

COUNTY COUNCIL OF BEAUFORT COUNTY

ADMINISTRATION BUILDING
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BEAUFORT, SOUTH CAROLINA 29901-1228
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D. PAUL SOMMERVILLE
CHAIRMAN

STEWART H. RODMAN
VICE CHAIRMAN

COUNCIL MEMBERS

CYNTHIA M. BENSCH
RICK CAPORALE
GERALD DAWSON
BRIAN E. FLEWELLING
STEVEN G. FOBES
WILLIAM L. MCBRIDE
GERALD W. STEWART
ROBERTS "TABOR" VAUX, JR.
LAURA L. VON HARTEN

GARY KUBIC
COUNTY ADMINISTRATOR

JOSHUA A. GRUBER
DEPUTY COUNTY ADMINISTRATOR
SPECIAL COUNSEL

SUZANNE M. RAINEY
CLERK TO COUNCIL

AGENDA COUNTY COUNCIL OF BEAUFORT COUNTY

Monday, October 13, 2014

4:00 p.m.

Council Chambers

Administration Building, Government Center
100 Ribaut Road, Beaufort

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

1. CAUCUS - 4:00 P.M.
 - A. Discussion of Consent Agenda
 - B. Discussion is not limited to agenda items
 - C. Executive Session
 1. Discussion of negotiations incident to proposed contractual arrangements and proposed purchase of property
 2. Receipt of legal advice for pending or threatened claims
2. REGULAR MEETING - 5:00 P.M.
3. CALL TO ORDER
4. PLEDGE OF ALLEGIANCE
5. INVOCATION – Councilman Gerald Dawson
6. PROCLAMATIONS
 - A. Penn Center Heritage Days Celebration Week
Mr. Linda Jenkins, Day-to-Day Coordinator, Penn Center National Historic Landmark District
 - B. Veterans Day
Mr. Carl Wedler, Veterans Affairs Director
7. BOARD AND COMMISSION MEMBERS' PUBLIC SERVICE RECOGNITION ([backup](#))

Jennifer Bihl, Planning Commission
Douglas Brown, Library Board of Trustees
Pete Buchanan, Airports Board
Elizabeth Camputaro, Library Board of Trustees
Patsy Hand, Library Board of Trustees
Janice Johnson, Rural and Critical Lands Preservation Review Board
Michelle Knoll, Historic Preservation Review Board



Mary Rivers LeGree, Planning Commission
Thelma Lewis, B/J Economic Opportunity Commission
Ronald Petit, Planning Commission
Ross Sanders, Airports Board
Gerald H. Schulze, Beaufort Memorial Hospital Board
John Tuckwiller, Construction Adjustments and Appeals Board
John Youmans, Stormwater Management Utility Board

8. ADMINISTRATIVE CONSENT AGENDA

- A. Approval of Minutes – September 22, 2014 ([backup](#))
- B. Receipt of County Administrator's Three-Week Progress Report ([backup](#))
- C. Receipt of Deputy County Administrator's/Special Counsel Three-Week Progress Report ([backup](#))
- D. Committee Reports (next meeting)
 - 1. Community Services (October 27 at 2:00 p.m., Hilton Head Island Branch Library)
 - a. Minutes – September 22, 2014 ([backup](#))
 - 2. Executive (December 8 at 2:00 p.m., ECR)
 - 3. Finance (October 20 at 2:00 p.m., BIV #3)
 - a. Minutes – September 22, 2014 ([backup](#))
 - b. Minutes – September 15, 2014 ([backup](#))
 - 4. Governmental (November 3 at 4:00 p.m., ECR)
 - a. Minutes – September 16, 2014 ([backup](#))
 - b. Minutes – September 2, 2014 ([backup](#))
 - 5. Natural Resources (November 3 at 2:00 p.m., ECR)
 - 6. Public Facilities (October 20 at 4:00 p.m., BIV #3)
 - a. Minutes – September 15, 2014 ([backup](#))
- E. Appointments to Boards and Commissions ([backup](#))

9. PUBLIC COMMENT

10. DELINQUENT TAX SALE 2014 REPORT

Mr. Doug Henderson, County Treasurer
Mrs. Maria Walls, Deputy County Treasurer

11. CONSENT AGENDA

- A. AN ORDINANCE AUTHORIZING THE EXECUTION OF A QUITCLAIM DEED FOR PIN DROP LANE, BEAUFORT ([backup](#))
 - 1. Consideration of second reading to occur October 13, 2014
 - 2. Announcement of public hearing – Monday, October 27, 2014, beginning at 6:00 p.m. in the large meeting room of the Hilton Head Island Branch Library, 11 Beach City Road, Hilton Head Island
 - 3. First reading approved occurred September 22, 2014 / Vote 10:0
 - 4. Public Facilities Committee discussion and recommendation to approve occurred September 15, 2014 / Vote 6:0
- B. APPROVAL OF THREE BLUFFTON TOWNSHIP FIRE DISTRICT FY 2015-2019 STRATEGIC PLAN CAPITAL PROJECTS IN THE AMOUNT OF \$7,500,000 WITH AN ANNUAL DEBT SERVICE MILLAGE REQUIREMENT OF \$590,000,

WHICHEQUATES TO 1.35 MILLS AT THE DISTRICT'S CURRENT MILL VALUE,
AND THE USE OF IMPACT FEES TO OFFSET THE MILLAGE REQUIREMENT

1. Project: Maintenance Facility (building and site work) ([backup](#))
Project cost: \$2,000,000
Funding source: Debt Service General Obligation Bonds over 20 years
2. Project: Fire Engine Fleet Replacement ([backup](#))
Project cost: \$4,000,000
Funding source: Debt Service General Obligation Bonds over 15 years
3. Project: Training Facility / Area (building and site work) ([backup](#))
Project cost: \$1,500,000
Funding source: Debt Service General Obligation Bonds over 20 years
4. Governmental Committee discussion and recommendation to approve occurred October 6, 2014 / Vote 6:1

C. SOUTHERN BEAUFORT COUNTY PLANNED UNIT DEVELOPMENT (PUD)
AMENDMENT FOR OSPREY POINT (R603-013-000-0006-0000) (119.75 ACRES
ALONG S.C. HIGHWAY 170, BLUFFTON) ([backup](#))

1. Consideration of first reading approval to occur October 13, 2014
2. Natural Resources Committee discussion and recommendation to approve occurred October 9, 2014 / Vote 6:0
3. Development Agreement Subcommittee discussion occurred October 7, 2014
4. Development Agreement Subcommittee discussion occurred September 16, 2014
5. Development Agreement Subcommittee discussion occurred September 10, 2014
6. Development Agreement Subcommittee discussion occurred May 7, 2014

D. AN ORDINANCE OF THE COUNTY OF BEAUFORT, SOUTH CAROLINA, TO
APPROVE A FIRST AMENDMENT TO THE DEVELOPMENT AGREEMENT (OSPREY
POINT) BETWEEN BEAUFORT COUNTY AND BANK OF THE OZARKS AS
SUCCESSOR IN INTEREST TO LCP III, LLC PURSUANT TO SECTION 6-31-30 OF
THE *CODE OF LAWS OF SOUTH CAROLINA*, 1976, AS AMENDED ([backup](#))

1. Consideration of first reading approval to occur October 13, 2014
2. Announcement of public hearing – Monday, October 27, 2014 beginning at 6:00 p.m., in the Large Meeting Room, Hilton Head Island Branch Library, 11 Beach City Road, Hilton Head Island (Public Hearing 1 of 2)
3. Natural Resources Committee discussion and recommendation to approve occurred October 9, 2014 / Vote 6:0
4. Development Agreement Subcommittee discussion occurred October 7, 2014
5. Development Agreement Subcommittee discussion occurred September 16, 2014
6. Development Agreement Subcommittee discussion occurred September 10, 2014
7. Development Agreement Subcommittee discussion occurred May 7, 2014

E. CRYSTAL LAKE PRESERVE PARK PHASE 2-B IMPROVEMENTS, LADY'S ISLAND
([backup](#))

1. Contact award: J. R. Wilson Construction Company, Inc., Varnville, South Carolina
2. Contract amount: \$292,417
3. Funding source: Unrestricted Rural and Critical Land Preservation Fund, #45000011-54411, Crystal Lake Park
4. Natural Resources Committee discussion and recommendation to approve occurred October 9, 2014 / Vote 5:1

- F. TEXT AMENDMENT TO ZONING AND DEVELOPMENT STANDARDS ORDINANCE (ZDSO), APPENDIX H (COMMERCIAL FISHING VILLAGE OVERLAY DISTRICT), SECTION 5, DEVELOPMENT STANDARDS (AMEND TO REGULATE THE OFF-LOADING, PACKING, AND TRANSPORTING OF CANNONBALL JELLYFISH) ([backup](#))

- 1. Consideration of first reading approval to occur October 13, 2014
 - 2. Natural Resources Committee discussion and recommendation to approve occurred October 9, 2014 / Vote 7:0

12. NEW BUSINESS

- A. DISCUSSION OF FUNDING FOR THE LOWCOUNTRY ECONOMIC ALLIANCE

13. PUBLIC HEARING – 6:00 P.M.

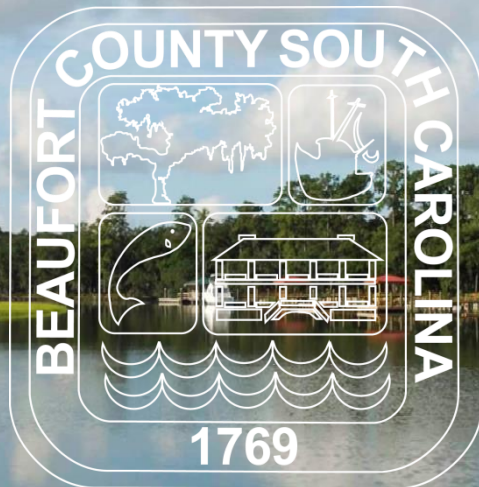
- A. AN ORDINANCE AUTHORIZING THE ISSUANCE OF NOT EXCEEDING \$21,000,000 AGGREGATE PRINCIPAL AMOUNT OF HOSPITAL REVENUE BONDS (BEAUFORT MEMORIAL HOSPITAL) SERIES 2014; AUTHORIZING THE EXECUTION AND DELIVERY OF A BOND PURCHASE AND LOAN AGREEMENT; AUTHORIZING PROPER OFFICERS TO DO ALL THINGS NECESSARY OR ADVISABLE; AND OTHER MATTERS INCIDENTAL THERETO ([backup](#))

- 1. Consideration of second reading to occur October 13, 2014
 - 2. First reading approved occurred September 22, 2014 / Vote 10:0
 - 3. Finance Committee discussion and recommendation to approve occurred September 15, 2014 / Vote 6:0

14. PUBLIC COMMENT

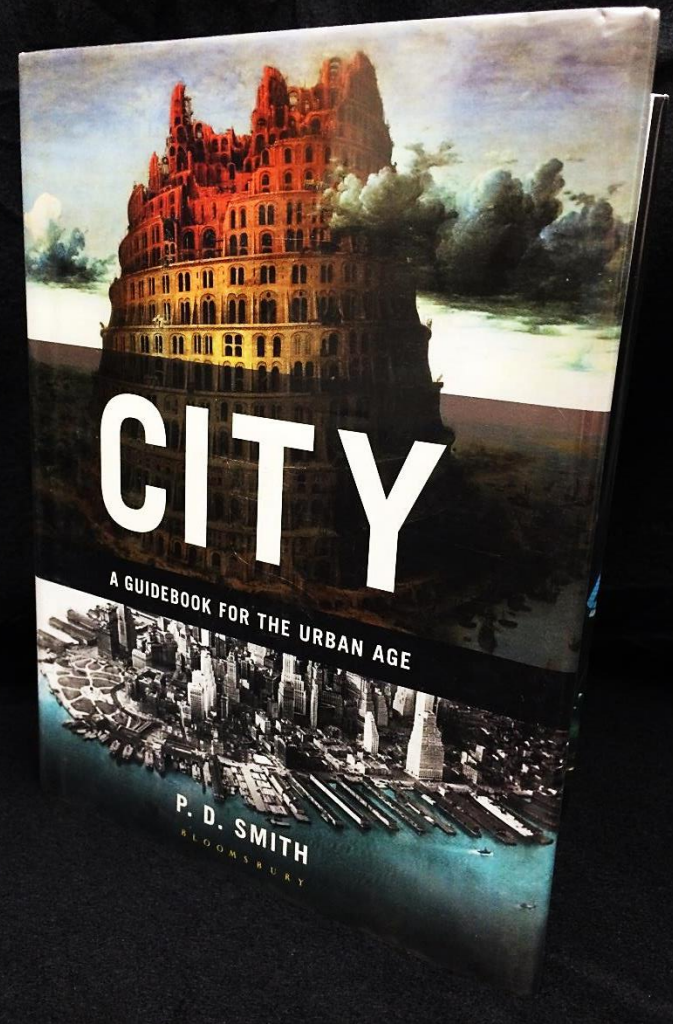
15. ADJOURNMENT

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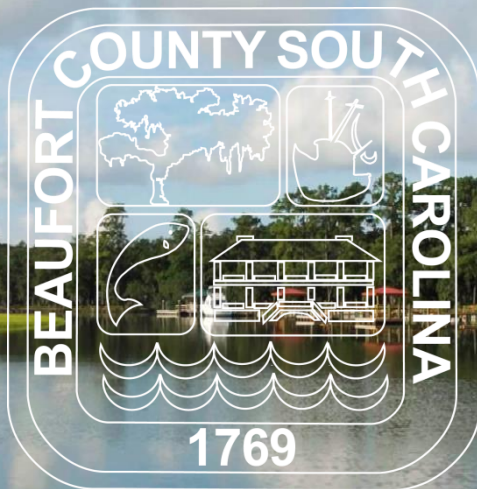


Jennifer Bihl

Planning Commission
February 2013 - July 2014

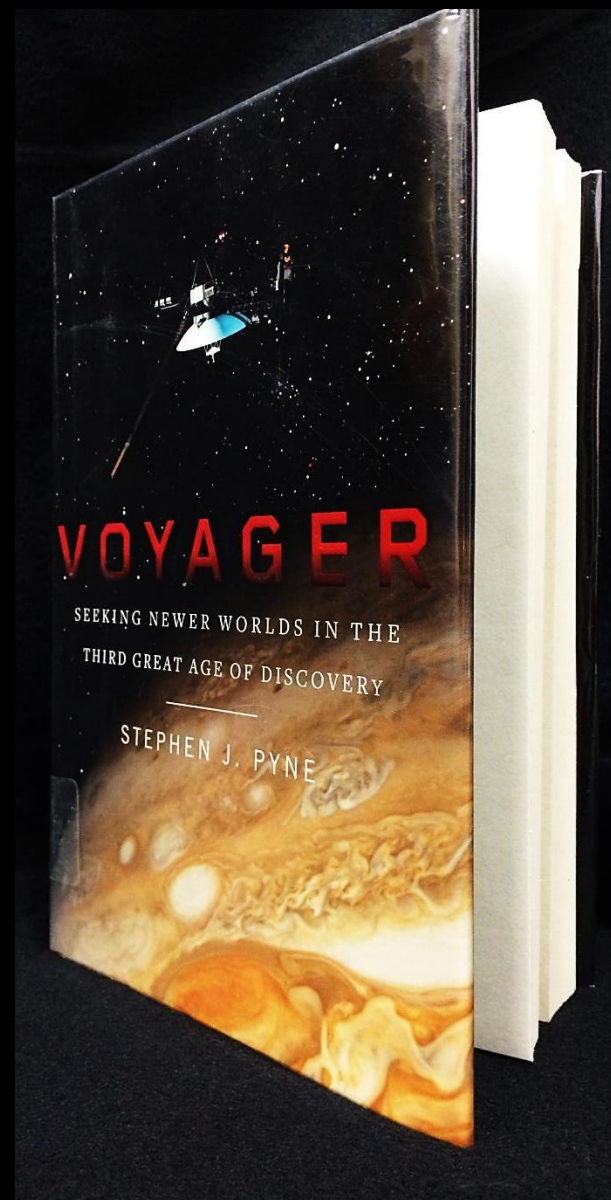


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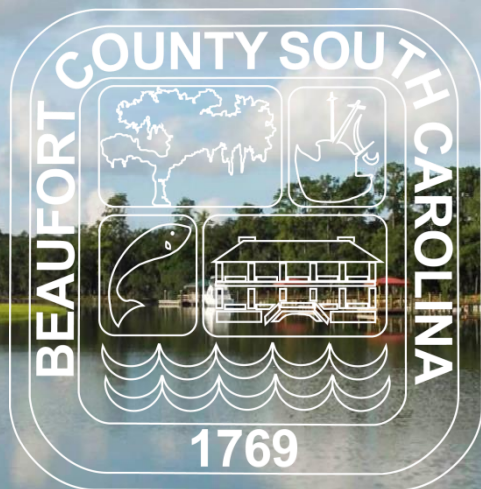


Douglas Brown

Library Board of Trustees
November 2011 to February 2014

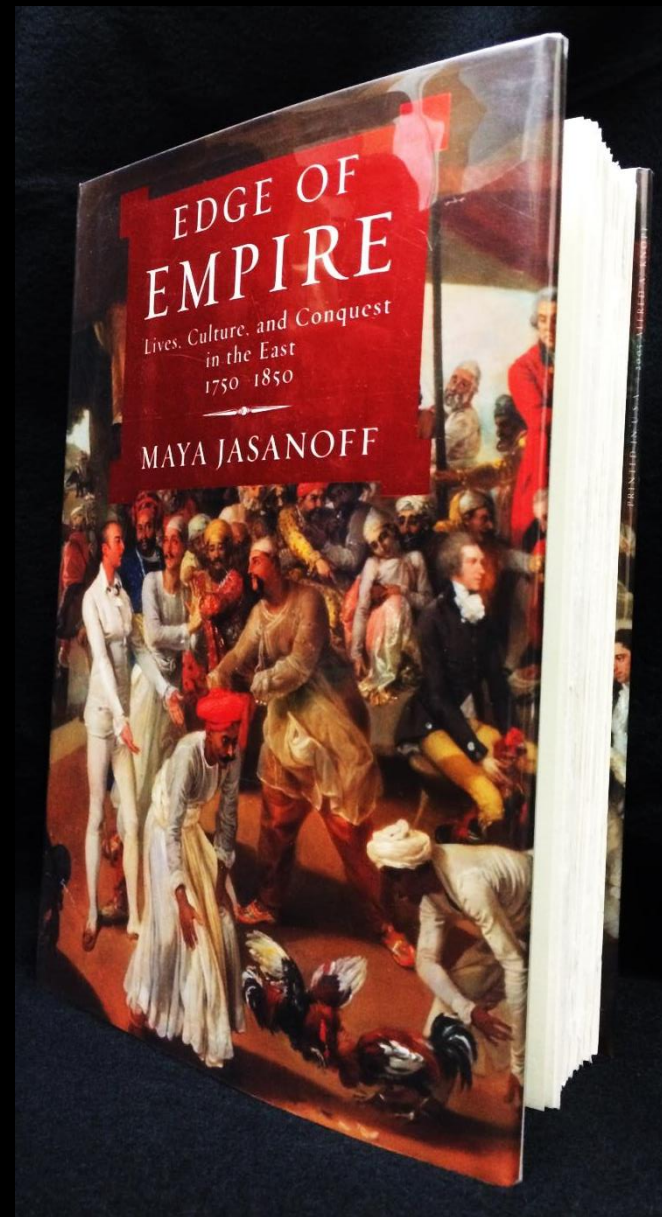


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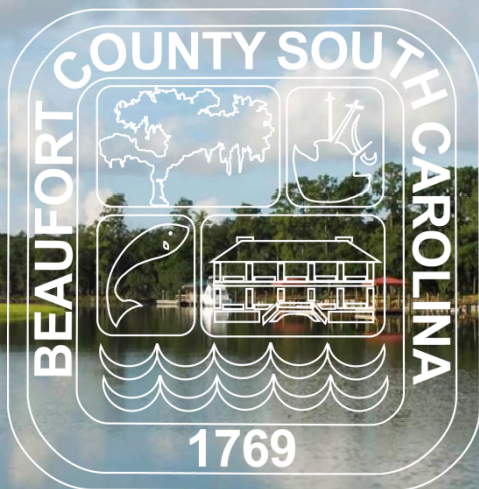


Pete Buchanan

**Airports Board
January 1998 to February 2014**

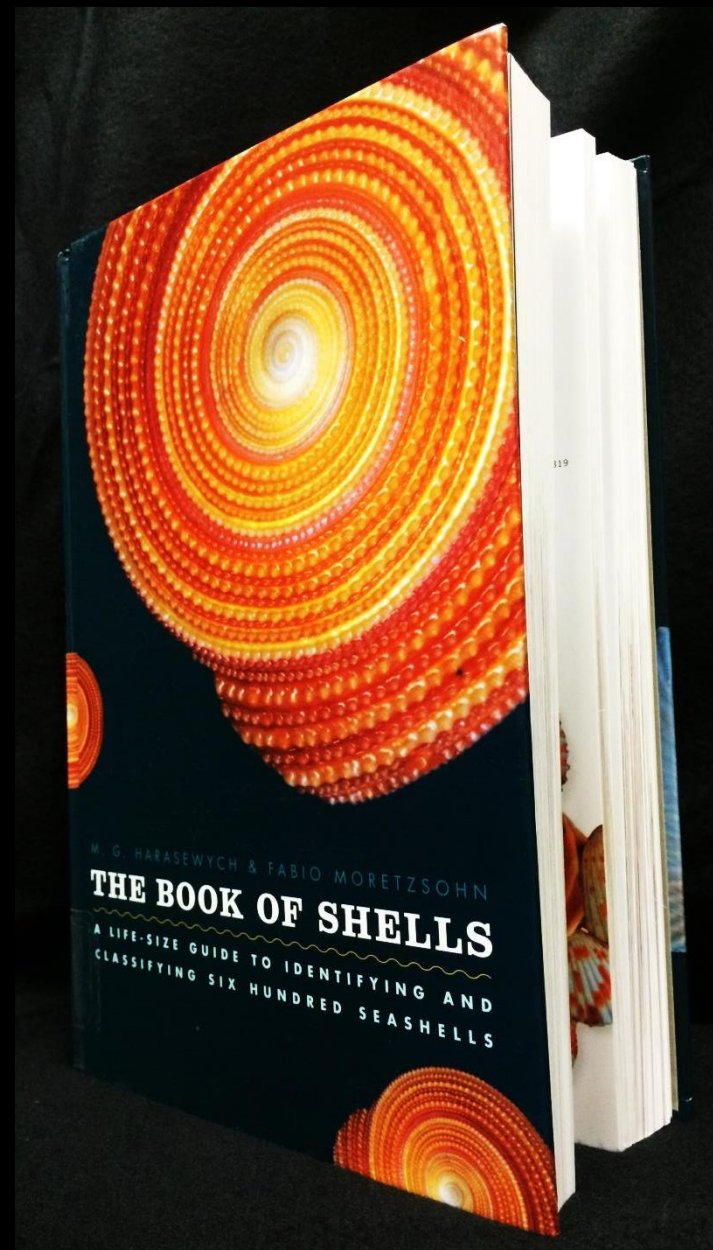


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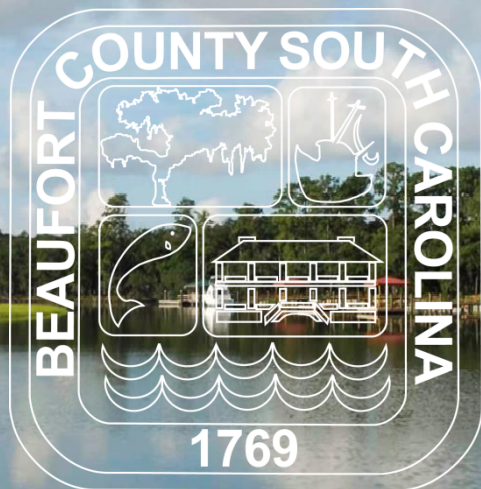


Elizabeth Camputaro

**Library Board of Trustees
September 2013 to April 2014**

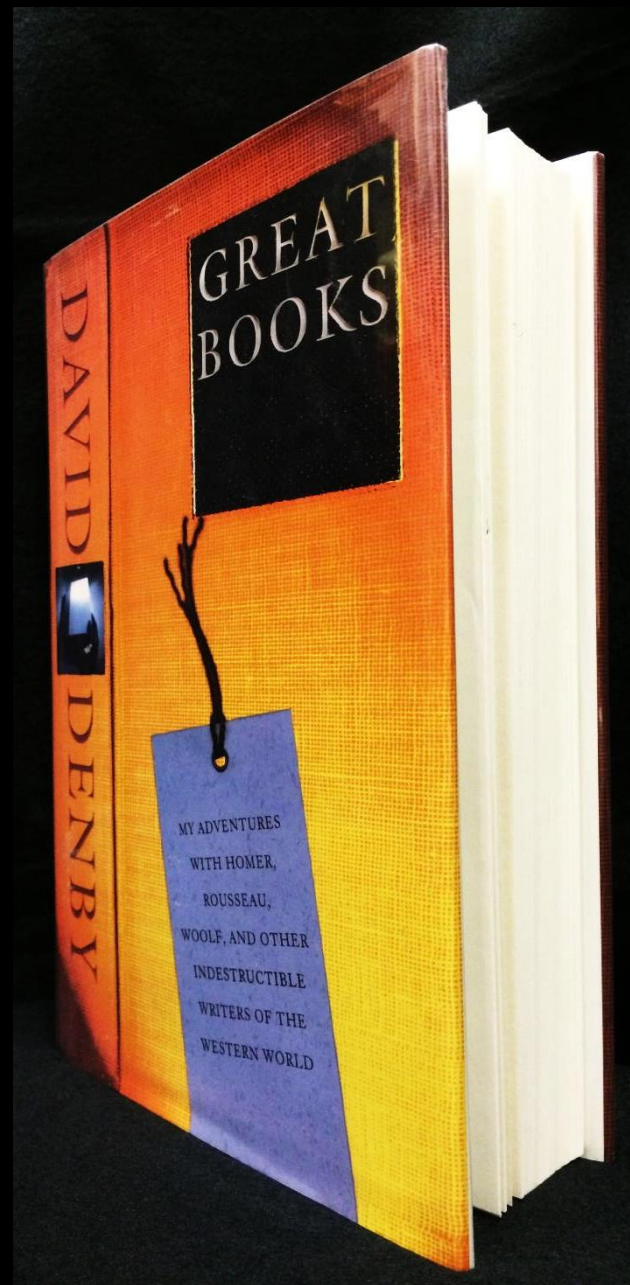


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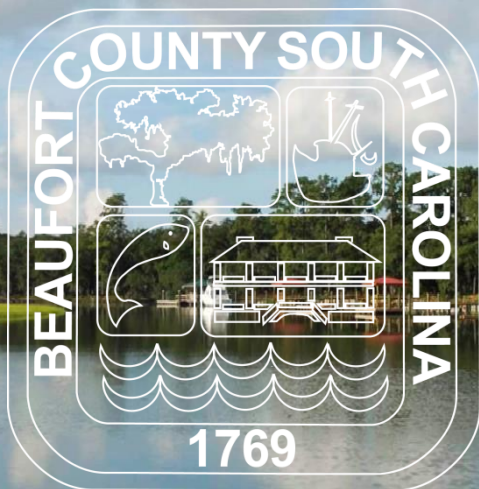


Patsy Hand

**Library Board of Trustees
August 2004 to February 2014**

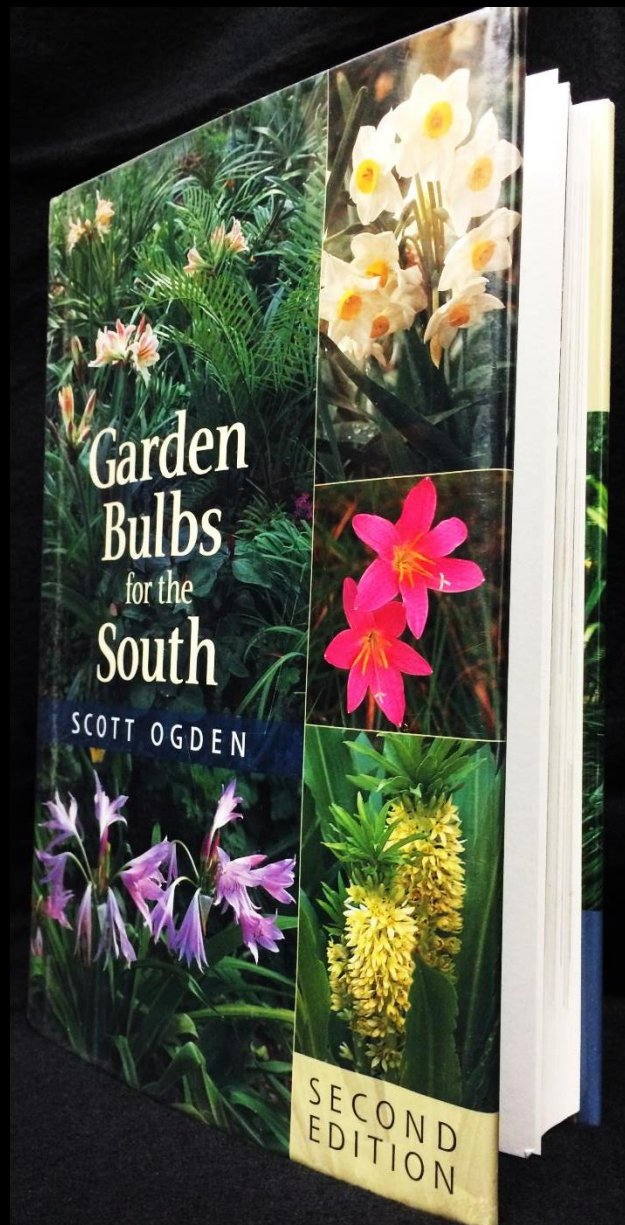


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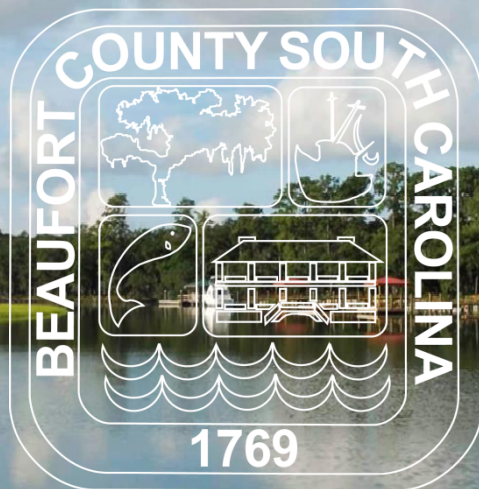


Janice Johnson

Rural and Critical Lands
Preservation Review Board
February 2009 to November 2013

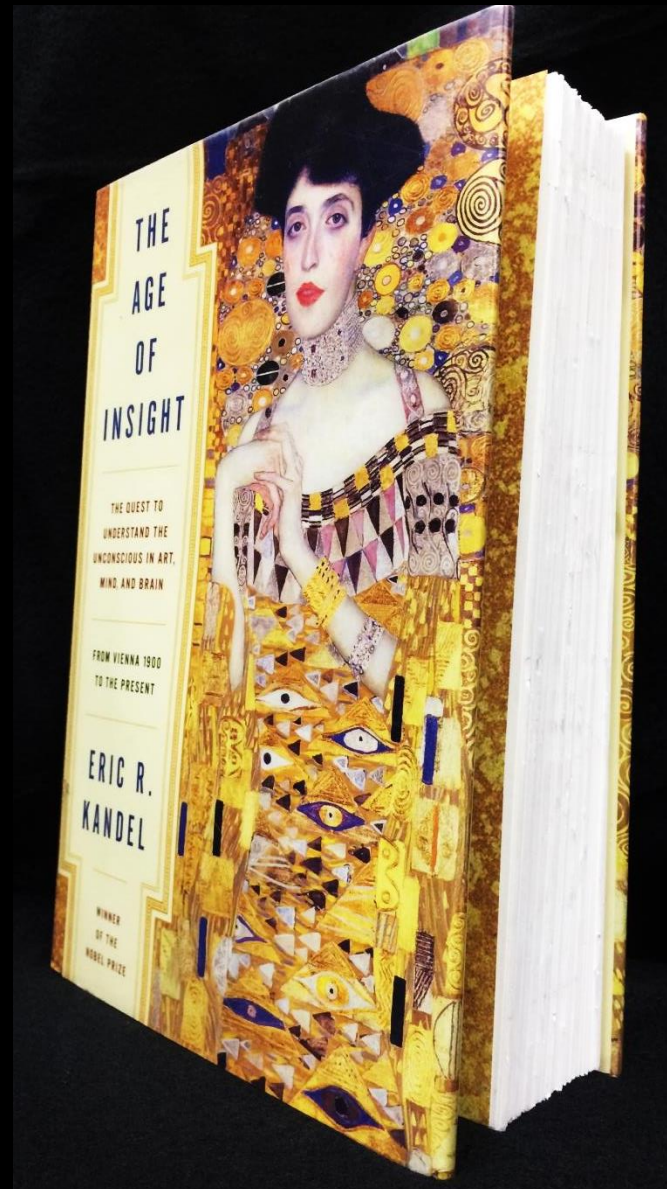


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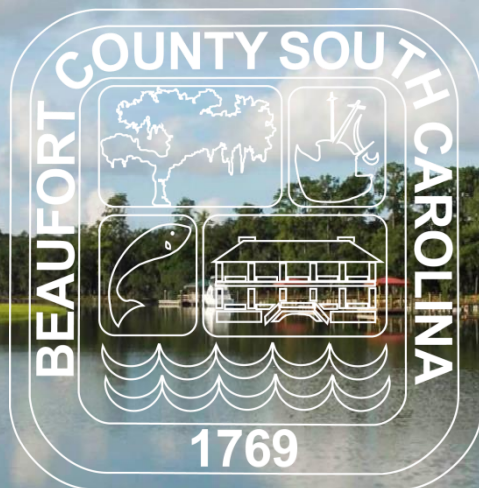


Michele Knoll

**Historic Preservation
Review Board
February 2013 to June 2014**



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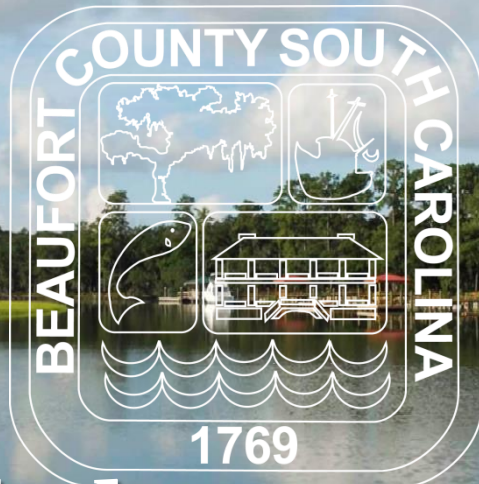


Mary Rivers LeGree

**Planning Commission
August 2006 to February 2014**

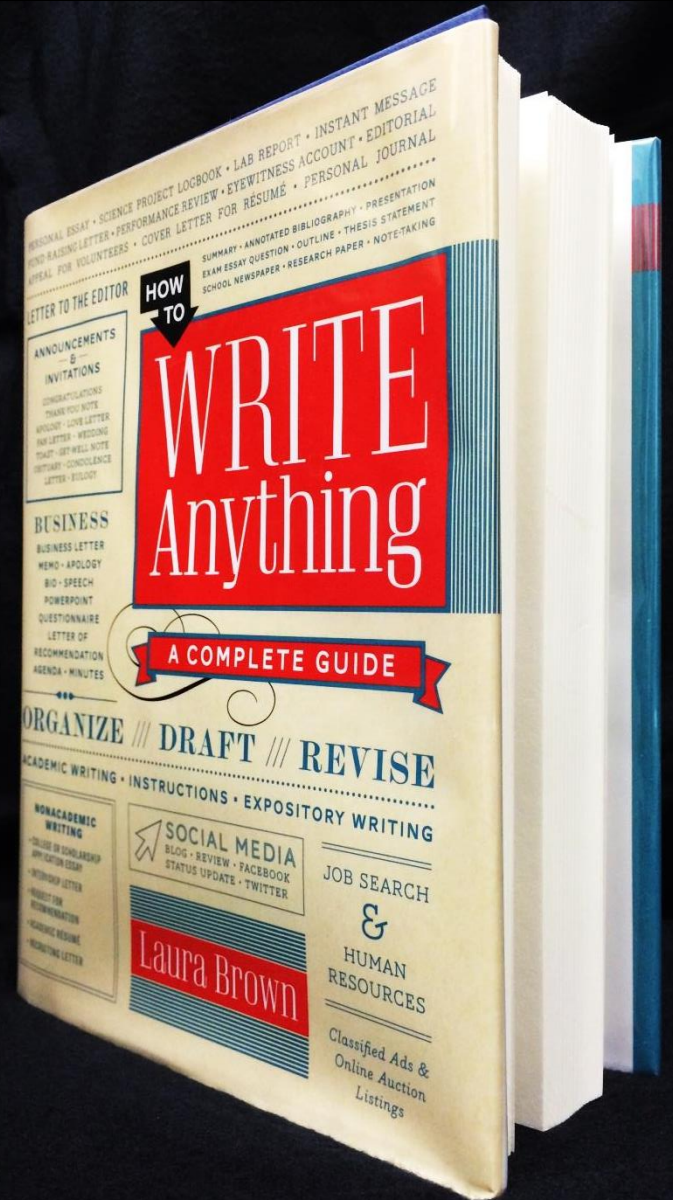


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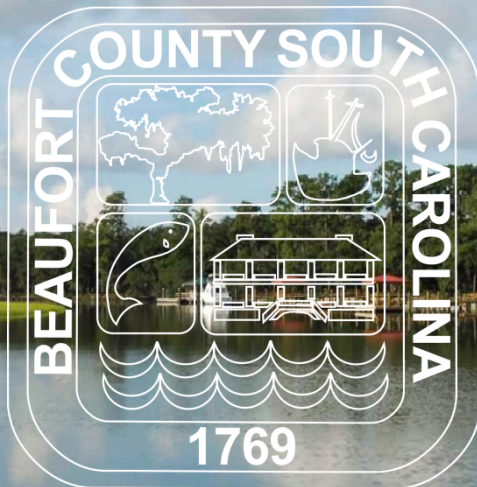


