00
Miscellaneous expenses (prints, faxes, copies)	LS	\$ 2,400	1	\$ 2,400.00
Travel	LS	\$ 200	4	\$ 800.00
<i><b>SUBTOTAL</b></i>				<i><b>\$ 3,700.00</b></i>

SCOPE OF SUBCONTRACTED SERVICES:

EXPENSE DESCRIPTION	UNIT RATE	EST. UNITS	COST
PREDESIGN GEOTECHNICAL TESTING-NTE	\$ 23,000	1	\$ 23,000.00
404 PERMITTING-LS	\$ 122,429	1	\$ 122,429.00
GRADING AND DRAINAGE/DETENTION DESIGN, PERMITTING ASSISTANCE-NTE	\$ 80,500	1	\$ 80,500.00
TOPOGRAPHIC SURVEY-NTE	\$ 18,400	1	\$ 18,400.00
<i><b>SUBTOTAL</b></i>			<i><b>\$ 244,329.00</b></i>

**TOTAL DESIGN COST: \$ 343,697.00**

**MANHOOR ESTIMATE**

**TAXIWAY EXTENSION TO RW 25, APRON EXPANSION, HELIPAD, RUNWAY 7-25 ERSA IMPROVEMENTS (DESIGN-BIDDING)**  
 BEAUFORT COUNTY AIRPORT  
 LADY'S ISLAND, SC  
 AIP PROJECT NO:  
 SCAA PROJECT NO:  
 CLIENT PROJECT NO:  
 TBE PROJECT NO: 2119-1702

July 26, 2017

**BIDDING PHASE (05)**

DESCRIPTION	PRIN \$ 186	PM \$ 182	E5 \$ 160	E4 \$ 125	E2 \$ 85	E1 \$ 75	T5 \$ 98	AD5 \$ 76	AD3 \$ 55
Coordinate advertisement	0	2	0	0	0	0	0	2	0
Distribute bid documents	0	4	0	0	0	0	4	4	2
Prebid meeting/Outline	0	10	8	0	0	0	0	0	0
Bidder question & answers	2	16	8	0	0	0	0	4	2
Prepare addenda	1	12	16	6	0	0	4	8	4
Bid opening, tabulation	0	6	0	0	0	4	0	2	2
Recommendation of award	0	2	0	0	0	0	0	2	0
<b>MANHOOR TOTAL</b>	<b>3</b>	<b>52</b>	<b>32</b>	<b>6</b>	<b>0</b>	<b>4</b>	<b>8</b>	<b>22</b>	<b>10</b>

DIRECT LABOR EXPENSES:

CLASSIFICATION		BILL RATE	EST. MHRS	EST. COST
Principal	PRIN	\$ 186	3	\$ 558
Project Manager	PM	\$ 182	52	\$ 9,464
Engineer V	E5	\$ 160	32	\$ 5,120
Engineer IV	E4	\$ 125	6	\$ 750
Engineer II	E2	\$ 85	0	\$ -
Engineer I	E1	\$ 75	4	\$ 300
Technician V	T5	\$ 98	8	\$ 784
Admin. Assistant V	AD5	\$ 76	22	\$ 1,672
Admin. Assistant III	AD3	\$ 55	10	\$ 550
		Total	137	
<b>SUBTOTAL</b>				<b>\$ 19,198.00</b>

DIRECT EXPENSES:

EXPENSE DESCRIPTION	UNIT	UNIT RATE	EST. UNITS	EST. COST
Telephone	LS	\$ 200	1	\$ 200.00
Postage	LS	\$ 250	1	\$ 250.00
Copying	LS	\$ 1,500	1	\$ 1,500.00
Reproduction	LS	\$ 1,000	1	\$ 1,000.00
Advertisement-By County	LS	\$ -	1	\$ -
Miscellaneous expenses (prints, faxes, copies)	LS	\$ 750	1	\$ 750.00
Travel	LS	\$ 200	1	\$ 200.00
<b>EXPENSE DESCRIPTION</b>				<b>\$ 3,900.00</b>

**TOTAL BIDDING COST: \$ 23,098.00**



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

TO: Councilman Jerry Stewart, Chairman, Finance Committee  
FROM: Dave Thomas, CPPO, Purchasing Director  
SUBJ: **Recommendation for Contract Award for a Sole Source Provider for Hilton Head Island Airport**  
DATE: September 5, 2017

**BACKGROUND:** Hilton Head Island Airport is undertaking a project to extend Runway 3/21. Part of that project is the installation of an Engineered Materials Arresting System (EMAS) bed in the Extended Runway Safety Area. **This recommendation specifically concerns the production of the materials for the Departure End of RWY 21** (actual location is RWY 3). Engineered Arresting Systems Corporation d/b/a Zodiac Arresting Systems America (ZASA) is a sole source provider of the FAA-approved EMAS bed. ZASA will provide the EMAS block material, shipping, and on-site installation support. This project is being executed in accordance with the Hilton Head Island Airport Master Plan Phase I Implementation as directed by Beaufort County and Town of Hilton Head Councils in 2010 and is part of the scope of work that is included in the approved FAA Airport Improvement Program Grant 40 that was received in August 2017.

**VENDOR INFORMATION:**

Engineered Arresting Systems Corporation, Logan Township, NJ

**COST:**

\$2,388,400

Total: \$2,388,400

**FUNDING:** 90% via FAA AIP Grant 40, 5% through SCAC Grant (Pending) and 5% via Hilton Head Island Airport Capital Projects Fund.

**FOR ACTION:** Finance Committee September 5, 2017

**RECOMMENDATION:** Purchasing recommends that the Finance Committee approve and recommend to County Council the contract award to Arresting Systems America (ZASA) in the amount of \$2,388,400 for the procurement of EMAS material, shipping, and on-site installation support.

cc: Gary Kubic, County Administrator  
Joshua Gruber, Deputy County Administrator/Special Counsel  
Alicia Holland, Asst. County Administrator, Finance  
Colin Kinton, Director, Transportation Engineering  
Jon Rembold, Airports Director

Att: Proposal from ZASA to provide EMAS



# COUNTY COUNCIL OF BEAUFORT COUNTY

## PURCHASING DEPARTMENT

106 Industrial Village Road, Bldg. 2, Post Office Drawer 1228  
Beaufort, South Carolina 29901-1228

David L Thomas, Purchasing Director  
dthomas@bcgov.net 843.255.2353

**TO:** Councilman Jerry Stewart, Chairman, Finance Committee

**FROM:** David L Thomas. CPPO. Purchasing Director

**SUBJ:** **New Contract as a Result of Solicitation**  
IFB 080117HXD, Recommendation for Contract Award for a Sole Source Provider for Hilton Head Island Airport

**DATE:** 09/01/2017

**BACKGROUND:**

Hilton Head Island Airport is undertaking a project to extend Runway 3/21. Part of that project is the installation of an Engineered Material Arresting System (EMAS) on Runway 3/21.

**VENDOR INFORMATION:**

Engineered Arresting Systems Corporation, Logan Township, NJ

**COST:**

\$2,388,400

Insert Addition Vendor Info.

**FUNDING:**

90% via FAA AIP Grant 40, 5% through SCAC Grant (Pending) and 5% via Hilton Head Island Airport Capital Projects Func

Funding approved: Yes By: aholland Date: 09/01/2017

**FOR ACTION:** Finance Committee September 5, 2017

**RECOMMENDATION:**

Purchasing recommends that the Finance Committee approve and recommend to County Council the contract award to Arresting Systems.

Attachment: Recommendation Ltr Attachment HXD EMAS Rwy 21 Dep End 09012017.pdf 168.74 KB

cc: Gary Kubic, County Administrator

Approved: Select... Date:

Check to override approval:  Overridden by: Imaietta

Override Date: 2017-09-01

Joshua Gruber, Deputy County Administrator/Special Counsel

Approved: Yes Date: 09/01/2017

Check to override approval:  Overridden by:

Override Date:

Alicia Holland, Assistant County Administrator, Finance

Approved: Yes Date: 09/01/2017

Colin Kinton, Director, Transportation Engineering Divisic

Approved: Yes Date: 09/01/2017

Check to override approval:  Overridden by:

Override Date: ready for admin:

Jon Rembold, Director, Airports Department

Approved: Yes Date: 09/01/2017

Check to override approval:  Overridden by:

Override Date: ready for admin:

CC others

**After Initial Submission, Use the Save and Close Buttons**



COUNTY COUNCIL OF BEAUFORT COUNTY  
**PURCHASING DEPARTMENT**

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

TO: Councilman Jerry Stewart, Chairman, Finance Committee  
FROM: Dave Thomas, CPPO, Purchasing Director  
SUBJ: **Contract Award Recommendation for IFB#080117HXD Runway 21 End EMAS Installation;  
Hilton Head Island Airport**  
DATE: September 5, 2017

**BACKGROUND:** Hilton Head Island Airport is undertaking a project to extend Runway 3/21. Part of that project is the installation of an Engineered Materials Arresting System (EMAS) bed in the Extended Runway Safety Area. **This contract award is for the installation of the EMAS bed at the north end of the airport.** This project is being executed in accordance with the Hilton Head Island Airport Master Plan Phase I Implementation as directed by Beaufort County and Town of Hilton Head Councils in 2010 and is part of the scope of work that is included in the approved FAA Airport Improvement Program Grant 39 that was received in September 2016.

**VENDOR INFORMATION:**

Quality Enterprises USA, Inc. Chesapeake, VA (sole bidder)

**COST:**

\$389,216.60

Total: \$389,216.60

**FUNDING:** 90% via FAA AIP Grant 39, 5% through SCAC Grant 16-039 and 5% via Hilton Head Island Airport Capital Projects Fund.

