

COUNTY COUNCIL OF BEAUFORT COUNTY
ADMINISTRATION BUILDING
BEAUFORT COUNTY GOVERNMENT ROBERT SMALLS COMPLEX
100 RIBAUT ROAD
POST OFFICE DRAWER 1228
BEAUFORT, SOUTH CAROLINA 29901-1228
TELEPHONE: (843) 255-2180
www.bcgov.net

D. PAUL SOMMERVILLE
CHAIRMAN

GERALD W. STEWART
VICE CHAIRMAN

COUNCIL MEMBERS

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

THOMAS J. KEAVENY, II
INTERIM COUNTY ADMINISTRATOR
COUNTY ATTORNEY

CONNIE L. SCHROYER
CLERK TO COUNCIL

AGENDA
COUNTY COUNCIL OF BEAUFORT COUNTY
REGULAR SESSION
Monday, October 8, 2018
6:00 p.m.
Council Chambers, Administration Building
Beaufort County Government Robert Smalls Complex
100 Ribaut Road, Beaufort

1. CALL TO ORDER - 6:00 P.M.
2. REGULAR SESSION
3. PLEDGE OF ALLEGIANCE
4. INVOCATION – Councilman Alice Howard
5. RECOGNITIONS
 - A. Exchange Club of Beaufort / EMS Person of the Year
 - B. Rotary Club of Beaufort / Civility Project "Speak Your Peace" ([backup](#))
 - C. County Employee Service Recognition during Hurricane Florence Weather Event ([backup](#))
6. ADMINISTRATIVE CONSENT AGENDA
 - A. Committee Reports (next meeting)
 1. Community Services (November 19, 2018 at 4:00 p.m., ECR)
 2. Executive (Tuesday, November 13, 2018 at 3:00 p.m., ECR)
 3. Finance (November 5, 2018 at 2:00 p.m., ECR)
 - a. Minutes – September 24, 2018 ([backup](#))
 4. Governmental (November 5, 2018 at 4:00 p.m., ECR)
 - a. Minutes – October 1, 2018 ([backup](#))
 5. Natural Resources (October 15, 2018 at 2:00 p.m., ECR)
 6. Public Facilities (October 22, 2018 at 3:00 p.m., Hilton Head Island Branch Library)
 - B. Boards and Commissions ([backup](#))
7. PUBLIC COMMENT – Speaker sign-up encouraged no later than 5:45 p.m. day of meeting



8. NEW BUSINESS

- A. A RESOLUTION TO DESIGNATE PUBLIC WORKS, STORMWATER, ENGINEERING, AND FACILITIES MANAGEMENT EMPLOYEES AS FIRST RESPONDERS AS FEDERALLY MANDATED BY THE PRESIDENT OF THE UNITED STATES ([backup](#))

1. Consideration of adoption on October 8, 2018

- B. A RESOLUTION ORDERING A BOND REFERENDUM TO BE HELD IN THE FRIPP ISLAND PUBLIC SERVICE DISTRICT, SOUTH CAROLINA, ON THE QUESTION OF THE ISSUANCE OF NOT EXCEEDING \$5,300,000 OF GENERAL OBLIGATION BONDS OF FRIPP ISLAND PUBLIC SERVICE DISTRICT, SOUTH CAROLINA; PROVIDING FOR THE FORM OF THE BALLOT TO BE USED; PROVIDING FOR NOTICE OF THE REFERENDUM; AND PROVIDING FOR OTHER MATTERS RELATING THERETO ([backup](#))

1. Consideration of adoption on October 8, 2018

9. TIME-SENSITIVE ITEMS POTENTIALLY COMING FORTH FROM OCTOBER 8, 2018 COMMITTEE MEETINGS FOR COUNCIL CONSIDERATION

- A. AN ORDINANCE AUTHORIZING THE INTERIM COUNTY ADMINISTRATOR TO EXECUTE A RIGHT OF ENTRY GRANTING THE UNITED STATES GOVERNMENT TEMPORARY AND EXCLUSIVE CONTROL OVER CERTAIN REAL PROPERTY LOCATED AT GRAY'S HILL BOAT LANDING ([backup](#))

1. Consideration of first reading on October 8, 2018

2. Community Services Committee discussion on October 8, 2018

- B. CONTRACT AWARD / AIRFIELD LIGHTING AND ELECTRICAL REHABILITATION (BEAUFORT COUNTY AIRPORT, LADY'S ISLAND) ([backup](#))

1. Contract award: Walker and Whiteside, Greenville, South Carolina / \$905,982

2. Contract award: Talbert, Bright and Ellington, Charlotte, North Carolina / \$159,316

3. Funding: 90% FFA AIP Grant 14, 5% future SCAC Grant, 5% Airports Capital Projects Fund

4. Finance Committee discussion on October 8, 2018

- C. CONTRACT AWARD / THREE TORO COMMERCIAL WIDE-AREA MOWERS FOR PARKS AND LEISURE SERVICES DEPARTMENT ([backup](#))

1. Contract award: Smith Turf and Irrigation, Charlotte, North Carolina

2. Amount: \$213,433.90

3. Funding: Parks and Leisure Services (PALS) Impact Fees, Bluffton, Account 26520011-54450

4. Finance Committee discussion on October 8, 2018

- D. CONTRACT AWARD / FACILITATION AND STRATEGIC PLAN SERVICES ([backup](#))

1. Contract award: Thomas P. Miller and Associates, LLC, Indianapolis, Indiana

2. Amount: \$38,134

3. Funding: County Council Professional Services, Account 10001000-51160

4. Finance Committee discussion on October 8, 2018

10. CONSENT AGENDA

- A. A RESOLUTION AUTHORIZING THE RETENTION OF LEGAL COUNSEL TO REVIEW INDEPENDENT CONTRACTOR AGREEMENT BETWEEN BEAUFORT COUNTY AND JOSHUA A. GRUBER ([backup](#))
 - 1. Consideration of adoption on October 8, 2018
 - 2. Finance Committee discussed and recommended legal review of the agreement on September 24, 2018 / Vote 4:3:1

- B. AN ORDINANCE AUTHORIZING A SUPPLEMENTAL APPROPRIATION TO PROVIDE FUNDS NOT TO EXCEED \$10,000 FOR THE RETENTION OF LEGAL COUNSEL TO REVIEW INDEPENDENT CONTRACTOR AGREEMENT AND OTHER MATTERS AS PROVIDED IN RESOLUTION 2018/____
 - 1. Consideration of first reading by title only, on October 8, 2018
 - 2. Finance Committee discussed and recommended legal review of the agreement on September 24, 2018 / Vote 4:3:1

- C. AN ORDINANCE AUTHORIZING THE FRIPP ISLAND PUBLIC SERVICE DISTRICT, SOUTH CAROLINA, TO ISSUE GENERAL OBLIGATION BONDS IN A PRINCIPAL AMOUNT NOT EXCEEDING \$5,300,000, SUBJECT TO A SUCCESSFUL REFERENDUM IN THIS DISTRICT; AND OTHER MATTERS RELATING THERETO ([backup](#))
 - 1. Third and final reading on October 18, 2018
 - 2. Public hearing was held on September 24, 2018
 - 3. Second reading approval occurred on September 24, 2018 / Vote 11:0
 - 4. First reading approval occurred August 27, 2018 / Vote 11:0
 - 5. Finance Committee discussed and recommended first reading on Monday, August 27, 2018, Vote 8:0

- D. AN ORDINANCE AMENDING BEAUFORT COUNTY ORDINANCE 2017/34 TO DELETE QUESTION 2B PERTAINING TO THE ISSUANCE OF \$120,000,000 OF GENERAL OBLIGATIONS BONDS AND MAKING QUESTION 2A NOW QUESTION 1 ([backup](#))
 - 1. Consideration of second reading on October 8, 2018
 - 2. Public hearing – Monday, October 22, 2018 beginning at 6:30 p.m. in the Large Meeting Room, Hilton Head Island Branch Library, 11 Beach City Road, Hilton Head Island
 - 3. First reading approval occurred on September 24, 2018 / Vote 11:0

- E. AN ORDINANCE ACKNOWLEDGING THE TERMINATION OF AN EXISTING MULTI-COUNTY INDUSTRIAL/BUSINESS PARK (RIVERPORT) PURSUANT TO SECTION 4-1-170 OF THE *CODE OF LAWS OF SOUTH CAROLINA* 1976, AS AMENDED, AND AUTHORIZING AND APPROVING (1) DEVELOPMENT OF A NEW JOINT COUNTY INDUSTRIAL AND BUSINESS PARK PURSUANT TO SECTION 4-1-170 OF THE CODE OF LAWS OF SOUTH CAROLINA 1976, AS AMENDED, IN CONJUNCTION WITH JASPER COUNTY (THE “PARK”), SUCH PARK TO BE GEOGRAPHICALLY LOCATED IN JASPER COUNTY; (2) THE EXECUTION AND DELIVERY OF A WRITTEN PARK AGREEMENT WITH JASPER COUNTY AS TO THE REQUIREMENT OF PAYMENTS OF FEE IN LIEU OF AD VALOREM TAXES WITH RESPECT TO PARK PROPERTY AND THE SHARING OF THE REVENUES AND EXPENSES OF THE PARK; (3) THE DISTRIBUTION OF REVENUES FROM THE PARK WITHIN BEAUFORT COUNTY; AND (4) OTHER MATTERS RELATED THERETO.(PROJECT PEACH / RIVERPORT II) ([ordinance](#)) ([agreement](#))
1. Consideration of second reading on October 8, 2018
 2. Public hearing – Monday, October 22, 2018 beginning at 6:30 p.m. in the Large Meeting Room, Hilton Head Island Branch Library, 11 Beach City Road, Hilton Head Island
 3. First reading approval occurred on September 24, 2018 / Vote 11:0
 4. Finance Committee discussed on Monday, September 24, 2018 / Vote 7:0
- F. AN ORDINANCE TO AMEND BEAUFORT COUNTY ORDINANCE 2018/24, FOR FY 2018-2019 BEAUFORT COUNTY BUDGET TO PROVIDE FOR SUPPLEMENTAL EXPENDITURE IN THE AMOUNT OF \$100,000 FOR FUNDING OF THE IMPACT FEE WAIVER FOR AFFORDABLE HOUSING DEVELOPMENT ([backup](#))
1. Second reading on October 8, 2018
 2. Public Hearing - October 22, 2018 beginning at 6:30 p.m. in the Large Meeting Room, Hilton Head Island Branch Library, 11 Beach City Road, Hilton Head Island
 3. First reading approval occurred on September 24, 2018 / Vote 11:0
 4. Finance Committee discussed and recommended funding approval on August 27, 2018, Vote 7:0
- G. AN ORDINANCE AUTHORIZING TEXT AMENDMENTS TO THE BEAUFORT COUNTY CODE OF ORDINANCES, CHAPTER 90 – PARKS AND RECREATION ([backup](#))
1. Consideration of second reading on October 8, 2018
 2. Public hearing – Monday, October 22, 2018 beginning at 6:30 p.m. in the Large Meeting Room, Hilton Head Island Branch Library, 11 Beach City Road, Hilton Head Island
 3. First reading approval occurred on September 24, 2018 / Vote 11:0
 4. Governmental Committee discussed and recommended first reading approval on September 4, 2018 / Vote 6:0
- H. AN ORDINANCE TO APPROPRIATE FUNDS NOT TO EXCEED \$1,027,757 FROM THE 2% LOCAL HOSPITALITY TAX FUNDS TO THE COUNTY GENERAL FUND FOR IMPROVEMENTS TO THE FACTORY CREEK (WHITEHALL) BOAT RAMP ([backup](#))
1. Consideration of second reading on October 8, 2018
 2. Public hearing – Monday, October 22, 2018 beginning at 6:30 p.m. in the Large Meeting Room, Hilton Head Island Branch Library, 11 Beach City Road, Hilton Head Island
 3. First reading occurred on September 24, 2018 / Vote 11:0
 4. Finance Committee discussed and recommended on August 27, 2018 / Vote 5:0:1

- I. AN ORDINANCE TO APPROPRIATE \$350,000 FROM THE LOCAL 3% ACCOMODATIONS TAX FUND FOR THE DEVELOPMENT OF THE WRIGHT FAMILY PARK AND CALHOUN STREET DOCK (TOWN OF BLUFFTON) ([backup](#))
 - 1. Consideration of first reading on October 8, 2018
 - 2. Council approved funding of \$350,000 from the Local 3% Accommodations Tax Fund on September 24, 2018 / Vote 11:0
 - 3. Finance Committee discussed and recommended funding of \$350,000 from the Local 3% Accommodations Tax Fund on September 24, 2018 / Vote 8:0
- J. TEXT AMENDMENTS TO THE BEAUFORT COUNTY CODE OF ORDINANCES, CHAPTER 38 – ENVIRONMENT, SECTION 38-32 CLARIFYING THAT UNSIGHTLY MAINTENANCE OF PROPERTY IS PROHIBITED ([backup](#))
 - 1. Consideration of first reading on October 8, 2018
 - 2. Government Committee discussed and recommended first reading on October 1, 2018, Vote 4:0

11. PUBLIC HEARINGS – 6:30 P.M.

- A. AN ORDINANCE AUTHORIZING AND PROVIDING FOR THE ISSUANCE AND SALE OF LIMITED GENERAL OBLIGATION BONDS (BLUFFTON TOWNSHIP FIRE DISTRICT), SERIES 2018B OR SUCH OTHER APPROPRIATE SERIES DESIGNATION OF BEAUFORT COUNTY, SOUTH CAROLINA IN THE PRINCIPAL AMOUNT OF NOT TO EXCEED \$6,000,000; FIXING THE FORM AND DETAILS OF THE BONDS; AUTHORIZING THE INTERIM COUNTY ADMINISTRATOR OR HIS/HER LAWFULLY-AUTHORIZED DESIGNEE TO DETERMINE CERTAIN MATTERS RELATING TO THE BONDS; PROVIDING FOR THE PAYMENT OF THE BONDS AND DISPOSITION OF THE PROCEEDS THEREOF AND OTHER MATTERS RELATING THERETO; AND REPEALING ORDINANCE NO. 2018/10 ([backup](#))
 - 1. Consideration of third and final reading on October 8, 2018
 - 2. Second reading approval occurred August 27, 2018 / Vote 11:0
 - 3. First reading approval occurred July 23, 2018 / Vote 10:0
 - 4. Finance Committee discussed and recommended first reading approval on July 23, 2018, Vote 6:0
- B. TEXT AMENDMENT TO CHAPTER 4 (FUTURE LAND USE), APPENDIX 4G, DAUFUSKIE ISLAND PLAN OF THE BEAUFORT COUNTY COMPREHENSIVE PLAN TO REPLACE THE EXISTING DAUFUSKIE ISLAND PLAN WITH A NEW DAUFUSKIE ISLAND PLAN ([backup](#))
 - 1. Consideration of third and final reading on October 8, 2018
 - 2. Second reading occurred on September 24, 2018 / Vote 11:0
 - 3. First reading approval August 27, 2018 / Vote 11:0
 - 4. Community Services Committee discussed and recommended first reading approval on August 20, 2018 / Vote 6:0

- C. AN ORDINANCE AMENDING THE EXISTING ORDINANCE FOR THE BEAUFORT COUNTY DISABILITIES AND SPECIAL NEEDS BOARD TO CLARIFY THE “NO BENEFIT” POLICY PURSUANT TO A REQUEST OF THE SOUTH CAROLINA STATE HOUSING TRUST FUND ([backup](#))
 - 1. Consideration of third and final reading on October 8, 2018
 - 2. Second reading approval occurred August 27, 2018 / Vote 11:0
 - 3. Community Services Committee discussed and recommended first reading approval on August 20, 2018 / Vote 5:0
 - 4. First reading approval, by title only, occurred July 23, 2018 / Vote 10:0
- D. AN ORDINANCE AMENDING THE EXISTING ORDINANCE FOR THE BEAUFORT COUNTY DISABILITIES AND SPECIAL NEEDS BOARD TO PROVIDE THAT APPOINTMENTS OF BOARD MEMBERS SHALL BE BY THE GOVERNOR ([backup](#))
 - 1. Consideration of third and final reading October 8, 2018
 - 2. Second reading approval occurred August 27, 2018 / Vote 11:0
 - 3. Community Services Committee discussed and recommended first reading approval on August 20, 2018 / Vote 5:0
 - 4. First reading approval, by title only, occurred July 23, 2018 / Vote 10:0
- E. AN ORDINANCE CLARIFYING THE ADOPTION OF THE INTERNATIONAL EXISTING BUILDING CODE ([backup](#))
 - 1. Third and final reading on October 8, 2018
 - 2. Second reading approval occurred on September 24, 2018 / Vote 11:0
 - 3. First reading, by title only, approval occurred August 27, 2018 / Vote 10:1
 - 4. Public Facilities Committee discussed and recommended first reading approval, by title only, on August 27, 2018 / Vote 6:0
- 12. MATTERS ARISING OUT OF EXECUTIVE SESSION
- 13. PUBLIC COMMENT – Speaker sign-up encouraged
- 14. ADJOURNMENT

Speak your Peace

The **Civility** Project



The Civility Project, Speak Your Peace, is an initiative by Beaufort's first and oldest, The Rotary Club of Beaufort. The best way to determine what a community wants is to listen to what its people have to say. This is a fundamental principle of democracy. Disagreements can lead to healthy debate, which brings new information and ideas to light.

When a particular issue strikes at the fundamental beliefs of a group or individual, the debate can be especially fierce. In these situations, it becomes more important than ever to practice civility.

The purpose of the Speak Your Peace Civility Project is to urge the citizens to communicate in a more respectful and effective way. This is not a campaign to end disagreements. It is a campaign to improve public discourse by simply reminding ourselves of the very basic principles of respect.

By elevating our level of communication and avoiding personal attacks and general stubbornness, we can avoid unhealthy debate. This will lead to a more effective democracy, and help maintain our sense of community by increasing civic participation. We hope to reach not only elected officials and political groups but also regular people, like neighborhood organizations, church groups and even the parents on the sidelines of youth athletic contests. We are not just targeting those who are uncivil, but those who allow uncivilized behavior to happen.

Our key message is to promote nine simple tools for practicing civility, taken from P. M. Forni's book *Choosing Civility*.

Pay Attention. Be aware and attend to the world and the people around you.

Listen. Focus on others in order to better understand their points of view.

Be Inclusive. Welcome all groups of citizens working for the greater good of the community.

Don't Gossip. And don't accept when others choose to do so.

Show Respect. Honor other people and their opinions, especially in the midst of disagreement.

Be Agreeable. Look for opportunities to agree; don't contradict just to do so.

Apologize. Be sincere and repair damaged relationships.

Give Constructive Criticism. When disagreeing, stick to the issues and don't make a personal attack.

Take Responsibility. Don't shift responsibility and blame onto others; share disagreements publicly.

In order to harness that passion toward useful ends, it is important, then, to communicate in a more civil, productive way.

Recognition of County Employees Hurricane Florence

I would like to take a few minutes to publicly recognize the county employees who recently served in response to the potential threat of Hurricane Florence.

Staff included the Interim County Administrator, members of Public Works, Stormwater, Solid Waste and Recycling, Facilities, Grounds Maintenance, Disabilities and Special Needs, MIS, GIS, Communications, Engineering, Traffic Engineering, Broadcast Services, Parks and Recreation, Detention Center, Building Inspection, the Assessor's office, Finance, Coroner, Animal Services, Airport, Mosquito Control, Sheriff's office, EMS, and others all of whom put the County first when the rest of us were running from harm.

- They put their families and pets in cars and sent them inland and safe from the storm, left their personal belongings behind, and went to work.
- They slept on the floors at shelters, ate military MREs, and worked long hours, 24/7 at times, to prepare for the pending storm.
- Their role is just as important as our police, sheriff, and fire personnel.
- Without the support of these County staff members, roads are not safe for travel, our government buildings would not have power, no one would get paid, the community wouldn't get updates on our county's status, and our citizens would not have places to go for sheltering needs, food, water, and assistance.

While Hurricane Florence missed us, the storm had the potential to severely harm our community. Hurricanes Matthew and Irma gave us just a peek of the damage that can occur from a natural disaster. These County staff members excelled three times now to prepare us for the cleanup which ensues.

Please join me in a round of applause to thank our staff for their unselfish service to our community.

FINANCE COMMITTEE

September 24, 2018

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

The Finance Committee met Monday, September 24, 2018 beginning at 1:00 p.m., in the Large Meeting Room, Bluffton Branch Library, 120 Palmetto Way, Bluffton, South Carolina.

ATTENDANCE

Chairman Jerry Stewart and Vice Chairman Michael Covert and members Rick Caporale, Gerald Dawson, Brian Flewelling, Steven Fobes and Stu Rodman present. Non-committee members Alice Howard, Paul Sommerville 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: Jim Beckert, Auditor; Phil Foot, Assistant County Administrator–Public Safety; Patrick Hill, Director, Systems Management Department; Alicia Holland, Assistant County Administrator–Finance; Chris Inglese, Assistant Attorney; Tom Keaveny, County Attorney and Interim County Administrator; and Eric Larson, Division Director–Environmental Engineering and Land Management.

Public: Lindsay Bentz, Digital Marketing Manager, Hilton Head Island-Bluffton Chamber of Commerce; Kayla Boyter, Content and Creative Services Manager, Hilton Head Island-Bluffton Chamber of Commerce; Kelli Brunson, Research and Digital Marketing Coordinator, Hilton Head Island-Bluffton Chamber of Commerce; Brenda Ciapanna, Marketing Manager, Hilton Head Island-Bluffton Chamber of Commerce; Mary Lee Carns, Vice President for Institute Advancement, and External Relations and Executive Director, Technical College of the Lowcountry Foundation; Ray Deal, Controller, Hilton Head Island-Bluffton Chamber of Commerce; Frank Edwards, Director, Jasper County Emergency Services; John Fleming, Southern Carolina Alliance; Andrew Folghum, County Administrator, Jasper County; David Jones, Jasper County Sheriff's Office; Richard Gough, President, Technical College of the Lowcountry; Mark Orlando, Manager, Town of Bluffton; Ariana Pernice, Vice President, Visitor and Convention Bureau, Hilton Head Island-Bluffton Chamber of Commerce; David Tedder, County Attorney, Jasper County; Frank Turano, Alliance Consulting Engineers; Robb Wells, President and CEO, Greater Beaufort–Port Royal Convention and Visitors Bureau; and Jay Wiendl, Immediate Past Chairman, Hilton Head Island-Bluffton Chamber of Commerce.

Media: Joe Croley, *Lowcountry Inside Track* and Alec Snyder, *Island Packet*.

Councilman Stewart chaired the meeting.

ACTION ITEMS

1. Discussion / Funding Assistance in Developing Wright Family Park and Calhoun Street Dock (Town of Bluffton)

Motion: It was moved by Mr. Flewelling, seconded by Mr. Covert, that Committee recommend Council approve on first reading an ordinance to appropriate \$350,000 from Local 3% Accommodations Tax Fund for the development of the Wright Family Park and Calhoun Street Dock as a passive public park in the Town of Bluffton. The vote: YEAS – Mr. Caporale, Mr. Covert, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mr. Rodman and Mr. Stewart. The motion passed.

Recommendation: Council approve on first reading and ordinance to appropriate \$350,000 from Local 3% Accommodations Tax Fund for the development of the Wright Family Park and Calhoun Street Dock as a passive public park in the Town of Bluffton.

2. Discussion / MCIP Agreement with Jasper County (Project Peach)

Motion: It was moved by Mr. Flewelling, seconded by Mr. Covert, that Committee recommend Council approve on first reading an ordinance acknowledging the termination of an existing Multi-County Industrial/Business Park (RiverPort) pursuant to Section 4-1-170 of the Code of Laws of South Carolina, 1976, as amended, and authorizing and approving (1) development of a new Joint County Industrial and Business Park pursuant to Section 4-1-170 of the Code of Laws of South Carolina, 1976, as amended, in conjunction with Jasper County (the “Park”), such Park to be geographically located in Jasper County; (2) the execution and delivery of a written Park Agreement with Jasper County as to the requirement of payments of fee in lieu of *ad valorem* taxes with respect to park property and the sharing of the revenues and expenses of the Park; (3) the distribution of revenues from the Park within Beaufort County; and (4) other matters related thereto (Project Peach). The vote: YEAS – Mr. Caporale, Mr. Covert, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mr. Rodman and Mr. Stewart. The motion passed.

Recommendation: Council approve on first reading an ordinance acknowledging the termination of an existing Multi-County Industrial/Business Park (RiverPort) pursuant to Section 4-1-170 of the Code of Laws of South Carolina, 1976, as amended, and authorizing and approving (1) development of a new Joint County Industrial and Business Park pursuant to Section 4-1-170 of the Code of Laws of South Carolina, 1976, as amended, in conjunction with Jasper County (the “Park”), such Park to be geographically located in Jasper County; (2) the execution and delivery of a written Park Agreement with Jasper County as to the requirement of payments of fee in lieu of *ad valorem* taxes with respect to park property and the sharing of the revenues and expenses of the Park; (3) the distribution of revenues from the Park within Beaufort County; and (4) other matters related thereto (Project Peach).

3. Discussion / Timeline for Beaufort County's Financial Commitments to the Technical College of the Lowcountry Culinary Arts Institute

Motion: It was moved by Mr. Flewelling, seconded by Mr. Covert, that Committee recommend Council approve on first reading, by title only, a supplemental ordinance clarifying a timeline for funds from Beaufort County to the Technical College of the Lowcountry for the construction of the Lowcountry Culinary Institute and Tourism Center. The vote: YEAS – Mr. Caporale, Mr. Covert, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mr. Rodman and Mr. Stewart. The motion passed.

Recommendation: Council approve on first reading, by title only, a supplemental ordinance clarifying a timeline for funds from Beaufort County to the Technical College of the Lowcountry for the construction of the Lowcountry Culinary Institute and Tourism Center.

4. Matters Arising Out of Executive Session

Motion 1: It was moved by Mr. Dawson, seconded by Mr. Flewelling, that Committee recommend Council approve on first reading an ordinance to enter into an Intergovernmental Agreement with Jasper County and the Jasper County School District to build a Joint Shelter. Beaufort County will pay 60% of the \$409,308 project cost, making Beaufort County's share \$245,584.80, and will approve the supplemental budget appropriation. The vote: YEAS - Mr. Caporale, Mr. Covert, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mr. Rodman and Mr. Stewart. The motion passed.

Motion 2: It was moved by Mr. Flewelling, seconded by Mr. Rodman, that Committee recommend Council approve the purchase of the Boys and Girls Club property, known as TMS# R100 025 000 050A 0000 and TMS# R100 025 000 0323 0000, for \$6,072.97. The funding would come from the General Fund. The vote: YEAS - Mr. Caporale, Mr. Covert, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mr. Rodman and Mr. Stewart. The motion passed.

Recommendation 1: Council approve on first reading an Intergovernmental Agreement with Jasper County and the Jasper County School District to build a Joint Shelter. Beaufort County would pay 60% of the \$409,308 project, making Beaufort County's share \$245,584.80 and will approve the supplemental budget appropriation.

Recommendation 2: Council approve the purchase of the Boys and Girls Club property, known as TMS# R100 025 000 050A 0000 and TMS# R100 025 000 0323 0000, for \$6,072.97. The funding would come from the General Fund.

5. Councilman Rodman Report / Independent Contractor Agreement with Joshua A. Gruber

Third Party Agreement:

Motion: It was moved by Mr. Caporale, seconded by Mr. Fobes, that Committee recommend Council hire a third party to go out and take a look at all of these matters as well as the purchase of the land and see if there were any violations (legal, ethical, judgements) of any of our ordinances, or any of our codes, or state statutes. Further, report to all members of Council, by email, whatever it is he finds as a results of his research and his investigation; recommend Assistant County Attorney, Chris Inglese, negotiate a contract amount up to \$10,000; and enter into the contract.

Motion to amend by addition: It was moved by Mr. Flewelling to enter into a sole source contract with Jay Bender up to \$10,000 to investigate this matter of the contract and the property acquisition at Battery Point, One Bostic Circle, and report back to us with his findings in a reasonable period of time. The motion died due to lack of a second.

Mr. Stewart, as Committee Chairman, stated that this body is not acting today on the purchase of the property. This Committee does not have the authority to do that. That issue is for the Community Services Committee to decide. We are acting on the contract today with Mr. Gruber, and Mr. Gruber's contract only.

Motion to table: It was moved by Mr. Rodman, to table the motion. The motion died due to lack of a second.

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

Extension of Independent Contract:

Motion: It was moved by Mr. Rodman, seconded by Mr. Flewelling, that Committee authorize the Interim County Administrator to extend the Independent Contractor Agreement with Joshua A. Gruber for an additional month (through hurricane season). The vote: YEAS – Mr. Covert, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mr. Rodman, Mr. Stewart and Mr. Sommerville. ABSTAIN – Mr. Caporale. The motion passed.

Recommendation 1: Council hire a third party to go out and take a look at all of these matters as well as the purchase of the land and see if there were any violations of any of our ordinances, or any of our codes, or state statutes. Further, report to all members of Council, by email, whatever it is he finds as a results of his research and his investigation.

Recommendation 2: Council authorize the Interim County Administrator to extend the Independent Contractor Agreement with Joshua A. Gruber for an additional month (through hurricane season).

INFORMATION ITEMS

6. Presentation / Chamber of Commerce Annual Designated Marketing Organization (DMO) for Fiscal Year 2018-2019 Budgets

Motion: It was moved by Mr. Fobes, seconded by Mr. Flewelling, that Committee accept the Greater Beaufort–Port Royal Convention and Visitors Bureau (formerly known as the Beaufort Regional Chamber of Commerce) Fiscal Years 2018 and 2019 Designating Marketing Organization Budget Report as presented. The vote: YEAS – Mr. Caporale, Mr. Covert, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mr. Rodman and Mr. Stewart. The motion passed.

Recommendation: It was moved by Mr. Flewelling, seconded by Mr. Fobes, that Committee accept the Greater Beaufort–Port Royal Convention and Visitors Bureau (formerly known as the Beaufort Regional Chamber of Commerce) Financial Report as presented. The vote: YEAS – Mr. Caporale, Mr. Covert, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mr. Rodman and Mr. Stewart. The motion passed.

Motion: It was moved by Mr. Caporale, seconded by Mr. Rodman, that Committee accept the Hilton Head Island-Bluffton Chamber of Commerce Fiscal Years 2018-2019 Designating Marketing Organization Budget Report as presented. The vote: YEAS – Mr. Caporale, Mr. Covert, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mr. Rodman and Mr. Stewart. The motion passed.

Recommendation: It was moved by Mr. Flewelling, seconded by Mr. Rodman, that Committee accept the Hilton Head Island-Bluffton Chamber of Commerce Financial Report as presented. The vote: YEAS – Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mr. Rodman and Mr. Stewart. NAYS – Mr. Caporale and Mr. Covert. The motion passed.

Status: Committee accepted the Greater Beaufort–Port Royal Convention and Visitors Bureau (formerly known as the Beaufort Regional Chamber of Commerce) as well as the Hilton Head Island-Bluffton Chamber of Commerce Fiscal Years 2018 and 2019 Designating Marketing Organization Budget Reports and Financial Reports as presented.

7. Discussion / Potential Amendment of Existing Ordinance Regarding Presentation of Annual Budgets and Expenditures of Designated Marketing Organizations

Discussion: Mr. Tom Keaveny, Interim County Administrator and County Attorney, stated at the last Finance Committee meeting, staff was directed to look into revising our ordinances to set forth more clearly what we would like to see in the form of a budget and rendering in the County. Mr. Keaveny reached out to the South Carolina Association of Counties, other counties and the Tourism Expenditure Review Committee, and, surprisingly, there is no set standard among governmental entities regarding the definition of “rendering of accounting.” We are in the process of talking to those folks, and will bring forth a recommendation in 30 to 60 days.

Status: Information only.

8. Summary / Local (3%) Accommodations Tax Fund and Local Hospitality Tax Fund Obligations

Discussion: Mrs. Alicia Holland, Assistant County Administrator–Finance, provided the Committee with a summary of the Local (3%) Accommodation Tax Fund. At present there is \$2.2 million available in the Local (3%) Accommodations Tax fund.

Status: Information only.

9. Update / Available 2018 Accommodations (2% State) Tax Monies

Status: Due to time constraints, this item will be taken up at the next meeting of the Finance Committee.

10. Status of Year-End Closing Schedule for the Period Ended June 30, 2018 (FY2018)

Status: Due to time constraints, this item will be taken up at the next meeting of the Finance Committee.

11. Discussion / Daufuskie Island Fire Station Hardening Grant Award

Status: Due to time constraints, this item will be taken up at the next meeting of the Finance Committee

12. Executive Session

- **Discussion of Potential Intergovernmental Agreement with Jasper County and the Jasper County School District Regarding a Joint Shelter**
- **Legal Advice Regarding Acquisition of Properties TMS# R100 025 000 050C 0000, TMS# R100 025 000 050A 0000, and TMS# R100 025 000 0323 0000**

Motion: It was moved by Mr. Rodman, seconded by Mr. Caporale, that Committee go immediately into executive session for the purpose of discussing a potential Intergovernmental Agreement with Jasper County and the Jasper County School District Regarding a Joint Shelter and legal advice regarding acquisition of properties TMS# R100 035 025 000 050C 0000, TMS# R100 025 000 050A 0000, and TMS# R100 025 000 0323 0000. The vote: YEAS - Mr. Caporale, Mr. Covert, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mr. Rodman and Mr. Stewart. The motion passed.

Status: Committee went into executive session for the purpose of discussing a potential Intergovernmental Agreement with Jasper County and the Jasper County School District Regarding a Joint Shelter and legal advice regarding acquisition of properties TMS# R100 025 000 050C 0000, TMS# R100 025 000 050A 0000, and TMS# R100 025 000 0323 0000.

13. Consideration of Reappointments and Appointments / Accommodations (State 2%) Tax Board

Status: Due to time constraints, this item will be taken up at the next meeting of the Finance Committee.

14. Discussion / Proposed Financial Policies of Beaufort County

Status: Due to time constraints, this item will be taken up at the next meeting of the Finance Committee.

GOVERNMENTAL COMMITTEE

October 1, 2018

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

The Governmental Committee met Tuesday, October 1, 2018 beginning at 4:00 p.m. in the Executive Conference Room of the Administration Building, Beaufort County Government Robert Smalls Complex, 100 Ribaut Road, Beaufort, South Carolina.

ATTENDANCE

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

County staff: Jim Beckert, Auditor; Phil Foot, Assistant County Administrator–Public Safety; Chris Inglese, Assistant County Attorney; and Tom Keaveny, County Attorney and Interim County Administrator.

Public: Brian E. Hulbert, Staff Attorney, Town of Hilton Head Island; John Laganelli, Chief of Staff and Director of Operations, South Carolina Department of Motor Vehicles; Larry Sapp, Chief Financial Officer, Town of Hilton Head Island.

Media: Eleanor W. Lightsey, *Lowcountry Inside Track*.

Councilman Dawson chaired the meeting.

ACTION ITEMS

- 1. Discussion / Resolution and Petition of the Hilton Head Public Service District to Diminish TMS R510 010 000 0361 0000 from its Service Boundaries (One Old House Cay Island)**

Motion: It was moved by Mr. Vaux, seconded by Mr. Flewelling, that Committee recommend Council adopt a resolution and petition of the Hilton Head Public Service District to diminish TMS R510 010 000 0361 0000 from its service boundaries. The vote: YEAS –Mr. Covert, Mr. Flewelling, Mr. Fobes, and Mr. Vaux. ABSENT – Mr. Dawson, Mr. Glover and Mr. Stewart. The motion passed.

Recommendation: Council adopt a resolution and petition of the Hilton Head Public Service District to diminish TMS R510 010 000 0361 0000 from its service boundaries.

2. Discussion / Text Amendments to the Beaufort County Code of Ordinances, Chapter 38 – Environment, Section 38-32 Clarifying that Unsightly Maintenance of Property is Prohibited

Motion: It was moved by Mr. Vaux, seconded by Mr. Flewelling, that Committee recommend Council approve on first reading text amendments to the Beaufort County Code of Ordinances, Chapter 38 – Environment, Section 38-32 clarifying that unsightly maintenance of property is prohibited. The vote: YEAS –Mr. Covert, Mr. Flewelling, Mr. Fobes, and Mr. Vaux. ABSENT – Mr. Dawson, Mr. Glover and Mr. Stewart. The motion passed.

Recommendation: Council approve on first reading text amendments to the Beaufort County Code of Ordinances, Chapter 38 – Environment, Section 38-32 clarifying that unsightly maintenance of property is prohibited.

3. Discussion / Proposed Intergovernmental Agreement with Town of Hilton Head Island to Allow their Municipal Ordinance Violations to be Heard in the Beaufort County Magistrate Court

Motion: It was moved by Mr. Flewelling, seconded by Mr. Vaux, that Committee recommend Council enter into an Intergovernmental Agreement with the Town of Hilton Head Island to allow their municipal ordinance violations to be heard in the Beaufort County Magistrate Court. The vote: YEAS –Mr. Covert, Mr. Flewelling, Mr. Fobes, and Mr. Vaux. ABSENT – Mr. Dawson, Mr. Glover and Mr. Stewart. The motion passed.

Recommendation: Council enter into an Intergovernmental Agreement with the Town of Hilton Head Island to allow their municipal ordinance violations to be heard in the Beaufort County Magistrate Court.

4. Consideration of Reappointments and Appointments / Daufuskie Island Fire District

Motion: It was moved by Mr. Vaux, seconded by Mr. Flewelling, that Committee recommend Council nominate Mr. Andrew Mason for appointment to serve as a member of the Daufuskie Island Fire District. The vote: YEAS –Mr. Covert, Mr. Flewelling, Mr. Fobes, and Mr. Vaux. ABSENT – Mr. Dawson, Mr. Glover and Mr. Stewart. The motion passed.

Recommendation: Council nominate Mr. Andrew Mason for appointment to serve as a member of the Daufuskie Island Fire District.

INFORMATION ITEMS

5. Presentation / South Carolina Real ID

Discussion: Mr. John Laganelli, South Carolina Department of Motor Vehicles Chief of Staff and Director of Operations provided the Committee with a PowerPoint presentation on South Carolina Real ID law that will become effective October 1, 2020.

Status: No action required. Information only.

6. Update / Public Safety Report

Discussion: Mr. Phil Foot, Assistant County Administrator–Public Safety, provided the Committee with a monthly update on public safety.

Status: No action required. Information only.

7. Update / Public Safety 2019 MCAS Air Show

Discussion: Mr. Phil Foot, Assistant County Administrator–Public Safety, stated the MCAS Air Show is April 27 and 28, 2019. Mr. Foot requested \$10,000 to cover overtime expenses associated with the 2019 Air Show. 2017 Air Show overtime expenses were approximately \$8,000. The suggested funding source is State 2% Accommodations Tax Funds.

Status: Committee members supported the expenditure and suggested, if possible, staff to submit a grant application to Accommodations (2%) Tax Board.

Boards and Commissions
Reappointments and Appointments
October 8, 2018

1 Community Services Committee

Disabilities and Special Needs Board

<u>NominateD</u>	<u>Name</u>	<u>Position/Area/Expertise</u>	<u>Reappoint/Appoint</u>	<u>Votes Required</u>	<u>Term/Years</u>	<u>Expiration</u>
09.24.18	Wendy Bukowski	Countywide	Appoint	6/11	4	2/23

2 Finance Committee

Accommodations Tax (2% State) Board

<u>NominateD</u>	<u>Name</u>	<u>Position/Area/Expertise</u>	<u>Reappoint/Appoint</u>	<u>Votes Required</u>	<u>Term/Years</u>	<u>Expiration</u>
09.24.18	Jonathan Sullivan	Hospitality	Appoint	6/11	Partial Term	2/22

3 Governmental Committee

Construction Adjustments and Appeals Board

<u>NominateD</u>	<u>Name</u>	<u>Position/Area/Expertise</u>	<u>Reappoint/Appoint</u>	<u>Votes Required</u>	<u>Term/Years</u>	<u>Expiration</u>
09.24.18	Albert Thomas	Design Prof./Contractor/Building Industry	Appoint	8/11	4	2/23

Daufuskie Island Fire District

<u>Nominate</u>	<u>Name</u>	<u>Position/Area/Expertise</u>	<u>Reappoint/Appoint</u>	<u>Votes Required</u>	<u>Term/Years</u>	<u>Expiration</u>
09.24.18	Andrew Mason	Daufuskie Island Fire Service Area	Appoint	6/11	Parital Term	2/22

Lady's Island / St. Helena Island Fire District

<u>NominateD</u>	<u>Name</u>	<u>Position/Area/Expertise</u>	<u>Reappoint/Appoint</u>	<u>Votes Required</u>	<u>Term/Years</u>	<u>Expiration</u>
09.24.18	Chet Houston	Lady's Island	Appoint	6/11	4	2/23

RESOLUTION 2018 / ____

A RESOLUTION TO DESIGNATE PUBLIC WORKS, STORMWATER, ENGINEERING, AND FACILITIES MANAGEMENT EMPLOYEES AS FIRST RESPONDERS AS FEDERALLY MANDATED BY THE PRESIDENT OF THE UNITED STATES

WHEREAS, the American Public Works Association is a not-for-profit, international organization of more than 30,000 members involved in the field of public works. APWA serves its members by promoting professional excellence and public awareness through education, advocacy and the exchange of knowledge; and

WHEREAS, on May 7, 2018, the American Public Works Association announced the Association's adoption of a national Public Works First Responder symbol. The symbol is to be used throughout North America to recognize public works professionals' federally mandated role as first responders; and

WHEREAS, President George W. Bush issued Homeland Security Presidential Directive 5 (HSPD-5), Management of Domestic Incidents, in 2003, in which a public works response to emergencies and disasters is recognized as an absolute necessity, and the federal government is directed to include public works in all planning and response effort; and

WHEREAS, the Public Works First Responder symbol uses familiar colors—orange, black and white—and a design reminiscent of road construction, signs, safety cones and orange construction barrels. The Public Works First Responder symbol is expected to increase recognition of public works as first responders throughout North America; and

WHEREAS, by displaying the symbol wherever appropriate, public works agencies can raise awareness among all citizens, government officials, and other first responders about the critical role public works plays in emergency management efforts. Beaufort County will ensure the symbol has maximum exposure in as many settings as possible—such as on fleet vehicles, license plates, letterhead, hard hats, uniforms, identification badges, public buildings, and offices; and

WHEREAS, Beaufort County Council believes to best provide for the health, safety, and welfare of its citizens, it is appropriate to recognize our employees that put the citizens of Beaufort County before themselves in time of emergency; and

WHEREAS, Beaufort County Employees in multiple departments involved in Disaster Response and Recovery have demonstrated their skills and commitment multiple times throughout the years and most recently during the ice storm of 2014, the floods of 2015; Hurricanes Joaquin and Matthew in 2016, Hurricane Irma in 2017, and Hurricane Florence in 2018.

NOW, THEREFORE, BE IT ORDAINED BY BEAUFORT COUNTY COUNCIL, that employees of the departments of Public Works, Stormwater, Solid Waste and Recycling, Traffic Engineering, Engineering & Infrastructure, Grounds, Facilities Management, and Disaster Recovery are recognized as First Responders and encourage businesses, organizations, community groups, and citizens to extend the many gratuitous offers and benefits provided to First Responders of our community.

This Resolution will become effective upon approval by County Council.

Adopted this _____ day of October, 2018.

COUNTY COUNCIL OF BEAUFORT COUNTY

By: _____
D. Paul Sommerville, Chairman

APPROVED AS TO FORM:

Thomas J. Keaveny II
Interim County Administrator
County Attorney

ATTEST:

Connie L. Schroyer, Clerk to Council

FOR IMMEDIATE RELEASE

Media Contact: Jared Shilhanek
Sr. Marketing & Communications Manager
(816) 595-5257
jshilhanek@apwa.net

American Public Works Association Announces Rollout of National Public Works First Responder Symbol

INDIANAPOLIS, In. – May 7, 2018 – This morning, at the North American Snow Conference general opening session, American Public Works Association (APWA) President William “Bo” Mills announced the Association’s adoption of a national Public Works First Responder symbol. The symbol is to be used throughout North America to recognize public works professionals’ federally mandated role as first responders.

President George W. Bush issued Homeland Security Presidential Directive 5 (HSPD-5), Management of Domestic Incidents, in 2003, in which a public works response to emergencies and disasters is recognized as an absolute necessity, and the federal government is directed to include public works in all planning and response efforts. The Public Works First Responder symbol is expected to increase recognition of public works as first responders throughout North America.

The Public Works First Responder symbol uses familiar colors—orange, black and white—and a design reminiscent of road construction, signs, safety cones and orange construction barrels.

By displaying the symbol wherever appropriate, public works agencies can raise awareness among all citizens, government officials, and other first responders about the critical role public works plays in emergency management efforts. To ensure the symbol has maximum exposure in as many settings as possible—such as on fleet vehicles, license plates, letterhead, hard hats, uniforms, public buildings, and offices—APWA is making the symbol available in multiple formats at no cost to all public works agencies.

Public works agencies can obtain free access to the symbol’s artwork, as well as APWA’s simple guidelines for use of the symbol on the web or in all print formats, at www.apwa.net/firstresponder. Items displaying the symbol also may be purchased in the APWA Store at www.apwa.net/store.

For more information about the Public Works First Responder symbol, or about APWA, please contact Jared Shilhanek, Sr. Marketing & Communications Manager, at 816-595-5257 or jshilhanek@apwa.net.

About APWA

The American Public Works Association (www.apwa.net) is a not-for-profit, international organization of more than 30,000 members involved in the field of public works. APWA serves its members by



PRESS RELEASE

promoting professional excellence and public awareness through education, advocacy and the exchange of knowledge. APWA is headquartered in Kansas City, Missouri, has an office in Washington, D.C., and 63 chapters in North America.

A RESOLUTION

ORDERING A BOND REFERENDUM TO BE HELD IN THE FRIPP ISLAND PUBLIC SERVICE DISTRICT, SOUTH CAROLINA, ON THE QUESTION OF THE ISSUANCE OF NOT EXCEEDING \$5,300,000 OF GENERAL OBLIGATION BONDS OF FRIPP ISLAND PUBLIC SERVICE DISTRICT, SOUTH CAROLINA; PROVIDING FOR THE FORM OF THE BALLOT TO BE USED; PROVIDING FOR NOTICE OF THE REFERENDUM; AND PROVIDING FOR OTHER MATTERS RELATING THERETO

BE IT RESOLVED BY THE COUNTY COUNCIL OF BEAUFORT COUNTY, SOUTH CAROLINA, AS FOLLOWS:

Section 1. Findings

The County Council of Beaufort County (the “*County Council*”), which is the governing body of Beaufort County, South Carolina (the “*County*”), hereby finds and determines:

(a) The Fripp Island Public Service District, South Carolina (the “*District*”), was created and established as a body politic and corporate by Act No. 1042 of the Acts and Joint Resolutions of the General Assembly of the State of South Carolina for the year 1962, as amended;

(b) Article X, Section 14 of the Constitution of the State of South Carolina, 1895, as amended (the “*Constitution*”), provides that general obligation debt may be incurred by the governing body of any special purpose district for any of its corporate purposes in an amount not exceeding eight percent of the assessed value of all taxable property of such district. Such Article further provides that if general obligation debt is authorized by a majority vote of the qualified electors of the special purpose district voting in a referendum authorized by law, there shall be no conditions or restrictions limiting the incurring of such indebtedness except as specified in such Article.

(c) The corporate powers and duties of the District are performed by the Fripp Island Public Service District Commission (the “*Commission*”), and as such, the Commission is the governing body of the District.

(d) In carrying out its functions and duties, the Commission has determined that a need exists at the present time to issue general obligation bonds in order to defray: (A) the costs of improving, equipping, repairing, and reconstructing the Fripp Inlet bridge and related infrastructure (the “*Project*”), and (B) the costs of issuance of such bonds. The Commission estimates that the costs of designing, planning, acquiring, engineering, constructing, improving and equipping the Project, and the costs of issuance of the bonds, will not exceed \$5,300,000.

(e) The Commission, on behalf of the District, submitted a petition (the “*Petition*”) to the County Council requesting authorization to issue general obligation

bonds of the District in a principal amount of not exceeding \$5,300,000 (the “**Bonds**”), in order to finance the costs of the Project, and the costs of issuance thereof.

(f) Pursuant to the terms of the Petition, the County Council held a public hearing on the question of the issuance of the Bonds on September 24, 2018, and, as acknowledged in the Petition, the County Council is authorized to and has determined to require an election under Section 6-11-890 of the Code of Laws of South Carolina 1976, as amended, as a condition to the issuance of the Bonds.

Section 2. Order to Hold Referendum

Pursuant to the applicable provisions of the Constitution and laws of the State of South Carolina, there is hereby ordered a referendum to be held in the District (the “**Bond Referendum**”) on December 11, 2018 or such other date as may be determined by the Chairman of the Commission in consultation with the Election Commission (as defined below). On the date of the Bond Referendum, there shall be submitted to all persons residing in the District and qualified to vote under the Constitution and laws of the State of South Carolina the question of whether the District shall be authorized and empowered to issue the Bonds for the purpose of accomplishing the Project, and paying the costs of issuance thereof.

Section 3. Voting, Polling Places, and Hours of Election

The Bond Referendum shall be conducted by the Board of Voter Registration and Elections of Beaufort County (the “**Election Commission**”). The polls shall be opened at 7:00 a.m. and closed at 7:00 p.m. on the date of the Bond Referendum and shall be held during said hours without intermission or adjournment. The voting precincts and polling places for each of such precincts shall be such precincts and polling places as established by law wholly or partially within the District.

Section 4. Ballot Question

The Election Commission is requested to conduct the Bond Referendum in accordance with South Carolina law. Upon approval by the Election Commission, the form of ballot to be used in the Bond Referendum and the instructions to voters appearing thereon shall be in substantially the form set forth at Appendix A below, with such other changes as may be deemed necessary by the Chairman of the Commission upon consultation with the Director of the Election Commission.

Section 5. Voter Qualification

Every person offering to vote must be at least 18 years of age on the date of the Bond Referendum, must reside in the County and must be duly registered on the books of registration for the County as an elector in the precinct in which he or she resides and offers to vote on or before the date on which said books of registration are closed for the Bond Referendum, and must present either a South Carolina driver's license, another form of identification containing a photograph issued by the Department of Motor Vehicles, a passport, a military identification card containing a photograph issued by the federal government, or a South Carolina voter registration

card containing a photograph of the voter pursuant to Section 7-5-675 of the Code of Laws of South Carolina 1976, as amended. If a voter cannot produce any type of the aforementioned identification at his designated precinct, the voter may cast a provisional ballot that is counted only if the voter brings a valid and current photograph identification to the Election Commission before the results of the election are certified.

Any registered elector who meets the requirements set forth in the preceding sentences and who has moved his or her place of residence within the County after the date on which said books of registration are closed for the Bond Referendum, but before the date of the Bond Referendum, shall be entitled to vote in his or her previous precinct of residence in the Bond Referendum.

Absentee ballots for the Bond Referendum shall be available at the County voter registration office. The books of registration shall be closed thirty (30) days prior to the Bond Referendum.

Section 6. Notice of Bond Referendum

A notice of the Bond Referendum (the “*Notice*”), substantially in the form set forth in Appendix B, shall be published in compliance with the provisions of Sections 7-13-35 and 4-15-50, of the Code of Laws of South Carolina 1976, as amended. The Chairman of the Commission shall be authorized to make such modifications or changes to the Notice as he shall deem necessary and the published version thereof shall constitute conclusive evidence of the approval of the Notice by the County Council.

The Election Commission is authorized to change any of the locations of polling places for the Bond Referendum in accordance with State law as deemed necessary or advisable. In the event of such change, appropriate changes are to be made to the Notice.

Section 7. Registration and the Election Commission

A certified copy of this Resolution shall be filed with the Election Commission, and the Election Commission is hereby requested as follows:

- (a) to join in the action of the District in providing for the Notice and the ballot in substantially the form contained herein;
- (b) to prescribe the form of ballot to be used in the Bond Referendum;
- (c) to arrange for polling places for each precinct, or any part of a precinct within the District;
- (d) to appoint Managers of Election;
- (e) to provide a sufficient number of ballots or voting machines, as the case may be, for the Bond Referendum;
- (f) to conduct the Bond Referendum, receive the returns thereof, canvass such returns, declare the results thereof, and certify such results to the County Council; and
- (g) take other steps and prepare such other means as shall be necessary or required by law in order to properly conduct the Bond Referendum.

DONE AT BEAUFORT, SOUTH CAROLINA, this _____ day of October 2018.