Thelma Lewis

**Beaufort Jasper
Economic Opportunity
Commission
March 2005 to May 2014**

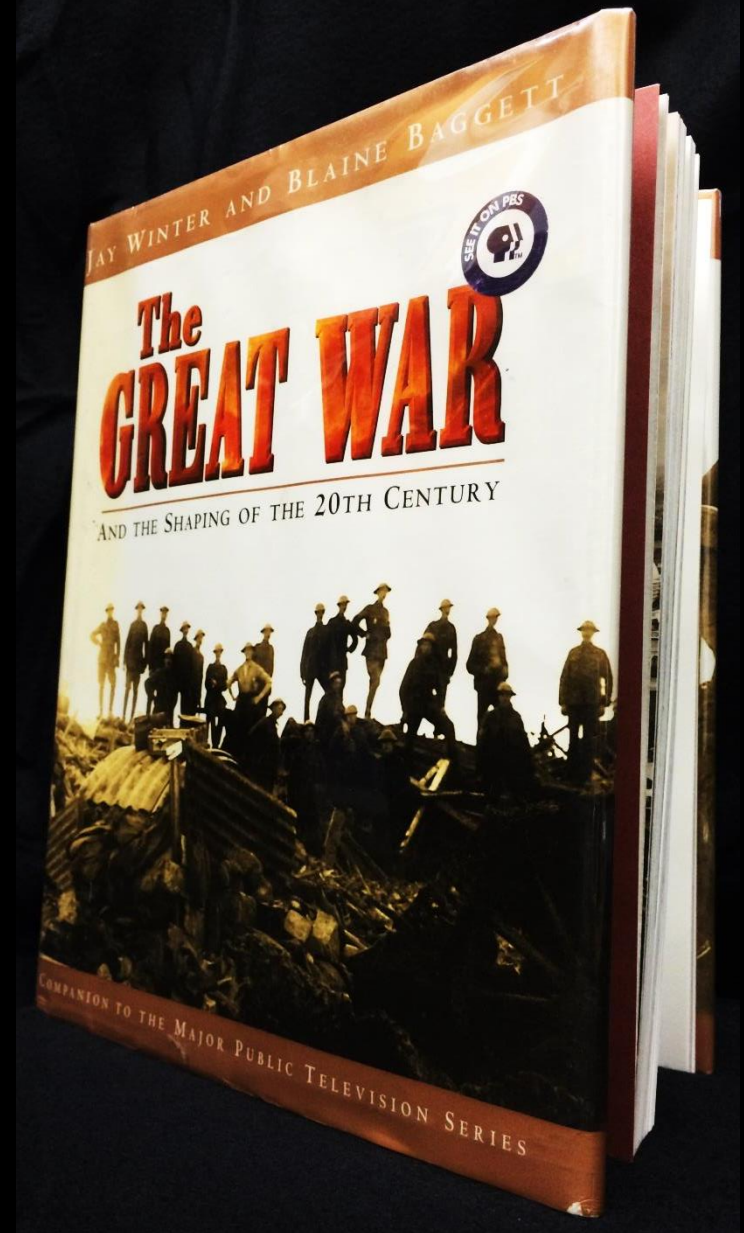


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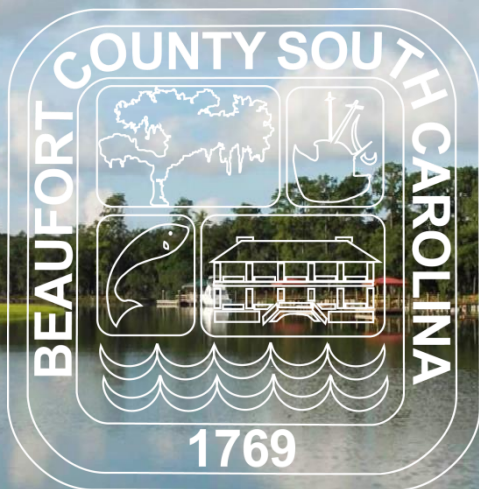


Ronald Petit

Planning Commission
February 2005 to April 2014

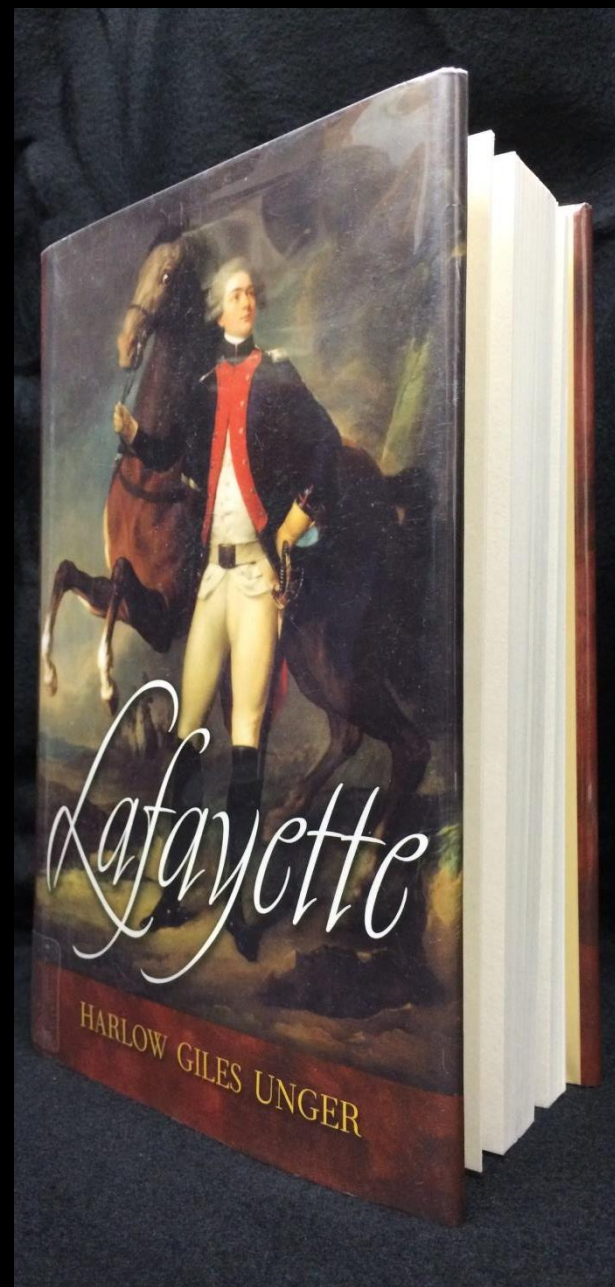


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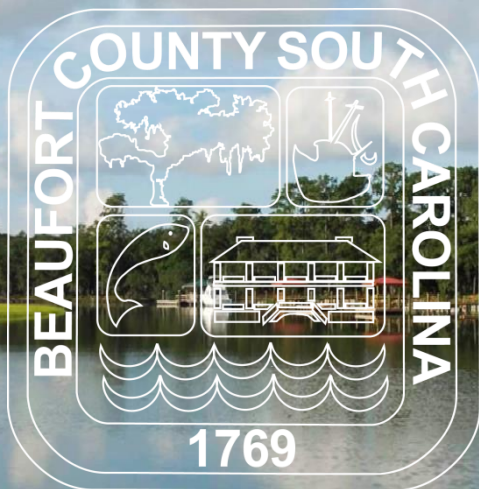


Ross Sanders

**Airports Board
May 2006 to April 2014**

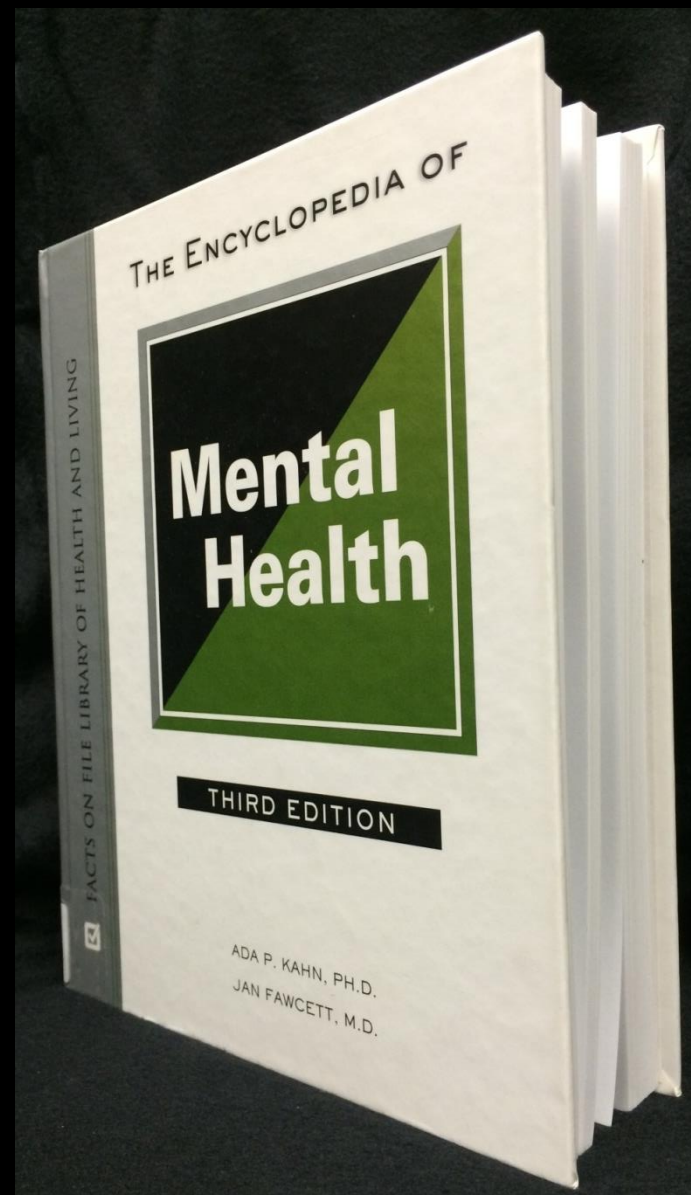


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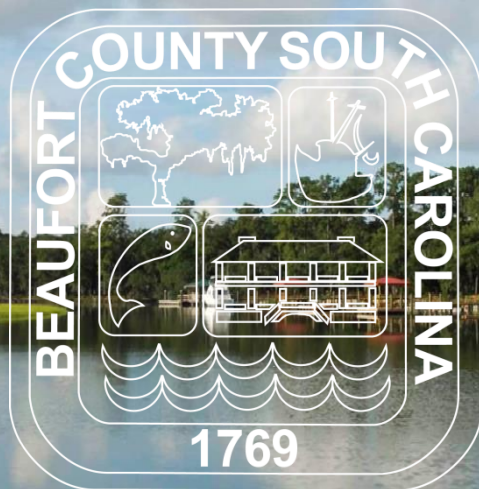


Gerald H. Schulze

**Beaufort Memorial Hospital Board
February 2002 to February 2014**

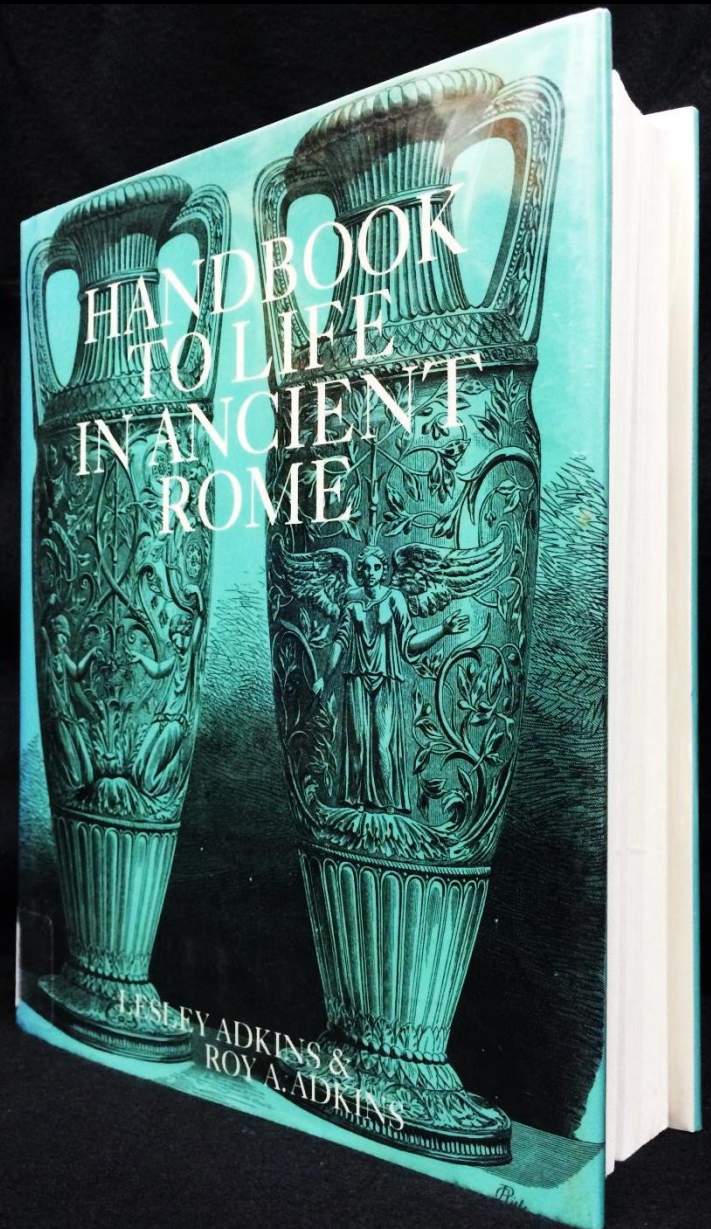


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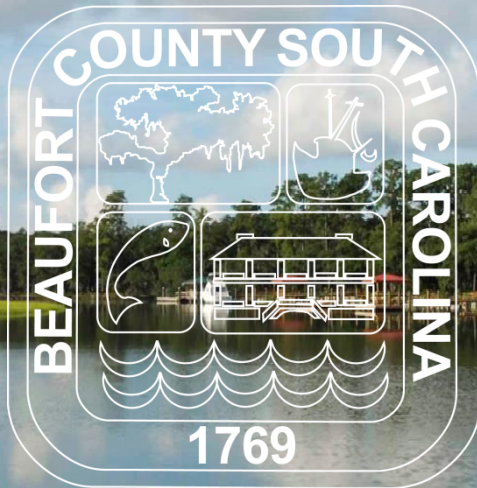


John Tuckwiller

Construction Adjustments
and Appeals Board
March 2003 to February 2013

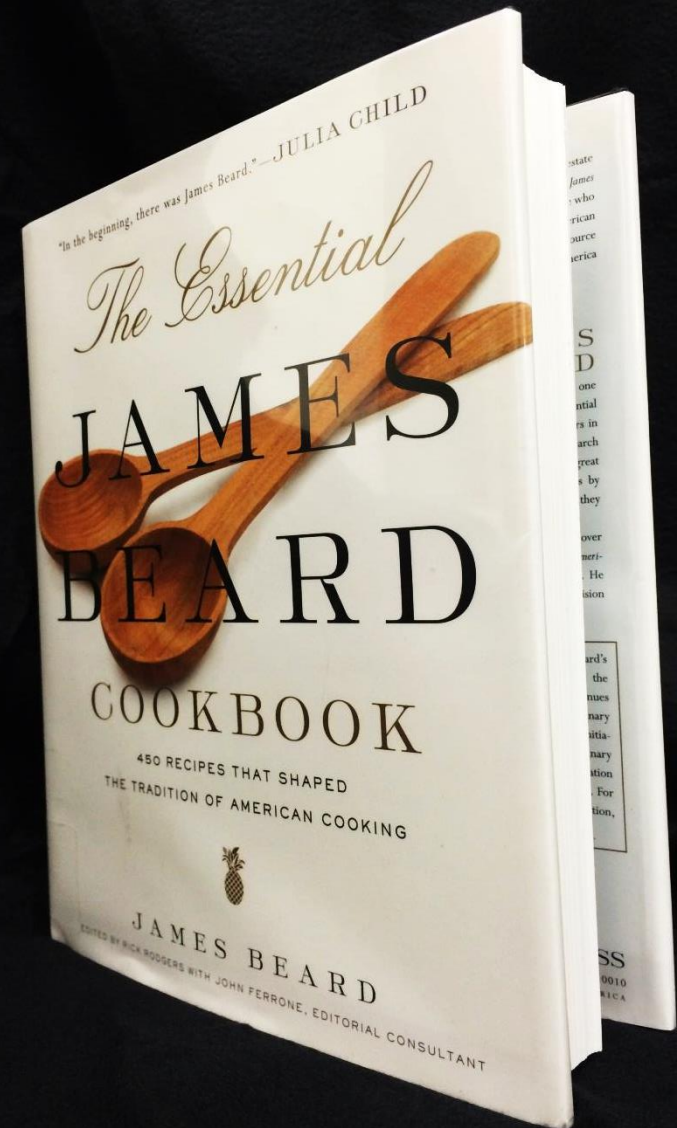


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VOLUNTEER SERVICES OF



John Youmans

**Stormwater Management
Utility Board
April 2004 to October 2013**



Official Proceedings
County Council of Beaufort County
September 22, 2014

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

CAUCUS

A caucus of the County Council of Beaufort County was held Monday, September 22, 2014 beginning at 4:00 p.m., in the large meeting room of the Bluffton Branch Library, 120 Palmetto Way, Bluffton, South Carolina.

ATTENDANCE

Chairman D. Paul Sommerville, Vice Chairman Stewart Rodman and Councilmen Cynthia Bensch, Rick Caporale, Gerald Dawson, Brian Flewelling, Steven Fobes, William McBride, Gerald Stewart and Roberts "Tabor" Vaux. Laura Von Harten absent.

PLEDGE OF ALLEGIANCE

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

DISCUSSION ITEMS

Council discussed removing item 9A, authorization to appropriate \$200,000 (\$190,000 financial contribution and \$10,000 membership dues) to the Lowcountry Economic Alliance, from the consent agenda.

CALL FOR EXECUTIVE SESSION

It was moved by Mr. McBride, seconded by Mrs. Bensch, that Council go immediately into executive session regarding the discussion of negotiations incident to proposed contractual arrangements and proposed purchase of property. The vote: YEAS - Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mr. McBride, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. ABSENT – Ms. Von Harten. The motion passed.

EXECUTIVE SESSION

REGULAR SESSION

The regular meeting of the County Council of Beaufort County was held Monday, September 22, 2014 beginning at 5:00 p.m., in the large meeting room of the Bluffton Branch Library, 120 Palmetto Way, Bluffton, South Carolina.

ATTENDANCE

Chairman D. Paul Sommerville, Vice Chairman Stewart Rodman and Councilmen Cynthia Bensch, Rick Caporale, Gerald Dawson, Brian Flewelling, Steven Fobes, William McBride, Gerald Stewart and Roberts “Tabor” Vaux. Laura Von Harten absent.

PLEDGE OF ALLEGIANCE

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

INVOCATION

Councilwoman Cynthia Bensch gave the Invocation.

PROCLAMATIONS

Water Quality Protection Week

The Chairman proclaimed October 12 through October 18, 2014 as Water Quality Protection Week in Beaufort County. Mrs. Mary O’Neill, representing the Historic Bluffton Arts and Seafood Festival, accepted the proclamation.

Archaeology Month

The Chairman proclaimed October 2014 as Archaeology Month. Mrs. Natalie Hefter, representing the Coastal Discovery Museum, accepted the proclamation.

The Chairman passed the gavel to the Vice Chairman in order to receive the Administrative Consent Agenda.

ADMINISTRATIVE CONSENT AGENDA

Review of Proceedings of the Regular Meeting held August 25, 2014

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 meeting held August 25, 2014. The vote: YEAS - Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. ABSTAIN – Mr. McBride. ABSENT – Ms. Von Harten. The motion passed.

Review of Proceedings of the Regular Meeting held September 9, 2014

This item comes before Council under the Administrative Consent Agenda.

It was moved by Mr. Fobes, seconded by Mrs. Bensch, that Council approve the minutes of the regular meeting held September 9, 2014. The vote: YEAS - Mrs. Bensch, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mr. McBride, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. ABSTAIN – Mr. Caporale. ABSENT – Ms. Von Harten. The motion passed.

County Administrator's Two-Week Progress Report

This item comes before Council under the Administrative Consent Agenda.

Mr. Gary Kubic, County Administrator presented his Two-Week Progress Report, which summarized his activities from September 8, 2014 through September 19, 2014.

Committee Reports

Natural Resources Committee

This item comes before Council under the Administrative Consent Agenda.

Planning Commission

George Johnston

The vote: YEAS - Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mr. McBride, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. ABSENT – Ms. Von Harten. Mr. Johnston, representing Comprehensive Plan Planning Area Lady's Island, was appointed to serve as a member of the Planning Commission after garnering the six votes required to appoint.

Public Facilities Committee

This item comes before Council under the Administrative Consent Agenda.

Seabrook Point Special Purpose Tax District

Mr. Dawson, as Chairman of the Public Facilities Committee, nominated Mr. Clifford Dey and Mr. Marvin Goodwin to serve as members of the Seabrook Point Special Purpose Tax District.

The Vice Chairman passed the gavel back to the Chairman in order to continue the meeting.

ANNOUNCEMENT OF JOSHUA GRUBER, NEW DEPUTY COUNTY ADMINISTRATOR

Mr. Gary Kubic, County Administrator, announced the promotion of Mr. Joshua Gruber, who will serve as the new Deputy County Administrator. He has served as County Attorney since May 2011. He holds a Bachelor of Arts in Political Science from Clemson University, Master of Public Administration from Georgia State University, and a Juris Doctor, Order of the Curia Honor Society, from Capital University Law School.

PUBLIC COMMENT

The Chairman recognized Mr. Robert Williams, a resident of Burton, who asked Council to reconsider the hours of operations of the convenience centers. He proposed the hours of 7:00 a.m. to 3:00 p.m., Monday through Friday and 7:00 a.m. to 5:00 p.m., Saturday and Sunday. This proposal will reduce hours from 84 to 60 hours or 24 hours.

Mr. Bill Evans, Board of Education Chairman, stated if we do not find a way to expand our tax base, the School District will continue to struggle with funding. He encouraged Council to work with others to develop a plan to get us to a place where we are truly expanding our tax base through economic development. He invited Council to attend an October 2, 2014 meeting to “Discuss the Effects of Act 388 on Municipalities, Schools and 6% and 10.5% Property Owners.”

CONSENT AGENDA

A RESOLUTION MAKING APPLICATION TO THE STATE BUDGET AND CONTROL BOARD OF SOUTH CAROLINA FOR APPROVAL OF THE ISSUANCE BY BEAUFORT COUNTY, SOUTH CAROLINA, OF ITS HOSPITAL REVENUE BONDS (BEAUFORT MEMORIAL HOSPITAL) SERIES 2014, IN AN AGGREGATE PRINCIPAL AMOUNT OF NOT EXCEEDING \$21,000,000, PURSUANT TO THE PROVISIONS OF TITLE 44, CHAPTER 7, ARTICLE 11, CODE OF LAWS OF SOUTH CAROLINA, 1976, AS AMENDED

This item comes before Council under the Consent Agenda. Discussion occurred at the September 15, 2014 meeting of the Finance Committee.

It was moved by Mr. Rodman, seconded by Mr. Fobes, that Council adopt a resolution making application to the State Budget and Control Board of South Carolina for approval of the issuance by Beaufort County, South Carolina, of its Hospital Revenue Bonds (Beaufort Memorial Hospital) Series 2014, in an aggregate principal amount of not exceeding \$21,000,000, pursuant to the provisions of Title 44, Chapter 7, Article 11, Code of Laws of South Carolina, 1976, as amended. The vote: YEAS - Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mr. McBride, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. ABSENT – Ms. Von Harten. The motion passed.

AN ORDINANCE AUTHORIZING THE ISSUANCE OF NOT EXCEEDING \$21,000,000 AGGREGATE PRINCIPAL AMOUNT OF HOSPITAL REVENUE BONDS (BEAUFORT MEMORIAL HOSPITAL) SERIES 2014; AUTHORIZING THE EXECUTION AND DELIVERY OF A BOND PURCHASE AND LOAN AGREEMENT; AUTHORIZING PROPER OFFICERS TO DO ALL THINGS NECESSARY OR ADVISABLE; AND OTHER MATTERS INCIDENTAL THERETO

This item comes before Council under the Consent Agenda. Discussion occurred at the September 15, 2014 meeting of the Finance Committee.

It was moved by Mr. Rodman, seconded by Mr. Fobes, that Council approve on first reading an ordinance authorizing the issuance of not exceeding \$21,000,000 aggregate principal amount of Hospital Revenue Bonds (Beaufort Memorial Hospital) Series 2014; authorizing the execution and delivery of a bond purchase and loan agreement; authorizing proper officers to do all things necessary or advisable; and other matters incidental thereto. The vote: YEAS - Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mr. McBride, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. ABSENT – Ms. Von Harten. The motion passed.

TALBERT & BRIGHT WORK AUTHORIZATION AT HILTON HEAD ISLAND AIRPORT / HXD / PROJECT NO. 2119-1405, ENGINEERING AND PLANNING SERVICES FOR AIRFIELD STORMWATER MASTER PLAN PROJECT

This item comes before Council under the Consent Agenda. Discussion occurred at the September 15, 2014 meeting of the Finance Committee.

It was moved by Mr. Rodman, seconded by Mr. Fobes, that Council approve Talbert and Bright work authorization for Project No. 2119-1405, Engineering and Planning Services for Airfield Stormwater Master Plan Project. 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 \$47,376.00 including \$1,475.00 for expenses. Special services shall be performed on a not-to-exceed basis with a budget of \$113,850.00, which includes reimbursable expenses. For a total of \$162,701.00. The vote: YEAS - Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mr. McBride, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. ABSENT – Ms. Von Harten. The motion passed.

TALBERT & BRIGHT WORK AUTHORIZATION AT HILTON HEAD ISLAND AIRPORT / HXD / PROJECT NO. 2119-1407, REMOVAL OF TREE OBSTRUCTIONS WITHIN THE 20:1 AND 30:1 APPROACHES TO RUNWAY 03 PROJECT

This item comes before Council under the Consent Agenda. Discussion occurred at the September 15, 2014 meeting of the Finance Committee.

It was moved by Mr. Rodman, seconded by Mr. Fobes, that Council approve Talbert and Bright work authorization for Project No. 2119-1407, Removal of Tree Obstructions within the 20:1 and 30:1 Approaches to Runway 03 Project. The method of payment shall be in accordance with Article 6 of the Master Contract. The work shall be performed in accordance with the Master

Contract as a lump sum of \$177,828.47. The vote: YEAS - Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mr. McBride, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. ABSENT – Ms. Von Harten. The motion passed.

CONDEMNATION OF THE EASEMENT FOR HONEYBEE ISLAND ROAD, DALE IN ORDER TO FACILITATE CONNECTION TO A COUNTY-OWNED PAVED ROAD

This item comes before Council under the Consent Agenda. Discussion occurred at the September 15, 2014 meeting of the Public Facilities Committee.

It was moved by Mr. Rodman, seconded by Mr. Fobes, that Council approve the condemnation of the easement for Honeybee Island Road, Dale in order to facilitate connection to a county-owned paved road. The vote: YEAS - Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mr. McBride, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. ABSENT – Ms. Von Harten. The motion passed.

DESIGNATION OF TROTTERS LOOP ROAD (LADY'S ISLAND) AS A PRIVATE ROAD

This item comes before Council under the Consent Agenda. Discussion occurred at the September 15, 2014 meeting of the Public Facilities Committee.

It was moved by Mr. Rodman, seconded by Mr. Fobes, that Council designate Trotters Loop Road (Lady's Island) as a private road. The vote: YEAS - Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mr. McBride, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. ABSENT – Ms. Von Harten. The motion passed.

DESIGNATION OF OLD POLOWANA ROAD (ST. HELENA ISLAND) AS A PRIVATE ROAD

This item comes before Council under the Consent Agenda. Discussion occurred at the September 15, 2014 meeting of the Public Facilities Committee.

It was moved by Mr. Rodman, seconded by Mr. Fobes, that Council designate Old Polowana Road (St. Helena Island) as a private road. The vote: YEAS - Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mr. McBride, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. ABSENT – Ms. Von Harten. The motion passed.

PURCHASE OF FUEL FROM MANSFIELD OIL COMPANY

This item comes before Council under the Consent Agenda. Discussion occurred at the September 15, 2014 meeting of the Public Facilities Committee.

It was moved by Mr. Rodman, seconded by Mr. Fobes, that Council approve the purchase of fuel from Mansfield Oil Company, Gainesville, Georgia. The estimated annual amount is \$2.7 million. Fuel usage will be charged to County departments and outside agencies. The vote: YEAS - Mrs.

Bensch, Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mr. McBride, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. ABSENT – Ms. Von Harten. The motion passed.

AN ORDINANCE AUTHORIZING THE EXECUTION OF A QUITCLAIM DEED FOR PIN DROP LANE (BEAUFORT)

This item comes before Council under the Consent Agenda. Discussion occurred at the September 15, 2014 meeting of the Public Facilities Committee.

It was moved by Mr. Rodman, seconded by Mr. Fobes, that Council approve on first reading an ordinance authorizing the execution of a Quitclaim Deed for Pin Drop Lane (Beaufort). The vote: YEAS - Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mr. McBride, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. ABSENT – Ms. Von Harten. The motion passed.

CONDEMNATION REQUEST FOR EASEMENT AT CRYSTAL LAKE PARK PHASE 2

This item comes before Council under the Consent Agenda. Discussion occurred at the September 15, 2014 meeting of the Public Facilities Committee.

It was moved by Mr. Rodman, seconded by Mr. Fobes, that Council approve the condemnation of the sewer line easement in order to facilitate public restrooms at Crystal Lake Park. The vote: YEAS - Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mr. McBride, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. ABSENT – Ms. Von Harten. The motion passed.

AUTHORIZATION TO APPROPRIATE \$200,000 (\$190,000 FINANCIAL CONTRIBUTION AND \$10,000 MEMBERSHIP DUES) TO THE LOWCOUNTRY ECONOMIC ALLIANCE

Main motion: It was moved by Mr. Stewart, as Governmental Committee Chairman (no second required), that Council appropriate \$200,000 (\$190,000 financial contribution and \$10,000 membership dues) to the Lowcountry Economic Alliance.

Motion to postpone: It was moved by Mrs. Bensch, seconded by Mr. Fobes, that Council postpone consideration of a motion to appropriate \$200,000 (\$190,000 financial contribution and \$10,000 membership dues) to the Lowcountry Economic Alliance until after the Government Committee meets on October 6, 2014 and until the October 13, 2014 meeting of County Council. YEAS – Mrs. Bensch, Mr. Caporale, Mr. Fobes and Mr. Vaux. NAYS – Mr. Dawson, Mr. Flewelling, Mr. McBride, Mr. Rodman, Mr. Sommerville and Mr. Stewart. ABSENT – Ms. Von Harten. The motion failed.

Motion to amend by substitution: It was moved by Mr. Rodman, seconded by Mr. Sommerville, that Council release one-half of the \$200,000 to the Lowcountry Economic Alliance. The vote: YEAS – Mrs. Bensch, Mr. Caporale, Mr. Fobes, Mr. Rodman and Mr.

Vaux. NAYS – Mr. Dawson, Mr. Flewelling, Mr. McBride, Mr. Sommerville and Mr. Stewart. ABSENT – Ms. Von Harten. The motion failed.

Vote on the main motion: Council appropriate \$200,000 (\$190,000 financial contribution and \$10,000 membership dues) to the Lowcountry Economic Alliance. The vote: YEAS – Mr. Dawson, Mr. Flewelling, Mr. McBride, Mr. Sommerville and Mr. Stewart. NAYS - Mrs. Bensch, Mr. Caporale, Mr. Fobes, Mr. Rodman and Mr. Vaux. ABSENT – Ms. Von Harten. The motion failed.

PUBLIC HEARINGS

AN ORDINANCE OF BEAUFORT COUNTY COUNCIL CREATING A SPECIAL TAX ASSESSMENT FOR REHABILITATED HISTORIC PROPERTIES IN THE MUNICIPAL BOUNDARIES OF THE CITY OF BEAUFORT

The Chairman opened a public hearing beginning at 6:00 p.m. for the purpose of receiving information from the public regarding an ordinance of Beaufort County Council creating a special tax assessment for rehabilitated historic properties in the municipal boundaries of the City of Beaufort. After calling once for public comment, the Chairman recognized Mrs. Lauren Kelly, City of Beaufort Planner, who thanked Council for bringing this issue forward to this point. This important piece of legislation affects the Historic District. This legislation will incentivize people to bring investment into this particular portion of the City.

Mrs. Dorothy Gnann, a resident of the City of Beaufort, expressed support for the legislation in the City of Beaufort.

After calling twice more for public comment and receiving none, the Chairman declared the hearing closed at 6:05 p.m.

It was moved by Mr. Flewelling, seconded by Mr. Caporale, that Council approve on third and final reading an ordinance of Beaufort County Council creating a special tax assessment for rehabilitated historic properties in the municipal boundaries of the City of Beaufort. The vote: YEAS - Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. ABSTAIN - Mr. McBride. ABSENT – Ms. Von Harten. The motion passed.

AN ORDINANCE TO AMEND BEAUFORT COUNTY ORDINANCE NO. 2014/15 SO AS TO ADJUST THE MILLAGE RATE FROM 101.70 TO 103.5 TO ACHIEVE THE SAME APPROPRIATED REVENUE AMOUNT OF \$114,868,815 TO BE DERIVED FROM TAX COLLECTIONS

The Chairman opened a public hearing beginning at 6:07 p.m. for the purpose of receiving information from the public regarding an ordinance to amend Beaufort County Ordinance No. 2014/15 so as to adjust the millage rate from 101.70 to 103.5 to achieve the same appropriated revenue amount of \$114,868,815 to be derived from tax collections. After calling once for

public comment, the Chairman recognized Mrs. Dorothy Gnann, a resident of the City of Beaufort, who stated it is puzzling how Council, in its budgeting process, should, two years in a row, not approve the proper millage for the School District. It puts you on a slope; and, we have been at the bottom of that slope before. She hates to see us begin going down that slope again. When good developers come to Beaufort County, they want to know if there is governmental leadership and support for public education.

After calling twice more for public comment and receiving none, the Chairman declared the hearing closed at 6:10 p.m.

It was moved by Mr. Flewelling, seconded by Mr. Caporale, that Council approve on third and final reading an ordinance to amend Beaufort County Ordinance No. 2014/15 so as to adjust the millage rate from 101.70 to 103.5 to achieve the same appropriated revenue amount of \$114,868,815 to be derived from tax collections. The vote: YEAS - Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. NAYS - Mr. McBride. ABSENT – Ms. Von Harten. The motion passed.

AN ORDINANCE ESTABLISHING, DEVELOPING AND CONSTRUCTING MULTI-USE RECREATION TRAILS AND RESTRICTING THE USE THEREOF TO NON-MOTORIZED ACTIVITIES

The Chairman opened a public hearing beginning at 6:20 p.m. for the purpose of receiving information from the public on an ordinance establishing, developing and constructing multi-use recreation trails and restricting the use thereof to non-motorized activities. After calling three times for public comment and receiving none, the Chairman declared the hearing closed at 6:21 p.m.

