



Natural Resources Committee Meeting

Chairman
ALICE HOWARD

Vice Chairman
GERALD DAWSON

Council Members
MICHAEL E. COVERT
YORK GLOVER, SR.
CHRIS HERVOCHON

Interim County Administrator

ERIC GREENWAY

Clerk to Council

SARAH W. BROCK

Staff Support
JARED FRALIX

Administration Building

Beaufort County Government
Robert Smalls Complex
100 Ribaut Road

Contact

Post Office Drawer 1228
Beaufort, South Carolina 29901-1228
(843) 255-2180
www.beaufortcountysc.gov

Natural Resources Committee Agenda

Monday, December 07, 2020 at 3:00 PM

[This meeting is being held virtually in accordance with Beaufort County Resolution 2020-05]

ALL OF OUR MEETINGS ARE AVAILABLE FOR VIEWING ONLINE AT WWW.BEAUFORTCOUNTYSC.GOV AND CAN ALSO BE VIEWED ON HARGRAY CHANNELS 9 AND 113, COMCAST CHANNEL 2, AND SPECTRUM CHANNEL 1304

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. *PUBLIC NOTIFICATION OF THIS MEETING HAS BEEN PUBLISHED, POSTED, AND DISTRIBUTED IN COMPLIANCE WITH THE SOUTH CAROLINA FREEDOM OF INFORMATION ACT*
4. APPROVAL OF AGENDA

DISCUSSION ITEMS

5. PRESENTATION OF WHITEHALL PARK CONCEPTUAL PLAN
6. PRESENTATION ON FORT FREDERICK HERITAGE PRESERVE PASSIVE PARK PROJECT
7. AN ORDINANCE REGARDING FILL STANDARDS AMENDMENDING DIVISION 5.13 OF THE COMMUNITY DEVELOPMENT CODE TO LIMIT FILL IN LOW-LYING AREAS.
8. COASTAL RESILIENCE OVERLAY DISTRICT ORDINANCE AMENDING SECTION 3.4.90 OF THE COMMUNITY DEVELOPMENT CODE TO REQUIRE REAL ESTATE DISCLOSURE WHEN PROPERTY IS TRANSFERRED IN LOW-LYING AREAS

EXECUTIVE SESSION

9. S.C. CODE SECTION 30-4-70(2): DISCUSSION OF NEGOTIATIONS INCIDENT TO PROPOSED CONTRACTUAL ARRANGEMENTS AND PROPOSED SALE OR PURCHASE OF PROPERTY RURAL AND CRITICAL LANDS PROGRAM - Project 2020C Oyster Cove Campground
10. S.C. CODE SECTION 30-4-70(2): DISCUSSION OF NEGOTIATIONS INCIDENT TO PROPOSED CONTRACTUAL ARRANGEMENTS AND PROPOSED SALE OR PURCHASE OF PROPERTY RURAL AND CRITICAL LANDS PROGRAM - Project 2020D Buckwalter Parkway

BOARDS AND COMMISSIONS

11. CONSIDERATION OF THE APPOINTMENT OF JIMMIE LAWRENCE, JR. TO THE PLANNING COMMISSION

CITIZEN COMMENTS

12. CITIZENS COMMENTS WILL BE ACCEPTED IN WRITING AT PO DRAWER 1228, BEAUFORT SC 29901 OR BY WAY OF OUR **PUBLIC COMMENT FORM** AVAILABLE ONLINE AT WWW.BEAUFORTCOUNTYSC.GOV
13. ADJOURNMENT



BEAUFORT COUNTY COUNCIL AGENDA ITEM SUMMARY

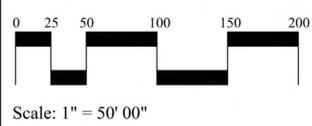
ITEM TITLE:
<i>Presentation of Whitehall Park Conceptual Plan</i>
MEETING NAME AND DATE:
<i>Natural Resource Committee, December 7, 2020</i>
PRESENTER INFORMATION:
<i>Stefanie M. Nagid, Passive Parks Manager</i> <i>10 minutes</i>
ITEM BACKGROUND:
<i>Conceptual planning and permitting approved by NRC on October 21, 2019</i>
PROJECT / ITEM NARRATIVE:
<i>Whitehall Park is currently in the conceptual plan and permitting phase. Although the coronavirus pandemic caused some delays and altered the method of public input, the planning Team was able to obtain two (2) public input surveys of over 300 individual responses for each survey event and have finalized the conceptual plan. The plan presented is going to be presented to the City of Beaufort Council on December 15, 2020 and submitted through the City of Beaufort's conceptual plan approval process.</i>
FISCAL IMPACT:
<i>No funding impact.</i>
STAFF RECOMMENDATIONS TO COUNCIL:
<i>Presentation only, no recommendation required.</i>
OPTIONS FOR COUNCIL MOTION:
<i>Presentation only, no motion required.</i>



LEGEND

A	PROPOSED HWY 21 ACCESS, RIGHT IN / RIGHT OUT ACCESS EASEMENT
B	PROPOSED MERIDIAN ROAD ACCESS EASEMENT
C	MAIN PARK ENTRANCE (GATED ACCESS)
D	PARK DROP-OFF, PARKING AREA AND INFORMATION KIOSK
E	PICNIC PAVILION (30'x50') WITH RESTROOMS, STORAGE & DRINKING FOUNTAIN
F	GATHERING LAWN
G	PICNIC GARDEN
H	COVERED DOCK
I	WHITEHALL POINT OVERLOOK
J	BOARDWALK CONNECTION (BY OTHERS)
K	SWING TRELLIS, TYP.
L	BIKE PATH
M	COVERED OBSERVATION PIER
N	PERVIOUS UPLAND FOREST TRAIL
O	PERVIOUS PATH
P	PERIMETER FENCING
Q	BENCHES, TYP.
R	EXISTING CONCRETE SIDEWALK