COUNTY COUNCIL OF BEAUFORT COUNTY

(SEAL)

BY: _____
D. Paul Sommerville, Chairman

APPROVED AS TO FORM:

Thomas J. Keaveny, II, County Attorney

Attest:

Connie L. Schroyer, Clerk to Council

**APPENDIX A
FORM OF BALLOT**

OFFICIAL BALLOT FOR REFERENDUM
\$5,300,000 OF GENERAL OBLIGATION BONDS
FRIPP ISLAND PUBLIC SERVICE DISTRICT, SOUTH CAROLINA
December 11, 2018

Precinct _____
No. _____

Initials of Issuing Officer

OFFICIAL BALLOT FOR REFERENDUM
\$5,300,000 OF GENERAL OBLIGATION BONDS
FRIPP ISLAND PUBLIC SERVICE DISTRICT, SOUTH CAROLINA
December 11, 2018

Question

Shall the Fripp Island Public Service District, located in Beaufort County, South Carolina (the "District"), be authorized to issue and sell, either as a single issue or as several separate issues, general obligation bonds of the District in an aggregate principal amount of not exceeding \$5,300,000, the proceeds of which shall be applied to defray: (A) the costs of improving, equipping, repairing, and reconstructing the Fripp Inlet bridge and related infrastructure; and (B) the costs of issuance of such bonds?

☐ Yes, in favor of the question

☐ No, opposed to the question

If you are in favor of the question, fill in the oval before the words "Yes, in favor of the question"; if you are opposed to the question, fill in the oval before the words "No, opposed to the question."

APPENDIX B
NOTICE OF REFERENDUM

\$5,300,000 OF GENERAL OBLIGATION BONDS
FRIPP ISLAND PUBLIC SERVICE DISTRICT, SOUTH CAROLINA

NOTICE IS HEREBY GIVEN that a Referendum will be held in the Fripp Island Public Service District, South Carolina (the “District”), on December 11, 2018, for the purpose of submitting to all persons qualified to vote in the District pursuant to the Constitution and laws of the State of South Carolina, the following question:

Question

Shall the Fripp Island Public Service District, located in Beaufort County, South Carolina (the “District”), be authorized to issue and sell, either as a single issue or as several separate issues, general obligation bonds of the District in an aggregate principal amount of not exceeding \$5,300,000, the proceeds of which shall be applied to defray: (A) the costs of improving, equipping, repairing, and reconstructing the Fripp Inlet bridge and related infrastructure; and (B) the costs of issuance of such bonds?

☐ Yes, in favor of the question

☐ No, opposed to the question

The question is being submitted pursuant to Article X, Section 14 of the Constitution of the State of South Carolina, 1895, as amended, Title 6, Chapter 11, Article 3 and Title 4, Chapter 15 of the Code of Laws of South Carolina 1976, as amended (the “South Carolina Code”), a resolution of the Commission of the District adopted on August 7, 2018, a resolution of the County Council of Beaufort County, South Carolina (the “County Council”) adopted on August 27, 2018, and an ordinance of the County Council enacted on October 8, 2018. If a majority of the qualified electors of the District voting in the Referendum approve the issuance of not exceeding \$5,300,000 of general obligation bonds of the District, such bonds may be issued by the District either at one time as a single issue or from time to time as several separate issues. As stated in the Question, the proceeds of the bonds will be used for the purpose of defraying: (A) the costs of improving, equipping, repairing, and reconstructing the Fripp Inlet bridge and related infrastructure; and (B) the costs of issuance of such bonds.

Every person offering to vote (a) must be at least 18 years of age on the date of the Referendum; (b) must be duly registered on the books of registration for Beaufort County as an elector in the precinct in which he or she resides and offers to vote on or before the date on which said books of registration are closed for the Referendum; and (c) such documents and/or forms of identification as required by State law. Persons who become of age during the 30-day period preceding the Referendum shall be entitled to register before the closing of the books if otherwise qualified.

The last day persons may register to be eligible to vote in the Referendum will be Monday, November 12, 2018. Applications for registration to vote sent by mail must be postmarked no later than Monday, November 12, 2018 to the Board of Voter Registration and Elections of Beaufort County, Post Office Drawer 1228, Beaufort, SC 29901, or delivered to the office of Board of Voter Registration and Elections of Beaufort County located at 15 John Galt Road, Beaufort, SC 29906, on or before Monday, November 12, 2018.

Registered voters may be eligible to vote by absentee ballot. Persons wishing more information concerning absentee balloting should contact the Board of Voter Registration and Elections of Beaufort County by telephone at (843) 255-6900 or email at voter@bcgov.net. The process of examining return-addressed envelopes containing absentee ballots begins at 9:00 a.m. on December 11, 2018, at the office of the Board of Voter Registration and Elections of Beaufort County located at 15 John Galt Road, Beaufort, SC 29906

Voters will be asked to provide one of the following Photo IDs when voting in person:

- S.C. Driver's License
- ID Card issued by S.C. Department of Motor Vehicles
- S.C. Voter Registration Card with Photo
- Federal Military ID
- U.S. Passport

If you have one of these Photo IDs, you are ready to vote. Voters should remember to bring one of these Photo IDs with them to the polling place. Voters without Photo ID can get one free of charge from the Department of Motor Vehicles or their county voter registration and elections office. Voters whom cannot get a Photo ID, should bring their paper voter registration card without a photo with them to their polling place. These voters can then sign an affidavit swearing to their reason for not being able to get a Photo ID and vote a provisional ballot. This ballot will count unless the Board of Voter Registration and Elections of Beaufort County have grounds to believe the affidavit is false. For more information on Photo ID, visit scVOTES.org or contact the Board of Voter Registration and Elections of Beaufort County at (843) 255-6900.

After the Referendum, the Board of Voter Registration and Elections of Beaufort County shall hold a hearing on ballots challenged in the election at 10 am on Thursday, December 13, 2018 at the office of the Board of Voter Registration and Elections of Beaufort County located at 15 John Galt Road, Beaufort, SC 29906.

The following precinct and polling place will be open from 7:00 a.m. until 7:00 p.m.:

Precinct	Location
Saint Helena 2C	Fripp Island Community Center 205 Tarpon Blvd. St. Helena Island, SC 29920

ORDINANCE 2018 _____

AN ORDINANCE AUTHORIZING THE INTERIM COUNTY ADMINISTRATOR TO EXECUTE A RIGHT OF ENTRY GRANTING THE UNITED STATES GOVERNMENT TEMPORARY AND EXCLUSIVE CONTROL OVER CERTAIN REAL PROPERTY LOCATED AT GRAY’S HILL BOAT LANDING

WHEREAS, on September 28, 2018 a Marine Corps Air Station (MCAS) F-35B crashed in the area of Little Barnwell Island; and

WHEREAS, the United States Government has deemed it necessary to enter and restrict others from entering property owned by Beaufort located at the Gray’s Hill Boat landing and shown on the attached Exhibit “A”; and

WHEREAS, the Right of Entry is provided for access to the crash area for investigation and response effort; and

WHEREAS, the citizens and residents are best served by providing the United States Government with a temporary Right of Entry in support of an investigation and response effort for the September 28, 2018 MCAS mishap.

NOW, THEREFORE, BE IT ORDAINED by Beaufort County Council, duly assembled, does hereby authorize the Interim County Administrator to execute the Right of Entry providing access to the United States Government in support of its investigation and response effort for the September 28, 2018 MCAS mishap.

DONE this ____ day of _____, 2018.

COUNTY COUNCIL OF BEAUFORT COUNTY

BY: _____
D. Paul Sommerville, Chairman

APPROVED AS TO FORM:

Interim County Administrator

ATTEST:

Connie L. Schroyer, Clerk to Council

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



Map Layers

US Street Map

County Base Map

2018 Aerial

Gray's Hill
Boat Landing

200 m

Enhanced Search



POWERED BY
esri



RIGHT OF ENTRY PERMIT

This **RIGHT OF ENTRY PERMIT** ("Permit") is effective this ____ day of October, 2018 and is by and between County of Beaufort, ("Permittor") and **THE UNITED STATES OF AMERICA**, acting by and through the Department of the Navy ("Government").

RECITALS:

WHEREAS, Permittor owns certain real property located at Gray's Hill Boat Landing, Beaufort County, South Carolina hereinafter ("Premises") depicted on Exhibit A attached hereto; and

WHEREAS, Government desires entry onto Premises, in support of an investigation and response effort at an aircraft mishap on nearby property, to use the Premises as a staging area for damaged aircraft and associated debris removed from the aircraft mishap site, and related response activities, such mishap occurring on or about September 28, 2018 ("Permitted Use").

WHEREAS, the Government has requested Permittor who has agreed to grant the Government revocable right of entry upon the Premises for the Permitted Use subject to the terms and conditions provided herein.

AGREEMENT:

NOW, THEREFORE, without consideration, Permittor and Government agree as follows:

1. **Revocable Right of Entry**. Permittor hereby grants Government, its successors, contractors, officers, agents, employees and assigns, a revocable right of entry permit (Permit) to enter into and upon the Premises for the Permitted Use. The Navy's contract number for this Permit is **N40085-19-RP-00027**.
2. **Non-assignable/Non-transferable**. This Permit is neither assignable nor transferable by Government, its successors, contractors, officers, agents, employees and assigns.
3. **Accompaniment**. Unless otherwise authorized in writing by the Government, Permittor shall not accompany Government, its successors, contractors, officers, agents, employees and assigns entering the Premises.
4. **Term**. The term of this Permit shall be for a period of ninety (90) days from the date of execution of this document. Prior to the expiration of this Permit, the Government may find that it is appropriate to extend and, if necessary, negotiate a lease agreement for longer term use of the Premises, The Government reserves the right in its sole discretion to determine whether

extension of the term is necessary. **PERMITTOR SHALL ALLOW NO OTHER USE OF THE PROPERTY DURING THE TERM OF THIS PERMIT.**

5. **Property Restoration.** At the termination of this Permit, the Government agrees to restore the Premises to the same or a substantially similar condition as existed on the date of entry under this Permit, ordinary wear and tear excepted.

6. **Liability.**

a. **Government Liability to Permitter or Third Parties.** Pursuant to the Federal Tort Claims Act (“FTCA”), 28 U.S.C. §§ 1346(b), 2671-2680, or the Military Claims Act (“MCA”), 10 U.S.C. § 2733, as applicable, the Government is liable to Permitter and any third party for any injury to persons or damage to property proximately caused by the acts or omissions of Permittee employees acting within the scope of their employment. In no case will the Government's liability exceed that allowable under applicable law, including the FTCA and MCA, or available appropriations.

b. **Permitter Liability to the Government.** **GOVERNMENT ACKNOWLEDGES AND AGREES THAT PERMITTOR WILL NOT BE RESPONSIBLE OR LIABLE FOR DEATH OR INJURIES TO PERSONS OR DAMAGE TO OR THEFT OF PROPERTY ARISING FROM OR IN ANY WAY CONNECTED WITH THE GOVERNMENT’S USE OF THE PREMISES PURSUANT TO THIS PERMIT.**

7. **Entire Agreement.** This Permit constitutes the entire agreement between the parties regarding the Government’s Permitted Use of the Premises. Any modification and amendment to this Right of Entry Permit must be in writing and signed by all parties hereto.

8. **Notices.** Whenever any notice, demand or request is required or permitted under this Permit, such notice, demand or request shall be in writing and shall be sent by United States Mail to the addresses set forth below:

To Permitter: Thomas Keaveny
County of Beaufort
Interim County Manager
P.O. 1228
Beaufort, SC 29901

To Permittee: Naval Facilities Engineering Command Mid-Atlantic
ATTN: Real Estate Contracting Officer (AM1)
9324 Virginia Ave.
Norfolk, VA 23511

9. **Local Representative.** The Navy's local representative in this matter is:

Kimberly Fleming
MCAS Beaufort
703-314-6157

10. **Anti-Deficiency Act; Navy's Obligations.** Notwithstanding any provision to the contrary, all of Government's activities under or pursuant to this Right of Entry Permit are subject to the availability of appropriated funds, and no provisions shall be interpreted to require obligation or provision of funds in violation of the Anti-Deficiency Act, 31 U.S.C. § 1341. Additionally, nothing contained in this Permit shall be considered to imply that the Congress of the United States of America will, at any later date, appropriate sufficient funds to meet the Navy's obligations under this Permit or any deficiencies hereunder.

FOR PERMITTOR:

By: _____
Date

THOMAS KEAVENY
Interim County Manager
P. O. 1228
Beaufort, SC 2991

FOR GOVERNMENT:

UNITED STATES OF AMERICA, acting by and through the Department of the Navy

By: _____
Real Estate Contracting Officer Date

MATTHEW D. KURTZ



COUNTY COUNCIL OF BEAUFORT COUNTY
PURCHASING DEPARTMENT

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

David L Thomas, Purchasing Director
 dthomas@bcgov.net 843.255.2353

TO: Councilman Jerry Stewart, Chairman, Finance Committee

FROM: David L Thomas. CPPO. Purchasing Director

SUBJ: New Contract as a Result of Solicitation
 IFB 062818ARW, Airfield Lighting Rehabilitation, Beaufort County Airport

DATE: 10/02/2018

BACKGROUND:

Beaufort County issued an Invitation for Bids (IFB) to contractors capable of providing airfield lighting replacement services. The airfield at Beaufort County Airport was inundated during both Hurricane Matthew and Tropical Storm Irma. The electrical system (which powers airfield lighting, navigational aids, and the like) has suffered extensive damage and can no longer be repaired piecemeal. The entire system will be replaced via this project.

Per Federal Aviation Administration (FAA) Grant requirements, this project requires a full time resident project representative who will observe the project work and provide documentation of required quality assurance testing. Reports of the tests performed will be delivered, along with a summary of all tests accomplished at project closeout to the FAA, certifying compliance with design plans and specifications.

The bids were reviewed and evaluated by staff and it was determined that Walker and Whiteside, Greenville SC, was the lowest responsible/responsive bidder.

The Beaufort County Airports Board finds this contract award and work authorization acceptable. Therefore, the BCAB forwards these items to Finance Committee for their approval.

VENDOR INFORMATION:

COST:

1. Walker & Whiteside Greenville, SC	\$ 905,982
2. Kobo Utility Construction Sandwich, MA	\$1,484,388
Construction Admin, Resident Project Representative: Talbert, Bright & Ellington (TBE), Charlotte, NC	\$ 159,316
TOTAL COST	\$1,065,298

FUNDING:

FAA AIP Grant 14 (90%), SCAC Grant (5%), Beaufort County Airport (Lady's Island) Proprietary Fund (5%).


Funding approved: By: Date:

FOR ACTION: Finance Committee meeting occurring October 8, 2018.

RECOMMENDATION:

The Finance Committee approve and recommend to County Council the award of the subject contract to Walker and Whiteside and approval of the subject TBE Work Authorization.

Attachment:

 IFB 062818ARW Attachments.pdf
143.8 KB

cc: Tom Keaveny, Interim County Administrator

Approved: Date:

Check to override approval: ☐ Overridden by:

Override Date:

Alicia Holland, Assistant County Administrator, Finance

Approved: Date:

Colin Kinton, Director, Transportation Engineering Division

Approved: Date:

Check to override approval: ☐ Overridden by:

Override Date:

ready for admin: ☒

Jon Rembold, Director, Airports Department

Approved: Date:

Check to override approval: ☐ Overridden by:

Override Date:

ready for admin: ☒

After Initial Submission, Use the Save and Close Buttons

**BEAUFORT COUNTY AIRPORT
LADY'S ISLAND, SOUTH CAROLINA
WORK AUTHORIZATION 18-05
August 10, 2018
PROJECT NO.: TBI NO. 2119-1805**

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

Description of Work Authorized: This project will include the construction administration, full time Resident Project Representative (RPR) services, and Quality Acceptance Testing for the rehabilitation of lighting systems at the Beaufort County Airport. The system has become increasingly difficult to maintain operational due to the inundation from Hurricane Matthew and needs to be replaced.

The construction phase services for this project includes coordination with the Owner for award of the construction contract, preparation and distribution of contract documents and Released For Construction plans and specifications to the Contractor, follow up with FAA on approval of 7460, coordinating and conducting the Preconstruction Conference and preparation of minutes, review of project schedule submitted by Contractor, coordination and review of Contractor submittals, Construction visits/Progress Meetings outlines and meeting minutes, review field change requests and related correspondence, prepare and distribute general construction correspondence throughout the project, review quality acceptance test results, review and process Contractor pay requests, conduct a Final Inspection and prepare/distribute punch list items letter, develop record drawings, assist Beaufort County with Grant Closeout and prepare Grant closeout paperwork.

BASIC SERVICES

CONSTRUCTION PHASE:

The construction phase services for this project includes coordination with the Owner for award of the construction contract, preparation and distribution of contract documents and Released For Construction plans and specifications to the Contractor, follow up with FAA on approval of 7460, coordinating and conducting the Preconstruction Conference and preparation of minutes, review of project schedule submitted by Contractor, coordination and review of Contractor submittals, Construction visits/Progress Meetings outlines and meeting minutes, review field change requests and related correspondence, prepare and distribute general construction correspondence throughout the project, review quality acceptance test results, review and process Contractor pay requests, conduct a Final Inspection and prepare/distribute punch list items letter, develop record drawings, assist Beaufort County with Grant Closeout and prepare Grant closeout paperwork.

The intended deliverables for this submittal shall include:

Talbert, Bright & Ellington, Inc.

Work Authorization 2119-1805

- PDF versions of record drawing plan sheets and technical specifications.
- PDF version of final Engineer's Report

SPECIAL SERVICES

Task 1 – Full-Time Resident Project Representative (RPR)

A full-time resident project representative will be provided to observe the construction and other responsibilities.

Task 2 – Quality Assurance Testing

Quality assurance and acceptance testing required by the project specifications for this project will be provided. Reports of the tests performed will be provided, along with a summary of all tests performed at project closeout.

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

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

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

Cost of Services: The method of payment shall be in accordance with Article 6 of the contract. The work shall be performed in accordance with the Master Contract as a lump sum of **\$29,936.00** including expenses. Special services shall be performed on a not to exceed basis with a budget of **\$129,380.00**, which includes reimbursable expenses. For a total of **\$159,316.00**.

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

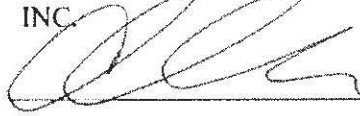
APPROVED:
BEAUFORT COUNTY

Title

Date:

Witness:

APPROVED:
TALBERT, BRIGHT & ELLINGTON,
INC.

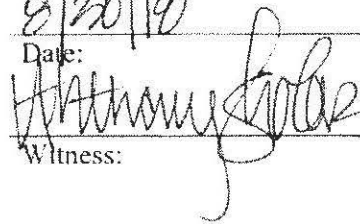


Vice President

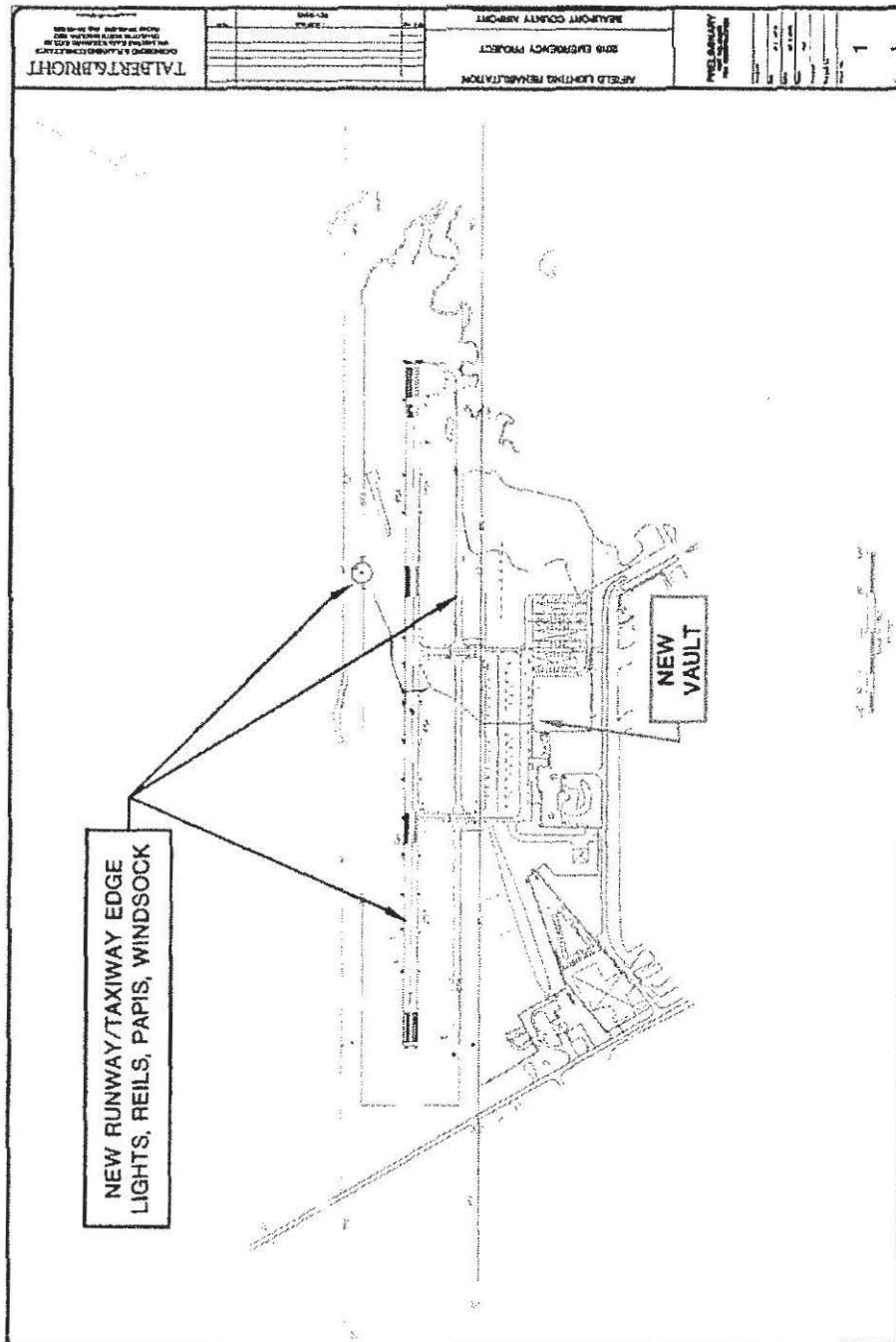
Title:

8/30/10

Date:



Witness:



SUMMARY OF FEES
 AIRFIELD LIGHTING REPLACEMENT
 CONSTRUCTION PHASE
 BEAUFORT COUNTY AIRPORT
 BEAUFORT, SOUTH CAROLINA
 THE PROJECT NO: 2119-1805
 FAA IDENTIFIER: TBD

June 29, 2018

DESCRIPTION	ESTIMATED
BASIC SERVICES	
PROJECT FORMULATION/DEVELOPMENT PHASE (01)	\$
DESIGN PHASE (04)	\$
BIDDING PHASE (05)	\$
CONSTRUCTION ADMINISTRATION PHASE (06)	\$ 25,496.00
SUBTOTAL	\$ 25,496.00
EXPENSES	\$ 3,000.00
SUBCONSULTANTS	\$ 43,700.00
INSPECTION - RESIDENT PROJECT REPRESENTATIVE	\$ 85,680.00
TOTAL	\$ 158,476.00

MANHOUR ESTIMATE
AUGFIELD ELECTRICAL REHABILITATION
CONSTRUCTION PHASE
BEAUFORT COUNTY AIRPORT
BEAUFORT, SOUTH CAROLINA
THE PROJECT NO. 2119-1805
FAA IDENTIFIER T50

June 29, 2013

CONSTRUCTION ADMINISTRATION PHASE 442

DESCRIPTION	PRD1	PM	SP	E5	E4	EC	E1	T4	T3	AD4	AD3
	1	154	17	135	156	115	84	74	82	6	55
Prepare contract docs and EPC plans											
Coordinate award of contract											
Coordinate construction process		19									
Review construction minutes	0	1	0								
Coordinate review project schedules	1		0								
Coordinate review submittals	0	5									
Construction visits / meetings	5	42									
Site Visit / Meeting Minutes		12									
Review and coordinate field changes		4	10								
Construction correspondence		10									
Review test results											
Process Pay Requests	0	8									
Final inspection / punch list	1	10									
Develop record drawings	5										
MANHOUR TOTAL		11	125		10						

DIRECT LABOR EXPENSES

CLASSIFICATION		B.O.L. RATE	EST UNITS	EST COST
Project Manager	PRD1	184	11	2,024
Senior Planner	PM	172	125	31,500
Engineer V	SP	135	0	
Engineer IV	E5	156	10	1,560
Engineer III	E4	115	0	
Engineer II	EC	84	0	
Engineer I	E1	74	0	
Technician IV	T4	82	0	
Technician III	T3	6	0	
Admin. Assistant IV	AD4	62	0	
Admin. Assistant III	AD3	55	0	
	Total		155	
SUBTOTAL				33,495.00

DIRECT EXPENSES

EXPENSE DESCRIPTION	UNIT	UNIT RATE	EST UNITS	EST COST
Telephone	LS		1	
Postage	LS		1	
Copying	LS	500	1	500.00
Reproduction - Per. for Const.	LS	500	1	500.00
Reproduction - As Built	LS	200	1	200.00
Miscellaneous expenses	LS		1	
Travel (air, car, express)	LS	2,400	1	2,400.00
SUBTOTAL				1,600.00

CONSTRUCTION ADMINISTRATION PHASE 442

EXPENSE DESCRIPTION	UNIT	UNIT RATE	EST UNITS	EST COST
Subcontractor - Change Order	NTE	\$25,450.00	1	25,450.00
Permit Survey/Sign PAFL	LS	\$17,250.00	1	17,250.00
SUBTOTAL				42,700.00
TOTAL CONSTRUCTION ADMIN. COST:				72,795.00



TO: Beaufort County Finance Committee

FROM: Harold Wallace, Beaufort County Airports Board Chair *HW*

SUBJ: Beaufort County Airports Board Recommendations to Finance

DATE: 20 September 2018

BACKGROUND.

On September 20, 2018, the Beaufort County Airports Board reviewed the following items:

- Bid Award to Walker and Whiteside of Greenville, SC: ARW Airfield Lighting Replacement
- Talbert, Bright and Ellington Work Authorization – Construction Administration Services for ARW Airfield Lighting Replacement Project

The board finds the above authorizations acceptable and necessary for the continued efficient operation of the Beaufort County Airport. The BCAB recommends the attached documents for Finance Committee approval.

MANHOUR ESTIMATE
 AIRFIELD ELECTRICAL REHABILITATION
 CONSTRUCTION PHASE
 BEAUFORT COUNTY AIRPORT
 BEAUFORT, SOUTH CAROLINA
 TBE PROJECT NO: 2119-1805
 FAA IDENTIFIER: TBD

June 29, 2018

RESIDENT PROJECT REPRESENTATIVE (PHASE 51)
 CALENDAR DAYS 90

DESCRIPTION	RPR
	\$ 80
Project review/Preconstruction Conference	\$
Site mobilization	2
On site inspection	720
Final inspection	8
Follow up inspection	100
Site demobilization	2
MANHOUR TOTAL	840

DIRECT LABOR EXPENSES:

CLASSIFICATION		BILL RATE	EST. MHRS	EST. COST
RESIDENT ENGINEER	RPR	\$ 80	\$40	\$ 67,200
	Total		840	
SUBTOTAL				\$ 67,200.00

DIRECT EXPENSES:

EXPENSE DESCRIPTION	UNIT	UNIT RATE	EST. UNITS	EST. COST
Telephone	LS	\$	1	\$
Postage	LS	\$	1	\$
Miscellaneous expenses (prints, faxes, copies)	LS	\$	1	\$
Travel	LS	\$	1	\$
SUBTOTAL				\$

PER DIEM:

EXPENSE DESCRIPTION	UNIT	UNIT RATE	EST. UNITS	EST. COST
DAILY PER DIEM	PD	\$	220	\$4
	Total		84	
SUBTOTAL				\$ 15,480.00
TOTAL INSPECTION COST:				\$ 85,680.00

Talbert, Bright & Ellington, Inc.

Work Authorization 2119-1805

**BID TABULATION
AIRFIELD LIGHTING REPLACEMENT
BEAUFORT COUNTY AIRPORT**

**TBE PROJECT NO. 2119-1704
IFB NO. 062818ARW**

JUNE 28, 2018

					WALKER & WHITESIDE GREENVILLE, SC		KOBO UTILITY CONSTRUCTION SANDWICH, MA		Engineer's Estimate	
BASE BID					LICENSE NO.: G11877		LICENSE NO.: G121539			
ITEM NO.	SPEC NO.	DESCRIPTION	QTY	UNIT	UNIT PRICE	EXT. TOTAL	UNIT PRICE	EXT. TOTAL	UNIT PRICE	EXT. TOTAL
1	GP105	MOBILIZATION	1	LS	\$66,765.00	\$66,765.00	\$65,800.00	\$65,800.00	\$459,800.00	\$459,800.00
2	L-105	VAULT CLOSET DEMOLITION	1	LS	\$1,100.00	\$1,100.00	\$37,559.00	\$37,559.00	\$16,500.00	\$16,500.00
3	L-105	AIRFIELD DEMOLITION	1	LS	\$16,400.00	\$16,400.00	\$28,900.00	\$28,900.00	\$27,500.00	\$27,500.00
4	L-108	CABLE - L-824 5KV, #8 AWG TYPE C	18,100	LF	\$1.25	\$22,625.00	\$2.00	\$36,200.00	\$1.93	\$34,933.00
5	L-108	CABLE - 600V, 1/C #10 AWG	12,240	LF	\$0.80	\$9,792.00	\$0.80	\$9,792.00	\$1.38	\$16,891.20
6	L-108	CABLE - 600V, 1/C #12 AWG	7,500	LF	\$0.70	\$5,250.00	\$1.00	\$7,500.00	\$4.40	\$33,000.00
7	L-108	CABLE - 600V, 1/C #16 AWG	12,000	LF	\$0.50	\$6,000.00	\$0.60	\$7,200.00	\$1.93	\$23,160.00
8	L-108	COUNTERPOISE WITH CONDUIT/DUCT	4,800	LF	\$1.35	\$6,480.00	\$1.20	\$5,760.00	\$2.75	\$13,200.00
9	L-108	PLOWED COUNTERPOISE	14,600	LF	\$2.25	\$32,850.00	\$3.00	\$43,800.00	\$2.75	\$40,150.00
10	L-109	VAULT SITEWORK AND FOUNDATION	1	LS	\$4,900.00	\$4,900.00	\$18,667.00	\$18,667.00	\$22,000.00	\$22,000.00
11	L-109	VAULT STRUCTURE	1	EA	\$29,800.00	\$29,800.00	\$114,600.00	\$114,600.00	\$15,400.00	\$15,400.00
12	L-109	VAULT LIGHTNING PROTECTION & GROUND RING SYSTEM	1	LS	\$7,100.00	\$7,100.00	\$3,877.00	\$3,877.00	\$11,000.00	\$11,000.00
13	L-109	INTERIOR/EXTERIOR LIGHTING & RECEPTACLES	1	LS	\$2,500.00	\$2,500.00	\$7,645.00	\$7,645.00	\$5,500.00	\$5,500.00
14	L-109	INTERIOR GROUNDING SYSTEM	1	LS	\$1,000.00	\$1,000.00	\$3,869.00	\$3,869.00	\$3,300.00	\$3,300.00
15	L-109	INTERIOR CONDUITS & CABLES	1	LS	\$6,725.00	\$6,725.00	\$7,500.00	\$7,500.00	\$5,500.00	\$5,500.00
16	L-109	A/C-HEATER UNITS, 1-TON, THRU-WALL	1	EA	\$2,285.00	\$2,285.00	\$6,500.00	\$6,500.00	\$2,750.00	\$2,750.00
17	L-109	TVSS	1	EA	\$1,480.00	\$1,480.00	\$3,350.00	\$3,350.00	\$2,200.00	\$2,200.00
18	L-109	200A METER BOX	1	EA	\$575.00	\$575.00	\$2,159.00	\$2,159.00	\$1,650.00	\$1,650.00
19	L-109	MAIN 240V, 1PH, PANELBOARD, 225A, 22KAIC	1	EA	\$1,950.00	\$1,950.00	\$4,589.00	\$4,589.00	\$11,000.00	\$11,000.00
20	L-109	CCR - 7.5KW	2	EA	\$10,500.00	\$21,000.00	\$18,993.00	\$37,986.00	\$11,000.00	\$22,000.00
21	L-109	S-1 CUTOUT CABINET	1	EA	\$2,025.00	\$2,025.00	\$11,550.00	\$11,550.00	\$8,250.00	\$8,250.00
22	L-109	L-821 W/ CONTACTORS CABINET	1	EA	\$4,100.00	\$4,100.00	\$28,873.00	\$28,873.00	\$8,800.00	\$8,800.00
23	L-109	L-821 SWITCHES ONLY	1	EA	\$1,600.00	\$1,600.00	\$19,844.00	\$19,844.00	\$2,200.00	\$2,200.00
24	L-109	L-854 RADIO CONTROLLER & ANTENNA	1	EA	\$2,990.00	\$2,990.00	\$6,579.00	\$6,579.00	\$3,300.00	\$3,300.00
25	L-109	PILOT CONTROL ANTENNA MOUNT	1	EA	\$295.00	\$295.00	\$988.00	\$988.00	\$1,100.00	\$1,100.00
26	L-110	1W-2" PVC DIRECT BURY	14,800	LF	\$6.00	\$88,800.00	\$10.00	\$148,000.00	\$8.80	\$130,240.00
27	L-110	4W-2" PVC DIRECT BURY	600	LF	\$23.00	\$13,800.00	\$20.00	\$12,000.00	\$22.00	\$13,200.00
28	L-110	2W-2"HDPE BORE	80	LF	\$25.00	\$2,000.00	\$85.00	\$6,800.00	\$49.50	\$3,960.00
29	L-110	3W-2"HDPE BORE	160	LF	\$30.00	\$4,800.00	\$85.00	\$13,600.00	\$55.00	\$8,800.00
30	L-110	4W-2"HDPE BORE	210	LF	\$35.00	\$7,350.00	\$95.00	\$19,950.00	\$60.50	\$12,705.00
31	L-110	6W-2"HDPE BORE	300	LF	\$40.00	\$12,000.00	\$125.00	\$37,500.00	\$71.50	\$21,450.00
32	L-115	SINGLE PULL CAN	13	EA	\$710.00	\$9,230.00	\$1,500.00	\$19,500.00	\$880.00	\$11,440.00
33	L-115	2-CAN PLAZA	2	EA	\$2,500.00	\$5,000.00	\$4,228.00	\$8,456.00	\$1,760.00	\$3,520.00
34	L-115	3-CAN PLAZA	4	EA	\$3,700.00	\$14,800.00	\$5,365.00	\$21,460.00	\$2,200.00	\$8,800.00
35	L-115	4-CAN PLAZA	5	EA	\$4,500.00	\$22,500.00	\$6,589.00	\$32,945.00	\$4,400.00	\$22,000.00
36	L-115	6-CAN PLAZA	2	EA	\$6,100.00	\$12,200.00	\$9,577.00	\$19,154.00	\$6,600.00	\$13,200.00
37	L-125	ELEVATED LED MRLS	32	EA	\$1,240.00	\$39,680.00	\$1,089.00	\$34,848.00	\$1,760.00	\$56,320.00
38	L-125	SEMI-FLUSH MRLS	2	EA	\$3,100.00	\$6,200.00	\$4,650.00	\$9,300.00	\$2,530.00	\$5,060.00
39	L-125	ELEVATED THRESHOLD/END LED FIXTURES	16	EA	\$1,275.00	\$20,400.00	\$1,125.00	\$18,000.00	\$1,760.00	\$28,160.00
40	L-125	ELEVATED LED MITLS	96	EA	\$1,090.00	\$104,640.00	\$1,045.00	\$100,320.00	\$1,430.00	\$137,280.00
41	L-125	LED REIL SYSTEM	2	EA	\$13,725.00	\$27,450.00	\$34,463.00	\$68,926.00	\$16,500.00	\$33,000.00
42	L-125	LED L-881 PAPI SYSTEM	2	EA	\$22,650.00	\$45,300.00	\$46,559.00	\$93,118.00	\$33,000.00	\$66,000.00
43	L-125	LED L-807 WIND CONE	1	EA	\$12,100.00	\$12,100.00	\$7,500.00	\$7,500.00	\$14,300.00	\$14,300.00
44	L-125	SEGMENTED CIRCLE	1	EA	\$8,775.00	\$8,775.00	\$45,889.00	\$45,889.00	\$11,000.00	\$11,000.00
45	L-125	L-858(L) LIGHTED SIGN (1-2 MODULE)	9	EA	\$3,900.00	\$35,100.00	\$4,889.00	\$44,001.00	\$5,500.00	\$49,500.00
46	L-125	L-858(L) LIGHTED SIGN (3-4 MODULE)	4	EA	\$4,575.00	\$18,300.00	\$5,889.00	\$23,556.00	\$6,600.00	\$26,400.00
47	L-125	UNLIGHTED TAXIWAY END MARKER	1	EA	\$2,300.00	\$2,300.00	\$2,500.00	\$2,500.00	\$3,300.00	\$3,300.00
48	M-103	CLOSED RUNWAY MARKER	2	EA	\$5,335.00	\$10,670.00	\$25,489.00	\$50,978.00	\$165.00	\$330.00
49	SPEC.	SANITARY SEWER SERVICE TO TERMINAL BUILDING - ALLOWANCE	1	ALLOW	\$125,000.00	\$125,000.00	\$125,000.00	\$125,000.00	\$137,500.00	\$137,500.00
TOTAL BASE BID AMOUNT					\$905,982.00		\$1,484,388.00		\$1,608,549.20	

I HEREBY CERTIFY THIS TABULATION OF BIDS TO BE CORRECT.

TALBER, BRIGHT & ELLINGTON, INC.

6/28/2018
DATE



**COUNTY COUNCIL OF BEAUFORT COUNTY
PURCHASING DEPARTMENT**

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

David L Thomas, Purchasing Director
dthomas@bcgov.net 843.255.2353

TO: Councilman Jerry Stewart, Chairman, Finance Committee

FROM: David L Thomas. CPPO. Purchasing Director

SUBJ: State Contract Purchase
Purchase Three (3) New Toro Commercial Wide Area Mowers for the Parks and Leisure Services Department (PALS)

DATE: 10/03/2018

BACKGROUND:

The Purchasing Department received a request from the PALS Director to purchase three new 2018 Toro Ground Master 4000-D commercial wide area mowers from Smith Turf and Irrigation in Charlotte, NC, a state contract vendor. Prior to PALS taking over Parks Grounds Maintenance, Beaufort County possessed three commercial wide area mowers in the fleet. Parks Ground Maintenance for PALS is currently in need of three wide area mowers. One for each area of the County (Beaufort, Bluffton, Hilton Head) in order to properly maintain facilities. Repair totals for all three wide area mowers have exceeded \$80,000 since their purchase. Two out of the three large mowers are no longer operable. First Vehicle has recommended the replacement of all three wide area mowers, along with going with a different brand of mower.

VENDOR INFORMATION:

Smith Turf and Irrigation, Charlotte, NC

*The total cost of \$213,433.90 includes all discounts, a five-year warranty, delivery,

SC sales tax, manuals for 3 new Toro Ground Master 4000-D Commercial Wide Area Mowers. See the attached for price quote for more information.

COST:

\$213,433.90*

See above

FUNDING:

Account 26520011-54450, Parks and Leisure Services (PALS) Impact Fees, Bluffton, with a fund balance of \$4.6 million as of June 30, 2018.

Funding approved: By: Date:

FOR ACTION: Finance Committee on Monday, October 8, 2018.

RECOMMENDATION:

The Purchasing Department recommends that the Finance Committee approve and recommend to County Council the contract award of \$213,433.90 to purchase three new 2018 Toro Ground Master 4000-D Commercial Wide Area Mowers from the aforementioned vendor in support of PALS operations.

Attachment:  Toro Mowers PALS.pdf
964.71 KB

cc: Tom Keaveny, Interim County Administrator

Approved: Date:

Check to override approval: ☐ Overridden by:

Override Date:

Alicia Holland, Assistant County Administrator, Finance

Approved: Date:

Approved: Date:

Check to override approval: ☐ Overridden by:

Override Date:

ready for admin: ☒

Approved: Date:

Check to override approval: ☐ Overridden by:

Override Date:

ready for admin: ☒

After Initial Submission, Use the Save and Close Buttons

SMITH TURF & IRRIGATION

DISTRIBUTORS

QUOTE

Acct. Name/ #: Beaufort County Parks
 Sales Location: Charlotte
 Customer Class: Municipality / City / County
 Contact Name/ #: Shannon Loper
 Opportunity#:

Date: 09/13/18

PO#:

Deliver:

File: SC State Contract

Ship To:

Bill To:



Quoted From:
 Charlotte Office
 4355 Golf Acres Dr
 Charlotte, NC 28208

Account Executive: Steve Miller

910-512-3940

Qty	Model	Description	Unit Price	Extended
		Toro Groundsmaster 4000-D (Tier 4 Final		
3	30609	Compliant) (30609 / 30609A)	\$61,790.82	\$185,372.46
3	30669	Universal Sunshade - White	\$390.78	\$1,172.34
3	03247	Operator Cooling Fan	\$141.96	\$425.88
3	03248	Switch Panel	\$124.02	\$372.06
24	93-5974	8 INCH FOAM FILLED WHEEL ASM	\$135.90	\$3,261.60
3	C552	Toro Protection Plus Comprehensive - 60/5000	\$3,582.80	\$10,748.40
Total:				\$201,352.74

S.C. State Contract # 4400018635
 June 1, 2018 thru May 31, 2023

Toro Extended Protection Plus Comprehensive
 Plan of 36 Months or 3500 Hours Above the
 Standard 24 months or 1500 Hour Factory
 Warranty for a total of 60 Months / 5000 Hours

Payment Terms:	Net 10th Prox (Upon Credit Approval)	Sub Total	\$201,352.74
Prices And Terms Shown Will Be Valid For 30 Days From Date Quoted. After This Period, We Reserve The Right To Make Any Necessary Adjustments To Prices And/Or Payment Terms.		*Sales Tax	\$12,081.16
		Total	\$213,433.90
Quote Prepared By:	Steve Miller	Date:	9/13/2018
Quote Accepted By:		Date:	

SMITH TURF & IRRIGATION

DISTRIBUTORS

QUOTE

Acct. Name/ #: Beaufort County Parks
 Sales Location: Charlotte
 Customer Class: Municipality / City / County
 Contact Name/ #: Shannon Loper, 843-812-0152
 Opportunity#:

Date: 09/14/18

PO#:

Deliver:

File: SC State Contract

Ship To:

Bill To:



Quoted From:
 Charlotte Office
 4355 Golf Acres Dr
 Charlotte, NC 28208

Account Executive: Steve Miller
 910-512-3940

Qty	Model	Description	Unit Price	Extended
		Toro Groundsmaster 4000-D (Tier 4 Final		
1	30609	Compliant) (30609 / 30609A)	\$61,790.82	\$61,790.82
1	30669	Universal Sunshade - White	\$390.78	\$390.78
1	03247	Operator Cooling Fan	\$141.96	\$141.96
1	03248	Switch Panel	\$124.02	\$124.02
8	93-5974	8 INCH FOAM FILLED WHEEL ASM	\$135.90	\$1,087.20
1	C552	Toro Protection Plus Comprehensive - 60/5000	\$3,582.80	\$3,582.80
		Total:		\$67,117.58

S.C. State Contract # 4400018636
 June 1, 2018 thru May 31, 2023

Toro Extended Protection Plus Comprehensive
 Plan of 36 Months or 3500 Hours Above the
 Standard 24 months or 1500 Hour Factory
 Warranty for a total of 60 Months / 5000 Hours

Payment Terms:	Net 10th Prox (Upon Credit Approval)	Sub Total	\$67,117.58
Prices And Terms Shown Will Be Valid For 30 Days From Date Quoted. After This Period, We Reserve The Right To Make Any Necessary Adjustments To Prices And/Or Payment Terms.		*Sales Tax	\$4,027.05
		Total	\$71,144.63
Quote Prepared By:	Steve Miller	Date:	9/14/2018
Quote Accepted By:		Date:	



4
TIER

SMART
POWER



COUNTY COUNCIL OF BEAUFORT COUNTY

PURCHASING DEPARTMENT

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

David L Thomas, Purchasing Director
dthomas@bcgov.net 843.255.2353

TO: Councilman Jerry Stewart, Chairman, Finance Committee

FROM: David L Thomas. CPPO. Purchasing Director

SUBJ: New Contract as a Result of Solicitation
RFP 043018, Facilitation and Strategic Plan Services for Beaufort County

DATE: 10/02/2018

BACKGROUND:

Beaufort County issued a Request for Proposals (RFP) from qualified firms or individuals to facilitate a strategic planning process and assist in the development of a comprehensive organizational strategic plan for Beaufort County Council. The selected consultant/firm will work with County Council and selected County staff to provide the services requested for the next County Council retreat tentatively scheduled for February 7-9, 2019. The services include but are not limited to: facilitating an estimated three (3) day on-site County Council and staff retreat process, which includes preparing all documents for the retreat, preparing/updating the 2019-2024 Strategic Plan, and providing a final report to County Council.

A Selection Committee consisting of the following three (3) Council member: Alice G. Howard, Brian Flewelling, and Stewart H. Rodman, reviewed and ranked the five (5) proposals based on the criteria provided in the solicitation. Three (3) firms were short-listed and interviewed during the week of July 9, 2018. After the interviews, the Selection Committee completed their evaluations and selected Thomas P. Miller and Associates, LLC, as the number one (1) ranked firm to provide the aforementioned services for Beaufort County Council.

VENDOR INFORMATION:

COST:

1. Thomas P. Miller and Associates, LLC, Indianapolis, IN	\$ 38,134
2. 3 Star Strategic Planning, Beaufort, SC	\$ 15,000
3. Tanner, LLC, Salt Lake City, UT	\$ 44,400
4. The Beckham Company, Bluffton, SC	\$145,000
5. Strategic Management Solutions, Charleston, SC	\$116,640

FUNDING:

Account 10001000-51160, County Council Professional Services

The last contract was with Lyle Sumek Associates, Inc., at a cost of \$22,508.

Funding approved: By: Date: **FOR ACTION:**

Finance Committee to be held on Monday, October 8, 2018.

RECOMMENDATION:

The Finance Committee approve the contract award for the aforementioned services to Thomas P. Miller and Associates, LLC, the number one (1) ranked firm for a contract price not to exceed \$38,134.

Attachment:



cc: Tom Keaveny, Interim County Administrator

Approved: Date: Check to override approval: ☐ Overridden by: Override Date:

Alicia Holland, Assistant County Administrator, Finance

Approved: Date: Approved: Date: Check to override approval: ☐ Overridden by: Override Date: ready for admin: ☒**After Initial Submission, Use the Save and Close Buttons**

Facilitation and Strategic Plan Services for BC Council

RFP 043018

Summary Score Sheet

After Interview

Evaluators	<u>Name of Company</u>	<u>Name of Company</u>	<u>Name of Company 2</u>
	3 Star Strategic Planning	Thomas P. Miller and Associates	Tanner, LLC
B. Flewelling	27	94	70
A. Howard	85	97	85
S. Rodman	90	45	40
TOTALS:	202	236	195
1- Thomas P. Miller			
2- 3 Star Strategic Planning			
3- Tanner, LLC			
Final Ranking:			

Facilitation and Strategic Plan Services for BC Council					
RFP 043018					
Summary Score Sheet					
Evaluators	Name of Company	Name of Company	Name of Company	Name of Company	Name of Company
	3 Star Strategic Planning	Strategic Management Solutions	Tanner, LLC	The Beckham Company	Thomas P. Miller and Associates
B. Flewelling	59	16	50	54	82
A. Howard	75	25	97	52	90
S. Rodman	95	45	35	35	35
TOTALS:	229	86	182	141	207
1) 3 Star Strategic Planning					
2) Thomas P. Miller and Associates					
3) Tanner, LLC					
4) The Beckham Company					
5) Strategic Management Solutions					

RESOLUTION 2018 /

A RESOLUTION AUTHORIZING _____ TO EXECUTE A RETAINER AGREEMENT WITH INDEPENDENT LEGAL COUNSEL FOR THE PURPOSE OF INVESTIGATING CERTAIN MATTERS RAISED.

WHEREAS, On September 24, 2018 the Finance Committee voted to hire independent counsel to investigate review matters raised; and

WHEREAS, the matters raised by motion at Finance Committee and subject to an independent investigation are:

1. A consulting contract with former interim administrator Gruber; and
2. A previous purchase of real estate without council approval; and

WHEREAS, Beaufort County Code of Ordinances, Section 2-512 provides authorization for County Council to contract for legal services; and

WHEREAS, South Carolina Code of Laws, Section 4-9-660 provides for independent inquiries and review by County Council; and

WHEREAS, an independent review shall report his/her findings directly to the full body of County Council; and

WHEREAS, it is apparent that a qualified independent reviewer may come from a firm that has a conflict due to previously providing services on behalf of the County or working in an adversarial position to the County, but such a conflict should not affect the professional standards of objectivity and fairness expected of an independent investigator; and

WHEREAS, it is in the best interest of the citizens and residents of Beaufort County to retain independent counsel to review the matters raised.

NOW, THEREFORE, BE IT RESOLVED by Beaufort County Council, duly assembled, does hereby authorize the _____ to execute a retainer agreement for legal counsel to review the matters stated above and submit a report to County Council. _____ is hereby authorized to execute a conflict release/waiver of conflict as may be necessary for retaining counsel for the matters stated above.

Adopted this _____ day of October, 2018.

COUNTY COUNCIL OF BEAUFORT COUNTY

By: _____
D. Paul Sommerville, Chairman

APPROVED AS TO FORM:

Thomas J. Keaveny II
Interim County Administrator
County Attorney

ATTEST:

Connie L. Schroyer, Clerk to Council

DRAFT

AN ORDINANCE

AUTHORIZING THE FRIPP ISLAND PUBLIC SERVICE DISTRICT, SOUTH CAROLINA, TO ISSUE GENERAL OBLIGATION BONDS IN A PRINCIPAL AMOUNT NOT EXCEEDING \$5,300,000, SUBJECT TO A SUCCESSFUL REFERENDUM IN THIS DISTRICT; AND OTHER MATTERS RELATING THERETO.

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

Section 1. The County Council of Beaufort County, South Carolina (the “*County Council*”), the governing body of Beaufort County, South Carolina (the “*County*”), hereby finds and determines:

(a) The Fripp Island Public Service District, South Carolina (the “*District*”) is a special purpose district established pursuant to the provisions of Act No. 1042 of the Acts and Joint Resolutions of the General Assembly of the State of South Carolina for the year 1962, as amended (“*Act No. 1042*”).

(b) The corporate powers and duties of the District are performed by the Fripp Island Public Service District Commission (the “*Commission*”), and as such, the Commission is the governing body of the District.

(c) Act No. 1042 committed to the District various duties and responsibilities, and is authorized, inter alia, to (i) acquire, purchase, hold, use, lease, mortgage, sell, transfer and dispose of any property, real, personal, or mixed, or any interest therein, (ii) construct and maintain roads, and (iii) do all other acts and things necessary or convenient to carry out any function or power committed or granted to the District.

(d) The District has determined that it is currently in need of funds to undertake the improving, equipping, repairing and reconstruction of the Fripp Inlet bridge (the “*Bridge*”), which serves as the sole road link between the District and the State highway system leading to the mainland, and which Bridge is essential to the exercise of the powers granted to the District, and related infrastructure (the “*Project*”).

(e) In carrying out its functions and duties, the Commission has determined that a need exists at the present time to issue general obligation bonds (the “*Bonds*”) in order to defray: (A) the costs of the Project, and (B) the costs of issuance of the Bonds. The Commission estimates that the costs of designing, planning, acquiring, engineering, constructing, improving and equipping of the Project, and the cost of issuance of the Bonds, will not exceed \$5,300,000.

(f) The Commission, on behalf of the District, has submitted a petition to the County Council requesting authorization to issue the Bonds in order to finance the costs of the Project and the costs of issuance thereof.

(g) Pursuant to Title 6, Chapter 11, Article 5, of the Code of Laws of South Carolina 1976, as amended (the “**Enabling Act**”), the County Council is empowered to authorize the Commission to issue bonds of the District, the proceeds of which are to be used in furtherance of any power of the District.

(h) Responsive to the petition of the Commission, the County Council adopted a resolution calling for a public hearing on the question of the issuance of the Bonds be held in County Council Chambers, Administration Building, Government Center, 100 Ribaut Road, Beaufort, SC 29902, on the 24th day of September, 2018 at 6:30 p.m., and notice of such hearing has been duly published once a week for three successive weeks in The Beaufort Gazette, a newspaper of general circulation in the County. Such public hearing was held by the County Council on September 24, 2018, on the question of the issuance of the Bonds, where both proponents and opponents were given the opportunity to be heard.