**FOR ACTION:** Finance Committee September 5, 2017

**RECOMMENDATION:** Purchasing recommends that the Finance Committee approve and recommend to County Council the contract award to Quality Enterprises USA, Inc. in the amount of \$389,216.60 for the installation of EMAS at the RWY 21 end of the Hilton Head Island Airport.

cc: Gary Kubic, County Administrator  
Joshua Gruber, Deputy County Administrator/Special Counsel  
Alicia Holland, Asst. County Administrator, Finance  
Colin Kinton, Director, Transportation Engineering  
Jon Rembold, Airports Director

Att: Bid Tabulation

**BID TABULATION**  
**RUNWAY 21 END EMAS INSTALLATION**  
**HILTON HEAD ISLAND AIRPORT**  
**TBE PROJECT NO. 2119-1006**  
AUGUST 29, 2017

<b>QUALITY ENTERPRISES USA, INC.</b> <b>CHESAPEAKE, VA</b>  <b>LICENSE NO.: 97783</b>	<b>Engineer's</b> <b>Estimate</b>
--	--------------------------------------

**BASE BID**

ITEM NO.	SPEC NO.	DESCRIPTION	QTY	UNIT	UNIT PRICE	EXT. TOTAL	UNIT PRICE	EXT. TOTAL
1	GP105	MOBILIZATION	1	LS	\$54,249.00	\$54,249.00	\$45,000.00	\$45,000.00
2	P-555	EMAS BED INSTALLATION	1	LS	\$311,967.50	\$311,967.50	\$390,000.00	\$390,000.00
3	P-620	AIRFIELD PAVEMENT MARKING (REFLECTORIZED AVIATION YELLOW)	2,835	SF	\$3.90	\$11,056.50	\$2.00	\$5,670.00
4	P-620	AIRFIELD PAVEMENT MARKIING (NON-REFLECTORIZED BLACK)	1,955	SF	\$3.25	\$6,353.75	\$1.50	\$2,932.50
5	REP	REMOVE EXISTING BITUMINOUS PAVEMENT, FULL DEPTH (AIRFIELD)	35	SY	\$159.71	\$5,589.85	\$250.00	\$8,750.00

**TOTAL BASE BID AMOUNT**

**\$389,216.60**

**\$452,352.50**

DBE SUBCONTRACTOR AMOUNT

\$4,150.00

DBE PERCENTAGE OF BASE BID AMOUNT

1.07%

I HEREBY CERTIFY THIS TABULATION OF BIDS TO BE CORRECT.

8/30/2017

DATE

TALBER, BRIGHT & ELLINGTON, INC.



# COUNTY COUNCIL OF BEAUFORT COUNTY

## PURCHASING DEPARTMENT

106 Industrial Village Road, Bldg. 2, Post Office Drawer 1228  
Beaufort, South Carolina 29901-1228

David L Thomas, Purchasing Director  
dthomas@bcgov.net 843.255.2353

**TO:** Councilman Jerry Stewart, Chairman, Finance Committee

**FROM:** David L Thomas. CPPO. Purchasing Director

**SUBJ:** New Contract as a Result of Solicitation  
IFB 080117HXD, Runway 21 End EMAS Installation, Hilton Head Island Airport

**DATE:** 09/01/2017

**BACKGROUND:**

Hilton Head Island Airport is undertaking a project to extend Runway 3/21. Part of that project is the installation of an Engineered Material

**VENDOR INFORMATION:**

Quality Enterprises USA, Inc. Chesapeake, VA (sole bidder)

**COST:**

\$389,216.60

Insert Addition Vendor Info.

**FUNDING:**

90% via FAA AIP Grant 39, 5% through SCAC Grant 16-039 and 5% via Hilton Head Island Airport Capital Projects Fund.

Funding approved: Yes By: aholland Date: 09/01/2017

**FOR ACTION:** Finance Committee September 5, 2017

**RECOMMENDATION:**

Purchasing recommends that the Finance Committee approve and recommend to County Council the contract award to Quality Enterprises

Attachment:  Recommendation Ltr Attachment Rnwy 21 End EMAS Installation 09012017.pdf 25 KB

cc: Gary Kubic, County Administrator

Approved: Select... Date:

Check to override approval:  Overridden by: Imaietta

Override Date: 2017-09-01

Joshua Gruber, Deputy County Administrator/Special Counsel

Approved: Yes Date: 09/01/2017

Check to override approval:  Overridden by:

Override Date:

Alicia Holland, Assistant County Administrator, Finance

Approved: Yes Date: 09/01/2017

Colin Kinton, Director, Transportation Engineering Divisic

Approved: Yes Date: 09/01/2017

Check to override approval:  Overridden by:

Override Date: ready for admin:

Jon Rembold, Director, Airports Department

Approved: Yes Date: 09/01/2017

Check to override approval:  Overridden by:

Override Date: ready for admin:

CC others

**After Initial Submission, Use the Save and Close Buttons**



**09/01/2017**

**REQUEST**

**BACKGROUND:** A recent assessment of SelfChek out machines (utilized by all library branches in Beaufort County to check out books and other library materials) determined that all of the units are over five years old, are failing to function properly and on January 1, 2018 the credit/debit card readers in these machines will no longer meet federal banking laws. This is a request to purchase replacement units. These are the only units that are compatible with our existing automated materials handling equipment. Received quote is attached from Bibliotheca for \$181,728.00.

**VENDOR INFORMATION:**

Bibliotheca, 3169 Holcomb Bridge Road, NW, Suite 200, Norcross, GA 30071

**FUNDING:**

Library Impact Fee Accounts

26000011-54200 \$45,432 (Current Balance \$290,003)  
26020011-54200 \$45,432 (Current Balance \$1,798,861)  
26030011-54200 \$45,432 (Current Balance \$652,477)  
26040011-54200 \$30,288 (Current Balance \$214,616)  
26060011-54200 \$15,444 (Current Balance \$30,578)

**FOR ACTION:**

Library Board of Trustees approved July 12, 2017.

Community Services Committee recommended approval August 28, 2017.

Ray McBride  
Director



## Non-Competitive Purchases Form

**This form shall be completed for any non-competitive purchase over \$2,500 that is not exempt.**

(a) A County contract may be awarded without competition when the Purchasing Director determines in writing, after conducting a good faith review of available sources, that there is only one source for the required supply, service, or construction item. The Purchasing Director shall conduct negotiations, as appropriate, as to price, delivery, and terms. A record of sole source procurements shall be maintained as public record and shall list each contractor's name, the amount and type of each contract, a listing of the items procured under each contract, and the identification of each contract file.

(b) Sole source procurement of a used item from the open market may only be considered, provided that:

(1) The using agency recommends purchase; (2) condition of the item is verified by appropriate County official; and (3) price analysis justifies purchase when the following factors are considered: (a) new acquisition price; (b) current book value; and (c) maintenance costs.

*Code 1982 SS 12-19 Sec. 2-518 Sole source procurement*

The County Council may by resolution, exempt specific supplies or services from the purchasing procedures required in the Code. The following supplies and services shall be exempt from the purchasing procedures required in this division; however, the Purchasing Director for just cause may limit or withdraw any exemption provided for in this section. (1) Works of art for museum and public display (2) Published books, library books, maps, periodicals, technical pamphlets (3) Copyrighted educational films, filmstrips, slides and transparencies (4) Postage stamps and postal fees (5) Professional dues, membership fees and seminar registration fees (6) Medicine and drugs (7) Utilities including gas, electric, water and sewer (8) Advertisements in professional publications or newspapers (9) Fresh fruit, vegetables, meats, fish, milk, bread and eggs (10) Oil company credit cards (11) Articles for commercial sale by all governmental bodies

*Code 1982 SS 12-14 Ord. No. 2000-1 S 1, 1-1-0-2000 Sec. 2-514 Exemption from procedures*

Notwithstanding any other section of this division, the Purchasing Director may make or authorize others to make emergency procurements of supplies, services, or construction items when there exists a threat to the functioning of county government; for the preservation or protection of property; or for the health, welfare or safety of any person, provided that such emergency procurements shall be made with such competition as is practicable under the circumstances. A written determination of the basis for the emergency and for the selection of the particular contractor shall be included in the contract file. As soon as practicable, a record of each emergency procurement shall be made and shall set forth the contractor's name, the amount and type of the contract, a listing of the items procured under the contract, and the identification number of the contract file.

*Code 1982 SS 12-20 Sec. 2-519 Emergency procurements*

Requesting Department: Library Administration Requested Account Code: 10001620

Description of Requested Services:

Self-check machines: hardware, software, set-up and configuration

Please provide a listing of the items purchased, if additional pages are necessary please attach to this form:

Selfcheck 1000 integrated unlocker, desktop kiosk, heartland terminal S300, payment services installation, annual subscription, library connet devices subscription - license / device subsequent renewals after year 1.

Cost of Requested Services: \$181,728

Requested Vendor Name: Bibliotheca, LLC

Requested Vendor Address: 3169 Holcomb Bridge Road, NW, Suite 200, Norcross, GA 30071, USA

Requested Vendor Phone Number: 877.207.3127 Requested Vendor Email Address: g.duncan@bibliotheca.c...

Type of Service Requested (Please check one) Construction  Service  Supply/Good

Please attach any documentation provided by the vendor that provides back up for the claims in this document.



# Non-Competitive Purchases Form

Please select a reason below as to why this is a non-competitive purchase and provide a brief explanation.