Project No: 01-19047 Date: 10-15-2020 Scale: 1" = 50'-00" Page Title: Draft Concept Plan



Document is preliminary and subject to change.
 2013 Wood+Partners Inc., 7 Lafayette Place, Hilton Head Island, SC 29926 Tel. 843-681-6618 Fax 843-681-7086, www.woodandpartners.com



WHITEHALL PARK

DRAFT CONCEPTUAL PLAN

Beaufort, South Carolina





BEAUFORT COUNTY COUNCIL AGENDA ITEM SUMMARY

ITEM TITLE:
<i>Presentation on Fort Frederick Heritage Preserve passive park project</i>
MEETING NAME AND DATE:
<i>Natural Resource Committee, December 7, 2020</i>
PRESENTER INFORMATION:
<i>Andrea Atherton, Capital Projects Director Stefanie M. Nagid, Passive Parks Manager 15 minutes</i>
ITEM BACKGROUND:
<i>County Council approved \$500,000 of Rural and Critical funds towards Phase I planning and construction on May 28, 2019. County Council approved \$666,227.20 of 2017 GO Bond funds towards Phase I planning and construction on November 18, 2019.</i>
PROJECT / ITEM NARRATIVE:
<i>Phase I planning and construction of a passive park at Fort Frederick HP included all design and permitting of landside and waterside elements, and construction of all landside elements. Phase II of the passive park project is future, currently un-funded, construction of waterside elements. Originally, Phase II was to include a boat landing, however it has been determined by all parties involved (County, SC DNR and Town of Port Royal) that a boat landing is not needed. Therefore, future waterside work will include a pier, fishing/crabbing dock, and floating dock with kayak launch. Phase I work is anticipated to be completed December 31, 2020.</i>
FISCAL IMPACT:
<i>Presentation only, no funding impact</i>
STAFF RECOMMENDATIONS TO COUNCIL:
<i>Presentation only, no recommendation required</i>
OPTIONS FOR COUNCIL MOTION:
<i>Presentation only, no motion required</i>

Fort Frederick Heritage Preserve

Contractor and Engineering Team

O'Quinn Marine Construction
Andrews Engineering
McSweeney Engineers



Contract Terms

Design/Build Contract

Construction Start – August 31, 2020

Scheduled Completion – December 31, 2020



Project Funding

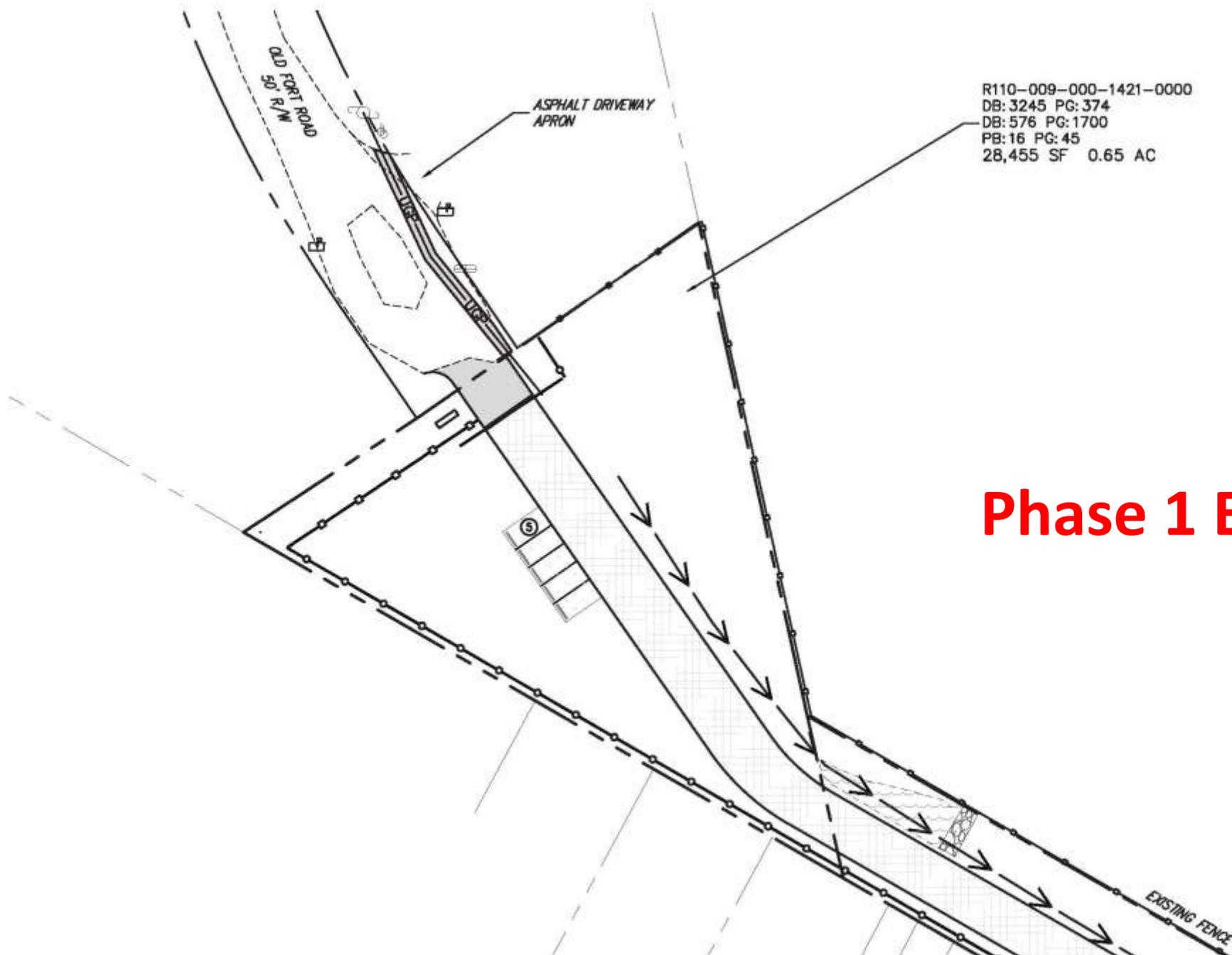
- Phase 1 Landside Work
 - Contract Amount: \$1,079,840
 - Funding Source
 - Beaufort County Rural & Critical Lands
 - 2017 GO Bond
- Phase 2 Waterside Work
 - Contract Amount TBD
 - Not Currently Funded