(i) Following the September 24, 2018 public hearing, the County Council has determined to condition the issuance of the Bonds upon the result of a special election to be held in the District on the question of the issuance of the Bonds (the “**Bond Referendum**”). Such Bond Referendum shall be conducted pursuant to Title 4, Chapter 15 of the Code of Laws of South Carolina 1976, as amended, as required by the Enabling Act.

(j) Article X, Section 14, of the Constitution of the State of South Carolina, 1895, as amended (the “**Constitution**”), provides that the General Assembly may, by general law, prescribe that general obligation debt may be incurred by the governing body of any special purpose district for any of its corporate purposes in an amount not exceeding eight percent of the assessed value of all taxable property of such district (the “**Bonded Debt Limit**”). The County Council, by separate resolution, dated the date hereof, has ordered the Bond Referendum be held, and specified other details of the Bond Referendum therein. Such Article further provides that if general obligation debt is authorized by a majority vote of the qualified electors of the special purpose district voting in a referendum authorized by law, there shall be no conditions or restrictions limiting the incurring of such indebtedness except as specified in such Article. Such Bonds, when and if issued pursuant to a successful Bond Referendum, would not be restricted by, or count toward, the Bonded Debt Limit, in accordance with the Constitution and laws of the State of South Carolina.

Section 2. Should the Bond Referendum result favorably to the issuance of the Bonds, and upon the filing of the declaration of the result of the Bond Referendum in the office of the Clerk of Court for Beaufort County, South Carolina, the District is hereby authorized to issue the Bonds. Upon such filing, the Commission, on behalf of the District, is authorized to cause the issuance of the Bonds at one time or from time to time, as it may determine, in an aggregate principal amount not to exceed \$5,300,000, for the purposes set forth in Section 1(e) hereof or, in the discretion of the District, general obligation bond anticipation notes (the “**BANS**”) in a principal amount of not exceeding \$5,300,000, pursuant to the provisions of Title 11, Chapter 17 of the Code of Laws of South Carolina 1976, as amended (the “**BAN Act**”). The Bonds and the BANS shall be issued pursuant to a resolution of the Commission adopted in conformity with the terms and provisions of the Enabling Act and the BAN Act, respectively.

Section 3. For the payment of the principal and interest on the Bonds as they respectively mature and for the creation of such sinking fund as may be necessary therefor, the full faith, credit and taxing power of the District shall be irrevocably pledged, and there shall be levied annually by the Auditor of Beaufort County and collected by the Treasurer of Beaufort County, in the same manner as County taxes are levied and collected, a tax without limit on all taxable property in the District sufficient to pay the principal and interest of the Bonds as they respectively mature and to create such sinking fund as may be necessary therefor.

Section 4. The Commission is authorized to do all things necessary or convenient in accordance with applicable law to effect the issuance of the Bonds or the BANS at such time as it deems necessary and in the interest of the District.

Section 5. All orders, resolutions, ordinances and parts thereof, procedural or otherwise, in conflict herewith or the proceedings authorizing the issuance of the Bonds are, to the extent of such conflict, hereby repealed and this Ordinance shall take effect and be in full force from and after its passage and approval.

Section 6. This Ordinance shall forthwith be codified in the Code of the County Ordinances in the manner prescribed by law.

Section 7. This Ordinance shall become effective upon its enactment.

ENACTED THIS 24TH DAY OF SEPTEMBER 2018.

COUNTY COUNCIL OF BEAUFORT COUNTY

(SEAL)

BY: _____
D. Paul Sommerville, Chairman

APPROVED AS TO FORM:

Thomas J. Keaveny, II
Interim County Administrator
Beaufort County Attorney

ATTEST:

Connie L. Schroyer, Clerk to Council

First Reading: August 27, 2018
Second Reading:
Public Hearing:
Third Reading:

ORDINANCE 2018 / ____

AN ORDINANCE AMENDING BEAUFORT COUNTY ORDINANCE 2017/34 TO DELETE QUESTION PERTAINING TO THE ISSUANCE OF \$120,000,000 OF GENERAL OBLIGATIONS BONDS AND MAKING QUESTION 2A NOW QUESTION 1

WHEREAS, Beaufort County Council adopted Ordinance 2017/34 providing for a referendum on the question of a sales tax for transportation projects and general obligations bonds; and

WHEREAS, Appendix B of Ordinance 2017/34 contains a portion of the form of the ballot and Local Question 2B

WHEREAS, Question 1B asks voters to approve the issuance of up to \$120,000,000 in general obligations bonds of Beaufort County related to the projects identifies in Question 1A of the referendum; and

WHEREAS, the general obligations bonds requested in Question 1B would mature in a period not to exceed Four (4) years; and

WHEREAS, the Question 1B is unnecessary due to the short maturing period because the revenues will be generated in such a timely way to fund projects without the necessity of issuing bonds; and

WHEREAS, County Council finds that the Question 1B unnecessarily appears on the referendum and that it is in the best interest of the citizens and visitors of Beaufort County to remove Question 1B from the Sales Tax Referendum and amend Ordinance 2017/34 to reflect the deletion.

WHEREAS, Ordinance 2017/34 provides that the ballot read “Local Question 2A”; and

WHEREAS, the Sales Tax Referendum will appear on the ballot as “Question 1” and not as “Local Question 2A.”

NOW, THEREFORE, BE IT ORDAINED, that Beaufort County Ordinance 2017/34 is hereby amended to delete in its entirety Appendix B containing Local Question 2B thereby removing the request to approve \$120,000,000 in general obligations bonds. It is further ordained that Ordinance 2017/34 is hereby amended to reflect the that the remaining Question for the ballot read as “Local Question 1” and remove reference to “Local Question 1A.”

Adopted on the ____ day of _____, 2018.

COUNTY COUNCIL OF BEAUFORT COUNTY

By: _____

D. Paul Sommerville, Chairman

APPROVED AS TO FORM:

Thomas J. Keaveny II
Interim County Administrator
County Attorney

ATTEST:

Connie L. Schroyer, Clerk to Council

Third and Final Reading
Public Hearing
Second Reading
First Reading

ORDINANCE NO. _____

AN ORDINANCE ACKNOWLEDGING THE TERMINATION OF AN EXISTING MULTI-COUNTY INDUSTRIAL/BUSINESS PARK (RIVERPORT) PURSUANT TO SECTION 4-1-170 OF THE CODE OF LAWS OF SOUTH CAROLINA 1976, AS AMENDED, AND AUTHORIZING AND APPROVING (1) DEVELOPMENT OF A NEW JOINT COUNTY INDUSTRIAL AND BUSINESS PARK PURSUANT TO SECTION 4-1-170 OF THE CODE OF LAWS OF SOUTH CAROLINA 1976, AS AMENDED, IN CONJUNCTION WITH JASPER COUNTY (THE "PARK"), SUCH PARK TO BE GEOGRAPHICALLY LOCATED IN JASPER COUNTY; (2) THE EXECUTION AND DELIVERY OF A WRITTEN PARK AGREEMENT WITH JASPER COUNTY AS TO THE REQUIREMENT OF PAYMENTS OF FEE IN LIEU OF *AD VALOREM* TAXES WITH RESPECT TO PARK PROPERTY AND THE SHARING OF THE REVENUES AND EXPENSES OF THE PARK; (3) THE DISTRIBUTION OF REVENUES FROM THE PARK WITHIN BEAUFORT COUNTY; AND (4) OTHER MATTERS RELATED THERETO.

WHEREAS, pursuant to Article VIII, Section 13(D) of the South Carolina Constitution and Section 4-1-170 of the Code of Laws of South Carolina, 1976, as amended (collectively, the "Multi-County Park Act"), Beaufort County, South Carolina ("Beaufort County") and Jasper County, South Carolina ("Jasper County"), effective as of August 5, 2011, entered into a multi-county business/industrial park established in accordance with the Multi-County Park Act pursuant to the terms of that certain Agreement for the Establishment of Multi-County Industrial/Business Park (RiverPort) (the "RiverPort Multi-County Park Agreement"), which included certain property in Jasper County in the RiverPort Park (the "RiverPort Multi-County Park Property"); and

WHEREAS, Jasper County Council has advised Beaufort County Council of the termination of the RiverPort Multi-County Park Agreement, effective as of March 2, 2018, as the result of the termination of the related fee-in-lieu of tax agreement and the special source credits thereunder as provided by Jasper County Council; and

WHEREAS, in order to promote economic development and thus encourage investment and provide additional employment opportunities, Jasper County and Beaufort County, as authorized under the Multi-County Park Act, now propose to establish jointly a multi-county industrial/business park with respect to property which is more particularly described in Exhibit A hereto (the "NSC Real Estate LLC Property"), shall be included, and which property will be owned and/or hereafter operated by NSC Real Estate LLC, one or more affiliates and/or other project sponsors (the "RiverPort II Multi-County Park"); and

WHEREAS, Beaufort County and Jasper County have agreed to the specific terms and conditions of such arrangement as set forth in that certain Agreement for the Establishment of a Multi-County Industrial/Business Park (RiverPort II) proposed to be entered into by and between

Beaufort County and Jasper County as of such date as may be agreed to by Beaufort County and Jasper County (the “RiverPort II Multi-County Park Agreement”), a form of which Riverport II Multi-County Park Agreement has been presented to this meeting; and

WHEREAS, it appears that the RiverPort II Multi-County Park Agreement now before this meeting is in appropriate form and is an appropriate instrument to be executed and delivered by Beaufort County for the purposes intended;

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

Section 1. Acknowledgment of Termination of RiverPort Multi-County Park.

Based upon the representations made to Beaufort County by Jasper County, Beaufort County hereby acknowledges termination of the RiverPort Multi-County Park.

Section 2. Establishment of RiverPort II Multi-County Park; Approval of the RiverPort II Multi-County Park Agreement.

There is hereby authorized to be established, in conjunction with Jasper County, a multi-county industrial/business park to be known as the RiverPort II Multi-County Park and to include therein the NSC Real Estate LLC Property. The form, provisions, terms, and conditions of the RiverPort II Multi-County Park Agreement now before this meeting and filed with the Clerk to Beaufort County Council be and they are hereby approved, and all of the provisions, terms, and conditions thereof are hereby incorporated herein by reference as if the RiverPort II Multi-County Park Agreement were set out in this Ordinance in its entirety. The Chairman of Beaufort County Council is hereby authorized, directed, and empowered to execute the RiverPort II Multi-County Park Agreement in the name and on behalf of Beaufort County; the Clerk to Beaufort County Council is hereby authorized, directed, and empowered to attest the same; and the Chairman of Beaufort County Council is further authorized, directed, and empowered to deliver the RiverPort II Multi-County Park Agreement to Jasper County.

The RiverPort II Multi-County Park Agreement is to be in substantially the form before the meeting at which this Ordinance received third reading and is hereby approved, or with such changes therein as shall not materially adversely affect the rights of Beaufort County thereunder and as shall be approved by the officials of Beaufort County executing the same, their execution thereof to constitute conclusive evidence of their approval of any and all changes or revisions therein from the form of the RiverPort II Multi-County Park Agreement now before this meeting.

The Chairman of Beaufort County Council, the County Administrator of Beaufort County, and the Clerk to the Beaufort County Council, for and on behalf of Beaufort County, are hereby each authorized and empowered to do any and all things necessary or proper to effect the development of the RiverPort II Multi-County Park and the performance of all obligations of Beaufort County under and pursuant to the RiverPort II Multi-County Park Agreement and to carry out the transactions contemplated thereby and by this Ordinance.

Section 3. Payment of Fee in Lieu of Tax.

The businesses and industries located in the RiverPort II Multi-County Park must pay a fee in lieu of *ad valorem* taxes as provided for in the RiverPort II Multi-County Park Agreement. The fee paid in lieu of *ad valorem* taxes shall be paid to the Treasurer of Jasper County. That portion of the fee allocated pursuant to the RiverPort II Multi-County Park Agreement to Beaufort County shall, upon receipt by the Treasurer of Jasper County, be paid to the Treasurer of Beaufort County in accordance with the terms of the RiverPort II Multi-County Park Agreement. Payments of fees in lieu of *ad valorem* taxes will be made on or before the due date for taxes for a particular year. Penalties for late payment will be at the same rate as late tax payment. Any late payment beyond said date will accrue interest at the rate of statutory judgment interest. Beaufort County and Jasper County, acting by and through the Treasurer of Jasper County, shall maintain all liens and rights to foreclose upon liens provided for counties in the collection of *ad valorem* taxes. Nothing herein shall be construed to prohibit Jasper County from negotiating and collecting reduced fees in lieu of taxes pursuant to Title 4, Chapter 29 or Chapter 12, or Title 12, Chapter 44 of the Code of Laws of South Carolina 1976, as amended, or any similar provision in South Carolina law.

The provisions of Section 12-2-90 of the Code of Laws of South Carolina 1976, as amended, or any successor statutes or provisions, apply to the collection and enforcement of the fee in lieu of *ad valorem* taxes.

Section 4. Sharing of Expenses and Revenues.

Sharing of expenses and revenues of the RiverPort II Multi-County Park by Beaufort County and Jasper County shall be as set forth in the RiverPort II Multi-County Park Agreement.

Section 5. Distribution of Revenues within Beaufort County.

Revenues generated from industries and other businesses located in the RiverPort II Multi-County Park and received by Beaufort County shall be distributed by Beaufort County in accordance with an ordinance to be enacted by Beaufort County Council, as may be amended from time to time by Beaufort County Council.

Section 6. Governing Laws and Regulations.

The ordinances of the City of Hardeeville, South Carolina (the “City”) and Jasper County, as applicable, concerning zoning, health, and safety regulations, and building code requirements will apply for the entire RiverPort II Multi-County Park. Henceforth, in order to avoid any conflicts of law or ordinances, the City Code of Ordinances and the Jasper County Code of Ordinances, as applicable, will be the reference for regulation or laws in connection with the RiverPort II Multi-County Park. The Beaufort County Code of Ordinances shall in no way apply to the RiverPort II Multi-County Park.

Section 7. Applicable Ordinances and Regulations. Any applicable ordinances and regulations of Jasper County including those concerning zoning, health, and safety, and building code requirements shall apply to the RiverPort II Multi-County Park properties located in Jasper County unless the properties are within the boundaries of a municipality in which case, the municipality's applicable ordinances and regulations shall apply.

Section 8. Law Enforcement Jurisdiction.

Jurisdiction to make arrests and exercise all authority and power within the boundaries of the RiverPort II Multi-County Park properties is vested with the Sheriff's Department of Jasper County. If any of the RiverPort II Multi-County Park properties are within the boundaries of a municipality, then jurisdiction to make arrests and exercise law enforcement jurisdiction is vested with the law enforcement officials of the municipality.

Section 9. Conflicting Provisions.

To the extent this Ordinance contains provisions that conflict with provisions contained elsewhere in the Beaufort County Code or other Beaufort County ordinances, the provisions contained in this Ordinance supersede all other provisions and this Ordinance is controlling.

Section 10. Severability.

If any section of this Ordinance is, for any reason, determined to be void or invalid by a court of competent jurisdiction, it shall not affect the validity of any other section of this Ordinance which is not itself void or invalid.

Section 11. Effectiveness.

This Ordinance shall be effective upon approval following third reading.

[End of Ordinance - Signature page to follow]

Enacted and approved, in meeting duly assembled, this ____ day of _____, 2018.

BEAUFORT COUNTY, SOUTH CAROLINA

By: _____
D. Paul Sommerville, Chairman, County Council
Beaufort County, South Carolina

[SEAL]

Attest:

By: _____
Ashley Bennett, County Council Clerk
Beaufort County, South Carolina

First Reading: _____, 2018
Second Reading: _____, 2018
Public Hearing: _____, 2018
Third Reading: _____, 2018

Exhibit A

PARK PROPERTY

Phase 1 and Phase 2

Approximately 400.7 upland acres lying and being situated in the City of Hardeeville, in Jasper County, South Carolina, being all of Jasper County Tax Map Parcel 031-00-00-019 and being portions of Jasper County Tax Map Parcels 031-00-00-015 and 031-00-00-016, within the planned development commonly known as RiverPort Business Park, and generally shown as “Phase 1” and “Phase 2” on the rendering attached hereto.

Phase 3

Land lying and being situated in the City of Hardeeville, in Jasper County, South Carolina, being portions of Jasper County Tax Map Parcels 031-00-00-014, 031-00-00-015 and 031-00-00-016, within the planned development commonly known as RiverPort Business Park, and generally shown as the highlighted parcel on the rendering attached hereto.

Copy of Rendering

REFERENCE PLATS

- BOUNDARY MAP OF H.R. WILLIAMS TRACT,
JASPER COUNTY, SOUTH CAROLINA
PREPARED BY: J. DEAN GOWEN, RLS
DATED: DECEMBER 5, 1955
2. A SURVEY OF PURRYSBURG STATION TOWER SITE #SV6 974-2
JASPER COUNTY, SOUTH CAROLINA
PREPARED BY: CHARLES E. TUTEW, JR., PLS
DATED: FEBRUARY 9, 2000
3. A SURVEY FOR UNION CAMP CORPORATION OF 200.03 ACRES
BEING A PORTION OF THE ARGENT LUMBER COMPANY TRACT.
JASPER COUNTY, SOUTH CAROLINA
PREPARED BY: LAMAR O. REDDICK, RLS
DATED: MAY 25, 1998
4. A SURVEY FOR UNION CAMP CORPORATION OF .16 ACRES
LYING ON THE SEAST SIDE OF OLD U.S. HIGHWAY 17,
JASPER COUNTY, SOUTH CAROLINA
PREPARED BY: NEIL LAMAR ANDERSON, RLS
DATED: FEBRUARY 23, 1976
5. A SURVEY FOR UNION CAMP CORPORATION OF 61.85 ACRES.
JASPER COUNTY, SOUTH CAROLINA
PREPARED BY: NEIL LAMAR ANDERSON, RLS
DATED: DECEMBER 3, 1975
6. A SURVEY OF LAND OWNED BY THE U.S. DEPARTMENT OF THE INTERIOR
OF 59.69 ACRES.
JASPER COUNTY, SOUTH CAROLINA
PREPARED BY: NEIL LAMAR ANDERSON, RLS
DATED: JANUARY 15, 1977
7. A SURVEY FOR UNION CAMP CORPORATION OF 24.04 ACRES.
JASPER COUNTY, SOUTH CAROLINA
PREPARED BY: NEIL LAMAR ANDERSON, RLS
DATED: FEBRUARY 23, 1976
8. A SURVEY OF LAND OWNED BY UNION CAMP CORPORATION BEING 12.60
ACRES
LYING NORTHWEST OF HARDEEVILLE.
JASPER COUNTY, SOUTH CAROLINA
PREPARED BY: NEIL LAMAR ANDERSON, RLS
DATED: OCTOBER 31, 1977
9. BOUNDARY SURVEY FOR SOUTH CAROLINA ELECTRIC & GAS CO.
ARGENT TRACT UNION CAMP PROPERTY.
BEAUFORT COUNTY, SOUTH CAROLINA
PREPARED BY: DAVID S. YOUNG, RLS
DATED: AUGUST 5, 1968
10. RIGHT-OF-WAY AND TRACK MAP SEABOARD COAST LINE RAILROAD
COMPANY
HARDEEVILLE TO LEVY CONNECTION TRACK. V05318
JASPER COUNTY, SOUTH CAROLINA
DATED: DECEMBER 9, 1977
11. RIGHT-OF-WAY AND TRACK MAP SEABOARD COAST LINE RAILROAD
COMPANY
HARDEEVILLE TO LEVY CONNECTION TRACK. V05319
JASPER COUNTY, SOUTH CAROLINA
DATED: DECEMBER 9, 1977
12. RIGHT-OF-WAY AND TRACK MAP ATLANTIC COAST LINE R.R. CO.
MAINLINE-CHARLESTON TO STATE LINE. V00302
JASPER COUNTY, SOUTH CAROLINA
DATED: JUNE 30, 1917
13. RIGHT-OF-WAY AND TRACK MAP ATLANTIC COAST LINE R.R. CO.
MAIN LINE-CHARLESTON TO STATE LINE. V00504
JASPER COUNTY, SOUTH CAROLINA
DATED: JUNE 30, 1917
14. BOUNDARY MAP NO. 2, ON EAST BANK OF SAVANNAH RIVER ARGENT
LUMBER TRACT, JASPER COUNTY, SOUTH CAROLINA
OWNED BY UNION BAG-CAMP PAPER CORP. TOTAL OF 14,055.99 ACRES.
JASPER COUNTY, SOUTH CAROLINA
PREPARED BY: J. DEAN GOWEN, RLS
15. A SURVEY OF 491.7 ACRES OF LAND OWNED BY UNION CAMP
CORPORATION
LYING NORTHWEST OF HARDEEVILLE.
JASPER COUNTY, SOUTH CAROLINA
PREPARED BY: NEIL LAMAR ANDERSON, RLS
DATED: SEPTEMBER 15, 1978
16. PLAT OF LOTS: 37-46 OAKWOOD.
JASPER COUNTY, SOUTH CAROLINA
PREPARED BY: PAUL D. WILDER, RLS
DATED: JUNE 10, 1968
17. SURVEY OF 581.5 ACRES J.F. COBURN ESTATE
LOCATED NEAR HARDEEVILLE.
JASPER COUNTY, SOUTH CAROLINA
PREPARED BY: JOHNSON LAND SURVEYING CO.
DATED: JULY 31, 1990
18. FINAL PLAT OF LOTS: 1-27 OAKWOOD.
JASPER COUNTY, SOUTH CAROLINA
PREPARED BY: LAMAR O. REDDICK, RLS
DATED: JUNE 10, 1968
19. FINAL PLAT OF LOTS: 28-36 & 47-56 OAKWOOD
JASPER COUNTY, SOUTH CAROLINA
PREPARED BY: LAMAR O. REDDICK, RLS
DATED: JUNE 10, 1968
20. A PLAT OF A PARCEL OF LAND SITUATED ABOUT 2 MI. SOUTH OF
PURRYSBURG
AND CONTAINING 6 ACRES. OWNED BY: WALTER GLOVER SR.
JASPER COUNTY, SOUTH CAROLINA
PREPARED BY: R.L. SENSENBACH, RLS
DATED: NOVEMBER 23, 1959
21. A PLAT OF A PARCEL OF LAND SITUATED IN THE PURRYSBURG SECTION
AND BEING 2 1/2 PART OF THE EST. OF MILTON GUMBY BY: JENNY
G. GAYLORD.
JASPER COUNTY, SOUTH CAROLINA
PREPARED BY: R.L. SENSENBACH, RLS
22. PLAN OF A PORTION OF SHERWOOD PLANTATION
JASPER COUNTY, SOUTH CAROLINA
PREPARED BY: R.L. SENSENBACH, RLS
DATED: DECEMBER 1962
23. A SURVEY OF 5.24 ACRES OF LAND OWNED BY UNION CAMP
CORPORATION.
JASPER COUNTY, SOUTH CAROLINA
PREPARED BY: NEIL LAMAR ANDERSON, RLS
DATED: JUNE 25, 1975
24. A MAP OF A 4.00 ACRES PARCEL CUT FROM LANDS N/F OF
JERRY JAMES.
JASPER COUNTY, SOUTH CAROLINA
PREPARED BY: RICHARD KESSELING, RLS
DATED: JULY 17, 1994
25. PLAT OF LOT 4 OF A SUBDIVISION OF A PORTION OF SHERWOOD
PLANTATION, HARDEEVILLE.
JASPER COUNTY, SOUTH CAROLINA
PREPARED BY: HELMELY & ASSOCIATES, INC.
DATED: JUNE 16, 1989
26. A SURVEY OF 202.14 ACRES OF LAND OWNED BY UNION CAMP
CORPORATION.
JASPER COUNTY, SOUTH CAROLINA
PREPARED BY: NEIL LAMAR ANDERSON, RLS
DATED: NOVEMBER 12, 1977
27. SURVEY OF 3.95 ACRES OF LAND OWNED BY UNION CAMP
CORPORATION
LYING ON THE EAST SIDE OF THE SAVANNAH RIVER AT MILLSTONE
LANDING.
JASPER COUNTY, SOUTH CAROLINA
PREPARED BY: NEIL LAMAR ANDERSON, RLS
DATED: SEPTEMBER 8, 1982
28. A SURVEY OF 6.41 ACRES OF LAND OWNED BY UNION CAMP
CORPORATION
LYING ON THE EAST SIDE OF THE SAVANNAH RIVER AT MILLSTONE
LANDING.
JASPER COUNTY, SOUTH CAROLINA
PREPARED BY: NEIL LAMAR ANDERSON, RLS
DATED: JUNE 16, 1976
29. A SURVEY OF 39.43 ACRES OF LAND OWNED BY UNION CAMP
CORPORATION.
JASPER COUNTY, SOUTH CAROLINA
PREPARED BY: NEIL LAMAR ANDERSON, RLS
DATED: NOVEMBER 12, 1977
30. A PLAT OF 30.89 ACRES OF LAND OWNED BY EDGAR M. COBURN
JASPER COUNTY, SOUTH CAROLINA
31. A SURVEY OF 209.54 ACRES OF LAND OWNED BY UNION CAMP
CORPORATION.
JASPER COUNTY, SOUTH CAROLINA
PREPARED BY: NEIL LAMAR ANDERSON, RLS
DATED: NOVEMBER 12, 1977

REFERENCE PLATS

32. PLAT OF THE HARDEVILLE TRACT, PROPERTY OF INTERNATIONAL PAPER REALTY CORPORATION, BEING PORTIONS OF THE WEST LUMBER CO. TRACT, BOUNDARY MAP NO. 2, JASPER COUNTY, SOUTH CAROLINA PREPARED BY: CHARLES W. TUTEN JR. DATED: DECEMBER 6, 2002
33. SOUTH CAROLINA STATE HIGHWAY DEPARTMENT, PLAN AND PROFILE OF PROPOSED STATE HIGHWAY SHEETS 4-7 DKT. NO. 27-239-RD.31-JASPER CO.-FROM RT. 5 TO PURRYBURG DKT. NO. 7-245-RD. 27-BEAUFORT CO.-FROM CHEECHESSEE CR. TO JASPER CO. LINE DKT. NO. 27-242-RD. 56 & 54-JASPER CO.-FROM BEAUFORT CO. LINE TO RT. 170 DKT. NO. 27-243-RD. 37-JASPER CO.-FROM KRESS TO U.S. RT. 17 DATED: MAY 5, 1949
34. SOUTH CAROLINA STATE HIGHWAY DEPARTMENT, PLAN AND PROFILE OF PROPOSED STATE HIGHWAY SHEETS 6-9 F.A.P. NOS. 6-238(II) (RD. S-203) S.P. NO. C-331 (RD. S-220) FILE NO. 27-330 (RD. S-203) & C-2731 (RD. S-220) RD. NO. S-203 AND S-220 RD. S-203 FROM RT. S-34 TO RTE. 321/601 RD. S-220 FROM RTE. 321/601 TO RTE. 336 JASPER COUNTY DATED: JULY 19, 1966
35. SOUTH CAROLINA STATE HIGHWAY DEPARTMENT, PLAN AND PROFILE OF PROPOSED STATE HIGHWAY SHEETS 6-9 DKT. NO. 27-273 RD. S-34 JASPER COUNTY AREA OUT OF PRES. PVMT TO BECKS FERRY RD. DATED: APRIL 9, 1957
36. SOUTH CAROLINA STATE HIGHWAY DEPARTMENT, PLAN AND PROFILE OF PROPOSED STATE HIGHWAY SHEETS 3-8 U.S. PUBLIC WORKS N.R.H. PROJ. NO. 346 JASPER COUNTY SECTION OF ROUTE 38 BETWEEN HARDEVILLE AND TILLMAN DATED AUGUST 31, 1933
37. SOUTH CAROLINA STATE HIGHWAY DEPARTMENT, PLAN AND PROFILE OF PROPOSED STATE HIGHWAY SHEETS 1-5 F.A.P. NOS. 64.-SC.-1-95-(I2) & SC. 1-95-(I8) FILE NO. 27-326 PTS. I82 ROUTE I-95 DATED: OCTOBER 19, 1971
38. SOUTH CAROLINA STATE HIGHWAY DEPARTMENT, PLAN AND PROFILE OF PROPOSED STATE HIGHWAY SHEETS 43-47 F.A.P. NO. 1-95-1-(5) DKT. NO. 27-301 RTE. 1-95 JASPER COUNTY FROM BAGSHAW SWAMP TO U.S. ROUTE 17 AT DATED: OCTOBER 19, 1965
39. A WETLAND PLAT OF THE NORTH HARDEVILLE TRACT. DATED: SEPTEMBER 4, 2002. PREPARED BY THOMAS & HUTTON ENGINEERING CO.
40. A WETLAND PLAT OF THE SOUTH HARDEVILLE TRACT. DATED: MAY 14, 2001. PREPARED BY THOMAS & HUTTON ENGINEERING CO.
41. A PLAT OF PARCELS A-15 AND PARCELS A-17 AND IT IS KNOWN AS THE HARDEVILLE TRACT PREPARED BY: THOMAS & HUTTON ENGINEERING CO. DATED: MAY 8, 2007
42. A PLAT OF PARCELS A, B-1, B-2, AND C KNOWN AS THE HARDEVILLE TRACT PREPARED BY THOMAS & HUTTON ENGINEERING CO. DATED: AUGUST 9, 2007
43. A PLAT OF 1.623 ACRES ALONG U.S. HIGHWAY 17, JASPER COUNTY, SOUTH CAROLINA PREPARED BY: THOMAS & HUTTON ENGINEERING CO. DATED: MAY 8, 2007
44. PLAT ENTITLED "ALTA"/ACSM LAND TITLE SURVEY OF THE HARDEVILLE TRACT (15.813 ACRES) CONTAINING PARCELS A, B-1, B-2, C-1, C-2, C-3, C-4, C-5, C-6, C-7, C-8, C-9, C-10, C-11, C-12, C-13, C-14, C-15, C-16, C-17, C-18, C-19, C-20, C-21, C-22, C-23, C-24, C-25, C-26, C-27, C-28, C-29, C-30, C-31, C-32, C-33, C-34, C-35, C-36, C-37, C-38, C-39, C-40, C-41, C-42, C-43, C-44, C-45, C-46, C-47, C-48, C-49, C-50, C-51, C-52, C-53, C-54, C-55, C-56, C-57, C-58, C-59, C-60, C-61, C-62, C-63, C-64, C-65, C-66, C-67, C-68, C-69, C-70, C-71, C-72, C-73, C-74, C-75, C-76, C-77, C-78, C-79, C-80, C-81, C-82, C-83, C-84, C-85, C-86, C-87, C-88, C-89, C-90, C-91, C-92, C-93, C-94, C-95, C-96, C-97, C-98, C-99, C-100, C-101, C-102, C-103, C-104, C-105, C-106, C-107, C-108, C-109, C-110, C-111, C-112, C-113, C-114, C-115, C-116, C-117, C-118, C-119, C-120, C-121, C-122, C-123, C-124, C-125, C-126, C-127, C-128, C-129, C-130, C-131, C-132, C-133, C-134, C-135, C-136, C-137, C-138, C-139, C-140, C-141, C-142, C-143, C-144, C-145, C-146, C-147, C-148, C-149, C-150, C-151, C-152, C-153, C-154, C-155, C-156, C-157, C-158, C-159, C-160, C-161, C-162, C-163, C-164, C-165, C-166, C-167, C-168, C-169, C-170, C-171, C-172, C-173, C-174, C-175, C-176, C-177, C-178, C-179, C-180, C-181, C-182, C-183, C-184, C-185, C-186, C-187, C-188, C-189, C-190, C-191, C-192, C-193, C-194, C-195, C-196, C-197, C-198, C-199, C-200, C-201, C-202, C-203, C-204, C-205, C-206, C-207, C-208, C-209, C-210, C-211, C-212, C-213, C-214, C-215, C-216, C-217, C-218, C-219, C-220, C-221, C-222, C-223, C-224, C-225, C-226, C-227, C-228, C-229, C-230, C-231, C-232, C-233, C-234, C-235, C-236, C-237, C-238, C-239, C-240, C-241, C-242, C-243, C-244, C-245, C-246, C-247, C-248, C-249, C-250, C-251, C-252, C-253, C-254, C-255, C-256, C-257, C-258, C-259, C-260, C-261, C-262, C-263, C-264, C-265, C-266, C-267, C-268, C-269, C-270, C-271, C-272, C-273, C-274, C-275, C-276, C-277, C-278, C-279, C-280, C-281, C-282, C-283, C-284, C-285, C-286, C-287, C-288, C-289, C-290, C-291, C-292, C-293, C-294, C-295, C-296, C-297, C-298, C-299, C-300, C-301, C-302, C-303, C-304, C-305, C-306, C-307, C-308, C-309, C-310, C-311, C-312, C-313, C-314, C-315, C-316, C-317, C-318, C-319, C-320, C-321, C-322, C-323, C-324, C-325, C-326, C-327, C-328, C-329, C-330, C-331, C-332, C-333, C-334, C-335, C-336, C-337, C-338, C-339, C-340, C-341, C-342, C-343, C-344, C-345, C-346, C-347, C-348, C-349, C-350, C-351, C-352, C-353, C-354, C-355, C-356, C-357, C-358, C-359, C-360, C-361, C-362, C-363, C-364, C-365, C-366, C-367, C-368, C-369, C-370, C-371, C-372, C-373, C-374, C-375, C-376, C-377, C-378, C-379, C-380, C-381, C-382, C-383, C-384, C-385, C-386, C-387, C-388, C-389, C-390, C-391, C-392, C-393, C-394, C-395, C-396, C-397, C-398, C-399, C-400, C-401, C-402, C-403, C-404, C-405, C-406, C-407, C-408, C-409, C-410, C-411, C-412, C-413, C-414, C-415, C-416, C-417, C-418, C-419, C-420, C-421, C-422, C-423, C-424, C-425, C-426, C-427, C-428, C-429, C-430, C-431, C-432, C-433, C-434, C-435, C-436, C-437, C-438, C-439, C-440, C-441, C-442, C-443, C-444, C-445, C-446, C-447, C-448, C-449, C-450, C-451, C-452, C-453, C-454, C-455, C-456, C-457, C-458, C-459, C-460, C-461, C-462, C-463, C-464, C-465, C-466, C-467, C-468, C-469, C-470, C-471, C-472, C-473, C-474, C-475, C-476, C-477, C-478, C-479, C-480, C-481, C-482, C-483, C-484, C-485, C-486, C-487, C-488, C-489, C-490, C-491, C-492, C-493, C-494, C-495, C

FLOOD NOTE:

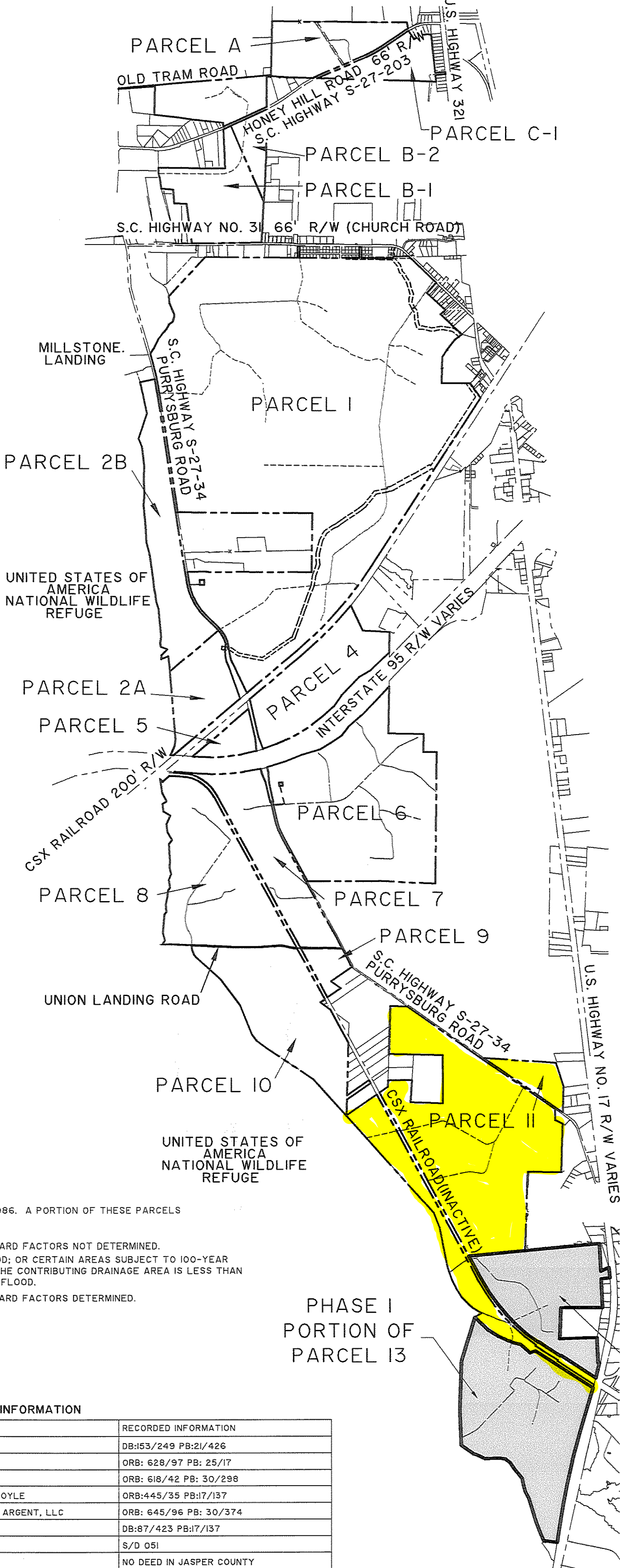
ACCORDING TO F.I.R.M. NO. 450112 PANEL NO. 0175"D" REVISION SEPTEMBER 29,1986. A PORTION OF THESE PARCELS FALL WITH A FLOOD HAZARD AREA

ZONE	EXPLANATION OF ZONE DESIGNATIONS
A	AREAS OF 100-YEAR FLOOD; BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS NOT DETERMINED.
B	AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.
AI-A30	AREAS OF 100-YEAR FLOOD; BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS DETERMINED.
C	AREAS OF MINIMAL FLOODING.

AI-A30 AREAS OF 100-YEAR FLOOD; BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS DETERMINED.
C AREAS OF MINIMAL FLOODING.

ADJACENT PROPERTY INFORMATION

DESIGNATION NO.	TAX MAP NO.	OWNER (NOW OR FORMERLY)	RECORDED INFORMATION
I05	039-00-01-003	LOW COUNTRY GOLF INVESTORS INC.	DB:53/249 PB:21/426
I06	039-00-01-047	ANDREW BROWN, ETAL	ORB: 628/97 PB: 25/17
I07	039-00-01-016	POWER GROUP, LLC	ORB: 618/42 PB: 30/238
I09	039-00-01-018	SNYDER, MARK C & CHERI S TO MARGARET DOYLE	ORB:445/35 PB:17/31
I10	039-00-01-019	SLF III HARDEVILLE, LLC & SLF III SC EAST ARGENT, LLC	ORB: 645/96 PB: 30/374
I11	039-00-01-020	SIMMONS, J THOMAS & LILLIE MAE	DB:87/423 PB:17/137
I12	039-00-01-021	GERMAN, GERALD	S/D 051
I13	039-00-01-022	GLEN FRAZIER & JAMES, MARY	NO DEED IN JASPER COUNTY
I14	039-00-01-023	GERMAN, GERALD	DB:87/681 PB:25/359
I15	039-00-01-026	STONE, DENNIS A SR. & WANDA MAREESE	DB:271/92 PB:20/13
I45	038-00-01-003	UNITED STATES OF AMERICA	DB:62/92



SCHEDULE B - SECTION 2 EXCEPTIONS: FILE NO: 199998-0132A-I5SFR - EFFECTIVE DATE: JULY 29, 2015.

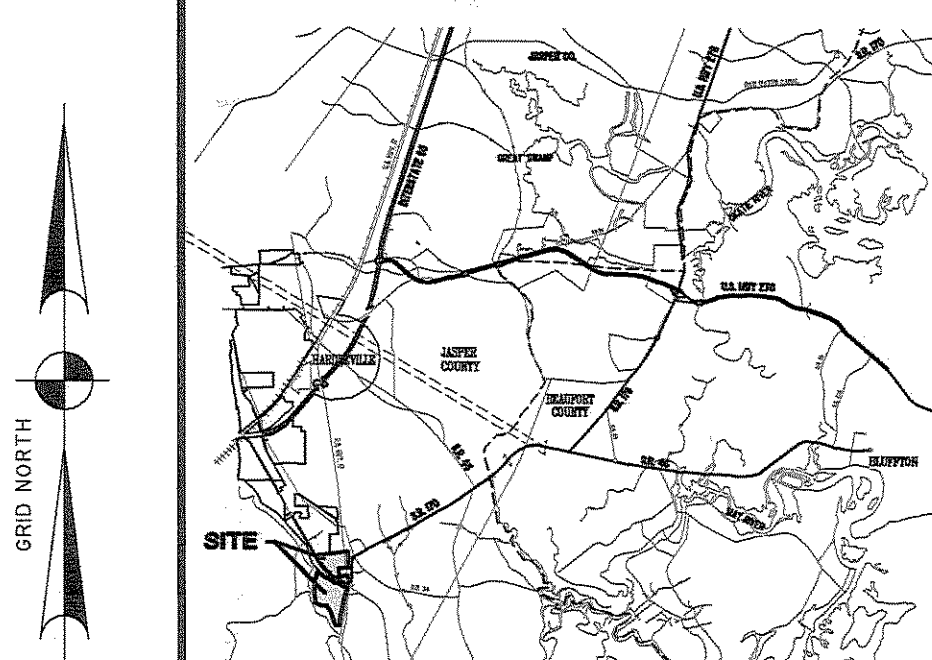
- DECLARATION OF RESTRICTIVE COVENANTS (WETLANDS-RIVERPORT PHASE I) RECORDED IN THE JASPER COUNTY RECORDS IN BOOK 805 AT PAGE 386, AND
AMENDMENTS THERE TO (AFFECTS PARCEL 1S)
6. INTENTIONALLY DELETED
7. DEVELOPMENT AGREEMENT (HARDEEVILLE TRACT) BY AND BETWEEN COPPER STATION HOLDINGS, LLC AND THE CITY OF HARDEEVILLE, SOUTH CAROLINA, RECORDED
IN THE JASPER COUNTY RECORDS IN BOOK 423 AT PAGE 1 (AFFECTS ENTIRE TRACT); ASSIGNMENTS AND ASSUMPTION OF OWNER RIGHTS AND OBLIGATIONS UNDER
DEVELOPMENT AGREEMENT RECORDED IN BOOK 430 AT PAGE 272(AFFECTS ENTIRE TRACT) AND BOOK 645 AT PAGE 10(AFFECTS ENTIRE TRACT); PARTIAL
ASSIGNMENT AND ASSUMPTION OF RIGHTS AND OBLIGATIONS UNDER DEVELOPMENT AGREEMENT RECORDED IN BOOK 645 AT PAGE 83(DUES NOT AFFECT), AND
BOOK 702 AT PAGE 10(AFFECTS ENTIRE TRACT); COVENANT AND AGREEMENT RECORDED IN BOOK 708 AT PAGE 120(DUES NOT AFFECT); AND FIRST AMENDMENT TO
AND PARTIAL RESTATEMENT OF DEVELOPMENT AGREEMENT RECORDED IN BOOK 771 AT PAGE 1(AFFECTS ENTIRE TRACT).
8. INTENTIONALLY DELETED
9. EASEMENT TO SOUTH CAROLINA ELECTRIC & GAS COMPANY RECORDED IN THE JASPER COUNTY RECORDS IN BOOK 879 AT PAGE 154.(AFFECTS PARCEL 12)
10. STATE OF SOUTH CAROLINA COUNTY COUNCIL FOR JASPER COUNTY ORDINANCE NO. 2014-23 RECORDED IN THE JASPER COUNTY RECORDS IN BOOK 888 AT PAGE
27.(AFFECTS ENTIRE TRACT)
11. WATER/UTILITY EASEMENT BY AND BETWEEN SLF III - HARDEEVILLE, LLC AND BEAUFORT-JASPER WATER & SEWER AUTHORITY RECORDED IN THE JASPER COUNTY
RECORDS IN BOOK 828 AT PAGE 150, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 32 AT PAGE 491(AFFECTS PARCEL 12)
12. WATER/UTILITY EASEMENT BY AND BETWEEN SLF III - HARDEEVILLE, LLC AND BEAUFORT-JASPER WATER & SEWER AUTHORITY RECORDED IN THE JASPER COUNTY
RECORDS IN BOOK 828 AT PAGE 142, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 32 AT PAGE 490.(NOT APPLICABLE)
13. WATER/UTILITY EASEMENT BY AND BETWEEN SLF III - HARDEEVILLE, LLC AND BEAUFORT-JASPER WATER & SEWER AUTHORITY RECORDED IN THE JASPER COUNTY
RECORDS IN BOOK 828 AT PAGE 134, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 32 AT PAGE 489.(NOT APPLICABLE)
14. WATER/UTILITY EASEMENT BY AND BETWEEN SLF III - HARDEEVILLE, LLC AND BEAUFORT-JASPER WATER & SEWER AUTHORITY RECORDED IN THE JASPER COUNTY
RECORDS IN BOOK 828 AT PAGE 126, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 32 AT PAGE 488(AFFECTS PARCEL 12)
15. INTENTIONALLY DELETED
16. THIS MAP AFFORDS ASSURANCE AS TO THE LOCATION OF THE BOUNDARY LINES OF THE LAND, BUT DOES NOT INSURE THE ENGINEERING CALCULATIONS IN
COMPUTING THE EXACT AMOUNT OF ACREAGE CONTAINED THEREIN.
17. PLAT ENTITLED "ALTA/ACSM LAND TITLE SURVEY OF THE HARDEEVILLE TRACT (5136.83 ACRES) CONTAINING PARCELS A, B-1, B-2, C-1, L2, 4 THRU 13S, AND THE
1623 AC. SITE ALONG U.S. HIGHWAY NO. 17," CITY OF HARDEEVILLE, JASPER COUNTY, SOUTH CAROLINA, SAID PLAT BEING DATED 12/10/07, LAST REVISED 2/11/08,
PREPARED BY THOMAS & HUTTON ENGINEERING CO., SAVANNAH, GEORGIA, CERTIFIED BY BOYCE L. YOUNG, S.C.R.L.S. (NO. 1079), AND RECORDED IN THE JASPER
COUNTY RECORDS IN PLAT BOOK 30 AT PAGES 374-382 DISCLOSES THE FOLLOWING:
AS TO PARCEL 1:
a. DRAINAGE DITCH EASEMENT RECORDED IN THE JASPER COUNTY RECORDS IN DEED BOOK 84 AT PAGE 2148.(NOT APPLICABLE)
b. CHANNEL IMPROVEMENT EASEMENT RECORDED IN THE JASPER COUNTY RECORDS IN DEED BOOK 66 AT PAGE 128.(NOT APPLICABLE)
c. ROADWAYS ENTITLED "FORT HOWARD RD.," "TRAILER PARK RD.," "TRAILER PARK SPUR," "GUMBO ROAD," "WILLIAMS ROAD, AND "EARTH ROADS (TYPICAL).(NOT
APPLICABLE)
d. 20' ACCESS EASEMENT TO THE 0.45 ACRE CEMETERY. (NOT APPLICABLE)
AS TO PARCEL 6:
e. 23 ACRE TOWER SITE # SV6 974-2, 20' ACCESS EASEMENT AND UTILITY EASEMENT ALONG EARTH ROAD PURSUANT TO THAT UNRECORDED OPTION TO LEASE
DATED JULY 2, 2006 BETWEEN SUSTAINABLE FORESTS, LLC AND AMERICAN TOWER, LP.(NOT APPLICABLE)
f. ROADWAYS ENTITLED "DODGE TRAM RD.," "BOOKER ROAD," AND ALL REFERENCES TO "EARTH ROAD (TYPICAL)." (NOT APPLICABLE)
AS TO PARCEL 7:
g. ROADWAYS ENTITLED "DODGE TRAM RD.," AND "EARTH ROAD (TYPICAL)." (NOT APPLICABLE)
AS TO PARCEL 8:
h. ROADWAY ENTITLED "EARTH ROAD." (NOT APPLICABLE)
AS TO PARCEL 10:
i. ROADWAY ENTITLED "HILTON DODGE ROAD."(NOT APPLICABLE)
AS TO PARCEL 12:
j. CART PATH AND TEE BOX ENCROACHMENTS(AFFECTS TRACT AS SHOWN)
k. ROADWAYS ENTITLED "CHISHOLM SPUR," "CHISHOLM RD.," "OLD BAILEY RD." AND "BAILEY SPUR." (AFFECTS TRACT AS SHOWN)
AS TO PARCEL 13:
l. RIGHTS OF OTHERS IN AND TO THE TITLE TO THAT PORTION OF THE LAND WITHIN THE BOUNDARY OF THE CEMETERY LOCATED ON THE LAND, TOGETHER WITH THE
RIGHT OF INGRESS, EGRESS, AND REGRESS THERETO.(AFFECTS TRACT AS SHOWN)
m. ROADWAYS ENTITLED "OLD BAILEY ROAD," "HOG PEN ROAD," AND "EARTH ROAD (TYPICAL)." (AFFECTS TRACT AS SHOWN)
AS TO PARCEL A:
n. ROADWAYS ENTITLED "EARTH ROAD (TYPICAL)" AND "OLD TRAM ROAD." (NOT APPLICABLE)
o. 60' ACCESS EASEMENT TO COASTAL CONCRETE INC. RECORDED IN THE JASPER COUNTY RECORDS IN DEED BOOK 154 AT PAGE 289.(NOT APPLICABLE)
AS TO PARCELS B-1 AND B-2:
p. ROADWAY ENTITLED "EARTH ROAD (TYPICAL)." (NOT APPLICABLE)
AS TO PARCEL C-1:
q. ROADWAY ENTITLED "EARTH ROAD (TYPICAL)." (NOT APPLICABLE)
r. RIGHTS OF OTHERS IN AND TO ALL ROADWAYS MENTIONED ABOVE. (NOT APPLICABLE)
AS TO PARCEL L:
s. DRAINAGE DITCH EASEMENT RECORDED IN THE JASPER COUNTY RECORDS IN DEED BOOK 84 AT PAGE 2148 (AS SHOWN ON PLAT CITED ABOVE AS ITEM -A).(NOT
APPLICABLE)
t. CHANNEL IMPROVEMENT EASEMENT RECORDED IN THE JASPER COUNTY RECORDS IN DEED BOOK 66 AT PAGE 128 (AS SHOWN ON PLAT CITED ABOVE AS ITEM
-B).(NOT APPLICABLE)
AS TO PARCEL M:
u. 60' ACCESS EASEMENT TO COASTAL CONCRETE INC. RECORDED IN THE JASPER COUNTY RECORDS IN DEED BOOK 154 AT PAGE 289 (AS SHOWN ON PLAT CITED
ABOVE AS ITEM -P).(NOT APPLICABLE)
AS TO PARCEL B-1:
v. EASEMENT TO SOUTH CAROLINA ELECTRIC & GAS COMPANY RECORDED IN THE JASPER COUNTY RECORDS IN BOOK 796 AT PAGE 476.(NOT APPLICABLE)
23. THERE IS A SCRIVENER'S ERROR IN DEED FROM INTERNATIONAL PAPER REALTY CORPORATION TO COPPER STATION HOLDINGS, LLC, DATED DECEMBER 20, 2004 AND
RECORDED IN THE JASPER COUNTY RECORDS IN DEED BOOK 309 AT PAGE 106, AND DEED FROM COPPER STATION HOLDINGS, LLC, TO JPR LAND CO., LLC, DATED
MAY 19, 2006, AND RECORDED MAY 25, 2006 IN BOOK 430 AT PAGE 237. THE SCRIVENER'S ERROR IS LOCATED IN THE LEGAL DESCRIPTION FOR THE PLAT
ENTITLED "PLAT OF HARDEEVILLE TRACT, PROPERTY OF INTERNATIONAL PAPER REALTY CORPORATION, BEING PORTIONS OF THE ARGENT LUMBER CO. TRACT,
BOUNDARY MAP NUMBER 2, JASPER COUNTY, SOUTH CAROLINA." THE LEGAL SHOWS THE PLAT RECORDED IN PLAT VOLUME 27 AT PAGES 412-423; HOWEVER, THE
PLAT IS RECORDED IN PLAT VOLUME 27 AT PAGES 416-424, JASPER COUNTY RECORDS.(AFFECTS PARCELS 12 AND 13)
AS TO ALL PARCELS:
24. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VIARATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE SUBSEQUENT TO FEBRUARY 11, 2009 THAT WOULD
BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.(AFFECTS ENTIRE TRACT)
25. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE JASPER COUNTY RECORDS.(AFFECTS ENTIRE TRACT)

RESPONSE TO ALTA TABLE A REQUIREMENTS 16-18, 20(a):

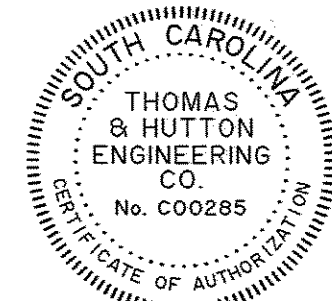
16. RECENT CONSTRUCTION OF BORROW PITS ON PARCEL 13 AND THE CONSTRUCTION OF A RETENTION BASIN ON PARCEL 12 AS OF THE DATE OF FIELD SURVEY.
17. RECENT CONSTRUCTION OF A PORTION OF ENTRANCE ROAD ON PARCEL 12 AS OF THE DATE OF FIELD SURVEY.
18. NO OBSERVABLE EVIDENCE ON PARCELS OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL AS OF THE DATE OF FIELD SURVEY. A PHASE I ENVIRONMENTAL ASSESSMENT BY NEWKIRK ENVIRONMENTAL INC. DATED FEBRUARY 16, 2012 ALSO FOUND NO EVIDENCE OF THESE ITEMS.
- 20(a). NO OBSERVABLE EVIDENCE OF IMPROVEMENTS WITHIN ANY OFFSITE EASEMENTS OR SERVITUDES BENEFITTING THE SURVEYED PROPERTY. NO RECORD DOCUMENTS PROVIDED TO THE SURVEYOR INDICATING THESE OFFSITE EASEMENTS OR SERVITUDES.