- It is not possible to obtain competition. There is only one source available for the supply, service, or construction item.*
- The procurement is for a used item from the open market. The item may only be considered if, (1) the using agency recommends purchase, (2) condition of the item is verified by appropriate County official, (3) Price analysis justifies purchase when the following factors are considered: (a) new acquisition price; (b) current book value; and (c) maintenance costs.*
- The item is a single source purchase. Other sources may be available but purchases are directed to one source because of factors unique to Beaufort County. Please select an option below:*
  - Standardization*
  - Warranty*
  - Other, if selected please specify below.*

- 
- An emergency exists that threatens the functioning of County government.*
  - An emergency exists that threatens the preservation or protection of County property.*

**What steps have been taken to verify that these features are not available elsewhere?**

- Other brands/manufacturers were examined (please list names and contact information, and explain why they are not suitable for use by the County-attach additional pages as necessary):

- Other vendors were contracted (please list names and contact information and explain why those contacted did not meet the needs of the County-attach additional pages as necessary):

Requester Name: Ray McBride

Requester Signature: Ray McBride

Date: 09/01/17

Department Head Name: Ray McBride

Department Head Signature: Ray McBride

Date: 09/01/17

## Customer Official System Quote



**Quote Number:** QUO-29433-H8C5, Rev: 4  
**Quote Date:** August 24, 2017  
**Name:** George Duncan  
**Email:** g.duncan@bibliotheca.com  
**Telephone:**

### Quote To

Beaufort County Public Library SC - Main  
Ray McBride  
311 Scott St,  
Beaufort, SC 29902-5591  
United States of America  
rncbride@bcgov.net  
(843) 255-6471

### Quote Details:

Beaufort County: Kiosk Refresh

Quote expires sixty (60) days from Quote Date above.

**If applicable, the hardware and software includes 12-month warranty, set-up and configuration**

Item ID	Item Type	Quantity	Sale Price	Sub Total
SCK200009-000-US	selfCheck 1000 Integrated Unlocker	12	\$4,380.000	\$52,560.00
SCK200019-000-US	selfCheck 1000 Desktop Kiosk, Black	12	\$8,584.000	\$103,008.00
SCK904000-000-US	Heartland Terminal S300	12	\$1,099.000	\$13,188.00
SER903994-000-US	Heartland Payment Services Installation	12	\$100.000	\$1,200.00
SER903993-000-US	Heartland Payment Annual Subscription	12	\$399.000	\$4,788.00
SHP000001-000-US	Shipping and Handling Shipping is estimated on one receiving location, unless otherwise noted, and on current rates and proposal.	1	\$3,684.000	\$3,684.00
SWR000004-000-US	libraryConnect™ Devices subscription - 1 license / device Subsequent renewals after year 1 (SWR000017-000)	12	\$275.000	\$3,300.00
<b>Total</b>				<b>\$181,728.00</b>
<b>(Less Sales Tax):</b>				

**Grand Total:** \$181,728.00

### Additional Details

All prices including Service and Maintenance do not include any applicable sales tax. If tax exempt, please provide Tax Exempt Certificate.

Terms are NET 30 Days from Date of Invoice. Invoice is generated at the time of Shipment.

A copy of Tax Exemption Certificate is required with purchase order for all tax exempt customers.

Quotations are good for 60 days. All dates are based on ship dates. Order must ship within the 60 day window.

After 60 days, quotation expires. Contact Bibliotheca for a New Quotation.

Manager Approval: \_\_\_\_\_

**Submit Purchase Order by fax to 1-877-689-2269 or by email to [orders-us@bibliotheca.com](mailto:orders-us@bibliotheca.com).**

Accepted By: \_\_\_\_\_

Accepted Date: \_\_\_\_\_

Customer Purchase Order Number: \_\_\_\_\_

**Bibliotheca, LLC**  
3169 Holcomb Bridge Road, NW, Suite 200,  
Norcross, GA 30071, USA

Phone No - 877-207-3127  
Fax No - 1-877 689 2269  
[www.bibliotheca.com](http://www.bibliotheca.com)

**RESOLUTION NO. 2017 / \_\_\_\_**

**A RESOLUTION APPOINTING JOSHUA A. GRUBER AS INTERIM COUNTY ADMINISTRATOR UNTIL SUCH TIME AS COUNTY COUNCIL APPOINTS A NEW COUNTY ADMINISTRATOR**

**WHEREAS**, the current County Administrator Gary Kubic has provided notice of his resignation effective September 29, 2017; and

**WHEREAS**, Joshua A. Gruber has been serving as the Deputy County Administrator/Special Counsel since September 2014 and prior to 2014 served as the County Attorney since May, 2011; and

**WHEREAS**, the County Council is in the process of hiring a new County Administrator; and

**WHEREAS**, the search for a new County Administrator will not be complete for an indefinite period of time past September 29, 2017; and

**WHEREAS**, the County is in need of an interim administrator to fulfill the duties of the County Administrator until such time as a permanent administrator has been hired; and

**WHEREAS**, Beaufort County Council believes Joshua A. Gruber is competent and capable of performing the duties of the Administrator on a temporary basis until such time as a final candidate is selected for the position of County Administrator; and

**WHEREAS**, Beaufort County Council believes that it is in the best interests of its citizens to appoint Joshua A. Gruber as the Interim Administrator until such time as County Council votes on and hires a new County Administrator.

**NOW, THEREFORE, BE IT RESOLVED** that Beaufort County Council hereby appoints Joshua A. Gruber as the Interim Administrator and vests all powers and duties of an administrator as provided for in South Carolina Code of Law Section 4-9-610 *et seq.*

DONE this \_\_\_\_ day of September, 2017.

COUNTY COUNCIL OF BEAUFORT COUNTY

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

APPROVED AS TO FORM:

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

ATTEST:

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

**ORDINANCE NO. 2017 / \_\_\_\_**

**AN ORDINANCE TO APPROPRIATE FUNDS NOT TO EXCEED \$300,000 FROM THE 3% LOCAL ACCOMMODATIONS TAX FUNDS TO THE CITY OF BEAUFORT FOR BRIDGE ACCESS AND BIKE PATH TO THE WATERFRONT PARK EXTENSION INTO THE WHITEHALL DEVELOPMENT**

**WHEREAS**, Beaufort County has developed a plan to increase bicycle and walking paths throughout the County; and

**WHEREAS**, the City of Beaufort has received a proposal for a development known as Whitehall Development that includes a land donation for a waterfront park directly across from the existing City of Beaufort Waterfront Park; and

**WHEREAS**, the proposed extension of the Waterfront Park will be connected to the existing Waterfront Park by bicycle and pedestrian paths; and

**WHEREAS**, the County owns land adjacent to the proposed park extension which is currently inaccessible but would become accessible as a result of the Whitehall Development; and

**WHEREAS**, the County desires that public access to the park extension be memorialized by sufficient signage, subject to approval of the South Carolina Department of Transportation, and the preservation of at least ten (10) public parking spaces adjacent to the park extension; and

**WHEREAS**, Beaufort County Council believes that it is in the best interests of its citizens and to visitors of Beaufort County, to assist with the cost of improvements to the park extension on the land donated by the developer of the Whitehall Development.

**NOW, THEREFORE, BE IT ORDAINED** by Beaufort County Council that a transfer in the amount not to exceed \$300,000.00 to the City of Beaufort is hereby authorized from the 3% Local Accommodations Tax Fund for the purpose of constructing the Waterfront Park extension, adjacent to the Whitehall Development, with the condition that the developer provide sufficient signage on Sea Island Parkway, subject to SCDOT approval, and that the developer provide at least ten (10) public parking spaces adjacent to and for the use of the public park, and that the park be a minimum of one (1) acre not including the designated public parking.

DONE this \_\_\_\_ day of September, 2017.

COUNTY COUNCIL OF BEAUFORT COUNTY

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

APPROVED AS TO FORM:

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Thomas J. Keaveny, II, Esquire  
Beaufort County Attorney

ATTEST:

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Ashley M. Bennett, Clerk to Council

First Reading:

Second Reading:

Public Hearing:

Third and Final Reading:

DRAFT

## **RESOLUTION 2017/**

### **A RESOLUTION AUTHORIZING THE BEAUFORT COUNTY LIBRARY TO DRAW UPON AND UTILIZE ACCUMULATED LIBRARY IMPACT FEES ANNUALLY TO PURCHASE COLLECTION MATERIALS**

**WHEREAS**, the Beaufort County Library is an active and vibrant part of Beaufort County and is important to the lives of its residents with three established Friends groups and one Foundation all of which are registered non-profit organizations which supplement public funding for programs and materials; and

**WHEREAS**, the Beaufort County Library has five branches (Beaufort, Bluffton, Hilton Head Island, Lobeco, and St. Helena Island) located throughout the County in addition to the Beaufort District Collection and a Bookmobile, all of which provide public WIFI access, and combined 183 public computers, 11 public meeting rooms and 81 full-time and part-time staff positions as of fiscal year 2018; and

**WHEREAS**, the Library's collection currently consists of 375,000 items on the shelves, 4,000 plus e-titles in the cloud library and 550,000 e-titles available through Hoopla; and

**WHEREAS**, during fiscal year 2017 the Library:

- Had 109,538 cardholders who borrowed 837,459 items with 69,707 digital checkouts;
- Had 474,975 visits;
- Had 32,634 people attend library hosted events;
- Hosted 43,072 public computer sessions;
- Had 59,805 WIFI users;
- Had 1,075 meeting room bookings;
- Experienced 65,053 website visits;
- Answered 53,814 reference questions; and
- Added 23,076 items to its collection; and

**WHEREAS**, during this same time period the library upgraded WIFI at all branches, introduced Hoopla Digital Library, reduced wait time on popular fiction titles, increased purchases of new materials, expanded children's summer reading programs, expanded its SmartSpot WIFI loan program and introduced a new library website; and

**WHEREAS**, it is important to maintain the vibrancy of the Library and to enhance availability of programming, content and media for the benefit of the residents of Beaufort County; and

**WHEREAS**, Beaufort County Ordinance Sec. 82-119(a) allows library impact fees to be used for collection materials and the Library Board of Trustees as the governing body of the Beaufort County Library System believes it is in the best interest of the Library for Beaufort County Council to authorize the Library to utilize five percent (5%) of the accumulated library impact fees at the beginning of each fiscal year to purchase additional collection materials during that fiscal year.

**NOW, THEREFORE, BE IT RESOLVED**, by the County Council of Beaufort County, South Carolina, that effective fiscal year 2018 the Beaufort County Library is authorized to draw and utilize five percent (5%) of the accumulated library impact fees at the beginning of each fiscal year to purchase additional collection materials during that fiscal year.