Phase 1 Landside Work

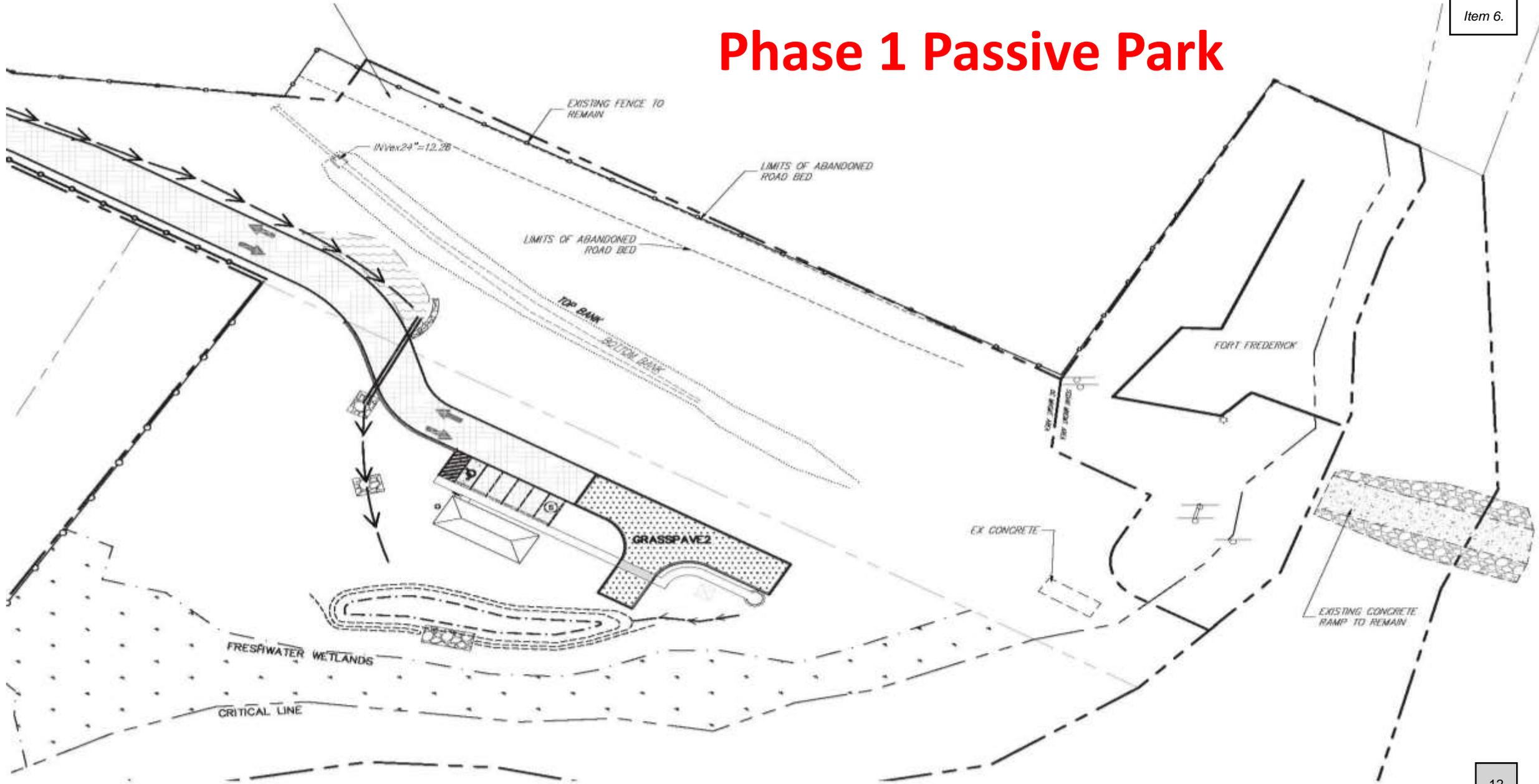
- Fencing and automatic entry gate
- Crushed aggregate roadway - Old Fort Road to Passive Park
- GrassPave – emergency vehicle turnaround
- Covered pavilion (20' x 50')
- Six (6) picnic tables
- Parking area(s)
- Monument sign