It was moved by Mr. Flewelling, seconded by Mr. Fobes, that Council approve on third and final reading an ordinance establishing, developing and constructing multi-use recreation trails and restricting the use thereof for non-motorized activities. The vote: YEAS - Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mr. McBride, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. ABSENT – Ms. Von Harten. The motion passed.

AN ORDINANCE AUTHORIZING THE BLUFFTON TOWNSHIP FIRE DISTRICT TO GIVE AND RECEIVE MUTUAL ACCESS EASEMENTS WITH THE BEAUFORT COUNTY SCHOOL DISTRICT

The Chairman opened a public hearing beginning at 6:22 p.m. for the purpose of receiving information from the public regarding an ordinance authorizing the Bluffton Township Fire District to give and receive mutual access easements with the Beaufort County School District. After calling three times for public comment and receiving none, the Chairman declared the hearing closed at 6:23 p.m.

It was moved by Mr. Flewelling, seconded by Mr. Fobes, that Council approve on third and final reading an ordinance authorizing the Bluffton Township Fire District to give and receive mutual

access easements with the Beaufort County School District. The vote: YEAS - Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mr. McBride Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. ABSENT – Ms. Von Harten. The motion passed.

COUNTY ADMINISTRATOR'S REPORT

Presentation / Stormwater Management – Clean Water Act / MS4

Mr. Eric Larson, Stormwater Utility Manager, briefed Council on the status of the Stormwater Utility related to the pending MS4 (Municipal Separate Storm Sewer System) implementation. Polluted stormwater runoff is commonly transported through MS4s and often discharged untreated into local waterbodies. To prevent harmful pollutants from being washed or dumped into an MS4, operators must obtain an NPDES permit and develop a stormwater management program. Phase I, issued in 1990, requires medium and large cities, or certain counties with populations of 100,000 or more to obtain NPDES permit coverage for their stormwater discharges. There are approximately 750 Phase I MS4s. Phase II, issued in 1999, requires regulated small MS4s in urbanized areas, as well as small MS4s outside the urbanized areas that are designated by the permitting authority, to obtain NPDES permit coverage for their stormwater discharges. There are approximately 6,700 Phase II MS4s. Phase I is covered by individual permits. Phase II is covered by a general permit. Each regulated MS4 is required to develop and implement a stormwater management program (SWMP) to reduce the contamination of stormwater runoff and prohibit illicit discharges.

The County's core values are to protect the estuaries' water quality, protect the commercial fishing industry, promote tourism, protect recreational opportunities, and maintain the Lowcountry's "quality of life."

PUBLIC COMMENT

There were no requests to speak during public comment.

ADJOURNMENT

Council adjourned at 6:45 p.m.

COUNTY COUNCIL OF BEAUFORT COUNTY

By: _____
D. Paul Sommerville, Chairman

ATTEST _____
Suzanne M. Rainey, Clerk to Council

Ratified:



Memorandum

DATE: October 10, 2014
TO: County Council
FROM: Gary Kubic, County Administrator *Gary Kubic*
SUBJ: County Administrator's Progress Report

The following is a summary of activities that took place September 22, 2014 through October 10, 2014:

September 22, 2014

- Employee orientation
- Community Services Committee meeting
- Finance Committee meeting
- Caucus
- County Council meeting

September 23, 2014

- Follow-up conference call with Josh Gruber, Deputy County Administrator, Aaron Crosby and Brian McCarthy of Daufuskie Island re: Daufuskie economic development effort
- Windmill Harbour Executive Session meeting

September 24, 2014

- Meeting with Councilman Stu Rodman
- Meeting with Ed Hughes, County Assessor, and Josh Gruber, Deputy County Administrator

September 25, 2014

- South Carolina Transportation Infrastructure Bank meeting, Columbia, SC re: SC Highway 170 (attached)

September 26, 2014

- Meeting with Scott Marshall, Director of Parks and Leisure Services
- Conference call with Josh Gruber, Deputy County Administrator; Tony Criscitiello, Division-Director for Planning and Development; and Terry Weaver with the Reed Group

COUNTY COUNCIL
October 10, 2014
Page 2

September 26, 2014 (continued)

- Tour of Coosaw and Scott community centers with Josh Gruber, Deputy County Administrator; Morris Campbell, Director of Community Services; and Scott Marshall, Director of Parks and Leisure Services
- Meeting with David Osprey, of Osprey Village

September 29, 2014

- Employee orientation
- Meeting with Tom Davis, State Senator; Josh Gruber, Deputy County Administrator; and Colin Kinton, Traffic and Transportation Engineer re: Belfair Town Village
- Mosquito Control departmental visit

September 30, 2014

- Meeting with Treasurer, Auditor, Assessor, District Superintendent / staff, Deputy County Administrator, and Finance Staff re: Discussion of mill calculations and property values
- Staff meeting with Josh Gruber, Deputy County Administrator, and Suzanne Gregory, Director of Employee Services re: Grounds Maintenance / PALS / Facilities Maintenance

October 1, 2014

- Meeting with David Taub
- Meeting with Roland Gardner, Executive Director of Beaufort-Jasper Hampton Comprehensive Health Services (BJHCHS); Brandon Gaffney, Chief Operating Officer, BJHCHS; Josh Gruber, Deputy County Administrator; and Morris Campbell, Director of Community Services re: Beaufort Memorial Hospital / OB-GYN Services / Challenges
- Conference call with Josh Gruber, Deputy County Administrator; Jon Rembold, Director of Airports; Judy Elder with Talbert, Bright & Ellington, and FAA representative re: Aviation easements / Hilton Head Island Airport

October 2, 2014

- Alcohol and Drug Abuse departmental visit
- Meeting with Deputy County Administrator Josh Gruber
- Board of Education meeting re: Discussion of the Effects of Act 388 on Municipalities, Schools and 6% and 10.5% Property Owners

October 3, 2014

- Staff meeting re: County stormwater roadway maintenance services
- Staff meeting with Josh Gruber, Deputy County Administrator; Eddie Bellamy, Director of Public Works; and Eric Larson, Stormwater Engineer re: 113 Windsor Road (Bonaire Circle) land and easement issues

COUNTY COUNCIL
October 10, 2014
Page 3

October 3, 2014 (continued)

- Solid Waste and Recycling departmental visit
- Public Works departmental visit

October 6, 2014

- Employee orientation
- Meeting with Billy Keyserling, Mayor; Scott Dadson, City Manager; Josh Gruber, Deputy County Administrator; Kenneth Fulp, Probate Judge; and Mark Roseneau, Director of Facilities Maintenance re: Office space / lease opportunities with City of Beaufort
- Executive Committee meeting
- Governmental Committee meeting

October 7, 2014

- Meeting with Josh Gruber, Deputy County Administrator; Colin Kinton, Traffic and Transportation Engineer; Tom Zinn; and Jonathan Mullen, attorney re: Bufflehead road access issues
- Staff meeting re: Discussion of new Animal Control facility
- Register of Deeds departmental visit
- Meeting with Carl Betterton, Associate Professor at the Citadel's School of Business Administration; Josh Gruber, Deputy County Administrator; Alicia Holland, Chief Financial Officer; and Tony Criscitiello, Division-Director for Planning and Development re: Financial analysis for shooting range project in Beaufort County
- Development Agreement Subcommittee meeting (Osprey Development)
- Beaufort County Board of Education Meeting re: County Channel Presentation - Red Cedar Elementary School

October 8, 2014

- Agenda review with Chairman, Vice Chairman and Executive Staff
- Meeting with Deputy County Administrator Josh Gruber and Director of Codes Enforcement Audra Antonacci re: St. Helena unfit dwelling
- Meeting with Josh Gruber, Deputy County Administrator; William McBride, Council member; Scott Marshall, Director of PALS; and Shannon Loper, Deputy Director of PALS; re: Review of Parks and Leisure Services Performance and Organizational Assessment Study by Ballard King and Associates
- Meeting with Josh Gruber, Deputy County Administrator; William McBride, Council member; Morris Campbell, Director of Community Services; Scott Marshall, Director of Parks and Leisure Services; Leroy Washington and representatives of the Young Men and Social Club re: Scott Community Center

October 9, 2014

- Introductory meeting with Lynn King, Candidate for County Council District 8

October 9, 2014 (continued)

- Staff meeting re: Grounds Maintenance / PALS / Facilities Maintenance
- Aviation Center of Excellence meeting
- Natural Resources Committee meeting

October 10, 2014

- Meeting with Deputy County Administrator Josh Gruber and Airports Director Jon Rembold re: Airport hangars
- Meeting with Eric Larson, Stormwater Engineer re: SC 170 widening concept plan
- Staff meeting with Eric Larson, Stormwater Engineer re: Middleton Place (E. & W. Morgan Court) stormwater inspection

**South Carolina
Transportation Infrastructure Bank**

BOARD OF DIRECTORS

Donald D. Leonard
Chairman

Max Metcalf
Vice-Chairman

W. B. Cook

Ernest Duncan

Senator Hugh K. Leatherman, Sr.

Representative Chip Limehouse

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Debra R. Rountree
*Director, Infrastructure
Bank Operations*

955 Park Street
Columbia, SC 29201
P: (803) 312-5674
routreedr@scdot.org

**SCTIB
Board Meeting**
SCDOT Headquarters Building
5th Floor Auditorium
955 Park Street
Columbia, South Carolina
September 25, 2014
1:30 p.m.

AGENDA

- | | |
|---|--|
| I. Call to Order | Chairman Don Leonard |
| II. Consideration of Minutes of November 12, 2013 Meeting | |
| III. Project Status Update | Project Managers |
| IV. Dorchester County Request | Representative Jenny Horne |
| V. City of Aiken Request | Mayor Fred Cavanaugh |
| VI. City of Charleston Request | |
| VII. Discussion on Draft Operating Guidelines | Jim Holly |
| VIII. United Midlands Multimodal Corridor Improvement Project | Joe Mergo, Lexington County
Teresa Wilson, City of Columbia
Tony McDonald, Richland County |
| IX. Financial Plan Update | David Miller |
| X. Bond Resolution | Bill Youngblood |
| XI. Fiscal Sufficiency Resolution | Debra Rountree |
| XII. Debt Service Budget Resolution | Debra Rountree |
| XIII. FY2015-16 Budget | Debra Rountree |
| XIV. Other Business | Chairman Don Leonard |



Memorandum

DATE: August 8, 2014

TO: County Council

FROM: Joshua A. Gruber, Deputy County Administrator

SUBJECT: Deputy County Administrator's Progress Report

The following is a summary of activities that took place September 22, 2014 through October 20, 2014:

September 22, 2014 (Monday):

- Meet with Hakim Bayyoud, Building Codes
- Community Services Committee
- County Council

September 23, 2014 (Tuesday):

- Meet with Tab Bendle re: RCLP Property Purchase
- Conference Call with Aaron Crosby and Brian McCarthy re: Daufuskie Issues
- Meet with Dan Morgan, MIS/GIS Director
- Meet with Scott Marshall, PALS Director, Shannon Loper and Suzanne Gregory, Employee Services
- Conference call with Gary Kubic, County Administrator

September 24, 2014 (Wednesday):

- Meet with Phil Foot, Public Safety Director
- Meet with Planning Department Staff re: Bray's Island
- Meet with Allison Coppage, Assistant County Attorney

September 25, 2014 (Thursday):

- Conference Call re: Tree Replanting Project
- Meet with Phil Foot, Public Safety Director
- Conference call with Phil Foot and Linda Edwards, Esquire
- Attend BFG Innovative District Meeting with Planning Department Staff

September 26, 2014 (Friday):

- Tour Scott and Coosaw Centers with Gary Kubic, County Administrator, Scott Marshall, PALS Director and Morris Campbell, Community Services Director
- Meet with Gary Kubic, County Administrator
- Conference Call re: Bluffton Parkway Phase 5B with Gary Kubic, County Administrator, Tony Criscitiello, Planning Director and Terry Weaver with Reed Group
- Meet with Chris Murphy, Esquire and Jon Rembold, Airports Director re: Little Creek Partners Condemnation Trial Preparation

September 29, 2014 (Monday):

- Meet with Gary Kubic, County Administrator, Colin Kinton, Traffic Engineer, and Tom Davis, Esquire
- Meet with Eric Larson, Stormwater Director
- Conference call with Chaun Pflug, Esquire

September 30, 2014 (Tuesday):

- Telephone call with Paul Sommerville, County Council Chairman
- Attend Initial Coordination Meeting re: Mil Value Calculations/Property Values
- Meet with Alicia Holland, Chief Financial Officer
- Attend Grounds Maintenance/PALS/Facilities Maintenance Meeting

October 1, 2014 (Wednesday):

- Conference Call with Gary Kubic, County Administrator, Jon Rembold, Airports Director, Judy Elder, Talbert and Bright, and FAA Representative re: Avigation Easements at HHI Airport
- Attend Beaufort Jasper Hampton Comprehensive Health Services / BMH / OB GYN Services / Challenges Meeting with Roland Gardner
- Meet with Colin Kinton, Traffic Engineer
- Meet with Suzanne Gregory, Employee Services

October 2, 2014 (Thursday):

- Meet with Eddie Bellamy, Public Works Director and Jim Minor, Solid Waste Director
- Meet with Eddie Bellamy, Public Works Director
- Meet with Colin Kinton, Traffic Engineering
- Telephone Conference with Gary Kubic, County Administrator
- Meet with Alicia Holland, CFP and Frannie Heizer, Esq. re: Moody's Rating Call
- Meet with Robert Achurch, Esq. and Terry Finger, Esq. re: Old Oyster Factory Easement Request

October 3, 2014 (Friday):

- Meet with Colin Kinton, Traffic Engineering
- Meet with Phil Foot, Public Safety Director, Jon Rembold, Airports Director, and Mark Roseneau, Public Facilities Director re: LISH Facility Status
- Meet with Alicia Holland, CFO re: Windmill Harbour and Status of 1¢ Sales Tax Projects
- Meet with Gary Kubic, County Administrator

October 6, 2014 (Monday):

- Meet with Paul Sommerville, County Council Chairman
- Attend Meeting to Discuss Lease Opportunities with City of Beaufort for Probate Court
- Executive Committee
- Governmental Committee

October 7, 2014 (Tuesday):

- Meeting to Discuss Bufflehead Road Access with Gary Kubic, County Administrator, Colin Kinton, Traffic Engineer, Jonathan Mullin, Esquire, and Tom Zinn
- Moody's Rating Call with Alicia Holland, CFO
- Meeting to Discuss New Animal Control Facility with Gary Kubic, County Administrator, Phil Foot, Public Safety Director, Tallulah Trice, BCAC Director; Rob McFee, Engineering & Infrastructure and Mark Roseneau, Facilities Director
- S&P Rating Calls with Alicia Holland, CFO
- Development Agreement Subcommittee - Osprey Point

October 8, 2014 (Wednesday):

- Agenda Review
- Meeting with Gary Kubic, County Administrator re: St. Helena Unfit Dwelling
- Lunch Meeting with Drew Davis, Esquire, - New Counsel for School District
- Meet with Dan Morgan, MIS/GIS Director re: Tech Projects
- Review of Parks and Leisure Services Performance and Organizational Assessment Study by Ballard King and Associates
- Meeting with Gary Kubic, County Administrator, Morris Campbell, Community Services Director, William McBride, Councilman, Scott Marshall, PALS Director and LeRoy Washington and Representatives of the Young Men Social Club re: Scott Center

October 9, 2014 (Thursday):

- Attend Grounds Maintenance / PALS / Facilities Maintenance Meeting with Gary Kubic, County Administrator, Suzanne Gregory, Employee Services Director, Scott Marshall, PALS Director and Mark Roseneau, Facilities Director
- Meet with Mark Roseneau, Facilities Director re: Various Projects
- Meeting with Scott Marshall, PALS Director and Shannon Loper, PALS re: PARD Funding

- Natural Resources Committee

October 10, 2014 (Friday):

- Meeting with Gary Kubic, County Administrator and Jon Rembold, Airports Director re: Airport Hangars
- Meet with Janelle Proctor re: Friends of Fort Freemont Insurance
- Meet with Gary Kubic, County Administrator and Eric Larson, Stormwater Director re: SC 170 Widening Stormwater Issues
- Meet with Gary Kubic, County Administrator and Eric Larson, Stormwater Director to Discuss Stormwater Inspection of Middleton Place (E. & W. Morgan Court)

COMMUNITY SERVICES COMMITTEE

September 22, 2014

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

The Community Services Committee met Monday, September 22, 2014 in the Large Meeting Room, Bluffton Branch Library, 120 Palmetto Way, Bluffton, South Carolina.

ATTENDANCE

Chairman William McBride, Vice Chairman Tabor Vaux and Committee members Rick Caporale, Gerald Dawson, Steve Fobes and Laura Von Harten. Non-committee members Cynthia Bensch and Brian Flewelling 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: Morris Campbell, Division Director-Community Services; Joshua Gruber, County Attorney; Alicia Holland, Chief Financial Officer; Gary Kubic, County Administrator; Scott Marshall, Parks and Leisure Services Director; Joy Nelson, Public Information Officer; and Monica Spells, Compliance Officer.

Public: Frank Soule, Executive Director, Island Recreation Association.

Media: Joe Croley, Hilton Head Island-Bluffton Chamber of Commerce.

Councilman William McBride chaired the meeting.

INFORMATION ITEMS

1. Presentation / Hilton Head Island Recreation Association

Notification: To view video of full discussion of this meeting please visit http://beaufort.granicus.com/ViewPublisher.php?view_id=2

Discussion: Mr. Frank Soule, Executive Director, Hilton Head Island Recreation Association (Association), gave the Committee a PowerPoint presentation that provided information on the Association's Summer Day Camp, Challenge Camp, Discovery Club Preschool, Summer Sports Camp, Summer Aquatics, Senior Activities, and Community Events. The Association is requesting Council to restore the FY 2014 funding amount of \$215,000 in fiscal year 2015.

Mr. Campbell, Division-Director Community Services, stated the Disabilities and Special Needs Department held Camp Treasure Chest, a summer program for children with physical and

behavioral needs, at two locations this summer – Battery Creek High School in Beaufort and Pritchardville Elementary School in Bluffton.

Mr. Kubic stated he has had two sessions with County staff and an Association designee concerning the collaboration of responsibilities. They are looking into an agreement wherein the Association would become the service provider for the Parks and Leisure Services Department on Hilton Head Island.

Status: No action required. Information only.

2. 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

Status: No nominations at this time.

3. Consideration of Reappointments and Appointments

- Library Board**

Notification: To view video of full discussion of this meeting please visit http://beaufort.granicus.com/ViewPublisher.php?view_id=2

Status: No nominations at this time.

FINANCE COMMITTEE

September 22, 2014

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

The Finance Committee met Monday, September 22, 2014 beginning at 2:00 p.m. in the Large Meeting Room, Bluffton Branch Library, 120 Palmetto Way, Bluffton, South Carolina.

ATTENDANCE

Chairman Rick Caporale, Vice Chairman Steven Fobes and members Brian Flewelling, William McBride, Stu Rodman (telephonically) and Jerry Stewart. Non-Committee members Cynthia Bensch, Gerald Dawson and 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: Morris Campbell, Division Director-Community Services; Joshua Gruber, County Attorney; Alicia Holland, Chief Financial Officer; Gary Kubic, County Administrator; Shannon Loper, Parks and Leisure Services Deputy Director; Scott Marshall, Parks and Leisure Services Director; Dan Morgan, MIS Director; Joy Nelson, Public Information Officer; and Monica Spells, Compliance Officer.

School District: Mary Cordray, Board of Education; Bill Evans, Chairman, Board of Education; Jeffrey Moss, Superintendent; and Phyllis White, Chief Operational Services Officer.

Media: Joe Croley, Hilton Head Island-Bluffton Chamber of Commerce and Zach Murdaugh, *Beaufort Gazette/Island Packet*.

Councilman Caporale chaired the meeting.

INFORMATION ITEMS

1. Presentation / Unaudited FY 2014 Financial Statements for State and Local Accommodations Tax, Hospitality and Admissions Fees

Notification: To view video of full discussion of this meeting please visit http://beaufort.granicus.com/ViewPublisher.php?view_id=2

Discussion: Mrs. Alicia Holland, Chief Financial Officer, reviewed with the Committee preliminary and unaudited numbers as of June 30, 2014 for the following accounts: State Accommodations Tax (2%), Local Accommodations Tax (3%), Local Hospitality Tax, and Local Admissions Fees. She has received a report from the Department of Revenue about these funds and, will provide additional detail later.

Mr. Rodman suggested Council transfer dollars from the Local Hospitality Tax to Accommodations Tax 2% State in order to have more money available to promote tourism.

Mr. Gary Kubic, County Administrator, stated these funds are not guaranteed as a recurring source; therefore, when an agency receives these funds, they should not try to incorporate them into their general operations budget. When we begin to transfer funds from one area to another, you need to figure out how to either restore the dollars or discuss the intended use of those funds. The County has received fewer funds from the State. He recommends discussion and input from the Accommodations Tax Board before making any final decisions.

Status: This item will come forward at the October 20, 2014 Finance Committee meeting.

2. Discussion / School District Proposal to Create a Process to Establish Millage Value and Rate

Notification: To view video of full discussion of this meeting please visit http://beaufort.granicus.com/ViewPublisher.php?view_id=2

Discussion: Mr. Bill Evans, Board of Education Chairman, reviewed with the Committee a proposal regarding millage value and rate. His concern is the development of the rate to set the mill to fund the School District's (District) budget has been inconsistent. The proposal contained the following parts:

- Staff computes the value of the mill for all government entities and makes that value known.
- Working with staff at the County, the District financial staff identifies the rate needed to fund the approved revenue portion of the budget as established by the County Council.
- The School Board develops and implements a new fund balance policy that states that the District's fund balance will fall between 13% and 15% with median expectation of 14%.
- The County Council adopts a policy that automatically replenishes the District's fund balance back to 14% if it ever falls below 13%; the District agrees that if the fund balance ever exceeds 15% they will automatically spend the fund balance down to the 14% level.
- The agreement between the Council and the District ensures that this will take place automatically, and that any increase required is automatic and independent of any other budget requests.

Mr. Evans stated that implementation of such agreement ensures that both Council and District are protected against any events such as 6% and 4% movement, appeals, reassessments, etc. This proposal also provides stabilities which becomes a plus when working with bonding agencies. It also means that the mill value and rate are set in June with the approval of the budget

and any events will automatically be addressed with the next budget, with the fund balance either being spent down or funded so that it remains at the 14% level.

Mr. Kubic stated the balance here is to allow a safety net to make up for projections that do not materialize. If they do materialize, the reserve gains the benefit. He met with staff two weeks ago and requested staff to provide a list of all jobs in the county that has input in the development of assessed value calculations or mill value calculations. A meeting has been scheduled for September 30, 2014 with the newly created Property Value Assessment Team, consisting of School District / School Board and 15 other individuals to include Assessor, MIS, other elected officials, Treasurer, Auditor, and other members of the County staff. Each of these individuals is involved in developing property value information. Unfortunately, we often fail to appreciate the magnitude and the complexity of all the moving parts necessary to calculate mill values, produce collection rates, and set revenue projections which serve as the basis for county and school budget appropriations. The attempt is to try to develop a calculation that both sides can rely upon.

Mrs. Phyllis White, School District Chief Operations Officer, and Dr. Moss, School District Superintendent, informed the Committee that the issues at present are not due to collections, but more so due to the value of the mill. The County has used a discounted collection to make up for what the value of the mill has been set.

Status: No action required. Information only.

FINANCE COMMITTEE

September 15, 2014

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

The Finance Committee met Monday, September 15, 2014 beginning at 1:30 p.m. in the Conference Room of Building 3, Beaufort Industrial Village, 104 Industrial Village Road, Beaufort, South Carolina.

ATTENDANCE

Chairman Rick Caporale, Vice Chairman Steven Fobes and members Brian Flewelling, William McBride, Stu Rodman and Jerry Stewart. Non-Committee members Cynthia Bensch and Laura Von Harten 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, County Attorney; Alicia Holland, Chief Financial Officer; Gary Kubic, County Administrator; Dan Morgan, MIS Director; Jon Rembold, Airports Director; and Dave Thomas, Purchasing Director.

Public: Paul Boulware, Deputy Chief of Administration; Terrence Reynolds, Chairman, Bluffton Township Fire District Board; John Thompson, Chief, Bluffton Township Fire District; Jeff White, Chief Financial Officer, Beaufort Memorial Hospital.

Media: Joe Croley, Hilton Head Island-Bluffton Chamber of Commerce, and Zach Murdaugh, *Beaufort Gazette/Island Packet*.

Councilman Caporale chaired the meeting.

ACTION ITEMS

- 1. A Resolution Making Application to the State Budget and Control Board of South Carolina for Approval of the Issuance by Beaufort County, South Carolina, of its Hospital Revenue Bonds (Beaufort Memorial Hospital) Series 2014, in an Aggregate Principal Amount of Not Exceeding \$21,000,000, Pursuant to the Provisions of Title 44, Chapter 7, Article 11, *Code of Laws of South Carolina*, 1976, as Amended**

Notification: To view video of full discussion of this meeting please visit http://beaufort.granicus.com/ViewPublisher.php?view_id=2

Motion: It was moved by Mr. Rodman, seconded by Mr. Fobes, that Finance Committee approve and recommend Council adopt a resolution making application to the State Budget and Control Board of South Carolina for approval of the issuance by Beaufort County, South Carolina,

of its Hospital Revenue Bonds (Beaufort Memorial Hospital) Series 2014, in an aggregate principal amount of not exceeding \$21,000,000, pursuant to the provisions of Title 44, Chapter 7, Article 11, Code of Laws of South Carolina, 1976, as amended. The vote: YEAS – Mr. Caporale, Mr. Flewelling, Mr. Fobes, Mr. McBride, Mr. Rodman, and Mr. Stewart. The motion passed.

Recommendation: Council adopt a resolution making application to the State Budget and Control Board of South Carolina for approval of the issuance by Beaufort County, South Carolina, of its Hospital Revenue Bonds (Beaufort Memorial Hospital) Series 2014, in an aggregate principal amount of not exceeding \$21,000,000, pursuant to the provisions of Title 44, Chapter 7, Article 11, Code of Laws of South Carolina, 1976, as amended.

2. An Ordinance Authorizing the Issuance of not Exceeding \$21,000,000 Aggregate Principal Amount of Hospital Revenue Bonds (Beaufort Memorial Hospital) Series 2014; Authorizing the Execution and Delivery of a Bond Purchase and Loan Agreement; Authorizing Proper Officers to do all Things Necessary or Advisable; And Other Matters Incidental Thereto

Notification: To view video of full discussion of this meeting please visit http://beaufort.granicus.com/ViewPublisher.php?view_id=2

Motion: It was moved by Mr. Rodman, seconded by Mr. Fobes, that Finance Committee approve and recommend Council approve on first reading an ordinance authorizing the issuance of not exceeding \$21,000,000 aggregate principal amount of Hospital Revenue Bonds (Beaufort Memorial Hospital) Series 2014; authorizing the execution and delivery of a bond purchase and loan agreement; authorizing proper officers to do all things necessary or advisable; and other matters incidental thereto. The vote: YEAS – Mr. Caporale, Mr. Flewelling, Mr. Fobes, Mr. McBride, Mr. Rodman and Mr. Stewart. The motion passed.

Recommendation: Council approve on first reading an ordinance authorizing the issuance of not exceeding \$21,000,000 aggregate principal amount of Hospital Revenue Bonds (Beaufort Memorial Hospital) Series 2014; authorizing the execution and delivery of a bond purchase and loan agreement; authorizing proper officers to do all things necessary or advisable; and other matters incidental thereto.

3. Proposed Talbert & Bright Work Authorization at Hilton Head Island Airport / HXD
• **No. 2119-1405, Engineering and Planning Services for Airfield Stormwater Master Plan Project – \$162,701**

Notification: To view video of full discussion of this meeting please visit http://beaufort.granicus.com/ViewPublisher.php?view_id=2

Discussion: Mr. Jon Rembold, Airports Director, explained that Work Authorization Number 2119-1405 is for Talbert, Bright & Ellington, Inc. to provide engineering and planning services for Airfield Storm Water Master Plan project at the Hilton Head Island Airport as well as a basic topographic survey in order to provide the needed topography and planimetrics for the

study. 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 \$47,376.00 including \$1,475.00 for expenses. Special services shall be performed on a not-to-exceed basis with a budget of \$113,850.00, which includes reimbursable expenses. For a total of \$162,701.00.

Motion: It was moved by Mr. Rodman, seconded by Mr. Flewelling, that Finance Committee approve and recommend Council approve Work Authorization No. 2119-1405 to Talbert & Bright for engineering and planning services for Airfield Stormwater Master Plan Project at the Hilton Head Island Airport. The work shall be performed in accordance with the Master Contract as a lump sum of \$47,376.00 including \$1,475.00 for expenses. Special services shall be performed on a not-to-exceed basis with a budget of \$113,850.00, which includes reimbursable expenses. For a total of \$162,701.00. The vote: YEAS – Mr. Caporale, Mr. Flewelling, Mr. Fobes, Mr. McBride, Mr. Rodman and Mr. Stewart. The motion passed.

Recommendation: Council approve Work Authorization No. 2119-1405 to Talbert & Bright for engineering and planning services for Airfield Stormwater Master Plan Project at the Hilton Head Island Airport. The work shall be performed in accordance with the Master Contract as a lump sum of \$47,376.00 including \$1,475.00 for expenses. Special services shall be performed on a not-to-exceed basis with a budget of \$113,850.00, which includes reimbursable expenses. For a total of \$162,701.00

4. Proposed Talbert & Bright Work Authorization at Hilton Head Island Airport / HXD
• **No. 2119-1407, Removal of Tree Obstructions within the 20:1 and 30:1 Approaches to Runway 03 Project - \$177,828.47**

Notification: To view video of full discussion of this meeting please visit http://beaufort.granicus.com/ViewPublisher.php?view_id=2

Discussion: Mr. Jon Rembold, Airports Director, explained that Work Authorization Number 2119-1407 is for Talbert, Bright & Ellington, Inc. to provide scope of services relating to the preparation of an environmental assessment for removal of tree obstructions within the 20:1 and 30:1 approaches to Runway 03 Project. The method of payment shall be in accordance with Article 6 of the Master Contract. The work shall be performed in accordance with the Master Contract as a lump sum of \$177,828.47.

Motion: It was moved by Mr. Rodman, seconded by Mr. Flewelling, that Finance Committee approve and recommend Council approve Work Authorization No. 2119-1407 to Talbert & Bright to provide a scope of services relating to the preparation of an environmental assessment for removal of tree obstructions within the 20:1 and 30:1 approaches to Runway 03 Project. The method of payment shall be in accordance with Article 6 of the Master Contract. The work shall be performed in accordance with the Master Contract as a lump sum of \$177,828.47. The vote: YEAS – Mr. Caporale, Mr. Flewelling, Mr. Fobes, Mr. McBride, Mr. Rodman and Mr. Stewart. The motion passed.

Recommendation: Council approve Work Authorization No. 2119-1407 to Talbert & Bright to provide scope of services relating to the preparation of an environmental assessment for removal of tree obstructions within the 20:1 and 30:1 approaches to Runway 03 Project. The method of payment shall be in accordance with Article 6 of the Master Contract. The work shall be performed in accordance with the Master Contract as a lump sum of \$177,828.47.

INFORMATION ITEMS

5. Consideration of Contract Renewal

- **Hewlett Packard Services and Support for MIS Department (<\$100,000)**

Notification: To view video of full discussion of this meeting please visit http://beaufort.granicus.com/ViewPublisher.php?view_id=2

Discussion: Mr. Dave Thomas, Purchasing Director, explained that this is a request from the MIS Department for Hewlett Packard services and support. The contract renewal is to HP Services and Support in the amount of \$65,099. Funding will come from account 10001150-51110, Maintenance Contracts.

Motion: It was moved by Mr. Flewelling, seconded by Mr. Fobes, that Finance Committee approve a contract renewal to Hewlett Packard for services and support in the amount of \$65,099 for FY2015. The vote: YEAS – Mr. Caporale, Mr. Flewelling, Mr. Fobes, Mr. McBride, Mr. Rodman, and Mr. Stewart. The motion passed.

Status: Committee approved a contract renewal to Hewlett Packard for services and support in the amount of \$65,099 for FY 2015.

6. Proposed Talbert & Bright Work Authorization at Hilton Head Island Airport / HXD

- **No. 2119-1406, Engineering and Planning Services for Preparation and Design and Bidding Plans and Specifications for the Tree Removal Between the Air Traffic Control Tower and Existing General Aviation Ramp Project - \$74,677**

Notification: To view video of full discussion of this meeting please visit http://beaufort.granicus.com/ViewPublisher.php?view_id=2

Discussion: Mr. Jon Rembold, Airports Director, explained this is Work Authorization No. 2119-1406 for Talbert, Bright & Ellington, Inc. to provide engineering and planning services for preparation of design and bidding plans and specifications for the tree removal between the Air Traffic Control Tower and the existing General Aviation Ramp project at the Hilton Head Island Airport. Existing topographic and planimetric information will be used for the base mapping. They will also provide a bidding phase services consisting of coordinating the bid advertisement, conducting a pre-bid meeting, preparation of any required addenda, conducting a bid opening for the construction bids, tabulation of the construction bids received, and recommendation of construction contract award to Beaufort County. 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 \$36,329.00 including \$5,375.00 for expenses. Special services shall be performed on a not to exceed basis with a budget of \$32,973.00, which includes reimbursable expenses. For a total of \$74,677.00.

Motion: It was moved by Mr. Rodman, seconded by Mr. Flewelling, that Finance Committee approve Work Authorization No. 2119-1406 to Talbert & Bright for engineering and planning services for preparation and design and bidding plans and specifications for the tree removal between the Air Traffic Control Tower and existing General Aviation Ramp Project. 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 \$36,329.00 including \$5,375.00 for expenses. Special services shall be performed on a not to exceed basis with a budget of \$32,973.00, which includes reimbursable expenses. For a total of \$74,677.00. The vote: YEAS – Mr. Caporale, Mr. Flewelling, Mr. Fobes, Mr. McBride, Mr. Rodman and Mr. Stewart. The motion passed.

Status: Committee approved Work Authorization No. 2119-1406 to Talbert & Bright for engineering and planning services for the preparation and design and bidding plans and specifications for the tree removal between the Air Traffic Control Tower and existing General Aviation Ramp Project. 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 \$36,329.00 including \$5,375.00 for expenses. Special services shall be performed on a not to exceed basis with a budget of \$32,973.00, which includes reimbursable expenses. For a total of \$74,677.00.

7. Presentation / Bluffton Township Fire District Strategic Plan

Notification: To view video of full discussion of this meeting please visit http://beaufort.granicus.com/ViewPublisher.php?view_id=2

Discussion: Chief John Thompson, Bluffton Township Fire, provided the Committee with a PowerPoint presentation regarding the Strategic Plan for FY2015 through FY2019. The presentation included historical data regarding the operating budget, debt service budget, impact fee budget, and personnel verse non-personnel costs. The provided budget projections for FY2015-FY2019 and an overview of items that will affect the Debt Service Fund in future years to include maintenance, fire engine fleet replacement, and training facility construction. Chief Thompson also provided the Committee with a list of Strategic Plan Capital Projects for FY2014-FY2019.

Status: Informational purposes only.

**JOINT MEETING
GOVERNMENTAL COMMITTEE
AND
LOWCOUNTRY ECONOMIC ALLIANCE**

September 16, 2014

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

A joint meeting of the Governmental Committee and The Lowcountry Economic Alliance met Tuesday, September 16, 2014 beginning at 4:00 p.m., in Council Chambers of the Administration Building, Beaufort, South Carolina.

ATTENDANCE

Chairman Jerry Stewart, Vice Chairman Laura Von Harten, and Committee members Cynthia Bensch, Rick Caporale, Gerald Dawson, Brian Flewelling and Tabor Vaux. Non-Committee members Steven Fobes, William McBride, Stu Rodman 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: Joshua Gruber, County Attorney, and Gary Kubic, County Administrator.

Lowcountry Economic Alliance: Jan Baxter, Alliance member; Jessica Bridges, Business Development Director; Rob Bridges, Military Workforce Program (TWEAC); Connie Hipp, Special Projects Assistant; David Tigges, Alliance Chairman; Ed Saxon, Alliance member; Al Spain, Alliance member; Kim Statler, Executive Director; Stephanie Yarborough, Alliance member; and Jon Verity, Alliance member.

Media: Joe Croley, Hilton Head Island-Bluffton Chamber of Commerce; Zach Murdock, *The Island Packet / The Beaufort Gazette*; and Scott Thompson, *Bluffton Today*.

Public: State Senator Tom Davis; Hannah Horne, Director, Public Policy and Small Business, Hilton Head Island Chamber of Commerce; Hank Johnston, former Mayor, Town of Bluffton, Marc Orlando, Bluffton Town Manager, Karen Lavery, Bluffton Town Councilman; Jerry Parks, citizen; Van Willis, Port Royal Town Manager; and Roberts Vaux, Bluffton Public Development Corporation Board member.