Adopted this \_\_\_\_ day of \_\_\_\_\_, 2017.

COUNTY COUNCIL OF BEAUFORT COUNTY

By: \_\_\_\_\_

D. Paul Sommerville, Chairman

APPROVED AS TO FORM:

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

ATTEST:

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

**RESOLUTION 2017 \_\_\_\_\_**

**A RESOLUTION AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE AN INTERGOVERNMENTAL AGREEMENT WITH THE CITY OF BEAUFORT VESTING JURISDICTION EXCLUSIVELY WITH BEAUFORT COUNTY OVER REAL PROPERTY OWNED BY BEAUFORT COUNTY AND LOCATED PARTIALLY WITHIN THE JURISDICTION OF THE CITY OF BEAUFORT.**

**WHEREAS**, the County owns parcels within the County’s jurisdiction known as R200 018 000 054H 0000; R200 018 000 059A 0000; and R200 018 000 0059 0000 (shown on Exhibit A Attached) (hereinafter the “County Parcel” or “County Parcels”); and

**WHEREAS**, the County owns an additional parcel within the City’s jurisdiction known as R123 018 000 0056 0000 (shown on Exhibit A Attached) and (hereinafter the “relevant portion of the City Parcel” or “City Parcel”) having been annexed into the City of Beaufort the \_\_\_ day of \_\_\_\_\_, 20\_\_ in which the relevant portion is shown outlined on the attached “Exhibit A.” The relevant portion being more or less located to the east of the main runway known as 7/25, and west of the Airport Circle road, and south of the existing hangar building known as Building 700, and north of Sea Island Parkway; and

**WHEREAS**, the development of an airport hangar consistent with the Beaufort County Airport Master Plan is planned for the Property and in fact is intended to be built partially on the City Parcel within the City of Beaufort’s jurisdiction and partially on the County’s parcel(s); and

**WHEREAS**, Beaufort County Council believes that it is in the best interests of its citizens to enter into an Intergovernmental Agreement with the City of Beaufort such that the development of the hangar will be subject solely to the rules, regulations, collection of taxes, fees and other jurisdictional authority of the County of Beaufort.

**NOW, THEREFORE, BE IT RESOLVED** by Beaufort County Council, duly assembled, does hereby authorize the County Administrator to execute any and all documents necessary to execute an Intergovernmental Agreement consistent with the purpose set forth herein.

Adopted this \_\_\_\_ day of \_\_\_\_, 2017.

COUNTY COUNCIL OF BEAUFORT COUNTY

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

APPROVED AS TO FORM:

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

ATTEST:

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

DRAFT

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

**INTERGOVERNMENTAL AGREEMENT**  
**Split Jurisdiction Building**

THIS AGREEMENT entered into this \_\_\_\_ day of \_\_\_\_\_, 2017, is by and between the City of Beaufort (hereinafter the "City") and the County of Beaufort (hereinafter the "County"), collectively hereinafter the "Parties."

RECITALS

WHEREAS, the County owns parcels within the County's jurisdiction known as R200 018 000 054H 0000; R200 018 000 059A 0000; and R200 018 000 0059 0000 (shown on Exhibit A Attached) (hereinafter the "County Parcel" or "County Parcels"); and

WHEREAS, the County owns an additional parcel within the City's jurisdiction known as R123 018 000 0056 0000 (shown on Exhibit A Attached) and (hereinafter the "relevant portion of the City Parcel" or "City Parcel") having been annexed into the City of Beaufort the \_\_\_\_ day of \_\_\_\_\_, 20\_\_ in which the relevant portion is shown outlined on the attached "Exhibit A." The relevant portion being more or less located to the east of the main runway known as 7/25, and west of the Airport Circle road, and south of the existing hangar building known as Building 700, and north of Sea Island Parkway; and

WHEREAS, there exists an interests to develop the County parcels and the relevant portion of the City Parcel for Beaufort County (Lady's Island) Airport activities consistent with the Beaufort County Airport Master Plan, specifically airport hangars; and

WHEREAS, the planned development of airport hangars includes potential for buildings that will or may be built on a portion of a County Parcel and on the relevant portion of the City Parcel; and

WHEREAS, the City of Beaufort currently does collect certain fees for the City parcel including but not limited to stormwater fees, business license fees and ad valorem taxes; and

WHEREAS, the Parties through this agreement do intend the City continue to collect existing fees, ad valorem taxes and business license fees for activity on the City parcel except as provided herein; and

WHEREAS, it is the intention of the Parties that any future fees generated as a result of

development on the County parcels or the relevant portion of the City parcel be remitted to the County; and

WHEREAS, to provide for a consistent and fair set of regulations for development of the parcels, and to avoid duplicating government approvals, permits, fees, taxes and other expenses, the Parties seek to enter into an agreement providing that development of the County Parcels, and the relevant portion of the City parcel, be exempt from the City of Beaufort regulatory review and control except that the City will continue to receive payment for existing fees on the relevant portion of the City parcel, such as ad valorem taxes and stormwater fees, with any newly generated fees from future development to be collected by the County. In consideration of potential fees for portions of development on the relevant portions of the City parcel, the County shall remit to the City an annual payment for **SEVEN HUNDRED FIFTY DOLLARS AND 00/100 CENTS** (\$750.00) beginning the fiscal year following the issuance of a final certificate of occupancy from the County Building Official. In the event the County increases storm water fees to county residents, such percentage increase shall be applied to adjust this annual payment.

NOW, THEREFORE, it is mutually agreed by and between the parties as follows:

Section 1. The County is a political subdivision of the State of South Carolina (“State”) and has all powers granted to counties by the Constitution and the general law of the State, including the power to enter into this Agreement.

Section 2. The City is a political subdivision of the State located within Beaufort County, South Carolina, and is entitled to exercise all the powers and privileges provided to municipal corporations in the State including the power to enter into the Agreement.

Section 3. The Parties agree that each is vested with the powers necessary to execute this Intergovernmental Agreement for the purposes stated therein.

Section 4. The Parties agree that neither may alter or amend or repeal the agreements made herein without the written consent of the other and that it is the intent of the Parties that this agreement be maintained in perpetuity until such time as it has been properly revoked, rescinded or otherwise terminated.

Section 5. The City hereby agrees to refrain from imposing on the development of the relevant portion of the aforementioned City parcel any regulations of development including but

not limited to interpreting and enforcing the City's land use regulations, building codes, business license regulations, taxes, impact fees or any other municipal powers associated with the City parcel.

Section 6. The County shall have exclusive jurisdiction over that portion of the City Parcel (as shown on Exhibit A) and the County Parcels except as provided herein. The County may exercise all of its jurisdictional powers over that portion of the City Parcel (shown on Exhibit A) exclusively and without interference from the City. The County shall provide all local government services including fire, police, school, stormwater, EMS and other County services. The County shall have the exclusive right to collect taxes, impact fees, business license fees, stormwater fees and other fees associated with the development of the relevant portion of the City Parcel except that fees collected by the City at the time of entering into this agreement shall continue to be fees remitted to the City.

Additional fees, generated as a result of future development that may split the County's and the City's jurisdiction, are fees that shall be remitted to the County. In consideration of potential fees for future development on the relevant portions of the City parcel, the County shall remit to the City an annual payment for **SEVEN HUNDRED FIFTY DOLLARS AND 00/100 CENTS** (\$750.00) beginning the fiscal year following the issuance of a final certificate of occupancy from the County Building Official. In the event the County increases storm water fees to county residents, such percentage increase shall be applied to adjust this annual payment.

Section 7. When a future development area includes buildings or land in which a portion of the building or land is on both the County parcel and on the relevant portion of the City parcel, the development area will be assessed as if the building or development area were one hundred percent (100%) in the County jurisdiction. However, existing assessments as of the date of the execution of this agreement, on the City parcel and existing fees such as stormwater fees, will continue to be remitted to the City.

Section 8. The County shall exclusively provide for review, approvals, and permitting of any development on the relevant portion of the City parcel and shall be exclusively responsible for enforcement of the County's Code of Ordinances including but not limited to the County's Community Development Code and the County Building Code. Likewise, the City will have no

right of enforcement nor to collect any new taxes or new fees associated with development on the relevant portion of the City Parcel other than continuing to collect City fees existing at the time of entering this agreement.

Section 9. This Agreement shall become effective immediately and shall apply to the entire 2017 tax year, as well as all subsequent years during the term of the Agreement.

Section 10. This Agreement shall be in effect until such time as the Parties mutually agree to alter, amend, rescind or otherwise terminate this Agreement.

Section 11. This Agreement may be amended, modified or changed only upon the written agreement between the County and the City.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the day and year first above written.