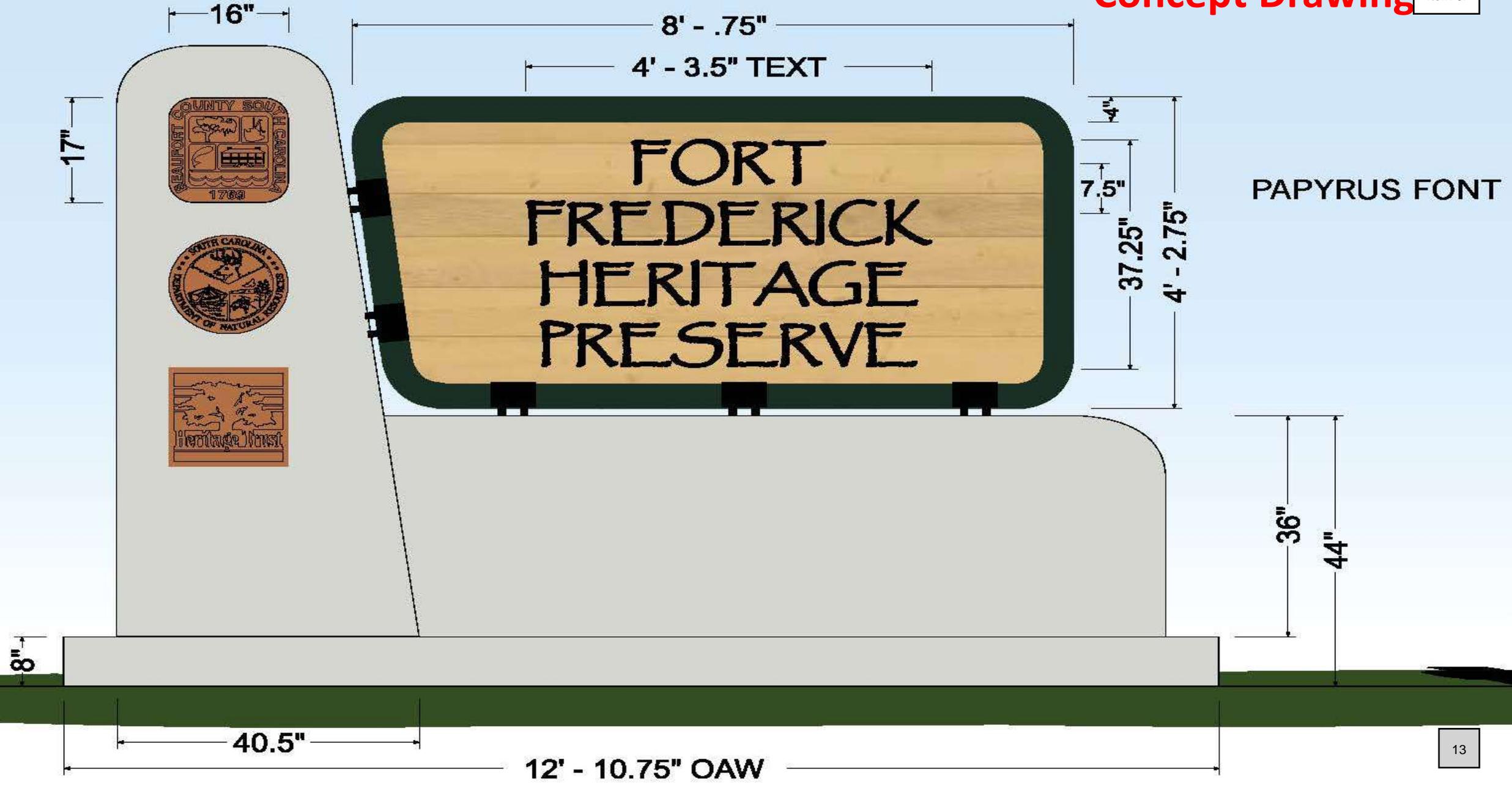




Phase 1 Entrance

Phase 1 Passive Park





Phase 2 Waterside Work

(not funded)

- Boardwalk, fishing/crabbing pier
- Gangway and floating dock
- Kayak launch

Additional Topics

- Repair or resurfacing of Old Fort Road
- Grounds maintenance

Questions?



BEAUFORT COUNTY COUNCIL AGENDA ITEM SUMMARY

ITEM TITLE:
<i>Fill Ordinance (Amendment to Division 5.13 of the Community Development Code) to limit fill in low-lying areas.</i>
MEETING NAME AND DATE:
<i>Natural Resources Committee Meeting, December 7, 2020</i>
PRESENTER INFORMATION:
<i>Robert Merchant, AICP, Acting Director, Beaufort County Planning and Zoning (10 minutes need for item discussion)</i>
ITEM BACKGROUND:
<i>Item is a recommended action from the Lady's Island Plan. The Lady's Island Plan Implementation Committee approved the item at their October 8, 2020 meeting. The Northern Beaufort County Plan Implementation Committee approved the item at their November 20, 2020 meeting.</i>
PROJECT / ITEM NARRATIVE:
<i>The proposed ordinance limits fill in low-lying areas in order to promote public health, safety and general welfare by preserving Beaufort County's natural floodplain and drainage patterns to minimize the impacts of development within the floodplain on neighboring properties.</i>
FISCAL IMPACT:
<i>Not applicable</i>
STAFF RECOMMENDATIONS TO COUNCIL:
<i>Item for discussion purposes only</i>
OPTIONS FOR COUNCIL MOTION:
<i>Item for discussion purpose only</i>

Division 5.13: Fill Standards

Sections:

- 5.13.10 Purpose
- 5.13.20 Fill Restrictions
- 5.13.30 Administration

5.13.10 Purpose

To promote public health, safety and general welfare by preserving Beaufort County's natural floodplain and drainage patterns to minimize the impacts of development within the floodplain on neighboring properties.