Mr. Stewart chaired the meeting.

ACTION ITEM

1. Lowcountry Economic Alliance

Notification: To view video of full discussion of this meeting please visit http://beaufort.granicus.com/ViewPublisher.php?view_id=2

Discussion: Mr. Jerry Stewart, Chairman of the Governmental Committee, stated over the past couple of years and, especially, the last few months, there has been considerable discussion amongst Council members as far as the relevance of economic development, its role here in Beaufort County, and some Council members even questioning what is economic development. Members of Council have questioned, among other things, how is economic development being done in Beaufort County, who is responsible, what are its objectives, what has been accomplished, what are the long-term goals, etc. This has led some of the Lowcountry Economic Alliance (LEA) members to have some legitimate questions as well as to question Council if does understand economic development and what we are trying to accomplish. It is important to both Beaufort County and the region and, more importantly, is Council serious about continuing its financial support for economic development here in the Lowcountry. Not surprisingly, with all those questions and issues that have been out here in the public, it has certainly led to several newspaper articles, letters to the editors, blogs, as well as the topic of discussion at meetings, both public and private.

The purpose of tonight's meeting is to bring the principal groups together --- Beaufort County Council and the Lowcountry Economic Alliance -- to allow individual members of both organizations to express their views and concerns relevant to economic development. How it is being handled here in Beaufort County and the region; and, most importantly, to enter into frank and open discussions relevant to those issues that have been raised, and how we are going to resolve them.

Status: Information only.

GOVERNMENTAL COMMITTEE

September 2, 2014

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

The Governmental Committee met Tuesday, September 2, 2014 beginning at 4:00 p.m., in the Executive Conference Room of the Administration Building, Beaufort, South Carolina.

ATTENDANCE

Chairman Jerry Stewart, Vice Chairman Laura Von Harten, and Committee members Cynthia Bensch, Rick Caporale, Gerald Dawson, Brian Flewelling and Tabor Vaux. Non-Committee member Steven Fobes, William McBride, Stu Rodman 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, Division Director–Public Safety, and Joshua Gruber, County Attorney.

Lowcountry Economic Alliance: Jessica Bridges, Business Development Director; Connie Hipp, Special Projects Assistant; and Kim Statler, Executive Director.

Public: Karen Arms and Alice Howard.

Media: Joe Croley, Hilton Head Island-Bluffton Chamber of Commerce, and Zach Murdock, *The Island Packet / The Beaufort Gazette*.

Mr. Stewart chaired the meeting.

ACTION ITEM

1. Lowcountry Economic Alliance / FY 2015 Budget Request / Quarterly Update Memorandum of Understanding

Notification: To view video of full discussion of this meeting please visit http://beaufort.granicus.com/ViewPublisher.php?view_id=2

Discussion: Mrs. Kim Statler, Executive Director, Lowcountry Economic Alliance (LEA), submitted the proposed budget for FY 2015 and FY 2016 in the amount of \$279,940 to include projections of additional income streams. LEA recently completed a Targeted Marketing Study that provided tremendous insights for us on where we should be focusing our dollars. Specific suggestions were made to increase our efforts in Germany, United Kingdom, Canada, as well as Ohio and Pennsylvania domestically. Rather than adding a team of new FTE's to the LEA staff, we are proposing to contract with experts on the ground in the various International

markets and add expertise to our team for our domestic efforts. This will allow us to broaden our reach, but provide flexibility as we see markets open and close.

The LEA will continue to staff the WorkReady program as we have been asked to do by the State and support the Military Transition program, which is vital to our workforce development efforts for existing and new businesses seeking a qualified labor pool. We are fortunate to have funding partners in the S.C. State Department of Commerce, private sector members, and the municipalities. Therefore, County investment dollars are being matched and leveraged with other dollars.

It was moved by Ms. Von Harten, seconded by Mr. Dawson, that Committee approve and recommend Council appropriate \$200,000 (\$190,000 financial contribution and \$10,000 membership dues) to the Lowcountry Economic Alliance. The vote: YEAS – Mr. Dawson, Mr. McBride, Mr. Stewart, Mr. Vaux and Ms. Von Harten. NAYS – Mrs. Bensch. The motion passed.

Recommendation: Council appropriate \$200,000 (\$190,000 financial contribution and \$10,000 membership dues) to the Lowcountry Economic Alliance.

PUBLIC FACILITIES COMMITTEE

September 15, 2014

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

The Public Facilities Committee met Monday, September 15, 2014 at 4:00 p.m., in the Conference Room of Building 3, Beaufort Industrial Village, 104 Industrial Village Road, Beaufort, South Carolina.

ATTENDANCE

Chairman Gerald Dawson, Vice Chairman Steven Fobes and members Cynthia Bensch, Brian Flewelling, William McBride and Jerry Stewart present. Non-Committee member Laura Von Harten present. Rick Caporale absent.

Roberts "Tabor" Vaux participated telephonically.

County Staff: Eddie Bellamy, Public Works Director; David Coleman, Capital Improvement Program Manager; Joshua Gruber, County Attorney; Alicia Holland, Chief Financial Officer; Colin Kinton, Traffic/Transportation Engineer; Gary Kubic, County Administrator; Rob McFee, Division Director--Engineering and Infrastructure; and Dave Thomas, Purchasing Director.

Public: Frank Gibson and Karen Jarrett, Transportation Project Manager, Town of Bluffton.

Media: Joe Croley, Hilton Head Island-Bluffton Chamber of Commerce, and Zach Murdock, *The Island Packet / The Beaufort Gazette*.

Mr. Dawson chaired the meeting.

ACTION ITEMS

1. Consideration of Contract Award - Purchase of Fuel from Mansfield Oil Company (> \$100,000)

Notification: To view video of full discussion of this meeting please visit http://beaufort.granicus.com/ViewPublisher.php?view_id=2

Discussion: Mr. Dave Thomas, Purchasing Director, presented this item to the Committee. On June 24, 2013, Council approved First Vehicle Services (FVS) contract renewal with an annual cost of \$1,396,095 and term ending on June 30, 2015. FVS currently performs the preventive maintenance services and repairs for County vehicles and equipment. In addition to the maintenance and repair service, FVS also manages the County's fuel operations. Beaufort County purchases fuel directly from Mansfield Oil Company for delivery to the two fuel facilities and charged based on the fuel that is used. The unit price of the fuel is based on the Oil

Price Information Service (OPIS) daily average. Beaufort County will need a blanket purchase order in the estimated amount of \$2,700,000 for Fiscal Year 2015 for fuel purchases from Mansfield Oil Company.

Motion: It was moved by Mr. McBride, seconded by Mr. Fobes, that Committee approve and recommend that Council approve the purchase of fuel from Mansfield Oil Company, Gainesville, Georgia. The estimated annual amount is \$2.7 million. Fuel usage will be charged to County departments and outside agencies. The vote: YEAS – Mrs. Bensch, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mr. McBride and Mr. Stewart. ABSENT – Mr. Caporale. The motion passed.

Recommendation: Council approve the purchase of fuel from Mansfield Oil Company, Gainesville, Georgia. The estimated annual amount is \$2.7 million. Fuel usage will be charged to County departments and outside agencies.

2. Beaufort County Dirt Road Paving Requirements for Dirt Roads Without Right of Way – Right of Way Condemnation Request for Honeybee Island Road, Dale

Notification: To view video of full discussion of this meeting please visit http://beaufort.granicus.com/ViewPublisher.php?view_id=2

Discussion: Mr. Robert McFee, Division-Director, Engineering and Infrastructure, presented this item to the committee. Honeybee Island Road is a dirt road located off Wimbee Creek Road in Dale. Public Works has maintained this approximately 0.3-mile dirt road for over 20 years. Wimbee Creek and Honeybee Island Roads primarily serve AMI Kids Beaufort Inc. These roads are subject to extensive maintenance due to the delivery trucks traveling to AMI Kids. Wimbee Landing Road and Wimbee Creek Road are parallel to each other. The Beaufort County Transportation Committee (CTC) has approved paving of the adjacent Wimbee Landing Road (county owned) to include a new connection into Honeybee Island Road. This will allow traffic to AMI Kids to travel primarily on a paved road to reach Honeybee Island Road. It also will allow the County to discontinue maintenance on the un-owned section of Wimbee Creek Road. All large parcels located on Wimbee Creek Road will have new access from the paved Wimbee Landing Road. The Engineering Department has met with the property owner to request a 50-foot wide easement for Honeybee Island Road to facilitate the connection and future paving of Honeybee Island Road. While the owner has twice verbally agreed to grant the easement, staff were not able to secure the signed document from the owner. The timeline associated with this process has been over 12 months and now requires closure to achieve the interconnection of Honeybee Island Road into Wimbee Landing Road as part of recently awarded Dirt Road Paving Contract #48. Staff efforts to date to obtain easement/right of way for Honeybee Island Road includes, researching ownership, meeting with the owner, preparing letters and documents, obtaining a survey for the requested easement, and providing time for owner consideration and questions or discussions. The Public Works and Engineering Departments jointly recommend that the committee approve condemnation of the easement for Honeybee Island Road in order to connect Honeybee Island Road into a soon to be paved

Wimbee Landing Road. This request for condemnation is contingent upon failure to obtain a signed agreement by September 30, 2014.

Motion: It was moved by Mr. McBride, seconded by Mr. Fobes, that Committee approve and recommend that Council approve the condemnation of the easement for Honeybee Island Road, Dale in order to facilitate connection to a county-owned paved road. The vote: YEAS – Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mr. McBride and Mr. Stewart. ABSENT – Mr. Caporale. The motion passed.

Recommendation: Council approve the condemnation of the easement for Honeybee Island Road, Dale in order to facilitate connection to a county-owned paved road.

3. Beaufort County Dirt Road Paving Requirements for Dirt Roads Without Right of Way – Removal from County Road Maintenance Inventory – Trotters Loop, Lady's Island

Notification: To view video of full discussion of this meeting please visit http://beaufort.granicus.com/ViewPublisher.php?view_id=2

Discussion: Mr. Robert McFee, Division-Director, Engineering and Infrastructure, presented this item to the committee. Trotters Loop Road is a dirt road located on Lady's Island off Pleasant Point Drive. Public Works has maintained the 1.1-mile dirt road for over 20 years. Trotters Loop Road was selected for paving in the FY 09/10 - FY 12/13 Dirt Road Paving Program, has been programmed for paving improvements in Dirt Road Paving Contract #47. In accordance with Section 106.2797 of the ZDSO and Policy Statement 17, the County should have a deeded 50-foot right of way before the road can be advertised for a dirt road paving contract. The County does not own right of way for the property parcels adjacent to Trotters Loop Road. Engineering has completed two written requests to the 33 property owners to contribute right of way in order to pave Trotters Loop Road. Six owners agreed to grant the right of way and 21 property owners have been non-responsive to both written requests. Six property owners did respond by declining to grant right of way, but no additional deeds have been received. Right of way acquisition requests to property owners includes a comment that if the right of way is not acquired, Trotters Loop Road may be reclassified as a private road and removed from the Beaufort County maintenance inventory. Property owners along the road would then assume the responsibility and costs of maintaining the road and drainage ditches. Efforts to date to obtain signed deeds for Trotters Loop Road include obtaining a cost for survey, initiating a survey agreement, performing the field survey, researching ownership, preparing letters and deeds, and providing time for owner consideration and questions or discussions. The timeline associated with the process has been approximately 12 months, with only six of the 33 property owners agreeing to right of way requests. As part of the road improvement process, staff had considered the potential for a project to pave less than the full existing road; however, the declined right of way will not allow an alternate approach. With only six owners granting right of way on Trotters Loop Road, staff would not recommend condemnation actions for the balance of right of way required to pave the road. The Engineering and Public Works

Departments jointly recommend that Trotters Loop Road be designated as a private road and that the County perform no further work or maintenance on this road.

Motion: It was moved by Mrs. Bensch, seconded by Mr. Fobes, that Committee approve and recommend that Council designate Trotters Loop Road, Lady's Island as a private road. The vote: YEAS – Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mr. McBride and Mr. Stewart. ABSENT – Mr. Caporale. The motion passed.

Recommendation: Council designate Trotters Loop Road, Lady's Island as a private road.

4. Beaufort County Dirt Road Paving Requirements for Dirt Roads Without Right of Way – Removal from County Road Maintenance Inventory – Old Polowana Road, St. Helena Island

Notification: To view video of full discussion of this meeting please visit http://beaufort.granicus.com/ViewPublisher.php?view_id=2

Discussion: Mr. Robert McFee, Division-Director, Engineering and Infrastructure, presented this item to the committee. Old Polowana Road is a dirt road located on St. Helena Island off US Highway 21. Public Works has maintained the approximately 0.4-mile dirt road for over 20 years. Old Polowana Road was selected for paving in the FY 09/10 - FY 12/13 Dirt Road Paving Program and had been planned for paving in the solicitation for Dirt Road Paving Contract #48. In accordance with Section 106.2797 of the ZDSO and Policy Statement 17, the County should have a deeded 50-foot right of way before the road can be advertised for a dirt road paving contract. The County does not own right of way for the property parcels adjacent to Old Polowana Road. Engineering has completed written requests to the 13 property owners to contribute right of way in order to pave Old Polowana Road. No property owners have responded to grant right of way. Right of way acquisition requests to property owners includes a comment that if the right of way is not acquired, Old Polowana Road may be classified as a private road and removed from the Beaufort County maintenance inventory. Property owners along the road would then assume the responsibility and costs of maintaining the road and drainage ditches. Efforts to date to obtain signed deeds for Old Polowana Road include obtaining a cost for survey, initiating a survey agreement, performing the field survey, researching ownership, preparing letters and deeds, and providing time for owner consideration and questions or discussions. The timeline associated with the process has been over 12 months, with no property owners agreeing to right of way requests. Since only specific property owners can grant or deny a right of way request, there is no benefit conducting a public meeting with attendees who cannot grant or deny the requested right of way. The Engineering and Public Works Departments jointly recommend that Old Polowana Road be designated as a private road and that the County perform no further work or maintenance on this road.

Motion: It was moved by Mrs. Bensch, seconded by Mr. Fobes, that Committee approve and recommend that Council designate Old Polowana Road, St. Helena Island as a private road.

The vote: YEAS – Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mr. McBride and Mr. Stewart. ABSENT – Mr. Caporale. The motion passed.

Recommendation: Council designate Old Polowana Road, St. Helena Island as a private road.

5. An Ordinance Authorizing the Execution of a Quitclaim Deed for Pin Drop Lane, Beaufort

Notification: To view video of full discussion of this meeting please visit http://beaufort.granicus.com/ViewPublisher.php?view_id=2

Discussion: Mr. Josh Gruber, County Attorney, presented this item to the committee. This is a request of Senator Davis, who is representing the property owners. This road runs towards the Vaden Dealership off Roberts Small Parkway. The developer had initially tried to deed the right of way for Pin Drop Lane to the County. That deed was never accepted by the County so it remains in private hands. However, the property owners are looking into refinancing, and, in order to clear up this issue, they have asked that we execute a quitclaim deed back to them just to solidify and clarify that Pin Drop Lane is a privately held road.

Motion: It was moved by Mr. Flewelling, seconded by Mrs. Bensch, that Committee approve and recommend that Council approve on first reading an ordinance authorizing the execution of a quitclaim deed for Pin Drop Lane, Beaufort. The vote: YEAS – Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mr. McBride and Mr. Stewart. ABSENT – Mr. Caporale. The motion passed.

Recommendation: Council approve on first reading an ordinance authorizing the execution of a Quitclaim Deed for Pin Drop Lane, Beaufort.

6. Condemnation Request for Easement at Crystal Lake Park Phase 2

Notification: To view video of full discussion of this meeting please visit http://beaufort.granicus.com/ViewPublisher.php?view_id=2

Discussion: Mr. Robert McFee, Division-Director, Engineering and Infrastructure, presented this item to the committee. Crystal Lake is a Beaufort County property located on Lady's Island being redeveloped into a public use County Park. In order to provide public restrooms, the Beaufort-Jasper Water and Sewer Authority's gravity sewer line needs to be extended to the site to provide a connection. Unfortunately, efforts to-date to acquire an easement to extend the gravity sewer line have not been successful. The County Attorney's office attempted to contact the representative of the Property Owners Association (POA) via phone and mail without success. In a final effort, the Assistant County Attorney traveled to the POA Representative's practice and requested to speak with him, at which point he replied that he was not interested in assisting the County with an easement for a sewer connection. The expansion of the gravity sewer system through this project will add value to the adjacent community by

making public sewer available for use in this environmentally sensitive area. The cost of the condemnation has been identified in appraisal from Compass South as being \$4,000 plus legal administrative fees and is included in the budget of the project. The County Engineering Department recommends that the committee approve condemnation of the easement in order to facilitate public restrooms at Crystal Lake Park.

Motion: It was moved by Mr. McBride, seconded by Mr. Flewelling, that Committee approve and recommend that Council approve the condemnation of the sewer line easement in order to facilitate public restrooms at Crystal Lake Park. The vote: YEAS – Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mr. McBride and Mr. Stewart. ABSENT – Mr. Caporale. The motion passed.

Recommendation: Council approve the condemnation of the sewer line easement in order to facilitate public restrooms at Crystal Lake Park.

7. Consideration of Reappointments and Appointments – Seabrook Point Special Purpose Tax District

Notification: To view video of full discussion of this meeting please visit http://beaufort.granicus.com/ViewPublisher.php?view_id=2

Motion: It was moved by Mr. McBride, seconded by Mr. Flewelling, that Committee nominate Clifford Dey and Marvin Goodwin to serve as members of the Seabrook Point Special Purpose Tax District. The vote: YEAS – Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mr. McBride and Mr. Stewart. ABSENT – Mr. Caporale. The motion passed.

Recommendation: Council nominate Clifford Dey and Marvin Goodwin to serve as members of the Seabrook Point Special Purpose Tax District.

INFORMATION ITEMS

8. Beaufort County Dirt Road Paving Requirements for Dirt Roads Without Right of Way – Right of Way Condemnation Request for Devonwood Drive, Bluffton

Notification: To view video of full discussion of this meeting please visit http://beaufort.granicus.com/ViewPublisher.php?view_id=2

Discussion: Mr. Robert McFee, Division-Director, Engineering and Infrastructure, presented this item to the committee. Devonwood Drive is a dirt road located off Burnt Church Road, which interconnects to Benton Field Drive. Public Works has maintained this approximately 0.3-mile dirt road for over 20 years. Devonwood Drive ranked fourth and selected for paving in the FY 14/15 - FY 16/17 Dirt Road Paving Program. In accordance with Section 106.2797 of the ZDSO and Policy Statement 17, the County should have a deeded 50-foot right of way before the road can be advertised for a dirt road paving contract. Devonwood

Drive has a platted 50-foot right of way that has never been deeded to Beaufort County. Staff has followed the current process to try to obtain deed to this right of way. The staff efforts to-date to obtain right of way for Devonwood Drive include, researching ownership, preparing letters and deeds, and providing time for owner consideration and questions or discussions. The timeline associated with this process has been approximately ten months. The owner did not respond to staffs' letters. The owner spoke with the district representative and declined to grant right of way indicating he did not want the road paved. The County Public Works Director has had conversation with the owner who has indicated concern over certain public vehicles speeding on this short road. The Beaufort County Transportation Committee (CTC) rating for paving is very high, reflecting the level of maintenance provided by the County Public Works Department. Devonwood Drive also provides a second access to the County's fuel facility and to the Public Works South site as well as the Lowcountry Rural Transportation Authority (LRTA). Should the only paved access to the fueling facility become blocked, operations of public service and emergency vehicles can be impacted, so a second all-weather access to the facility is highly desirable. The Public Works and Engineering Departments jointly recommend that the committee approve condemnation of the platted right of way for Devonwood Drive in order to facilitate paving of the road.

Status: Committee members defer consideration of this issue until the October 20, 2014 meeting of the Public Facilities Committee to allow County staff to meet with Mr. Ulmer and subsequent property owners who do not want the road paved. The question is the road going to be publically maintained or privately maintained. If it is going to be publically maintained, the County has to have an interested in it. Based upon the title work, we can get that information from the individual whom reached out to. If they going to say we are going to give you any kind of interest, then by definition it is private; and, there is constitutional prohibition of spending public money to benefit private property. This does not change their ingress rights. It is a question of who is going to provide maintenance. It is going to be either public or private. Once the road is paved, it will allow public movement.

9. Right of Way Plans for Bluffton Parkway Phase 5B

Notification: To view video of full discussion of this meeting please visit http://beaufort.granicus.com/ViewPublisher.php?view_id=2

Discussion: Ms. Karen Jarrett, Transportation Project Manager, Town of Bluffton, provided a status update on the right of way acquisition plans for Bluffton Parkway Phase 5B. The alignment has been approved by resolution by both County Council and Bluffton Town Council. The Town environmental assessment was received finding no significant impact confirmed by the state and federal government. The County and Town have signed a memorandum of understanding sharing funding for a State Infrastructure Bank (SIB) supplemental application for 5B. The contract has been executed between the consultant preparing the application and Town. The Town is in receipt of the draft application, it has been reviewed, and comments are being addressed by the consultant. Right of way plans have been provided to the Town and the Town has contracting with the surveyor to plat the portion of the Right of way to be donated per the Buckwalter Development Agreement.

The overall right of way that will have to be acquired is roughly 42 acres of which nearly 29 of these acres (about 70%) are inside the Buckwalter Development tract. The Development Agreement does provide the opportunity for the Town to acquire this right of way in the Buckwalter Development tract through dedication by the developer. The savings to the citizens of Beaufort County is more than \$5,500,000

10. Discussion / Convenience Centers Hours of Operation

Notification: To view video of full discussion of this meeting please visit http://beaufort.granicus.com/ViewPublisher.php?view_id=2

Discussion: Mr. Eddie Bellamy, Public Works Director, presented an update on the convenience centers new hours of operation. The decision was based on several factors to include daily traffic totals, daily average traffic, 10-months of data graphically represented, operational factors, compactor and equipment maintenance, cleaning the property, emptying containers on Monday, standard hours for all centers and supervision for the full shift.

Convenience Centers located at Big Estate, Coffin Point, Cuffy, and Sheldon will open from 9:00 a.m. to 7:00 p.m. on Tuesday, Thursday, Saturday and Sunday. These centers will close on Monday, Wednesday, Friday and County Holidays.

Convenience Centers located at Bluffton, Gate, Hilton Head Island, Lobecko, Pritchardville, Shanklin, St. Helena Island will open from 9:00 a.m. to 7:00 p.m. Monday, Tuesday, Thursday, Friday, Saturday and Sunday. These centers will close on Wednesday and County Holidays

Status: Information purposes only.

**REAPPOINTMENTS AND APPOINTMENTS
TO
BOARDS AND COMMISSIONS**

October 13, 2014

1. Public Facilities Committee

① Seabrook Point Special Purpose Tax District

<i>Nominated</i>	<i>Name</i>	<i>Position / Area / Expertise</i>	<i>Reappoint/Appoint</i>	<i>Votes Required</i>
09.22.14	Clifford Dey	At-Large	Appoint	6 of 11 (1 st term)
09.22.14	Marvin Goodwin	At-Large	Appoint	6 of 11 (1 st term)

2014 / ____

**AN ORDINANCE AUTHORIZING BEAUFORT COUNTY TO QUIT-CLAIM PIN
DROP LANE TO BEAUFORT DEALERSHIP PROPERTIES, LLC**

WHEREAS, there is a fifty (50') foot right-of-way located adjacent to the Vaden dealership on Highway 170 commonly known as Pin Drop Lane, as shown on that certain Plat dated November 21, 1997 in Plat Book 26, Page 132; and

WHEREAS, Beaufort County never officially accepted this right-of-way and Pin Drop Lane has subsequently been annexed into the City of Beaufort; and

WHEREAS, Beaufort Dealership Properties, LLC, the owner of the Vaden dealership property, is desirous of clearing any title issues related to this right-of-way strip and has requested Beaufort County execute a Quit-Claim Deed conveying any interest it may have to it; and

WHEREAS, Beaufort County has determined that it is in the best interests of its citizens to Quit-Claim said right-of-way to Beaufort Dealership Properties, LLC.

NOW, THEREFORE, Be it Ordained by Beaufort County Council that the County Administrator is hereby authorized to execute a Quit-Claim Deed conveying Pin Drop Lane to Beaufort Dealership Properties, LLC.

DONE this ____ day of October, 2014.

COUNTY COUNCIL OF BEAUFORT COUNTY

By: _____
D. Paul Sommerville, Chairman

APPROVED AS TO FORM:

Joshua A. Gruber, Deputy County Administrator
Special Counsel

ATTEST:

Suzanne M. Rainey, Clerk to Council

First Reading: September 22, 2014
Second Reading:
Public Hearing:
Third and Final Reading:

Prepared by:

STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)

THIS DEED is made this ____ day of _____, 2014, from **BEAUFORT COUNTY, SOUTH CAROLINA** (hereinafter referred to as the "Grantor"), to **BEAUFORT DEALERSHIP PROPERTIES, LLC**, a Georgia limited liability company (hereinafter referred to as "Grantee"), whose address is c/o William T. Daniel, Jr., 9393 Abercorn Street, Savannah, Georgia 31406 (the words "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits);

GRANTOR, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has remised, conveyed and quitclaimed, and by these presents does remise, convey and quitclaim unto said Grantee, all of Grantor's right, title and interest in and to that tract or parcel of land lying and being located in Beaufort County, South Carolina, known as **Pin Drop Lane, a 50' R/W**, and being more particularly described on Exhibit "A", attached hereto and incorporated herein by this reference (hereinafter referred to as the "Property").

The within Deed was prepared in the office of **Bouhan Falligant LLP, 447 Bull Street, Savannah, Georgia 31401** by **Robert B. Brannen, Jr., Esq.**

TO HAVE AND TO HOLD the said described Property, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, only to the proper use, benefit and behoof of the said Grantee, its successors and assigns, forever in FEE SIMPLE.

IN WITNESS WHEREOF, the undersigned have signed sealed and delivered this instrument the day and year first written above.

Signed, sealed and delivered
in the presence of:

Witness

Witness

GRANTOR:

**BEAUFORT COUNTY, SOUTH
CAROLINA**

By: _____

Its: _____

Attest: _____

Its: _____

STATE OF _____
COUNTY OF _____

I _____ (name of notary) do hereby certify
that _____ (name of signer 1) and _____ (name of signer 2),
acting in their capacities as _____ (office of signer 1) and _____
(office of signer 2), of Beaufort County, South Carolina (the "County"), personally appeared
before me this day and acknowledged the due execution of the foregoing instrument as the act and
deed of the County for the purposes stated in this instrument, and they are personally known to me.

Witness my hand and official seal this the _____ day of _____, 2014.

My commission expires:

[NOTARY SEAL]

EXHIBIT AA@

All that certain lot, tract or parcel of land situate, lying and being located in Beaufort County, South Carolina and being shown as a 50' R/W Access Easement on that plat entitled "Plat Prepared For United Telephone Company of the Carolinas, Inc., Beaufort County, South Carolina", prepared by R.D. Trogon, Jr., R.L.S., dated November 21, 1977, and recorded in Plat Book 26, page 132, Beaufort County, South Carolina, records; said plat being incorporated herein and made a part hereof by this reference.

Said property being a portion of that property conveyed from John M. Trask, a/k/a John M. Trask, Sr., to Burton Properties, by Title to Real Estate Deed, dated October 6, 1975, and recorded in Deed Book 232, page 156, Beaufort County, South Carolina, records.

TMS #: None Assigned

Prepared by:

Robert B. Brannen, Jr., Esq.
Bouhan Falligant LLP
447 Bull Street
Savannah, Georgia 31401



Maintenance Facility

Strategic Plan Impact FY15-FY19

Debt Service Fund – Maintenance Facility

- Maintenance is currently in a 3000 sq. ft. rental facility.
 - Space is too small for the work being performed.
 - Building is in poor condition and landlord is not responsive.
 - District at its expense has made upgrades to continue servicing vehicles.

Strategic Plan Impact FY15-FY19

Debt Service Fund – Maintenance Facility

- Maintenance is currently in a 3000 sq. ft. rental facility.
 - Landlord is having financial difficulty and there is a better than average chance the entire complex will be sold leaving the District without a viable option.
 - Town of Bluffton vehicle maintenance is growing leading to additional work space issues.

Strategic Plan Impact FY15-FY19

Debt Service Fund – Maintenance Facility

- Maintenance is currently in a 3000 sq. ft. rental facility.
 - Safety is an issue due to the cramped conditions.
 - Building height...
 - Door width...
 - Escape routes...

Strategic Plan Impact FY15-FY19

Debt Service Fund – Maintenance Facility



Strategic Plan Impact FY15-FY19

Debt Service Fund – Maintenance Facility

- The District has explored several options for housing its maintenance facility...
 - Other rental locations
 - Outsourcing to Hilton Head Island Fire/Rescue
 - Outsourcing to private companies.

Strategic Plan Impact FY15-FY19

Debt Service Fund – Maintenance Facility

● Recommended Facility;

- Four (4) apparatus work bays
- Office and break space
- High rack storage
- Climate controlled storage for the quartermaster
- Specialty work areas (self-contained breathing apparatus, welding, etc.)

Strategic Plan Impact FY15-FY19

Debt Service Fund – Maintenance Facility

- Total Budget - \$2,000,000
 - Includes building
 - Includes site work
- Recommended Location:
 - Behind Fire Station #30 on the 9.2 acre tract already owned by the BTFD.



Fire Engine Fleet Replacement

Strategic Plan Impact FY15-FY19

Debt Service Fund – Fire Engine Fleet Replacement

- Fleet Replacements must be carefully considered.
 - Costs of new engines
 - Value of old fleet for “trade-in”
 - Specifications
 - ISO
 - EPA

Strategic Plan Impact FY15-FY19

Debt Service Fund – Fire Engine Fleet Replacement

- The District's administration has considered a fleet replacement over the last few years.
- Current conditions indicate now is the time for a fleet replacement.

Strategic Plan Impact FY15-FY19

Debt Service Fund – Fire Engine Fleet Replacement

● Advantages

- Cost savings over time.
- Standardizing maintenance procedures, parts, and equipment.
- Standardizing training and operating procedures.
- Standardizing equipment locations on the engines for the response crews to reduce response and action times.

Strategic Plan Impact FY15-FY19

Debt Service Fund – Fire Engine Fleet Replacement

● Advantages

- Standardized engines provide for more even wear of the apparatus across the entire fleet.
- Potentially allowing the District's Maintenance operation to serve as the fleet warranty service center for the manufacturer.

Strategic Plan Impact FY15-FY19

Debt Service Fund – Fire Engine Fleet Replacement

● Disadvantages

- Large capital outlay at the beginning of the project.
- Specifications must be carefully constructed since all the trucks will be identical.

Strategic Plan Impact FY15-FY19

Debt Service Fund – Fire Engine Fleet Replacement

Fiscal Year	Engines Due for Replacement	Aerials Due for Replacement	Rescues/Specialty Vehicles Due For Replacement	Staff Vehicles Due for Replacement
2014	0	0	0	0
2015	1	0	1	0
2016	0	0	0	3
2017	1	0	1	0
2018	1	0	1	0
2019	1	0	0	2
2020	1	0	0	0
2021	1	0	0	0
2022	1	1	0	0
2023	0	0	0	0
2024	1	0	0	0
2025	0	0	0	0

VRP Recommendations FY14-FY19

Strategic Plan Impact FY15-FY19

Debt Service Fund – Fire Engine Fleet Replacement

Fiscal Year	Projected Vehicle Cost at 3% Increase per Year	Number Required	Total Cost
FY14	\$469,506	0	--
FY15	\$483,591	1	\$483,591
FY16	\$498,099	0	--
FY17	\$513,042	1	\$513,042
FY18	\$528,433	1	\$528,433
FY19	\$544,286	1	\$544,286
FY20	\$560,615	1	\$560,614
FY21	\$577,433	1	\$577,433
FY22	\$594,756	1	\$594,756
Proceeds from sale of engines as they are replaced		--	<\$250,000>
TOTALS		7	\$3,552,155

Replacement Costs – One Vehicle Per Year Method

Strategic Plan Impact FY15-FY19

Debt Service Fund – Fire Engine Fleet Replacement

Fiscal Year	Projected Vehicle Cost at 3% Increase	Number Required	Total Cost
FY14	\$469,506	0	\$0
FY15	\$483,591	10	\$4,835,910
FY16	\$498,099	0	\$0
FY17	\$513,042	0	\$0
FY18	\$528,433	0	\$0
FY19	\$544,286	0	\$0
FY20	\$560,615	0	\$0
FY21	\$577,433	0	\$0
FY22	\$594,756	0	\$0
Proceeds from sale of engines as they are replaced		--	<\$600,000>
Discount for bulk purchase at 5%		--	<\$241,796>
TOTALS		10	\$3,994,114

Replacement Costs – Entire Fleet Replacement Program

Strategic Plan Impact FY15-FY19

Debt Service Fund – Fire Engine Fleet Replacement

- Total Budget - \$4,000,000
 - Funding Source – Debt Service General Obligation Bonds over 15 years



Training Facility/Area

Strategic Plan Impact FY15-FY19

Debt Service Fund – Training Facility Construction

- Profound need of a dedicated Fire Training Facility/Area within the boundaries of the Bluffton Township Fire District.
- Provide the necessary area and facilities to enable the Training Department to carry out the goals and objectives established in the District's training program.

Strategic Plan Impact FY15-FY19

Debt Service Fund – Training Facility Construction

- The Fire District Training Program is designed to meet numerous standards:
 - NFPA
 - OSHA
 - ISO (Now requires 18 hours per year per member in a NFPA 1403 compliant facility).

Strategic Plan Impact FY15-FY19

Debt Service Fund – Training Facility Construction

- This training is currently accomplished through various means and avenues created by the staff of the Training Department.
 - Parking lots
 - Side streets
 - MCAS/Parris Island
 - Fire Stations

Strategic Plan Impact FY15-FY19

Debt Service Fund – Training Facility Construction

- The District continues to grow and the staff is finding it more and more difficult to locate adequate, safe training areas in the community.

Strategic Plan Impact FY15-FY19

Debt Service Fund – Training Facility Construction

● Cost Savings:

- Overtime
- Wear and tear on apparatus
- Fuel savings
- Facility use fees

Strategic Plan Impact FY15-FY19

Debt Service Fund – Training Facility Construction

● Advantages

- Cost Savings:
 - Less overtime
 - Less wear and tear on apparatus
 - Fuel savings
 - No facility use fees
- Proper coverage for the Fire District
 - No moving to cover during training
 - All apparatus are in the District to respond

Strategic Plan Impact FY15-FY19

Debt Service Fund – Training Facility Construction

● Advantages

- Convenience:

- Inclement weather
- Reschedules
- Central location easily accessed by all companies in the District
- Surprise drills

Strategic Plan Impact FY15-FY19

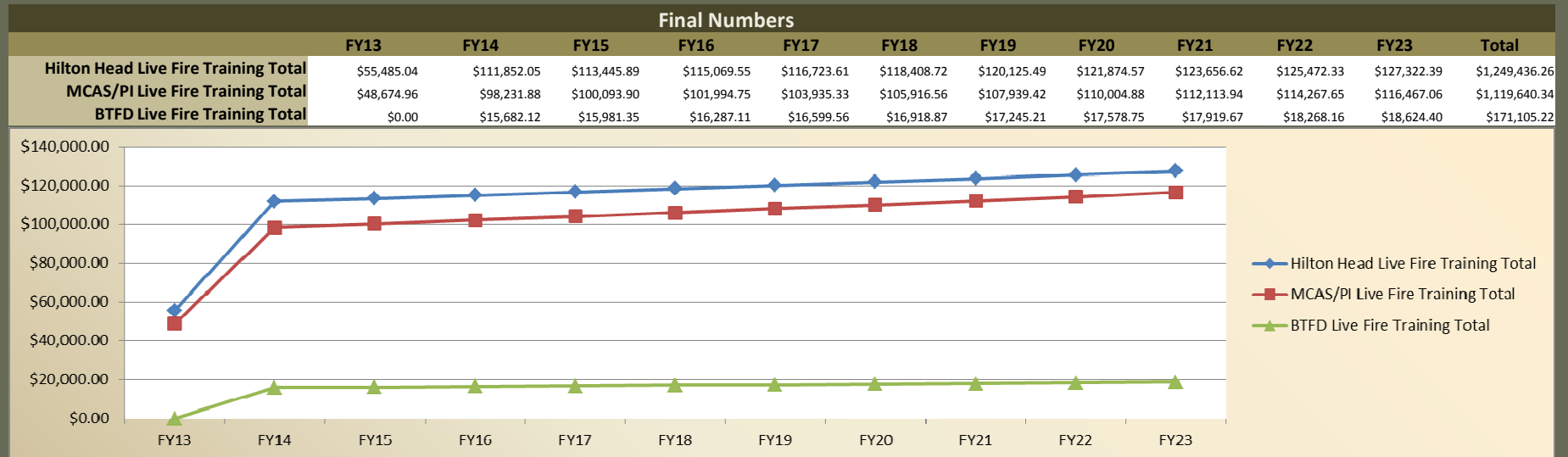
Debt Service Fund – Training Facility Construction

● Disadvantages

- Initial outlay of capital may be seen as a disadvantage by some.
- Funds will be recouped over time.
 - Annual Costs to train at HHIFR facility FY15 = \$113,445
 - Annual Costs to train at Parris Island FY15 = \$100,093
 - Annual Costs to train at BTFD facility FY15 = \$15,981
- At these rates payback of the facility will occur in 10 to 12 years.