WITNESSES:

\_\_\_\_\_

\_\_\_\_\_

**BEAUFORT COUNTY**

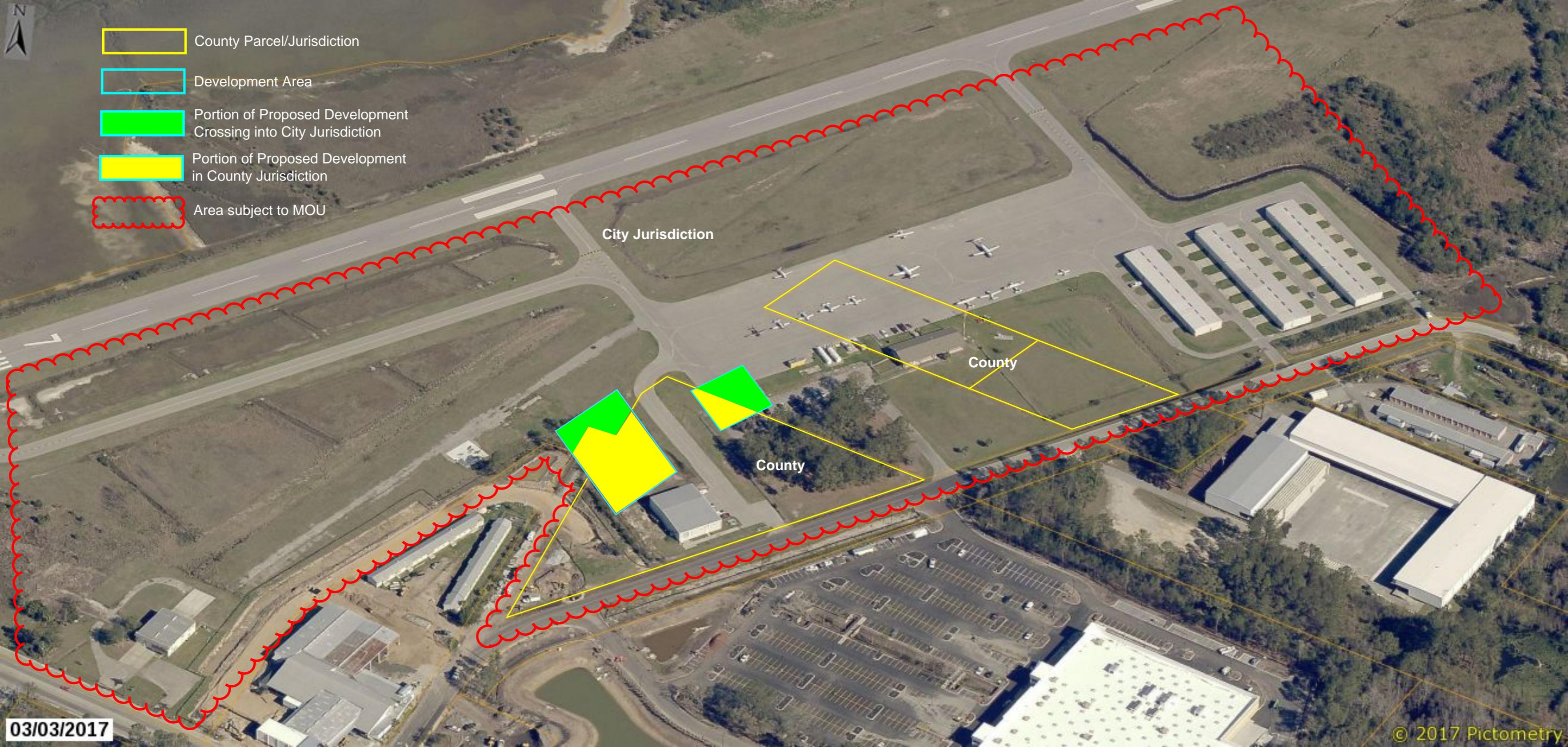
\_\_\_\_\_  
By: Gary Kubic  
Beaufort County Administrator

**City of Beaufort**

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_  
By: William A. Prokop  
City of Beaufort Administrator



County Parcel/Jurisdiction

Development Area

Portion of Proposed Development Crossing into City Jurisdiction

Portion of Proposed Development in County Jurisdiction

Area subject to MOU

City Jurisdiction

County

County

**ORDINANCE NO. 2017 / \_\_\_\_**

**AN ORDINANCE PROVIDING FOR A QUIT CLAIM DEED FROM BEAUFORT COUNTY TO KUZZENS INC. RELEASING ANY CLAIMS OVER A PORTION OF LAND OCCUPIED BY THE TOMATO SHEDS**

**WHEREAS**, Kuzzens Inc. owns property known as 9 Airport Circle PIN# R200 018 000 0055 0000; and

**WHEREAS**, recently it was discovered that no deed into the Kuzzens Inc. existed for the back 1.79 acres at 9 Airport Circle; and

**WHEREAS**, further research discovered that in 1972 it was the intention of Beaufort County to sell to Kuzzens Inc. the 1.79 acre portion for the amount of ONE THOUSAND (\$1,000.00) DOLLARS and 00/cents; however no deed is available on file with the Register of Deeds; and

**WHEREAS**, Kuzzens Inc. has built substantial structures on the property to be quit-claimed from the County to Kuzzens Inc.; and

**WHEREAS**, Kuzzens Inc. has been paying taxes for the above referenced PIN# for 3.9 acres which includes the 1.79 acres to be quit-claimed by the County to Kuzzens Inc.; and

**WHEREAS**, Kuzzens Inc. has requested that the County quit-claim any interest in the 1.79 acre portion so that a deed may be filed with the Register of Deeds and to correct the apparent oversight; and

**WHEREAS**, Kuzzens Inc. has agreed to quit-claim back to the County a small portion of approximately .01 acres or 543 square feet that aligns with an existing driveway on Airport property; and

**WHEREAS**, Beaufort County Council believes that it is in the best interests of its citizens to forever relinquish any claim of right it may have over the 1.79 portion of PIN# R200 018 000 0055 0000.

**NOW, THEREFORE, BE IT ORDAINED** that Beaufort County Council does hereby authorize the County Administrator to execute the necessary documents to provide for a quit-claim deed to Kuzzens Inc. for the 1.79 acre portion of PIN# R200 018 000 0055 0000 as shown on the attached Exhibit A.

DONE this \_\_\_\_ day of \_\_\_\_\_, 2017.

COUNTY COUNCIL OF BEAUFORT COUNTY

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

APPROVED AS TO FORM:

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

ATTEST:

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

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

DRAFT





## **EXHIBIT "A"**

ALL that certain piece, parcel or lot of land, situate, lying and being on Lady's Island, Beaufort County, South Carolina, being shown and designated as 3.75 ACRES TOTAL on that certain plat prepared by Andrews Engineering and Surveying, for KUZZENS, INC., dated March 10, 2016, last revised June 1, 2017, and recorded in Plat Book 27 at Page 182 at the office of the Register of Deeds for Beaufort County, South Carolina.

This conveyance is made subject to all easements, restrictions, covenants and conditions of record and otherwise affecting the property.

The being a portion of the property conveyed to the within Grantor by deed from Christopher Heyward, recorded January 4, 1956, in Book 80 at Page 490 in the office of the Register of Deeds for Beaufort County, South Carolina.

This deed was prepared without the benefit of a title exam and therefore no opinion given by Kevin E. Dukes, Esquire, of Harvey & Battey, PA, 1001 Craven Street, Beaufort, South Carolina 29902.

**BEAUFORT COUNTY TAX MAP REFERENCE:**      R200 018 000 0055 0000



2017 /

TEXT AMENDMENTS TO THE BEAUFORT COUNTY COMMUNITY DEVELOPMENT CODE (CDC), APPENDIX A--COMMUNITY PRESERVATION DISTRICTS, DIVISION A.2. LADY'S ISLAND COMMUNITY PRESERVATION DISTRICT (LICP), TABLE A.2.40.A. (LAND USES) AND SECTION A.2.50 (CONDITIONAL AND SPECIAL USE STANDARDS) TO PERMIT COMMUNITY RESIDENCES (*E.G.* DORMS, CONVENTS, ASSISTED LIVING FACILITIES, TEMPORARY SHELTERS) AS A SPECIAL USE SUBJECT TO ADDITIONAL STANDARDS

Whereas, amended text is highlighted in yellow, underscored for additions.

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

COUNTY COUNCIL OF BEAUFORT COUNTY

BY: \_\_\_\_\_

D. Paul Sommerville, Chairman

APPROVED AS TO FORM:

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

ATTEST:

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

First Reading: August 28, 2017

Second Reading:

Public Hearing:

Third and Final Reading:

**Table A.2.40.A: Lady’s Island Community Preservation Land Uses**

Land Use	Use Definition	Use Permission
<b>Residential</b>		
Community Residence (dorms, convents, assisted living, temporary shelters)	See definition in Article 8, Table 3.1.70	S

**Sec. A.2.50 Conditional and Special Use Standards**

**L. Community Residence not part of a Traditional Community Plan**

1. Minimum Site Area: 5.0 acres
2. Maximum Height: 35 feet
3. Adjoining Buffers: LICP = 50 feet, All other districts = 20 feet, Road ROWs = 50 feet
4. Adjoining Setbacks: LICP = 50 feet, All other districts = 20 feet, Road ROWs = 50 feet
5. Community Residences are limited to sites within one and one-half miles from the centerline of the intersection of Sea Island Parkway (US 21) and Sams Point Road/Lady’s Island Drive

2017 /

TEXT AMENDMENTS TO THE BEAUFORT COUNTY COMMUNITY DEVELOPMENT CODE (CDC), ARTICLE 5 (SUPPLEMENT TO ZONES), DIVISION 5.5 (OFF-STREET PARKING), SECTION 5.5.30.A. STORAGE AND/OR PARKING OF HEAVY TRUCKS AND TRAILERS

Whereas, amended text is highlighted in yellow, underscored for additions and struck through for deletions.

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

COUNTY COUNCIL OF BEAUFORT COUNTY

BY: \_\_\_\_\_

D. Paul Sommerville, Chairman

APPROVED AS TO FORM:

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

ATTEST:

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

First Reading: August 28, 2017

Second Reading:

Public Hearing:

Third and Final Reading:

## ARTICLE 5. SUPPLEMENT TO ZONES

### DIVISION 5.5: Off-Street Parking

#### 5.5.30 General Parking Standards

- A. **Storage and/or Parking of Heavy Trucks, and Trailers, Recreational Vehicles, Boats, Campers, and similar Vehicles.** Parking or storage of heavy trucks (vehicles over 20,000 GVW); ~~and trailers, recreational vehicles, boats, campers, or similar vehicles~~ in any zone for residential or storage purposes shall be prohibited except as follows:
1. Semi-trailer trucks, their cabs or trailers, and other heavy trucks ~~may shall not~~ be parked or stored on any residential lot ~~except~~ within the T2 Rural district.
  2. In all other districts, one commercial truck or one semi-trailer cab may be parked on any residential lot of one acre or larger provided it is not prohibited by private covenants and restrictions.
  3. Where storage and/or parking of heavy trucks and trailers is permitted, the following shall apply:
    - a) The vehicle shall be stored in the rear or interior side setback behind the front of the building, garage, or carport;
    - b) There is a principal use of the property, to which such storage would be an accessory use;
    - c) No living quarters shall be maintained or any business conducted from within while such trailer or vehicle is so parked or stored; and
    - d) The required number of parking spaces on the parcel is maintained in addition to the area used for the stored vehicle(s).