5.13.20 Fill Restrictions

The following restrictions apply to all lands located at an elevation of 10 feet above sea level or less (North American Vertical Datum of 1988):

- A. The amount of allowable fill must not increase the existing natural grade of the property by more than three vertical feet under the area of development.
- B. The only portion of the property that may be filled is the area underneath the elevated structure, together with driveway and walkway access to the structure. Fill shall taper at a maximum slope of 1:3 from a five foot perimeter around the outer foundation to the existing site elevation.
- C. If the lot area is 20 acres or more, in no case shall the maximum lot area of the property filled exceed 33.33 percent of the total area of the lot.
- D. If a new or reconstructed structure is to be elevated utilizing fill material, any required building elevation standard exceeding the three-foot fill limitation as referenced in section 5.13.20.B must be achieved through the use of elevation foundations, piers or similar structural elevation techniques that are in compliance with then-applicable county building code requirements as certified by a structural engineer.
- E. Non-conforming structures may utilize fill to expand up 15% of the gross floor area in accordance with Division 8.3 of the Community Development Code.
- F. Fill is allowed for property maintenance. For purposes of this subsection, the term "property maintenance purposes" means landscaping, gardening or farming activities, erosion control, and filling in of washed-out sections of land. Property maintenance purposes shall only include the placement of such quantities of fill not to exceed the limitations specified herein and that do not inhibit the free flow of water. Said limited amounts of fill for property maintenance purposes need not be compensated by an equivalent amount of excavation area as specified in 5.13.20.C. Exemptions from fill requirements for erosion control purposes must be accompanied by a stabilization plan and narrative approved by the Public Works Director providing reasoning why fill is necessary to solve an erosion issue.

- G. Filling on public property is prohibited with the exception of property maintenance purposes of public facilities, upon approval of the Director coordinating with the appropriate department head or governmental agency. Exemptions for Public Improvements: Public roads, pump stations, stormwater management improvements, levees, and other public facilities that are necessary to provide for health, safety, and public welfare needs are exempt from the requirements of this section.
- H. Any fill project must be designed to limit negative impacts upon adjacent and affected upstream and downstream property owners during flood events to the maximum extent practicable.
- I. The provisions of this section shall not apply to infill and redevelopment areas identified in Map A. [this exception applies to municipal versions of this ordinance].
- J. No fill project shall fill in or obstruct any local drainage channels without an alternative drainage plan design, and shall limit soil erosion and water runoff onto adjacent properties to the maximum practicable extent, and in compliances with the NPDES standards and with the Beaufort County Manual for Stormwater Best Management and Design Practices.
- K. All fill material that is brought in from offsite and will be placed at elevations below the seasonal high water table or within 1ft above the seasonal high water table will be required to meet the following clean fill requirements. Offsite soils brought in for use as fill shall be tested for Total Petroleum Hydrocarbons (TPH), Benzene, Toluene, Ethyl Benzene, and Xylene (BTEX) and full Toxicity Characteristic Leaching Procedure (TCLP) including ignitability, corrosivity and reactivity. Fill shall contain a maximum of 100 parts per million (ppm) of total petroleum hydrocarbons (TPH) and a maximum of 10 ppm of the sum of Benzene, Toluene, Ethyl Benzene, and Xylene and shall pass the TCPL test. Determine TPH concentrations by using EPA 600/4-79/020 method 418.1. Determine BTEX concentrations by using EPA SW-846. 3-3 Method 5030/8020. Perform TCLP in accordance with TCLP from a composite sample of material from the borrow site, with at least one test from each borrow site. Within 24 hours of conclusion of physical tests, submit 3 copies of test results, including calibration curves and results of calibration tests. Fill material shall not be brought on site until tests have been approved by the Stormwater Department.
- L. Modulation from Fill Requirements: The Director may grant flexibility from the fill requirements in the following cases:
1. Lots 3 acres or less and all single-family residential lots with sloping terrain may provide greater than 3 feet of fill to provide a level foundation as long as the average fill does not exceed 3 feet.
 2. Where no other suitable site configuration is practicable, depressions, sinkholes, and borrow pits that are not part of the natural drainage of the site that are not delineated as tidal or non-tidal wetlands may be filled to provide for a level foundation.

3. Single-family residential structures utilizing raised slabs with a masonry or concrete curtain wall may contain more than 3 feet of fill if it is limited to the footprint of the building.

5.13.30 Administration

Fill activities in accordance with this section may be permitted upon approval by the Director. All fill application permits shall be valid for a period of six months from the date of issuance, may be renewed only upon filing of an application for renewal with the Community Development Department, and then may only be renewed upon a showing of demonstrated progress towards completion of the fill activity. All fill application permits must be accompanied by a detailed plan describing the area to be filled, the estimated amount of fill to be used and the purpose of the fill project. A professional engineer registered in the state must also submit elevation and topographic data illustrating changes in the topography and estimating impacts upon local flood flows. Except as provided in sections 5.13.20.F and 5.13.G, adjacent property owners shall be identified and notified of the fill project by the applicant with proof of notification provided to the Director.