GENERAL NOTES:

1. ALL CORNERS MARKED WITH 3/4" IRON PIPE, 24" LONG WITH CAP STAMPED "T&H" UNLESS OTHERWISE NOTED.
2. BEARINGS AND COORDINATES SHOWN ON THIS SURVEY ARE BASED ON SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM (NAD83-00).
3. THE COMBINED STATE PLANE COORDINATED-SEA LEVEL REDUCTION FACTOR IS 1.000164.
4. THE PROPERTY IDENTIFICATION NUMBERS FOR THE PROPERTY PLATTED HEREON ARE: PARCEL 12 03-00-00-05, PARCEL 13 03-00-00-06 AND PARCEL 1623 AC. 0-59-00-01-019.
5. THE SURVEY WAS MADE UNDER THE SUPERVISION OF THE CORPUS OF ENGINEERS AND/OR THE DEPARTMENT OF NATURAL RESOURCES (SAC-2008-02176, LETTER DATED 0-25-13) & (SAC-2013-01004, LETTER DATED 11-21-13). LOT OWNERS AND THE DEVELOPER ARE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE PROTECTED AREAS WITHOUT THE PERMIT OF THE DEPARTMENT OF NATURAL RESOURCES.
6. ONLY ABOVEGROUND, READILY VISIBLE UTILITIES AND STRUCTURES WERE LOCATED FOR THIS SURVEY. THOMAS & HUTTON ENGINEERING CO. MAKES NO GUARANTEE AS TO THE LOCATION, EXISTENCE, OR NON-EXISTENCE OF ANY BELOW GROUND, NON-VISIBLE UTILITIES OR STRUCTURES.
7. THE DATA SHOWN WERE DERIVED FROM AERIAL PHOTOGRAPHY.
8. ANYTHING SHOWN OUTSIDE THE BOUNDARIES OF THE PARTICULAR PARCELS PLATTED ARE FOR ILLUSTRATIVE PURPOSES ONLY.
9. BORROW PIT LOCATIONS SHOWN LOCATED USING GPS TECHNOLOGY.
10. THE TITLE COMMITMENT WAS FURNISHED BY "COMMONWEALTH TITLE INSURANCE COMPANY", FILE NO. 19998-00132-15SRF, COMMITMENT EFFECTIVE DATE: JULY 29, 2015 AT 8:00 A.M.,
11. WITH REGARDS TO ALL PRIVATE/EARTH ROADS, "THOMAS & HUTTON IS NOT AWARE OF AN EASEMENT OR RECORDED RIGHT-OF-WAY WITH RESPECT TO THESE ROADS".
12. THE EASEMENT OR RIGHT-OF-WAY CAN BE REFERENCED FROM A LETTER TITLED "PUBLIC/PRIVATE ROADSWAYS" DATED JANUARY 8, 2008 FROM THE CITY OF HARDEEVILLE TO MR. GARY WIGGIN, VICE-PRESIDENT OF DEVELOPMENT, REED DEVELOPMENT, INC.
13. PER A CULTURAL RESOURCE SURVEY PERFORMED BY BROCKINGTON AND ASSOCIATES IN JUNE 2009 AND A SITE VISIT CONDUCTED BY FISH & WILFIRE PERSONNEL ON 07-22-2013, THE PRESENCE OF A CEMETERY WAS FOUND AT THIS LOCATION.
14. THIS SURVEY DOES NOT CONSTITUTE A SUBDIVISION OF PARCEL 12 OR PARCEL 13.



This document and all reproducible copies of this document are the property of Thomas & Hutton. Reproduction of this document is not permitted without written consent of Thomas & Hutton unless this document becomes a matter of public record. ALTERATIONS TO THIS DOCUMENT ARE NOT PERMITTED.



ALTA/ACSM CERTIFICATION

TO: SLF III - HARDEEVILLE, LLC, A TEXAS LIMITED LIABILITY COMPANY, COMMONWEALTH LAND TITLE INSURANCE COMPANY AND BANK OF THE OZARKS, ITS SUCCESSORS AND ASSIGNS

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6a, 8, 11a, 13, 14, 16, 17, 18, 19 & 20a OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 25, 2015.

WRIGHT C. POWERS, JR. LICENSE NO. 19895
SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR

ALTA/ACSM LAND TITLE SURVEY

**PHASE 1 AND PHASE 2
BEING A PORTION OF
PARCEL 12, PARCEL 13
AND A 1.623 ACRE
PARCEL
THE HARDEEVILLE
TRACT**

CITY OF HARDEEVILLE
JASPER COUNTY SOUTH CAROLINA

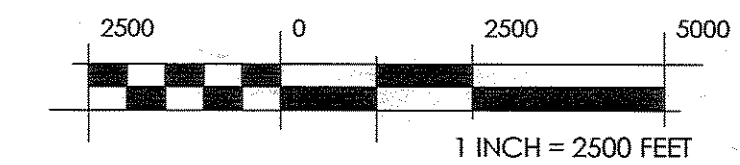
prepared for
SLF III - HARDEEVILLE, LLC, A TEXAS
LIMITED LIABILITY COMPANY,
COMMONWEALTH LAND TITLE
INSURANCE COMPANY AND
BANK OF THE OZARKS, ITS
SUCCESSORS AND ASSIGNS

No.	Revision	By	Date



50 Park of Commerce Way
PO Box 2727
Savannah, GA 31402-2727
p 912.234.5300 f 912.234.2950

www.thomasandhutton.com



plat	drawn	reviewed	field	crew
8-21-15	LPO	WCP	JUNE 25, 2015	BJ

**AGREEMENT FOR THE
ESTABLISHMENT OF A MULTI-COUNTY
INDUSTRIAL/BUSINESS PARK
(RIVERPORT II)**

THIS AGREEMENT FOR THE ESTABLISHMENT OF A MULTI-COUNTY INDUSTRIAL/BUSINESS PARK (RIVERPORT II) for the establishment of a multi-county industrial/business park to be located within Jasper County and Beaufort County is made and entered into as of [_____, 2018, by and between Jasper County, South Carolina (“Jasper County”) and Beaufort County, South Carolina (“Beaufort County”).

RECITALS

WHEREAS, Jasper County and Beaufort County are contiguous counties which, pursuant to Ordinance No. [_____, enacted by Jasper County Council on [_____, 2018, and Ordinance No. [_____] enacted by Beaufort County Council on [_____, 2018, have each determined that, in order to promote economic development and thus encourage investment and provide additional employment opportunities within both of said counties, there should be established in Jasper County a multi-county industrial/business park (the “Park”), to be located upon property more particularly described in Exhibit A (Jasper); and

WHEREAS, as a consequence of the establishment of the Park, property comprising the Park and all property having a situs therein is exempt from *ad valorem* taxation pursuant to Article VIII, Section 13(D) of the South Carolina Constitution, but the owners or lessees of such property shall pay annual fees in an amount equivalent to the property taxes or other in-lieu-of payments that would have been due and payable except for such exemption;

NOW, THEREFORE, in consideration of the mutual agreement, representations, and benefits contained in this Agreement and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. Binding Agreement. This Agreement serves as a written instrument setting forth the entire agreement between the parties and shall be binding on Jasper County and Beaufort County, their successors and assigns.

2. Authorization. Article VIII, Section 13(D) of the South Carolina Constitution provides that counties may jointly develop an industrial or business park with other counties within the geographical boundaries of one or more of the member counties, provided that certain conditions specified therein are met and further provided that the General Assembly of the State of South Carolina provides by law a manner in which the value of property in such park will be considered for purposes of bonded indebtedness of political subdivisions and school districts and for purposes of computing the index of taxpaying ability pursuant to any provision of law which measures the relative fiscal capacity of a school district to support its schools based on the assessed valuation of taxable property in the district as compared to the assessed valuation of taxable property in all school districts in South Carolina. The Code of Laws of South Carolina, 1976, as

amended (the “Code”) and particularly, Section 4-1-170 thereof, satisfies the conditions imposed by Article VIII, Section 13(D) of the South Carolina Constitution and provides the statutory vehicle whereby a multi-county industrial or business park may be created.

3. Location of the Park.

(A) As of the date hereof, the Park consists of property that is located in Jasper County and which now or will be owned by NSC Real Estate LLC, one or more affiliates of NSC Real Estate LLC, or other project sponsors, as more particularly described in Exhibit A hereto. It is specifically recognized that the Park may from time to time consist of non-contiguous properties within Jasper County. The boundaries of the Park may be enlarged or diminished from time to time as authorized by ordinance of the Jasper County Council, as the “Host County,” and resolution of the Beaufort County Council. If any property proposed for inclusion in the Park is located, at the time such inclusion is proposed, within the boundaries of a municipality, then the municipality must give its consent prior to the inclusion of the property in the Park.

(B) In the event of any enlargement or diminution of the boundaries of the Park, this Agreement shall be deemed amended and there shall be attached hereto a revised Exhibit A which shall contain a legal description of the boundaries of the Park as enlarged or diminished, together with a copy of the ordinance of Jasper County Council and the resolution of Beaufort County Council pursuant to which such enlargement or diminution was authorized.

(C) Prior to the enactment by Jasper County Council of its ordinance authorizing the diminution of the boundaries of the Park, a public hearing shall first be held by Jasper County Council. Notice of such public hearing shall be published in a newspaper of general circulation in Jasper County, at least once and not less than fifteen (15) days prior to such hearing. Notice of such public hearing shall also be given by certified mail that is deposited with the U.S. Postal Service at least fifteen (15) days prior to such public hearing upon the owner and, if applicable, the lessee of any property which would be excluded from the Park by virtue of the diminution.

4. Fee in Lieu of Taxes. Pursuant to Article VIII, Section 13(D) of the South Carolina Constitution, all property located in the Park is exempt from all *ad valorem* taxation. The owners or lessees of any property situated in the Park shall pay in accordance with this Agreement an amount (referred to as fees in lieu of *ad valorem* taxes) equivalent to the *ad valorem* taxes or other in-lieu-of payments that would have been due and payable but for the location of such property within the Park.

5. Allocation of Expenses. Jasper County and Beaufort County shall bear expenses incurred in connection with the Park, including, but not limited to, those incurred in the administration, development, operation, maintenance, and promotion of the Park, in the following proportions:

A. Jasper County	100%
B. Beaufort County	0%

6. Allocation of Revenues. Jasper County and Beaufort County shall receive an allocation of all revenues generated by the Park through payment of fees in lieu of *ad valorem* taxes in the following proportions:

A. Jasper County	99%
B. Beaufort County	1%

Any payment from Jasper County to Beaufort County of Beaufort County's allocable share of Park revenues shall be made and accompanied by a statement showing the manner in which total payment and each County's share were calculated. If any Park revenues are received by Jasper County through payment by any owner, or any lessee/tenant, or any other taxpayer is made under protest, or otherwise as part of a dispute, then Jasper County is not obligated to pay Beaufort County more than Beaufort County's share of the undisputed portion of the Park revenues until thirty (30) days after the final resolution of the protest or dispute.

7. Revenue Allocation within Each County. Park revenues generated by way of fees in lieu of *ad valorem* taxes generated from properties within the Park shall be distributed to and within the respective County as follows:

(A) Revenues generated by the Park through the payment of fees in lieu of *ad valorem* taxes shall be distributed to Jasper County and to Beaufort County, as the case may be, according to the proportions established in **Section 6** of this Agreement. With respect to revenues allocable to Jasper County by way of fees in lieu of *ad valorem* taxes generated from properties within the Park, such revenue shall be distributed within Jasper County in the manner provided by ordinance of Jasper County Council; provided, that (i) each taxing entity which overlaps the applicable revenue-generating portion of the Park shall receive at least some portion of the revenues generated from such revenue-generating portion, (ii) with respect to amounts received in any fiscal year by a taxing entity, the governing body of such taxing entity shall allocate the revenues received to operations and/or debt service of such entity, and (iii) all taxing entities other than the foregoing shall receive zero percent (0%) of such revenues.

(B) Revenues allocable to Beaufort County by way of fees in lieu of *ad valorem* taxes generated from properties located in the Jasper County portion of the Park shall be distributed solely to Beaufort County.

8. Fees in Lieu of Ad Valorem Taxes Pursuant to Title 4 or Title 12 of the Code. It is hereby agreed that the entry by Jasper County into any one or more fee in lieu of *ad valorem* tax agreements pursuant to Title 4 or Title 12 of the Code or any successor or comparable statutes ("Negotiated Fee in Lieu of Tax Agreements"), with respect to property located within the Park and the terms of such agreements shall be at the sole discretion of Jasper County.

9. Assessed Valuation. For the purpose of calculating the bonded indebtedness limitation and for the purpose of computing the index of taxpaying ability pursuant to Section 59-20-20(3) of the Code, allocation of the assessed value of property within the Park to Jasper County and Beaufort County and to each of the taxing entities within the participating counties shall be in accordance with the allocation of revenue received and retained by each of the counties and by each of the taxing entities within the participating counties, pursuant to **Sections 6 and 7** herein.

10. Governing Laws and Regulations. Any applicable ordinances and regulations of Jasper County including those concerning zoning, health, and safety, and building code requirements shall apply to the Park properties located in the Jasper County portion of the Park unless any such property is within the boundaries of a municipality in which case, the municipality's applicable ordinances and regulations shall apply.

11. South Carolina Law Controlling. This Agreement has been entered into in the State of South Carolina and shall be governed by, and construed in accordance with South Carolina law.

12. Severability. In the event and to the extent (and only to the extent) that any provision or any part of a provision of this Agreement shall be held invalid or unenforceable by any court of competent jurisdiction, such holding shall not invalidate or render unenforceable the remainder of that provision or any other provision of this Agreement.

13. Counterpart Execution. This Agreement may be executed in multiple counterparts.

14. Additional Parties. This Agreement may be amended from time to time to add additional counties located in South Carolina, subject to Article VIII, Section 13(D) of the Constitution of South Carolina and Title 4, Chapter 1 of the Code, by ordinance of Jasper County Council, and by resolution of Beaufort County Council; provided, however, that to the extent permitted by law, additional counties may be added as parties hereto with only the enactment of an ordinance of Jasper County Council only in the event that such additional county's allocation of Park Revenues hereunder shall be allocated solely out of Jasper County's residual net share of the Park Revenues provided for its use and distribution pursuant to **Section 7** hereof.

15. Term; Termination. (A) Except as specifically provided in this **Section 15**, Jasper County and Beaufort County agree that this Agreement may not be terminated as to any parcel located within the Park or in its entirety except as follows:

(i) this Agreement may be terminated by Jasper County with respect to any particular parcel or parcels in the event of a default under a negotiated fee-in-lieu-of-tax agreement under Title 4, Chapter 29 or Chapter 12 or Title 12, Chapter 44 of the Code, or other incentive agreement by the lessee, tenant, owner, or other taxpayer of such parcel or parcels upon Jasper County providing thirty (30) days' written notice of termination to Beaufort County and such lessee, tenant, owner, or other taxpayer;

(ii) this Agreement may be terminated by Jasper County with respect to any particular parcel or parcels following a period of time of sufficient length to facilitate all enhanced State tax credits resulting from the parcel being located in a multi-county industrial or business park (currently ten [10] years) upon Jasper County providing thirty (30) days' written notice of termination to Beaufort County and the lessee, tenant, owner, or other taxpayer of such parcel or parcels;

(iii) this Agreement may be terminated by Jasper County with respect to any particular parcel or parcels following a period of time of sufficient length to facilitate all special source revenue or infrastructure credits for such parcel or parcels upon Jasper County providing

thirty (30) days' written notice of termination to Beaufort County and the lessee, tenant, owner, or other taxpayer of such parcel or parcels.

(B) This Agreement shall automatically terminate in its entirety on the 30th day after provision or payment in full, or termination, of all special source revenue or infrastructure credits due with respect to Park property.

16. Law Enforcement Jurisdiction. Jurisdiction to make arrests and exercise all authority and power within the boundaries of the Park properties is vested with the Sheriff's Office of Jasper County, for matters within their jurisdiction. If any of the Park properties are within the boundaries of a municipality, then jurisdiction to make arrests and exercise law enforcement jurisdiction is also vested with the law enforcement officials of the municipality for matters within their jurisdiction.

[End of Agreement – Execution Page to Follow]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement to be effective as of the day and the year first above written.

JASPER COUNTY, SOUTH CAROLINA

By: _____
Chairman, County Council of
Jasper County, South Carolina

[SEAL]

Attest:

By: _____
Clerk of County Council of
Jasper County, South Carolina

BEAUFORT COUNTY, SOUTH CAROLINA

By: _____
Chairman, County Council
Beaufort County, South Carolina

[SEAL]

Attest:

By: _____
Clerk of County Council of
Beaufort County, South Carolina

Exhibit A (Jasper)

PARK PROPERTY

Phase 1 and Phase 2

Approximately 400.7 upland acres lying and being situated in the City of Hardeeville, in Jasper County, South Carolina, being all of Jasper County Tax Map Parcel 031-00-00-019 and being portions of Jasper County Tax Map Parcels 031-00-00-015 and 031-00-00-016, within the planned development commonly known as RiverPort Business Park, and generally shown as “Phase 1” and “Phase 2” on the rendering attached hereto.

Phase 3

Land lying and being situated in the City of Hardeeville, in Jasper County, South Carolina, being portions of Jasper County Tax Map Parcels 031-00-00-014, 031-00-00-015 and 031-00-00-016, within the planned development commonly known as RiverPort Business Park, and generally shown as the highlighted parcel on the rendering attached hereto.

The remainder of this page intentionally left blank.

Copy of Rendering

Exhibit B (Beaufort)

BEAUFORT COUNTY PROPERTY

None.

The remainder of this page intentionally left blank.

\\s\projects\0324\0324\0324.dwg Aug 20, 2015 1:10:58 PM

REFERENCE PLATS

1. BOUNDARY MAP OF H.R. WILLIAMS TRACT. JASPER COUNTY, SOUTH CAROLINA PREPARED BY: J. DEAN GOWEN, RLS DATED: DECEMBER 5, 1955
2. A SURVEY OF PURRYSBURG STATION TOWER SITE #SVG 974-2 JASPER COUNTY, SOUTH CAROLINA PREPARED BY: CHARLES W. TUTEN, JR., PLS DATED: FEBRUARY 9, 2000
3. A SURVEY FOR UNION CAMP CORPORATION OF 200.03 ACRES BEING A PORTION OF THE ARGENT LUMBER COMPANY TRACT. JASPER COUNTY, SOUTH CAROLINA PREPARED BY: LAMAR O. REDDICK, RLS DATED: MAY 25, 1988
4. A SURVEY FOR UNION CAMP CORPORATION OF .16 ACRES LYING ON THE SOUTHEAST SIDE OF OLD U.S. HIGHWAY 17. JASPER COUNTY, SOUTH CAROLINA PREPARED BY: NEIL LAMAR ANDERSON, RLS DATED: FEBRUARY 23, 1976
5. A SURVEY FOR UNION CAMP CORPORATION OF 61.85 ACRES. JAPER COUNTY, SOUTH CAROLINA PREPARED BY: NEIL LAMAR ANDERSON, RLS DATED: DECEMBER 3, 1975
6. A SURVEY OF LAND OWNED BY THE U.S. DEPARTMENT OF THE INTERIOR OF 59.69 ACRES. JASPER COUNTY, SOUTH CAROLINA PREPARED BY: NEIL LAMAR ANDERSON, RLS DATED: JANUARY 16, 1978
7. A SURVEY FOR UNION CAMP CORPORATION OF 24.04 ACRES. JASPER COUNTY, SOUTH CAROLINA PREPARED BY: NEIL LAMAR ANDERSON, RLS DATED: FEBRUARY 23, 1980
8. A SURVEY OF LAND OWNED BY UNION CAMP CORPORATION BEING 12.60 ACRES LYING NORTHWEST OF HARDEEVILLE. JASPER COUNTY, SOUTH CAROLINA PREPARED BY: NEIL LAMAR ANDERSON, RLS DATED: OCTOBER 31, 1977
9. BOUNDARY SURVEY FOR SOUTH CAROLINA ELECTRIC & GAS CO. ARGENT TRACT UNION CAMP PROPERTY. BEAUFORT COUNTY, SOUTH CAROLINA PREPARED BY: DAVID S. YOUNG, RLS DATED: AUGUST 3, 1998
10. RIGHT-OF-WAY AND TRACK MAP SEABOARD COAST LINE RAILROAD COMPANY HARDEEVILLE TO LEVY CONNECTION TRACK. V05318 JASPER COUNTY, SOUTH CAROLINA DATED: DECEMBER 9, 1977
11. RIGHT-OF-WAY AND TRACK MAP SEABOARD COAST LINE RAILROAD COMPANY HARDEEVILLE TO LEVY CONNECTION TRACK. V05319 JASPER COUNTY, SOUTH CAROLINA DATED: DECEMBER 9, 1977
12. RIGHT-OF-WAY AND TRACK MAP ATLANTIC COAST LINE R.R. CO. MAIN LINE-CHARLESTON TO S.C. STATE LINE. V00302 JASPER COUNTY, SOUTH CAROLINA DATED: JUNE 30, 1917
13. RIGHT-OF-WAY AND TRACK MAP ATLANTIC COAST LINE R.R. CO. MAIN LINE-CHARLESTON TO S.C. STATE LINE. V00304 JASPER COUNTY, SOUTH CAROLINA DATED: JUNE 30, 1917
14. BOUNDARY MAP NO. 2 ON EAST BANK OF SAVANNAH RIVER ARGENT LUMBER CO. TRACT, S.C. JASPER COUNTY, SOUTH CAROLINA PREPARED BY: J. DEAN GOWEN, RLS DATED: JUNE 10, 1968
15. A SURVEY OF 49.17 ACRES OF LAND OWNED BY UNION CAMP CORPORATION LYING NORTHWEST OF HARDEEVILLE. JASPER COUNTY, SOUTH CAROLINA PREPARED BY: NEIL LAMAR ANDERSON, RLS DATED: SEPTEMBER 18, 1975
16. PLAT OF LOTS: 37-46 OAKWOOD. JASPER COUNTY, SOUTH CAROLINA PREPARED BY: PAUL D. WILDER, RLS DATED: JUNE 10, 1968
17. SURVEY OF 58.153 ACRES J.F. COBURN ESTATE LOCATED NEAR HARDEEVILLE. JASPER COUNTY, SOUTH CAROLINA PREPARED BY: JOHNSON LAND SURVEYING CO. DATED: JULY 31, 1990
18. FINAL PLAT OF LOTS: 1-27 OAKWOOD. JASPER COUNTY, SOUTH CAROLINA PREPARED BY: LAMAR O. REDDICK, RLS DATED: JUNE 10, 1968
19. FINAL PLAT OF LOTS: 28-36 & 47-56 OAKWOOD JASPER COUNTY, SOUTH CAROLINA PREPARED BY: LAMAR O. REDDICK, RLS DATED: JUNE 10, 1968
20. A PLAT OF A PARCEL OF LAND SITUATED ABOUT 2 MI. SOUTH OF PURRYSBURG AND CONTAINING 8 ACRES. OWNED BY: WALTER GLOVER SR. JASPER COUNTY, SOUTH CAROLINA PREPARED BY: R.L. SENSENBACH, RLS DATED: NOVEMBER 23, 1959
21. A PLAT OF A PARCEL OF LAND SITUATED IN THE PURRYSBURG SECTION AND BEING 2 1/2 PART OF THE EST. OF MILTON GRIMES OWNED BY: JENNY G. GAYLORD. JASPER COUNTY, SOUTH CAROLINA PREPARED BY: R.L. SENSENBACH, RLS
22. PLAN OF A PORTION OF SHERWOOD PLANTATION JASPER COUNTY, SOUTH CAROLINA PREPARED BY: R.L. SENSENBACH, RLS DATED: DECEMBER 1962
23. A SURVEY OF 5.24 ACRES OF LAND OWNED BY UNION CAMP CORPORATION. JASPER COUNTY, SOUTH CAROLINA PREPARED BY: NEIL LAMAR ANDERSON, RLS DATED: JUNE 25, 1975
24. A MAP OF A 4.00 ACRES PARCEL CUT FROM LANDS N/F OF JERRY JAMES. JASPER COUNTY, SOUTH CAROLINA PREPARED BY: RICHARD KESSELRING, RLS DATED: JULY 17, 1994
25. PLAT OF LOT 4 OF A SUBDIVISION OF A PORTION OF SHERWOOD PLANTATION, HARDEEVILLE. JASPER COUNTY, SOUTH CAROLINA PREPARED BY: HELMLY & ASSOCIATES, INC. DATED: JUNE 18, 1989
26. A SURVEY OF 202.14 ACRES OF LAND OWNED BY UNION CAMP CORPORATION. JASPER COUNTY, SOUTH CAROLINA PREPARED BY: NEIL LAMAR ANDERSON, RLS DATED: NOVEMBER 11, 1977
27. A SURVEY OF 3.95 ACRES OF LAND OWNED BY UNION CAMP CORPORATION LYING ON THE EAST SIDE OF THE SAVANNAH RIVER AT MILLSTONE LANDING. JASPER COUNTY, SOUTH CAROLINA PREPARED BY: NEIL LAMAR ANDERSON, RLS DATED: SEPTEMBER 8, 1982
28. A SURVEY OF 6.41 ACRES OF LAND OWNED BY UNION CAMP CORPORATION LYING ON THE EAST SIDE OF THE SAVANNAH RIVER AT MILLSTONE LANDING. JASPER COUNTY, SOUTH CAROLINA PREPARED BY: NEIL LAMAR ANDERSON, RLS DATED: JUNE 16, 1976
29. A SURVEY OF 39.43 ACRES OF LAND OWNED BY UNION CAMP CORPORATION. JASPER COUNTY, SOUTH CAROLINA PREPARED BY: NEIL LAMAR ANDERSON, RLS DATED: NOVEMBER 11, 1977
30. A PLAT OF 30.89 ACRES OF LAND OWNED BY EDGAR M. COBURN JASPER COUNTY, SOUTH CAROLINA
31. A SURVEY OF 209.54 ACRES OF LAND OWNED BY UNION CAMP CORPORATION. JASPER COUNTY, SOUTH CAROLINA PREPARED BY: NEIL LAMAR ANDERSON, RLS DATED: NOVEMBER 11, 1977

REFERENCE PLATS

32. PLAT OF THE HARDEEVILLE TRACT, PROPERTY OF INTERNATIONAL PAPER REALTY CORPORATION. BEING PORTIONS OF THE ARGENT LUMBER CO. TRACT. BOUNDARY MAP NO. 2, JASPER COUNTY, SOUTH CAROLINA PREPARED BY: CHARLES W. TUTEN JR. DATED: DECEMBER 6, 2004
33. SOUTH CAROLINA STATE HIGHWAY DEPARTMENT, PLAN AND PROFILE OF PROPOSED STATE HIGHWAY SHEETS 4-7 DKT. NO. 27.239-RD-31-JASPER CO.-FROM RT. 5 TO PURRYSBURG DKT. NO. 7.245-RD. 27-BEAUFORT CO.-FROM CHECHESSEE CR. TO JASPER CO. LINE DKT. NO. 27.242-RDS. 56 & 54-JASPER CO.-FROM BEAUFORT CO. LINE TO RT. 170 DKT. NO. 27.243-RD. 37-JASPER CO.-FROM KRESS TO U.S. RT. 17 DATED: MAY 1, 1941
34. SOUTH CAROLINA STATE HIGHWAY DEPARTMENT, PLAN AND PROFILE OF PROPOSED STATE HIGHWAY SHEETS 6-9 F.A.P. NO. S-238(II) (RD. S-203) S.P. NO. C-331 (RD. S-220) FILE NO. 27.330 (RD. S-203) 8C 27.331 (RD. S-220) RD. NO. S-203 AND S-220 RD. S-203 FROM RD. S-34 TO RTE. 321/601 RD. S-220 FROM RTE. 321/601 TO RTE. 335 JASPER COUNTY DATED: JULY 19, 1966
35. SOUTH CAROLINA STATE HIGHWAY DEPARTMENT, PLAN AND PROFILE OF PROPOSED STATE HIGHWAY SHEETS 6-9 DKT. NO. 27.273 RD. S-34 JASPER COUNTY FROM END OF PRES. PVMT TO BECKS FERRY RD. DATED: APRIL 9, 1955
36. SOUTH CAROLINA STATE HIGHWAY DEPARTMENT, PLAN AND PROFILE OF PROPOSED STATE HIGHWAY SHEETS 3-8 U.S. PUBLIC WORKS N.R.H. PROJ. NO. 346 JASPER COUNTY SECTION OF ROUTE 35 BETWEEN HARDEEVILLE AND TILLMAN DATED AUGUST 31, 1933
37. SOUTH CAROLINA STATE HIGHWAY DEPARTMENT, PLAN AND PROFILE OF PROPOSED STATE HIGHWAY SHEETS 17-24 F.A.P. NOS. 6A-SC-1-95-1(2) & SC. 1-95-1(8) FILE NO. 27.326 P.TS. 182 ROUTE 1-95 JASPER COUNTY FROM S.C.L. RAILROAD TO SOUTH OF HARDEEVILLE DATE: OCTOBER 18, 1971
38. SOUTH CAROLINA STATE HIGHWAY DEPARTMENT, PLAN AND PROFILE OF PROPOSED STATE HIGHWAY SHEETS 43-47 F.A.P. NO. 1-95-1(5) DKT. NO. 27.301 RTE. 1-95 JASPER COUNTY FROM BAGSHAW SWAMP TO U.S. ROUTE 17 AT DATED: OCTOBER 11, 1963 HARDEEVILLE
39. A WETLAND PLAT OF THE NORTH HARDEEVILLE TRACT. DATED: SEPTEMBER 4, 2002. PREPARED BY THOMAS & HUTTON ENGINEERING CO.
40. A WETLAND PLAT OF THE SOUTH HARDEEVILLE TRACT. DATED: MAY 14, 2001. PREPARED BY THOMAS & HUTTON ENGINEERING CO.
41. A PLAT OF PARCELS 1-13 AND PARCELS 16 AND 17 KNOWN AS THE HARDEEVILLE TRACT PREPARED BY: THOMAS & HUTTON ENGINEERING CO. DATED: MAY 8, 2007
42. A PLAT OF PARCELS A, B-1, B-2, AND C-1 KNOWN AS THE HARDEEVILLE TRACT PREPARED BY: THOMAS & HUTTON ENGINEERING CO. DATED: AUGUST 9, 2007
43. A PLAT OF 1.623 ACRES ALONG U.S. HIGHWAY 17, JASPER COUNTY, SOUTH CAROLINA PREPARED BY: THOMAS & HUTTON ENGINEERING CO. DATED: MAY 8, 2007
44. PLAT ENTITLED "ALTA/ACSM LAND TITLE SURVEY OF THE HARDEEVILLE TRACT (5136.83 ACRES) CONTAINING PARCELS A, B-1, B-2, C-1, 1, 2, 4 THRU 13, AND THE 1.623 ACRE SITE ALONG U.S. HIGHWAY NO. 17" CITY OF HARDEEVILLE, JASPER COUNTY, SOUTH CAROLINA, SAID PLAT BEING DATED 12-10-07, LAST REVISED 2-11-08, PREPARED BY THOMAS & HUTTON ENGINEERING CO., SAVANNAH, GEORGIA, CERTIFIED BY BOYCE L. YOUNG, S.C.R.L.S. (NO. 10079), AND RECORDED IN THE JASPER RECORDS IN PLAT BOOK 30 AT PAGE 374-382
45. BOUNDARY SURVEY FOR SOUTH CAROLINA ELECTRIC & GAS, PREPARED BY DAVID S. YOUNG, DATED AUGUST 3, 1998.

FLOOD NOTE:

ACCORDING TO F.J.R.M. NO. 45012 PANEL NO. 0175"D" REVISION SEPTEMBER 29,1986. A PORTION OF THESE PARCELS FALL WITH A FLOOD HAZARD AREA.

ZONE EXPLANATION OF ZONE DESIGNATIONS

A AREAS OF 100-YEAR FLOOD; BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS NOT DETERMINED.

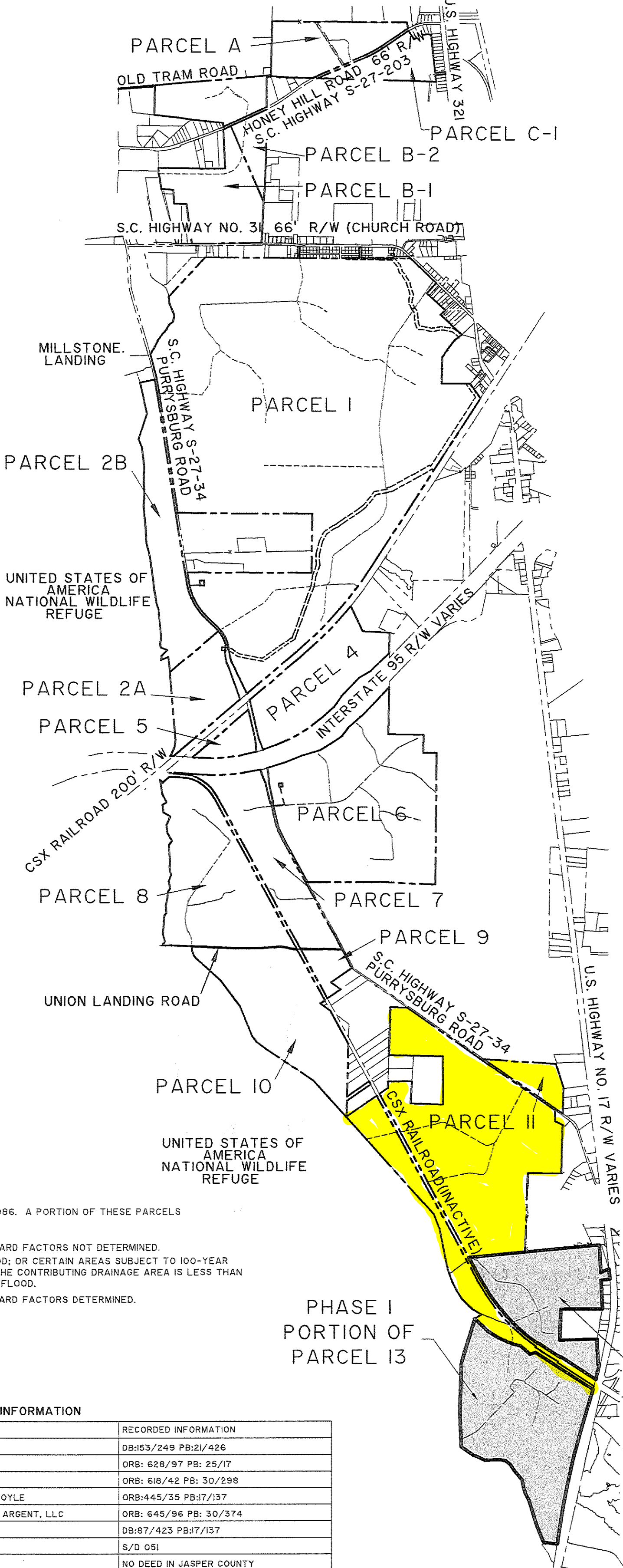
B AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.

AI-A30 AREAS OF 100-YEAR FLOOD; BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS DETERMINED.

C AREAS OF MINIMAL FLOODING.

ADJACENT PROPERTY INFORMATION

DESIGNATION NO.	TAX MAP NO.	OWNER (NOW OR FORMERLY)	RECORDED INFORMATION
105	039-00-01-003	LOW COUNTRY GOLF INVESTORS INC.	DB153/249 PB:21/426
106	039-00-01-047	ANDREW BROWN, ETAL	ORB: 626/97 PB: 25/17
107	039-00-01-016	POWER GROUP, LLC	ORB: 618/42 PB: 30/298
109	039-00-01-018	SNYDER, MARK C & CHERI S TO MARGARET DOYLE	ORB:445/35 PB:17/137
110	039-00-01-019	SLF III HARDEEVILLE, LLC & SLF III SC EAST ARGENT, LLC	ORB: 645/96 PB: 30/374
111	039-00-01-020	SIMMONS, J THOMAS & LILLIE MAE	DB:87/423 PB:17/137
112	039-00-01-021	GERMAN, GERALD	S/D 051
113	039-00-01-022	GLEN FRAZIER & JAMES, MARY	NO DEED IN JASPER COUNTY
114	039-00-01-023	GERMAN, GERALD	DB:87/681 PB:25/359
115	039-00-01-026	STONE, DENNIS A SR. & WANDA MAREESE	DB:271/92 PB:20/13
145	038-00-01-003	UNITED STATES OF AMERICA	DB:162/92



SCHEDULE B - SECTION 2 EXCEPTIONS: FILE NO. 199998-032A-ISSFR - EFFECTIVE DATE: JULY 29, 2015.

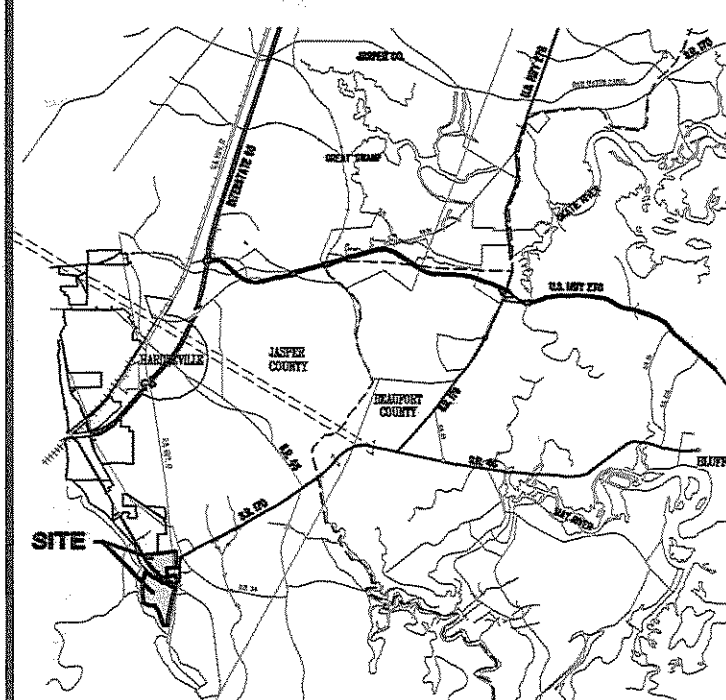
5. DECLARATION OF RESTRICTIVE COVENANTS (WETLANDS-RIVERPORT PHASE I) RECORDED IN THE JASPER COUNTY RECORDS IN BOOK 805 AT PAGE 386, AND ALL AMENDMENTS THEREOF, AFFECTS PARCEL 13)
6. INTENTIONALLY DELETED
7. DEVELOPMENT AGREEMENT (HARDEEVILLE TRACT) BY AND BETWEEN COPPER STATION HOLDINGS, LLC AND THE CITY OF HARDEEVILLE, SOUTH CAROLINA, RECORDED IN THE JASPER COUNTY RECORDS IN BOOK 423 AT PAGE 1(AFFECTS ENTIRE TRACT);ASSIGNMENTS AND ASSUMPTION OF OWNER RIGHTS AND OBLIGATIONS UNDER DEVELOPMENT AGREEMENT RECORDED IN BOOK 430 AT PAGE 272(AFFECTS ENTIRE TRACT) AND BOOK 645 AT PAGE 10(AFFECTS ENTIRE TRACT); PARTIAL ASSIGNMENTS AND ASSUMPTION OF RIGHTS AND OBLIGATIONS UNDER DEVELOPMENT AGREEMENT RECORDED IN BOOK 645 AT PAGE 83(DOES NOT AFFECT), AND BOOK 702 AT PAGE 10(AFFECTS ENTIRE TRACT); COVENANT AND AGREEMENT RECORDED IN BOOK 708 AT PAGE 12(DOES NOT AFFECT);AND FIRST AMENDMENT TO AND PARTIAL RESTATEMENT OF DEVELOPMENT AGREEMENT RECORDED IN BOOK 771 AT PAGE 1(AFFECTS ENTIRE TRACT).
8. INTENTIONALLY DELETED
9. EASEMENT TO SOUTH CAROLINA ELECTRIC & GAS COMPANY RECORDED IN THE JASPER COUNTY RECORDS IN BOOK 879 AT PAGE 154.(AFFECTS PARCEL 12)
10. STATE OF SOUTH CAROLINA COUNTY COUNCIL FOR JASPER COUNTY ORDINANCE NO. 2014-23 RECORDED IN THE JASPER COUNTY RECORDS IN BOOK 888 AT PAGE 379.(AFFECTS ENTIRE TRACT)
11. WATER/UTILITY EASEMENT BY AND BETWEEN SLF III - HARDEEVILLE, LLC AND BEAUFORT-JASPER WATER & SEWER AUTHORITY RECORDED IN THE JASPER COUNTY RECORDS IN BOOK 828 AT PAGE 150, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 32 AT PAGE 491(AFFECTS PARCEL 12)
12. WATER/UTILITY EASEMENT BY AND BETWEEN SLF III - HARDEEVILLE, LLC AND BEAUFORT-JASPER WATER & SEWER AUTHORITY RECORDED IN THE JASPER COUNTY RECORDS IN BOOK 828 AT PAGE 142, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 32 AT PAGE 490.(NOT APPLICABLE)
13. WATER/UTILITY EASEMENT BY AND BETWEEN SLF III - HARDEEVILLE, LLC AND BEAUFORT-JASPER WATER & SEWER AUTHORITY RECORDED IN THE JASPER COUNTY RECORDS IN BOOK 828 AT PAGE 134, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 32 AT PAGE 489.(NOT APPLICABLE)
14. WATER/UTILITY EASEMENT BY AND BETWEEN SLF III - HARDEEVILLE, LLC AND BEAUFORT-JASPER WATER & SEWER AUTHORITY RECORDED IN THE JASPER COUNTY RECORDS IN BOOK 828 AT PAGE 126, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 32 AT PAGE 488(AFFECTS PARCEL 12)
15. INTENTIONALLY DELETED
16. THIS POLICY AFFORDS ASSURANCE AS TO THE LOCATION OF THE BOUNDARY LINES OF THE LAND, BUT DOES NOT INSURE THE ENGINEERING CALCULATIONS IN COMBINING THE EXACT AMOUNT OF ACRES CONTAINED THEREIN.
17. PLAT ENTITLED "ALTA/ACSM LAND TITLE SURVEY OF THE HARDEEVILLE TRACT (5136.83 ACRE) CONTAINING PARCELS A, B-1, B-2, C-1, 1, 2, 4 THRU 13, AND THE 1.623 AC. SITE ALONG U.S. HIGHWAY NO. 17," CITY OF HARDEEVILLE, JASPER COUNTY, SOUTH CAROLINA, SAID PLAT BEING DATED 12/10/07, LAST REVISED 2/11/08, PREPARED BY THOMAS & HUTTON ENGINEERING CO., SAVANNAH, GEORGIA, CERTIFIED BY BOYCE L. YOUNG, S.C.R.L.S. (NO. 10079), AND RECORDED IN THE JASPER COUNTY RECORDS IN PLAT BOOK 30 AT PAGES 374-382 DISCLOSES THE FOLLOWING:
 - AS TO PARCEL 1:
 - a. DRAINAGE DITCH EASEMENT RECORDED IN THE JASPER COUNTY RECORDS IN DEED BOOK 64 AT PAGE 2148.(NOT APPLICABLE)
 - b. CHANNEL IMPROVEMENT EASEMENT RECORDED IN THE JASPER COUNTY RECORDS IN DEED BOOK 66 AT PAGE 128.(NOT APPLICABLE)
 - c. ROADWAYS ENTITLED "FORT HOWARD RD.," "TRAILER PARK SPUR," "GUMBO ROAD," "WILLIAMS ROAD, AND "EARTH ROADS (TYPICAL).(NOT APPLICABLE)
 - d. 20' ACCESS EASEMENT TO THE 0.45 ACRE CEMETERY. (NOT APPLICABLE)
 - AS TO PARCEL 6:
 - a. 23 ACRE TOWER SITE # SVG 974-2, 20' ACCESS EASEMENT AND UTILITY EASEMENT ALONG EARTH ROAD PURSUANT TO THAT UNRECORDED OPTION TO LEASE DATED JULY 21,2000 CONTAINING SUSTAINABLE AND AMENITY L.P.(NOT APPLICABLE)
 - AS TO PARCEL 7:
 - a. ROADWAYS ENTITLED "DODGE TRAM RD.," "BOOKER ROAD," AND ALL REFERENCES TO "EARTH ROAD (TYPICAL)." (NOT APPLICABLE)
 - AS TO PARCEL 8:
 - a. ROADWAY ENTITLED "EARTH ROAD." (NOT APPLICABLE)
 - AS TO PARCEL 10:
 - l. ROADWAY ENTITLED "HILTON DODGE ROAD.(NOT APPLICABLE)
 - AS TO PARCEL 12:
 - j. CART PATH AND TEE BOX ENCROACHMENTS.(AFFECTS TRACT AS SHOWN)
 - k. ROADWAYS ENTITLED "CHISHOLM SPUR," "CHISHOLM RD.," "OLD BAILEY RD." AND "BAILEY SPUR." (AFFECTS TRACT AS SHOWN)
 - AS TO PARCEL 13:
 - l. RIGHTS OF OTHERS IN AND TO THE TITLE TO THAT PORTION OF THE LAND WITHIN THE BOUNDARY OF THE CEMETERY LOCATED ON THE LAND, TOGETHER WITH THE RIGHT OF INGRESS, EGRESS, AND ESTATE THEREIN (AS SHOWN)
 - m. ROADWAYS ENTITLED "OLD BAILEY ROAD," "HOG PEN ROAD," AND "EARTH ROAD (TYPICAL)." (AFFECTS TRACT AS SHOWN)
 - AS TO PARCEL A:
 - a. ROADWAYS ENTITLED "EARTH ROAD (TYPICAL)" AND "OLD TRAM ROAD." (NOT APPLICABLE)
 - p. 60' ACCESS EASEMENT TO COASTAL CONCRETE INC. RECORDED IN THE JASPER COUNTY RECORDS IN DEED BOOK 154 AT PAGE 289.(NOT APPLICABLE)
 - AS TO PARCELS B-1 AND B-2:
 - q. ROADWAY ENTITLED "EARTH ROAD (TYPICAL)." (NOT APPLICABLE)
 - AS TO PARCEL C-1:
 - r. ROADWAY ENTITLED "EARTH ROAD (TYPICAL)." (NOT APPLICABLE)
 - AS TO PARCEL 1:
 - 19. DRAINAGE DITCH EASEMENT RECORDED IN THE JASPER COUNTY RECORDS IN DEED BOOK 84 AT PAGE 2148 (AS SHOWN ON PLAT CITED ABOVE AS ITEM -A).(NOT APPLICABLE)
 - 20. CHANNEL IMPROVEMENT EASEMENT RECORDED IN THE JASPER COUNTY RECORDS IN DEED BOOK 66 AT PAGE 128 (AS SHOWN ON PLAT CITED ABOVE AS ITEM -B).(NOT APPLICABLE)
 - AS TO PARCEL A:
 - 21. 60' ACCESS EASEMENT TO COASTAL CONCRETE INC. RECORDED IN THE JASPER COUNTY RECORDS IN DEED BOOK 154 AT PAGE 289 (AS SHOWN ON PLAT CITED ABOVE AS ITEM -P).(NOT APPLICABLE)
 - AS TO PARCEL B-1:
 - 22. EASEMENT TO SOUTH CAROLINA ELECTRIC & GAS COMPANY RECORDED IN THE JASPER COUNTY RECORDS IN BOOK 796 AT PAGE 476.(NOT APPLICABLE)
 - 23. THERE IS A SCRIVENER'S ERROR IN DEED FROM INTERNATIONAL PAPER REALTY CORPORATION TO COPPER STATION HOLDINGS, LLC, DATED DECEMBER 20, 2004 AND RECORDED IN THE JASPER COUNTY RECORDS IN DEED BOOK 309 AT PAGE 106, AND DEED FROM COPPER STATION HOLDINGS, LLC, TO JPR LAND CO, LLC, DATED MAY 19, 2006, AND RECORDED MAY 25, 2006 IN BOOK 430 AT PAGE 237. THE SCRIVENER'S ERROR IS LOCATED IN THE LEGAL DESCRIPTION FOR THE PLAT ENTITLED "PLAT OF HARDEEVILLE TRACT, PROPERTY OF INTERNATIONAL PAPER REALTY CORPORATION, BEING PORTIONS OF THE ARGENT LUMBER CO. TRACT, BOUNDARY MAP NUMBER 2, JASPER COUNTY, SOUTH CAROLINA." THE LEGAL SHOWS THE PLAT RECORDED IN PLAT VOLUME 27 AT PAGES 412-421; HOWEVER, THE PLAT IS RECORDED IN PLAT VOLUME 27 AT PAGES 416-421, JASPER COUNTY RECORDS.(AFFECTS PARCELS 12 AND 13)
 - AS TO ALL PARCELS:
 - 24. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE SUBSEQUENT TO FEBRUARY 11, 2008 THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.(AFFECTS ENTIRE TRACT)
 - 25. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE JASPER COUNTY RECORDS.(AFFECTS ENTIRE TRACT)

RESPONSE TO ALTA TABLE A REQUIREMENTS 16-18, 20(a):

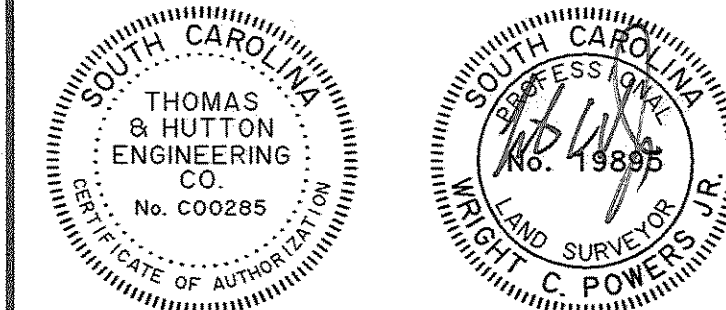
16. RECENT CONSTRUCTION OF BORROW PITS ON PARCEL 13 AND THE CONSTRUCTION OF A RETENTION BASIN ON PARCEL 12 AS OF THE DATE OF FIELD SURVEY.
17. RECENT CONSTRUCTION OF A PORTION OF ENTRANCE ROAD ON PARCEL 12 AS OF THE DATE OF FIELD SURVEY.
18. NO OBSERVABLE EVIDENCE ON PARCELS OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL AS OF THE DATE OF FIELD SURVEY. A PHASE I ENVIRONMENTAL ASSESSMENT BY NEWKIRK ENVIRONMENTAL INC. DATED FEBRUARY 16, 2012 ALSO FOUND NO EVIDENCE OF THESE ITEMS.
- 20(a). NO OBSERVABLE EVIDENCE OF IMPROVEMENTS WITHIN ANY OFFSITE EASEMENTS OR SERVITUDES BENEFITTING THE SURVEYED PROPERTY. NO RECORD DOCUMENTS PROVIDED TO THE SURVEYOR INDICATING THESE OFFSITE EASEMENTS OR SERVITUDES.