*Notes:*

- *5.5.30.A.4. & 5. are incorporated in 5.5.30.A.3.*
- *5.5.30.B & C are not affected*

**ORDINANCE NO. 2017 / \_\_\_\_**

**AN ORDINANCE TO APPROPRIATE FUNDS NOT TO EXCEED \$250,000 FROM THE 3% LOCAL ACCOMMODATIONS TAX FUNDS TO THE COUNTY GENERAL FUND FOR CONSTRUCTION OF THE SPANISH MOSS TRAIL – PHASE 7**

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

**WHEREAS**, to complete the construction of the Spanish Moss Trail - Phase 7 project, funds are necessary; and

**WHEREAS**, County Council was asked for \$750,000 as matching funds for a grant; and

**WHEREAS**, County Council previously made a \$250,000 expenditure pursuant to Ordinance 2016/8 and a second \$250,000 expenditure pursuant to Ordinance 2016/34; and

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

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

DONE this \_\_\_\_ day of \_\_\_\_\_, 2017.

COUNTY COUNCIL OF BEAUFORT COUNTY

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

APPROVED AS TO FORM:

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

ATTEST:

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

First Reading: August 28, 2017  
Second Reading:  
Public Hearing:  
Third and Final Reading:

**ORDINANCE NO. 2017 / \_\_\_\_**

**AN ORDINANCE TO APPROPRIATE FUNDS NOT TO EXCEED \$88,350 FROM THE 3% LOCAL ACCOMMODATIONS TAX FUNDS TO THE COUNTY GENERAL FUND TO PROVIDE SUPPORT FOR THE 2017 DIXIE JUNIOR BOYS AND DIXIE BOYS WORLD SERIES BASEBALL EVENT**

**WHEREAS**, Beaufort County will host two World Series events for the Dixie Junior Boys and Dixie Boys; and

**WHEREAS**, the County expects a substantial economic impact due to the large number of visitors participating from eleven states and the two contests; and

**WHEREAS**, the Town of Bluffton has provided an accommodations tax contribution in the amount of \$50,750; and

**WHEREAS**, Beaufort County Council believes that it is in the best interests of its citizens and visitors of Beaufort County, to provide support for the World Series event through the accommodations tax funds; and

**NOW, THEREFORE, BE IT ORDAINED** by Beaufort County Council that a transfer in the amount of \$88,350.00 is hereby authorized from the 3% Local Accommodations Tax Fund to the General Fund for the purpose providing support of the 2017 Dixie Junior Boys And Dixie Boys World Series Baseball event.

DONE this \_\_\_\_ day of \_\_\_\_\_, 2017.

COUNTY COUNCIL OF BEAUFORT COUNTY

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

APPROVED AS TO FORM:

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

ATTEST:

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

First Reading: August 28, 2017  
Second Reading:  
Public Hearing:  
Third and Final Reading:

# ADD-ONS

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

Topic: Spanish Moss Trail  
Date Submitted: September 25, 2017  
Submitted By: Dean Moss  
Venue: County Council Regular Sesion

## SPANISH MOSS TRAIL

### Estimated Total Cost and Contributions by Segment

Proj. #	Seg. #	Total Cost	BJWSA	Cox Fndtn.	Friends	Hospital	SCDOT	Cities	County
RoW	ALL	\$1,749,000	\$1,749,000						
1	4	\$650,000		\$650,000					
2	3	\$1,025,000		\$675,000		\$50,000		\$75,000	\$225,000
3	6	\$950,000		\$350,000	\$550,000				\$50,000
4	5	\$1,863,300					\$1,013,520		\$849,780
5	7	\$2,450,000		\$1,678,000	\$22,000				\$750,000
<b>Total</b>		<b>\$8,687,300</b>	<b>\$1,749,000</b>	<b>\$3,353,000</b>	<b>\$572,000</b>	<b>\$50,000</b>	<b>\$1,013,520</b>	<b>\$75,000</b>	<b>\$1,874,780</b>

Total contributions from Beaufort County \$1,874,780, (21.6%)

Total Costs do not include PATH contributions estimated at 3% of construction cost (\$208,000) since PATH does not charge for its services

BJWSA contribution calculated as 58.3% of \$3,000,000, which represents the distance of the Trail as a percentage of the entire corridor purchased by BJWSA

Topic: Spanish Moss Trail  
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# SPANISH MOSS TRAIL

## Spanish Moss Trail Mobile Guide

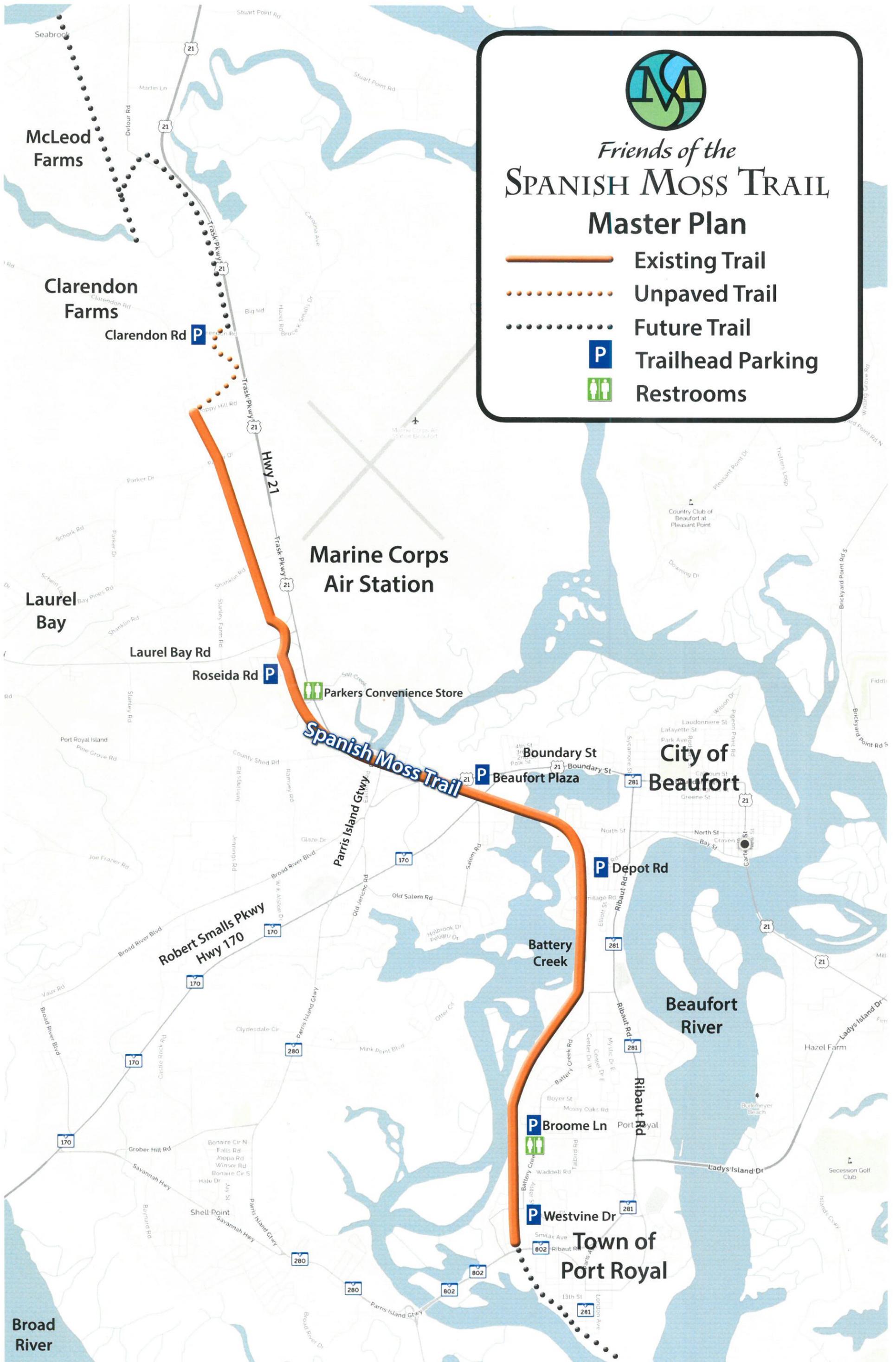
Visitor Analytics: May 2016-Sept 2017 *(U.S./World cities beyond 50-miles)*