Strategic Plan Impact FY15-FY19

Debt Service Fund – Training Facility Construction



Strategic Plan Impact FY15-FY19

Debt Service Fund – Maintenance Facility

- Total Budget - \$1,500,000
 - Includes building
 - Includes site work
- Recommended Location:
 - Behind Fire Station #30 on the 9.2 acre tract already owned by the BTFD.
- Funding Source – Debt Service General Obligation Bonds over 20 years

2014 /

SOUTHERN BEAUFORT COUNTY PLANNED UNIT DEVELOPMENT (PUD)
AMENDMENT FOR OSPREY POINT (R603-013-000-0006-0000) (119.75 ACRES ALONG
S.C. HIGHWAY 170, BLUFFTON).

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

Adopted this _____ day of _____, 2014.

COUNTY COUNCIL OF BEAUFORT COUNTY

BY: _____
D. Paul Sommerville, Chairman

APPROVED AS TO FORM:

Joshua A. Gruber, Deputy County Administrator
Special Counsel

ATTEST:

Suzanne M. Rainey, Clerk to Council

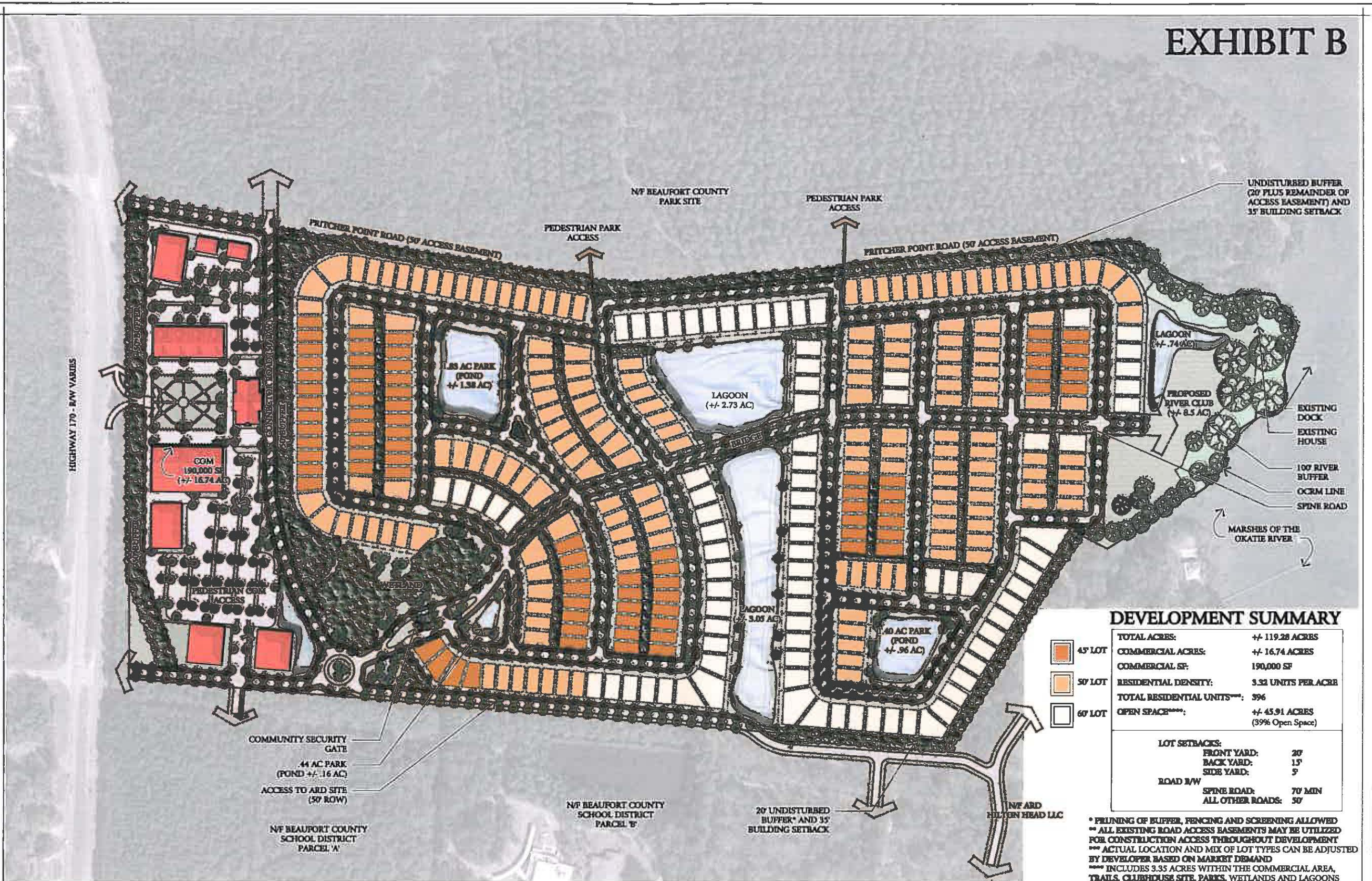
First Reading:

Second Reading:

Public Hearing:

Third and Final Reading:

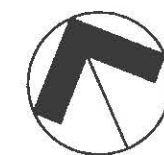
EXHIBIT B



PREPARED FOR:
MALIND BLUFF DEVELOPMENT LLC

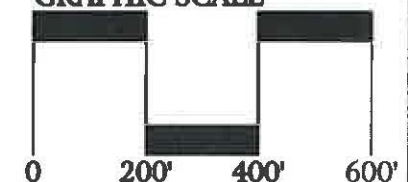
PREPARED BY:
J. K. TILLER ASSOCIATES, INC.
LAND PLANNING 7811 PINCKNEY COLONY ROAD SUITE 101 BLUFFTON, SC 29909
 LANDSCAPE ARCHITECTURE 1000 W. 10TH STREET SUITE 100 BLUFFTON, SC 29909
 Tel: 843.232.1000 Fax: 843.232.1001

OSPREY POINT (MALIND BLUFF) AMENDED MASTER PLAN BEAUFORT COUNTY, SOUTH CAROLINA July 29, 2014



NORTH

GRAPHIC SCALE

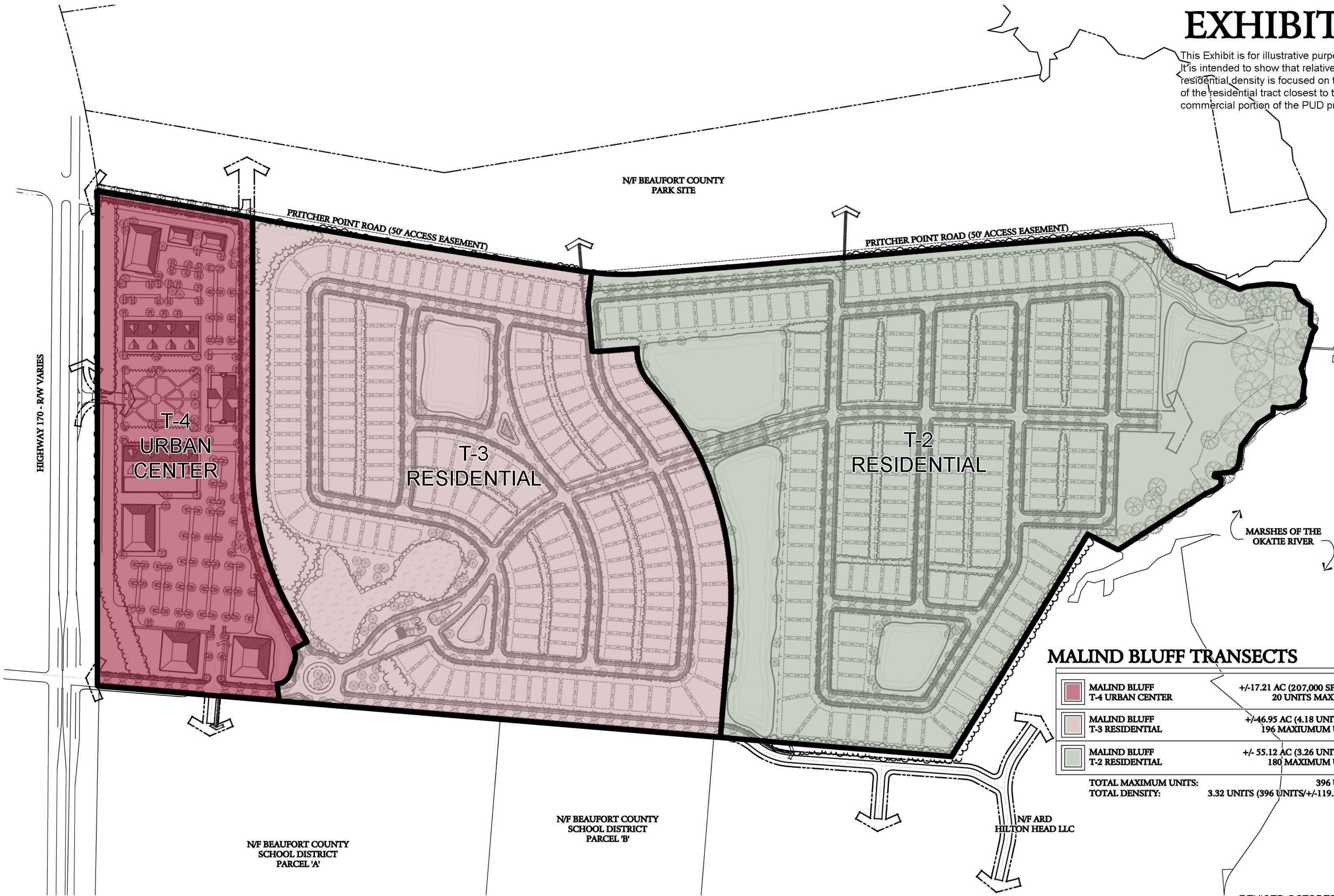


THIS IS A CONCEPTUAL PLAN AND IS SUBJECT TO CHANGE. ALL SURVEY INFORMATION AND SITE BOUNDARIES WERE COMPILED FROM A VARIETY OF UNVERIFIED SOURCES AT VARIOUS TIMES AND AS SUCH ARE INTENDED TO BE USED ONLY AS A GUIDE. ALL PROPERTY LINES, TRACT DIMENSIONS AND NARRATIVE DESCRIPTIONS ARE FOR GRAPHIC REPRESENTATION ONLY, AS AN AID TO SITE LOCATION AND POTENTIAL LAND USE, AND ARE NOT LEGAL REPRESENTATIONS AS TO FUTURE USES OR LOCATIONS. J. K. TILLER ASSOCIATES, INC. ASSUMES NO LIABILITY FOR ITS ACCURACY OR STATE OF COMPLETION, OR FOR ANY DECISIONS (REQUIRING ACCURACY) WHICH THE USER MAY MAKE BASED ON THIS INFORMATION.

JKT Job Number: 201403-01

EXHIBIT I

This Exhibit is for illustrative purposes only. It is intended to show that relatively higher residential density is focused on the portion of the residential tract closest to the commercial portion of the PUD property.



PREPARED FOR:
MALIND BLUFF DEVELOPMENT LLC

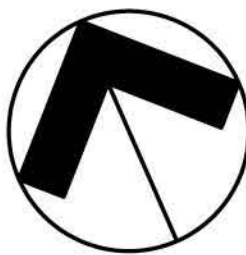


PREPARED BY:
J. K. TILLER ASSOCIATES, INC.
LAND PLANNING LANDSCAPE ARCHITECTURE
TEN PINCKNEY COLONY ROAD SUITE 101 BLUFFTON, SC 29909
Voice 843.815.4800 jktiller@jktiller.com Fax 843.815.4802

OSPREY POINT (MALIND BLUFF) TRANSECT MAP

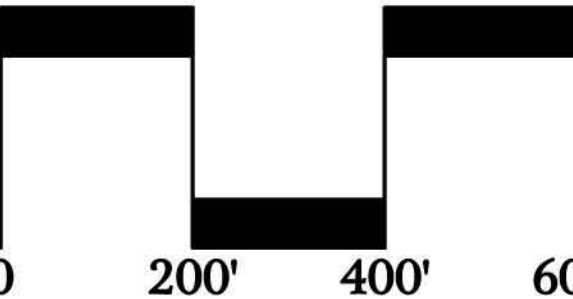
BEAUFORT COUNTY, SOUTH CAROLINA

July 29, 2014



NORTH

GRAPHIC SCALE



REVISED OCTOBER 8, 2014

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2014 /

AN ORDINANCE OF THE COUNTY OF BEAUFORT, SOUTH CAROLINA, TO APPROVE A FIRST AMENDMENT TO THE DEVELOPMENT AGREEMENT (OSPREY POINT) BETWEEN BEAUFORT COUNTY AND BANK OF THE OZARKS AS SUCCESSOR IN INTEREST TO LCP III, LLC PURSUANT TO SECTION 6-31-30 OF THE *CODE OF LAWS OF SOUTH CAROLINA*, 1976, AS AMENDED.

NOW, THEREFORE, BE IT ORDAINED that Beaufort County Council adopts this Ordinance so to amend the Osprey Point Development Agreement all of which is more fully set forth in the document entitled First Amendment to Development Agreement, a copy of which is attached hereto and incorporated by reference herein as if set forth verbatim.

This ordinance shall become effective upon filing of an executed First Amendment to Development Agreement with the Beaufort County Clerk to Council.

Adopted this _____ day of _____, 2014.

COUNTY COUNCIL OF BEAUFORT COUNTY

By: _____
D. Paul Sommerville, Chairman

APPROVED AS TO FORM:

Joshua A. Gruber, Deputy County Administrator
Special Counsel

ATTEST:

Suzanne M. Rainey, Clerk to Council

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

AMENDED NARRATIVE FOR OSPREY POINT PUD

The Owner of Osprey Point PUD has submitted a requested First Amendment To Osprey Point Development Agreement And PUD Zoning. That document, submitted herewith and incorporated herein, contains all of the requested legal changes to both the Development Agreement and the PUD. For clarification purposes, this Amended Narrative is also submitted, as part of the Amendment to the Osprey Point PUD, to describe the goals of the Amended PUD and justifications for the requested First Amendment To Osprey Point Development Agreement And PUD Zoning. This Amended Narrative will begin with a description of important background facts, necessary to understand the need for the requested First Amendment, and then go on to describe the specific changes requested to the current PUD Zoning.

BACKGROUND

A Development Agreement, with accompanying PUD Zoning, was made and entered between Owner and Beaufort County for Osprey Point, as recorded in Book 2888 at page 169, et. seq., on September 3, 2009, following passage by Beaufort County Council and due execution by the parties. Osprey Point is a portion of a larger, coordinated development area, known as Okatie Village, which also included the Okatie Marsh PUD and the River Oaks PUD, with their respective Development Agreements, which were negotiated, adopted and recorded simultaneously with Osprey Point.

No development activity or sales activity has taken place within the overall Okatie Village properties, including Osprey Point, during the approximately five years since the original approvals

of these developments. A related entity, Malind Bluff Development, LLC, has taken a small interest in the Osprey Point property for development financing purposes, and is therefore joining into the First Amendment to evidence its agreement with and consent hereto (see the attached Exhibit H Joinder).

Significant changes have taken place in real estate market conditions and within the Okatie Village development area since the original approvals for Osprey Point, making it practically and economically unfeasible to develop Osprey Point under the exact terms of the original Osprey Point Development Agreement and PUD. The Owner seeks to Amend the Osprey Point PUD in order to adjust the terms thereof to reflect current conditions, as provided below, while at the same time significantly reducing the density of Osprey Point and preserving the important protections to the environment and many other important features of the original Osprey Point PUD, as also provided below.

Planning and negotiations toward ultimate approval of the three Okatie Village Tracts, including Osprey Point, occurred in 2006 - 2008, at a time that development was exploding in Beaufort County, and the pace of that development activity was expected to continue and accelerate as the baby boom generation was beginning to reach retirement age. Prices for homes and for commercial properties were escalating and that trend was expected to continue.

All of these trends ended before development of any of the Okatie Village communities could begin. Sales prices plummeted and a financial crisis prevented developers from acquiring needed development loans, and prevented potential buyers from obtaining home loans, even at reduced prices. Okatie Village properties were particularly hard hit, since their Development

Agreements imposed fees and burdens beyond any other development properties in Beaufort County.

The Okatie Marsh PUD failed completely before any development took place. Beaufort County acquired the entire property, which has been added to the County's Open Space land holdings. River Oaks has likewise been struggling and its ultimate fate is being determined. Osprey Point, the central property of the three Okatie Village tracts, now has real potential to move forward in an economically conscientious way, under the name Malind Bluff. Several changes to the original plan have been necessitated by these changing market conditions, and are set forth below. Some of the changes are significant, while others are relatively minor. The justifications for each of these changes are set forth as the changes themselves are discussed.

SPECIFIC CHANGES REQUESTED AND JUSTIFICATIONS

Many important features of the original Osprey Point PUD will remain under the Amended PUD. For instance, Osprey Point will continue as a mixed use PUD, with commercial uses adjacent to Highway 170, residential uses in the center of the Property, and a large greenspace/community area on the eastern boundary, adjacent to the marshes of the Okatie River. Internal interconnectivity, for both roadways and trails, is maintained, and all environmental standards are maintained. The internally integrated nature of the development, the interconnectivity to adjacent parcels by the public Connector Road, and many other features justify the continuing PUD status for the Property. The following changes are requested.

A. **Commercial and Residential Density Reduction.** The allowed commercial and residential densities for Osprey Point are set forth in Section IV(C) and IV(D) of

the Development Agreement, and referenced in the attached PUD approval text and drawings. These allowed densities are hereby reduced for both commercial and residential density. The new allowed density for commercial development is now 190,000 square feet, rather than the original 207,000 square feet. The new allowed residential density is now 396 total residential units, rather than the original 527 residential units. The original Development Agreement and PUD allowed the Owner/Developer the freedom to determine the mix of single family detached, attached and multifamily units, depending upon market conditions. This flexibility remains effective, but it is specifically noted that the current intent is to develop all or most of the residential units as single family detached units, with final lot configuration and sizes to be at the discretion of Owner/Developer.

Notwithstanding this general design flexibility, Owner hereby commits to a scheme of density and use allocation as set forth on the attached Exhibit I, Amended Osprey Point Transect Zones. The terms of Exhibit I are hereby incorporated into this First Amendment and made binding upon the Property. Basically, the approximately 8.5 acre portion of the Property nearest to the marsh will be utilized for open space, park, and community recreational purposes only, with no residential construction allowed (current cottage/lodge site excepted). The private residential zone closest to the marsh area will have the lowest maximum density, to minimize potential impacts upon the tidal wetlands. The adjoining private residential zone, extending to the Connector Road, will allow increased residential density with an allowance of townhouse and multifamily units, so that this higher density area will be most accessible to the adjacent Commercial Area. The Commercial Area will continue to have the same standards, allowed uses and densities as set forth

in the original PUD and Development Agreement, subject to the reduced maximum densities set forth above.

B. Allowed Development Type and Resulting Changes to Roadway and Pathway (Including Trails) Standards. The current development planning for the Osprey Point development envisions an age restricted community, within the meaning of federal law, to be located within the residential area depicted on the Exhibit B Master Plan. A residential developer is currently in place to develop the age restricted community and it is hereby specifically provided that such an age restricted community is allowed. The residential area is planned to be single family detached, although other residential building types are allowed. While the residential area is currently planned to be age restricted, and specifically under contract for such use, Owner/Developer shall have the option of developing age targeted (non-restricted) or general residential development. This flexibility is necessary to enable adjustments to future market conditions and to meet development financing requirements.

A successful age restricted community requires private roads and the ability to restrict access. This essential fact was recognized by the County in the adjacent River Oaks Development Agreement, where private roads and restricted access were allowed, specifically because of the "senior village nature of the development". For the same reason, pathways and trails within the age restricted area of Osprey Point may also be private and restricted. It is specifically noted, however, that the frontage Connector Road as well as roads within the commercial area, shall remain open to the public as originally provided, and provide a means of interconnectivity to adjacent parcels. It is also noted, that a public access easement to serve as an access to River Oaks

PUD is provided along the southern boundary of the Osprey Point Amended Master Plan, to preserve access for River Oaks to the commercial area, the Connector Road, and to Highway 170. Internal interconnectivity, to allow residents of Osprey Point (now to be known as Malind Bluff) to have access to the commercial area, waterfront area, and adjacent properties is retained, and shall be as depicted on Exhibit C to the First Amendment for both pathway/trails and roadways. All provisions of the original Development Agreement and PUD to the contrary are hereby amended to conform herewith.

C. **Public Park Area/Access.** The original Development Agreement and PUD provided for an approximately 13 acre waterfront park area, for the enjoyment of residents within Osprey Point and the adjacent Okatie Marsh developments, with limited access rights for the public. Changes in circumstance and market conditions have now made this plan unnecessary and unworkable. The entire Okatie Marsh development, which includes waterfront property, is now owned by the County as public land. The total Okatie Village residents expected to share in the use of this area within Okatie Village has been reduced by more than 50% (due to the elimination of all Okatie Marsh density, and the substantial reduction of Osprey Point density under this Amendment).

In the light of these changed conditions, and due to the preference for privacy and safety associated with elderly and mature adult (age restricted) development, the waterfront acreage for open space/park use within Osprey Point is hereby reduced from 13 acres to approximately 8.5 acres, as depicted on the attached Exhibit B Master Plan. Public access is no longer required. Environmental standards to protect the adjacent waterway and wetlands are retained in full force

and effect. Given the changes outlined above, and the stated justifications therefor, the existing cottage/lodge, now located on the waterfront, is no longer restricted and may be used for any legal residential or Osprey Point community purpose, and it may be utilized in its existing condition, renovated, replaced, or removed.

D. Design, Construction and Maintenance Contribution to County Park.

Owner under the proposed First Amendment is proposing to design a passive park area upon the adjacent waterfront owned by the County and construct a passive park area of up to two acres at the County waterfront. This passive park design and construction shall include appropriate clearing, installation of benches, and long term landscape maintenance of any cleared area, with all elements to be approved by County Planning Staff, in consultation with other County officials. Such design and construction shall occur at the time of Owner's permitting and construction within the adjacent Osprey Point waterfront open space, to include a simple trail system within the County passive park area. While this provision is predominately a change to the original Development Agreement, it is recited here as a part of this PUD Narrative as a further justification for the requested change to the current PUD Master Plan.

E. Public Safety Site. The Public Safety Site, shown on the original Master Plan, may be located within the Commercial/Mixed Use area of the Master Plan, or at Owner's discretion and with County approval of the location, the Public Safety Site may be located outside of the Osprey Point Master Plan, on land to be acquired by Owner and donated to the County. The area to be donated for a Public Safety Site shall be 1/2 acre, sufficient for a Fire/EMS facility.

F. Workforce Housing Requirement. Certain provisions for workforce housing are set forth under Section IV(A) of the Development Agreement, and referenced as part of the PUD approval. While this requirement remains in force, it is specifically noted and agreed that this requirement shall not be interpreted to prevent development of an age restricted community within Osprey Point. Workforce housing may be provided within areas of the new Master Plan which are not within the age restricted area, or within the age restricted area, at the discretion of Owner/Developer. As provided under the original Development Agreement, the requirements to provide Workforce/Affordable Housing apply only to multifamily product (10% of total) and to town home units (15% of total) and do not apply to single family home sites. This provision continues, so that the total of such units to be provided depends upon final product mix within Osprey Point. Notwithstanding the above, Owner agrees that a minimum of 15 residential units will be developed and offered at sales prices which qualify under the low income or moderate income affordability standards as set forth in the Workforce/Affordable Housing Agreement. Such units may be developed in the Residential Area of the Master Plan or in the Commercial/Mixed Use Area.

G. Design Guidelines/Residential Design. Design Guidelines were not a part of the original Osprey Point PUD. The Design Guidelines set forth in Section IV(M) of the Development Agreement (and Exhibit F thereto) are retained for the public area of Osprey Point. The age restricted, residential area will adopt its own design guidelines and review process, by private covenant, and will therefore not be bound by the original Design Guidelines of the Development Agreement. This change, for the non-public areas only, will provide the

Owner/Developer with the needed flexibility to meet the needs and tastes of the age restricted market as development and sales unfold. Additionally, as is the case in most PUD development, internal residential lot, roadway, and layout design, including setbacks within residential lots, shall be at the discretion of Owner/Developer, so long as the final design does not violate the general layout depicted on the Exhibit B Amended Master Plan.

Notwithstanding the above stated flexibility in residential structure and lot design, Owner hereby commits to expanded spacing of driveway locations in areas where lot sizes average less than 50 feet in width. To this end, driveway locations will be combined to maximize the distance between driveway entrances on the street, for both aesthetic and safety reasons. An illustration of this design concept is attached to demonstrate this principle. The resulting design shall assure, at the time of development permit approval, that driveway location spacing on all street frontages shall exceed an average of 50 feet for any given roadway section. It is specifically noted that rear loaded lot access, provided from rear alley ways, is also an acceptable design solution to avoid excessive numbers of driveway locations on streetscapes with average lot width of less than 50 feet in width, and this design solution is also allowed within Osprey Point.

H. Development Schedule Amendment. The original Osprey Point Development Agreement included a Development Schedule provision under Section IV thereof and Exhibit D thereto. Subject to the same reservations and conditions provided under the original Development Agreement and Exhibit D, the Development Schedule is hereby amended as set forth in Exhibit D to the First Amendment. This Development Schedule is referenced in this PUD Narrative to explain current forecasting regarding phasing and development matters.

I. Preliminary Drainage Plan, Water Plan and Sanitary Sewer Plans.

Because the essential elements of the PUD remain in the same general areas of the Property as originally contemplated, at reduced densities, the changes to these infrastructure systems are relatively minor, to reflect altered road locations. The system designs all remain within the original design tolerances previously approved. Expected new locations of these infrastructure systems are depicted on the attached Exhibits E, F, and G to the First Amendment, for sanitary sewer, stormwater drainage and water systems, respectively, subject to final engineering and approvals prior to construction.

SUMMARY

The above Narrative describes the nature of the requested PUD and the specific changes requested and their justifications. The legal document entitled First Amendment To Osprey Point Development Agreement And PUD Zoning, if approved by Beaufort County, shall be the controlling document regarding changes to both the Development Agreement and the PUD. This Amended Narrative is submitted as an addition to the PUD Amendment, at the request of County Staff, to further clarify the changes being requested under the Amended PUD Master Plan and related documents.

STATE OF SOUTH CAROLINA)	FIRST AMENDMENT TO
)	OSPREY POINT DEVELOPMENT
COUNTY OF BEAUFORT)	AGREEMENT AND PUD ZONING

This First Amendment To Osprey Point Development Agreement and PUD Zoning is made and entered this _____ day of _____, 2014, by and between LCP III, LLC (Owner), and the governmental authority of Beaufort County, South Carolina ("County").

WHEREAS, a Development Agreement, with accompanying PUD Zoning, was made and entered between Owner and County for Osprey Point, as recorded in Book 2888 at page 169, et. seq., on September 3, 2009, following passage by Beaufort County Council and due execution by the parties; and,

WHEREAS, Osprey Point is a portion of a larger, coordinated development area, known as Okatie Village, which also included the Okatie Marsh PUD and the River Oaks PUD, with their respective Development Agreements, which were negotiated, adopted and recorded simultaneously with Osprey Point; and,

WHEREAS, no development activity or sales activity has taken place within the overall Okatie Village properties, including Osprey Point, during the approximately five years since the original approvals of these developments; and,

WHEREAS, a related entity, Malind Bluff Development, LLC, has taken a small interest in the Osprey Point property for development financing purposes, and is therefore joining into this First Amendment to evidence its agreement with and consent hereto (see the attached Exhibit H Joinder); and,

WHEREAS, the original Development Agreements for Okatie Village, including Osprey Point, will expire and terminate in September of 2014; and,

WHEREAS, significant changes have taken place in real estate market conditions and within the Okatie Village development area since the original approvals for Osprey Point, making it practically and economically unfeasible to develop Osprey Point under the exact terms of the original Osprey Point Development Agreement and PUD; and,

WHEREAS, the Owner and County have agreed to Amend the Osprey Point Development Agreement and PUD in order to adjust the terms thereof to reflect current conditions, as provided below, while at the same time significantly reducing the density of Osprey Point and preserving the important protections to the environment and many other important features of the original Development Agreement, as also provided below;

NOW THEREFORE, in consideration of the terms and conditions hereof, the Owner and County hereby agree as follows:

I. INCORPORATION.

The above recitals are hereby incorporated herein by reference.

II. STATEMENT OF DEVELOPMENT BACKGROUND AND CHANGES TO MARKET CONDITIONS AND OTHER CIRCUMSTANCES.

Planning and negotiations toward ultimate approval of the three Okatie Village Tracts, including Osprey Point, occurred in 2006 - 2008, at a time that development was exploding in Beaufort County, and the pace of that development activity was expected to continue and

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accelerate as the baby boom generation was beginning to reach retirement age. Prices for homes and for commercial properties were escalating and that trend was expected to continue.

All of these trends ended before development of any of the Okatie Village communities could begin. Sales prices plummeted and a financial crisis prevented developers from acquiring needed development loans, and prevented potential buyers from obtaining home loans, even at reduced prices. Okatie Village properties were particularly hard hit, since their Development Agreements imposed fees and burdens beyond any other development properties in Beaufort County.

The Okatie Marsh PUD failed completely before any development took place. Beaufort County acquired the entire property, which has been added to the County's Open Space land holdings. River Oaks has likewise been struggling and its ultimate fate is being determined. Osprey Point, the central property of the three Okatie Village tracts, now has real potential to move forward in an economically conscientious way, under the name Malind Bluff. Several changes to the original plan have been necessitated by these changing market conditions, and are set forth below. Some of the changes are significant, while others are relatively minor. The justifications for each of these changes are set forth as the changes themselves are discussed.

III. DEVELOPMENT PLAN CHANGES.

A revised Master Plan and revised Trail and Open Space Plan are attached hereto as Exhibits B and C respectively (Exhibit A hereto is a restatement of the property description of Osprey Point, which is unchanged). Both the Development Agreement and PUD Zoning are

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hereby amended to reflect all changes which are shown and depicted on the revised Exhibits B and C, both regarding the specific changes that are referenced below and any other changes that are necessary, by implication, to effectuate these Development Plan and Master Plan changes. The following changes are specifically listed and approved:

A. **Commercial and Residential Density Reduction.** The allowed commercial and residential densities for Osprey Point are set forth in Section IV(C) and IV(D) of the Development Agreement, and referenced in the attached PUD approval text and drawings. These allowed densities are hereby reduced for residential density. The allowed density for commercial development remains 207,000 square feet. The new allowed residential density is now 396 total residential units, rather than the original 527 residential units. The original Development Agreement and PUD allowed the Owner/Developer the freedom to determine the mix of single family detached, attached and multifamily units, depending upon market conditions. This flexibility remains effective, but it is specifically noted that the current intent is to develop all or most of the residential units as single family detached units, with final lot configuration and sizes to be at the discretion of Owner/Developer.

Notwithstanding this general design flexibility, Owner hereby commits to a scheme of density and use allocation as set forth on the attached Exhibit I, Amended Osprey Point Transect Zones. The terms of Exhibit I are hereby incorporated into this First Amendment and made binding upon the Property. Basically, the approximately 8.5 acre portion of the Property nearest to the marsh will be utilized for open space, park, and community recreational purposes only, with no residential construction allowed (current cottage/lodge site excepted). The private

residential zone closest to the Park/Community area will have the lowest maximum density, to minimize potential impacts upon the tidal wetlands. The adjoining private residential zone, extending to the Connector Road, will allow increased residential density with an allowance of townhouse and multifamily units, so that this higher density area will be most accessible to the adjacent Commercial Area. The Commercial Area will continue to have the same standards, allowed uses and densities as set forth in the original PUD and Development Agreement. The commitment to a Village scale commercial design, as provided under the Original PUD and Design Guidelines, remains unchanged.

B. Allowed Development Type and Resulting Changes to Roadway and Pathway (Including Trails) Standards. The current development planning for the Osprey Point development envisions an age restricted community, within the meaning and under the terms of federal law, to be located within the residential area depicted on the Exhibit B Amended Master Plan. A residential developer is currently in place to develop the age restricted community and it is hereby specifically provided that such an age restricted community is allowed. The residential area is planned to be single family detached, although other residential building types are allowed. Only age restricted residential development will be allowed within the private residential, restricted access area of the Master Plan. No non-age restricted residential development may be undertaken within this private area unless specifically approved in the future by Beaufort County as a major Amendment hereto.

A successful age restricted community requires private roads and the ability to restrict access. This essential fact was recognized by the County in the adjacent River Oaks Development

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Agreement, where private roads and restricted access were allowed, specifically because of the "senior village nature of the development". For the same reason, pathways and trails within the age restricted area may also be private and restricted. It is specifically noted, however, that the frontage Connector Road as well as roads within the commercial area, shall remain open to the public as originally provided, and provide a means of interconnectivity to adjacent parcels. It is also noted, that a public access easement to serve as an access to River Oaks PUD is provided along the southern boundary of the Osprey Point Amended Master Plan, to preserve access for River Oaks to the commercial area, the Connector Road, and to Highway 170. This access easement area shall be granted by Owner to the River Oaks property and to Beaufort County, as grantees, and the grant of this access easement shall take place within 120 days of execution and recording hereof.. Beaufort County shall have no obligation to construct or maintain such roadway, and no obligation to accept title or responsibility for such roadway. Under the original Development Agreement, Section IV(F), the Connector Road was to be constructed as part of the first phase of Osprey Point development, to provide access across Osprey Point for the expected development of Okatie Marsh. Now that Okatie Marsh has been purchased by the County for Open Space, the Connector Road shall be developed at the time of development of Phase I development; provided, however, that Owner may satisfy this requirement by posting a bond for this road construction at 125% of its estimated cost with Beaufort County, when Phase I development commences, with the commitment to construct the road at the time that fifty percent of the allowed residential density has been permitted for vertical construction. An easement shall be granted to Beaufort County and the River Oaks owner to allow said access, within 120 days of

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execution and recording hereof. Beaufort County shall have no obligation to the construction or maintain such roadway. Section VIII(A) of the original Development Agreement is hereby amended to allow such private roads and restricted access within the residential area, and also within open space areas associated with the residential area. As stated above, the planned pathways and trails within the residential area of Osprey Point may likewise be restricted, and the pathway and trail system is amended to provide for the system shown on Exhibit C hereto. Internal interconnectivity, to allow residents of Osprey Point (now to be known as Malind Bluff) to have access to the commercial area, waterfront area, and adjacent properties is retained, and shall be as depicted on Exhibit C for both pathway/trails and roadways. All provisions of the original Development Agreement and PUD to the contrary are hereby amended to conform herewith.

C. **Public Park Area/Access.** The original Development Agreement and PUD provided for an approximately 13 acre waterfront park area, for the enjoyment of residents within Osprey Point and the adjacent Okatie Marsh developments, with limited access rights for the public. Changes in circumstance and market conditions have now made this plan unnecessary and unworkable. The entire Okatie Marsh development, which includes waterfront property, is now owned by the County as public land. The total Okatie Village residents expected to share in the use of this area within Osprey Point has been reduced by more than 50% (due to the elimination of all Okatie Marsh density, and the substantial reduction of Osprey Point density under this Amendment).

In the light of these changed conditions, and due to the preference for privacy and safety associated with elderly and mature adult (age restricted) development, the waterfront acreage for

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open space/park use within Osprey Point is hereby reduced from 13 acres under Section IV(I) of the Development Agreement, to approximately 8.5 acres, as depicted on the attached Exhibit B Master Plan. Public access is no longer required. Environmental standards to protect the adjacent waterway and wetlands are retained in full force and effect. The associated covenants/easements, as required under Section IV(I) of the Development Agreement are likewise no longer required. Section IV(I) of the Development Agreement and the relevant PUD provision are hereby amended, together with any other provision of the Development Agreement and PUD necessary to carry out this Amendment. Given the changes outlined above, and the stated justifications therefor, the existing cottage/lodge, now located on the waterfront, is no longer restricted and may be used for any legal residential or Osprey Point community purpose, and it may be utilized in its existing condition, renovated, replaced, or removed.