GENERAL NOTES:

1. ALL CORNERS MARKED WITH 3/4" IRON PIPE, 24" LONG WITH CAP STAMPED "T&H" UNLESS OTHERWISE NOTED.
2. BEARINGS AND COORDINATES SHOWN ON THIS SURVEY ARE BASED ON SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM (NAD83).
3. THE COMBINED STATE PLANE COORDINATED-SEA LEVEL REDUCTION FACTOR IS 1.0001164.
4. THE PROPERTY IDENTIFICATION NUMBERS FOR THE PROPERTY PLATTED HEREON ARE: PARCEL 12 031-00-00-015.
5. ALL WETLANDS ARE UNDER THE JURISDICTION OF THE CORPS OF ENGINEERS AND/OR THE DEPARTMENT OF NATURAL RESOURCES (SAC-2008-02176, LETTER DATED 2-5-13) & (SAC-2013-01004, LETTER DATED 11-21-13). LOT OWNERS AND THE DEVELOPER ARE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE PROTECTED AREAS WITHOUT PROPER PERMIT APPLICATION AND APPROVAL.
6. ONLY ABOVEGROUND, READILY VISIBLE UTILITIES AND STRUCTURES WERE LOCATED FOR THIS SURVEY. THOMAS & HUTTON ENGINEERING CO. MAKES NO GUARANTEE AS TO THE LOCATION, EXISTENCE, OR NON-EXISTENCE OF ANY BELOW GROUND, NON-VISIBLE UTILITIES OR STRUCTURES.
7. EARTH ROADS SHOWN WERE DERIVED FROM AERIAL PHOTOGRAPHY.
8. ANYTHING SHOWN OUTSIDE THE BOUNDARIES OF THE PARTICULAR PARCELS PLATTED ARE FOR ILLUSTRATIVE PURPOSES ONLY.
9. BORROW PIT LOCATIONS SHOWN LOCATED USING GPS TECHNOLOGY.
10. THE TITLE COMMITMENT WAS FURNISHED BY "COMMONWEALTH LAND TITLE INSURANCE COMPANY", FILE NO. 199998-0052A-ISSFR, COMMITMENT EFFECTIVE DATE: JULY 29, 2015 AT 8:00 A.M.
11. WITH REGARDS TO ALL PRIVATE/EARTH ROADS, "THOMAS & HUTTON IS NOT AWARE OF AN EASEMENT OR RECORDED RIGHT-OF-WAY WITH RESPECT TO THESE ROADS".
12. CONFIRMATION OF SUCH PRIVATE/EARTH ROADS CAN BE REFERENCED FROM A LETTER TITLED "PUBLIC/PRIVATE ROADWAYS" DATED: JANUARY 11, 2008 FROM THE CITY OF HARDEEVILLE TO MR. GARY WIGGIN, VICE-PRESIDENT OF DEVELOPMENT, REED DEVELOPMENT, INC.
13. PER A CULTURAL RESOURCE SURVEY PERFORMED BY BROCKINGTON AND ASSOCIATES IN JUNE 2009 AND A SITE VISIT BY U.S. FISH & WILDLIFE PERSONNEL IN 2008, NO VISIBLE EVIDENCE OF A CEMETERY WAS FOUND AT THIS LOCATION.
14. THIS SURVEY DOES NOT CONSTITUTE A SUBDIVISION OF PARCEL 12 OR PARCEL 13.



This document and all reproducible copies of this document are the property of Thomas & Hutton. Reproduction of this document is not permitted without written consent of Thomas & Hutton unless this document becomes a matter of public record. ALTERATIONS TO THIS DOCUMENT ARE NOT PERMITTED.



ALTA/ACSM CERTIFICATION

TO: SLF III - HARDEEVILLE, LLC, A TEXAS LIMITED LIABILITY COMPANY, COMMONWEALTH LAND TITLE INSURANCE COMPANY AND BANK OF THE OZARKS, ITS SUCCESSORS AND ASSIGNS

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6a, 8, 11a, 13, 14, 16, 17, 18, 19 & 20a OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 25, 2015.

Wright C. Powers, Jr. 8-21-15
WRIGHT C. POWERS, JR. LICENSE NO. 19895
SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR

ALTA/ACSM LAND TITLE SURVEY

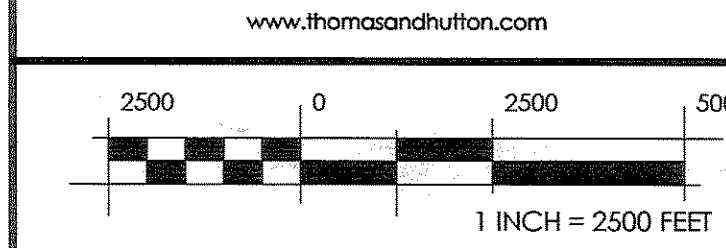
PHASE 1 AND PHASE 2
BEING A PORTION OF
PARCEL 12, PARCEL 13
AND A 1.623 ACRE
PARCEL
THE HARDEEVILLE
TRACT

CITY OF HARDEEVILLE
JASPER COUNTY SOUTH CAROLINA

prepared for
SLF III - HARDEEVILLE, LLC, A TEXAS
LIMITED LIABILITY COMPANY,
COMMONWEALTH LAND TITLE
INSURANCE COMPANY AND
BANK OF THE OZARKS, ITS
SUCCESSORS AND ASSIGNS

No.	Revision	By	Date

THOMAS & HUTTON
Engineering | Surveying | Planning | GIS | Consulting
50 Park of Commerce Way
PO Box 2727
Savannah, GA 31402-2727
p 912.234.5300 f 912.234.2950
www.thomasandhutton.com



plat 8-21-15 drawn LPO reviewed WCP field JUNE 25, 2015 crew BJ

2018/____

AN ORDINANCE TO AMEND BEAUFORT COUNTY ORDINANCE 2018/24, FOR FY 2018-2019 BEAUFORT COUNTY BUDGET TO PROVIDE FOR SUPPLEMENTAL EXPENDITURE IN THE AMOUNT OF \$100,000 FOR FUNDING OF THE IMPACT FEE WAIVER FOR AFFORDABLE HOUSING DEVELOPMENT.

WHEREAS, on June 11, 2018, Beaufort County Council adopted Ordinance No. 2018/24 which sets the County's FY 2018-2019 budget and associated expenditures; and

WHEREAS, SC Code of Laws Section 6-1-970 and Section 82-32 of the Beaufort County Code of Ordinances provides for a waiver of impact fees for affordable housing development with the condition that the waived fees are funded by an identified source of funds other than impact fees; and

WHEREAS, on August 20, 2018 there was a joint meeting of the Natural Resources Committee and the Community Services Committee that included discussion of the Housing Needs Assessment wherein funding the impact fee waiver for affordable housing was considered; and

WHEREAS, on August 27, 2018 the Finance Committee unanimously recommended approval of a \$100,000 supplemental appropriation for the purpose of funding the impact fee waiver for affordable housing developments; and

WHEREAS, recently an affordable housing development requested a waiver under Section 82-32 however were denied the waiver because no alternative funds were identified as required by ordinance; and

WHEREAS, certain additional expenditures not previously contemplated are necessary and in the best interest of the safety, health and welfare of the citizens of Beaufort County; and

WHEREAS, Beaufort County Council has determined it to be in the best interest of its citizens to approve this supplemental expenditures as provided herein.

NOW, THEREFORE, BE IT ORDAINED, by Beaufort County Council that the FY 2018-2019 Beaufort County Budget Ordinance (Ordinance 2018/24) is hereby amended in the following manner:

1. Ordinance 2018/24 Section 4(II)(K) is hereby amended to include in the "General Government Subsidies" an additional approved appropriation of \$100,000 so that the total budget for item "K" equals \$1,285,579.

DONE this ____ day of _____, 2018.

COUNTY COUNCIL OF BEAUFORT COUNTY

By: _____
D. Paul Sommerville, Chairman

APPROVED AS TO FORM:

Thomas J. Keaveny, II
Interim County Administrator
County Attorney

ATTEST:

Connie L. Schroyer, Clerk to Council

First Reading by Title Only: August 27, 2018

Second Reading:

Public Hearing:

Third and Final Reading:



COUNTY COUNCIL OF BEAUFORT COUNTY

Public Safety Division

To: Chairman Dawson, Governmental Committee

From: Philip Foot, CJM. Public Safety Division Director

Subject: The Proposed Changes to Chapter 90: Parks and Recreation

Date: 8/17/2018

Executive Summary:

The Parks and Leisure Services Department (PALS) is submitting this proposal seeking Council's approval of the changes made to Chapter 90: PARKS AND RECREATION. The revised ordinances reflect the current operations of the services and operations provided by PALS.

The key changes are as follows:

1. ARTICLE II:
 - a. Name Change: Parks and Leisure Services will like to change its name to the Department of Parks and Recreation. This name change will also apply to the overseeing board; the Parks and Leisure Board would be changed to the Parks and Recreation Board. Parks and Recreation better reflects the services provided by the department, as its focus is to provide a myriad of recreational programming to the residents of Beaufort County.
 - b. Parks and Recreation Board: The revision now includes the rights of the Director to appoint a staff member to serve as secretary for the Board. It also omits the Board's duties to secure donations for PALS facilities and programs.
2. ARTICLE III, Sec. 90-63:
 - a. Prohibitions: Changes have been made to better reflect the current operations at all public beaches. The following have been added: updated fireworks policy; and the ban of open fires, overnight camping, alcohol consumption, solicitations, and possession of firearms.
3. Article IV:
 - a. This article has been changed from Alcohol to Facilities; Alcohol is now a section under this article. The ordinance now explicitly states alcohol is prohibited in all facilities unless approved through a special permit by the County Administrator.
 - b. Use of Facilities was added under this articles; it provides a guideline of when facilities can be used by the public, rental procedures, and a list of prohibited activities.
 - c. The process of the determination and management of fees and programming is also provided under this Article.
 - d. The guideline of facility and land memorialization was added.
 - e. It provides a guideline for the screening of all Parks and Recreation volunteers, as well as the Director's right to revoke someone's volunteering status.

Chapter 90 - PARKS AND RECREATION^[1]

Footnotes:

--- (1) ---

Cross reference— Environment, ch. 38; parks and recreation facilities impact fees, § 82-51 et seq.; waterways, ch. 102; use regulations for recreational institutional, § 106-1254.

ARTICLE I. - IN GENERAL

Sec. 90-1. - Camping on public boat landings and roadside parks.

- (a) *Prohibited.* The public boat landings and roadside parks in the county shall not be used for camping, parking camper trailers, or the erection of tents, except at those landings and roadside parks where camping or parking is specifically authorized and signs to that effect are posted.
- (b) *Penalties.* Any person violating this section shall be guilty of a misdemeanor and, upon conviction thereof, shall pay such penalties as the court may decide, not to exceed \$200.00 or not to exceed 30 days' imprisonment for each violation. Each day during which such conduct shall continue shall constitute a separate violation, which shall subject the offender to liability prescribed in this section.

(Code 1982, §§ 13-17, 13-18)

Secs. 90-2—90-30. - Reserved.

ARTICLE II. - PARKS AND ~~RECREATION~~LEISURE SERVICES BOARD^[2]

Footnotes:

--- (2) ---

Cross reference— Boards and commissions, § 2-191 et seq.

Sec. 90-31. - Purpose.

The purpose of the parks and ~~leisure services~~recreation board shall be to serve as the official advocate for recreational and ~~program~~leisure services county-wide including active sports, cultural activities, and parks and facilities development.

(Code 1982, § 11-21; Amend. of 10-28-2002, § I)

Sec. 90-32. - Membership; compensation.

(a) *Membership.* [Membership on the parks and ~~recreation~~leisure services board shall be as follows:]

- (1) Three members shall be appointed from northern Beaufort County; and
- (2) Three members shall be appointed from southern Beaufort County; and
- (3) One member shall serve at large. This member shall rotate between northern and southern Beaufort County when a vacancy occurs; and

- (4) One member shall be appointed from the military, who shall serve ex officio; and
- (5) One member shall be appointed from the Beaufort County School District Administration, who shall serve ex officio.
- (b) *Term.* The term of office shall be in accordance with the county template ordinance [subsection 2-193(b) of this Code].
- (c) *Compensation.* No member of the board shall receive any financial compensation for services as a member of the board.
- (d) A staff member appointed by the director of the parks and recreation staff shall serve as secretary of the board, record minutes, and in a timely manner submit them to council.

(Code 1982, § 11-22; Amend. of 10-28-2002, §§ II, III, V)

Sec. 90-33. - Duties and responsibilities.

The ~~powers and~~ duties and responsibilities of the parks and ~~recreation~~leisure services board shall be to:

- (a) Identify and recommend ~~potential~~potential sites, facilities, and programs deemed appropriate to meet the ~~leisure and~~ recreational program needs of county residents;
- (b) Participate in the selection of appropriate candidates, in accordance with state laws and at the administrator's discretion, for the position of director when the position becomes vacant;
- (c) Provide input on the acquisition of properties, facilities, and selective equipment useful in the operation of the department;
- ~~(d) Work cooperatively with county officials to secure donations of funds, services, real estate, or interest thereon, to establish or improve general recreational facilities and programs;~~
- ~~(de) Set the~~Provide oversight for ~~input on~~ rates and fees charged for use of facilities, programs, and services;
- ~~(ef)~~ Work in concert with staff to establish guidelines governing the use of sites and facilities to ensure effective operation, maintenance, and security of same; and
- ~~(fg)~~ Provide input to the process and review of the parks and ~~recreation~~leisure services budget, as prepared by the director for submission to the county administrator; ~~and-~~
- (g) Review and provide input regarding major structural changes or renaming of county recreational facilities, to include memorialization of athletic fields and recreational buildings. In accordance with Beaufort County Policy Statement PS-10.

(Code 1982, § 11-23; Amend. of 10-28-2002, § IV)

Secs. 90-34—90-60. - Reserved.

ARTICLE III. - PUBLIC BEACHES^[3]

Footnotes:

--- (3) ---

Cross reference— Natural resource protection standards for beach-dune, § 106-1844.

Sec. 90-61. - Purpose.

The county council recognizes that public beaches are for the use and enjoyment of the people, and that it is in the public's interest that laws be promulgated to protect the safety and cleanliness of the public beaches.

(Code 1982, § 11-8)

Sec. 90-62. - Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Designated area means a lineal section of beach frontage that may be designated from time to time by the county council for a special use (swimming, surfing, beaching of boats, etc.).

Public beach means that area lying between the low water mark of the Atlantic Ocean and the easternmost property line of the property owned by private individuals or corporations lying closest in proximity to the Atlantic Ocean. However, where there is a street leading toward the Atlantic Ocean, the public beach at these points means the area lying between the easternmost edge of the public street and the Atlantic Ocean.

(Code 1982, § 11-9)

Cross reference— Definitions generally, § 1-2.

Sec. 90-63. - Prohibitions.

The following shall be prohibited on public beaches:

- (1) *Vehicles*. Driving or operating any motor vehicle of any kind or ~~trailers~~^{nature} upon the public beach within the county shall be unlawful, provided that county vehicles operated while cleaning or working on the beach and county sheriff and emergency vehicles shall be exempt from the application of this subsection.
- (2) *Horses on beach*. Riding or driving horses on the beach shall be unlawful from March 15 to October 15.
- (3) *Sleeping on beach after midnight*. Sleeping by persons on designated areas of public beaches between the hours of 12:00 midnight and sunrise shall be unlawful.
- (4) *Manner of use of surfboards*. Using a surfboard in such a manner as to become a hazard to bathers, swimmers, surfers and other persons in the waters along the public beach by any person or failing, neglecting or refusing to keep his surfboard under reasonable control at all times shall be unlawful.
- (5) *Surfing near swimming areas*. Surfing will not be permitted within 300 feet of designated swimming areas at any time. ~~A marker will be placed showing a distance of 300 feet on both sides of permitted areas.~~
- (6) *Deposit of refuse on beach or in water*. Throwing, depositing or causing or permitting to be thrown or deposited any glass, bottle, glassware, can, or pieces thereof or any garbage, waste or refuse of any kind on the public beach or in the waters and lands adjacent to the public beach shall be unlawful.

- (7) *Shark fishing near designated swimming area.* Baiting or fishing by persons for sharks from the public beach to an area within one-half mile at a designated swimming area from March 15 to October 15 shall be unlawful.
- (8) *Shark fishing creating unsafe conditions.* Baiting or fishing for sharks at any time by persons from the public beach in such a manner that will create an unsafe condition or hazard to bathers, swimmers, surfers, fishermen and others in the water along the public beach shall be unlawful.
- (9) *Fireworks discharge.* Discharging of fireworks on public beaches shall be prohibited except by permit from the county administrator for planned fireworks displays. ~~Such permits must be obtained 24 hours in advance of the planned fireworks display.~~ Such permits must be obtained 10 business days prior to the event of the planned fireworks display and must be advertised to the public. This must be in accordance of ordinance 74-68.
- (10) *Operation of boats and skis or surfboards.* No person shall operate any motorboat or vessel or manipulate any ski, surfboard or similar device in a reckless or negligent manner so as to endanger the life, limb or property of any person. Operating or piloting a boat inside the area 50 yards from the high tide mark of the Atlantic Ocean along the public beach in any manner as to create a hazard to bathers shall be unlawful.
- (11) *Sand sailing in swimming areas.* Sand sailing shall not be permitted in areas designated as swimming areas. Sand sailing shall be prohibited for a period of two hours before and two hours after high tide and when there is less than 100 feet of hard surface beach to safely operate a sand sailer without endangering others.
- (12) *Operating boats, sand sailers, surfboards and similar devices under the influence.* Operating any motorboat or vessel or sand sailer or manipulating any water skis, surfboards or similar devices when under the influence of alcohol or any narcotic drug, barbiturate or marijuana shall be unlawful.
- (13) *Litter.* Littering the public beaches with cans, glass/plastic bottles, paper, or other materials shall be unlawful.
- (14) *Nudity.* Appearing in the nude on any public beach by any person shall be unlawful.
- (15) *Dressing or undressing.* Dressing or undressing by any person on the beach, except in taking off or putting on coverup clothing and shoes, shall be unlawful.
- (16) *Glass containers.* Taking any glass bottle, drinking glass or other glass container on any public beach shall be unlawful.
- (17) *Animals.* The county animal control ordinance in chapter 14 of this Code shall apply at all times on the public beaches.
- (18) Fires. Recreational Burning of open fires shall be unlawful unless the Fire Official with jurisdiction issues a permit; no fires during turtle nesting season from May 1st to October 31st. Permanent grills provided by county/municipalities are exempt.
- (19) Overnight camping shall be unlawful.
- (20) The consumption or possession of alcohol shall be unlawful. Exception, federal, state, or county sanctioned wildlife rescue agencies in the performance of their official duties rescuing and/or aiding wildlife.
- (21) Solicitation of services or other commercial activity on Public Beaches shall be unlawful.
- (22) The possession of firearms or other weapons is prohibited.

(23) Parking shall be limited to designated areas. Any vehicle not parked within designated space may be subject to being towed at the owner's expense. Vehicles parked on private property without the owner's permission are subject to being towed per Chapter 70, Article II, Section 70-36 et seq.

(Code 1982, § 11-10)

Sec. 90-64. - Enforcement.

- (a) *Authority of beach patrol officers and ~~law enforcement~~police officers.* Those persons who shall be duly appointed as deputies or constables or who are county ~~law enforcement~~police officers shall have the power and authority to supervise and regulate surf fishing, physical activities, and swimming on the beaches, strand, and the Atlantic Ocean within the jurisdiction of the county and in those areas such persons shall have the responsibility to maintain peace and order.
- (b) *Power to recall swimmers.* The deputies, constables or county ~~law enforcement~~police officers shall have the power and authority to recall from the ocean waters and the surf adjoining the waters any person who shall be in the ocean waters a distance of more than 50 yards from the point where the ocean adjoins the strand or who shall be more than shoulder deep at any time or when the person shall be in danger of drowning or becoming imperiled or may imperil the safety of others, all of which shall be determined in the discretion of the deputies and constables, ~~law enforcement~~police officers or guards authorized by them.
- (c) *Power to recall swimmers in adverse weather or because of swimmer's condition.* Deputies and constables, ~~law enforcement~~police officers or guards authorized by them shall have authority to recall from the ocean waters and the surf adjoining the water any person who shall be in the ocean waters at any distance at any time when the condition of the wind, water, weather or any hazard, including the physical or mental condition of the person in the ocean waters, shall be such, in the discretion of those personnel as described in this subsection, as to constitute a danger to the health, life or safety of that person or other persons within the ocean waters.

(Code 1982, § 11-11)

Sec. 90-65. - Penalties.

Any person violating any section of this article shall be guilty of a misdemeanor and upon conviction thereof shall pay such penalties as the court may decide, not to exceed \$200.00 or not to exceed 30 days' imprisonment for each violation. Each day during which such conduct shall continue shall constitute a separate violation which shall subject the offender to liability prescribed in this section.

(Code 1982, § 11-12)

Sec. 90-66. - Alljoy Beach ~~location and access~~~~definition, rules and regulations.~~

- (1) *Alljoy Beach.* For the purposes of this section "Alljoy Beach" shall be defined as that area of land lying between the South Carolina Department of Transportation Right-of-Way for Alljoy Road and the waters of the May River. This property is further described as "Brighton Beach" in that certain deed from Thomas O. Lawton and C.E. Ulmer recorded in Book 54, Page 277 of the Beaufort County Register of Deeds Office and as shown on that certain plat recorded in Plat Book 3, Page 10.

(2) *Alljoy Beach hours of access.* Beach access shall be permitted from 6:00 a.m. through 9:00 p.m. No other access shall be permitted except during these times without the express written permission of Beaufort County.

(3) ~~*Prohibitions.* The following shall be prohibited within Alljoy Beach:~~

- ~~(a) *Vehicles.* Driving or operating a self-propelled motor vehicle of any kind or nature upon Alljoy Beach shall be unlawful, provided that county vehicles operated while cleaning or working on the beach and county sheriff and emergency vehicles shall be exempt from the application of this subsection.~~
- ~~(b) *Parking.* Parking shall be limited to designated areas. Any vehicle not parked within a designated space may be subject to being towed at the owner's expense. There shall be no parking within Alljoy Beach outside of the 6:00 a.m. to 9:00 p.m. operating hours. Vehicles parked on private property without the owner's permission are subject to being towed per chapter 70, article II, section 70-26 et seq.~~
- ~~(c) *Fires.* Burning of open fires shall be unlawful.~~
- ~~(d) *Fireworks.* Discharging of fireworks on Alljoy Beach shall be prohibited except by permit from the Beaufort County Sheriff's Office for planned fireworks displays. Such permits must be obtained 24 hours in advance of the planned fireworks display.~~
- ~~(e) *Overnight camping.* Camping by persons on Alljoy Beach area shall be unlawful.~~
- ~~(f) *Littering.* Littering the Alljoy Beach with cans, bottles, paper, or other materials, trash, or debris shall be unlawful.~~
- ~~(g) *Animals.* All animals must be on a leash at all times. Pet owners are responsible for the collection and proper disposal of animal waste in receptacles provided.~~
- ~~(h) *Alcohol.* The consumption or possession of alcohol on Alljoy Beach shall be unlawful.~~
- ~~(i) *Illegal substances.* The consumption, possession or use of illegal substances on Alljoy Beach shall be unlawful.~~
- ~~(j) *Soliciting.* Solicitation of services or other commercial activity on Alljoy Beach shall be unlawful.~~
- ~~(k) *Fishing.* Baiting or fishing at any time by persons from the Alljoy Beach shall be unlawful.~~
- ~~(l) *Trailers.* The use of trailers of any kind or nature upon Alljoy Beach shall be unlawful.~~
- ~~(m) *Firearms.* The possession of firearms or other weapons on Alljoy Beach is prohibited. All individuals properly permitted to carry firearms or otherwise in possession of a firearm must secure such weapon in a locked vehicle.~~

([Ord. No. 2015/17, 6-8-2015](#))

Secs. 90-67—90-90. - Reserved.

ARTICLE IV. - ~~USE OF ALCOHOLIC BEVERAGES ON COUNTY RECREATION FACILITIES~~^[4]

Footnotes:

--- (4) ---

Cross reference— Signs, § 106-3141 et seq.

Sec. 90-91. - Purpose.

County recreation facilities are funded by the county for the purpose of carrying on ~~leisure,~~ recreation, programs, and sporting events. It is the policy of the county to regulate such facilities in a manner that will provide for greatest public use, enjoyment, and safety and to avoid interference and disorderliness of spectators and participants.

(Code 1982, § 11-1)

Sec. 90-92. - Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Alcoholic beverage means any liquor, beer, wine or intoxicating beverage.

County recreation facility means any ballpark, building, field or land owned, maintained or subsidized by the county for the purpose of carrying on recreation programs and ~~leisure,~~ sporting, ~~or recreation~~ activities.

Recreation event means any ~~leisure, sporting, or recreation game,~~ program, sporting, game or activity under the supervision of the county recreation director or his staff.

(Code 1982, § 11-2)

Cross reference— Definitions generally, § 1-2.

Sec. 90-93. - Enforcement.

The county sheriff shall be responsible for enforcing this article.

(Code 1982, § 11-6)

Sec. 90-94. - Penalties.

Any person violating any section of this article shall be guilty of a misdemeanor and, upon conviction thereof, shall pay such penalties as the court may decide, not to exceed \$200.00 or not to exceed 30 days' imprisonment for each violation. Each day during which such conduct shall continue shall constitute a separate violation which shall subject the offender to liability prescribed in this section.

(Code 1982, § 11-7)

Sec. 90-95. - ~~Alcohol~~Prohibitions.

~~The consumption and possession of alcoholic beverages shall be prohibited on any county recreation facility two hours before and during the time in which a recreation event is taking place.~~

(a) The consumption and possession of alcoholic beverages shall be prohibited on any county recreation facility, unless otherwise approved through special permit signed by the county administrator or his/her designee.

(b) Such permits shall not be approved if requested use of alcohol will occur on a facility within two hours prior to a county-sponsored sporting event, community activity, or special event and during the time such activities are taking place.

(c) In such cases where a special permit for alcohol consumption is approved, any person, family, group, or team consuming or possessing alcoholic beverages shall be responsible for any litter or destruction incurred during the use of recreation facility.

(Code 1982, § 11-3)

~~Sec. 90-96. - Posting of signs.~~ Use of Recreation Facility

~~Signs with the words "no alcoholic beverages allowed on county recreation property" shall be conspicuously posted at the entrance to each recreation facility in the county.~~

- (a) All recreation facilities shall have signs posted which specify hours the facility is open and available to the public. If for some reason a sign is not posted the hours of operation will be sun up to sunset unless an organized activity is approved with recreation department.
- (b) No outdoor facility which is not lighted shall be open to the public in hours of darkness unless approved in advance for special purposes. Use, occupation, or loitering on such properties during hours of darkness shall be considered trespassing.
- (c) County sponsored recreation activities will take precedence over requests for facility use and/or athletic field rentals.
- (d) Approved rental, or other use permitted by the county of any given recreation facility or athletic field will take precedence over general public use. All facilities shall be rented in the event an activity of 10 or more participants is taking place.
- (e) With the exception of county vehicles in the performance of official duties and county approved contractor vehicles in the performance of service, driving on athletic fields is strictly prohibited. Violators shall be charged with unlawful trespassing and will further be held legally and financially liable for any damage incurred as a result of trespassing with a vehicle.
- (f) No activity may take place that will cause injury to persons or property, to provoke disorderly conduct or create a disturbance. The concentration of persons at the activity will not unduly interfere with the proper utilization of the park, park facility, recreation facility, and/or playground or any portions thereof.
- (g) All fees and deposits are due 14 days prior to the event unless otherwise approved by the director.
- (h) Prohibited activities shall be as follows; destruction of property, solicitation, fireworks, weapons, litter, golfing, remote control devices, hot air balloons, treasure hunting, metal detectors and digging, pets, camping, professional video equipment (does not include personal cell phones or video cameras), unlawful activities, commercial activities, or camping. Any exception must be made in writing and approved by the Director.
- (a)(i) No animals are allowed in the parks. Dogs are only allowed in the designated dog park areas.

(Code 1982, § 11-4)

~~Sec. 90-97. - Permitted use.~~

~~The following designates when alcoholic beverages are permitted at county recreation facilities:~~

- ~~(1) No scheduled event; compliance. Alcoholic beverages shall be permitted on recreation facilities providing no recreation event is scheduled and their use is in compliance with section 90-95 of this article.~~

- ~~(2) *Social event not conflicting.* Alcoholic beverages shall be allowed on recreation facilities for family outings, social events, and fundraising events, provided that its use is not in conflict with any county recreation event.~~
- ~~(3) *Litter and destruction.* Any person, family, group or team consuming or possessing alcoholic beverages shall be responsible for any litter or destruction incurred during the use of a recreation facility.~~

Sec. 90-97. – Fees

- (a) The Beaufort County Parks and Recreation Advisory Board is vested with the authority to set and modify the fee schedule for services provided by the Department of Parks and Recreation to fulfill the mission of providing quality programs and facilities to Beaufort County residents. The Board is also empowered by County Council, either directly or through its designee, with authority to suspend or waive late registration fees for any and all programs should such action be deemed to be in the best interest of the Parks and Recreation Program.
- (b) Subject to final approval from the County Administrator, the Director of the Departments of Parks and Recreation is vested with the authority to establish programming for the community through individual contract with service providers. The Department of Parks and Recreation shall manage registration for such activities and collect all fees associated with it. Such agreements shall generally be constructed in a manner where 30 percent of all the fee collected are retained by the county, with the remaining 70 percent being distributed to the service provider. Any tournament partnerships that are approved by the Director shall be 40 percent of the fees collected and retained by the county, with 60 percent being distributed to the host. All service providers and hosts must provide proper evidence of qualifications and/or applicable certifications, proof of insurance and a proper business license.

(Code 1982, § 11-5)

~~Secs. 90-98, 90-99. – Reserved.~~

Sec. 90-98. – Memorialization or renaming of facilities and athletic fields

When a park, building, or other similar recreation facility owned by the county is to be named to honor an individual or an organization the following procedure shall be used.

- (a) Recommendation for renaming a facility or field may be made by anyone to the Parks and Recreation Advisory Board in a regularly scheduled public meeting of the Board. An individual making the recommendation must contact the Department of Parks and Recreation to arrange for placement on the agenda for the next regularly scheduled meeting of the Board.
- (b) The Board will consider the recommendation for memorialization or renaming and, by formal vote in a subsequent meeting, will make a recommendation to County Council regarding the memorialization or renaming.

(c) The recommendation of the Board will be communicated to County Council by the Director of the Department of Parks and Recreation in a public meeting of Council's choosing.

(d) The final decision for memorializing or renaming a county owned recreation facility or athletic field rests with County Council. In accordance with Beaufort County Policy Statement PS 10.

Sec. 90-99 – Volunteers.

The Department of Parks and Recreation should take advantage of the wealth of experience in the manpower available from the diverse community in Beaufort County in the delivery of recreational services and activities.

(a) All volunteers must submit an application for consideration by the Director of the Parks and Recreation Department or his/her designee, and must also be subjected to a background screening. Background screening shall be managed by Employee Services, with results being reported to the Parks and Recreation Department. Recommendation for suitability will be made by Employee Services Director or his/her designee to the Department of Parks and Recreation. The Director of Parks and Recreation shall approve or reject volunteer applications and will assume liability for such actions.

(b) Volunteer applications will be informed of their approval or disapproval by the Parks and Recreation Director or his/her designee.

(c) Approved volunteer applications shall be valid for two years, unless otherwise revoked.

(d) Volunteer status may be revoked by the Director of Parks and Recreation at any time, with or without cause. Such revocation will be in writing to the volunteer.

ARTICLE V. - MULTI-USE RECREATION TRAILS

Sec. 90-100. - Purpose.

The Beaufort County Council recognizes that the multi-use recreational trails in Beaufort County, South Carolina are for the use and enjoyment of its citizens and that it is in the public's interest that laws be promulgated to protect the safety and welfare of its patrons while using these trails.

([Ord. No. 2014/27, 9-22-2014](#))

Sec. 90-101. - Definitions.

Multi-use trail means any trail or path designated by county council to be used for pleasure or as an alternative mode of transportation for use by walking, jogging, inline skating, rollerblading, skate boarding, bicycling, and other non-motorized recreation.

Motorized vehicle means any motorized conveyance including, but not limited to: cars, trucks, motorcycles, tractors, farm machinery, four-by-four's, golf carts, motorized scooters, minibikes, dune

buggies or ATV's. This shall not include motorized wheelchairs or other devices, which are necessary to facilitate movement due to a disability.

([Ord. No. 2014/27, 9-22-2014](#))

Sec. 90-102. - Prohibitions.

- (1) *Vehicles.* No person shall operate a motorized vehicle of any kind or nature over, through, across or upon the multi-use trail, provided that county vehicles operated while cleaning or working on the trail and law enforcement and emergency vehicles shall be exempt from the application of this section.
- (2) *Hours of use.* No person shall be allowed access to or use a multi-use recreational trail from one hour after sunset to one hour before sunrise unless specially authorized by the Beaufort County Council.
- (3) *Alcoholic beverages.* The consumption and possession of alcoholic beverages shall be prohibited on any multi-use recreational trail.
- (4) *Litter.* Throwing, depositing or causing or permitting to be thrown or deposited any glass, bottle, glassware, can or pieces thereof or any garbage, waste or refuse of any kind on the multi-use trail or the lands adjacent thereto shall be unlawful. All trash or litter shall be placed in designated trash receptacles.
- (5) *Animals.* No person shall fail to exercise proper care and control of his animal while using the multi-use trail. All animals must be on a leash and properly restrained. All animal refuse shall be placed in designated trash receptacles.

([Ord. No. 2014/27, 9-22-2014](#))

Sec. 90-103. - Penalties.

Any person violating any provision of this article shall be guilty of a misdemeanor and, upon conviction thereof shall pay such penalties as the court may decide, not to exceed \$500.00 or 30 days imprisonment for each violation.

([Ord. No. 2014/27, 9-22-2014](#))

ORDINANCE NO. 2018/ ____

AN ORDINANCE TO APPROPRIATE FUNDS NOT TO EXCEED \$1,027,757 FROM THE 2% LOCAL HOSPITALITY TAX FUNDS TO THE COUNTY GENERAL FUND FOR IMPROVEMENTS TO THE FACTORY CREEK BOAT RAMP

WHEREAS, the Factory Creek Boat Ramp (“Boat Ramp”) on Lady’s Island is one of the most popular water access points in the County; and

WHEREAS, the Boat Ramp was last improved in 1990 and those improvements have reached the end of their useful life; and

WHEREAS, the current condition of the ramp fails to meet the demands for water access at this location during peak times; and

WHEREAS, the proposed improvements provide for increase parking capacity and improved traffic flow; and

WHEREAS, a South Carolina Five Coastal County Boat Ramp Study from 2007 recommended expanding the Boat Ramp to meet projected demand; and

WHEREAS, County Council previously approved \$630,000.00 from Hospitality Tax funds for the Factory Creek Boat Landing design, permitting and improvements however additional funds are needed to cover the construction costs; and

WHEREAS, the City of Beaufort has committed \$70,000.00 to the project; and

WHEREAS, the August 27, 2018 Finance Committee voted to recommend approval to County Council of the requested additional \$764,420.00 from the local Hospitality Tax funds; and

WHEREAS, the Boat Ramp and its associated docks are recreational facilities; and

WHEREAS, the Boat Ramp provides river access.

NOW, THEREFORE, BE IT ORDAINED by Beaufort County Council that a transfer in the amount not to exceed \$1,027,757.00 is hereby authorized from the 2% Local Hospitality Tax Fund to the General Fund for the purpose of construction of improvements to the Factory Creek Boat Ramp on Lady’s Island.

DONE this ____ day of _____, 2018.

COUNTY COUNCIL OF BEAUFORT COUNTY

BY: _____
D. Paul Sommerville, Chairman

APPROVED AS TO FORM:

Thomas J. Keaveny, II
Interim County Administrator
County Attorney

ATTEST:

Connie L. Schroyer, Clerk to Council

Finance Committee: Recommended approval August 27, 2018 vote: 5:0:1

First Reading: September 24, 2018 / Vote 11:0

Second Reading:

Public Hearing:

Third and Final Reading:

Factory Creek/Whitehall Boat Ramp Improvements

Ordinance 2017/33	Local Hospitality Tax	\$ 630,000
11/13/2017		
	O'Quinn Marine (design)	193,660
	SC DHEC OCRM	<u>235</u>
	Total Expended/Encumbered	<u>193,895</u>
Appropriation Balance		\$ 436,105
	O'Quinn Marine (construction)	1,394,420
	10% contingency	<u>139,442</u>
	Total approved construction contract	<u>1,533,862</u>
	City of Beaufort Contribution	\$ 70,000
<i>Requested Appropriation</i>		<u><u>\$ (1,027,757)</u></u>
Total Expected Project Cost, including contingency		<u>\$ 1,727,757</u>
	Beaufort County Local Hospitality Tax	1,657,757
	City of Beaufort Contribution	70,000

Lisa Sulka
Mayor

Larry Toomer
Mayor Pro Tempore

Marc Orlando
Town Manager



Council Members
Fred Hamilton
Dan Wood
Harry Lutz

Kimberly Chapman
Town Clerk

August 30, 2018

The Honorable Jerry Stewart
Chairman, Beaufort County Council Finance Committee
100 Ribaut Road
Beaufort, SC 29901

Dear Mr. Stewart:

In May, 2017, the Town of Bluffton partnered with the Beaufort County Rural and Critical Lands Program to acquire 1.27 acres of waterfront property located at 111 Calhoun Street. This property, also known as the Wright Family Property, features 188 feet of river frontage which is adjacent to the Calhoun Street Public Dock. Other features of the property include the Squire Pope Carriage House, an Antebellum structure built circa 1850.

As the operating partner for this property, the Town has master planned its future development into a passive park for public use. Improvements to the property as part of this project consist of creating passive open space on the May River, natural gardens and river access for the public to enjoy. A copy of the Wright Family Park Master Plan is enclosed. We estimate the cost of this project to be approximately \$1.2 million. The purpose of this communication is to request consideration for assistance in funding the development of this park in the amount of \$350,000.

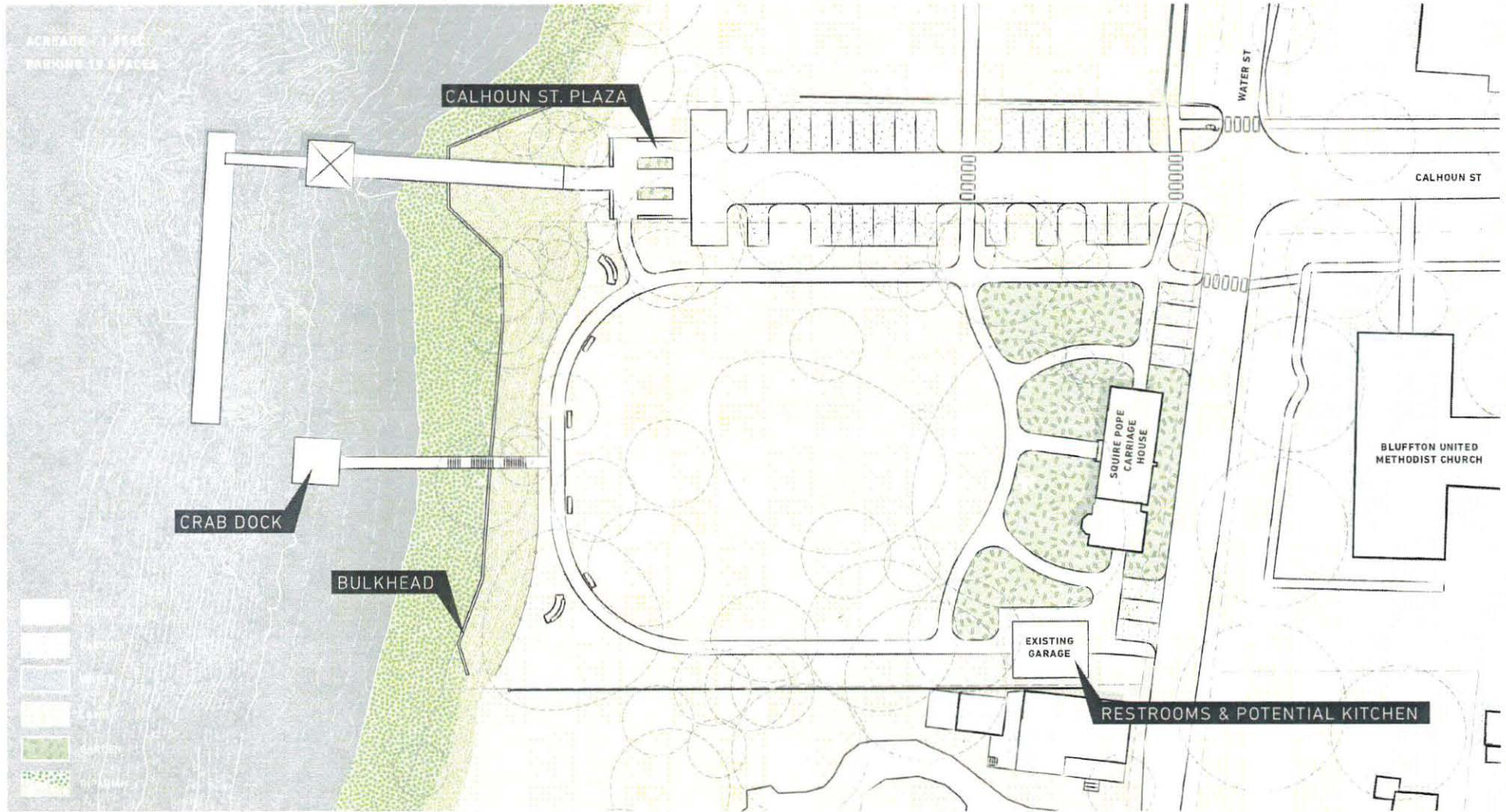
We would welcome an opportunity to formally share plans for the property and answer any questions that members of the Beaufort County Council Finance Committee may have. Please call me at 843-706-4511 if you would like to discuss this request. Thank you for your consideration.

Sincerely,

Marc Orlando, IACP, ICMA-CM
Town Manager

Enclosure

Cc: Members of the Town of Bluffton Town Council (email only)
Thomas J. Keaveny, II, Beaufort County Interim Administrator (email only)
Michael Mathews, Chairman, Rural and Critical Lands Preservation Board (email only)



WRIGHT FAMILY PARK MASTER PLAN

BLUFFTON, SOUTH CAROLINA | JULY 2018
SUBJECT TO CHANGE

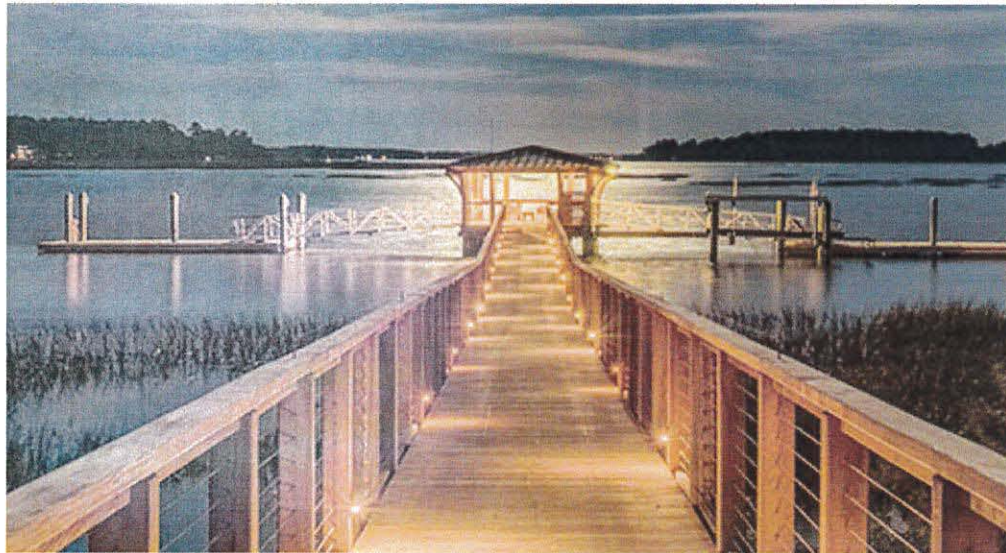


bluffton
HEART OF THE LOWCOUNTRY

MKSK



BIRDSEYE PERSPECTIVE
WRIGHT FAMILY PARK MASTER PLAN
SUBJECT TO CHANGE



INSPIRATION

WRIGHT FAMILY PARK MASTER PLAN



Lisa Sulka
Mayor

Larry Toomer
Mayor Pro Tempore

Marc Orlando
Town Manager



Council Members
Fred Hamilton
Dan Wood
Harry Lutz

Kimberly Chapman
Town Clerk

July 16, 2018

Joshua A. Gruber (*via email only*)
Beaufort County Interim County Administrator
100 Ribaut Road
Beaufort, SC 29901

Dear Mr. ~~Gruber~~ *Josh*:

The purpose of this communication is to provide an update to Beaufort County leadership about the Calhoun Street Regional Dock and Wright Family Park capital improvement projects. We would also like to establish an initial dialogue to seek additional partnership opportunities, to include financial investment toward the development of the Wright Family Park. A copy of the approved master plans for each project are enclosed.

The Calhoun Street Regional Dock project includes removal of the existing public dock and replacement with a larger and more accessible regional dock. The dock will include a bulkhead, 10'x130' boardwalk, 20'x20' covered pier head and larger floating dock (12'x125'). This project is in the design and permitting phase with construction expected to begin this summer with completion in early 2019. Town Council authorized a contract for construction on July 9, 2018.

Improvements incorporated in the Calhoun Street Regional Dock project support an alternative regional transportation connection among Beaufort-Port Royal-Bluffton-Hilton Head Island to Savannah, supports economic development for Ecotourism, and contributes to the quality of life for Beaufort County residents. The improvements will also allow Palmetto Bluff to provide ferry service between the Palmetto Bluff docks and the Historic District.

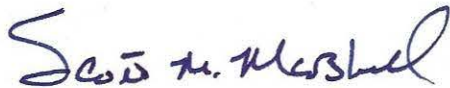
The Wright Family Park project is located on the banks of the May River, adjacent to the Calhoun Street public dock, at 111 Calhoun Street which is also commonly referred to as the Wright Family Property. The Town partnered with the County to jointly pursue this project which will benefit Bluffton, as well as Southern Beaufort County as a whole. The property, acquired with the assistance of the Beaufort County Rural and Critical Lands Program, is 1.27 acres and features 188 feet of water frontage. Features of the property also include the Antebellum Structure Squire Pope Carriage House, built circa 1850.

Improvements to the Wright Family property as part of this project consist of creating passive open space on the May River, natural gardens and river access for the public to enjoy. We also envision the rehabilitation of the Squire Pope Carriage House, preserving the structure in a manner to conform to Historic Preservation Commission guidelines and making it available to the public. Having had recent success with the rehabilitation of the Garvin-Garvey House at Oyster Factory

Park, we believe we have a good model in place to help guide this part of the project. On July 9, 2018, Bluffton Town Council approved a master plan for the Wright Family Park project.

As we begin to enter into the design and construction phase of the Wright Family Park project, we would like to meet with you, or your representative, as soon as possible to discuss opportunities for continued partnership and financial assistance in developing this property, which is jointly owned by the Town and the County. Realizing that the County is in a state of transition with administrative leadership I have courtesy copied Tom Keaveny for continuity purposes. We look forward to your response regarding this matter. Please call me at (843) 706-4523 if you have questions. Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink that reads "Scott M. Marshall". The signature is fluid and cursive, with the first name "Scott" being more prominent.

Scott M. Marshall, MPA, ICMA-CM
Deputy Town Manager

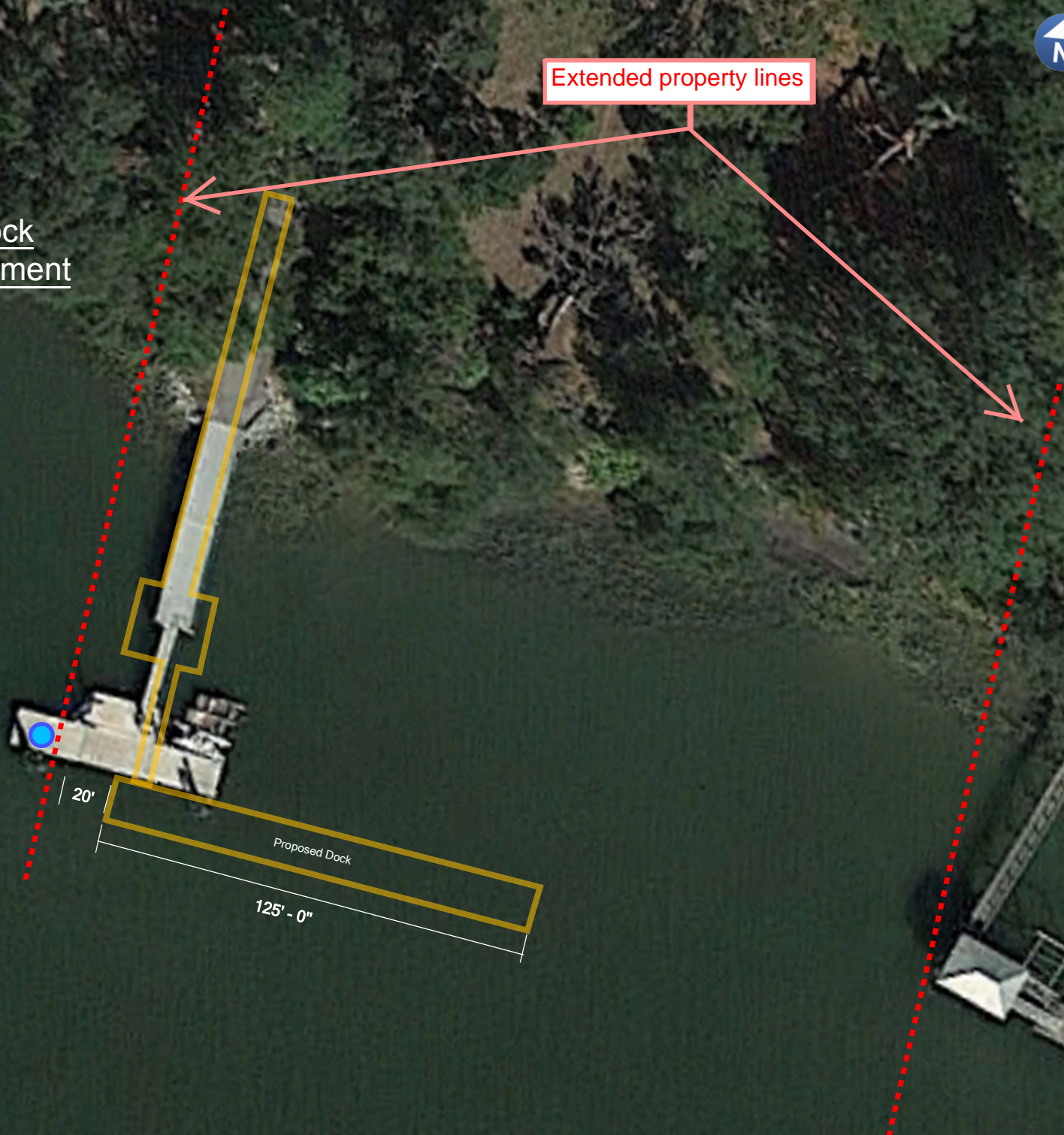
Enclosures

Cc: Members of the Town of Bluffton Town Council (email only)
Members of Beaufort County Council (email only)
Michael Mathews, Chairman, Rural and Critical Lands Preservation Board (email only)
Marc Orlando, Town Manager (email only)
Thomas J. Keaveny, II, Beaufort County Attorney (email only)



Extended property lines

Calhoun Street Dock
Revised Permit Alignment



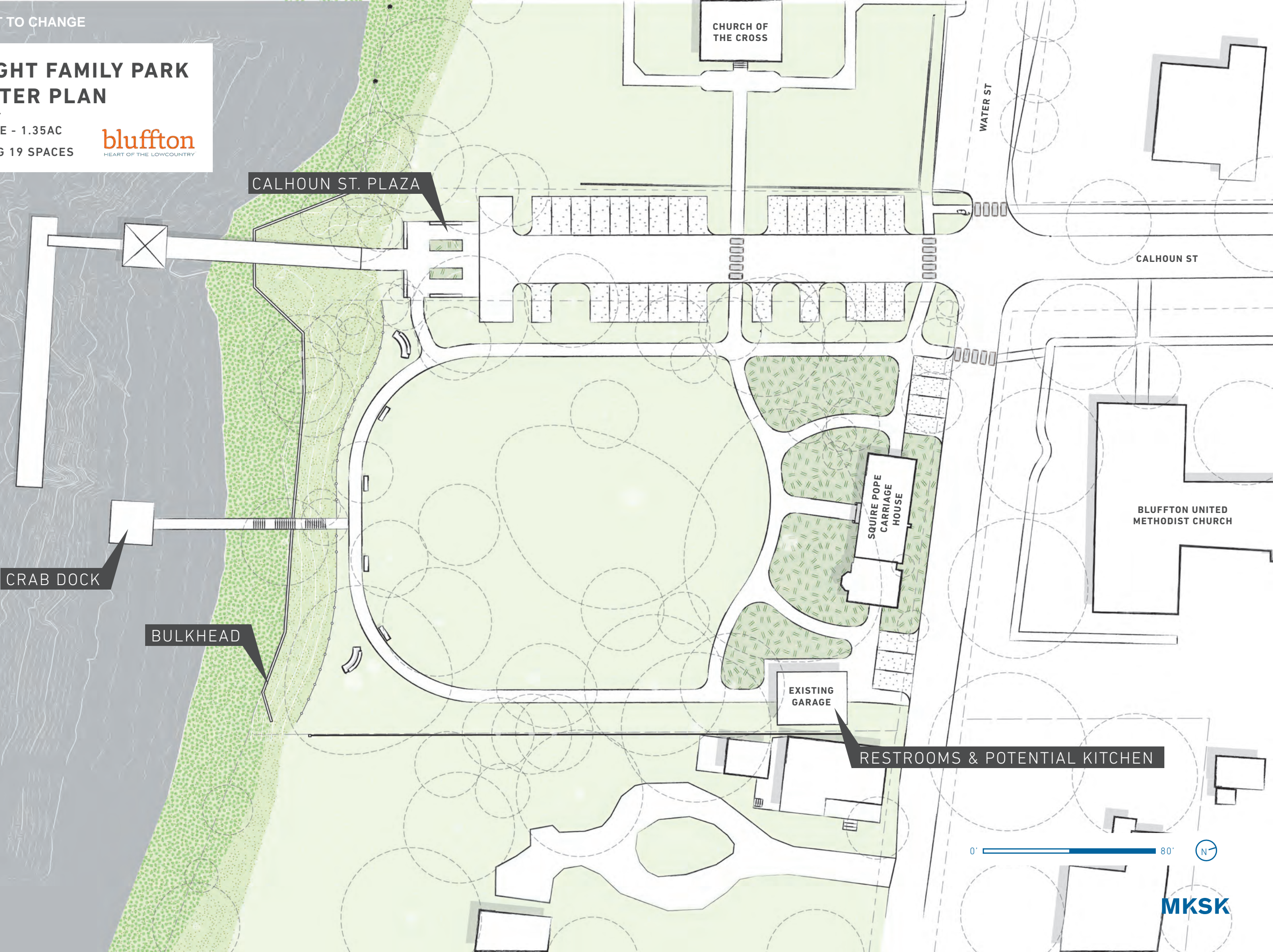
LEGEND:

- Extended property lines
- Existing dock
- Proposed dock



WRIGHT FAMILY PARK MASTER PLAN

ACREAGE - 1.35AC
PARKING 19 SPACES



- PAVING
- PARKING
- WATER
- LAWN
- GARDEN
- RIPARIAN



STATE OF SOUTH CAROLINA)
COUNTY OF BEAUFORT)

AGREEMENT BETWEEN BEAUFORT
COUNTY AND TOWN OF BLUFFTON

This Agreement (hereinafter "Agreement") is made and entered into this 21st day of March, 2017 by and between Beaufort County, a political subdivision of the State of South Carolina (hereinafter the "County"), and the Town of Bluffton, South Carolina, a South Carolina municipal corporation (hereinafter the "Town").