Beaufort	Gainesville	Shipshewana	Ashburn
Bluffton	Atlanta	Southern Pines	Huntington
Port Royal	Irmo	Jessup	Taylors
Hilton Head Island	Verona	Rincon	Hollywood
Saint Helena Island	Clermont	London	Waxhaw
Savannah	Franklin	Chattanooga	Macungie
Okatie	Lexington	New Smyrna Beach	Gurnee
Charleston	Providence	Burton	Virginia Beach
Ridgeland	Westminster	Monticello	Tucker
Seabrook	Warrenville	Leland	Gilbert
Columbia	Tunbridge Wells	Indianapolis	Gastonia
Mount Pleasant	Lewisburg	Emerald Isle	San Manuel
Sunnyvale	Branchburg	Bremen	Norwalk
Pooler	Frankfort	Morganton	North Charleston
Aiken	New Bern	Pinehurst	St Helena Island
Fripp Island	Norwood	Ticehurst	Marion
Charlotte	Estill	Norcross	Ocala
Greenville	Winchester	Raleigh	Jacksonville
Yemassee	Conley	Orange City	Newton
Goose Creek	Inverness	Long Creek	Saint Marys
New York	Saint Cloud	Ravenel	Brewerton
Durham	Lakewood	Manchester	Bowling Green
Denver	Austin	Evanston	Greenwood
Anderson	Berea	West Chester	Fort Mill
Summerville	St. Charles	Orange	Dallas
Richmond	Lubec	Saluda	Washington
Canton	Humboldt	Bologna	Belmont
Tökamachi-shi	Greensboro	Johnsonville	Murrells Inlet
Johns Island	Carrollton	Simpsonville	Hackettstown
Augusta	East Amherst	Seneca	Loveland
Hanahan	Shelburne	Tallahassee	Ladson
Pickerington	Nicholasville	Calgary	Bel Air
Los Angeles	Signal Mountain	Eatonton	Aalst
Sumter	Southold	Edmonton	Issaquah
Edisto Island	Swansboro	Brandon	Middletown
Easley	Coplay	Marshall	Grove City
Knoxville	Hardeeville	Laurens	Lilburn
Clemson	Tybee Island	Candia	Orangeburg
Hampton	Villa Park	Cape Coral	Palm Coast
Mooresville	Hendersonville	Naples	Roswell
Guyton	Bloomington	Birmingham	North Myrtle Beach
Walterboro	Berwyn	Lancaster	New Shoreham
Chicago	Marietta	Mount Laurel	Arlington
Barnwell	Hartwell	Conover	Gibbsboro
Springfield	North Topsail Beach	Dandridge	Blue Ridge
Newark	Tavares	Deerfield Beach	Ephrata
Blythewood	Palo Alto	Fairfax	El Fondó de les Neus
Decatur	Saint Matthews	Green Pond	Dumont
East Norriton	Saint Louis Park	Newport	El Reno
	Camp Hill	Pittsburgh	



*Friends of the*  
**SPANISH MOSS TRAIL**  
**Master Plan**

-  Existing Trail
-  Unpaved Trail
-  Future Trail
-  Trailhead Parking
-  Restrooms



Topic: Preservation of Properties - Daufuskie Island  
Date Submitted: September 25, 2017  
Submitted By: Mike Bedenbaugh  
Venue: County Council Regular Session

Topic: Preservation of Properties - Daufuskie Island  
Date Submitted: September 25, 2017  
Submitted By: Mike Bedenbaugh  
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## Mission & Vision

Preservation South Carolina is a non-profit organization operating in South Carolina since 1990, dedicated to preserving and protecting the historic and irreplaceable architectural heritage of South Carolina.

As South Carolina's only statewide preservation organization, Preservation South Carolina works hard for:

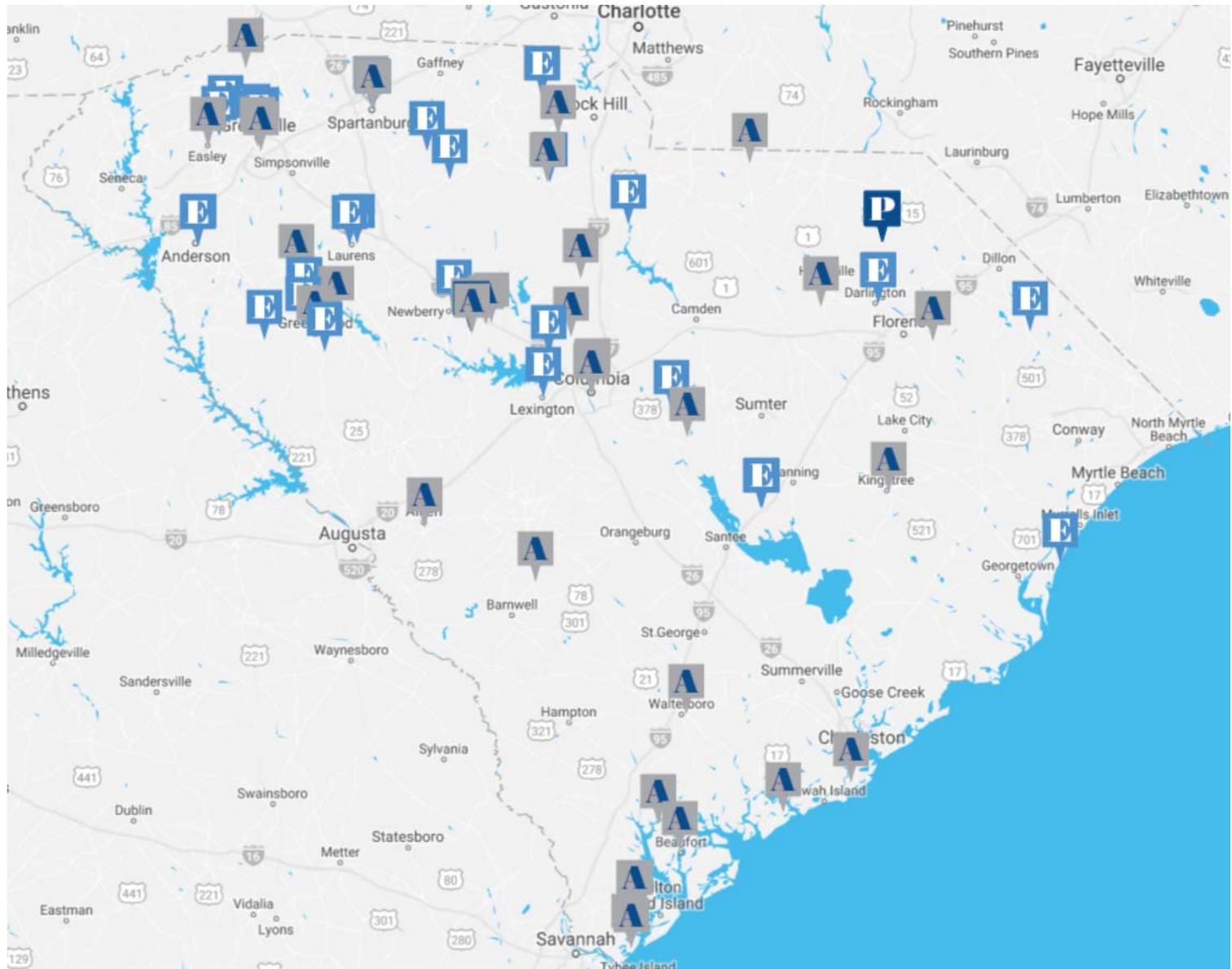
- the **advocacy** of historic preservation, with an active voice raised to state government leaders on behalf of preservation legislation, and in community efforts to save historic properties
- the **education** about our state's history and culture, by talking with individuals and groups in South Carolina communities that harbor historic properties in need of preserving
- the **funding** of historic preservation efforts, by providing assistance to communities, organizations and individuals dedicated to the preservation of our state's rich and diverse past
- the **preservation** of properties, with real input in acquiring, stabilizing and reselling historic buildings for proper rehabilitation and reuse
- the **networking** of passionate and talented preservationists in the Palmetto State, who can work together to professionally preserve our state one property, one district, one town at a time

*\$5 today  
could mean  
something  
priceless  
tomorrow.*

**5** *for the*  
**Future**

Join Preservation South Carolina  
*Help Save SC's Historic Places*

Become a Member Today!







## Properties affected by the Bailey bill

Total structures on the National Register: 39

Structures being utilized: 17  
(Green) (5 need upgrades)

Structures that are non profit/public/museum: 9  
(yellow)

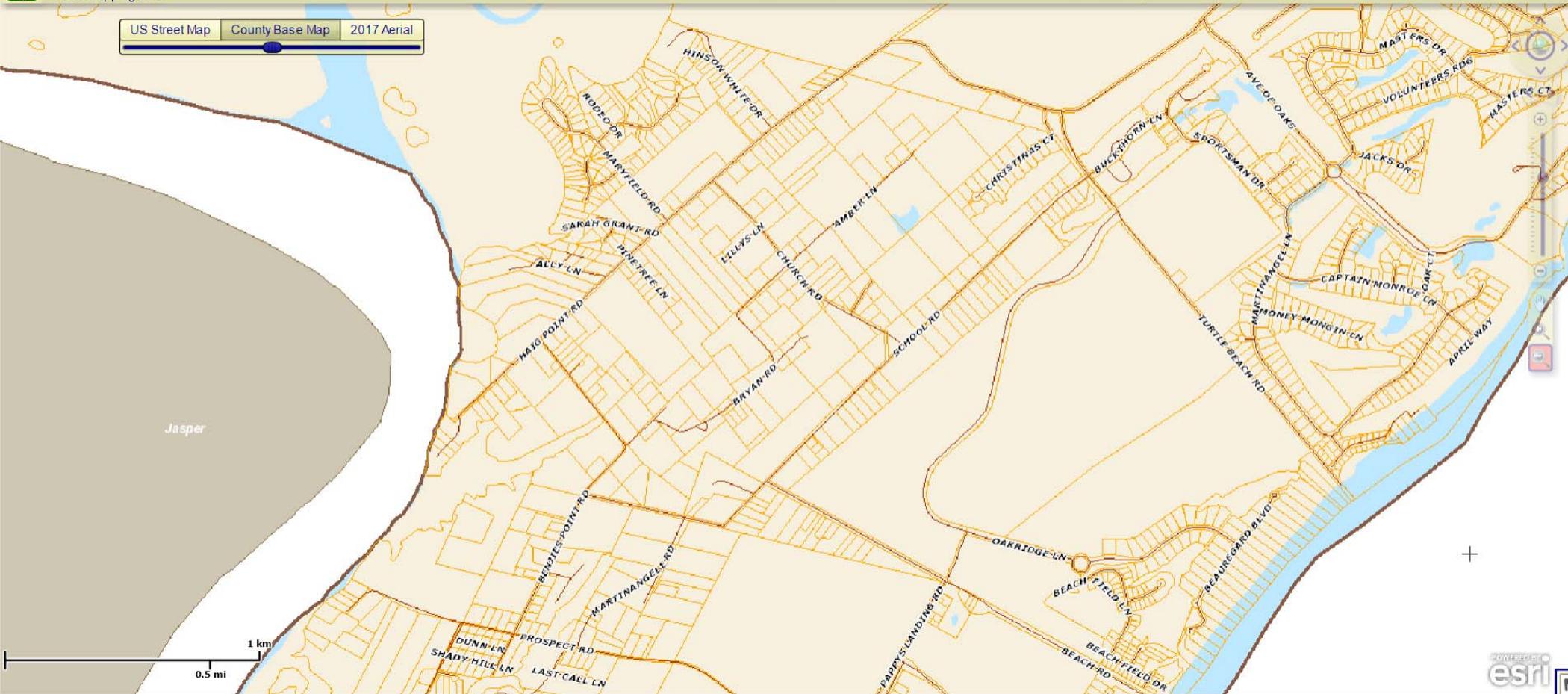
Structures that are empty: 15  
(red)