BEAUFORT COUNTY COUNCIL AGENDA ITEM SUMMARY

ITEM TITLE:
<i>Coastal Resilience Overlay District Ordinance (Amendment to Section 3.4.90 of the Community Development Code) to require real estate disclosure when property is transferred in low-lying areas</i>
MEETING NAME AND DATE:
<i>Natural Resources Committee Meeting, December 7, 2020</i>
PRESENTER INFORMATION:
<i>Robert Merchant, AICP, Acting Director, Beaufort County Planning and Zoning (10 minutes need for item discussion)</i>
ITEM BACKGROUND:
<i>Item is a recommended action from the Lady's Island Plan. The Lady's Island Plan Implementation Committee approved the item at their October 8, 2020 meeting. The Northern Beaufort County Plan Implementation Committee approved the item at their November 20, 2020 meeting.</i>
PROJECT / ITEM NARRATIVE:
<i>The Coastal Resilience Overlay Zone is proposed to provide for the general health, safety and welfare by requiring notification at all real estate closings of the vulnerability of low-lying property (10 feet or lower in elevation) to sea level rise and coastal flooding. This provision is specifically designed to assist individuals in making decisions that involve investments that will last at least 30 years in light of projected coastal flooding conditions in that time frame.</i>
FISCAL IMPACT:
<i>Not applicable</i>
STAFF RECOMMENDATIONS TO COUNCIL:
<i>Item for discussion purposes only</i>
OPTIONS FOR COUNCIL MOTION:
<i>Item for discussion purpose only</i>

3.4.90 Coastal Resilience Overlay (CRO) Zone Standards

A. Purpose - The Coastal Resilience Overlay Zone is established to provide for the general health, safety and welfare by requiring notification at all real estate closings of the vulnerability of low-lying property to sea level rise and coastal flooding. This provision is specifically designed to assist individuals in making decisions that involve investments that will last at least 30 years in light of projected coastal flooding conditions in that time frame.

Sections of Beaufort County are low lying with elevations of less than 10 feet making them vulnerable to coastal flooding caused by increasingly intense storm events, king tides, and rising sea level. Coastal flooding caused by these types of events significantly affects private property, public infrastructure, and the natural environment. The impacts of sea level rise will only increase in the future. Since 1935, sea level has risen approximately 1 foot and is projected to rise between an additional 4 and 9 feet before the year 2100.

The Coastal Resilience Overlay (CRO) shall overlay other zoning classifications that shall be referred to as base zoning. The CRO District includes all lands within an established footprint affected by sea level rise.

B. District Boundaries - The district boundaries of the Coastal Resilience Overlay Zone is defined as all lands located at an elevation of 10 feet above sea level or less (North American Vertical Datum of 1988).

C. Notification

1. At all real estate closings involving a property in the CRO district, the buyer, seller and witnesses shall sign the following form which shall be filed with the deed and/or plat at the Beaufort County Register of Deeds Office.

a. Coastal Resilience Overlay Disclosure Form

The property at _____ (address/location) is located at 10 feet or less in elevation (North American Vertical Datum of 1988). Beaufort County has determined that the property on the premises have the potential to be subject to flooding and/or significant damage to property as a result of coastal flooding caused by increasingly intense storm events, king tides, and rising sea level. The County has placed a requirement of disclosure within these areas.

b. Certification

As the owner of the subject property, I hereby certify that I have informed _____, as a prospective purchaser, that the subject property is located in the Coastal Resilience Overlay District.

Dated this ____ day of _____, _____.

Witness _____ Owner _____

As a prospective purchaser of the subject property, I hereby certify that I have been informed that the subject property is in the Coastal Resilience Overlay District, and I understand the potential for sea level rise related flooding on the subject property.

Dated this ____ day of _____, _____.

Witness _____ Purchaser _____

- 2. All prospective renters signing a commercial or residential lease shall be notified by the property owner through a written provision contained in the lease agreement if the leased property is located within the Coastal Resilience Overlay District.
- 3. All subdivision plats, planned unit development plats, townhouse plats, and/or condominium documents shall contain the following disclosure statement:
 - a. Coastal Resilience Overlay Disclosure Form

The property lies within the Coastal Resilience Overlay District, which applies to property at 10 feet or less in elevation (North American Vertical Datum of 1988). Beaufort County has determined that the property on the premises have the potential to be subject to flooding and/or significant damage to property as a result of coastal flooding caused by increasingly intense storm events, king tides, and rising sea level. Purchasers are required to sign a Disclosure Form per Division 3.4.90 of the Beaufort County Community Development Code and file the form with the deed and/or plat at the Beaufort County Register of Deeds Office.

- 4. In the case of new construction, a signed Coastal Resilience Overlay Disclosure Statement shall accompany the building permit application.



BEAUFORT COUNTY COUNCIL AGENDA ITEM SUMMARY

ITEM TITLE:
APPROVAL FOR APPOINTMENT TO PLANNING COMMISSION
MEETING NAME AND DATE:
NATURAL RESOURCE COMMITTEE <ul style="list-style-type: none">DECEMBER 7, 2020
PRESENTER INFORMATION:
COMMITTEE CHAIRMAN HOWARD
ITEM BACKGROUND:
PLANNING COMMISSION <ul style="list-style-type: none">JIMMIE LAWRENCE DISTRICT 1
PROJECT / ITEM NARRATIVE:
CONSIDERATION FOR APPOINT JIMMIE LAWRENCE TO PLANNING COMMISSION
FISCAL IMPACT:
N/A
STAFF RECOMMENDATIONS TO COUNCIL:
APPROVE, MODIFY, OR REJECT
OPTIONS FOR COUNCIL MOTION:
MOTION TO (APPROVE, MODIFY, OR REJECT) APPOINTMENT FOR JIMMIE LAWRENCE TO PLANNING COMMISSION.



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



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

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

BOARDS AND COMMISSIONS

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

DATE:7/25/2020 NAME:Jimmie Lawrence Jr

BEAUFORT COUNTY VOTER REGISTRATION NUMBER:074439475

OCCUPATION:Bank Branch Manage/Vice President

TELEPHONE: (Home)843-812-3567 (Office)843-547-4131 EMAIL:jlwo1@yahoo.com

HOME ADDRESS:706 Dawn St. Beaufort STATE:SC ZIP CODE:2994129906

MAILING ADDRESS:PO Box 431 STATE:SC ZIP CODE:2994129906

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

ETHNICITY: Caucasian African American Other

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

If “yes”, what is the name of the board and when does term expire? _____

- Please return completed form **and a brief resume'** either Email or U.S. Mail:
 - o Email: boardsandcommissions@bcgov.net
 - o U.S. Mail: Clerk to Council, County Council of Beaufort County, P.O. Drawer 1228, Beaufort, SC 29901
- Applications without a brief resume' cannot be considered.
- Applications will be held **three (3) years** for consideration.
- All information contained on this application is subject to public disclosure.