WHEREAS, the Town, a political subdivision of the State of South Carolina, has contracted to purchase 1.27 acres described as 111 Calhoun Street, Bluffton, South Carolina, Tax Map No. R610-039-00A-0111-000 (hereinafter the "Property") for the total Purchase Price of One Million, Five Hundred Thousand and No/100 (\$1,500,000.00) Dollars (the "Purchase Price"); and

WHEREAS, on March 13, 2017, the County Council unanimously agreed to contribute Fifty (50%) percent of the Purchase Price for the Town and County's acquisition of the Property; and,

WHEREAS, the parties will, after closing, each own an undivided Fifty (50%) percent interest in the Property; and

WHEREAS, the County and the Town desired to enter into this Agreement to define responsibility for the acquisition, maintenance, liability and operation of the Property.

NOW, THEREFORE, for due and valuable consideration, the parties agree as follows:

1. The Property shall be jointly owned by the Town and the County and maintained as open space, as a passive park, and open gateway to scenic vistas and accesses to the May River. The Town has plans to make future improvements to the passive park, said improvements to be subject to the applicable ordinances of the Town.
2. Operation and improvements of the Property are under the supervisory authority of the Town.
3. Any advertisement, promotion or signage shall include both the Town of Bluffton and Beaufort County Rural and Critical Program as co-sponsors.
4. The terms of this paragraph may be amended, changed, modified or altered by the Town if doing so, in its discretion, is in the public's best interests.
 - a. **Hours of Operation:** The Property shall be open to the general public daily, during daylight hours, and at such other times as may be approved by the Town as provided herein.

Mo

- b. **Special Events:** A Special Event means the congregation of persons on the Property premises, at a function hosted or approved by the Town, and where food, beverages, events, entertainment or a concert are provided.
 - c. **Process of Handling of Special Events:** Special Events at the Property will be procedurally and substantively handled like all other Special Events in the Town.
 - d. **Disposition of Fees from Special Events:** The gross receipts from Special Events shall inure to the benefit of the Property unless prior approval has been given to host a Special Event as a "fundraiser" for a public or charitable purpose. Other than permitted public purpose or charitable "fundraisers," the gross receipts from Special Events shall be remitted to the Town. These Special Event funds shall be expended solely for the general upkeep, maintenance and improvement of the Property.
- 5. **Use of Alcoholic Beverages.** Town owned recreation facilities are publicly funded and for the purpose of carrying on leisure, recreation and sporting events. As such, the Town shall regulate the Property in a manner that shall provide for the greatest public use. Alcoholic beverages may be permitted for family outings, social events, fundraising events and Special Events provided that its use is not in conflict with any other County or Town ordinance or state law.
 - 6. The Town shall provide, at least weekly, regular refuse, litter and garbage pick-up for the Property. Additionally, the Town shall be responsible for providing all maintenance and cleaning of any facilities located on the Property.
 - 7. The County and the Town shall notify their respective property and liability insurers, which provide the County and the Town general liability insurance now and in the future of the modifications to the initial undertaking. As the party responsible for the operation, maintenance, use and condition of the Property and all related facilities, the Town agrees to be the primary responsible party for any and all liability resulting from the use of the Property to the extent that immunity has been waived under State of South Carolina law.
 - 8. Capital Improvements shall be planned and implemented by the Town. The Town and County agree to cooperate to secure funds for capital improvement from any available source. Funds collected from grants and/or non-profit/private entities for capital improvements may be received on terms acceptable to the Town. The County is not obligated to contribute to capital improvements, but the County's assistance will not be unreasonably withheld.
 - 9. The County and the Town acknowledge the presence of a structure on the Property with historic significance. Any improvements or renovations to the

structure shall conform to the Town's Historic Preservation Commission guidelines. The Town shall set reasonable guidelines for the use of the structure.

10. Signage and associated lighting shall be guided by the Town's sign ordinance and lighting standards.

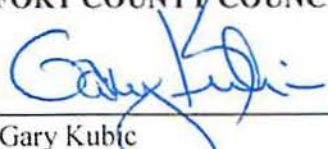
11. The Town shall provide law enforcement for the Property.

12. Each party shall have the right of first refusal to purchase the interest of the other party in the event either party desires to sell or transfer its interest to a third party.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed by their duly appointed officers this day and year as aforewritten.

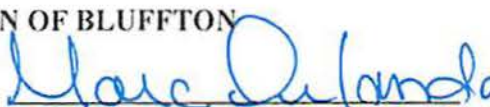
BEAUFORT COUNTY COUNCIL

By: _____


Gary Kubic
County Administrator

TOWN OF BLUFFTON

By: _____


Marc Orlando
Town Manager

ORDINANCE NO. 2018 / ____

AN ORDINANCE AMENDING BEAUFORT COUNTY CODE OF ORDINANCES SECTION 38-32 CLARIFYING THAT UNSIGHTLY MAINTENANCE OF PROPERTY IS PROHIBITED

WHEREAS, Beaufort County (“County”) provides for code enforcement procedures for the health, welfare and protection of Beaufort County citizens and their property; and

WHEREAS, currently Beaufort County Code of Ordinances provides a definition of “*Unsightly maintenance of property*,” however, it does not provide a prohibition of unsightly maintenance of property; and

WHEREAS, it is the intention of Beaufort County Council that property owners be accountable for proper maintenance of their property to avoid a nuisance or health hazard; and

WHEREAS, the Beaufort County Council finds that it will benefit the citizens and residents of Beaufort County to clarify that unsightly maintenance of property is prohibited and subject to penalties and fines provided in the Code of Ordinances.

NOW, THEREFORE, BE IT ORDAINED that Beaufort County Council does hereby amend Section 38-32 of the Beaufort County Code of Ordinances by inserting after paragraph “(4)” the following paragraph “(5)” indicated by double underlines:

Sec. 38-32- Keeping Property Clean.

(5) Unsightly maintenance of property, as defined above in Section 38-26, is prohibited.

DONE this ____ day of _____, 2018.

COUNTY COUNCIL OF BEAUFORT COUNTY

BY: _____
D. Paul Sommerville, Chairman

APPROVED AS TO FORM:

Thomas J. Keaveny, II
Interim County Administrator
County Attorney

ATTEST:

Connie L. Schroyer, Clerk to Council

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

ORDINANCE NO. 2018/____

AUTHORIZING AND PROVIDING FOR THE ISSUANCE AND SALE OF LIMITED GENERAL OBLIGATION BONDS (BLUFFTON TOWNSHIP FIRE DISTRICT), SERIES 2018B OR SUCH OTHER APPROPRIATE SERIES DESIGNATION OF BEAUFORT COUNTY, SOUTH CAROLINA IN THE PRINCIPAL AMOUNT OF NOT TO EXCEED \$6,000,000; FIXING THE FORM AND DETAILS OF THE BONDS; AUTHORIZING THE INTERIM COUNTY ADMINISTRATOR OR HIS/HER LAWFULLY-AUTHORIZED DESIGNEE TO DETERMINE CERTAIN MATTERS RELATING TO THE BONDS; PROVIDING FOR THE PAYMENT OF THE BONDS AND DISPOSITION OF THE PROCEEDS THEREOF AND OTHER MATTERS RELATING THERETO; AND REPEALING ORDINANCE NO. 2018/10.

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

SECTION 1. Findings and Determinations. The County Council (the “County Council”) of Beaufort County, South Carolina (the “County”), hereby finds and determines:

(a) Pursuant to Section 4-9-10, Code of Laws of South Carolina 1976, as amended (the “Code”), and the results of a referendum held in accordance therewith, the County Council-Administrator form of government was adopted and the County Council constitutes the governing body of the County.

(b) Article X, Section 14 of the Constitution of the State of South Carolina, 1895, as amended (the “Constitution”), provides that each county shall have the power to incur bonded indebtedness in such manner and upon such terms and conditions as the General Assembly shall prescribe by general law within the limitations set forth in Section 14 and Section 12 of Article X.

(c) Article X, Section 12 of the Constitution provides that no law shall be enacted permitting the incurring of bonded indebtedness by any county for fire protection service benefiting only a particular geographical section of the county unless a special assessment, tax or service charge in an amount designed to provide debt service on bonded indebtedness incurred for such purpose shall be imposed upon the area or persons receiving the benefit therefrom.

(d) Article X, Section 14 of the Constitution further provides that general obligation debt may be incurred only for a purpose which is a public purpose and which is a corporate purpose of the County. The power to incur general obligation debt shall include general obligation debt incurred by the County within the limitations prescribed by Article X, Section 12 of the Constitution.

(e) In determining the debt limitations imposed by the provisions of Article X, Section 14 of the Constitution, bonded indebtedness incurred pursuant to Article X, Section 12 shall not be considered.

(f) Pursuant to the provisions of Title 4, Chapter 19 of the Code (the “Act”), the County Council has, among other powers, the power: (1) To designate the areas of the County where fire protection service may be furnished by the County under the Act; and (2) To levy and collect ad valorem taxes without limit as to rate or amount upon all taxable property in the service area where fire protection services are furnished to effect the payment of principal and interest on all bonds issued pursuant to the Act or required for the maintenance and operation of the fire protection system.

(g) Pursuant to the provisions of Ordinance No. 2013/6 enacted by the County Council, the County created the “Bluffton Township Fire District” or the “Fire District.” As such, the Bluffton Township Fire District is a special taxing district.

(h) Pursuant to this Ordinance, the County Council is providing for the levy and collection of an annual ad valorem tax within the Bluffton Township Fire District (the “Fire District”) which will be sufficient to provide for the payment of the principal and interest on the Bonds (hereinafter defined).

(i) In order to continue to provide fire protection services in the Fire District, there is a need to construct and equip two (2) new fire stations and renovate an existing facility in the Fire District (the “Project”).

(j) It is necessary and in the best interest of the County and the residents of the Fire District for the County Council to provide for the issuance and sale of not to exceed \$6,000,000 limited general obligation bonds of the County pursuant to the aforesaid provisions of the Constitution and laws of the State of South Carolina (the “State”), the proceeds of which will be used: (i) to defray the cost of the Project; (ii) to pay costs of issuance of the Bonds; and (iii) for such other lawful corporate and public purposes as the County Council shall determine.

SECTION 2. Authorizations and Details of Bonds. Pursuant to the aforesaid provisions of the Constitution and laws of the State, there is hereby authorized to be issued limited general obligation bonds of the County in the amount of not to exceed \$6,000,000 to obtain funds for the purposes mentioned in Section 1(j) above which shall be designated “\$6,000,000 (or such lesser amount issued) Limited General Obligation Bonds (Bluffton Township Fire District), Series 2018B (or such other appropriate series designation), of Beaufort County, South Carolina” (the “Bonds”).

The Bonds shall be issued as fully-registered bonds; shall be dated as of their date of delivery; shall be in denominations of \$5,000 or any integral multiple thereof not to exceed the principal amount of the Bonds maturing in each year; shall be numbered from R-1 upward; shall bear interest at such times as hereafter designated by the Interim County Administrator or his/her lawfully-authorized designee (the “Administrator”) at such rate or rates as may be determined at the time of the sale thereof; and shall mature serially in successive annual installments as determined by the Administrator.

Both the principal of and interest on the Bonds shall be payable in any coin or currency of the United States of America which is, at the time of payment, legal tender for public and private debts.

Regions Bank, Atlanta, Georgia, shall serve as registrar and paying agent (the “Registrar/Paying Agent”) for the Bonds.

SECTION 3. Delegation of Authority to Determine Certain Matters Relating to the Bonds. The County Council hereby delegates to the Interim County Administrator or his lawfully-authorized designee the authority to: (a) determine the par amount of the Bonds; (b) determine the maturity dates of the Bonds and the respective principal amounts maturing on such dates; (c) determine the interest payment dates of the Bonds; (d) determine the redemption provisions, if any, for the Bonds; (e) determine the date and time of sale of the Bonds; (f) receive bids on behalf of the County Council; and (g) award the sale of the Bonds to the lowest bidder therefor in accordance with the terms of the Notice of Sale for the Bonds.

After the sale of the Bonds, the Administrator and/or his lawfully-authorized designee shall submit a written report to County Council setting forth the details of the Bonds as set forth in this paragraph.

The Administrator may delegate some or all of the duties and responsibilities assigned to him in this Ordinance to a member of County staff or the Fire Chief of the Fire District.

SECTION 4. Registration, Transfer and Exchange of Bonds. The County shall cause books (herein referred to as the "registry books") to be kept at the offices of the Registrar/Paying Agent, for the registration and transfer of the Bonds. Upon presentation at its office for such purpose the Registrar/Paying Agent shall register or transfer, or cause to be registered or transferred, on such registry books, the Bonds under such reasonable regulations as the Registrar/Paying Agent may prescribe.

Each Bond shall be transferable only upon the registry books of the County, which shall be kept for such purpose at the principal office of the Registrar/Paying Agent, by the registered owner thereof in person or by his duly authorized attorney upon surrender thereof together with a written instrument of transfer satisfactory to the Registrar/Paying Agent duly executed by the registered owner or his or her duly authorized attorney. Upon the transfer of any such Bond, the Registrar/Paying Agent on behalf of the County shall issue in the name of the transferee a new fully-registered Bond or Bonds of the same aggregate principal amount, interest rate and maturity as the surrendered Bond. Any Bond surrendered in exchange for a new registered Bond pursuant to this Section shall be canceled by the Registrar/Paying Agent.

The County and the Registrar/Paying Agent may deem or treat the person in whose name any fully-registered Bond shall be registered upon the registry books as the absolute owner of such Bond, whether such Bond shall be overdue or not, for the purpose of receiving payment of the principal of and interest on such Bond and for all other purposes and all such payments so made to any such registered owner or upon his order shall be valid and effectual to satisfy and discharge the liability upon such Bond to the extent of the sum or sums so paid, and neither the County nor the Registrar/Paying Agent shall be affected by any notice to the contrary. In all cases in which the privilege of transferring the Bonds is exercised, the County shall execute and the Registrar/Paying Agent shall authenticate and deliver the Bonds in accordance with the provisions of this Ordinance. Neither the County nor the Registrar/Paying Agent shall be obliged to make any such transfer of Bonds during the fifteen (15) days preceding an interest payment date on such Bonds.

SECTION 5. Record Date. The County hereby establishes a record date for the payment of interest or for the giving of notice of any proposed redemption of Bonds, and such record date shall be the fifteenth (15th) day (whether or not a business day) preceding an interest payment date on such Bond or, in the case of any proposed redemption of Bonds, such record date shall be the fifteenth (15th) day (whether or not a business day) prior to the mailing of notice of redemption of the Bonds.

SECTION 6. Mutilation, Loss, Theft or Destruction of Bonds. In case any Bond shall at any time become mutilated in whole or in part, or be lost, stolen or destroyed, or be so defaced as to impair the value thereof to the owner, the County shall execute and the Registrar shall authenticate and deliver at the principal office of the Registrar, or send by registered mail to the owner thereof at his request, risk and expense a new Bond of the same series, interest rate and maturity and of like tenor and effect in exchange or substitution for and upon the surrender for cancellation of such defaced, mutilated or partly destroyed Bond, or in lieu of or in substitution for such lost, stolen or destroyed Bond. In any such event the applicant for the issuance of a substitute Bond shall furnish the County and the Registrar evidence or proof satisfactory to the County and the Registrar of the loss, destruction, mutilation, defacement or theft of the original Bond, and of the ownership thereof, and also such security and indemnity as may be required by the laws of the State or such greater amount as may be required by the County and the Registrar. Any duplicate Bond issued under the provisions of this Section in exchange and substitution for any defaced, mutilated or partly destroyed Bond or in substitution for any allegedly lost, stolen or wholly-destroyed Bond shall be entitled to the identical benefits under this Ordinance as was the original Bond in lieu of which such duplicate Bond is issued, and shall be entitled to equal and proportionate benefits with all the other Bonds of the same series issued hereunder.

All expenses necessary for the providing of any duplicate Bond shall be borne by the applicant therefor.

SECTION 7. Execution of Bonds. The Bonds shall be executed in the name of the County with the manual or facsimile signature of the Chairman of the County Council attested by the manual or facsimile signature of the Clerk to the County Council under a facsimile of the seal of the County impressed, imprinted or reproduced thereon; provided, however, the facsimile signatures appearing on the Bonds may be those of the officers who are in office on the date of enactment of this Ordinance. The execution of the Bonds in such fashion shall be valid and effectual, notwithstanding any subsequent change in such offices. The Bonds shall not be valid or become obligatory for any purpose unless there shall have been endorsed thereon a certificate of authentication. Each Bond shall bear a certificate of authentication manually executed by the Registrar in substantially the form set forth herein.

SECTION 8. Form of Bonds. The Bonds including the certificate of authentication shall be in substantially the form set forth in Exhibit A attached hereto and incorporated herein by reference.

SECTION 9. Security for the Bonds. For the payment of the principal of and interest on the Bonds, as they respectively mature, pursuant to Section 12 of Article X of the Constitution, the Act and this Ordinance, there shall be levied annually by the Auditor of the County and collected by the Treasurer of the County, in the same manner as other county taxes are levied and collected, an ad valorem tax, without limit, on all taxable property in the Fire District, sufficient to pay the principal of and interest on such Bonds as they respectively mature and to create such sinking fund as may be necessary therefor.

The County Council shall give the Auditor and Treasurer of the County written notice of the delivery of and payment for the Bonds and they are hereby directed to levy and collect annually, on all taxable property in the Fire District, an ad valorem tax sufficient to pay the principal and interest of the Bonds as they respectively mature and to create such sinking fund as may be necessary therefor.

SECTION 10. Notice of Public Hearing. The County Council hereby ratifies and approves the publication of a notice of public hearing regarding the Bonds and this Ordinance, such notice in substantially the form attached hereto as Exhibit B, having been published in The Island Packet and The Beaufort Gazette, newspapers of general circulation in the County, not less than 15 days prior to the date of such public hearing.

SECTION 11. Initiative and Referendum Provisions. The County Council hereby delegates to the Administrator the authority to determine whether the Notice prescribed under the provisions of Title 11, Chapter 27 of the Code relating to the initiative and referendum provisions contained in Title 4, Chapter 9, Article 13 of the Code shall be given with respect to this Ordinance. If said Notice is given, the Administrator is authorized to have published in a newspaper of general circulation in the County the notice in substantially the same form as attached hereto as Exhibit B.

SECTION 12. Exemption from State Taxes. Both the principal of and interest on the Bonds shall be exempt, in accordance with the provisions of Section 12-2-50 of the Code from all State, county, municipal, school district and all other taxes or assessments, except estate or other transfer taxes, direct or indirect, general or special, whether imposed for the purpose of general revenue or otherwise.

SECTION 13. Tax Covenants. The County hereby covenants and agrees with the holders of the Bonds that it will not take any action which will, or fail to take any action which failure will, cause interest on the Bonds to become includable in the gross income of the holders of the Bonds for federal income tax purposes pursuant to the provisions of the Internal Revenue Code of 1986, as amended (the

“IRC”) and regulations promulgated thereunder in effect on the date of original issuance of the Bonds. The County further covenants and agrees with the holders of the Bonds that no use of the proceeds of the Bonds shall be made which, if such use had been reasonably expected on the date of issue of the Bonds would have caused the Bonds to be “arbitrage bonds,” as defined in Section 148 of the IRC, and to that end the County hereby shall:

(a) comply with the applicable provisions of Sections 141 through 150 of the IRC and any regulations promulgated thereunder so long as the Bonds are outstanding;

(b) establish such funds, make such calculations and pay such amounts, in the manner and at the times required in order to comply with the requirements of the IRC relating to required rebates of certain amounts to the United States; and

(c) make such reports of such information at the time and places required by the IRC.

SECTION 14. Eligible Securities. The Bonds initially issued (the “Initial Bonds”) will be eligible securities for the purposes of the book-entry system of transfer maintained by The Depository Trust Company, New York, New York (“DTC”), and transfers of beneficial ownership of the Initial Bonds shall be made only through DTC and its participants in accordance with rules specified by DTC. Such beneficial ownership must be of \$5,000 principal amount of Bonds of the same maturity or any integral multiple of \$5,000.

The Initial Bonds shall be issued in fully-registered form, one Bond for each of the maturities of the Bonds, in the name of Cede & Co., as the nominee of DTC. When any principal of or interest on the Initial Bonds becomes due, the County shall transmit to DTC an amount equal to such installment of principal and interest. DTC shall remit such payments to the beneficial owners of the Bonds or their nominees in accordance with its rules and regulations.

Notices of redemption of the Initial Bonds or any portion thereof shall be sent to DTC in accordance with the provisions of this Ordinance.

If (a) DTC determines not to continue to act as securities depository for the Bonds, or (b) the County has advised DTC of its determination that DTC is incapable of discharging its duties, the County shall attempt to retain another qualified securities depository to replace DTC. Upon receipt by the County of the Initial Bonds together with an assignment duly executed by DTC, the County shall execute and deliver to the successor securities depository Bonds of the same principal amount, interest rate and maturity registered in the name of such successor.

If the County is unable to retain a qualified successor to DTC or the County has determined that it is in its best interest not to continue the book-entry system of transfer or that interests of the beneficial owners of the Bonds might be adversely affected if the book-entry system of transfer is continued (the County undertakes no obligation to make any investigation to determine the occurrence of any events that would permit it to make any such determination), and has made provision to so notify beneficial owners of the Bonds by mailing an appropriate notice to DTC, upon receipt by the County of the Initial Bonds together with an assignment duly executed by DTC, the County shall execute, authenticate and deliver to the DTC participants Bonds in fully-registered form, in substantially the form set forth in Section 2 of this Ordinance in the denomination of \$5,000 or any integral multiple thereof.

SECTION 15. Sale of Bonds; Form of Notice of Sale. The Bonds shall be sold at public sale. A Notice of Sale in substantially the form attached hereto as Exhibit C and incorporated herein by reference shall be distributed to prospective bidders and a summary of such Notice of Sale shall be published in a newspaper having general circulation in the State or in a financial publication published in the City of New York, State of New York, or both, not less than seven (7) days prior to the date set for such sale.

SECTION 16. Preliminary and Official Statement. The County Council hereby authorizes and directs the Administrator to prepare, or cause to be prepared, a Preliminary Official Statement to be distributed to prospective purchasers of the Bonds together with the Notice of Sale. The County Council authorizes the Administrator to designate the Preliminary Official Statement as “near final” for purposes of Rule 15c2-12 of the Securities Exchange Commission. The Administrator is further authorized to see to the completion of the final form of the Official Statement upon the sale of the Bonds so that it may be provided to the purchaser of the Bonds.

SECTION 17. Filings with Central Repository. In compliance with Section 11-1-85 of the Code, the County covenants that it will file or cause to be filed with a central repository for availability in the secondary bond market when requested: (a) a copy of the annual audit of the County within thirty (30) days for the County's receipt thereof; and (b) within thirty (30) days of the occurrence thereof, relevant information of an event which adversely affects more than five (5%) percent of the revenues of the County or the County's tax base.

SECTION 18. Continuing Disclosure. In compliance with the Securities and Exchange Commission Rule 15c2-12, the County covenants and agrees for the benefit of the holders from time to time of the Bonds to execute and deliver prior to closing, and to thereafter comply with the terms of, a Continuing Disclosure Certificate in substantially the form appearing as Exhibit D to this Ordinance. In the event of a failure of the County to comply with any of the provisions of the Continuing Disclosure Certificate, an event of default under this Ordinance shall not be deemed to have occurred. In such event, the sole remedy of any bondholder or beneficial owner shall be an action to compel performance by the County.

SECTION 19. Deposit and Use of Proceeds. The proceeds derived from the sale of the Bonds shall be deposited with the Beaufort County Treasurer and used to pay costs of the Project and costs of issuance of the Bonds, except that the premium, if any, shall be deposited into the sinking fund for the Bonds.

SECTION 20. Defeasance. The obligations of the County under this Ordinance and the pledges, covenants and agreements of the County herein made or provided for, shall be fully discharged and satisfied as to any portion of the Bonds, and such Bond or Bonds shall no longer be deemed to be outstanding hereunder when:

(a) such Bonds shall have been purchased by the County and surrendered to the County for cancellation or otherwise surrendered to the County or the Paying Agent and is canceled or subject to cancellation by the County or the Paying Agent; or

(b) payment of the principal of and interest on such Bonds either (i) shall have been made or caused to be made in accordance with the terms thereof, or (ii) shall have been provided for by irrevocably depositing with the Paying Agent in trust and irrevocably set aside exclusively for such payment (1) moneys sufficient to make such payment or (2) Government Obligations (hereinafter defined) maturing as to principal and interest in such amounts and at such times as will ensure the availability of sufficient moneys to make such payment and all necessary and proper fees, compensation and expenses of the Paying Agent. At such time as the Bonds shall no longer be deemed to be outstanding hereunder, such Bonds shall cease to draw interest from the due date thereof and, except for the purposes of any such payment from such moneys

or Government Obligations as set forth in (ii) above, shall no longer be secured by or entitled to the benefits of this Ordinance.

“Government Obligations” shall mean any of the following:

- (i) direct obligations of the United States of America or agencies thereof or obligations, the payment of principal or interest on which, in the opinion of the Attorney General of the United States, is fully and unconditionally guaranteed by the United States of America; and
- (ii) non-callable, U. S. Treasury Securities - State and Local Government Series (“SLGS”).

SECTION 20. Repeal of Ordinance No. 2018/10. County Council hereby repeals Ordinance No. 2018/10 in its entirety which authorized the issuance and sale of not to exceed \$4,150,000 Limited General Obligation Bonds of the County for the benefit of the Fire District previously enacted by County Council on March 12, 2018.

SECTION 21. Miscellaneous. The County Council hereby authorizes the Administrator and the Clerk to County Council to execute such documents and instruments as may be necessary to effect the issuance of the Bonds. The County Council hereby retains McNair Law Firm, P.A., as Bond Counsel and Hilltop Securities, as Financial Advisor, in connection with the issuance of the Bonds. The Administrator is authorized to execute such contracts, documents or engagement letters as may be necessary and appropriate to effectuate these engagements.

All rules, regulations, resolutions and parts thereof, procedural or otherwise, in conflict herewith or the proceedings authorizing the issuance of the Bonds are, to the extent of such conflict, hereby repealed and this Ordinance shall take effect and be in full force from and after its adoption.

Enacted this ____ day of _____, 2018.

BEAUFORT COUNTY, SOUTH CAROLINA

Chair, County Council

ATTEST:

Clerk, County Council

Date of First Reading: July 23, 2018
Date of Second Reading: August 27, 2018
Date of Public Hearing: October 8, 2018
Date of Third and Final Reading: October 8, 2018

FORM OF BOND

UNITED STATES OF AMERICA
 STATE OF SOUTH CAROLINA
 BEAUFORT COUNTY
 (BLUFFTON TOWNSHIP FIRE DISTRICT)
 LIMITED GENERAL OBLIGATION BOND
 SERIES 2018B

No. R-

<u>INTEREST</u> <u>RATE</u>	<u>MATURITY</u> <u>DATE</u>	<u>ORIGINAL</u> <u>ISSUE DATE</u>	<u>CUSIP</u>
--------------------------------	--------------------------------	--------------------------------------	--------------

%

REGISTERED HOLDER:

PRINCIPAL AMOUNT:

DOLLARS

KNOW ALL MEN BY THESE PRESENTS, that Beaufort County, South Carolina (the "County"), is justly indebted and, for value received, hereby promises to pay to the registered holder named above, or registered assigns, the principal amount shown above on the maturity date shown above, upon presentation and surrender of this Bond at the principal office of _____, in _____, _____ (the "Paying Agent"), and to pay interest on such principal sum from the date hereof at the interest rate per annum shown above until this Bond matures. Interest on this Bond is payable _____ 1, _____ and semiannually thereafter on _____ 1 and _____ 1 of each year, until this Bond matures, and shall be payable by check or draft mailed to the person in whose name this Bond is registered on the registration books of the County maintained by the registrar, presently _____, in _____, _____ (the "Registrar"), at the close of business on the fifteenth (15th) day of the calendar month preceding each semiannual interest payment date. The principal and interest on this Bond are payable in any coin or currency of the United States of America which is, at the time of payment, legal tender for public and private debts; provided, however, that interest on this fully-registered Bond shall be paid by check or draft as set forth above.

This Bond shall not be entitled to any benefit under the Ordinance of the County authorizing the Bonds, nor become valid or obligatory for any purpose, until the Certificate of Authentication hereon shall have been duly executed by the Registrar.

For the payment hereof, both principal and interest, as they respectively mature and for the creation of such sinking fund as may be necessary therefor, there shall be levied annually by the Auditor of Beaufort County and collected by the Treasurer of Beaufort County, in the same manner as other county taxes are levied and collected, an ad valorem tax, without limit, on all taxable property in the Bluffton Township Fire District (the "Fire District").

The Bonds are being issued by means of a book-entry system with no physical distribution of bond certificates to be made except as provided in the Ordinance. One bond certificate with respect to each date on which the Bonds are stated to mature, registered in the name of the securities depository nominee, is being issued and required to be deposited with the securities depository and immobilized in its custody. The book-entry system will evidence positions held in the Bonds by the securities depository's participants, beneficial ownership of the Bonds in the principal amount of \$5,000 or any multiple thereof being evidenced in the records of such participants. Transfers of ownership shall be effected on the records of the securities depository and its participants pursuant to rules and procedures established by the securities depository and its participants. The County and the Registrar/Paying Agent will recognize the securities depository nominee, while the registered owner of this bond, as the owner of this bond for all purposes, including payments of principal of and redemption premium, if any, and interest on this bond, notices and voting. Transfer of principal and interest payments to participants of the securities depository will be the responsibility of the securities depository, and transfer of principal, redemption premium, if any, and interest payments to beneficial owners of the Bonds by participants of the securities depository will be the responsibility of such participants and other nominees of such beneficial owners. The County will not be responsible or liable for such transfers of payments or for maintaining, supervision or reviewing the records maintained by the securities depository, the securities depository nominee, its participants or persons acting through such participants. While the securities depository nominee is the owner of this bond, notwithstanding, the provision hereinabove contained, payments of principal of, redemption premium, if any, and interest on this bond shall be made in accordance with existing arrangements between the Registrar/Paying Agent or its successors under the Ordinance and the securities depository.

This Bond is one of a series of Bonds of like date of original issue, tenor and effect, except as to number, date of maturity, denomination and rate of interest, aggregating _____ and no/100 Dollars (\$ _____), issued pursuant to and in accordance with the Constitution and laws of the State of South Carolina, including Article X, Sections 12 and 14 of the Constitution of the State of South Carolina, 1895, as amended; Title 4, Chapter 19 of the Code of Laws of South Carolina 1976, as amended; and Ordinance No. _____ enacted by the County Council on _____, 2018 (the "Ordinance").

[Redemption Provisions]

This Bond is transferable as provided in the Ordinance, only upon the books of the County kept for that purpose at the principal office of the Registrar by the registered holder in person or by his duly authorized attorney upon surrender of this Bond together with a written instrument of transfer satisfactory to the Registrar duly executed by the registered holder or his duly authorized attorney. Thereupon a new fully-registered Bond of the same aggregate principal amount, interest rate, and maturity shall be issued to the transferee in exchange therefor as provided in the Ordinance. The County, the Registrar and the Paying Agent may deem and treat the person in whose name this Bond is registered as the absolute owner hereof for the purpose of receiving payment of or on account of the principal hereof and interest due hereon and for all other purposes.

Under the laws of the State of South Carolina (the "State"), this Bond and the interest hereon are exempt from all State, county, municipal, school district and other taxes or assessments, except estate or other transfer taxes, direct or indirect, general or special, whether imposed for the purpose of general revenue or otherwise.

It is hereby certified and recited that all acts, conditions and things required by the Constitution and laws of the State to exist, to happen and to be performed precedent to or in the issuance of this Bond exist, have happened and have been performed in regular and due time, form and manner as required by law; that the amount of this Bond, together with all other indebtedness of the County does not

exceed the applicable limitation of indebtedness under the laws of the State; and, that provision has been made for the levy and collection of a tax, without limit, on all taxable property in the County sufficient to pay the principal and interest on this Bond as it respectively matures and to create such sinking fund as may be necessary therefor.

IN WITNESS WHEREOF, BEAUFORT COUNTY, SOUTH CAROLINA, has caused this Bond to be signed with the facsimile signature of the Chair of County Council and attested by the facsimile signature of the Clerk to County Council and the seal of the County impressed, imprinted or reproduced hereon.

BEAUFORT COUNTY, SOUTH CAROLINA

Chair, County Council

ATTEST:

Clerk, County Council

[FORM OF REGISTRAR'S CERTIFICATE OF AUTHENTICATION]

Date of Authentication:

This Bond is one of the bonds described in the within-mentioned Ordinance of Beaufort County, South Carolina.

_____,
as Registrar

By: _____
Authorized Officer

The following abbreviations, when used in the inscription on the face of this Bond, shall be construed as though they were written out in full according to applicable laws or regulations.

TEN COM - as tenants in common

UNIF GIFT MIN ACT -

TEN ENT - as tenants by the
entireties

_____ Custodian _____
(Cust) (Minor)
under Uniform Gifts to
Minors Act _____
(state)

JT TEN - as joint tenants with
right of survivorship
and not as tenants in
common

Additional abbreviations may also be used though not in above list.

(FORM OF ASSIGNMENT)

FOR VALUE RECEIVED, the undersigned sells, assigns and transfers unto _____ (Name and Address of Transferee)
_____ the within Bond and does hereby irrevocably constitute and appoint
_____ attorney to transfer the within Bond on the books kept for registration
thereof, with full power of substitution in the premises.

Dated: _____

Signature Guaranteed

(Authorized Officer)

Notice: Signature(s) must be
guaranteed by an institution
which is a participant in the
Securities Transfer Agents Medallion
Program ("STAMP") or similar program.

Notice: The signature to this assignment must
correspond with the name of the registered
holder as it appears upon the face of the within
Bond in every particular, without alteration
or enlargement or any change whatever.

A copy of the final approving legal opinion to be rendered shall accompany each Bond and preceding the same a certificate shall appear, which shall be signed on behalf of the County with a facsimile signature of the Clerk of the County Council of the County. Said certificate shall be in substantially the following form:

IT IS HEREBY CERTIFIED that the following is a true and correct copy of the final legal opinion (except for date and letterhead) of McNair Law Firm, P.A., Columbia, South Carolina, approving the issue of the Bonds of which the within bond is one, the original of which opinion was manually executed, dated and issued as of the date of delivery of and payment for the Bonds, and a copy of which is on file with Beaufort County, South Carolina.

BEAUFORT COUNTY, SOUTH CAROLINA

By: _____
Clerk, County Council

FORM OF NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held by the County Council of Beaufort County, South Carolina (the "County"), County Administration Building, 100 Ribaut Road, Beaufort, South Carolina, at 6:30 p.m. on _____, 2018.

The purpose of the public hearing is to consider an Ordinance providing for the issuance and sale of Limited General Obligation Bonds (Bluffton Township Fire District) of Beaufort County, South Carolina, in the principal amount of not to exceed \$6,000,000 (the "Bonds"). The proceeds of the Bonds will be used for the following purposes: (i) constructing and equipping two (2) new fire stations and renovating an existing facility in the Bluffton Township Fire District; (ii) paying costs of issuance of the Bonds; and (iii) such other lawful purposes as the County Council shall determine.

The full faith, credit, and taxing power of the County will be pledged for the payment of the principal of and interest on the Bonds and a tax, without limit, will be levied on and collected annually, in the same manner other County taxes are levied and collected, on all taxable property in the Bluffton Township Fire District sufficient to pay to principal of and interest on the Bonds as they respectively mature and to create such sinking fund as may be necessary therefor.

At the public hearing all taxpayers and residents of the County and any other interested persons who appear will be given an opportunity to express their views for or against the Ordinance and the issuance of the Bonds.

COUNTY COUNCIL OF BEAUFORT COUNTY,
SOUTH CAROLINA

FORM OF NOTICE

NOTICE OF ADOPTION OF ORDINANCE

NOTICE IS HEREBY GIVEN that the County Council (the "County Council") of Beaufort County, South Carolina (the "County"), on _____, 2018, enacted an ordinance entitled "ORDINANCE NO. _____ AUTHORIZING AND PROVIDING FOR THE ISSUANCE AND SALE OF NOT TO EXCEED \$6,000,000 LIMITED GENERAL OBLIGATION BONDS OF BEAUFORT COUNTY, SOUTH CAROLINA (BLUFFTON TOWNSHIP FIRE DISTRICT), SERIES 2018B OR SUCH OTHER APPROPRIATE SERIES DESIGNATION; FIXING THE FORM AND DETAILS OF THE BONDS; AUTHORIZING THE ADMINISTRATOR TO DETERMINE CERTAIN MATTERS RELATING TO THE BONDS; PROVIDING FOR THE PAYMENT OF THE BONDS AND DISPOSITION OF THE PROCEEDS THEREOF; AND OTHER MATTERS RELATING THERETO AND REPEALING ORDINANCE NO. 2018/10 (the "Ordinance"). The Ordinance authorizes the issuance and sale of not to exceed \$6,000,000 Limited General Obligation Bonds (Bluffton Township Fire District), Series 2018B (the "Bonds") of the County.

The proceeds of the Bonds will be used: (a) to defray the cost of constructing and equipping two (2) new fire stations and renovating an existing facility in the Bluffton Township Fire District; (b) to pay costs of issuance of the Bonds; and (c) for such other lawful corporate and public purposes as the County Council shall determine.

Pursuant to Section 11-27-40(8) of the South Carolina Code of Laws, 1976, as amended, unless a notice, signed by not less than five (5) qualified electors of the County, of the intention to seek a referendum is filed both in the office of the Clerk of Court of the County and with the Clerk of the County Council, the initiative and referendum provisions of South Carolina law, Sections 4-9-1210 to 4-9-1230, South Carolina Code of Laws, 1976, as amended, shall not be applicable to the Ordinance. The intention to seek a referendum must be filed within twenty (20) days following the publication of the adoption of the aforesaid Ordinance in a newspaper of general circulation in Beaufort County.

COUNTY COUNCIL OF BEAUFORT COUNTY,
SOUTH CAROLINA

FORM OF NOTICE OF SALE

OFFICIAL NOTICE OF SALE

\$ _____ LIMITED GENERAL OBLIGATION BONDS
 (BLUFFTON TOWNSHIP FIRE DISTRICT), SERIES 2018B
 BEAUFORT COUNTY, SOUTH CAROLINA

Time of Sale: NOTICE IS HEREBY GIVEN that bids will be received on behalf of Beaufort County, South Carolina (the "County"), until 11:00 a.m, South Carolina time, on _____, _____, 2018, at which time said proposals will be publicly opened for the purchase of \$ _____ Limited General Obligation Bonds (Bluffton Township Fire District), Series 2018B, of the County (the "Bonds").

Electronic Bids: Electronic proposals must be submitted through i-Deal's Parity Electronic Bid Submission System ("Parity"). No electronic bids from any other providers of electronic bidding services will be accepted. Information about the electronic bidding services of Parity may be obtained from i Deal, 1359 Broadway, 2nd Floor, New York, New York 10018, Customer Support, telephone (212) 849 5021.

Book-Entry-Only Bonds: The Bonds will be issued in fully-registered form. One Bond representing each maturity will be issued to and registered in the name of Cede & Co., as nominee of The Depository Trust Company, New York, New York ("DTC"), as registered owner of the Bonds and each such Bond will be immobilized in the custody of DTC. DTC will act as securities depository for the Bonds. Individual purchases will be made in book-entry-only form in the principal amount of \$5,000 or any integral multiple thereof not to exceed the principal amount of Bonds maturing each year; Purchasers will not receive physical delivery of certificates representing their interest in the Bonds purchased. The winning bidder, as a condition to delivery of the Bonds, will be required to deposit the Bond certificates representing each maturity with DTC.

The Bonds will be issued in fully-registered form registered as to principal and interest; will be dated _____, 2018; will be in denominations of \$5,000 or any integral multiple thereof not to exceed the principal amount of Bonds maturing in each year; and will mature serially in successive annual installments on _____ in each of the years and in the principal amounts as follows:

<u>Year</u>	<u>Principal Amount*</u>	<u>Year</u>	<u>Principal Amount*</u>
-------------	--------------------------	-------------	--------------------------

*Preliminary, subject to adjustment.

Adjustment of Maturity Schedule. The County reserves the right, in its sole discretion, either to decrease or increase the principal amount of the Bonds maturing in any year (all calculations to be rounded to the near \$5,000), provided that any such decrease or increase shall not exceed 10% of the Bonds. Such adjustment(s), if any, shall be made within twenty-four (24) hours of the award of the Bonds. In order to calculate the yield on the Bonds for federal tax law purposes and as a condition precedent to the award of the Bonds, bidders must disclose to the County in connection with their respective bids the price (or yield to maturity) at which each maturity of the Bonds will be reoffered to the public.

In the event of any adjustment of the maturity schedule for the Bonds as described herein, no rebidding or recalculation of the proposals submitted will be required or permitted. Nevertheless, the award of the Bonds will be made to the bidder whose proposal produces the lowest true interest cost solely on the basis of the Bonds offered, without taking into account any adjustment in the amount of the Bonds pursuant to this paragraph.

Redemption Provisions: [TO BE PROVIDED]

Registrar/Paying Agent: Regions Bank, Atlanta, Georgia shall serve as Registrar/Paying Agent for the Bonds.

Bid Requirements: Bidders shall specify the rate or rates of interest per annum which the Bonds are to bear, to be expressed in multiples of 1/20 or 1/8 of 1% with no greater difference than two percent (2%) between the highest and lowest rates of interest named by a bidder. Bidders are not limited as to the number of rates of interest named, but the rate of interest on each separate maturity must be the same single rate for all Bonds of that maturity from their date to such maturity date. A bid for less than all the Bonds, a bid at a price less than par or a bid which includes a premium in excess of 10% of the par amount of the Bonds will not be considered. In addition to the bid price, the successful bidder must pay accrued interest from the date of the Bonds to the date of full payment of the purchase price.

Award of Bid. The Bonds will be awarded to the bidder or bidders offering to purchase the Bonds at the lowest true interest cost (TIC) to the County. The TIC will be the nominal interest rate which, when compounded semiannually and used to discount all debt service payments on the Bonds (computed at the interest rates specified in the bid and on the basis of a 360-day year of twelve 30-day months) to the dated date of the Bonds, results in an amount equal to the price bid for the Bonds. In the case of a tie bid, the winning bid will be awarded by lot. The County reserves the right to reject any and all bids or to waive irregularities in any bid. Bids will be accepted or rejected no later than 3:00 p.m., South Carolina time, on the date of the sale.

Security: The full faith, credit, and taxing power of the County are hereby irrevocably pledged for the payment of the principal of and interest on the Bonds as they respectively mature, and for the creation of such sinking fund as may be necessary therefor. There shall be levied annually by the Auditor of the County and collected by the Treasurer of the County, in the same manner as other county taxes are levied and collected, an ad valorem tax, without limit, on all taxable property in the Bluffton Township Fire District sufficient to pay the principal and interest of the Bonds as they respectively mature and to create such sinking fund as may be necessary therefor.

Good Faith Deposit: No good faith deposit is required.

Official Statement: Upon the award of the Bonds, the County will prepare an official statement (the "Official Statement") in substantially the same form as the preliminary official statement subject to minor additions, deletions and revisions as required to complete the Official Statement. Within seven (7) business days after the award of the Bonds, the County will deliver the Official Statement to the successful bidder in sufficient quantity to comply with Rule G-32 of the Municipal Securities Rulemaking Board. The successful bidder agrees to supply to the County all necessary pricing information and any Underwriter identification necessary to complete the Official Statement within 24 hours after the award of the Bonds.

Continuing Disclosure: In order to assist the bidders in complying with S.E.C. Rule 15c2-12(b)(5), the County will undertake, pursuant to an ordinance and a Continuing Disclosure Certificate to provide certain annual financial information and notices of the occurrence of certain events, if material. A description of this undertaking is set forth in the Preliminary Official Statement and will also be set forth in the final Official Statement.

Legal Opinion: The County Council shall furnish upon delivery of the Bonds the final approving opinion of McNair Law Firm, P.A., Columbia, South Carolina, which opinion shall accompany each Bond, together with the usual closing documents, including a certificate that no litigation is pending affecting the Bonds.

Issue Price Certificate: [TO BE PROVIDED]

Delivery: The Bonds will be delivered on or about _____, 2018 in New York, New York, at the expense of the County or at such other place as may be agreed upon with the purchasers at the expense of the purchaser. The balance of the purchase price then due (including the amount of accrued interest) must be paid in federal funds or other immediately available funds.

CUSIP Numbers: It is anticipated that CUSIP identification numbers will be set forth on the Bonds, but neither the failure to print such numbers on any Bond nor any error with respect thereto shall constitute cause for failure or refusal by the purchaser thereof to accept delivery of and pay for the Bonds in accordance with the terms of its proposal. The CUSIP Service Bureau charge for the assignment of such numbers shall be the responsibility of and shall be paid for by the successful bidder.

Additional Information: The Preliminary Official Statement of the County with respect to the Bonds will be furnished to any person interested in bidding for the Bonds upon request to McNair Law Firm, P.A., Post Office Box 11390, Columbia, South Carolina 29211, Attention: Francenia B. Heizer, telephone (803) 799-9800, e-mail: fheizer@mcnair.net. The Preliminary Official Statement shall be reviewed by bidders prior to submitting a bid. Bidders may not rely on this Notice of Sale as to the complete information concerning the Bonds. Persons seeking information should communicate with the County's Financial Advisor, Chad Cowan, Director, Hilltop Securities, 5925 Carnegie Boulevard, Suite 380, Charlotte, North Carolina 28209, telephone (704) 654-3454, e-mail: chad.cowan@hilltopsecurities.com

BEAUFORT COUNTY, SOUTH CAROLINA

FORM OF CONTINUING DISCLOSURE CERTIFICATE

CONTINUING DISCLOSURE CERTIFICATE

This Continuing Disclosure Certificate (the “Disclosure Certificate”) is executed and delivered by Beaufort County, South Carolina (the “County”) in connection with the issuance of \$ _____ Limited General Obligation Bonds (Bluffton Township Fire District), Series 2018B, Beaufort County, South Carolina (the “Bonds”). The Bonds are being issued pursuant to an ordinance adopted by the County Council of the County (the “Ordinance”). The County covenants and agrees as follows:

SECTION 1. Purpose of the Disclosure Certificate. This Disclosure Certificate is being executed and delivered by the County for the benefit of the beneficial owners and in order to assist the Participating Underwriters (defined below) in complying with the Rule (defined below).

SECTION 2. Definitions. The following capitalized terms shall have the following meanings:

“**Annual Report**” shall mean any Annual Report provided by the County pursuant to, and as described in, Sections 3 and 4 of this Disclosure Certificate.

“**Bonds**” shall mean the \$ _____ Limited General Obligation Bonds (Bluffton Township Fire District), Series 2018B Beaufort County, South Carolina, dated _____, 2018.

“**Dissemination Agent**” shall mean the County or any successor Dissemination Agent designated in writing by the County and which has filed with the County a written acceptance of such designation.

“**Listed Events**” shall mean any of the events listed in Section 5(a) of this Disclosure Certificate.

“**National Repository**” shall mean for purposes of the Rule, the Electronic Municipal Market Access (EMMA) system created by the Municipal Securities Rulemaking Board.

“**Participating Underwriter**” shall mean _____ and any other original underwriter of the Bonds required to comply with the Rule in connection with offering of the Bonds.

“**Repository**” shall mean each National Repository and each State Depository, if any.

“**Rule**” shall mean Rule 15c2-12(b)(5) adopted by the Securities and Exchange Commission under the Securities Exchange Act of 1934, as the same may be amended from time to time.

“**State Depository**” shall mean any public or private repository or entity designated by the State of South Carolina as a state depository for the purpose of the Rule. As of the date of this Certificate, there is no State Depository.

SECTION 3. Provision of Annual Reports.

(a) The County shall, or shall cause the Dissemination Agent to provide, not later than February 1 of each year, commencing in 2019, to the Repository an Annual Report which is consistent with the requirements of Section 4 of this Disclosure Certificate. Not later than fifteen (15) business days prior to such date the County shall provide the Annual Report to the Dissemination Agent, if other than

the County; provided, that if the audited financial statements required pursuant to Section 4 hereof to be included in the Annual Report are not available for inclusion in the Annual Report as of such date, unaudited financial statements of the County may be included in such Annual Report in lieu thereof, and the County shall replace such unaudited financial statements with audited financial statements within fifteen (15) days after such audited financial statements become available for distribution. The Annual Report may be submitted as a single document or as separate documents comprising a package, and may cross-reference other information as provided in Section 4 of this Disclosure Certificate; provided that the audited financial statements of the County may be submitted separately from the balance of the Annual Report.

(b) If the County is unable to provide to the Repository an Annual Report by the date required in subsection (a), the County shall send a notice to the Municipal Securities Rulemaking Board and State Depository, if any, in substantially the form attached hereto as Exhibit A.