D. Design, Construction and Maintenance Contribution to County Park.

Owner agrees to design a passive park area upon the adjacent waterfront owned by the County and construct a passive park area of up to 13 acres on the adjacent County waterfront. This passive park design and construction shall include appropriate clearing, installation of improvements as illustrated on a County Park Conceptual Plan to be submitted prior to final reading hereof, and long term landscape maintenance of any cleared area, with all elements to be approved by County Planning Staff, in consultation with other County officials, consistent with the County Park Conceptual Plan to be developed by Owner, with County approval, prior to final reading hereof. Additionally, Owner will provide a pervious surface parking area for the public to include at least six parking spaces, off Pritcher Road, near Highway 170, on County property. A trail shall be

provided from the parking area to the passive park and said trail may utilize Pritcher Road. Such design and construction shall occur at the time of Owner's permitting and construction within the adjacent Osprey Point waterfront open space, which shall occur prior to the sale of any residential home within Osprey Point. The County will participate, as needed, in any required permits and easements for construction, maintenance, and use of this park area.

E. Public Safety Site. The Public Safety Site shall be located within the Commercial/Mixed Use area of the Master Plan. The area to be donated for a Public Safety Site shall be 1/2 acre, sufficient for a Fire/EMS facility, rather than the one acre site originally provided under Section IV(K) of the Development Agreement. Required drainage and open space for the public safety site shall be provided on the adjacent Commercial Area of Owner, so that the 1/2 acre site shall be a buildable area footprint.

F. Workforce Housing Requirement. Certain provisions for workforce housing are set forth under Section IV(A) of the Development Agreement. While this requirement remains in force, it is specifically noted and agreed that this requirement shall not be interpreted to prevent development of an age restricted community within Osprey Point. Workforce housing shall be provided within areas of the new Master Plan which are not within the age restricted area. As provided under the original Development Agreement, the requirements to provide Workforce/Affordable Housing apply only to multifamily product (10% of total) and to town home units (15% of total) and do not apply to single family home sites. This provision continues, so that the total of such units to be provided depends upon final product mix within Osprey Point. **Notwithstanding the above, Owner agrees that a minimum of 15 residential units will be developed**

and offered at sales prices which qualify under the low income or moderate income affordability standards as set forth in the Workforce/Affordable Housing Agreement. Such units shall be developed in the Commercial/Mixed Use Area, provided, however, that Owner shall have the option of paying into a fund established by Beaufort County for affordable housing, in lieu of constructing such housing within Osprey Point, under the same terms and fee structure adopted by Beaufort County for such purposes generally. At the time that fifty percent (50%) of the residential density has been constructed, Owner must elect to make payments in lieu of constructing affordable housing, or commence to construct the required affordable housing, if such has not been sooner accomplished. All required affordable housing must be completed, during the term hereof.

G. Impact/Development Fee Issues. No terms of the original Development Agreement regarding fees due under Sections IV(G) and IV(H) are changed by this First Amendment.

H. Design Guidelines/Residential Design. The Design Guidelines set forth in Section IV(M) of the Development Agreement (and Exhibit F thereto) are retained for the public area of Osprey Point. The age restricted, residential area will adopt its own design guidelines and review process, by private covenant, and will therefore not be bound by the original Design Guidelines. This change, for the non-public areas only, will provide the Owner/Developer with the needed flexibility to meet the needs and tastes of the age restricted market as development and sales unfold. Additionally, as is the case in most PUD development, internal residential lot, roadway, and layout design, including setbacks within residential lots, shall be at the discretion of

Owner/Developer, so long as the final design does not violate the general layout depicted on the Exhibit B Amended Master Plan.

Notwithstanding the above stated flexibility in residential structure and lot design, Owner hereby commits to expanded spacing of driveway locations in areas where lot sizes average less than 50 feet in width. To this end, driveway locations will be combined to maximize the distance between driveway entrances on the street, for both aesthetic and safety reasons. An illustration of this design concept is attached to demonstrate this principle. . The resulting design shall assure that driveway pairs are separated from other driveway pairs by more than 50 feet, on any roadway section where lot widths average less than 50 feet. It is specifically noted that rear loaded lot access, provided from rear alley ways, is also an acceptable design solution to avoid excessive numbers of driveway locations on streetscapes with average lot width of less than 50 feet in width, and this design solution is also allowed within Osprey Point.

I. Agreement Not To Annex. Owner agrees that during the term hereof, and any extension thereof, Owner shall not seek or permit the property to be annexed into Jasper County or the City of Hardeeville. This provision may be enforced by the County by all available legal means, and include all remedies available at law or in equity, including specific performance and injunctive relief.

J. Development Schedule Amendment. The original Osprey Point Development Agreement included a Development Schedule provision under **Section IV thereof and Exhibit D thereto**. Subject to the same reservations and conditions provided under the original Development Agreement and Exhibit D, the Development Schedule is **hereby amended as set forth**

in Exhibit D hereto.

K. Preliminary Drainage Plan, Water Plan and Sanitary Sewer Plans.

Because the essential elements of the PUD remain in the same general areas of the Property as originally contemplated, at reduced densities, the changes to these infrastructure systems are relatively minor, to reflect altered road locations. The system designs all remain within the original design tolerances previously approved. Expected new locations of these infrastructure systems are depicted on the attached Exhibits E, F, and G to the First Amendment, for sanitary sewer, stormwater drainage and water systems, respectively, subject to final engineering and approvals prior to construction.

L. Terms of Agreement/Incorporation/Default. The original Development Agreement and PUD were approved by both parties, effective September 3, 2009. The parties hereby agree that the original Development Agreement, and all Exhibits thereto including the PUD, is hereby incorporated by reference into this First Amendment To Osprey Point Development Agreement and PUD, and further, that said original documents are hereby amended as specifically provided herein, directly or by necessary implication. The term of this First Amendment shall be for five years from the date of execution hereof, provided that the term shall be further extended for an additional five years if neither party hereto is in material default hereunder and if development of the subject property has not been completed within the initial term hereof, and also, extended by any South Carolina laws which extend development permits and agreements generally. Both parties agree that with the adoption and execution hereof, no present defaults exist between the parties and all future activities within Osprey Point shall be

October 8, 2014 Draft

governed by the terms hereof.

IN WITNESS WHEREOF, the parties hereby set their hands and seals, effective the date first above written.

WITNESSES

OWNER:

LCP III, LLC

By: _____

Its:

Attest: _____

Its:

STATE OF SOUTH CAROLINA

)

)

ACKNOWLEDGMENT

COUNTY OF BEAUFORT

)

I HEREBY CERTIFY, that on this ____ day of _____, 2014. before me, the undersigned Notary Public of the State and County aforesaid, personally appeared _____, and _____ known to me (or satisfactorily proven) to be the person whose name is subscribed to the within document, as the appropriate official of LCP III, LLC, who acknowledged the due execution of the foregoing document.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year last above mentioned.

Notary Public for South Carolina

My Commission Expires: _____

WITNESSES:

COUNTY OF BEAUFORT

County Council Chairman

Attest: _____
County Clerk - County of Beaufort

STATE OF SOUTH CAROLINA

COUNTY OF BEAUFORT

ACKNOWLEDGMENT

I HEREBY CERTIFY, that on this ____ day of _____, 2014 before me, the undersigned Notary Public of the state and County aforesaid, personally appeared known to me (or satisfactorily proven) to be the persons whose name is subscribed to the within document, who acknowledged the due execution of the foregoing Development Agreement.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year last above mentioned.

Notary Public for South Carolina

My Commission Expires:_____

EXHIBIT A

Property Description

The Osprey Point property consists of that certain piece and parcel of real property, and all improvements thereon, located in Beaufort County, South Carolina, containing 119.254 acres, more or less, and more particularly described on a plat prepared by Christensen Khalil Surveyors, Inc. date February 5, 2006, and last revised on June 15, 2007, and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Plat Book 120 at Page 103.

EXHIBIT B

REVISED 09/26/2014



DEVELOPMENT SUMMARY

45' LOT	TOTAL ACRES:	+/- 119.28 ACRES
50' LOT	COMMERCIAL ACRES:	+/- 16.74 ACRES
60' LOT	COMMERCIAL SF:	207,000 SF
	RESIDENTIAL DENSITY:	3.32 UNITS PER ACRE
	TOTAL RESIDENTIAL UNITS***:	396
	OPEN SPACE****:	+/- 45.91 ACRES (39% Open Space)
	LOT SETBACKS:	
	FRONT YARD:	20'
	BACK YARD:	15'
	SIDE YARD:	5'
	ROAD R/W:	
	SPINE ROAD:	70' MIN
	ALL OTHER ROADS:	50'

* PRUNING OF BUFFER, FENCING AND SCREENING ALLOWED
 ** ALL EXISTING ROAD ACCESS EASEMENTS MAY BE UTILIZED FOR CONSTRUCTION ACCESS THROUGHOUT DEVELOPMENT
 *** ACTUAL LOCATION AND MIX OF LOT TYPES CAN BE ADJUSTED BY DEVELOPER BASED ON MARKET DEMAND
 **** INCLUDES 3.35 ACRES WITHIN THE COMMERCIAL AREA, TRAILS, CLUBHOUSE SITE, PARKS, WETLANDS AND LAGOONS

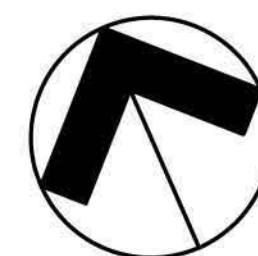
PREPARED FOR:
MALIND BLUFF DEVELOPMENT LLC

OSPREY POINT (MALIND BLUFF) AMENDED MASTER PLAN BEAUFORT COUNTY, SOUTH CAROLINA

PREPARED BY:
J. K. TILLER ASSOCIATES, INC.
 LAND PLANNING LANDSCAPE ARCHITECTURE
 TEN PINKNEY COLONY ROAD SUITE 101 BLUFFTON, SC 29909
 Voice 843.815.4800 tiller@jktiller.com Fax 843.815.4802

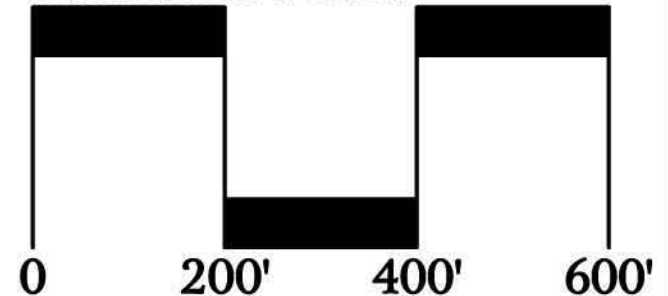


July 29, 2014



NORTH

GRAPHIC SCALE



THIS IS A CONCEPTUAL PLAN AND IS SUBJECT TO CHANGE. ALL SURVEY INFORMATION AND SITE BOUNDARIES WERE COMPILED FROM A VARIETY OF UNVERIFIED SOURCES AT VARIOUS TIMES AND AS SUCH ARE INTENDED TO BE USED ONLY AS A GUIDE. ALL PROPERTY LINES, TRACT DIMENSIONS AND NARRATIVE DESCRIPTIONS ARE FOR GRAPHIC REPRESENTATION ONLY, AS AN AID TO SITE LOCATION AND POTENTIAL LAND USE, AND ARE NOT LEGAL REPRESENTATIONS AS TO FUTURE USES OR LOCATIONS. J. K. TILLER ASSOCIATES, INC. ASSUMES NO LIABILITY FOR ITS ACCURACY OR STATE OF COMPLETION, OR FOR ANY DECISIONS (REQUIRING ACCURACY) WHICH THE USER MAY MAKE BASED ON THIS INFORMATION.

JKT Job Number: 201403-01

EXHIBIT C

REVISED 09/26/2014

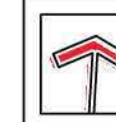


TRAILS AND OPEN SPACE SUMMARY

TOTAL ACRES:	+/- 119.28 ACRES
COMMERCIAL OPEN SPACE:	+/- 3.35 ACRES (20%)
RESIDENTIAL OPEN SPACE:	+/- 42.46 ACRES
TOTAL TRAILS:	+/- 17,592 LF (+/- 3.33 MI)
TOTAL OPEN SPACE**:	+/- 45.81 ACRES
PERCENT OPEN SPACE:	+/- 38.41 %

PROPOSED OPEN SPACE AMENITY USES:
Fishing, Wildlife Viewing, Interpretive Nature Trails, Jogging/walking Trails, Bike Trails, Jr. Olympic Pool, Passive Park/Fire Pits, Fishing Docks, Fishing Boardwalks, Kayak/Canoe Storage and Launch, Bocce Ball, Tennis, Pickle Ball, Tot Lot, Dog Park, Walkable Access to COM and Future County Park

* PRUNING OF BUFFER, FENCING AND SCREENING ALLOWED
** INCLUDES 3.35 ACRES WITHIN THE COMMERCIAL AREA, TRAILS, PROPOSED RIVER CLUB SITE, PARKS, WETLANDS AND LAGOONS



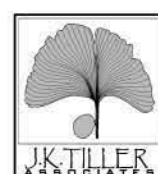
PROPOSED MULTI-PURPOSE PEDESTRIAN TRAIL (TYP.)

PREPARED FOR:
MALIND BLUFF DEVELOPMENT LLC

OSPREY POINT (MALIND BLUFF) TRAILS AND OPEN SPACE PLAN

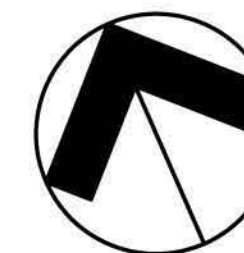
BEAUFORT COUNTY, SOUTH CAROLINA

JUNE 2, 2014



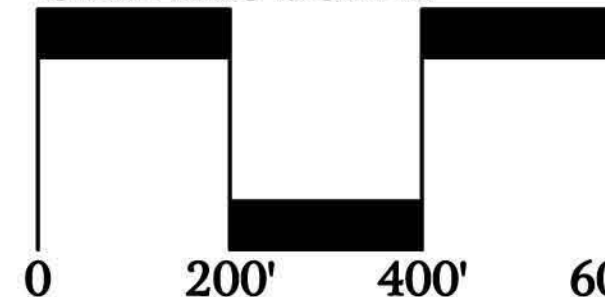
PREPARED BY:
J. K. TILLER ASSOCIATES, INC.

LAND PLANNING LANDSCAPE ARCHITECTURE
TEN PINCKNEY COLONY ROAD SUITE 101 BLUFFTON, SC 29909
Voice 843.815.4800 jktiller@jktiller.com Fax 843.815.4802



NORTH

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Exhibit D

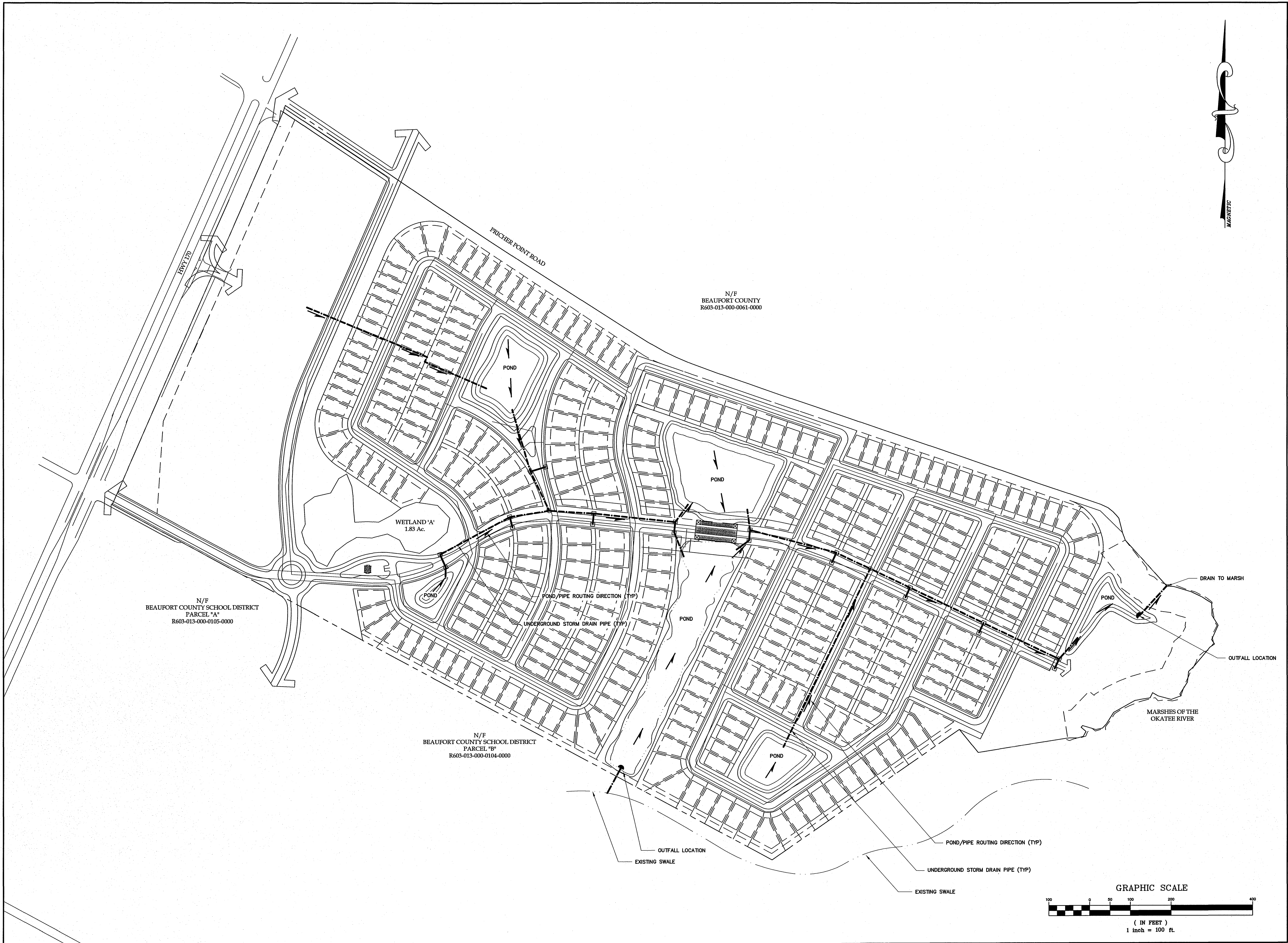
DEVELOPMENT SCHEDULE

Development of the Property is expected to occur over the five (5) year term of the Agreement, with the sequence and timing of development activity to be dictated largely by market conditions. The following estimate of expected activity is hereby included, to be updated by Owner as the development evolves over the term:

<u>Year(s) of Commencement / % Completion of Total</u>					
<u>Type of Development</u>	<u>2014/15</u>	<u>2015/16</u>	<u>2016/17</u>	<u>2017/18</u>	<u>2018/19</u>
Commercial (Sq. Ft.)	----	----	----	50%	50%
Residential, Single Family Lots ¹	14.5%	12.9%	14.5%	20.1%	38.1%
Park -- % To Be Completed	50%	50%	----	----	----
Multi-Purpose Trail & Pathways -- % To Be Completed	---	15%	15%	40%	30%

NOTE: As stated in the Development Agreement, Section VI, actual development may occur more rapidly or less rapidly, based on market conditions and actual number of Residential, Single Family Lots developed and Commercial Square Footage developed.

¹ 350 single family units are forecast to remain to be built at the end of five years



CAROLINA ENGINEERING CONSULTANTS, INC.
 PROFESSIONAL ENGINEERING FIRM
 No. 002324
 CERTIFICATE OF REGISTRATION
 STATE OF SOUTH CAROLINA

*ANY INFRINGEMENT MAY BE SUBJECT TO LEGAL ACTION.
 THE DESIGNS AND IDEAS PRESENTED IN THESE
 DRAWINGS ARE THE PROPERTY OF SAID ENGINEER. THE
 REPRODUCTION, COPY, OR USE OF THESE PLANS OR THE
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PLAN REVISIONS		
NO.	DESCRIPTION	DATE
1	-	-
2	-	-
3	-	-
4	-	-
5	-	-
6	-	-
7	-	-
8	-	-

MAYLIN BLUFF
 HWY 170
 BEAUFORT COUNTY, SC

CAROLINA ENGINEERING CONSULTANTS, INC.
 PO BOX 294
 BEAUFORT, SC 29901
 WWW.CAROLINAENGINEERING.COM
 843/322-0553
 843/322-0556 (FAX)

PROJECT:	1659
DATE:	06/19/14
REVISED:	06/19/14
DRAWN BY:	TAB
ENGINEER:	JPA
SCALE:	1"=100'

**DRAINAGE
EXHIBIT**

1
OF 1

EXHIBIT H

STATE OF SOUTH CAROLINA)
) JOINDER OF DEVELOPMENT AGREEMENT
COUNTY OF BEAUFORT)

THIS JOINDER OF DEVELOPMENT AGREEMENT is made this _____th day of _____, 2014 by **Malind Bluff Development, LLC**, its successors and assigns (the “Malind Bluff”), to join in the **Development Agreement (Osprey Point)** (the “Development Agreement”), recorded in Book 2888 at page 169, in the Beaufort County Records, as amended herewith in Book _____ at page _____.

WHEREAS, Malind Bluff is the fee simple owner of the property particularly described as Parcel B on that certain plat of record of the Malind Bluff Community recorded in Plat Book 138 at Page 54 in the Register of Deeds Office for Beaufort County, South Carolina.

NOW, THEREFORE, for consideration, receipt and sufficiency of which are hereby acknowledged, Malind Bluff hereby agrees as follows:

1. To join in the Development Agreement as benefits and affirmative and negative burdens, whether pertaining to items, benefits and obligations presently existing or to be created or executed in the future, which in equity and at law, touch and concern, benefit and burden, and run with the land and any estates in the Property.
2. That the Development Agreement contains covenants and servitudes which burden and benefit all persons with a real property estate in the property subject to the Development Agreement, including, but not limited to Malind Bluff, whether such estate was created by assignment, succession, inheritance or other method of conveyance.

[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the undersigned have executed this instrument the day and year above first written.

WITNESSES:

Malind Bluff Development, LLC

BY: _____
J. Nathan Duggins, III, Manager

STATE OF _____)

COUNTY OF _____)

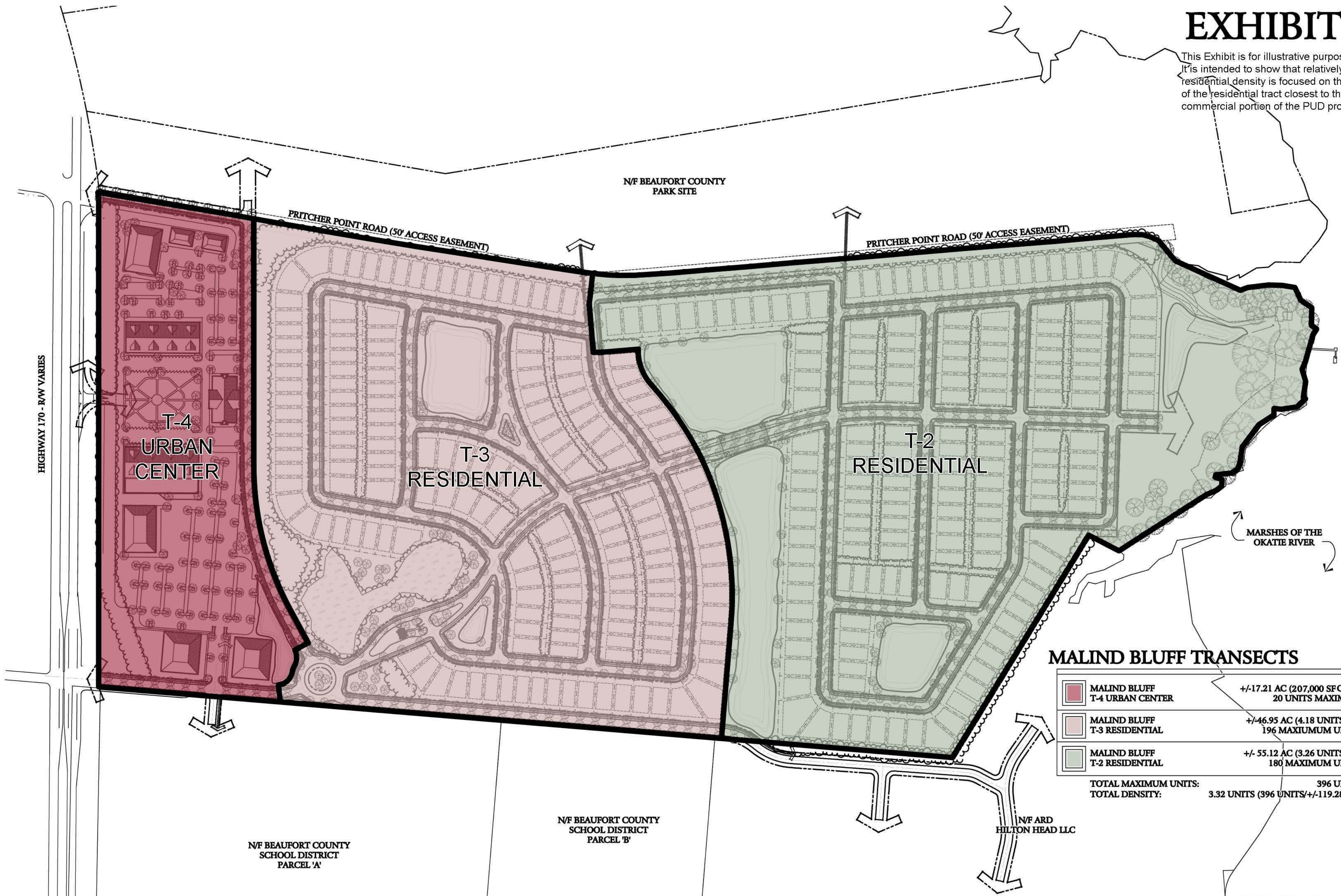
I, the undersigned Notary, do hereby certify **J. Nathan Duggins, III, in his capacity as Manager of Malind Bluff Development, LLC**, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this ____ day of _____, 2014.

Notary Public for _____
My Commission Expires: _____

EXHIBIT I

This Exhibit is for illustrative purposes only. It is intended to show that relatively higher residential density is focused on the portion of the residential tract closest to the commercial portion of the PUD property.



MALIND BLUFF TRANSECTS

MALIND BLUFF T-4 URBAN CENTER	+/-17.21 AC (207,000 SF COM) 20 UNITS MAXIMUM
MALIND BLUFF T-3 RESIDENTIAL	+/-46.95 AC (4.18 UNITS/AC) 196 MAXIMUM UNITS
MALIND BLUFF T-2 RESIDENTIAL	+/- 55.12 AC (3.26 UNITS/AC) 180 MAXIMUM UNITS
TOTAL MAXIMUM UNITS: 396 UNITS	
TOTAL DENSITY: 3.32 UNITS (396 UNITS/+119.28 AC)	

REVISED OCTOBER 8, 2014

PREPARED FOR:
MALIND BLUFF DEVELOPMENT LLC

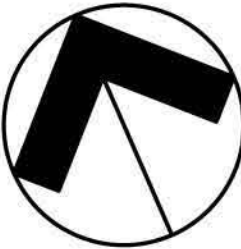
OSPREY POINT (MALIND BLUFF) TRANSECT MAP

BEAUFORT COUNTY, SOUTH CAROLINA

July 29, 2014

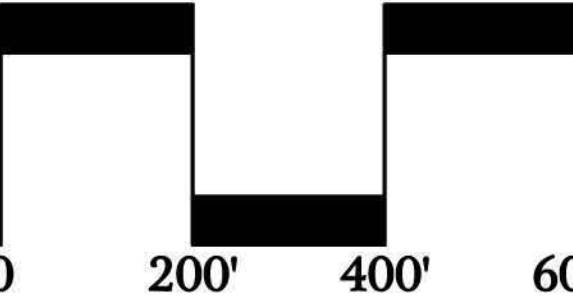


PREPARED BY:
J. K. TILLER ASSOCIATES, INC.
LAND PLANNING LANDSCAPE ARCHITECTURE
TEN PINCKNEY COLONY ROAD SUITE 101 BLUFFTON, SC 29909
Voice 843.815.4800 jktiller@jktiller.com Fax 843.815.4802



NORTH

GRAPHIC SCALE



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COUNTY COUNCIL OF BEAUFORT COUNTY
PURCHASING DEPARTMENT

106 Industrial Village Road, Bldg 2—Post Office Drawer 1228
Beaufort, South Carolina 29901-1228

TO: Brian Flewelling, Chairman, Natural Resources Committee

FROM: Dave Thomas, CPPO, Purchasing Director *DT*

SUBJ: **CONTRACT AWARD RECOMMENDATION FOR CRYSTAL LAKE
PRESERVE PARK, LADY'S ISLAND—PHASE 2B IMPROVEMENTS IFB# 090814**

DATE: October 9, 2014

BACKGROUND: The Crystal Lake Park has been an ongoing effort to create a passive Community Park as envisioned by the Friends of Crystal Lake and endorsed by the County Council at a County Council meeting held on April 9, 2012. The first phase involved the construction of a 660-foot wooden boardwalk and a 24-foot wide pier head projecting into the lake itself. Today the boardwalk, completed in 2013, is widely enjoyed by the citizens of Beaufort County, and is one of the few passive park amenities with ready access to the public. The cost of the Phase 1 project was \$159,960.

Phase 2B at Crystal Lake Park consists of site related improvements involving utility extensions, grading, paving for additional pervious parking, concrete sidewalk, and landscaping with irrigation.

On September 24, 2014, the following contractors submitted bids for Phase 2B:

<u>CONTRACTORS</u>	<u>Total Bid</u>
J.R. Wilson Construction	\$265,834
Cleland Site Prep	\$379,655

J. R. Wilson Construction Company was the certified lowest responsible/responsive bidder and is in compliance with the County's SMB Participation Ordinance. An analysis of their bid prices revealed no apparent cause for rejecting their bid. Staff is requesting a contingency of 10% (\$26,583) be added to the total project budget. The total project budget is \$292,417 for Phase 2B.

FUNDING: Unrestricted Rural and Critical Land Preservation Fund, Account #45000011-54411 Crystal Lake Park with a Phase 2B project balance of \$295,528.

FOR ACTION: Natural Resources Committee meeting on October 9, 2014.

RECOMMENDATION: The Natural Resources Committee approve and recommend to the County Council an award of a contract to the J.R. Wilson Construction Company in the amount of \$265,834 for the construction of the Crystal Lake Preserve Park Phase 2B improvements with the funding source listed above. Additionally, recommend approval of a 10% project contingency and a total project budget of \$292,417.

CC: Gary Kubic, County Administrator *GK*
Josh Gruber, Deputy County Administrator *JG*
Alicia Holland, Chief Financial Officer *AH*
Tony Criscitiello, Planning Director *TC*
Rob McFee, Director of Engineering and Infrastructure *RM*
Monica Spells, Compliance Officer *Spells*

Att: Bid Certification, SMBE Documents, 4/9/2012 County Council Minutes, Master Plan Map

PURCHASING DEPARTMENT



Project Name:	Crystal Lake
Project Number:	IFB # 080814
Project Budget:	
Bld Opening Date:	Sept. 24, 2014
Time:	3.00 PM
Location:	Building #2 102 Industrial Village Rd, Beaufort, SC
Bld Administrator:	Dave Thomas, Beaufort County Purchasing Director
Bld Recorder:	David Coleman, Beaufort County CIP Manager

a following bids were received for the above referenced project.

[illegible]

Beaufort County posts PRELIMINARY bid tabulation information within 2 business days of the advertised bid opening. Information on the PRELIMINARY bid tabulation is posted as it was read during the bid opening. Beaufort County makes guarantees as to the accuracy of any information on the PRELIMINARY tabulation. The bid results indicated here do not necessarily represent the final compliance review by Beaufort County and are subject to change. After the review, final award will be made by Beaufort County Council and a certified bid tab will be posted online.

OK In _____

Administrator Signature

2102

Bid Recorder Signature

Bid Certification Signature

Small and Minority Business Bid Compliance Review of Good Faith Efforts (1 of 2)

Crystal Lake Park Phase 2B– IFB #090814

	Prime Bidder/Proposer	Cleland	JRW
1	Included Good Faith Efforts Checklist Form	1	1
2	Requested Beaufort County SDBE Vendor List	1	1
3	Included Copy of Written Notice to SDBE	1	1
4	Provided Proof of Sending Written Notice to SDBE	1	1
5	Sent Bid Notice to SDBE 10 Days in Advance	1	1
6	Included Copy of Written Notice to Good Faith Agencies	1	1
7	Provided Proof of Sending Written Notice to Good Faith Agencies	1	1
8	Signed Non-Discrimination Statement Form (Exhibit 1)	1	1
9	Included Outreach Documentation Log (Exhibit 2)	1	1
10	Included Proposed Utilization Plan (Exhibit 3)	1	1
	Total	10	10

Cleland Site Prep, Inc. (Bluffton, SC)
J.R. Wilson Construction Co., Inc. (Varnville, SC)

Total of 10 Possible Points

Scoring:

0 = No

1 = Yes



Small and Minority Business Bid Compliance Review of Good Faith Efforts (2 of 2)

Crystal Lake Park Phase 2B– IFB #090814

Prime Bidder/Proposer	Proposed Local SBE Firm Name	Type	Location	Scope	Proposed Amount
Cleland Site Prep, Inc. Bluffton, SC	Tobin Construction	MBE	Hilton Head Island, SC	Erosion Control	\$2,848
J.R. Wilson Construction Co., Inc. Varnville, SC	The Greenery	SBE	Hilton Head Island, SC	Landscaping	\$30,099
	K Company	SBE	Bluffton, SC	Concrete	\$26,527
	Lane Construction Corporation	SBE	Beaufort, SC	Asphalt Paving	\$21,200

MBE = Minority Business Enterprise

SBE = Small Business Enterprise

WBE = Woman Business Enterprise



APPROVAL OF PROPOSAL FOR DEVELOPMENT AND USE OF CRYSTAL LAKE PROPERTY AS A COMMUNITY PARK BY FRIENDS OF CRYSTAL LAKE COMMITTEE

This item comes before Council under the Consent Agenda. It was discussed at the April 2, 2012 Natural Resources Committee meeting.

It was moved by Mr. Glaze, seconded by Mr. Stewart, that Council approve the proposal for the development and use of the Crystal Lake property as a community park. The vote was: YEAS – Mr. Baer, Mr. Dawson, Mr. Flewelling, Mr. Glaze, Mr. McBride, Mr. Newton, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Ms. Von Harten. ABSENT – Mr. Caporale. The motion passed.

AN ORDINANCE AUTHORIZING THE PLEASANT FARM SPECIAL TAX DISTRICT TO BORROW FUNDS FROM A QUALIFIED LENDING INSTITUTION IN AN AMOUNT NOT TO EXCEED \$60,000 FOR PURPOSES OF PROVIDING INFRASTRUCTURE IMPROVEMENTS AS PROVIDED FOR IN ORDINANCE NO. 2006/4

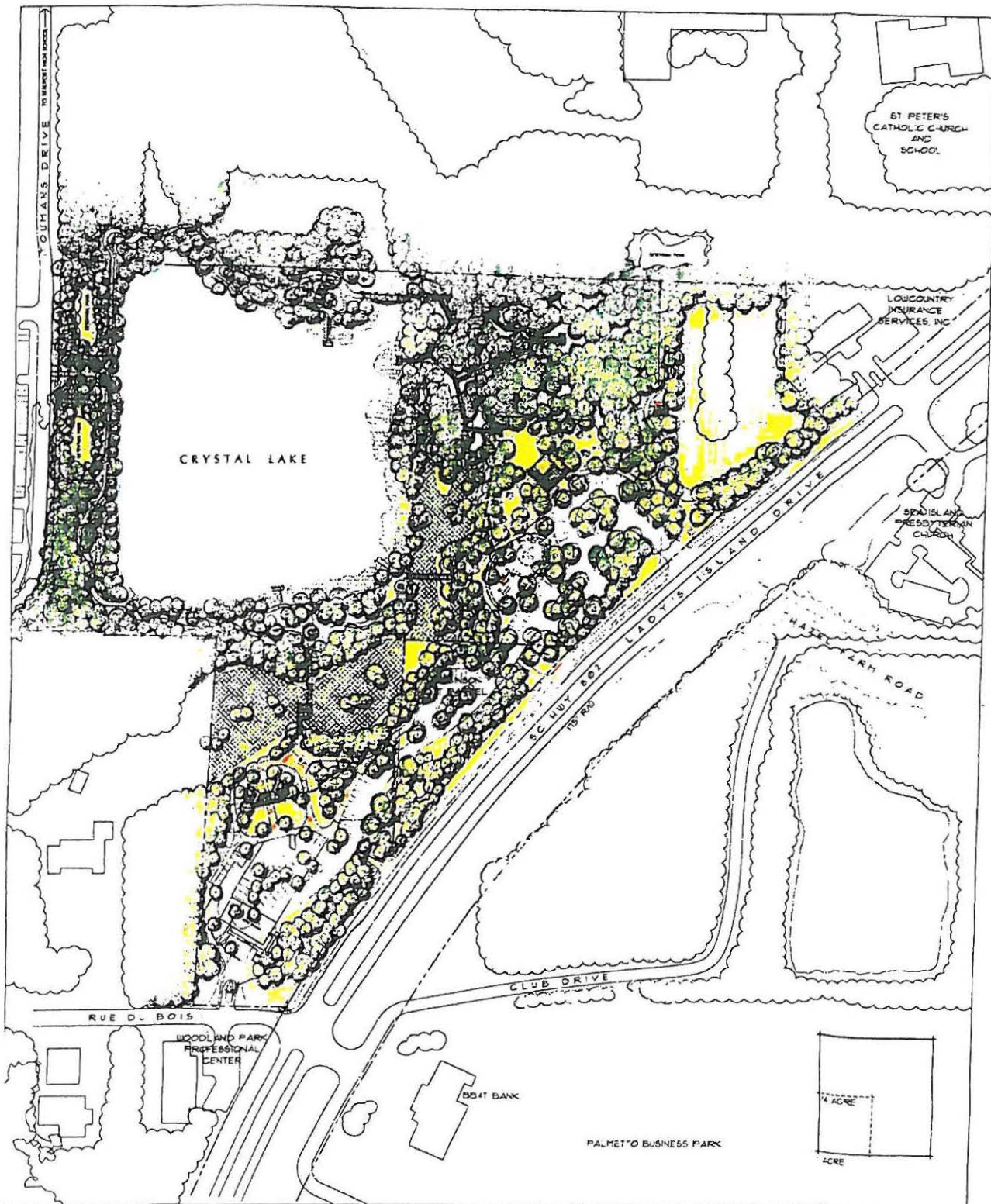
Mr. Baer will vote against this issue, because the County should not be in this business.