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

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

Applicant's Signature: _____

**Beaufort County Planning Commission
Supplemental Application Questionnaire**

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

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

I believe strongly in giving back and serving my community. I want to learn more about the county and how the council operates. I w

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

I am a decision maker with unique skill sets in a variety of areas. I am respectful, polite and an active member of the community. I a

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

Building face-to-face relationships by listening to the community. Being proactive on issues that will bring the community and the cou

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

As of today, it would be assisting in the process of getting the Covid-19 pandemic under control. I know that this is not a planning co

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

As I stated earlier, I have no experience with serving on a Planning Commission or any other parts of the county government. The it

Jimmie Lawrence Jr

PO Box 431

Sheldon SC, 29941

843-812-3567

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

I believe strongly in giving back and serving my community. I want to learn more about the county and how the council operates. I would also like to assist in the process of making Beaufort County one of the best places to live, work, and retire. I would like to give back in ways that will continue to strengthen me as a man personally and professionally while fulfilling my commitment to the growth and protection of the community in which I lived the majority of my life.

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

I am a decision maker with unique skill sets in a variety of areas. I am respectful, polite and an active member of the community. I am a veteran of the U.S. Army and a highly skilled financial specialist with about 20 years of experience in the field of insurance, financial planning, and the banking industry. What distinguishes me from the others in this field of expertise is that I treat people the way that I expect to be treated. My special interest is in personal branding and I believe that the road to success is doing your best to include doing the right thing when no one is looking. While I do not have any experience with local government, I believe that my overall wealth of knowledge in the industries that I serve along with my willingness to develop and learn would be an asset to the planning commission.

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

Building face-to-face relationships by listening to the community. Being proactive on issues that will bring the community and the county together to gather the information that is necessary to support the county in research, compiling, validating, and analyzing information as needed for planning activities. Gathering that information and bringing it to the county council and helping to make calculated and informed decisions that will benefit the people and the community now and in the future. Staying in constant contact with the people, and council and building working relationships in the county is vital to the process of making Beaufort County a desirable community in which to live and work. I believe that the planning commission is that bridge.

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

As of today, it would be assisting in the process of getting the Covid-19 pandemic under control. I know that this is not a planning commission task, but it is an issue that is facing the World.

2. Land usage challenges. As Beaufort county continues to grow, we are losing a lot of our land and sanctuaries to accommodate the people and business establishments that is needed to support that growth.

3. Public Infrastructure. Adequate water, roads, and sewers will also need to be in place or updated to support this growth. We need the time, research and energy in place to ensure that the proper zoning laws are in place to regulate the impact of land use that may or may not be in the best interests of the people and the community.

4. Community Involvement. We have a lot of underserved areas within our community and a lot of time these areas miss out on the information that is needed to make informed decisions that could help make things better for them and the community. These issues could lead to fear of them losing their land and inequitable infrastructure.

5. Financial Planning/Budgeting. The mission statement of the Beaufort County council is that Beaufort County government exists to serve the people of Beaufort County in a cost-effective manner, so all our citizens may enjoy and appreciate a protected quality of life, natural and developed resources in a coastal environment, a diverse heritage, and economic well-being. Millions of dollars are needed when it comes to city and county development planning and the cost of implementing and sustaining the systems necessary to keep the county going could be endless. My expertise in the financial industry would lend assurance to the planning committee and would be essential when providing advice, guidance, and education along these areas to assist with keeping an excellent financial line for current and future projects.

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

As I stated earlier, I have no experience with serving on a Planning Commission or any other parts of the county government. The items typically handled by the Planning commission according to the Beaufort county website include:

- Prepare and implement the Beaufort County Comprehensive Plan.
- Cooperate in regional planning efforts with the County's municipalities and adjoining jurisdictions.
- Prepare and administer local planning and development regulations.
- Carry out community preservation planning.
- Provide staff support to the Rural and Critical Lands Program.
- Staff the Planning Commission, Corridor Review Boards, Historic Preservation Review Board and other committees and citizen groups involved in planning endeavors.
- Research, compile, validate and analyze information as needed for a variety of planning activities.
- Provide staff support to various County projects as needed, including those involving energy efficiency, affordable housing, culture resource protection, capital improvements planning, disaster recovery planning and environmental protection.

Accomplishing the established mission and goals of the Planning Commission will take a collective effort from all members of the commission. We all bring different perspectives and ideas that will assist with all of us coming together for one common goal. And that is to advise the County Council in the orderly planning for wise conservation of natural resources, and preservation of the scenic beauty and environment of the lands and waters of the County.