(c) The Dissemination Agent shall:

(1) determine each year prior to the date for providing the Annual Report the name and address of the Repository; and

(2) if the Dissemination Agent is other than the County, file a report with the County and (if the Dissemination Agent is not the Registrar) the Registrar certifying whether the Annual Report has been provided pursuant to this Disclosure Certificate, and, if provided, stating the date it was provided, and listing the Repository to which it was provided.

SECTION 4. Content of Annual Reports. The County's Annual Report shall contain or incorporate by reference the most recent audited financial statements of the Bluffton Town Fire District (the "Fire District"), which shall be prepared in conformity with generally accepted accounting principles (or, if not in such conformity, to be accompanied by a qualitative discussion of the differences in the accounting principles and the impact of the change in the accounting principles on the presentation of the financial information) applicable to governmental entities such as the County, and shall, in addition, contain or incorporate by reference the following information for the most recently completed fiscal year:

- (a) County population;
- (b) Total state appropriations subject to withholding under Article X, Sec. 15, South Carolina Constitution;
- (c) Outstanding Indebtedness of the Fire District;
- (d) Market Value/Assessment Summary of taxable property in the Fire District;
- (e) Tax rates for the Fire District;
- (f) Tax collections for Fire District; and
- (g) Five largest taxpayers (including fee-in-lieu-of-tax) for the Fire District.

Any or all of the items listed above may be incorporated by reference from other documents, including official statements of debt issues with respect to which the County is an "obligated person" (as defined by the Rule), which have been filed with the Repository or the Securities and Exchange Commission. If the document incorporated by reference is a final official statement, it must be available from the Municipal Securities Rulemaking Board. The County shall clearly identify each such other document so incorporated by reference.

SECTION 5. Reporting of Significant Events.

(a) Pursuant to the provisions of this Section 5, the County shall give, or cause to be given, notice of the occurrence of any of the following events (the “Listed Events”):

- (1) Principal and interest payment delinquencies;
- (2) Non-payment related defaults;
- (3) Unscheduled draws on debt service reserves reflecting financial difficulties;
- (4) Unscheduled draws on credit enhancements reflecting financial difficulties;
- (5) Substitution of credit or liquidity providers, or their failure to perform;
- (6) Adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status of the security, or other material events affecting the tax status of the security;
- (7) Modifications to rights of security holders;
- (8) Bond calls;
- (9) Tender offers;
- (10) Defeasances;
- (11) Release, substitution, or sale of property securing repayment of the securities;
- (12) Rating changes;
- (13) Bankruptcy, insolvency, receivership or similar event of the County;
- (14) The consummation of a merger, consolidation, or acquisition involving the County or the sale of all or substantially all of the assets of the County other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms;
- (15) Appointment of a successor or additional trustee or the change of name of a trustee.

(b) Whenever the County obtains knowledge of the occurrence of a Listed Event described in subsections (a)(2), (7), (8), (11), (14), or (15) above, the County shall as soon as possible determine if such event would be material under applicable federal securities laws. If the County determines that knowledge of the occurrence of such event would be material under applicable federal securities laws, the County shall promptly, and no later than 10 days after the occurrence of the event, file a notice of such occurrence with the Repository.

(c) Whenever the County obtains knowledge of the occurrence of a Listed Event described in subsections (a)(1), (3), (4), (5), (6), (9), (10), (12), or (13) above, the County shall promptly, and no later than 10 days after the occurrence of the event, file a notice of such occurrence with the Repository.

(d) Notwithstanding the foregoing, notice of Listed Events described in subsections (a)(8), (9), and (10) above need not be given under this subsection any earlier than the notice (if any) of the underlying event is given to owners of affected Bonds. For the purposes of the event identified in (a)(13) above, the event is considered to occur when any of the following occur: the appointment of a receiver, fiscal agent or similar officer for the County in a proceeding under the U.S. Bankruptcy Code or in any other proceeding under state or federal law in which a court or governmental authority has assumed jurisdiction over substantially all of the assets or business of the County, or if such jurisdiction has been assumed by leaving the existing governing body and officials or officers in possession but subject to the supervision and orders of a court or governmental authority, or the entry of an order confirming a plan of

reorganization, arrangement or liquidation by a court or governmental authority having supervision or jurisdiction over substantially all of the assets or business of the County.

SECTION 6. Termination of Reporting Obligation. The County's obligations under this Disclosure Certificate shall terminate upon the defeasance, prior redemption or payment in full of the Bonds.

SECTION 7. Dissemination Agent. The County may, from time to time, appoint or engage a Dissemination Agent to assist it in carrying out its obligations under this Disclosure Certificate, and may discharge any such Agent, with or without appointing a successor Dissemination Agent. The initial Dissemination Agent shall be the County.

SECTION 8. Amendment; Waiver. Notwithstanding any other provision of this Disclosure Certificate, the County may amend this Disclosure Certificate and any provision of this Disclosure Certificate may be waived, if such amendment or waiver is supported by an opinion of counsel expert in federal securities laws acceptable to the County, to the effect that such amendment or waiver would not, in and of itself, cause the undertakings herein to violate the Rule if such amendment or waiver had been effective on the date hereof but taking into account any subsequent change in or official interpretation of the Rule.

SECTION 9. Additional Information. Nothing in this Disclosure Certificate shall be deemed to prevent the County from disseminating any other information, using the means of dissemination set forth in this Disclosure Certificate or any other means of communication, or including any other information in any Annual Report or notice of occurrence of a Listed Event, in addition to that which is required by this Disclosure Certificate. If the County chooses to include any information in any Annual Report or notice of occurrence of a Listed Event, in addition to that which is specifically required by this Disclosure Certificate, the County shall have no obligation under this Certificate to update such information or include it in any future Annual Report or notice of occurrence of a Listed Event.

SECTION 10. Default. In the event of a failure of the County or the Dissemination Agent to comply with any provision of this Disclosure Certificate, any beneficial owner may take such actions as may be necessary and appropriate, including seeking injunctive relief or specific performance by court order, to cause the County, or the Dissemination Agent, as the case may be, to comply with its obligations under this Disclosure Certificate. A default under this Disclosure Certificate shall not be deemed an event of default under the Ordinance, and the sole remedy under this Disclosure Certificate in the event of any failure of the County or the Dissemination Agent to comply with this Disclosure Certificate shall be an action to compel performance.

SECTION 11. Duties, Immunities and Liabilities of Dissemination Agent. The Dissemination Agent shall have only such duties as are specifically set forth in this Disclosure Certificate, and the County agrees to indemnify and save the Dissemination Agent, its officers, directors, employees and agents, harmless against any loss, expense and liabilities which they may incur arising out of or in the exercise or performance of their powers and duties hereunder, including the costs and expenses (including attorneys' fees) of defending against any claim of liability, but excluding liabilities due to the Dissemination Agent's negligence or willful misconduct. The obligations of the County under this Section shall survive resignation or removal of the Dissemination Agent and payment of the Bonds.

SECTION 12. Beneficiaries. This Disclosure Certificate shall inure solely to the benefit of the County, the Dissemination Agent, the Participating Underwriters, and Holders from time to time of the Bonds and shall create no rights in any other person or entity.

SECTION 13. Counterparts. This Disclosure Certificate may be executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

BEAUFORT COUNTY, SOUTH CAROLINA

By: _____
Interim County Administrator

Dated: _____, 2018

NOTICE TO REPOSITORIES OF FAILURE TO FILE ANNUAL REPORT

Name of Issuer: Beaufort County, South Carolina

Name of Issue: \$_____ Limited General Obligation Bonds (Bluffton
Township Fire District), Series 2018B, Beaufort County, South Carolina

Date of Issuance: _____, 2018

NOTICE IS HEREBY GIVEN that Beaufort County, South Carolina (the “County”) has not provided an Annual Report with respect to the above-named Bonds as required by Sections 3 and 4 of the Continuing Disclosure Certificate executed and delivered by the County as Dissemination Agent. The County has notified us in writing that the Annual Report will be filed by _____.

Dated: _____

BEAUFORT COUNTY, SOUTH CAROLINA

2018 /

TEXT AMENDMENT TO CHAPTER 4 (FUTURE LAND USE), APPENDIX 4G,
DAUFUSKIE ISLAND PLAN OF THE BEAUFORT COUNTY COMPREHENSIVE PLAN
TO REPLACE THE EXISTING DAUFUSKIE ISLAND PLAN WITH A NEW DAUFUSKIE
ISLAND PLAN

BE IT ORDAINED, that County Council of Beaufort County, South Carolina, hereby
amends the Comprhensive Plan of Beaufort County, South Carolina. The pages are attached
hereto and incorporated herein.

Adopted this ____ day of ____, 2018.

COUNTY COUNCIL OF BEAUFORT COUNTY

By: _____
D. Paul Sommerville, Chairman

APPROVED AS TO FORM:

Thomas J. Keaveny, II
Interim County Administrator
Beaufort County Attorney

ATTEST:

Connie L. Schroyer, Clerk to Council

First Reading: August 27, 2018
Second Reading: September 24, 2018
Public Hearing: October 8, 2018
Third and Final Reading: October 8, 2018



THE DAUFUSKIE ISLAND PLAN

May, 2018



TABLE OF CONTENTS

CHAPTER 1: INTRODUCTION	1
CHAPTER 2: COMMUNITY PARTICIPATION.....	4
Government Coordination.....	4
Project Advisory Committee	5
Community Workshops	6
Surveys.....	7
Additional Input	9
CHAPTER 3: VISION AND GOALS.....	10
Plan Review	10
Goals and Priorities	13
CHAPTER 4: EXISTING CONDITIONS.....	14
Population.....	14
Economic Development.....	14
Natural Resources.....	16
Cultural Resources	16
Community Facilities.....	14
Housing	15
Land Use.....	17
Transportation	14
CHAPTER 5: NEEDS AND OPPORTUNITIES.....	35
Population Needs, Issues and Opportunities.....	35
Economic Development Needs, Issues and Opportunities.....	35
Natural Resources Needs, Issues and Opportunities.....	35
Cultural/Historic Resources Needs, Issues and Opportunities	36
Community Facilities Needs, Issues and Opportunities.....	36
Governmental/Intergovernmental Coordination Needs, Issues and Opportunities.....	36
Housing Needs, Issues and Opportunities	36
Land Use Needs, Issues and Opportunities	36
Strategies Affecting All Areas.....	40
Transportation Needs, Issues and Opportunities	47
CHAPTER 6: ACHIEVING THE VISION.....	48
Daufuskie Island Plan Work Program	48
APPENDICES.....	57

In compliance with the South Carolina planning legislation, South Carolina statute 6-29-510(A) for local governments, the Daufuskie Island Comprehensive Plan was prepared through a collaborative and coordinated community effort. The Project Advisory Committee and members of the community participated in workshops, public meetings, and surveys throughout the process and devoted countless hours of effort in the development of the plan. This intensive level of effort by members of the community ensures that the plan aligns with the community's vision for the future.

This plan was also developed in full coordination with Beaufort County planning staff and has been developed to be consistent with the County planning process and existing Comprehensive Plan.

DAUFUSKIE ISLAND COUNCIL
RESOLUTION

A RESOLUTION TO ACCEPT AND TRANSMIT THE DAUFUSKIE ISLAND MASTER PLAN UPDATE AND THE DAUFUSKIE ISLAND PLAN CODE UPDATE

WHEREAS, the Daufuskie Island Council and the Daufuskie Island Council's Committee on the Daufuskie Island Plan and Code have completed the update to the existing Daufuskie Island Plan and Code; and

WHEREAS, the documents were prepared according to the requirements found in the South Carolina Local Government Comprehensive Planning Enabling Act and consistent with the Beaufort County Comprehensive Plan and Community Development Code; BE IT THEREFORE

RESOLVED, that the Daufuskie Island Council does accept and hereby transmit the updated Daufuskie Island Master Plan and Daufuskie Island Code to Beaufort County for review and adoption.

BY: Deborah Smith

Deborah Smith, Chairperson

DATE: May 15, 2018



Chapter One:
INTRODUCTION

CHAPTER 1: INTRODUCTION

A comprehensive plan is the guide that outlines the vision for the future of a community and includes the policies and tools for achieving that vision. South Carolina legislation requires the existence and periodic update of the comprehensive plan under South Carolina statute 6-29-510(A) for local governments. Although Daufuskie Island is not incorporated and is governed by Beaufort County, it is a significant and unique area, separated from the rest of the County by water. As such, it faces challenges, as well as opportunities, that are specific to the Island.

According to legislation, the comprehensive plan is required to include the following elements:

- Inventory of existing conditions
- Statement of needs and goals, including a vision statement that establishes the future desires of the community
- Implementation strategies

In addition to the elements identified above, the state planning legislation also identifies specific and relative community elements, including the requirement that the plan should be developed with broad-based community input and participation. The following elements are required to be included in the plan by statute 6-29-510(D).

- Population
 - Includes historical demographic data and characteristics and trends, which provides an understanding of the existing conditions and future potential of the area
- Economic Development
 - Includes historic data and characteristics regarding workforce, available employment and other relevant factors affecting the economy, such as tourism
- Natural Resources
 - Includes information on the environment and any unique assets or resources within the community
- Cultural Resources
 - Includes information on historic structures and other community features that relate to the cultural aspects of the community
- Community Facilities
 - Includes data and information on community infrastructure, assets and services
- Housing
 - Includes data and information of existing housing stock and characteristics

- Land Use
 - Includes considerations of the development characteristics and land use categories
- Transportation
 - Includes information regarding existing and planned multimodal transportation facilities and infrastructure
- Priority Investment
 - Includes the action plan for implementation of recommendations

The state legislation also requires the periodic update of the comprehensive plan. These updates may occur as often as needed for specific elements to address changing conditions, however a full evaluation of the comprehensive plan should occur every five years. With the South Carolina planning legislation having been in place for decades, there is a recognition and local planning is a critical element in meeting the interests of the State.

The foundation of the plan should be fact-based information that enables tracking of policy implementation within the community, as well as the creation of a stable environment for business and industry, property owners, and members of the community. The plan provides communities with the tools to implement focused economic development strategies and initiatives that ultimately support the local vision for the future as well as the state's role.

The minimum planning standards and procedures for comprehensive plans incorporate the existing conditions within the community, the identification of needs and goals, and implementation strategies that support communities in meeting their aspirational goals. The development of the existing Daufuskie Island Plan and Code began as a citizen-driven process in 2005 focused on Beaufort County's Community Preservation initiative. The planning effort encompassed numerous committee and community meetings and a charrette in 2007. The planning process culminated in the completion of the Plan and Code in 2009 and final adoption by Beaufort County in 2010. In light of length of time since the adoption and the changing economic and development conditions, the Daufuskie Island Council initiated a plan review and update.

This plan update was completed within the framework of the state planning requirements and in full coordination with Beaufort County. This approach was designed to ensure that the updated Daufuskie Island Plan is better aligned with the Beaufort County planning efforts and provides a springboard for implementation of the recommendations and strategies.

The Daufuskie Island Council undertook this plan update in 2017. A Council Subcommittee was formed to lead the update of the existing plan and included both elected members of the council, as well as members of the community. This Council Subcommittee served as the

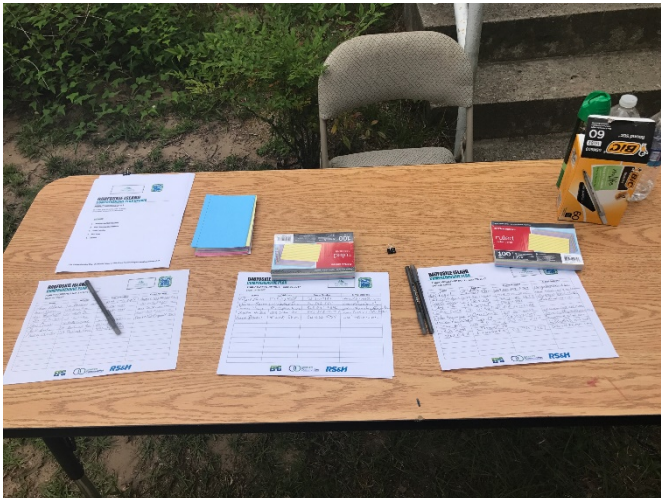
Project Advisory Committee, or Steering Committee, for the update throughout the process and provided guidance and direction during the planning process. During the plan development, Daufuskie Island Council elections were held, which resulted in some changes in the committee membership. Members of the Council subcommittee for the plan update are found in Table 1.

TABLE 1. DAUFUSKIE ISLAND COUNCIL SUBCOMMITTEE/PLAN PROJECT ADVISORY COMMITTEE MEMBERS

Deborah Smith, Committee Chair	Member, Daufuskie Island Council
Darnell Brawner / Erin Quinn	Member, Daufuskie Island Council
Sallie Ann Robinson	Member, Daufuskie Island Council
John Schartner	Member, Daufuskie Island Council
Leann Coulter	Community Member
Martha Hutton	Community Member
Andy Mason	Community Member
Geof Jenkins	Community Member



Chapter Two:
**COMMUNITY
PARTICIPATION**



CHAPTER 2: COMMUNITY PARTICIPATION

Community engagement and participation is the foundation of the development of a community plan. The engagement process must be broad-based and inclusive, educational and informative, and provide numerous opportunities for citizen participation and feedback. This planning effort for the update of the Daufuskie plan included numerous opportunities for feedback, including community workshops, public meetings, community surveys, and individual input from citizens. The following describes the participation and input process for the plan development.

Government Coordination

Because Daufuskie Island is not incorporated and ultimately governed by Beaufort County, the coordination with County planning staff throughout the planning process was critical. In addition, status updates were provided to the pertinent Beaufort County committees and planning commission.

May 11, 2017: Beaufort County Coordination Meeting

The project team and PAC chairperson met with the Beaufort County Planning staff to provide an overview of the planning process and plan update. This meeting ensured the coordination from the beginning of the update process with the County staff and also provided the County with the opportunity to provide feedback and input on the proposed plan update.

June 5, 2017: Beaufort County Planning Commission

The project team provided a presentation to the Beaufort County Planning Commission at the regularly scheduled meeting in June, 2017. This presentation provided the Planning Commission members with an introduction to the project team, the plan update process and the schedule. The Planning Commission is one of the County committees that will be responsible for reviewing the plan update and making a recommendation to the County Council for adoption.

June 19, 2017: Beaufort County Natural Resources Committee

The project team provided a presentation to the Beaufort County Natural Resources Committee at the regularly scheduled meeting in June, 2017. This presentation provided the Committee members with an introduction to the project team, the plan update process and the schedule. The Natural Resources Committee is one of the County committees that will be responsible for reviewing the plan update and making a recommendation to the County Council for adoption.

February 5, 2018: Beaufort County Planning Commission

The project team provided a presentation on the status of the plan update to the Beaufort County Planning Commission. The presentation included an overview of the activities to date, and update on the project schedule and the remaining steps in the plan update. The meeting was originally scheduled for January, 2018, but the meeting was cancelled due to inclement weather.

Additional Presentations

Daufuskie Island Council

The Daufuskie Island Council is the elected body that provides input to the County regarding Island issues, needs, and concerns. With the plan update initiative coming from the Council, the coordination and ongoing provision of project status and updates was also a critical element.

The Council holds its regular meetings on the third Tuesday of each month. Project team members or the Chair of the PAC provided updates regarding the development of the plan at each of these monthly meetings and were available to answer questions regarding the plan update.

Project Advisory Committee

The Daufuskie Island Council Subcommittee served as the Project Advisory Committee (PAC). This committee met regularly throughout the process to review detailed information and technical data and provided direction and guidance for moving the plan forward. The PAC meetings were open to the public and were typically very well attended by community members.

April 18, 2017:

This PAC meeting was focused on a review of the approach for the update of the plan and the designation of the Daufuskie Island Council Subcommittee as the Project Advisory Committee.

July 18, 2017:

This PAC meeting reviewed the results of the first public meeting held June 29, 2017. A review and summary of previous/existing plans, including the Conceptual Master Plan Charrette Report developed by Clemson Institute for Economic and Community Development, was completed and presented, as well as the draft vision statement, which was developed based on the results of the community workshop.

August 19, 2017:

At this meeting, the PAC reviewed the preliminary survey results, provided data and information on the identification of existing conditions, and background information and examples of character areas and development strategies

November 27, 2017:

This PAC meeting agenda included the presentation of the results from the community workshop held on October 2, 2017. This information included the draft character areas compiled from the workshop break-out groups, as well as the identified draft development strategies for each character area and the overall development strategies for the island.

January 14, 2018:

This meeting, originally scheduled for December, was postponed until January due to scheduling conflicts. This meeting included a final review of the character areas and development strategies and the results of the second community survey. The PAC also reviewed the zoning densities in the existing code.

February 18, 2018:

At this meeting, the PAC had the opportunity to review the highlights of the draft plan update and draft code update. The project team provided an overview and the draft plan posted online to provide the opportunity for a more in-depth review. The PAC also scheduled a timeframe for the next community workshop.

March 18, 2018:

At this meeting, the PAC reviewed the updated plan document. The project team provided documentation of how comments received were addressed. The draft of the updated Island Code was also presented for review, comment and feedback.

May 7, 2018:

At this meeting, the PAC reviewed the final draft of the plan and code. The project team provided documentation of how comments received were addressed. The PAC accepted the final drafts and recommended submittal to the Daufuskie Island Council for acceptance.

Community Workshops

The community workshops provided an interactive, open forum for participation and input from community members. These workshops were tailored to obtain input on specific areas of the plan and included break-out sessions and work group activities for participants. These meetings, held at Mary Fields School, each had approximately 25-35 participants.

June 29, 2017: Community Workshop # 1

The first community workshop was held on June 29th. At this workshop, a presentation providing an overview of the comprehensive planning process and schedule and a more detailed overview of the Daufuskie Plan update was provided. The attendees were divided into breakout groups for a facilitated discussion on the issues facing the island, as well as community priorities. Attendees were provided with example vision statements from other bridgeless island communities and coastal communities. Results from the breakout groups were posted and attendees used "sticky dots" to identify their top priorities. The results of the workshop were tabulated and incorporated into the first community survey.

October 2, 2017: Community Workshop # 2

The second community workshop was held on October 2nd. Originally scheduled for August 28th, the meeting was postponed due to inclement weather and high winds. At this workshop, a review of the survey results was provided, along with an overview of the existing conditions on the island. The attendees were also provided with an overview of character areas. Participants were divided into work groups, each with a map and markers. Group members identified character areas on the island, along with the defining characteristics of each identified area, as well as development strategies.

April 16, 2018: Community Workshop # 3

The third community workshop was held April 16th at the Mary Fields School. At this workshop, the draft code was reviewed in detail, as well as the draft plan. Handouts were provided for participants as well as posters placed on the walls providing information. The posters remained up, as well as handouts available, at the Daufuskie Island Council meeting held the following evening. Comments were accepted on both the plan and the code and the comment period was held through April 27th.

Surveys

In order to be as inclusive as possible, two community surveys were developed and hosted both on-line and hard copy versions. These surveys included information and ideas generated from the workshops and provided community members who were unable to attend the meetings the opportunity to provide feedback, as well as those who did attend the opportunity to provide additional input.

Survey # 1

The first survey was developed based on the results from the community workshop held on June 29, 2017. This survey, using the online survey tool, SurveyMonkey® was developed to obtain additional feedback from the community. The survey requested the following information from the respondent:



- demographic information
- island residential status
- ranking of the priorities identified for the island
- community characteristics
- top three favorite things about living on Daufuskie Island
- agreement/disagreement with the draft Island Vision

The survey was open from July 25, 2017 through August 24, 2017. Although the survey was not restricted to one response per device due to the potential for one computer serving a household with several users, the IP addresses were scanned at the completion of the survey. The scan showed there were no anomalies in the responses from each IP address. The largest multiple responses from one computer resulted from the hard copy surveys being incorporated by the project team into the online survey.

There were 368 total respondents which included both online and paper copy responses. The key findings of the survey were a focus on community character and the preservation of that character through compatibility of growth and a sustainable economy. The results also focused on the preservation of community assets, including environmental/natural resources. The top three things that respondents identified as their favorite things about Daufuskie were:

- geographic location/no bridge
- quietness
- slower pace of life.

The vast majority of respondents (89%) agreed with the draft vision statement, which is found in Chapter 3.

Survey # 2

The second survey was an online survey that resulted from the character areas, development strategies and zoning densities presented at the PAC meeting on November 27, 2017. This detailed material required a more in-depth review and the survey was designed to facilitate feedback on the character areas, development strategies and existing zoning and allowable densities,

The second survey was open for approximately two weeks, from December 1st through December 12th. There were 33 respondents to this survey; while a much lower response rate than the first survey, the response rate was approximately 10%. The survey results were presented to the PAC at their meeting on January 14, 2018. The survey results showed a significant majority of the respondents agreed with each of the character areas, development strategies and densities.

The results from both surveys are found in the Appendix.

Additional Input

In addition to the formal opportunities for input and feedback, the project team was provided community input on an individual basis, primarily by island property owners and residents who were unable to make the community meetings. A supplemental public meeting was held on the weekend of December 9- 10, 2017 to provide an additional opportunity for informing the members of the public, including those unable to attend either PAC meetings or the community workshops. The information provided at this meeting included the presentation provided at the PAC meeting on November 27th and at the Daufuskie Island Council meeting on December 28th. In addition, maps and materials were posted on the bulletin board at Mary Fields School, along with project team and PAC member contact information.

All meetings and input opportunities were advertised on the Daufuskie Island Council website, on NextDoor Daufuskie, and with flyers posted in strategic areas of the island. All related presentations and meeting materials have been posted on the Daufuskie Island Council website and are found in the Appendix.



Chapter Three:
VISION AND GOALS

CHAPTER 3: VISION AND GOALS

One of the most critical steps in the development of a plan is the identification of the community's vision for the future. This vision provides the framework for the plan and is based on community input obtained early in the planning process.

Plan Review

At the first community workshop held on June 29, 2017, a review of the visions contained in existing plans that are pertinent to Daufuskie Island was presented. This information was designed to help the community understand the focus. These plans and visions included the following.

Beaufort County Comprehensive Plan

The overall vision for the Beaufort County Comprehensive Plan is:

"Promote safe and healthy communities that preserve and build on the County's unique sense of place; and promote sustainable economic opportunities that allow all County residents to thrive and prosper."

The Beaufort County Plan also included eight vision statements:

- *Preserve the natural beauty*
- *Create new industries and jobs for a strong economy*
- *Build better roads and encourage two-wheeled and two-footed travel*
- *Preserve the rich cultural heritage*
- *Permit development while maintaining sense of place*
- *Create parks and conserve open spaces*
- *Ensure affordable housing for all residents*
- *Provide public services without breaking the bank*

Tourism Product Development Concept for the Lowcountry Region Strategy and Plan

The Tourism Product Development Concept for the Lowcountry Region, developed by the South Carolina Parks, Recreation and Tourism Department included a specific focus on Daufuskie Island. The elements identified as important considerations include:

"Even by the extremely high standards of the Lowcountry, Daufuskie Island represents a unique asset. As an ecotourism destination, further large scale real estate development should be prohibited, and strict zoning controls placed on the development of new structures. Sustainable energy and transport options and recycling for the Island should be developed, and unsealed roadways left in their present condition. Consideration should be given to the designation of an historic area in order to identify and preserve a zone where examples of the Island's unique architecture may be relocated and preserved."

Daufuskie Island Plan

The current Daufuskie Island Plan does not contain an overarching vision statement. However, there are identified goals for specific elements summarized in Table 2.

TABLE 2. DAUFUSKIE ISLAND PLAN ELEMENTS

Development Patterns
<ul style="list-style-type: none"> • Preserve land • Promote traditional development patterns
Ferry Service
<ul style="list-style-type: none"> • Improve service • Establish intense development around ferry embarkation sites
Island Transportation
<ul style="list-style-type: none"> • Improve transportation in a contextual manner
Tourism and Wayfinding
<ul style="list-style-type: none"> • Improve wayfinding infrastructure • Cross-promote tourism interests
Housing
<ul style="list-style-type: none"> • Increase opportunities for obtainable housing
Historic Resources
<ul style="list-style-type: none"> • Heighten historic preservation • Heighten land conservation efforts
Civic Sites
<ul style="list-style-type: none"> • Create small gathering spaces • Create significant civic spaces
Economy
<ul style="list-style-type: none"> • Expand the economy • Promote additional means of economic control and oversight
Sustainability
<ul style="list-style-type: none"> • Establish sustainable benchmarks and targets

Daufuskie Island Conceptual Master Plan Charrette Report

This report, developed by the Clemson Institute for Economic and Community Development included the identification of focused development recommendations and a Daufuskie Island Covenant. These recommendations and covenant were developed in recognition of the uniqueness of Daufuskie Island.

Development Recommendations:

- Maintain Haig Point Road as currently configured, with parallel path for walking, bicycles and golf carts

- Protection of neighborhoods outside of the resort plantations and emphasizing Daufuskie style of land use/architecture
- Mixed use district at south end of the island at county dock area
- New public landing in the island center (Melrose/Freeport area) to become main portal
- Updated zoning categories allowing small retail/businesses particularly in the center portal and southern portal areas

Daufuskie Island Covenant:

We, the people of Daufuskie Island, promise

To preserve our traditional island way of life while preparing our community for a prosperous future by guiding responsible growth in a way that allows our community values to remain constant.

Furthermore, we dedicate ourselves

- To making decisions that respect and preserve our natural resources;
- To enhancing and protecting our cultural and historic resources;
- To lead in the practices of civic engagement, environmental conservation, economic diversity, and sustainable development;
- To giving all generations opportunities to improve their quality of life,
- To preserve our island values while welcoming newcomers and new opportunities with open arms.

Therefore, in order to cultivate a more livable community, we hereby pledge from this day forward to support these endeavors by:

Participating in creative dialogue, listening with open minds, and giving our time, talent, and resources as necessary.

Finally, as stewards of our own future, striving to be citizens in the truest sense of the word, existing on an island with no bridges connecting us elsewhere, we dedicate ourselves

- *To being connected*
- *To each other,*
- *To our children,*
- *To our elders,*
- *To our collective memory,*
- *To our environment,*
- *To our economy,*
- *To our island,*

Now and forevermore.

In addition to the review of the existing plans relating to Daufuskie Island, the meeting participants were provided with example local government vision statements from coastal communities throughout the southeast, as well as from bridge-less island communities throughout the country. These vision statements provided background for the meeting participants as they worked to develop elements of the vision statement and priorities for the island.

The results of the workshop were compiled into a draft vision statement, which was included in the first survey. Eighty-nine percent of the 368 survey respondents agreed with the vision statement. Based on feedback and comments, the Project Advisory Committee finalized the vision statement.

Daufuskie Island Vision

"Daufuskie is a pristine sea island with extraordinary natural, cultural and historic resources. Our vision is to support balanced, mindful growth that provides a sustainable economy, while preserving our unique and diverse community character, rural sense of place, and secluded island lifestyle. While recognizing property owners' rights to reasonable use of their land, we will minimize the threat to our natural environment, cultural and historic resources, and ensure the preservation of Daufuskie Island's natural beauty."

Goals and Priorities

Workshop participants were also asked to identify and prioritize aspects of the community considered crucial to preserve, maintain and enhance for the future of the Island. The results from the workshop were incorporated into the first survey in order to obtain additional and more broad-based feedback on establishing the goals and priorities of the Island.

The primary priority and focus centered around the preservation of the existing character of the community and slower, more rural pace of life enjoyed by residents. The following were identified as overall goals and priorities, which together with the vision, form the framework for the development of the plan and the action steps needed to achieve the vision, goals and priorities.

- Preservation of community character
- Balance growth and development with the existing community character
- Promote a sustainable economy compatible with existing community character
- Preserve and enhance community assets, including the natural beauty of the island
- Promote environmental stewardship
- Preserve the island history and culture, including a focus on the native Gullah heritage

The major contributors to the island community character were identified as:

- Natural beauty and coastal environment
- Lack of large commercial/retail developments
- Quietness
- Slower pace of life
- Rustic/rural character
- Community involvement/sense of community
- Geographic location/lack of a bridge



Chapter Four:
EXISTING CONDITIONS

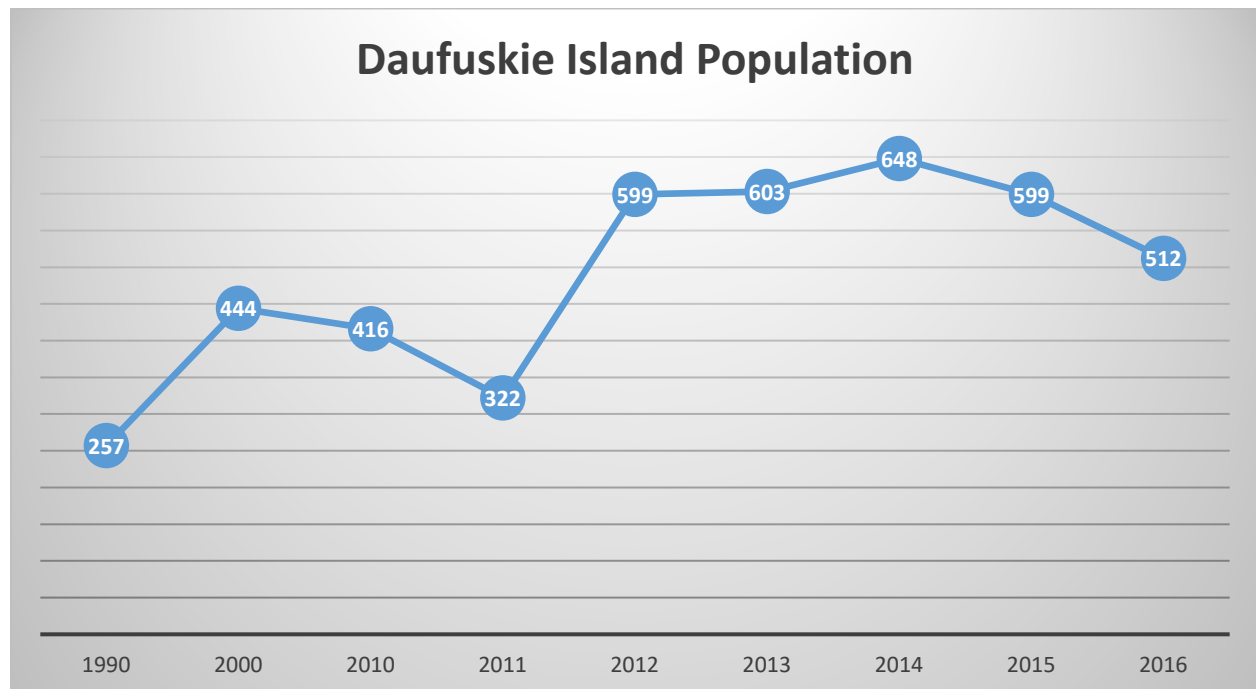
CHAPTER 4: EXISTING CONDITIONS

In order to appropriately plan for the future, there must be an understanding of the Island's existing conditions. Each of the required elements identified in the comprehensive planning legislation has been analyzed and the existing conditions developed.

Population

The full time residential population of Daufuskie Island has fluctuated over the last several decades. The population had dwindled to less than 100 residents before the advent of the resort developments in the late 1980s. The population began to grow, with 257 residents in 1990 based on the US Census decennial survey. Given the logistical requirements of living on a bridge-less island, the population has continued to fluctuate, reaching a peak high in 2014, with an estimated 648 residents according to the US Census American Community Survey. Since then, the estimated population on the island is an estimated 512 in 2016. The graph in Figure 1 depicts the population fluctuations since 1990. The data is also shown in Table 3, along with the percent change in the population.

FIGURE 1. DAUFUSKIE ISLAND POPULATION



Source: US Census and American Community Survey

TABLE 3. POPULATION PERCENT CHANGE (1990-2016)

Year	Population	% Change
1990	257	----
2000	444	72.76%
2010	416	-6.31%
2011*	322	-22.60%
2012*	599	86.02%
2013*	603	0.67%
2014*	648	7.46%
2015*	599	-7.56%
2016*	512	-14.52%

**US Census / American Community Survey Estimates*

In addition to the full time residential population, Daufuskie Island has a relatively significant part-time population of property owners who come to the island on weekends, or when it is possible for them to spend time on the Island. This population number also swells significantly during the high tourist season that typically extends from the end of May through September. The tourist season population includes both overnight guests, as well as a significant number of day-trippers coming the Island from the surrounding areas, such as Hilton Head, Bluffton and Savannah.

Demographics

The demographic breakdown of the population was identified for 2010 and the estimates for 2016. Table 4. shows the comparison of the population age and sex. The racial make-up of the population was identified as primarily Caucasian (93.5%), African American at 5.3% and Asian at 0.5%. Those identifying themselves as two or more races made up 1.3% of the population.

TABLE 4. DEMOGRAPHIC DATA - 2016

2016			
Age	Total %	% Male	% Female
Under 5 years	1.2%	0.0%	2.3%
5 to 9 years	5.1%	5.1%	5.1%
10 to 19 years	0.0%	0.0%	0.0%
20 to 29 years	4.1%	4.7%	3.5%
30 to 39 years	11.3%	12.1%	10.6%
40 to 49 years	0.0%	0.0%	0.0%
50 to 59 years	5.0%	4.6%	5.4%

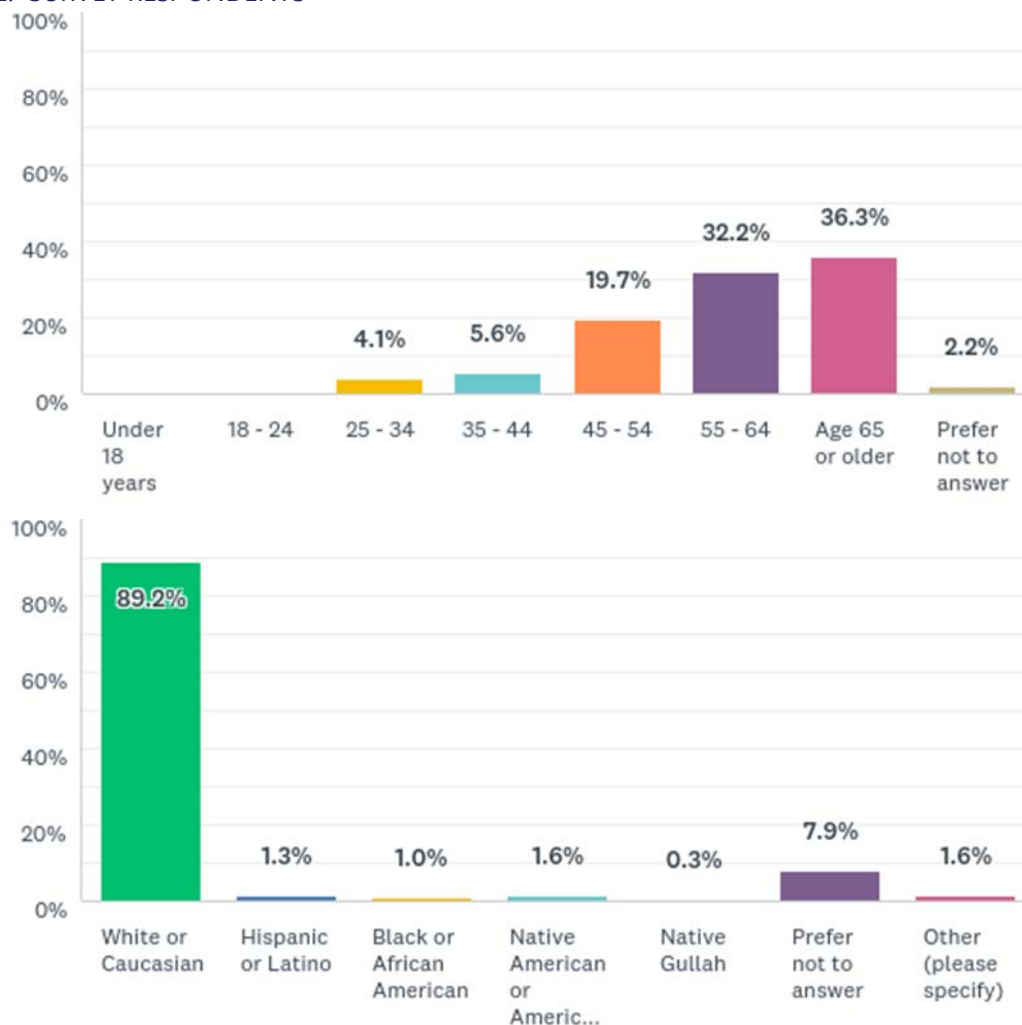
60 to 69 years	23.8%	25.8%	21.9%
70 to 79 years	39.7%	35.2%	44.1%
Over 80 years	9.7%	12.5%	7.0%

Source: US Census American Community Survey

Survey Respondents

Of the 368 respondents to the community survey, 89.2% identified themselves as white or Caucasian and 1.0% black or African American; 7.9% preferred not to answer the question. With regard to age, 36.3% of the respondents were age 65 or older and 32.2% were age 55 to 64. The demographics of the survey respondents are shown in Figure 2.

FIGURE 2. SURVEY RESPONDENTS



Population Forecast: Approximate “Build Out” Condition

Forecasting population is an inexact science and based on a variety of assumptions. For this plan, two forecasts were developed for the horizon year of 2035. The first forecast is an

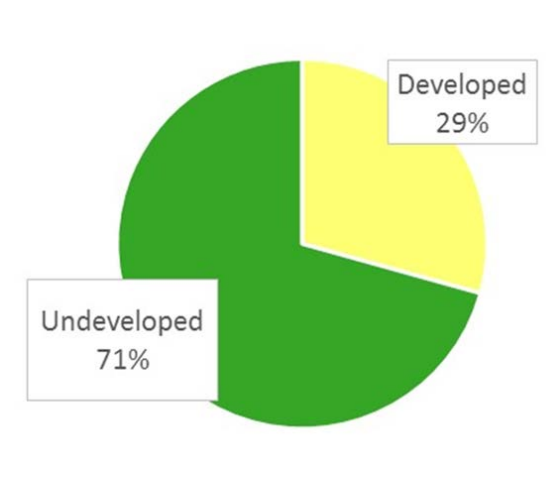
estimated “build-out” condition for the Island, excluding the Planned Unit Developments (PUDs) of Haig Point, Melrose, Oak Ridge and Bloody Point. These PUDs are subject to their approved densities. There are currently a total of 1,891 undeveloped parcels on the Island, of which 735 parcels are outside of the PUDs.

These 735 parcels are currently zoned rural, general urban, suburban, and urban center, each of which has maximum allowable densities. These allowable densities range from one dwelling unit per acre in the rural category to eight dwelling units per acre in the urban center category. Based on the percentage of parcels found in each category and the maximum dwelling units allowed, there is a potential total of 3,055 additional dwelling units on the Island.

Applying the average household size of 2.2 persons per household, the potential population could include an approximate addition of 6,720 persons excluding the PUDs.

Based on the approved PUD densities for Bloody Point, Haig Point, Melrose and Oak Ridge, an additional 2,691 dwelling units are approved, although this figure does include hotels and inns. Applying the same 2.2 persons per household, the additional population from the PUDs at build out is approximately 5,920. When combined with the potential population outside of the PUDs, the build out population on the island is approximately 12,640 persons. The developed and undeveloped parcels are shown in Figure 3.

FIGURE 3. DEVELOPED/UNDEVELOPED PARCELS



Developed Parcels	592 (24%)
Undeveloped Parcels	1,891 (76%)

Population Forecast: Historical Trend Analysis

With the large fluctuations in population, including both full time residents, as well as vacationers and tourists, a realistic estimate of future population growth is difficult. The previous plan population forecasts were focused on significant population growth, however, the need for ferry use and/or a private boat to access the island and the associated logistics will have an impact on the future population growth. The further development of the PUDs is also in flux given the history of insolvency with regard to Bloody Point and Melrose. Based on the historical trends, the average annual rate of growth in population over the fifteen years from 1990 to 2016 has been 3.65%.

Applying the average yearly growth rate for developing future population projections, the Island population by 2035 would be 1,013 full-time residents, coupled with the continuing swell in population through overnight tourists and day-trippers. While additional development on the Island is uncertain, but likely to occur in some form that will result in an increase in population growth, based on historical trends, those additional increases would likely be offset to some degree by out-migration.

Economic Development

The economy of Daufuskie Island is currently based on tourism and service industries supporting the tourist economic sector, as well as some of the service needs of the island residents. The South Carolina Department of Parks, Recreation and Tourism tracks the economic benefits of tourism throughout the state. While not broken down into geographies smaller than the county level, the impact of tourism on Daufuskie can be understood through the county-level statistics. Beaufort County ranks third in the State behind Horry and Charleston Counties in the generation of tourist/travel expenditures, with tourist generated spending totaling over \$1.3 billion in 2016 with local tax receipts totaling over \$39 million.

In recent years, there has been an increase in the establishment of small businesses across the Island, which are in addition to those already existing. These businesses include restaurants and coffee shop, artisan shops, and tourist supportive services. While new small businesses have started up, there also have been several economic set-backs for the Island.

The Melrose Resort went through bankruptcy in 2017 and its future is uncertain. The Bloody Point Resort also closed in 2017 due to financial issues. While the resorts experienced financial difficulties, the residential areas of Melrose and Bloody Point are separate entities and not related to the resort/club financial issues. Finally, one of the long-standing restaurants on the Island, which was also a major employer, closed its doors. These recent closures have had a detrimental impact on the economy of the Island.

To address these impacts and to move the economy forward, in early 2018, an initiative was undertaken to provide support to existing businesses and foster and support new endeavors. The Business Alliance is supported by the Clemson University Extension Service and is working on action steps to ensure the Island's economic stability and vitality.

The first community survey provided insights into the economy and employment status of island residents. Of the respondents to the survey, 40.3% indicated they were retired, with 34.4% employed full time. Of the 34.4% of full time employees, 18.8% are self-employed and/or business owners on the island; 56.5% work off the island and 17.2% work on the island from home.

The US Census American Community Survey (2012-2016) estimates support the community survey findings, showing approximately 27% of the population employed full-time. Tables 5, 6 and 7. provide a breakdown of the occupational and industry employment sectors and worker classification.

TABLE 5. OCCUPATIONS

Occupation	Percent of Workforce
Management, Business, Science and Arts	7.8%
Service	45.3%
Sales and Office	18.8%
Natural Resources, Construction, Maintenance	23.4%
Production, Transportation, and Material Moving	4.7%

Source: US Census American Community Survey Estimates

Note: Margin of Error range from +/- 7.2% to +/- 12.9%

TABLE 6. INDUSTRY

Industry	Percent of Workforce
Agriculture, Forestry, Fishing/Hunting/ Mining	0.0%
Construction	38.3%
Manufacturing	7.0%
Wholesale Trade	0.0%
Retail Trade	9.4%
Transportation, Warehousing, Utilities	5.5%
Information	0.0%
Finance and Insurance, Real Estate, Rental/Leasing	2.3%
Professional, Scientific, Management and Administrative and Waste Management Services	7.0%
Educational/Health Care/Social Assistance	15.6%

Arts, Entertainment, Recreation and Accommodation and Food Services	0.0%
Other Services, except Public Administration	14.8%
Public Administration	0.0%

Source: US Census American Community Survey Estimates

Note: Margin of Error range from +/-3% to +/-35%

TABLE 7. WORKER CLASSIFICATION

Class of Worker	Percent of Workforce
Private Wage and Salary Workers	65.6%
Government Workers	14.8%
Self-Employed Workers	19.5%

Source: US Census American Community Survey Estimates

Note: Margin of Error +/- 22%

Table 8 displays the family or household income. The median family income, or middle value, is \$128,542.

TABLE 8. FAMILY INCOME

Income Estimate	Percent of Population
Less than \$10,000	0.0%
\$10,000 to \$14,999	0.0%
\$15,000 to \$24,999	0.0%
\$25,000 to \$34,999	0.0%
\$35,000 to \$49,999	13.2%
\$50,000 to \$74,999	11.0%
\$75,000 to \$99,999	15.0%
\$100,000 to \$149,999	18.5%
\$150,000 to \$199,999	21.6%
Over \$200,000	20.7%

Source: US Census American Community Survey Estimates

Note: Margin of Error +/- 13.3%

Natural Resources

As a coastal sea island, Daufuskie Island is home to significant natural resources and scenic viewsheds. A volunteer community organization, the Daufuskie Island Conservancy, was organized in 2005 "exclusively for the education, scientific and charitable purposes related to the study, protection and management of the natural resources of Daufuskie Island and the surrounding ecosystem. The Conservancy has regularly hosted environmental talks,

conducted an environmental survey, implemented an Adopt-A-Road program, and established a sustainable living farm, and is committed to the protection and preservation of the Island's resources.

One of the most significant resources for the Island is the salt marsh, one of the most unique ecosystems and habitats. The primary salt marsh vegetation is *Spartina alterniflora* and is plentiful in Daufuskie's salt marshes and is one of the few species that thrives in salt water. These marshes serve as a protection for many species, such as shrimp, crab and oysters, by protecting them in their larval or beginning stages.

In addition to the saltwater wetlands, or salt water marsh, Daufuskie also is home to freshwater wetlands. These freshwater wetlands, located in the interior of the island, provide a home to many fish and bird species, as well as vegetation. The saltwater wetlands or marsh comprise 17% of the area of Daufuskie, while the freshwater wetlands comprise 15%. The wetlands are shown in Figure 4.

FIGURE 4. WETLANDS



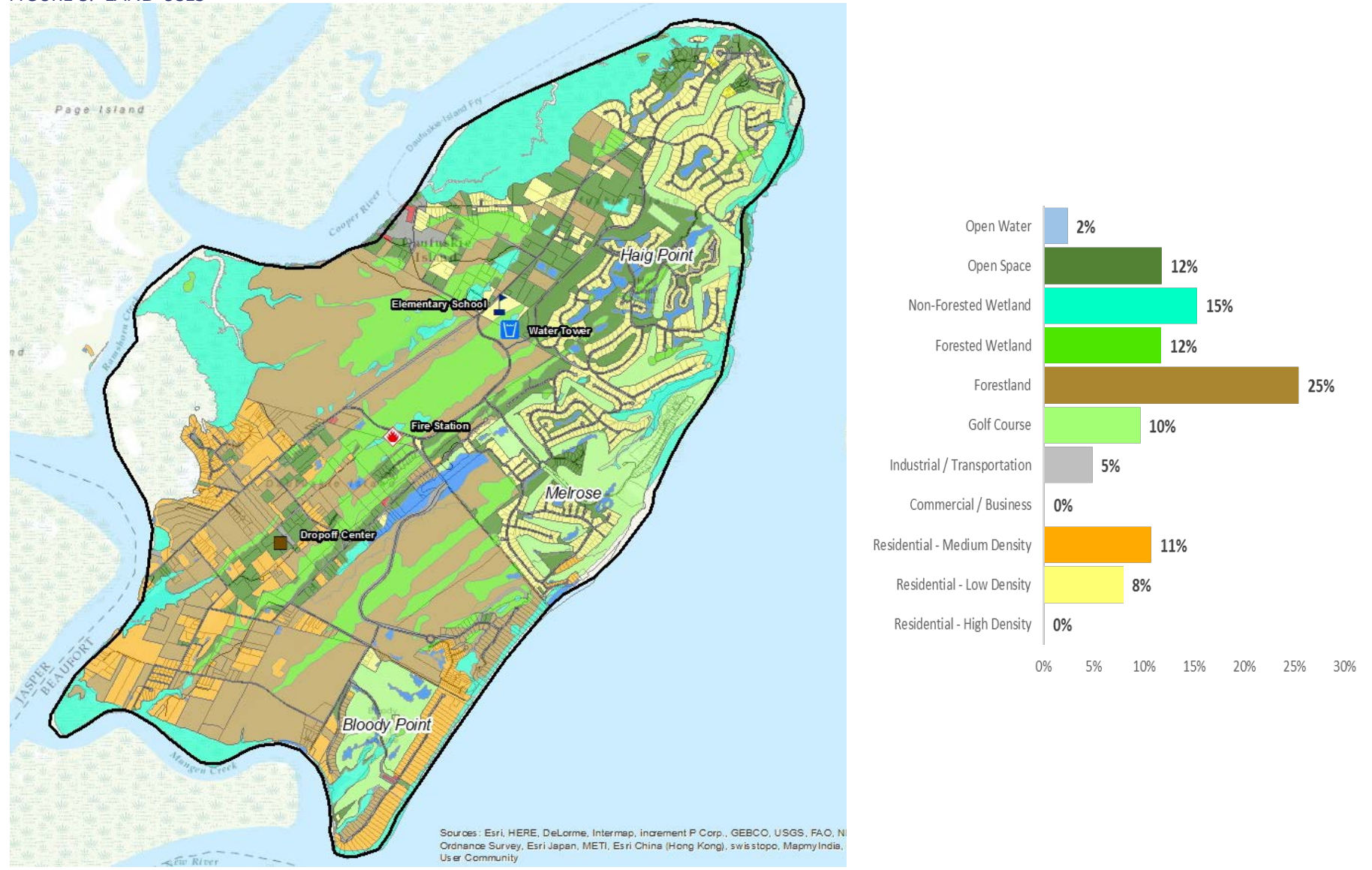
Wetlands

<i>Saltwater</i>	17%
<i>Freshwater</i>	15%

Another important element of the natural ecosystem is the beach which extends along the eastern side of the Island. The beach and dune system typically serve to protect the inland areas from high seas, waves and hurricanes. However, the beach system has sustained damage from Hurricane Matthew (2016) and Tropical Storm Irma (2017), both of which made landfall in the vicinity.