Mr. Rodman said this item came out of Finance Committee. Essentially, the County would be putting forward a guarantee to a bank that these funds would be paid, but, these are funds that are collected on the tax bill. There is actually no risk for us in doing that. Therefore, Mr. Rodman does think it harms the County in any way to go forward with this.

Mr. Flewelling pointed out that the funds will be used for projects which would normally be the responsibility of County government. It is admirable that the citizens of Pleasant Farm subdivision are attempting to pay for these improvements out of their pockets.

It was moved by Mr. Glaze, seconded by Mr. Stewart, that Council approve on second reading and an ordinance authorizing the Pleasant Farm Special Tax District to borrow funds from a qualified lending institution in an amount not to exceed \$60,000 for purposes of providing infrastructure improvements as provided for in Ordinance No. 2006/4. The vote was: YEAS - Mr. Dawson, Mr. Flewelling, Mr. Glaze, Mr. McBride, Mr. Newton, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Ms. Von Harten. OPPOSED - Mr. Baer. ABSENT - Mr. Caporale. The motion passed.

FUTURE LAND USE MAP AMENDMENT OF SOUTHERN BEAUFORT COUNTY PROPERTIES R600 021 0002 0000, R600 021 000 0075 0000, R603 021 000 004A 0000, R603 021 000 004A 0000, R603 021 000 006A 0000, R603 021 000 007B 0000, R603 021 000 0194 0000, AND R603 021 000 0195 0000 (7 PARCELS TOTALING 142+/- ACRES OFF HIGHWAY 278/FORDING ISLAND ROAD AND GRAVES ROAD KNOWN AS PEPPER HALL); FROM RURAL AND COMMUNITY COMMERCIAL TO REGIONAL COMMERCIAL AND NEIGHBORHOOD MIXED USE



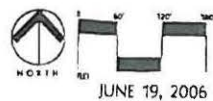
CONCEPTUAL MASTER PLAN

CRYSTAL LAKE PRESERVE PARK

BEAUFORT COUNTY, SOUTH CAROLINA

PREPARED FOR
BEAUFORT COUNTY PARKS AND LEISURE SERVICES

LandPlan
LANDSCAPE ARCHITECTS



SITE DEVELOPMENT PLAN
FOR
CRYSTAL LAKE PARK - INTREPRETIVE CENTER PHASE 2B
LADY'S ISLAND DRIVE & RUE DU BOIS INTERSECTION
LADY'S ISLAND
BEAUFORT COUNTY, SOUTH CAROLINA



CRYSTAL LAKE PARK INTERPRETIVE CENTER
BJWSA NUMBER: 2013-039

VICINITY MAP
SCALE: 1"=200'

N.P.D.E.S. DISTURBED AREA = 1.3 Acres

3 DAYS BEFORE DIGGING IN SOUTH CAROLINA
CALL 1-888-721-7877
PALMETTO UTILITY PROTECTION SERVICE

APPROXIMATE LOCATION OF SITE
LONGITUDE: 80°-39'-27"
LATITUDE: 32°-24'-37"

DEVELOPER NAME:
BEAUFORT COUNTY
MR. TONY CRESCIELLO
100 BEAUFORT ROAD
BEAUFORT, S.C. 29902
843-555-2140

PROJECT DATA INFORMATION:
CRYSTAL LAKE PARK - INTERPRETIVE CENTER PHASE 2B
DISTRICT # 9201
MAP # 018
PARCEL # 038A, 038B, 018A, 208, 045A, & 0271
PROJECT/ENGINEER OF 1/10/10
FEMA FLOOD ZONE: A1

PHONE #	PERMIT #
B.J.W.S.A. 843.587.9250	-----
D.M.E.C. 843.522.3345	-----
O.C.R.M. 843.744.5898	-----
S.C.D.O.T. 843.524.7255	-----
S.C.E.A.G. 843.528.7712	-----
PAL. ELEC. 843.208.5512	-----

APPROVED FOR CONSTRUCTION

BY: _____ DATE: ____/____/____

Andrews & Burgess Inc.
Engineering & Surveying
2712 Bull Street Suite A
Beaufort, SC 29902
843.379.2222
Fax 843.379.2223



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INDEX OF DRAWINGS

SHEET #	DESCRIPTION
NOTE	TITLE
1	LEGEND & NOTES
2	EXISTING SITE AND DEMOLITION PLAN
3	DRAINAGE, GRADING, AND SEDIMENT AND EROSION CONTROL
4	SEDIMENT AND EROSION CONTROL DETAILS
5	HORIZONTAL CONTROL AND TREE PROTECTION PLAN
6	SANITARY SEWER PLAN & PROFILE
7	SITE DETAILS I
	SITE DETAILS II
L1	LANDSCAPE PLAN
L2	PLANTING DETAILS AND SCHEDULE
LI-1	LIGHTING PLAN
CON	CONDUIT PLAN
1 OF 1	PHASING PLAN

DRAWING RELEASED FOR:

<input type="checkbox"/> PLAN REVIEW	11/05/2013
<input type="checkbox"/> PERMIT DRAWINGS	07/01/2014
<input type="checkbox"/> CONSTRUCTION DRAWINGS	08/04/2014
<input checked="" type="checkbox"/> BID SET	08/04/2014
<input type="checkbox"/> RECORD DRAWINGS	____/____/____
<input type="checkbox"/> OTHER:	____/____/____

PLAN REVISIONS

NO.	DESCRIPTION	DATE	BY
1			
2			
3			
4			
5			
6			
7			

BID SET: 08/04/14











ROAD CENTERLINE (PROPOSED & EXIST)
 CBL CBL CABLE TV LINE
 FOP FOP FIBER OPTICS
 CCL CCL CONDUIT LINE
 CHAIN LINE FENCE
 SQUARE WOODEN FENCE
 SALT FENCE
 TREE PROTECTION FENCE
 DTM DTM EXISTING PVC FOREMAN
 1" PVC PROPOSED 1" PVC (C300-C425) FOREMAN
 2" PVC PROPOSED 2" PVC (C300-C425) FOREMAN
 4" PVC PROPOSED 4" PVC (C300-C425) FOREMAN
 6" PVC PROPOSED 6" PVC (C300-C425) FOREMAN
 8" PVC PROPOSED 8" PVC (C300-C425) FOREMAN
 DTM DTM OVERHEAD POWERLINE
 CSAR EXISTING SANITARY SEWER LINE
 12" PVC PROPOSED 12" SANITARY SEWER LINE
 12" PVC PROPOSED 12" SANITARY SEWER LINE
 8" PVC PROPOSED 8" SANITARY SEWER LINE
 8" PVC PROPOSED 8" SANITARY SEWER LINE
 75AR FUTURE SANITARY SEWER LINE
 GAS EXISTING GAS LINE
 4" DIP (DUCTILE IRON PIPE)
 6" DIP
 8" DIP
 10" DIP
 DASHED PROPERTY LINE
 DASHED PROPERTY LINE
 PROPOSED PROPERTY LINE
 DASHED RIGHT OF WAY
 DASHED RIGHT OF WAY
 PROPOSED RIGHT OF WAY
 DASHED SETBACK
 FUTURE SETBACK
 TEL TEL TELEPHONE LINE
 UG UG UNDERGROUND POWER LINE
 U12 U12 UNDERGROUND TELEPHONE LINE
 U12 U12 UNDERGROUND TELEPHONE LINE
 1" PVC PROPOSED 1" PE (SDR17) WATERLINE
 12" PVC PROPOSED 12" PVC (C300-C425-CL100) WATERLINE
 12" PVC PROPOSED 12" PVC (C300-C425-CL100) WATERLINE
 2" PVC PROPOSED 2" PVC (SDR21-CL200) WATERLINE
 30" PVC PROPOSED 30" PVC (C300-C425-CL100) WATERLINE
 4" PVC PROPOSED 4" PVC (C300-C425-CL100) WATERLINE
 6" PVC PROPOSED 6" PVC (C300-C425-CL100) WATERLINE
 8" PVC PROPOSED 8" PVC (C300-C425-CL100) WATERLINE
 DTM EXISTING WATERLINE
 D12 EXISTING 12" PVC WATERLINE
 D12 EXISTING 12" PVC WATERLINE
 D12 EXISTING 12" PVC WATERLINE
 D24 EXISTING 24" PVC WATERLINE
 D24 EXISTING 24" PVC WATERLINE
 D30 EXISTING 30" PVC WATERLINE
 D30 EXISTING 30" PVC WATERLINE
 D36 EXISTING 36" PVC WATERLINE
 D36 EXISTING 36" PVC WATERLINE
 FUTURE PVC WATERLINE
 STOPPING LAND LINES
 STOPPING FOR TWIN LINES
 STOPPED LAND MAINS

AC	AIR CONDITIONER
BB	BOTTOM OF BANK
BC	BUILDING CORNER
BD	BOTTOM OF DITCH
BEACH	TEMP. BEACHMARK
BFC	BOTTOM FACE OF CURB
BS	BACK OF CURB
BSF	BACKSIGHT (POINT)
BSL	BACK OF SIDEWALK
BSW	BOTTOM OF WALL
CB	CORNER OF ASPHALT
CB	CATCH BASIN
CC	CORNER OF CONCRETE
CDK	CORNER OF DECK
CD	CORNER OF GRAVEL
CI	CURB INLET
CLP	CENTERLINE OF DRIVE PATH
CLP	CENTERLINE CLRT PATH
CLD	CENTERLINE OF DITCH
CLNT	CENTERLINE OF INTERSECTION
CLP	CENTERLINE OF PAVEMENT
CLR	CENTERLINE OF ROAD
CLSW	CENTERLINE OF SIDEWALK
CMF	CONCRETE MONUMENT FOUND
CP	CORRUGATED METAL PIPE
CS	CORRUGATED MONUMENT SET
CSL	CROWN OUT
CSOD	CONCRETE POINT
COL	COLUMN
CP	CONTROL PANEL
CP	CORNER OF POOL
CP	CORRUGATED PLASTIC PIPE
CSF	S.C. COASTAL, CRITICAL LINE
CSW	CORNER OF SIDEWALK
CTV	CABLE TELEVISION BOX
DE	EDGE OF DITCH
EA	EDGE OF ASPHALT
EB	ELECTRIC BOX
EMP	EDGE OF DRIVE PATH
EC	EDGE OF CONCRETE
ECOM	ELECTRIC CONDUIT
EDM	EDGE OF DECK
EDW	EDGE OF DRIVE ROAD
EW	EDGE OF DRIVEWAY(DIRT/GRASS)
ECW	EDGE OF GRAVEL
EW	EDGE OF MARSH
EWET	ELECTRIC METER
ECF	EDGE OF CURB PATH
ESW	ELECTRIC SUB-OUT
EW	EDGE OF SIDEWALK
EW	EDGE OF WATER
	FENCE
FC	FENCE CORNER
FCE	FINISHED FLOOR ELEVATION
FM	FIRE HYDRANT
FM	FENCE LINE
FM	FIREBOX OPTIC MARKER
FOW	FLAG POLE
FS	FORESIGHT
G	GRATE INLET
GL	GROUND LIGHT
GPSF	GPS CONTROL (POINT)
GRV	GRAVE
GT	GAS TANK
OUT	OUTTER LINE
GV	GAS VALVE
GW	GW WIRE
HPS	HANDCAP PAINTING STRIPE
HOB	HOSE BIG
HFB	HUB & TACK (POINT)
IV	IRRIGATION METER
IN	INVERT ELEVATION
IPC	IRON PIN CALLED(CORNER)
IPS	IRON PIN FOUND
IPS	IRON PIN SET
IRV	IRRIGATION VALVE
LS	LANDSCAPE SOUND
LP	LIGHT POLE/LAMP POST
MB	MAIL BOX
MW	MONITOR WELL
NWL	NORMAL WATER LEVEL

PHU	OVER HEAD PIPE
PK	PORCH CORNER
PI	POINT OF INTERSECTION
PI&P	P/W MAN (AS SETUPS)
PIF	POLE POLE
PIV	PAVING STRIPS
PLV	POLYVINE CHLORIDE PIPE
PNS	PNW MAN SET
RCP	REINFORCED CONCRETE PIPE
RM	MANHOLE RM
RE	EDGE OF R/W-EAP
RF	RADIUS POINT
RI	RETARD
SD	STORM DRAIN
SD&M	STORM DRAIN MANHOLE
SD&SIC*	SDN (THEN A D&SIC)
SP	SPRINKLER HEAD
SLT	SEWER LATERAL
SLM	SEWER LINE MARKER
SMH	SEWERY SINKER MANHOLE
STB	STEP
STP	STEP
ST&P	SETUP NA&P
SV	SEWER VALVE
SVM	SEWER VALVE MARKER
T&B	BACK OF SIDEWALK
TO	TOP OF SLOTT (ELEVATION)
TS	TOP OF BANK
TSB	TOP BACK OF CURB
TS&P	TOPOGRAPHY BENCHMARK
TEL	TELEPHONE PEDESTAL
TE	TIE TO SETUP NA&P
TL	TREE LINE
TMH	TELEPHONE MANHOLE
TP	TOP OF PIPE
TPP	TRANSVERSE POINT
TRF	TRANSFORMER
TRB	TRAFFIC STOP BAR
TW	TOP OF WALL
UG	UNDERGROUND CABLE TV
UG	UNDERGROUND ELECTRIC
UGO	UNDERGROUND FIBER OPTIC
UGS	UNDERGROUND GAS LINE
UGW	UNDERGROUND GAS WARMER
US	UNDERGROUND SANITARY SINKER
UT	UNDERGROUND TELEPHONE
UM	UNDERGROUND WATER
VCP	VERIFIED CLAY PIPE
WELL	WATER WELL
WF	WATER FOUNTAIN
WL	WHITE LINE
WL&P	WATER LATERAL
WM	WATER LINE MARKER
WM	WATER METER
WP	WATER PIPE
WT	WATER TANK
WV	WATER VALVE
WVM	WATER VALVE MARKER
YL	YELLOW LINE
END	END (TO R/F&END)
END	END LINE (END R/F&CL)

WETLANDS		
DEVELOPMENT		
LAIDOFF/POND		
EXISTING ASPHALT PAVEMENT		
CONCRETE PAVEMENT		
STONE OR RAP		
PAVING		
BRICK PAVEMENT		
TOP ASPHALT PAVEMENT		
PERVIOUS PAVEMENT		
EDGE OF PAVEMENT		
TOP OF BANK		
EXISTING SLOPE ELEVATION		
LANDSCAPE AREA		
CONCRETE MARKER		
CONCRETE BENCHMARK		
CLUMP PILE		
DRAINAGE MANHOLE		
WATER FLY HYDRANT		
WATER VALVE		
WATER VALVE MARKER		
POST INDICATOR VALVE		
MONITORING WELL		
SPRINKLER HEAD		
SANITARY SEWER MANHOLE		
SANITARY SEWER CLEAN OUT		
TELEPHONE		
EXISTING POWER POLE		
OUT WIRE		
LIGHT POLE		
AIR CONDITIONER		
FIBER OPTIC MANHOLE		
UNDERGROUND GAS MARKER		
MAILBOX		
DEP CROSSING		
PROP STORM DRAIN		
EXISTING STORM DRAIN		
TOP OF PAVEMENT		
TOP OF CURB		
TOP OF SIDEWALK		
FINISHED GRADE		
EXISTING CONTOUR		
PROPOSED CONTOUR		

1. NO SITE WORK SHALL BEGIN ON A REGULATED SITE UNTIL THE DOWN LAND DISTURBANCE PLACARD IS POSTED ON SITE. ALL THIS PROTECTION IS IN PLACE AND ALL REQUIRED SUE-12S ARE IN PLACE.
2. A HORIZONTAL & VERTICAL CONTROL MONUMENT HAS BEEN DESIGNATED BY THE ENGINEER. THE MONUMENT SHALL BE MAINTAINED THROUGHOUT THE PROJECT.
3. ALL PAVEMENTS, DRIVEWAYS (L.S., ROAD WAYS, PARKING LOTS, LANDSCAPE ISLANDS, WALKWAYS, ETC.) ARE TO THE EDGE OF PAVEMENT OR BACK OF CURB, AS SITE DICTATES.
4. ALL BUILDING TIES ARE PERPENDICULAR TO THE PROPERTY LINES.
5. CONTRACTOR TO IDENTIFY AND LOCATE ALL UNDERGROUND UTILITIES PRIOR TO SEATING CONSTRUCTION.
6. CONTRACTOR RESPONSIBLE FOR TRAFFIC CONTROL AND SAFETY DURING CONSTRUCTION.
7. CONTRACTOR RESPONSIBLE FOR SECURING SITE DURING NON-WORKING HOURS TO ENSURE PROTECTION OF THE SITE.
8. THE GENERAL CONTRACTOR AND SUB-CONTRACTORS SHALL BE AWARE THAT SOME PART OF THE PROJECT MAY BE SUBJECT TO A SEIZURE OR REAPPORT COORDINATION (PERMIT) LIMITED TO THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, SUCH AS: ONE-SIDE PERMITS, ONE-SIDE-ONE PERMITS OR THE WATER AND SEWER AUTHORITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, EXISTENCE AND CONDITIONS OF ALL PERMITS RELEVANT TO THIS PROJECT FOR THE PROTECTION OF THE SITE.
9. THE WATER AND SEWER CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE INSTALLATION OF ALL WATER AND SEWER LINES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DETAILS OF THE WATER AND SEWER AUTHORITY OF JURISDICTION. THE LOCATION OF WATER AND SEWER LINES SHALL BE SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING BEEN SHOWN ON THESE DRAWINGS FOR IDENTIFICATION PURPOSES ONLY. SEE DETAILS ON PLANS.
10. ALL DESIGNATED FIRE LINES FROM BY BUILDING AND FOSTS TO BE DECIDED & INSTALLED BY THE SPRINKLER DESIGNER/PR. SPRINKLER CONTRACTOR.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING STRUCTURES & A REGISTERED PROFESSIONAL ENGINEER FOR EXCAVATIONS DEEPER THAN 20 FT.
12. CONTRACTOR MUST TAKE NECESSARY ACTION TO MINIMIZE THE TRAFFIC OF MUD ONTO ADJACENT PROPERTIES.

1. RECEIVE NEWS COVERAGE FROM DODGE
2. PRECONSTRUCTION MEETING (ON-SITE IF MORE THAN 10 DISTURBED AND NON-LINEAR)
IDENTIFY DRAINAGE REQUIREMENTS AND 24 HOUR HOURS PRIOR TO BEGINNING
LAND-DISTURBING ACTIVITIES
3. IDENTIFICATION OF PROTECTION CONTROLS
4. CLEARING & GRUBBING ONLY AS NECESSARY FOR INSTALLATION OF PROTECTION CONTROLS
5. INSTALLATION OF PERIMETER CONTROLS (E.G., Silt FENCE & TEMPORARY SEGMENT BOM)
INSTALLATION OF BASIN/STORM DRAIN PROTECTION CONTROLS
6. INSTALLATION OF BASINS/TRAPS/PONDS AND INSTALLATION OF EXPOSURES TO THOSE
STRUCTURES WITHIN 10' OF PERIMETER CONTROLS
7. DETAILED DRAWING OF PROTECTION CONTROLS AND EXPOSURES TO THOSE STRUCTURES
WITHIN 10' OF PERIMETER CONTROLS. THE STRUCTURES AND EXPOSURES TO THE STRUCTURES ARE
COMPLETELY INSTALLED
8. CLEARING & GRUBBING OF SITE OR DEMOLITION (SEDIMENT & EROSION CONTROL)
9. GRADING
10. ROUGH GRADING
11. FINAL GRADING OF STORM DRAIN SYSTEM AND PLACEMENT OF MUD PROTECTION AS EACH
MUD IS INSTALLED
12. FINAL GRADING, PAVING, ETC.
13. PERMANENT/ FINAL STABILIZATION
14. CLEAN-OUT OF DETENTION BASINS & EROSION CONTROL MEASURES AFTER INTERIOR ARE
COMPLETELY STABILIZED AND AFTER DETENTION POND BOTTOMS, IF NECESSARY,
MODIFICATION OF SEDIMENT BASIN RIVER TO CONVERT TO DETENTION BASIN
STRUCTURE
15. REMOVAL OF TEMPORARY SEDIMENT & EROSION CONTROL MEASURES AFTER INTERIOR ARE
COMPLETELY STABILIZED AND AFTER DETENTION POND BOTTOMS, IF NECESSARY,
MODIFICATION OF SEDIMENT BASIN RIVER TO CONVERT TO DETENTION BASIN
STRUCTURE
16. THE PROJECT OWNER/OPERATOR HAVE THE SWPPP PREPARED OR REGISTRATION
EQUIVALENT APPROVED. THE REMOVAL OF TEMPORARY STRUCTURES
17. AS A PART OF THE SWPPP, THE PROJECT OWNER/OPERATOR MUST SUBMIT TO DODGE OR
MSA FOR REVIEW AND APPROVAL
18. PERMIT NOT FOR DETENTION (DST) TO DODGE AS NECESSARY

NOT SHOWN ON PLAN ARE KNOWN UNDERGROUND UTILITY LOCATIONS. HOWEVER, NOT SHOWN BUT POSSIBLY EXISTING IN THE AREA OF THE SITE ARE OTHER UTILITIES INCLUDING, BUT NOT NECESSARILY LIMITED TO:

- A. TELEPHONE
- B. FIBER OPTICS
- C. CABLE TELEVISION
- D. POTABLE WATER
- E. SANITARY SEWER
- F. GAS PIPELINE / TRANSMISSION LINE
- G. OTHER SERVICES

(NOTE: ALL UTILITIES ENCOUNTERED TO BE PROTECTED DURING CONSTRUCTION)

_____ INCH ENCOUNTERED. THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH A LETTER DRAUGHTING THE LOCATION OF THE UTILITY TO THE VERTICAL & HORIZONTAL ALIGNMENT OF UTILITY LOCATIONS.

3. ADDITIONAL COST ASSOCIATED WITH THE LOCATING, RELOCATING (DUE TO CONFLICT WITH EXISTING UTILITY) OR PROTECTING OF ANY UTILITY ENCOUNTERED WILL BE THE RESPONSIBILITY OF THE OWNER.

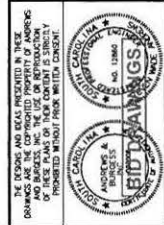
4. THOSE COSTS BEING ADDITIONAL PRIVATE BUNKERS, ALPHACUT GUT & PATENTED CONSTRUCTION TECHNIQUES TO BE CHARGED AT THE BIDDER PRICE OR A REASONABLE PRICE.

INSTALL ALL TREE PROTECTION FENCE
PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

[illegible][illegible]

.23.00	EXISTING SPOT ELEVATION
42.00	EXISTING CONTOURS
	PROPOSED CONTOURS
TP22.07	PROPOSED SPOT ELEVATION (TOP OF PAVEMENT)
TS34.84	PROPOSED SPOT ELEVATION (TOP OF SIDEWALK)
TC24.84	PROPOSED SPOT ELEVATION (TOP CURB)
FG24.84	PROPOSED SPOT ELEVATION (FINISH GRADE)
LF22.30	PROPOSED SPOT ELEVATION (LOW POINT)
HP22.70	PROPOSED SPOT ELEVATION (HIGH POINT)

NO.	
1	-
2	-
3	-
4	-
5	-
6	-
7	-
8	-



Andrews & Burgess Inc.
Engineering & Surveying
2112 Bull Street Suite A
Baltimore, MD 21202
843.379.2222
Fax 843.378.2223

Preliminary Site Plan
For
Crystal Lake Park
S.C. Hwy. 802
Lady's Island
Beaufort County, SC

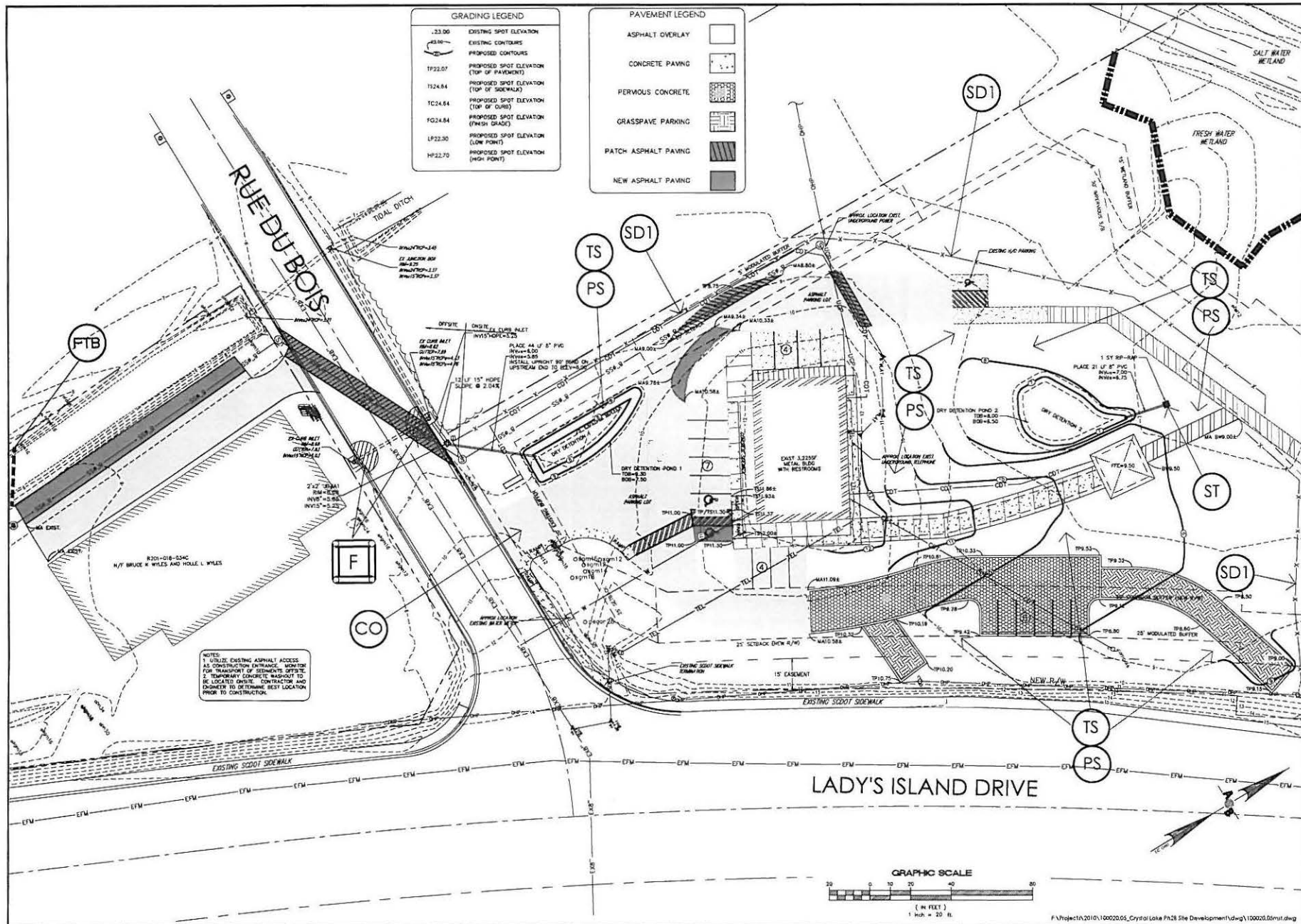
Legend
and
Notes:

Date Drawn:	12/11/10
Last Revised:	08/04/14
Drawn By:	R. Crosby
Engineer:	J. Andrews

SHEET #:

Note

JOB: 100020



Andrews & Burgess Inc.
Engineering & Surveying

2719 Ball Street, Suite A
Beaufort, SC 29907
843.739.2222
Fax: 843.739.2223

Site Development Plan
For
Crystal Lake Park
S.C. Hwy. 602
Lady's Island
Beaufort County, SC

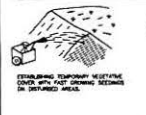
**Drainage, Grading,
and Sediment and Erosion
Control Plan**

Date Drawn: 09/11/13
Last Revised: 06/04/14
Drawn By: R. Cosby
Engineer: S. Andrews

SHEET #:
2

JOB: 100020.05

TEMPORARY SEEDING



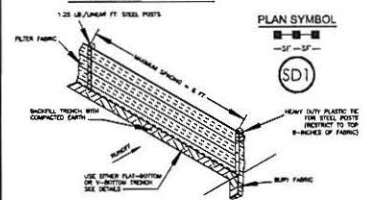
PERMANENT SEEDING



MAINTENANCE REQUIREMENTS

- SEEDING ESTABLISHMENT IS REQUIRED WITHIN 14 DAYS AFTER CONSTRUCTION ACTIVITY IS COMPLETE UNLESS CONSTRUCTION ACTIVITY IS TO BE MAINTAINED WITHIN 30 DAYS.
- COVER SEEDING AREAS WITH AN APPROPRIATE MULCH TO PROVIDE PROTECTION FROM THE WEATHER.
- KEEP SEEDING AREAS MOIST UNTIL THE SEEDLING ARE ESTABLISHED. IF NECESSARY, WATER SHOULD BE APPLIED TO THE SEEDLING AREAS AT LEAST ONCE A WEEK.
- SEEDING SHOULD BE DONE IN ADEQUATE QUANTITIES, AND THE SEEDING SHOULD BE DONE IN ADEQUATE QUANTITIES, AND THE SEEDING SHOULD BE DONE IN ADEQUATE QUANTITIES.

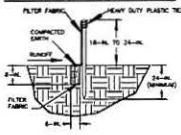
SILT FENCE INSTALLATION



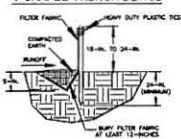
SILT FENCE - GENERAL NOTES

- Silt fence shall be installed around all areas subject to sedimentation. Silt fence must not be installed in a location where it will obstruct traffic or create a hazard.
- Maximum depth of silt fence shall be 120 inches.
- Maximum slope steepness (perpendicular to the fence line) shall be 2:1.
- Silt fence posts, when necessary, shall be installed by one of the following methods:
 - Drive posts into the ground by hand or by using a post driver.
 - Drive posts into the ground by using a post driver.
 - Drive posts into the ground by using a post driver.
- Install the silt fence perpendicular to the direction of the prevailing wind and place the silt fence in the ground in a location where it will not obstruct traffic or create a hazard.
- Install Silt Fence Channel (See Detail) every 100 feet, support on posts, along all fence that is installed in areas where sedimentation is expected or is occurring along the proposed/finished site.

FLAT-BOTTOM TRENCH DETAIL

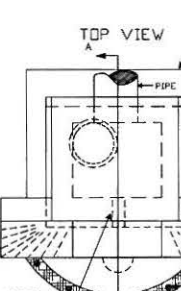


V-SHAPED TRENCH DETAIL

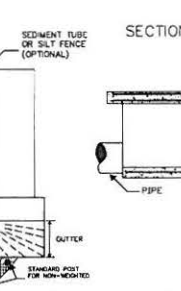


South Carolina Department of Health and Environmental Control
SILT FENCE
 SC-03 Page 1 of 2
 NOT TO SCALE

TOP VIEW



SECTION A-A



South Carolina Department of Health and Environmental Control
SILT FENCE
 SC-03 Page 1 of 2
 NOT TO SCALE

South Carolina Department of Health and Environmental Control
SILT FENCE
 SC-03 Page 1 of 2
 NOT TO SCALE

SILT FENCE - POST REQUIREMENTS

Silt fence posts must be installed around all areas subject to sedimentation. Silt fence posts must be installed in a location where it will obstruct traffic or create a hazard.

SILT FENCE - INSPECTION & MAINTENANCE

The key to functional silt fence is weekly inspection, routine maintenance, and regular replacement.

TYPE F - INLET TUBES INLET PROTECTION

GENERAL NOTES

- Inlet tubes shall be composed of compacted geotextile, corrugated metal, or other material that is resistant to puncture and will not allow sediment to pass.
- Inlet tubes shall be installed in a location where it will obstruct traffic or create a hazard.
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INSPECTION & MAINTENANCE

The key to functional silt fence is weekly inspection, routine maintenance, and regular replacement.

SILT FENCE - FABRIC REQUIREMENTS

The key to functional silt fence is weekly inspection, routine maintenance, and regular replacement.

INSPECTION & MAINTENANCE

The key to functional silt fence is weekly inspection, routine maintenance, and regular replacement.

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INSPECTION & MAINTENANCE

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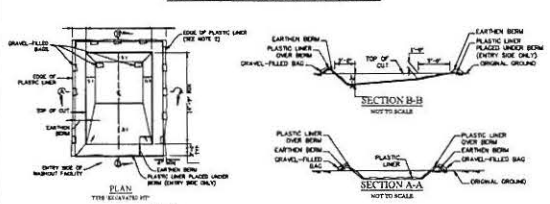
INSPECTION & MAINTENANCE

The key to functional silt fence is weekly inspection, routine maintenance, and regular replacement.

SEDIMENT AND EROSION CONTROL NOTES

- If necessary, slopes, water access right (B) vertical should be stabilized with synthetic or vegetative mats, in addition to seeding. It may be necessary to install temporary slope drains during construction. Temporary berms may be needed until the slope is brought to grade.
- Stabilization measures shall be initiated as soon as practicable to portions of the site where construction activities have temporary or permanent effects. It is not to be used more than 14 days after construction activities have been initiated.
- Where stabilization by the 14th day is precluded by snow cover or frozen ground conditions stabilization measures must be initiated as soon as practicable.
- Where construction activity on a portion of the site is temporarily ceased, and earth-disturbing activities will be resumed within 14 days, temporary stabilization measures shall be initiated on that portion of the site.
- An sediment and erosion control device shall be inspected every calendar week. If periodic inspection or other information indicates that a BMP has been damaged or is not functioning properly, the contractor shall be responsible for the necessary replacement or modification required to correct the device within 48 hours of identification.
- Provide silt fence and/or other control devices, as may be required, to control soil erosion during utility construction. All disturbed areas shall be covered, graded, and stabilized with seeding immediately after the utility installation. Silt, sand, and temporary seeding at the end of each day are recommended. If water is encountered while trenching, the water should be filtered to remove sediment before being pumped back into any water of the State.
- All erosion control devices shall be properly maintained during all phases of construction until the completion of all construction activities and all disturbed areas have been stabilized. Additional control devices may be required during construction to prevent erosion and/or other sedimentation. All temporary control devices shall be removed prior to construction completion and the site is stabilized.
- The contractor must take necessary action to minimize the tracking of mud and soil onto public roadways from construction areas and the generation of dust. The contractor shall daily remove mud from pavement, as may be required.
- Residential subdivisions require erosion control features for infrastructure as well as the individual lot construction. Individual property owners shall follow these plans during construction or obtain approval of an individual plan in accordance with S.C. Reg. 70-202, et seq. and S.C. 800.000.
- Temporary diversion berms and/or ditches will be provided as needed during construction to protect work area from upstate runoff and/or to direct sediment runoff to appropriate traps or stable outlets.
- All waters of the State (rivers, including wetlands, as to be flagged or otherwise clearly marked in the field. A double row of silt fence is to be installed in all areas where a 50-foot buffer can be maintained between the disturbed area and all water. A 10-foot buffer should be maintained between the last row of silt fence and all water.
- Under construction debris, dirt, fuel, and building products will be prohibited from being tracked or stored on the site. All debris and building products shall be disposed of in a proper manner.
- The following discharge from sites are prohibited:
 - Wastewater from wastewater treatment plants, unless managed by an appropriate company.
 - Wastewater from wastewater treatment plants, unless managed by an appropriate company.
 - Wastewater from wastewater treatment plants, unless managed by an appropriate company.
- At construction activities begin, inspection must be conducted at a minimum of at least once every calendar week and must be conducted until final stabilization is reached in an area of the construction site.
- If existing silt fence is to be modified or if additional silt fence is necessary to comply with the requirements of this permit, an SCS water quality analysis, if necessary, must be completed before the next storm event whenever practicable. If implementation before the next storm event is impracticable, the situation must be documented in the SWPPP and alternative silt fence must be implemented as soon as practicable.
- A Pre-Construction Conference must be held for each construction site with an approved SCS SWPPP prior to the implementation of construction activities. For non-residential projects that disturb 10 acres or more this conference must be held on-site unless the Department has approved otherwise.