Structures that are at risk of loss: 11  
(Red w Black dot)

Properties not affected by Bailey Bill in closest proximity to historic corridors are the white dots



US Street Map   County Base Map   2017 Aerial



Jasper

1 km

0.5 mi



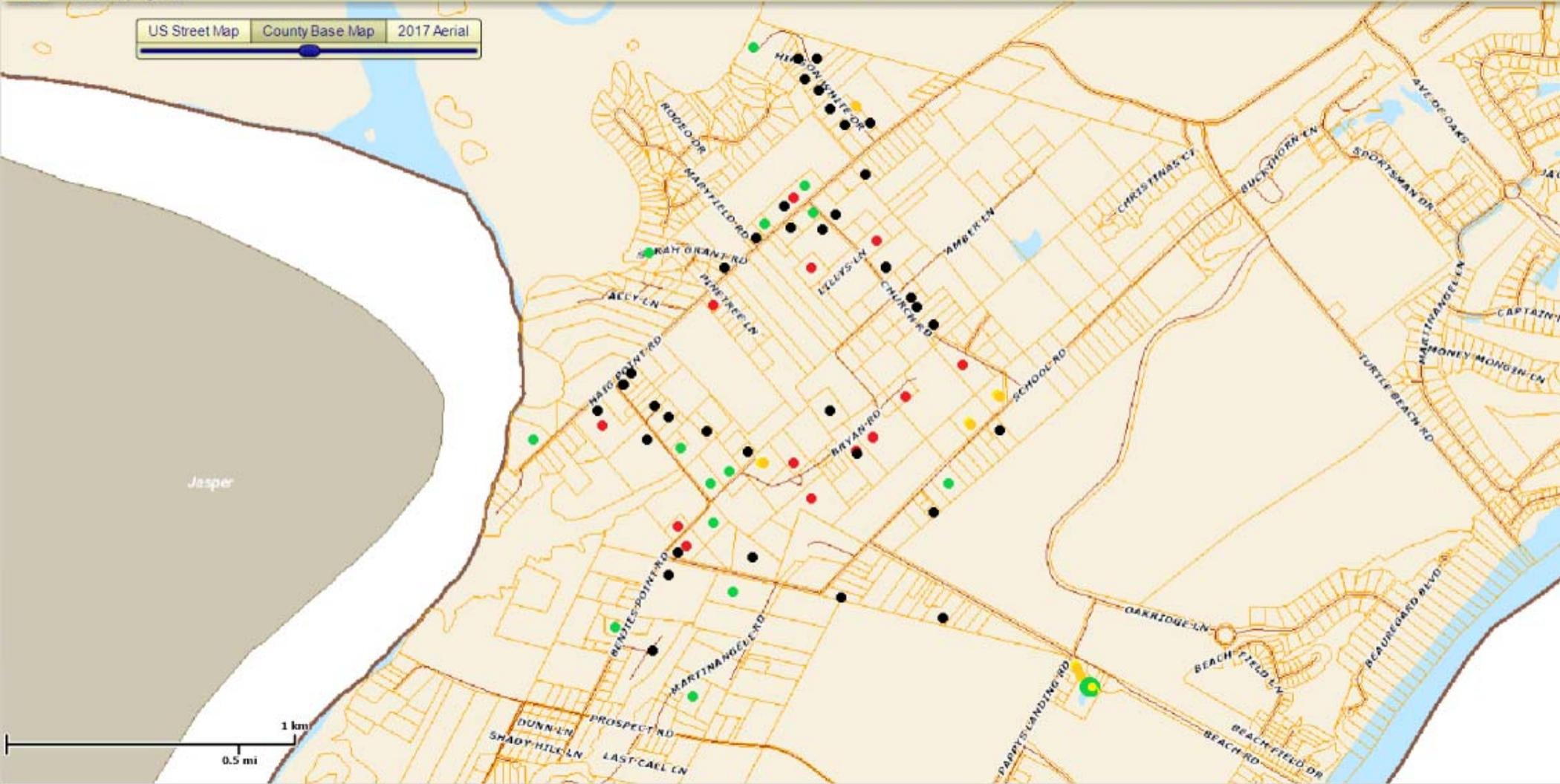


# Beaufort County

GIS Mapping Site



US Street Map
  County Base Map
  2017 Aerial



- front\_of\_card\_1754.jpg
- Bon haven destroy...jpg
- Map of Beaufort C...pdf
- IMG\_1008.JPG
- IMG\_1018.JPG
- Williams House.png





# South Carolina Department of Archives and History

National Register Properties in South Carolina

Daufuskie Island Historic District, Beaufort County (Daufuskie Island)



[Haig's Point Lighthouse](#)



[Mt. Cameral Baptist Church](#)



[Janie Hamilton School](#)



[Hudson House](#)



[First Union African Baptist Church](#)



[One Room School](#)



[Mary Field School](#)



[Daufuskie School](#)



[Single Pen House](#)



[Union Sisters and Brothers Oyster Society Hall](#)



[Roller House](#)



[Mary Field Cemetery](#)



[Bloody Point Lighthouse](#)



[Mary Dunn Cemetery](#)



[Martin House](#)



[North-South Road](#)



[Bloody Point](#)



[Haig Point Wick House](#)



[Cooper River Cemetery](#)



[Smith House](#)



[Washington House](#)



[Robinson House](#)



[Grant House](#)



[Hamilton House](#)

# Williams House, Brian Road, 1982



# Williams House, Brian Road, Today



Simmons House



Robinson House



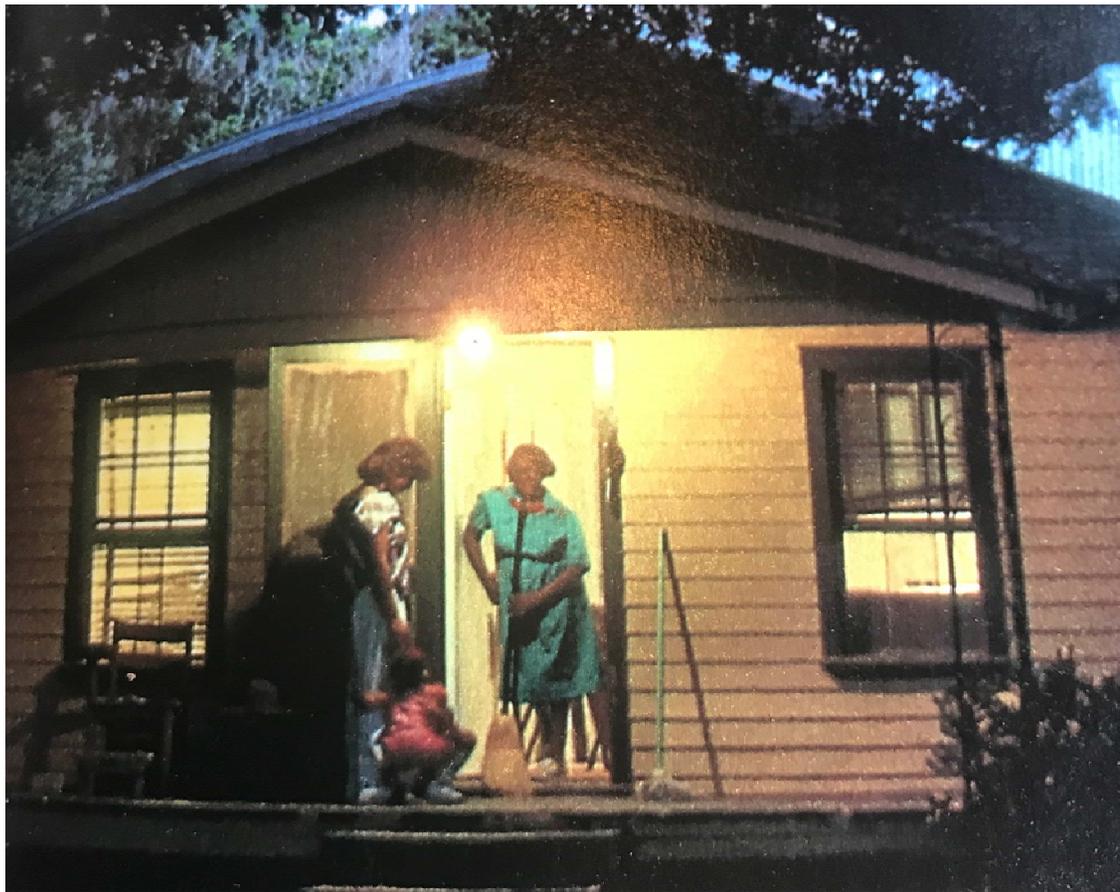
Simmons House



Stafford House



Ms Frances Jones on her porch in 1987



# Frances Jones House 20 years later



# Frances Jones House after Preserve SC Grant





Opportunities  
open up for  
native islanders  
to return home  
and benefit from  
the economy of  
Heritage tourism