JIMMIE LAWRENCE JR

PO BOX 431 SHELDON, SOUTH CAROLINA 29941

Home: (843) 812-3567

jlawo1@yahoo.com

EXPERIENCE

REGIONS BANK

Ridgeland, SC

Branch Manager (Vice President)

10/2014 - Present

- Highly skilled and professional leader of innovation with a steadfast determination to educate associates, customers, and community about best practices to achieve and maintain financial wellness. I contribute selfless and ethical guidance, influence change, plan diligently, build great talent to create opportunities, and execute those opportunities relentlessly. I am also responsible for maintaining an operationally efficient and compliant branch. Drive branch performance results through strong individual sales performance and through the direction of the entire branch team to meet and exceed all branch sales and quality service goals. Conduct outside sales call, commensurate with market opportunity to generate new business clients, while also maintaining and expanding existing consumer and business banking relationships. Provide excellent customer service under all conditions to resolve customer issues either through direct action or referral to alternative branch or bank resources. Meet with customers and prospects to determine their banking and financial service's needs, and meet those needs by proactively matching, selling or cross-selling appropriate products and services.
- GA/SC Top performing Branch Regions at work production activities 2016
- GA/SC Top performing Branch Regions at work production activities 2017
- GA/SC Top performing Branch Overall Regions at work production activities 2017
- Low Country/ Market Insurance and Investment Coach/ Captain 2015/17
- Chairman's Club Winner 2017
- 2017 Gallup/Associate Engagement Leading the Regions Way Survey 4.90/5.0
- Low Country/ Market Next Step Elite/R@W Coach 2018-Present
- 2018 Gallup/Associate Engagement Leading the Regions Way Survey 4.85/5.0
- GA/SC ICCO Coach (Coaching for Capital Needs of the Business) 2018-Present
- Co-Facilitated Refer a Friend Presentation For GA/SC Summit December 2018
- Better Life Award Recipient February 2019

REGIONS BANK
Ridgeland, SC

Financial Relationship Specialist

10/2012 – 10/2014

- Provide a consistent optimal customer experience, primarily handling customers' transactional needs, including but not limited to performing teller activities such as deposits, withdrawals, payments, and balancing. Answer customer inquiries regarding products and services, fulfills basic servicing requests, and opens basic Consumer products such as checking and savings accounts. Work to create and establish relationships with customers, remaining well-informed about the customer's relationship with the bank. Educate customers on standard consumer products, emerging bank technology and digital solutions such as mobile, online, and ATM offerings, all designed to make banking easier. Assists branch and fellow team members with achieving goals by assisting with basic tasks to aid in customer problem resolution. Refer customers to an internal team of experts when more complex financial goals and needs are recognized. Achieve required levels of outbound phone calls using generated customer and prospect lead lists to educate customers on emerging technology and assist with meeting their financial needs. Ensure safe and sound banking practices, including adherence to all applicable laws and regulations.
- Circle of Champions Insurance and investments production 4th qtr. 2013
- GA/SC Top Refer-A-Friend Accounts 2014
- GA/SC Top Debt Protection Sales 2014
- Top 3 in company insurance/investment sales January 2014

ONE MAIN FINANCIAL
Beaufort, SC

Branch Account Manager

2006 – 10/2012

- Manage mortgage and personal loan accounts and make recommendations of credit worthiness while selling insurance products to current and prospective customers. Recommend solutions to difficult and delinquent accounts. Perform administrative tasks such as cash draw management, ordering supplies, paying bills and servicing accounts. Setting goals for staff while making sure expectations are clear and provide frequent feedback to help employees perform more effectively. Maintains records, prepares reports, and compose correspondence relative to the business and employee's performance.

AIG LIFE & ACCIDENT INSURANCE
Walterboro, SC

Agent

2005 – 2006

- Prospecting and marketing development; schedule and maintain sales and delivery appointments; time management and record keeping; collect premium payments and issue receipts; ability to generate and maintain a professional and courteous relationship

with clients. Direct the development or selection of training materials such as handbooks, demonstration models, multimedia visual aids, and reference materials for the training and development of the staff and customers.

SAMSONITE
Savannah, GA

Store Manager

2002 – 2005

- Established and maintained a productive working atmosphere while supervising the store associates in the performance of their duties. Compile daily, weekly and monthly correspondence and reports that are sent to the District, regional and corporate offices. Train new associates in inventory control, merchandise awareness and personnel administration; conduct regularly scheduled performance reviews. Initiated and evaluated employee development programs designed to address the needs of the company and employees.

NIKE
Hilton Head Island, SC

Assistant/Merchandise Manager

1997 – 2002

- Lead and maintained a motivating work environment; proactively recruit and hire top-talent – ensuring diversity; achieve targeted key point indicators-unit per transaction, average dollar per transaction and conversion rate of over 6 million dollars in merchandise. Present accurate product information; explained the benefits and features in terms they can understand; the ability to build loyalty and repeat business by establishing trust with the customers; communicate customer ideas to the Nike team on how products and services can be improved; conduct monthly reviews with sales associates to ensure that they were following policies and procedures and providing the best service possible to the customers; ensure timely execution of seasonal initiative promotion; manage wages to budgeted % while ensuring visual merchandising presentation to company standards.

U.S. ARMY
Fort Benning, GA

Infantry/Supply Specialist

1993-1999

- Gather and consider key information for use in making a tentative plan. Update the information continuously and refine the plans as needed. Use the plans as the starting point for coordination, reconnaissance and movement instructions. Ensuring all weapons, uniforms, unit supplies, computers and company vehicles were maintained properly, earned numerous awards, honorable discharge.

EDUCATION

Bachelor of Science Degree Business/Management 2011
University of Phoenix

ASSOCIATES DEGREE: Business 2005
Technical College of the Lowcountry, Beaufort, SC
Management Development & Small Business Certificate

SKILLS & CERTIFICATIONS

South Carolina Department of Insurance Producers License (Life-Accident and Health)
State Certified, Nationwide Mortgage Licensing System Registry
Microsoft Word, Excel, Office, Share Point

ORGANIZATIONS

Alpha Phi Alpha Fraternity
President Rotary Club of Jasper 2017- Present
Certified Mentor National Guard Youth Challenge