EXCAVATED PIT CONCRETE WASHOUT



NOTES:

- ACTUAL LAYOUT DETERMINED IN FIELD.
- INSTALL CONCRETE WASHOUT (24"x24" MINIMUM) WITHIN 30' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
- TEMPORARY WASHOUT AREA MUST BE AT LEAST 50' FROM A STORM DRAIN, CREEK, BANK OR PERMITS CONTROL.
- CLEAN OUT CONCRETE WASHOUT AREA WHEN 20% FULL.
- THE KEY TO FUNCTIONAL CONCRETE WASHOUTS IS WEEKLY INSPECTIONS, ROUTINE MAINTENANCE, AND REGULAR CLEAN OUT.
- SILT FENCE SHALL BE INSTALLED AROUND PERIMETER OF CONCRETE WASHOUT AREA EXCEPT FOR THE SIDE UTILIZED FOR ACCESSING THE WASHOUT.
- A POCK CONSTRUCTION ENTRANCE MAY BE NECESSARY ALONG ONE SIDE OF THE WASHOUT TO PROVIDE VEHICLE ACCESS.

South Carolina Department of Health and Environmental Control
CONCRETE WASHOUT
 EXCAVATED PIT
 SC-03 Page 1 of 1
 NOT TO SCALE

SILT FENCE - POST REQUIREMENTS

Silt fence posts must be installed around all areas subject to sedimentation. Silt fence posts must be installed in a location where it will obstruct traffic or create a hazard.

SILT FENCE - INSPECTION & MAINTENANCE

The key to functional silt fence is weekly inspection, routine maintenance, and regular replacement.

TYPE F - INLET TUBES INLET PROTECTION

GENERAL NOTES

- Inlet tubes shall be composed of compacted geotextile, corrugated metal, or other material that is resistant to puncture and will not allow sediment to pass.
- Inlet tubes shall be installed in a location where it will obstruct traffic or create a hazard.
- Inlet tubes shall be installed in a location where it will obstruct traffic or create a hazard.

INSPECTION & MAINTENANCE

The key to functional silt fence is weekly inspection, routine maintenance, and regular replacement.

SILT FENCE - FABRIC REQUIREMENTS

The key to functional silt fence is weekly inspection, routine maintenance, and regular replacement.

INSPECTION & MAINTENANCE

The key to functional silt fence is weekly inspection, routine maintenance, and regular replacement.

TYPE F - INLET TUBES INLET PROTECTION

GENERAL NOTES

- Inlet tubes shall be composed of compacted geotextile, corrugated metal, or other material that is resistant to puncture and will not allow sediment to pass.
- Inlet tubes shall be installed in a location where it will obstruct traffic or create a hazard.
- Inlet tubes shall be installed in a location where it will obstruct traffic or create a hazard.

INSPECTION & MAINTENANCE

The key to functional silt fence is weekly inspection, routine maintenance, and regular replacement.

PLAN REVISIONS	DATE	BY
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10		



Andrews & Burgess Inc.
 Engineering & Surveying
 1718 B Street, Suite A
 Columbia, SC 29202
 803.737.2722
 803.737.2723

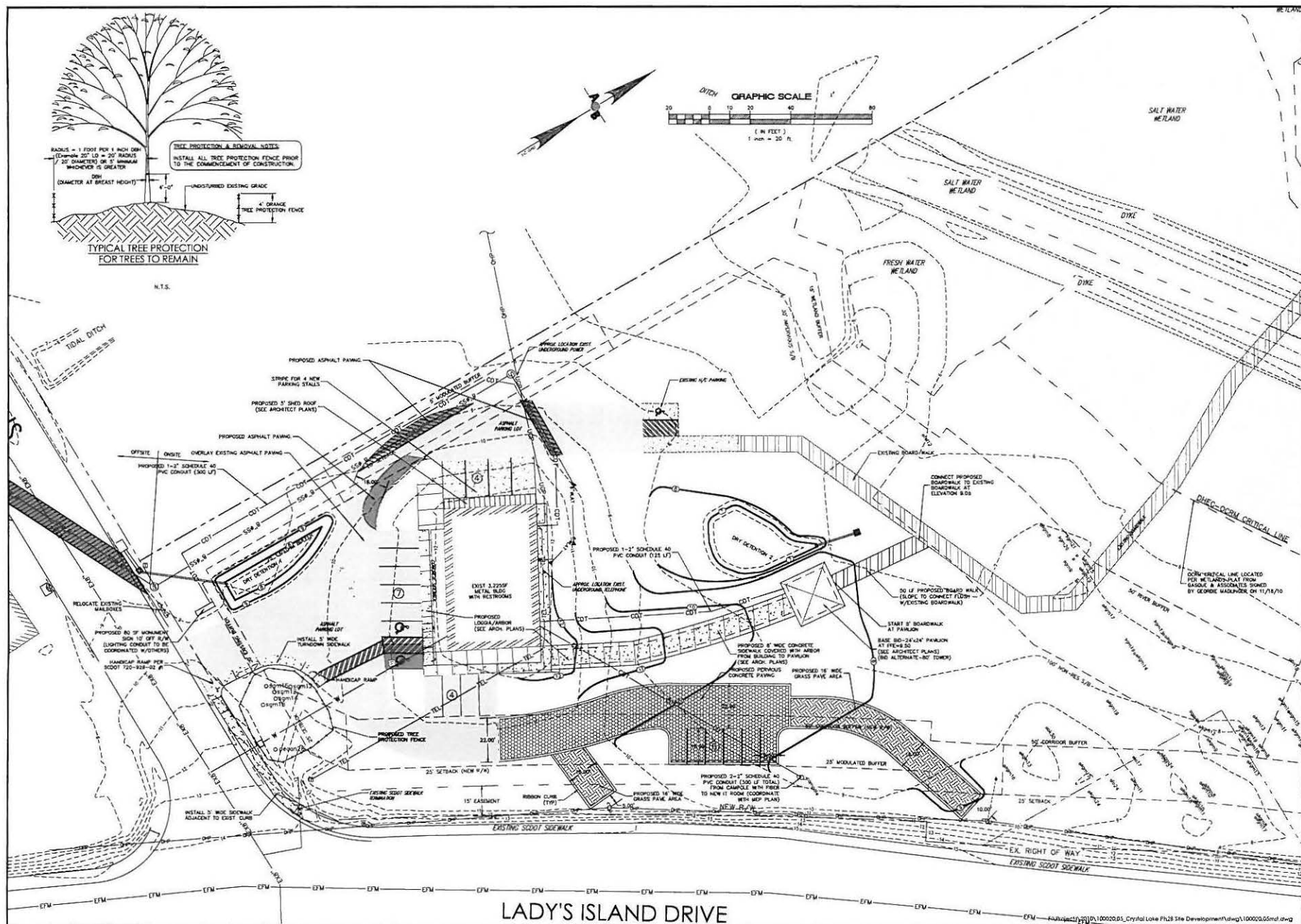
Site Development Plan
 For
 Crystal Lake Park
 S.C. Hwy 802
 Lady's Island
 Beaufort County, SC

Sediment and Erosion
 Control Details

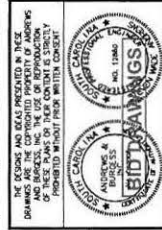
Date Drawn: 12/11/19
 Last Revised: 01/04/21
 Drawn By: R. Crosby
 Engineer: S. Andrews

SHEET #:
3

JOB: 100020.05



PLAN REVISIONS		
NO.	DESCRIPTION	DATE
1	SITE PLAN REVISION PER BEAUFORT CO.	12/07/13
2		
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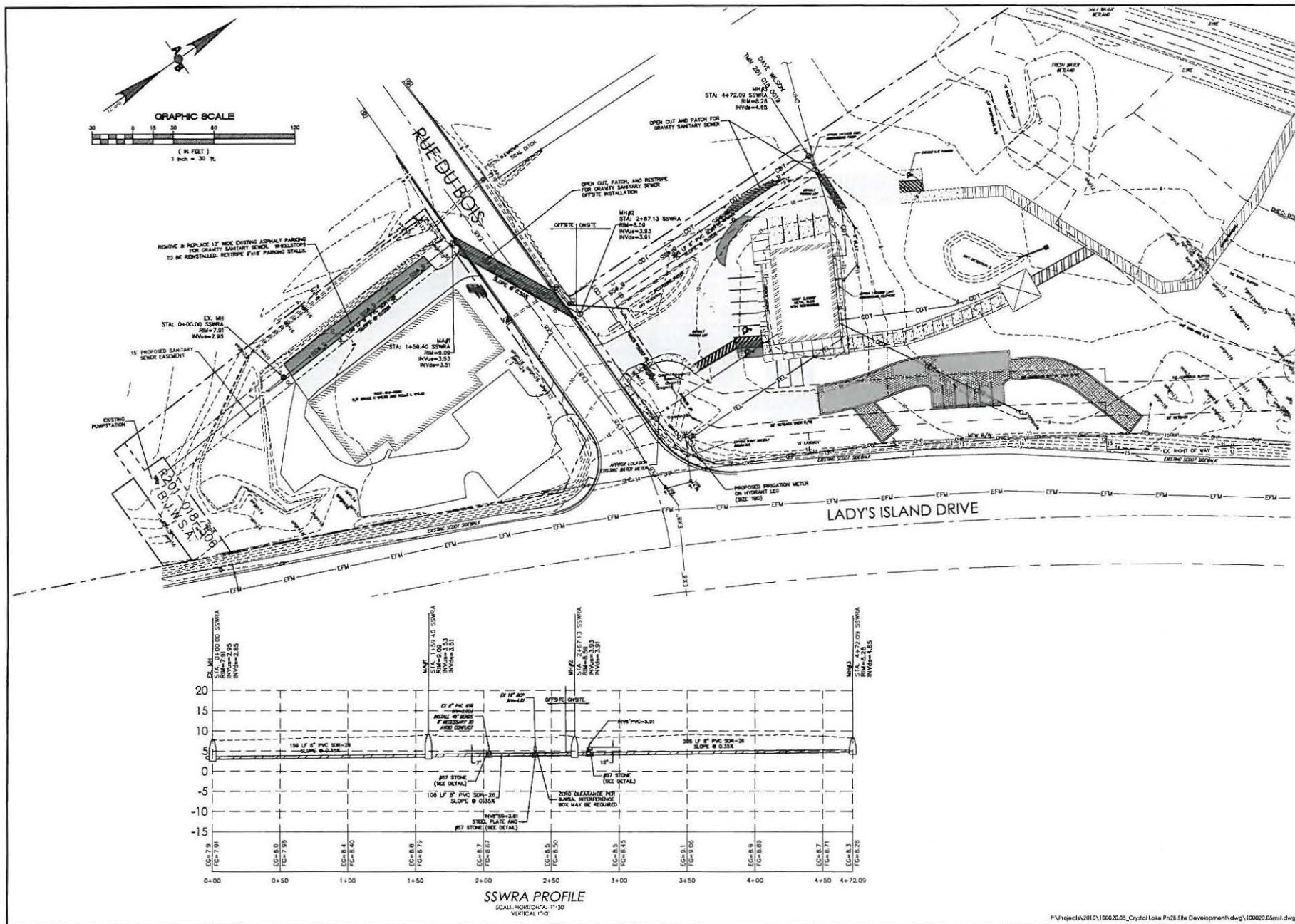


Andrews & Burgess Inc.
 Engineering & Surveying
 2712 Blue Swan Lane A
 Beaufort, SC 29906
 843.375.2222
 Fax 843.375.2223

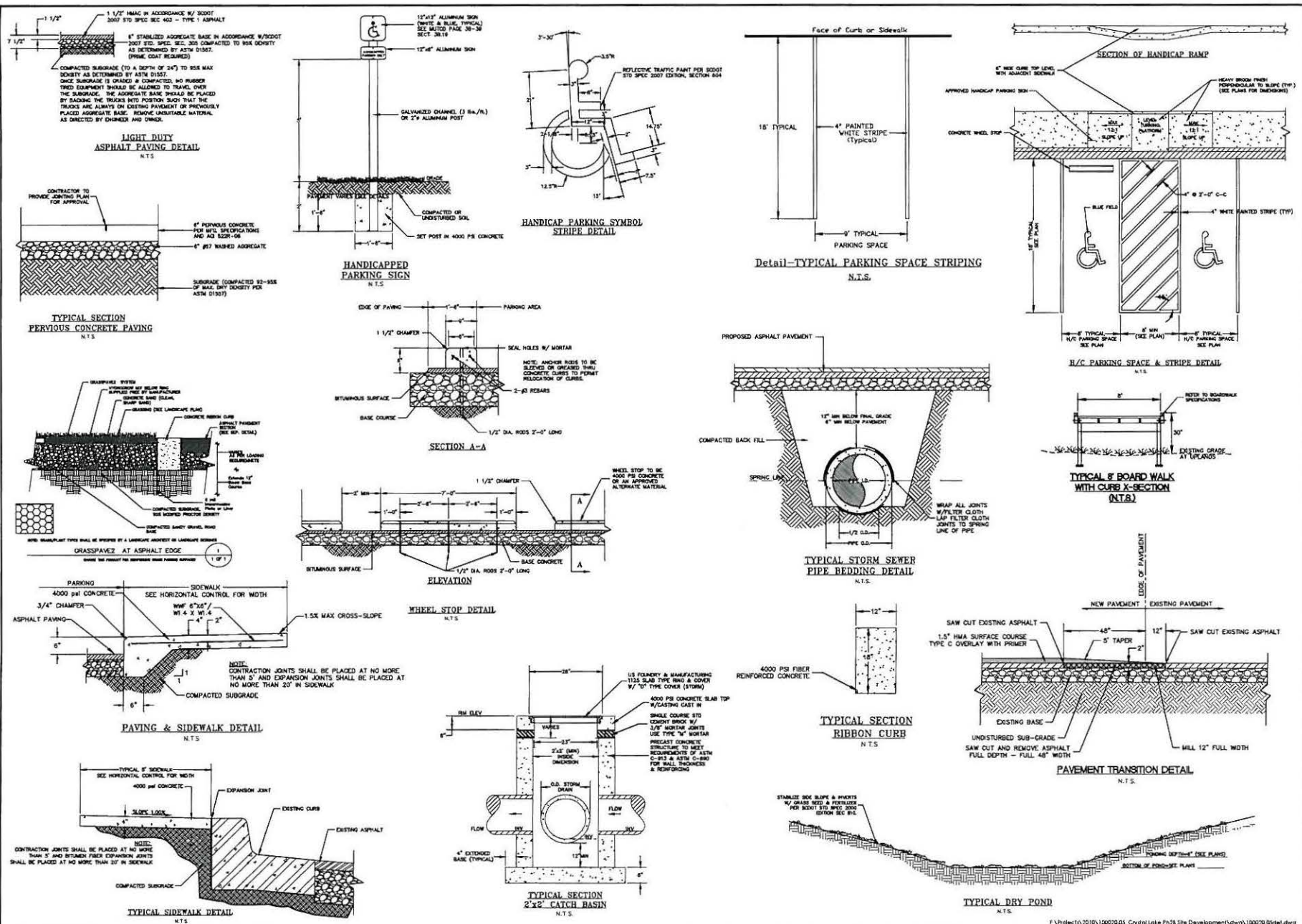
Site Development Plan
 For
 Crystal Lake Park
 S.C. Hwy. 802
 Lady's Island
 Beaufort County, SC

Horizontal Control and Tree Protection Plan
 Date Drawn: 08/11/13
 Last Revised: 08/04/14
 Drawn By: R. Crosby
 Engineer: S. Andrews

SHEET #:
4
 JOB: 100020.05



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PLAN REVISIONS		DATE	BY
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Andrews & Burgess Inc.
Engineering & Surveying

7713 Blue Cloud, Suite A
Beaufort, SC 29902
843.753.2322
843.753.9223

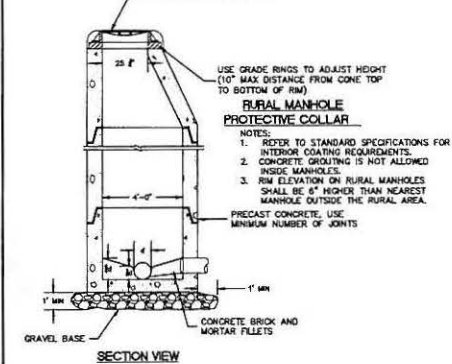
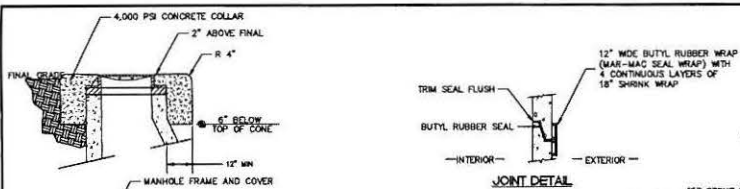
Site Development Plan
For
Crystal Lake Park
S.C. Hwy. 802
Lady's Island
Beaufort County, SC

Site Details 1

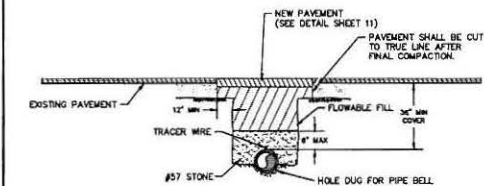
Date Drawn: 09/11/13
Last Revised: 06/04/14
Drawn By: K. Coody
Engineer: J. Andrews

SHEET #:
6

JOB: 100020.05



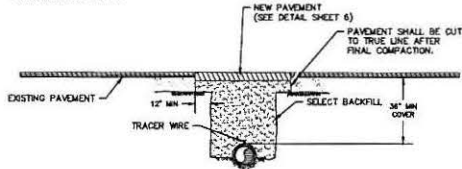
STANDARD MANHOLE



PAVED AREA DETAIL

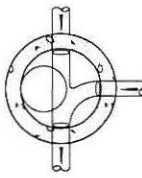
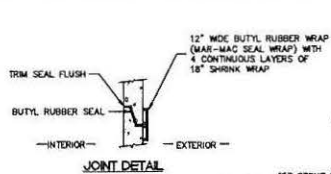
BEDDING PRESSURE PIPE DETAIL

- NOTES:
1. PAYMENT CUT TO EXTEND 12" BEYOND EDGES OF TRENCH AS SHOWN.
 2. INSTALL NEW PAVEMENT PER SCOOT ENDOUGHMENT PERMIT.
 3. ALL INSTALLATIONS IN PUBLIC ROADWAYS SHALL COMPLY WITH CONDITIONS OUTLINED ON APPLICABLE ENDOUGHMENT PERMIT.

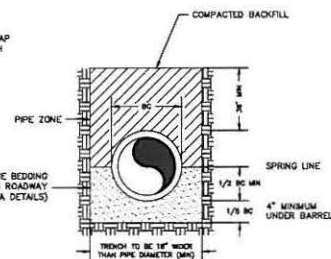


PAVED AREA DETAIL

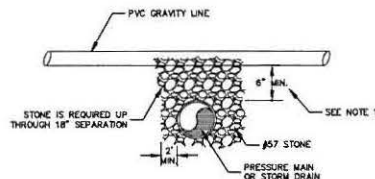
CONDUIT DETAIL



PLAN VIEW



TYPICAL BEDDING FOR GRAVITY SEWER PIPE



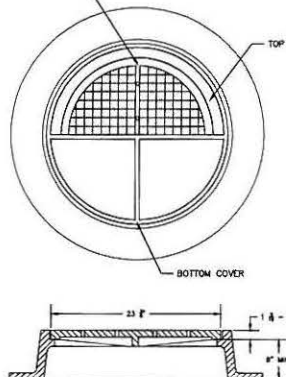
GRAVITY MAIN CROSSING OVER STORM DRAIN / PRESSURE MAIN

NOT TO SCALE

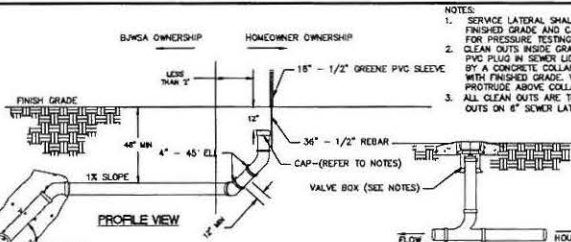
BEAUFORT-JASPER WATER & SEWER AUTHORITY LOGO TO BE CAST ON COVER CONTACT BEAUFORT JASPER WATER & SEWER AUTHORITY FOR INFORMATION



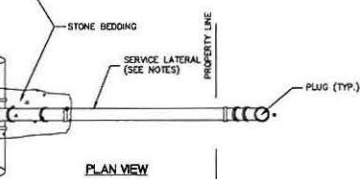
- NOTES:
1. CASTINGS SHALL BE OF UNIFORM QUALITY, FREE FROM BLOWHOLES, POROSITY, HARD SPOTS, SHRINKAGE, DISTORTION OR OTHER DEFECTS. THEY SHALL BE SMOOTH AND WELL CLEANED BY SHOT BLASTING OR BY SOME OTHER APPROVED METHOD UNLESS AN ALTERNATIVE SPECIFICATION IS MADE.
 2. MATERIALS USED IN THE MANUFACTURE OF CASTINGS SHOULD CONFORM TO ASTM, AASHTO, ASA, MIL, AMS OR FEDERAL SPECIFICATIONS FOR GRAY IRON OR DUCTILE IRON AS FOLLOWS: GRAY IRON-ASTM CLASS 35, DUCTILE IRON-GRADE 60-40-18.
 3. ALL CASTINGS SHALL BE MANUFACTURED TRUE TO PATTERN



MANHOLE, COVER AND FRAME



CLEAN OUT INSTALLATION - PROFILE VIEW



CLEAN OUT - PLAN VIEW

SEWER SERVICE SINGLE

NOTES:

1. ALL PIPE IN CASING SHALL BE D.I. PIPE.
2. STEEL CASING TO EXTEND 5' BEYOND EDGE OF PAVEMENT.
3. ALL CONSTRUCTION TO BE INSPECTED AND APPROVED BY LOCAL, COUNTY OR STATE ROAD DEPARTMENT.
4. CONTRACTOR IS RESPONSIBLE FOR NOTIFICATION AND OBTAINING INSPECTION.
5. SIZE AND WALL THICKNESS OF CASING TO BE APPROVED BY H&SD-1 AND ROAD DEPARTMENT.
6. PLUG BOTH ENDS OF CASING WITH CASCADE CASING PLUGS.
7. CASING SPACERS SHALL BE ALL STAINLESS STEEL WITH PLASTIC SLIDES AS MADE BY CASCADE.
8. SPACING OF CASING SPACERS SHALL BE PER MANUFACTURER'S SPECIFICATIONS BASED UPON CARRIER PIPE MATERIAL.
9. PROTECTED 401 SHALL BE USED ON ALL SANITARY SEWER DUCTILE IRON PIPE.

US FOUNDRY & MANUFACTURING

3 DRL COURSES STD GEMENT

BRICK W/ 3/8" MORTAR JOINTS

USE TYPE "M" MORTAR

PRECAST CONCRETE

STRUCTURE TO MEET

REQUIREMENTS OF ASTM

C-913 & ASTM C-890

FOR WALL THICKNESS

& REINFORCING

STEEL PIPE CASING IN ACCORDANCE

W/ANSI A53 TYPE S, GRADE B

& ASTM A36

PVC UTILITY LINE

ENCASEMENT PLUG RUBBER W/SS BANDS

TYPICAL EACH END

CASCADE MODEL 400S OR EQUIVALENT

PROVIDE SUPPORT WITH SPACERS

MADE BY CASCADE "CASINO SPACERS"

OR EQUIVALENT

PVC - SPACERS @ 5' O.C.

OR - SPACERS @ 10' O.C.

12" MIN GRAVEL BED

#57 GRANITE

TYPICAL SECTION

INTERFERENCE BOX

N.T.S.

CARRIER PIPE

STEEL CASING (SEE NOTE)

CASING SPACERS

TRACER WIRE

23' - 1 1/2" - 1"

8" MIN.

12" MIN.

12" MIN.

12" MIN.

12" MIN.

12" MIN.

12" MIN.

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PLAN REVISIONS		NO.	DESCRIPTION	DATE	BY
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Andrews & Burgess Inc.
Engineering & Surveying

2015 BLS REVIEW (Rev. A)
843.979.2223
843.979.2223
FAX 843.979.2223

Site Development Plan
for
Crystal Lake Park
S.C. Hwy 802
Lady's Island
Beaufort County, SC

Site Details II

Date Drawn: 09/11/13
Last Revised: 08/04/14
Drawn By: R. Gaby
Engineer: S. Andrews

SHEET #:
7
JOB: 10020.05

2014 /

TEXT AMENDMENT TO ZONING AND DEVELOPMENT STANDARDS ORDINANCE
(ZDSO), APPENDIX H (COMMERCIAL FISHING VILLAGE OVERLAY DISTRICT),
SECTION 5, DEVELOPMENT STANDARDS (AMEND TO REGULATE THE OFF-
LOADING, PACKING, AND TRANSPORTING OF CANNONBALL JELLYFISH)

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

Adopted this ____ day of _____, 2014.

COUNTY COUNCIL OF BEAUFORT COUNTY

BY: _____
D. Paul Sommerville, Chairman

APPROVED AS TO FORM:

Joshua A. Gruber, Deputy County Administrator
Special Counsel

ATTEST:

Suzanne M. Rainey, Clerk to Council

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

Appendix H. COMMERCIAL FISHING VILLAGE OVERLAY DISTRICT (CFV)

Sec. 5 Development Standards

(a) *Permitted uses.* The CFV Overlay District is intended primarily for the processing, manufacturing, storage, wholesale, retail, and distribution of commercial fishing products. Where the CFV district is applied, the permitted uses shall include those permitted uses specifically referenced in the base zoning, in addition to the following uses:

- (1) Marine or fishing related retail and service establishments limited to 3,100 square feet.
- (2) Restaurants, less than 3,100 square feet.
- (3) Educational facilities, marine research centers and research laboratories for marine products, resources and physical or biological characteristics of the marine environment.
- (4) Commercial docks as defined by the Office of Ocean and Coastal Resource Management (OCRM) and section 106-1912, water dependent uses, of the Beaufort County ZDSO.
- (5) Fish house. A commercial establishment that buys and sells, at wholesale and/or retail, seafood products, bait, ice, and other products and services required by the seafood industry, limited to 3,100 square feet.
- (6) Marine transport services, including public boat landings and boat launches, commercial vessel berthing, excursion services and boat rentals.
- (7) Boat chartering.
- (8) Temporary uses specifically involving trap construction, maintenance, and repair.
- (9) Seafood processing, except where otherwise listed in this section as a limited or special use.

(c) *Special use.* Uses designated as “special uses,” require more stringent standards, and must be considered and approved by the zoning board of appeals (ZBOA). Where required by ~~the Beaufort County Zoning and Development Standards Ordinance or when deemed necessary by the zoning board of appeals (ZBOA)~~ the DRT, following a pre-application meeting, a community impact statement or portions thereof may be required as part of the application. The following uses and structures shall be permitted in the CFV district if a special use permit, pursuant to ~~section 106-551~~ Article III (Administrative Procedures), Division 3 (Discretionary Reviews), Subsection IV (Special Uses), Beaufort County ZDSO, has been obtained.

- (1) Ice houses and plants.
- (2) Marine construction and salvage facilities.
- (3) Manufacture and storage of fishing equipment.
- (4) Restaurants greater than 3,100 square feet.
- (5) Uses primarily oriented toward meeting recreational fishing and boating needs.

- (6) The offloading, rinsing, shucking, packing, transport, and/or processing of cannonball jellyfish.

Sec. 8. Nonconforming uses and structures.

(a) Termination of nonconforming uses.

- (1) If any nonconforming use, as defined under this chapter, is discontinued, or if such nonconforming use is abandoned for more than thirty (30) days, any subsequent use of such land shall conform to the regulations specified by this chapter for the district in which such land is located.
- (2) Should any nonconforming structure, as defined under this chapter, or nonconforming portion of a structure be destroyed by any means to the extent of more than double its assessed value immediately prior to the damage, it shall not be reconstructed or repaired except in conformity with the provisions of this chapter.
- (3) When the nonconforming use of a structure, or a structure and land in combination, is discontinued, or the nonconforming use is abandoned for more than thirty (30) days, the structure or structure and land in combination, shall not thereafter be used except in conformity with the regulations of the district in which it is located. Where nonconforming use status applies to a structure and land in combination, removal or destruction of the structure shall eliminate the nonconforming status of the land.

(b) Time for nonconforming uses to conform. Any nonconforming use, as defined under this chapter, in existence at the time of adoption of this Ordinance, or any amendment thereto, which violates or does not conform to the provisions hereof, (hereafter a “pre-existing, nonconforming business”) shall conform to the provisions of this chapter within a period of six (6) months following the adoption of this Ordinance or any amendments thereto.

ORDINANCE

AUTHORIZING THE ISSUANCE OF NOT EXCEEDING \$21,000,000 AGGREGATE PRINCIPAL AMOUNT OF HOSPITAL REVENUE BONDS (BEAUFORT MEMORIAL HOSPITAL) SERIES 2014; AUTHORIZING THE EXECUTION AND DELIVERY OF A BOND PURCHASE AND LOAN AGREEMENT; AUTHORIZING PROPER OFFICERS TO DO ALL THINGS NECESSARY OR ADVISABLE; AND OTHER MATTERS INCIDENTAL THERETO.

WHEREAS, Beaufort County, South Carolina (the “*County*”), acting by and through its County Council (the “*County Council*”), is authorized and empowered under and pursuant to the provisions of Title 44, Chapter 7, Article 11, Code of Laws of South Carolina 1976, as amended (the “*Act*”), to promote the public health and welfare by providing for the financing, refinancing, acquiring, enlarging, improving, constructing and equipping of hospital facilities (as defined in the Act) to serve the people of the State of South Carolina (the “*State*”) and to make accessible to them modern and efficient hospital facilities at the lowest possible expense to those utilizing such hospital facilities; and

WHEREAS, the County is further authorized to issue revenue bonds for the purpose of defraying the cost of providing hospital facilities made or given by a hospital or public agency for the cost of hospital facilities; and

WHEREAS, the County is further authorized to make the proceeds of any revenue bonds available by way of a loan to a hospital or public agency pursuant to a loan agreement; and

WHEREAS, the Beaufort County Memorial Hospital, d/b/a Beaufort Memorial Hospital (the “*Hospital*”) is organized and existing under the laws of the State established pursuant to Act 1197 of the Acts and Joint Resolutions of the General Assembly of the State of South Carolina, 1966 as amended, is empowered to operate and maintain hospital facilities, and is a “public agency” as defined in the Act; and

WHEREAS, the Board of Trustees (the “*Board*”) of the Hospital has advised the County that the Hospital has deemed it necessary and desirable to undertake certain additions, improvements and renovations to its hospital facilities, including the acquisition of equipment therefor, and to reimburse the Hospital for certain prior capital expenditures heretofore incurred for hospital facilities which the Hospital expressed an intent to finance more fully described on *Exhibit A* attached hereto (collectively, the “*Project*”) in order to provide adequate hospital and other healthcare facilities for citizens of the County; and

WHEREAS, in order to provide funds necessary for such purpose, the Board has requested that the County make provision for the issuance of not exceeding \$21,000,000 Beaufort County, South Carolina, Hospital Revenue Bonds (Beaufort Memorial Hospital) Series 2014 (the “*Series 2014 Bonds*”) payable from revenues derived by the Board from the operation of its hospital facilities; the proceeds of the 2014 Bonds, along with other funds, will be used to pay for the Project and certain costs of issuance of the 2014 Bonds; and

WHEREAS, the South Carolina Department of Health and Environmental Control (“*DHEC*”) has issued Certificates of Need with respect to those items of the Project requiring a Certificate of Need as determined by DHEC; and

WHEREAS, the Hospital and the County propose to enter into a Bond Purchase and Loan Agreement with a financial institution selected by the Hospital dated as of the first day of the month in which the Series 2014 Bonds are delivered, or such other date as determined by the Hospital (the ***“Purchase Agreement”***), with respect to the financing of the Project; and

WHEREAS, the County desires to authorize the issuance of the Series 2014 Bonds for the purpose of defraying the cost of the Project, including reimbursing the Hospital for certain capital expenditures heretofore made by the Hospital which it expressed an intent to finance and paying costs of issuance; and

WHEREAS, the County and the Hospital now desire to proceed with the financing of the Project; and

WHEREAS, there have been prepared and submitted to the County the form of the Purchase Agreement;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNTY COUNCIL OF BEAUFORT COUNTY, SOUTH CAROLINA, AS FOLLOWS:

Section 1. To defray the cost of the Project, including permitting the Hospital to be reimbursed for certain capital expenditures heretofore made which the Hospital expressed an intent to finance, the issuance of hospital revenue bonds to be designated “not exceeding \$21,000,000 Beaufort County, South Carolina, Hospital Revenue Bonds (Beaufort Memorial Hospital) Series 2014,” is hereby authorized subject to the provisions of this Ordinance and the Purchase Agreement. The Series 2014 Bonds shall be dated; shall be issued in such denominations; shall be payable as to principal, interest and redemption premium, if any; shall bear interest; shall mature; shall be in the form; and shall contain provisions for execution, authentication, payment, registration, redemption and numbering as shall be set forth in the Purchase Agreement.

Section 2. The Series 2014 Bonds shall be secured by a pledge effected by the Purchase Agreement and shall be limited obligations of the County payable solely from and secured by a pledge of the gross revenues and receipts derived by the County from or in connection with the Purchase Agreement hereinafter authorized. The Series 2014 Bonds do not and shall never constitute an indebtedness of the County within the meaning of any State constitutional provision or statutory limitation and shall never constitute nor give rise to a pecuniary liability of the County or a charge against its general credit or taxing power.

Section 3. The form of the Purchase Agreement for the Series 2014 Bonds and as submitted to this meeting and appended hereto as ***Exhibit B*** and made a part of this Ordinance as though set forth in full herein, be and the same are hereby approved. The Chairman of the County Council (the ***“Chairman”***) is hereby authorized and directed to execute and deliver the Purchase Agreement with such changes, insertions and omissions as may be approved by said Chairman upon advice of counsel, said execution being conclusive evidence of such approval; and the Clerk of the County Council (the ***“Clerk”***) is hereby authorized and directed to affix the corporate seal of the County to the Purchase Agreement and to attest the same.

Section 4. The Chairman and the Clerk, and any other proper officer of the County, be and each of them is hereby authorized and directed to execute and deliver the tax agreement and any and all documents and instruments and to do and to cause to be done any and all acts and things necessary or proper for carrying out the transactions contemplated by this Ordinance.

Section 5. All orders, resolutions, ordinances and parts thereof in conflict herewith are, to the extent of such conflict, hereby repealed.

Section 6. This Ordinance shall become effective and be in full force immediately.

BEAUFORT COUNTY, SOUTH CAROLINA

(SEAL)

By: _____
Chairman, County Council

ATTEST:

Clerk to County Council

First Reading: September 22, 2014

Second Reading:

Public Hearing:

Third Reading:

EXHIBIT A

The Project consists of (i) the acquisition of the Beaufort Medical Plaza, an existing 61,175 square foot medical office building located on the Hospital's main campus in Beaufort, South Carolina, (ii) the acquisition of a 13,628 square foot outpatient surgery center located near the Hospital's campus, (iii) acquiring certain hospital equipment, and (iv) reimbursement for certain capital expenditures related to the above capital improvements.

EXHIBIT B

FORM OF PURCHASE AGREEMENT