Coastal forestland is also an important natural resource. These forestlands, which include numerous varieties of trees and other vegetation, serve as a wildlife habitat for a variety of species, such as palmetto, pine, oak and sweetgum. Approximately 25% of the Island is comprised of forestland, shown in brown in Figure 5

FIGURE 5. LAND USES



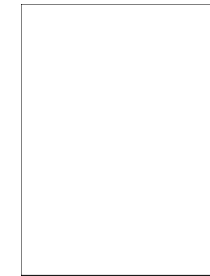
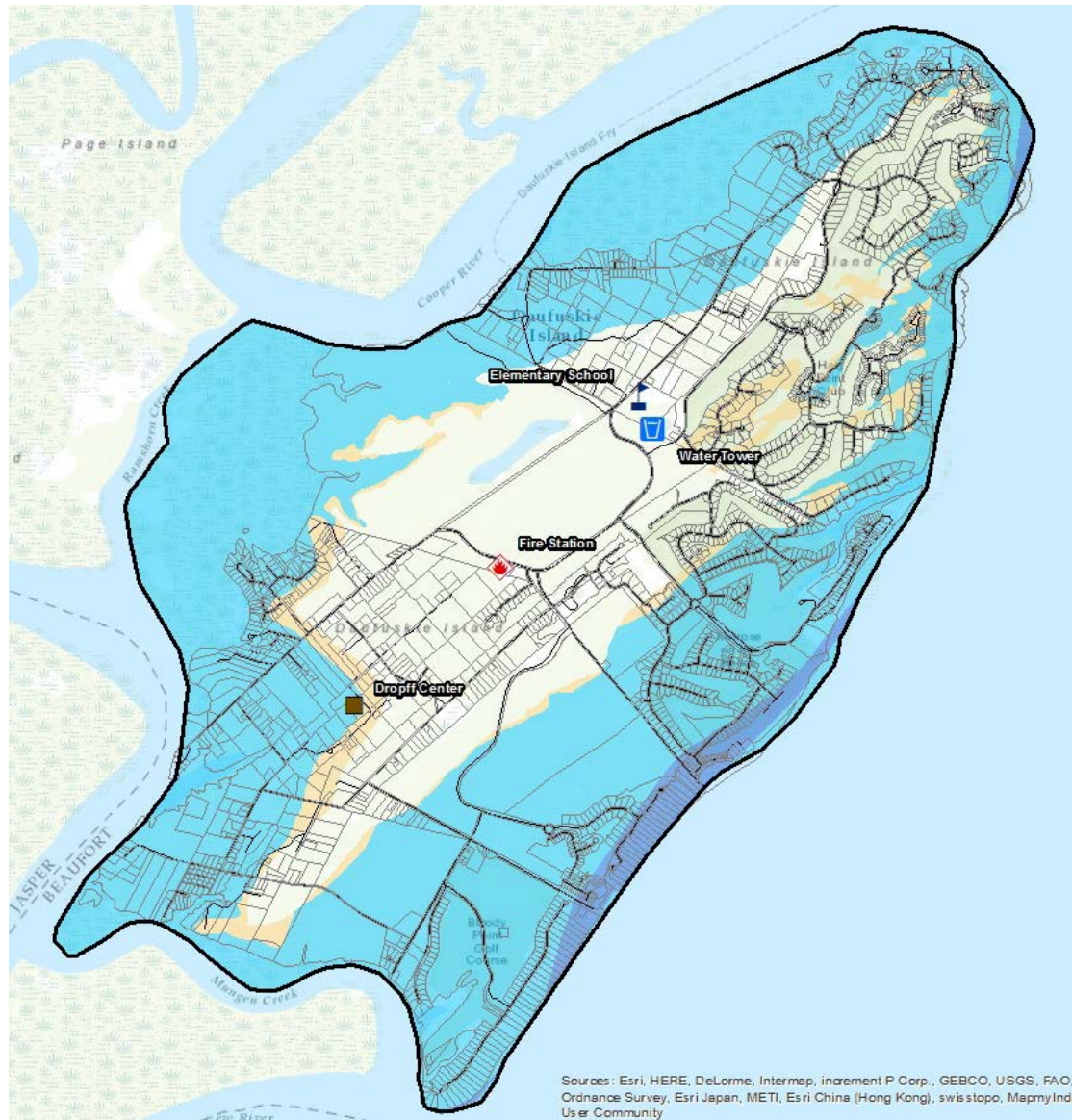
The Island is also home to a wide variety of creatures. The Atlantic Loggerhead, which is a federally threatened species, nests along the beaches of the southeast, including Daufuskie. A dedicated group of volunteers works to identify and protect the nests during the season, which typically begins in late May/early June and continues until mid-August. Both harmless snakes, such as kingsnake, garter snake and rat snake, and poisonous snakes, such as copperhead, rattler and cottonmouth moccasins are found on the Island. Alligators, which have made a comeback due to presence on the endangered list and is still protected, are also present on Daufuskie. According to the South Carolina Department of Health and Environmental Control (SCDHEC), approximately 300 species of birds have been recorded in the state and the vast majority of these birds can be found along the coast. These birds include both permanent residents as well as migratory and include both the threatened Wood Stork and Bald Eagle. A wide variety of animals can also be found on Daufuskie, such as raccoons, otters and white-tailed deer.

Soil types have an impact on development and land use, particularly with the prevalence of septic tank use. According to SCDHEC, the soils in the coastal area fall within the Atlantic Coast Flatwoods land resource area, except for a small portion in Berkeley County. These soils are typically a mix of sand and loam and drain moderately well to poorly.

Daufuskie Island, as a sea island, is prone to flooding and the Special Flood Hazard Areas have been mapped. Sixty-four percent of the island is included in a high risk zone (AE and VE), while 5% is included in a moderate risk zone (X). The remaining 31% of the island is in a low risk flood hazard zone.

In addition to the Special Flood Hazard Areas, the impacts of storm surge on the Island was also identified and mapped. In the event of a Category 1 storm, almost half of the Island (49%) will be impacted. In the event of a Category 5 storm, the entire island would be impacted. The following series of maps in Figures 6 and 7 depict the flood hazard areas and the impacts from storm surge.

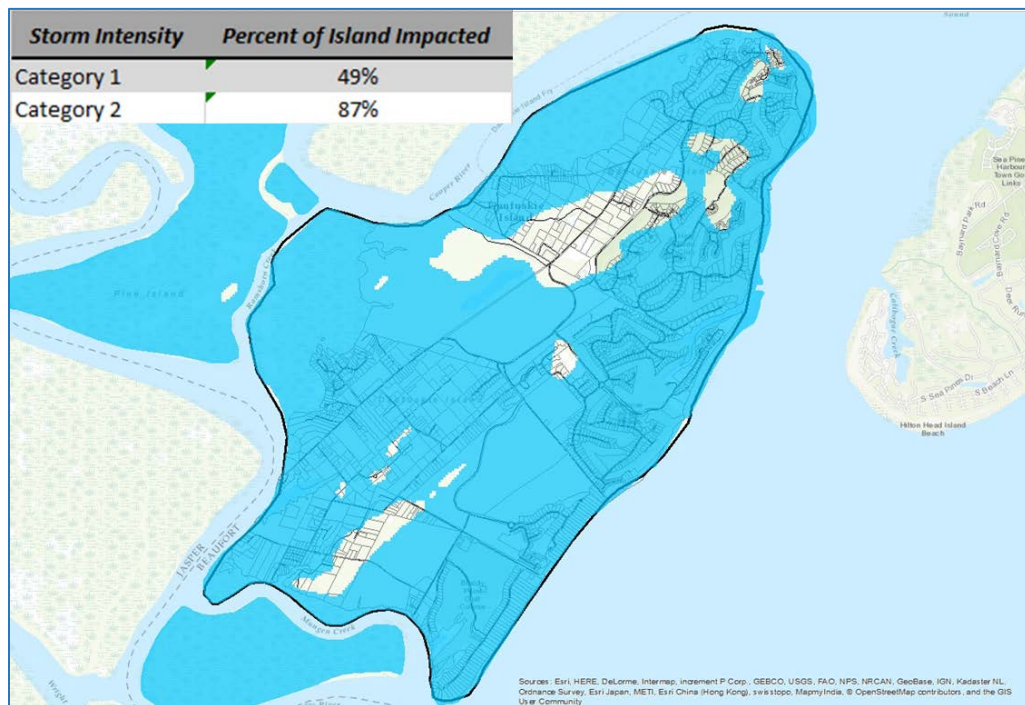
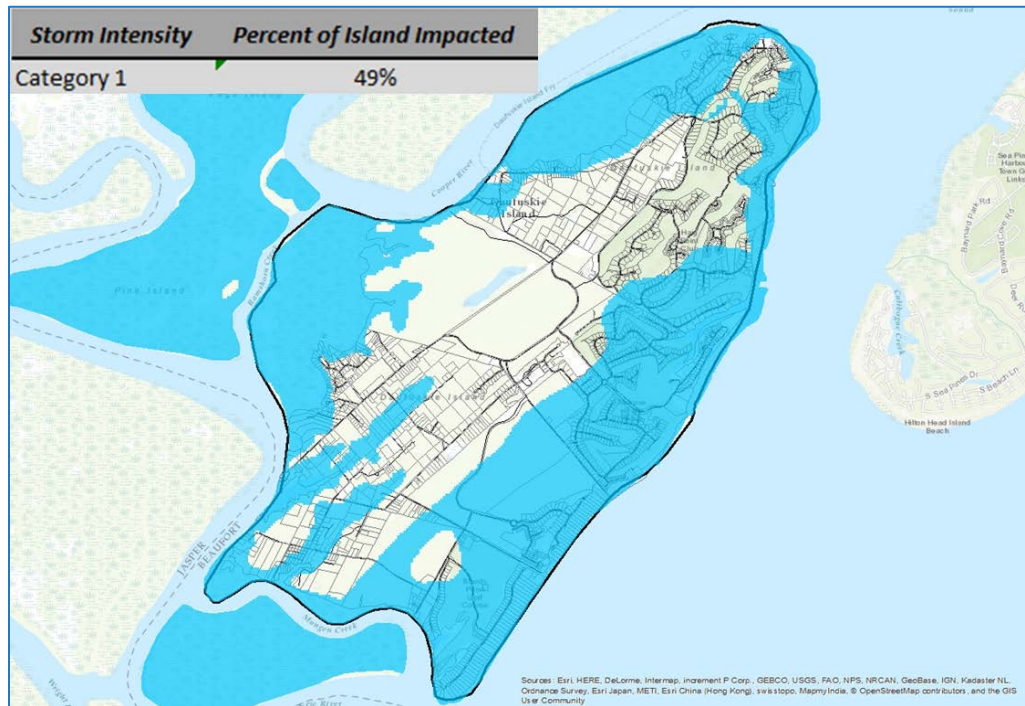
FIGURE 6. FLOOD HAZARD AREAS

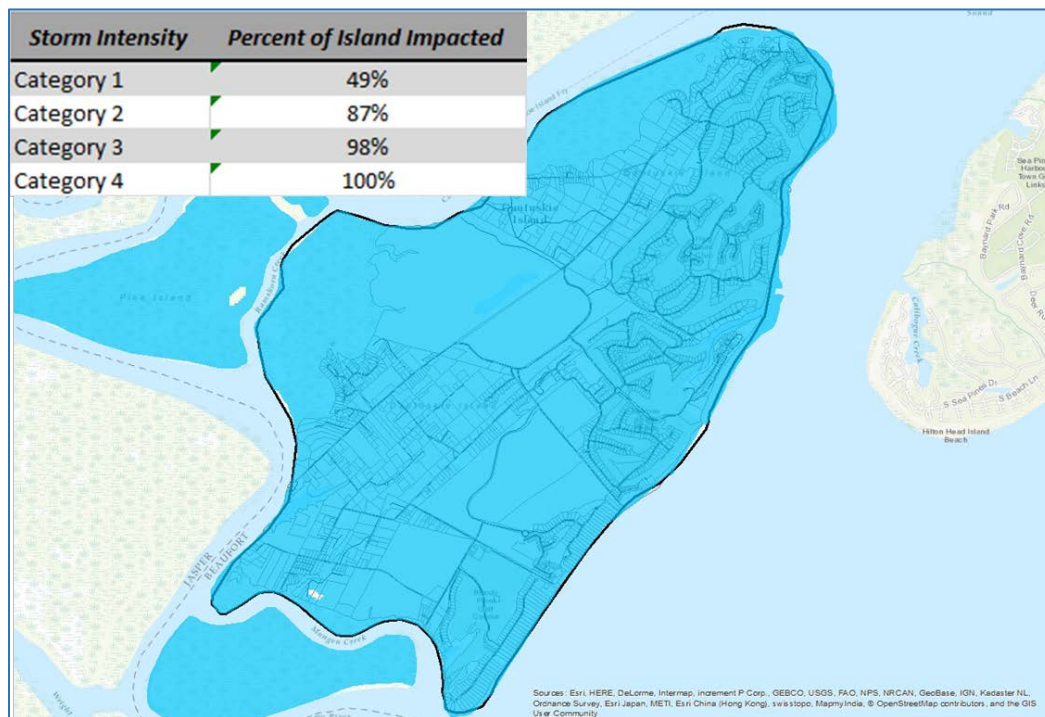
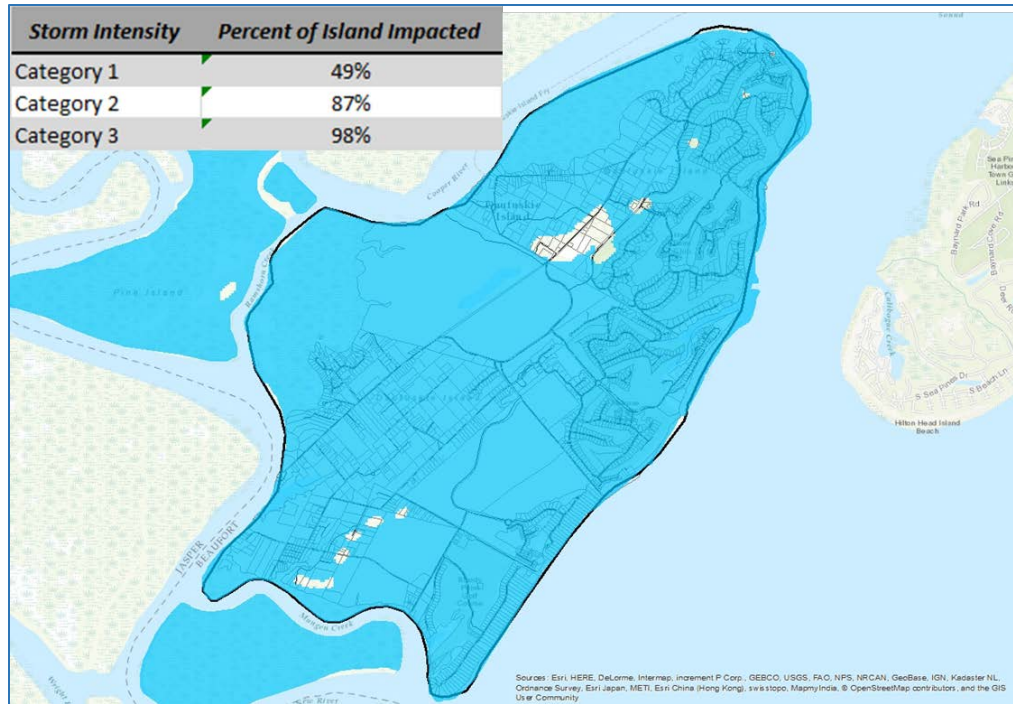


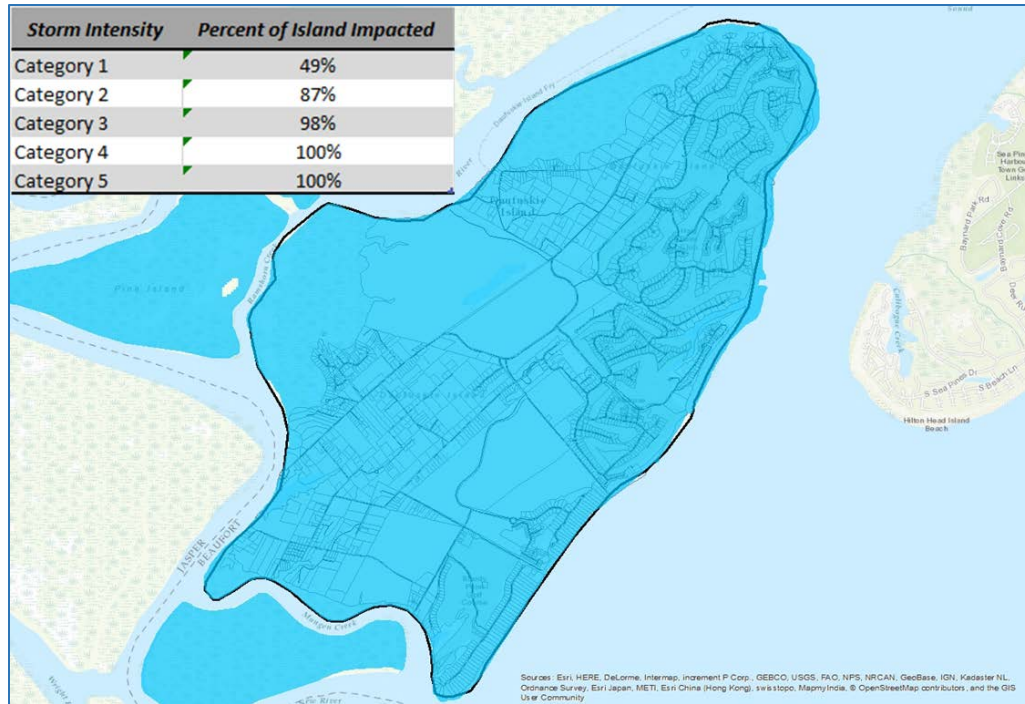
Flood Zones

<i>High Risk</i>	<i>64%</i>
<i>Moderate Risk</i>	<i>5%</i>
<i>Low Risk</i>	<i>31%</i>

FIGURE 7. STORM IMPACTS







Cultural Resources

In 1984, the US Department of the Interior/National Park Service designated Daufuskie Island as a Historic District and included the Island on the National Register. According to the statement of significance:

"...the district contains 241 contributing properties. Most of the building consist of folk housing. They were constructed from 1890-1930, but reflect a much earlier building technology. Thus, they are significant architecturally as a survival form."

"Other areas of significance are historical in nature. Military engagements of note during the Yemassee and Revolutionary Wars took place on Daufuskie. In addition, buildings, sites, and structures represent Daufuskie's antebellum plantation society based on the cultivation of long staple cotton as well as the history of the island in the early twentieth century when life revolved around the oyster industry, logging, and truck farming operations."

"Daufuskie's cultural resources illustrate a three-century long history that has evolved with a minimum of outside influence. Potentially valuable archeological sites and documented historic sites have escaped the ravaging effects of modern development through sheer inaccessibility."

Examples of the key properties identified include:

- Haig Point Lighthouse

- Mt. Carmel Baptist Church
- Janie Hamilton School
- First Union African Baptist Church
- Mary Fields School
- Oyster Society Hall
- Cemeteries

In 2001, the Daufuskie Island Historical Foundation was formed in order to preserve and protect the historical and cultural heritage of the Island. According to the Foundation, members have worked to acquire and restore historic buildings, established an Island museum, created a self-guided tour of historic sites and begun an archive of history for the Island.

The significant community cultural and historic features, which include those identified in the National Historic Register, are shown in Figure 8.

The map shows the town of Beaufort, North Carolina, with a grid of 20 numbered blue circles indicating specific locations. The town is situated on a peninsula, with the Pamlico River to the north and the Beaufort River to the south. The map includes labels for various streets, landmarks, and geographical features.

Numbered Locations:

1. Located in the central part of the town, near the intersection of Main Street and 1st Street.
2. Located in the northern part of the town, near the intersection of Main Street and 2nd Street.
3. Located in the northern part of the town, near the intersection of Main Street and 3rd Street.
4. Located in the eastern part of the town, near the intersection of Main Street and 4th Street.
5. Located in the eastern part of the town, near the intersection of Main Street and 5th Street.
6. Located in the central part of the town, near the intersection of Main Street and 6th Street.
7. Located in the central part of the town, near the intersection of Main Street and 7th Street.
8. Located in the central part of the town, near the intersection of Main Street and 8th Street.
9. Located in the central part of the town, near the intersection of Main Street and 9th Street.
10. Located in the western part of the town, near the intersection of Main Street and 10th Street.
11. Located in the central part of the town, near the intersection of Main Street and 11th Street.
12. Located in the central part of the town, near the intersection of Main Street and 12th Street.
13. Located in the central part of the town, near the intersection of Main Street and 13th Street.
14. Located in the central part of the town, near the intersection of Main Street and 14th Street.
15. Located in the central part of the town, near the intersection of Main Street and 15th Street.
16. Located in the central part of the town, near the intersection of Main Street and 16th Street.
17. Located in the western part of the town, near the intersection of Main Street and 17th Street.
18. Located in the southern part of the town, near the intersection of Main Street and 18th Street.
19. Located in the southern part of the town, near the intersection of Main Street and 19th Street.
20. Located in the southern part of the town, near the intersection of Main Street and 20th Street.

Geographical Features and Landmarks:

- Water Bodies:** Pamlico River, Beaufort River, Marsh Creek, Cooper River, Dare Creek, Outer Banks.
- Islands:** Page Island, Dare Island, Outer Banks.
- Streets:** Main Street, 1st Street, 2nd Street, 3rd Street, 4th Street, 5th Street, 6th Street, 7th Street, 8th Street, 9th Street, 10th Street, 11th Street, 12th Street, 13th Street, 14th Street, 15th Street, 16th Street, 17th Street, 18th Street, 19th Street, 20th Street.
- Landmarks:** Beaufort Lighthouse, Beaufort Historic District, Beaufort Harbor, Beaufort Beach, Beaufort Golf Course.

Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, User Community

1. *Mt. Carmel Baptist Church No. 2*
2. *Tabby Ruin*
3. *Cooper River Cemetery*
4. *Haig Point*
5. *Melrose*
6. *Oyster Union Society Hall*
7. *Hinson White House*
8. *Mary Field Cemetery*
9. *Sarah Grant Home*
10. *Public Dock*
11. *White School House*
12. *The Council Tree*
13. *First Union African Baptist Church*
14. *Mary Fields School*
15. *Frances Jones Home*
16. *Moses Ficklin Cottage and Oak Tree*
17. *Mary Dunn Cemetery*
18. *Bloody Point*
19. *Bloody Point Cemetery*
20. *Bloody Point Lighthouse and Silver Dew Winery*

In addition to the local preservation and enhancement efforts and inclusion on the National Register, the US Department of Interior/National Park Service developed a Special Resource Study and Final Environmental Impact Statement: Low Country Gullah Culture in 2005. This study was authorized by the US Congress to determine the appropriate role for the National Park Service in the preservation of the Gullah Culture in response to the identification of the Gullah/Geechee culture as one of the most endangered historic resources and sites by the National Trust for Historic Preservation in 2004.

The study analyzed the Gullah culture ranging from the North Carolina/South Carolina border to North Florida to evaluate the cultural significance on a national level; to determine how to best protect and interpret the cultural resources; and develop recommendations for Congress on next steps.

The identified preferred alternative from the study was the creation of a National Heritage Area to connect and network cultural resources. The management of the partnership would eventually be managed by a local entity with start-up assistance from the National Park Service. This alternative led to the development of the Gullah Geechee Cultural Heritage Corridor. (<https://www.gullahgeecheecorridor.org/>)

Community Facilities

Water/Sewer

The Daufuskie Island Utility Company (DIUC) provides water/sewer service to the PUDs, and the service is available to the entire Island. With the mostly rural development patterns of the Island, residents outside of the PUDs primarily utilize individual or community wells and septic tanks for their water and sewer needs. The DIUC is the only water/sewer utility on the Island and provides water through the use of six wells. Wastewater collection and treatment is provided at two locations on the Island.

Solid Waste

The solid waste collection site for Daufuskie Island is located on Frances Jones Boulevard. The site, which only accepts residential refuse, consists of unmanned, open dumpsters. Once the dumpsters are full, they are barged off the Island and replaced with empty dumpsters. Because of the opportunity for illegal dumping with the open and unmanned containers, cameras have been installed to provide video surveillance. For a number of years, the Island has been working towards a "One Island Solution" for addressing solid waste, however, the initiative has not moved forward.

Fire/Emergency Services

Fire and emergency services are provided by the Daufuskie Island Fire and Rescue to the entire Island. The Daufuskie Island Fire District was created for the express purposes of



serving all properties on Daufuskie. The District is governed by the Daufuskie Island Fire District Board, which is comprised of five members appointed by the Beaufort County Council. The fire station is located on Haig Point Road and the staff includes 11 full time paid firefighters and 13 volunteer firefighters. The department also provides Emergency Medical Services to the Island.

The Beaufort County Sheriff's Department is responsible for law enforcement on the Island. There is no permanent officer stationed on Daufuskie, but there are officers assigned to answer calls and to be on the Island periodically.

Educational Facilities

The Daufuskie Island Elementary School is the only school on the Island and serves grades PK-5. Middle and high school students attend school on the mainland in Hilton Head and utilize the Haig Point ferry for transportation to and from the Island. The Daufuskie Island Elementary School, which has two classrooms, enrolls 26 students in 2018, with two full time teachers and four specialty teachers for supplemental subjects such as art and physical education.

According to South Carolina code, the following student teacher ratios shown in Table 9 are required and are currently met by the Daufuskie Island Elementary School; however with any significant student population increase, the capacity of the school would need to be addressed.

TABLE 9. STUDENT/TEACHER RATIO REQUIREMENT

Grade Level	Student/Teacher Ratio
PreK	20:1
K - 3	30:1
4 – 5 (English, Language Arts, Mathematics	30:1
4 - 5 (All other subjects)	35:1

Housing

There is a mix of housing stock on Daufuskie Island, ranging from mobile homes to upscale residences. According to the 2010 US Census, there were 447 housing units, with 133 or 29.8% occupied units and 314 and 70.2% unoccupied units. In 2016, the estimated housing units on the Island had grown to 465, with 227 of those units owner occupied. The characteristics of the units for 2010 and 2016 are shown in Table 10. The largest segment of the housing stock on the island is 1-unit detached housing which comprised 69.4% of the housing stock in 2010 and 85.6% in 2016.

TABLE 10. HOUSING UNITS- 2010 AND 2016

2010			2016		
Units in Structure	Number of Units	Percent of Total	Units in Structure	Number of Units	Percent of Total
1-unit, Detached	310	69.4%	1-unit, Detached	465	85.6%
2-unit, Detached	36	8.1%	2-unit, Detached	3	0.6%
2 units	0	0.0%	2 units	11	2.0%
3-4 units	66	14.8%	3-4 units	0	0.0%
5-9 units	15	3.4%	5-9 units	0	0.0%
10-19 units	0	0.0%	10-19 units	11	2.0%
20 or more units	0	0.0%	20 or more units	3	0.6%
Mobile Home	20	4.5%	Mobile Home	50	9.2%

Source: 2010 US Census and American Community Survey Estimates

Note: ACS Margin of Error ranges from +/-12% to +/-40%

Table 11 depicts the year of construction for the housing structures in 2010. As can be seen from the data, the highest construction period took place between 1980 and 1989, which corresponds to the development of the PUDs.

TABLE 11. YEAR STRUCTURE BUILT - 2010

Year of Construction	Number of Units	Percent of Total
Built 2005 or later	0	0.0%
Built 2000 to 2004	46	10.3%
Built 1990 to 1999	161	36.0%
Built 180 to 1989	200	44.7%
Built 1970 to 1979	0	0.0%
Built 1960 to 1969	26	5.8%
Built 1950 to 1959	0	0.0%
Built 1940-1949	0	0.0%
Built 1939 or earlier	14	3.1%

Source: 2010 US Census

The Census data also identifies that, in 2010 of the 133 owner occupied housing units, 77 units have a mortgage and 56 are without a mortgage. In 2016, the 227 owner occupied housing units were estimated to have 120 units with a mortgage and 107 without a mortgage.

The value of the owner-occupied units showed 15.0% were valued between \$50,000 and \$99,000, with the largest segment valued between \$300,000 and \$499,000 at 23.3% of the units. The median value of the housing units is \$262,500 in 2010. Table 12 depicts the owner-occupied value of the housing units in 2010.

TABLE 12. VALUE OF OWNER-OCCUPIED UNITS - 2010

Unit Value	Number of Units	Percent of Total
Less than \$50,000	0	0.0%
\$50,000 to \$99,000	20	15.0%
\$100,000 to \$149,000	6	4.5%
\$150,000 to \$199,000	23	17.3%
\$200,000 to \$299,000	28	21.1%
\$300,000 to \$499,000	31	23.3%
\$500,000 to \$999,000	15	11.3%
\$1,000,000 or more	10	7.5%

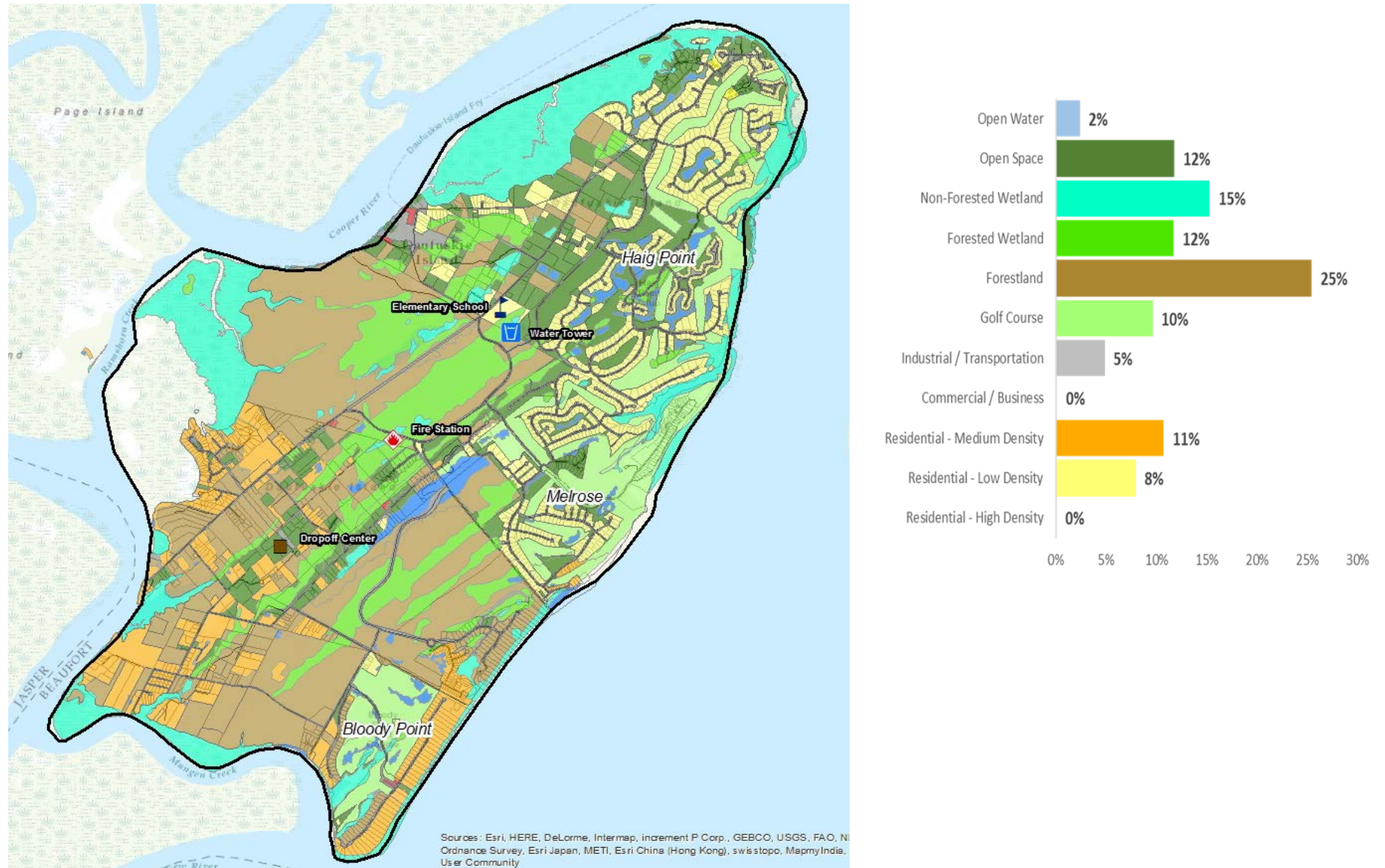
Source: 2010 US Census

Census figures show that 43.6% of the occupied households reported no vehicle available. However, this figure only includes automobiles and does not include golf carts as a primary vehicle.

Land Use

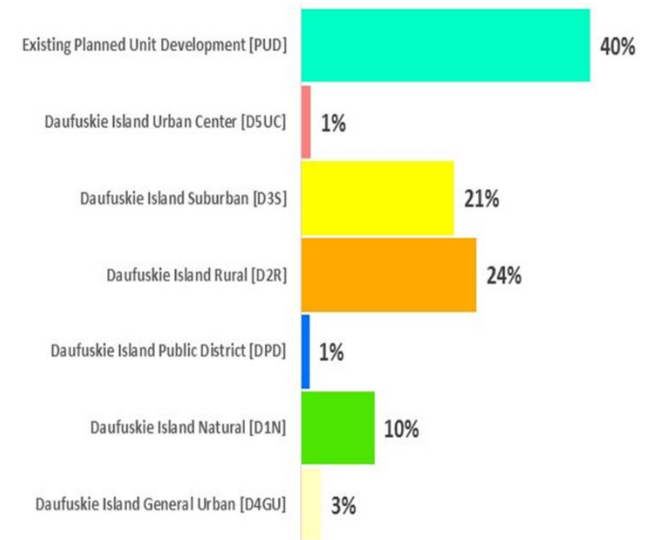
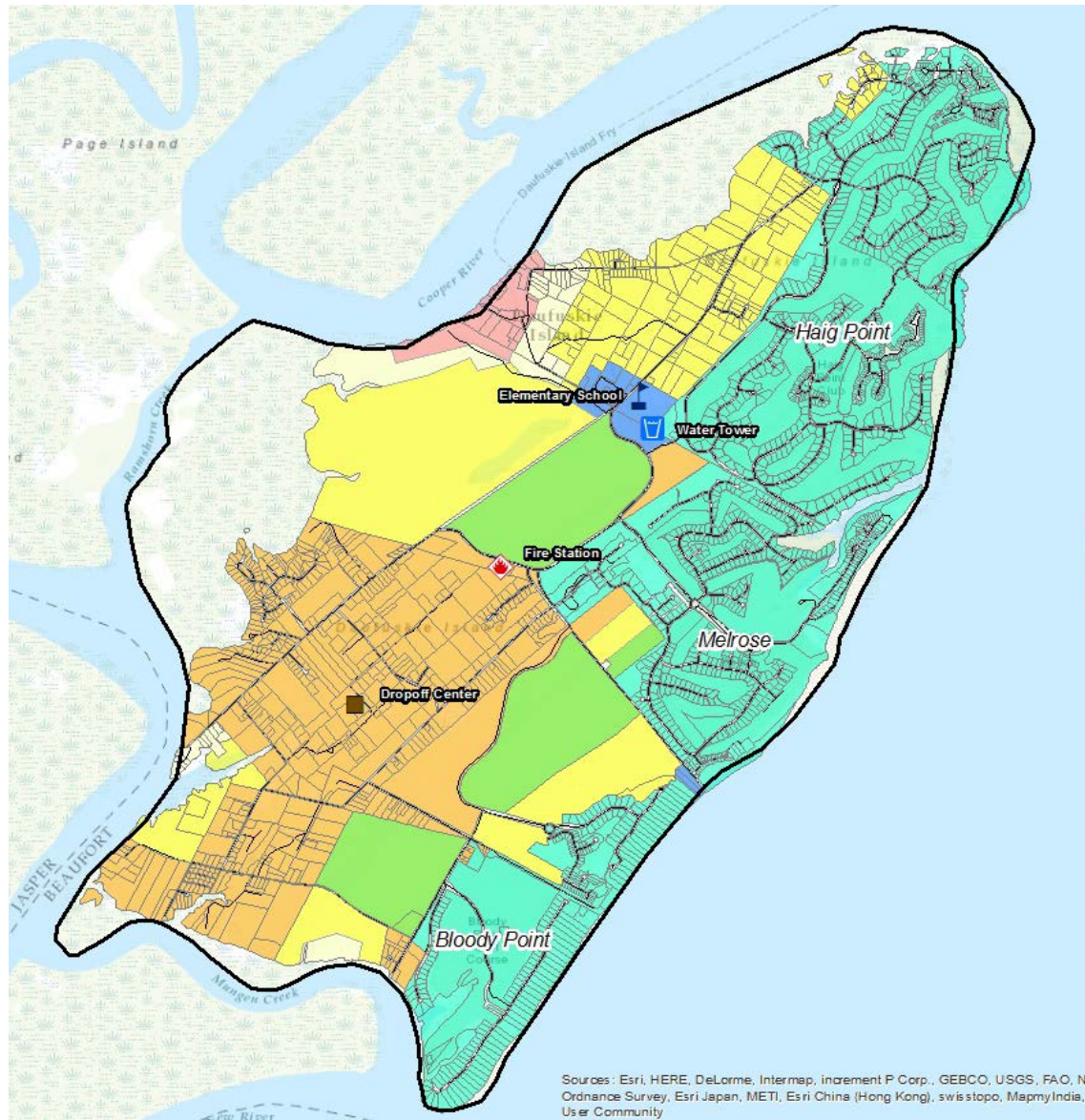
The current land use on Daufuskie Island reflects its relatively undeveloped state. The largest existing land use is found to be forestland, making up 25% of the land. Wetlands also comprise a significant element of the existing land use, with 15% characterized as non-forested wetlands and 12% characterized as forested wetlands. Open space comprises 12% of the land use. Residential land uses comprise 19% of the land use, with 11% in medium density and 8% in low density. Golf courses comprise 10% of the existing land use, with industrial/transportation category at 5%. Figure 9 depicts the existing land use breakdown.

FIGURE 9. LAND USES



As noted in the population element discussion, there are currently 2,483 parcels identified on the island. Of these parcels 24%, or 592 are developed and 1,891 (76%) are undeveloped. For the Island as a whole, 71% is characterized as undeveloped and 29% as developed. The current zoning classifications on the Island include Planned Unit Development, which comprises 40% of the Island and includes Bloody Point, Haig Point, Melrose and Oak Ridge. The next largest zoning category is Daufuskie Island Rural at 24% and Daufuskie Island Suburban follows at 21%. The Daufuskie Island Natural category comprises 10% of the zoning with General Urban at 3% and Public District and Urban Center both at 1%. The existing zoning classifications are shown in Figure 10.

FIGURE 10. EXISTING ZONING



Transportation

There are several unique components to the transportation on Daufuskie Island. These components include the ferry systems that provide service from the Island to the mainland and the roadway network. In addition, the use of golf carts is a large percentage of the vehicle choice, although automobiles are utilized by many on the island. However, autos and gas-powered golf carts are restricted from use in some of the PUDs.

Roadway Network

The roadway network on Daufuskie Island is a mix of paved roads and unpaved roads and many are maintained by Beaufort County, although the ownership and rights of way are often unclear. Haig Point Road is the major facility providing north-south access and is paved. There is a web of unpaved public roads that serve the majority of the Island, as well as a mix of private drives and roadways. Haig Point Road, which is approximately 2.7 miles in length, joins with Cooper River Landing Road which is also paved and provides access to the Melrose Landing, currently the public ferry embarkation point. Cooper River Landing Road is approximately 0.70 miles in length, bringing the total of paved facilities on the island to about 3.5 miles. The unpaved roads total about 9.5 miles in length. Table 13 provides the breakdown of the paved and unpaved facilities maintained by Beaufort County for over 20 years. In addition to these identified facilities, there are numerous private roadways.

TABLE 13. ROADWAY NETWORK

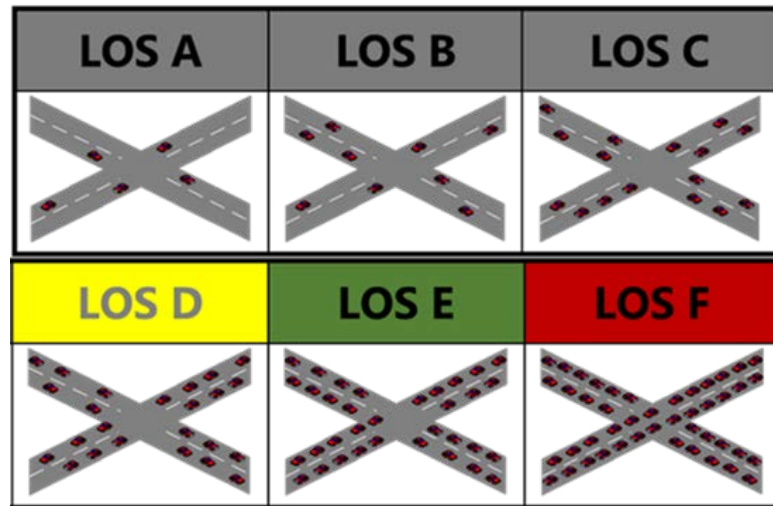
Paved Roadways	
Roadway	Length (in miles)
Haig Point Road	2.72
Cooper River Landing Road	0.70
Total Paved Roadways	3.42

Unpaved Roadways			
Roadway	Length (in miles)	Roadway	Length (in miles)
Freeport Road	0.21	Benji's Point Road	0.86
Carvin Road	0.90	Prospect Road	1.28
Old Haig Point Road	0.87	Pappy's Landing Road	0.78
Church Road	0.61	Beach Road	1.10
Turtle Beach Road	1.08	Frances Jones Road	0.25
School Road	1.58	Maryfield Road	0.23
Total Unpaved Roadways		9.75	

Source: Project Team/Google Earth

Traffic on the roadway network is low in the tourist off-season and increases significantly during the high tourist season and on weekend days. Roadway congestion is classified by Level of Service, which assigns a “grade” of A to F based on the level of congestion. Level of Service A is freeflowing and Level of Service F is gridlock. The graphic in Figure 11 illustrates the Levels of Service.

FIGURE 11. LEVEL OF SERVICE



Source: Georgia Department of Transportation

While formal traffic counts have not been taken, the roadway network on the Island operates at Level of Service A, even in the high tourist season.

Planned Unit Developments

The roadway networks within the PUDs are primarily paved and are maintained by the development associations. Bloody Point, Melrose, and Oak Ridge, originally gated, are currently open developments; Haig Point is the only PUD with active gate restrictions for entrance/exiting the development; however, the other PUDs may be gated in the future based on permitting in place. Table 14 displays the network, in miles, within each PUD.

TABLE 14. PUD TRANSPORTATION NETWORKS

Planned Unit Development	Roadway Network (in miles)
Bloody Point	1.87
Haig Point	9.57
Melrose	8.34
Oak Ridge / Beachfield	2.59

Source: Project Team/Google Earth

Multimodal Transportation

Because of the relatively low traffic volumes and the expectations of drivers to be in a mix of vehicles, particularly with golf carts, the roadway network serves all modes of transportation. Pedestrians and bicyclists successfully utilize the roadway network, although there are no designative pedestrian or bicycle facilities.

As described above, the use of golf carts make up a large percentage of the mode of travel on the Island. The golf carts are expected by automobile drivers and due to the expectations, the mix of vehicles is typically a successful scenario.

Public Ferry System

The Daufuskie Island ferry system is operated on a contract basis for Beaufort County and Palmetto Breeze, the rural transportation provider for Beaufort County and the South Carolina Lowcountry. Currently, the Haig Point Ferry operates the system under contract. The ferry provides connections from the Melrose Landing embarkation point on Cooper River Landing Road to the Hilton Head embarkation point located at Buckingham Landing, off of US 278/Fording Island Road. The ferry trip typically takes approximately 45 minutes to an hour and generally runs on the following schedule:

Departing Hilton Head/Buckingham Landing	Departing Daufuskie/Melrose Landing
7:00 am	8:30 am
10:00 am	11:30 am
1:00 pm	2:30 pm
4:00 pm	5:30 PM
9:00 pm (Fridays only)	10:15 PM (Fridays only)

Source: *Daufuskie Island Ferry*

According to the *Daufuskie Island Public Ferry Service Passenger Guide* (Nov. 2017), ferry is open to the public, with round trip for members of the general public costing \$35.00. There are levels of tickets available for Daufuskie Island residents, part-time residents and property owners.

Level 1 - \$2.00 One Way

Available for full time resident students (ages 5 to 18); full time resident seniors (ages 65 and over); and residents or property owners with disabilities

Level 2 - \$3.00 One Way

Available for full-time resident homeowners, based on the Beaufort County Assessor's office

Level 3 - \$4 One Way

Available for a full-time resident renter

Level 4 - \$7 One Way

Available for non full-time property owners or homeowners, based on the Beaufort County Assessor's office

Additional Ferry Options

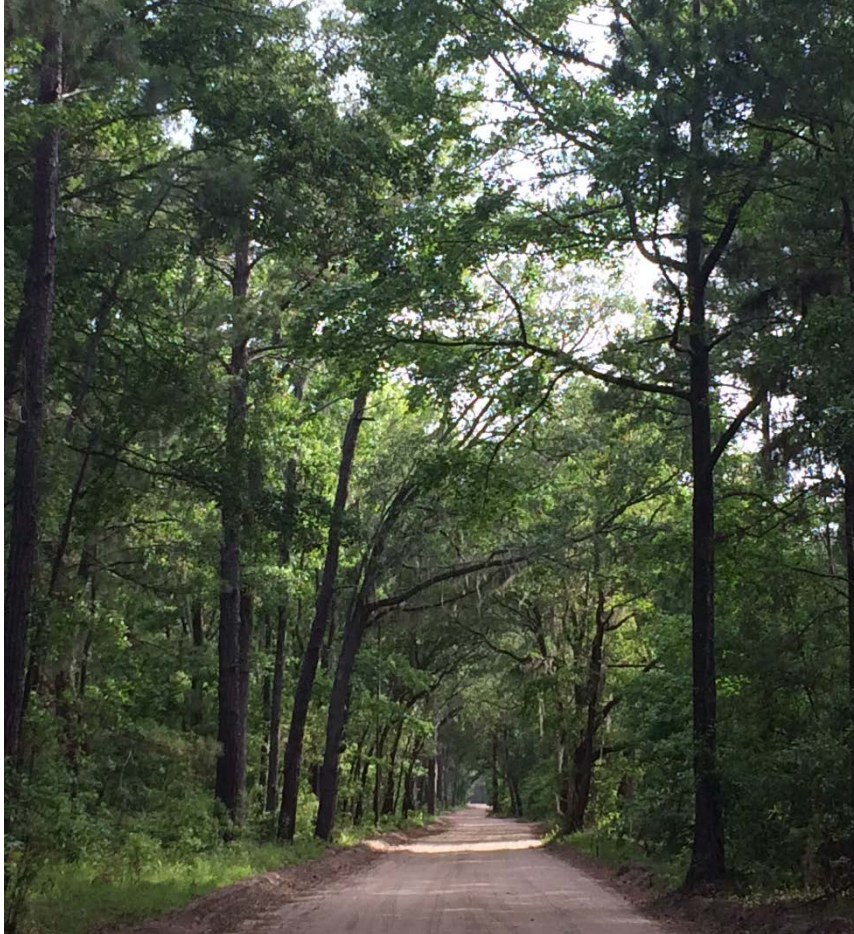
Calibogue Cruises operates between Hilton Head and Daufuskie Island, providing service from Broad Creek Marina on Hilton Head to the Freeport Marina on Daufuskie. The service

leaves Broad Creek at 10:30 am and 3:30 pm Tuesdays through Fridays and departs Freeport Marina at 11:30 am and 4:30 pm Tuesdays through Fridays. On Saturdays, the service leaves Hilton Head at 11:00 am and 4:00 pm and departs Freeport at noon and 5:00 pm.

There are also other private operators who provide ferry services on a schedule based on customer needs. These ferry services provide access to the public dock facility on Daufuskie and leave from Hilton Head, Bluffton and the Savannah area.

PUD Ferry Options

Haig Point currently operates a ferry to Hilton Head for their members, residents, and their guests. Their service provides access to Hilton Head at their embarkation point near Broad Creek Marina. Bloody Point service to downtown Savannah was discontinued in December, 2017 with the closure of the resort.



Chapter Five:

NEEDS AND OPPORTUNITIES

CHAPTER 5: NEEDS AND OPPORTUNITIES

The identification of the needs and opportunities facing the Island is the first step in the development of strategies to address these needs and capitalize on the opportunities. These strategies will enable the Island to meet the identified goals and achieve the vision for the future. Members of the community provided critical feedback on the needs and opportunities, as well as priorities, during public workshops, meetings and through the community surveys. The following lists the needs and opportunities for each element identified through the planning process for each element.

Population Needs, Issues and Opportunities

- Ability to age in place and remain on the Island
- Lack of diversity in the demographics of the population, particularly focused on the Gullah residential population
- Three distinct population groups and the need of services to support each of these groups
 - Full time and part time island residents
 - Day trippers
 - Longer term vacationers

Economic Development Needs, Issues and Opportunities

- Ability to earn a living
- Build the economy on strengths of the island
- Enhance tourism economy through ecotourism and cultural/historic tourism
- Foster small agri-businesses
- Maintain and foster diverse, unique small businesses
- Meaningful work opportunities on the Island
- Showcase Daufuskie's unique and special qualities
- Basic support services on the Island, such as retail and service amenities

Natural Resources Needs, Issues and Opportunities

- Cleanliness of the island
- Maintain/preserve natural beauty
- Preserve and protect the natural environment
- Preserve open space
- Preserve the undeveloped nature of the Island
- Preserve/protect wildlife and their natural habitats
- Need for vegetative buffers

Cultural/Historic Resources Needs, Issues and Opportunities

- Foster and support the artisan culture and the arts
- Maintain, preserve and protect cultural and historical assets
- Maintain, preserve and protect the Gullah heritage of the Island
- Preserve architectural integrity and diversity

Community Facilities Needs, Issues and Opportunities

- Community meeting space/event space
- Maintain public access to the river and ocean
- Preserve/protect the waterfront and beaches
- Maintain and support the local island school
- Use existing assets for community purposes
- Maintain and support the fire and emergency services on the Island
- Preserve and enhance community spaces, such as public parks
- Local dump/solid waste solution
- Sufficient infrastructure to support growth: community wastewater, underground utilities, sustainable refuse collection, and water supply

Governmental/Intergovernmental Coordination Needs, Issues and Opportunities

- Enhance working relationships with Beaufort County
- Identify other partnerships

Housing Needs, Issues and Opportunities

- Presence of dilapidated housing
- Preservation of the remaining Gullah / historic cottages

Land Use Needs, Issues and Opportunities

Within each jurisdiction, there are smaller areas that have distinct or unique characteristics. The identification of these specific areas, or character areas, are used as a planning tool to address the needs and opportunities that are specific to that area and to develop strategies tailored for that area. The characteristics can be focused on geographical elements, as well as development patterns. The identified character areas serve as a guide for the development of the land use element, zoning and the identification of areas for priority investments.

Character Areas

In the previously adopted plan, Beaufort County crafted future development strategies for the identified zoning districts to address the needs affecting those areas. These previously identified zoning districts formed the basis for the updated character areas for the plan.

Each of the character areas were developed through a community workshop where the participants divided into three working groups. These groups identified the character areas, issues and potential development strategies. In addition to the development strategies identified for each character area, the workshop participants also identified overall development strategies for the Island. The compilation of the work efforts from the breakout groups were presented to the Project Advisory Committee for review and input.

Each of the character areas is described in detail, with the special and defining characteristics that the public wishes to enhance and protect identified. Current zoning classifications within each of the character areas have also been identified and analyzed for their applicability to the character area. The character areas that have been identified include the following:

- South Island Historic
 - Gullah Heritage sub-area is a part of this area
- Mid-island Historic
- North Island Historic
- Village Centers
- Heritage Corridor
- Village Gateway Corridor
- Coastal Mashlands

Although the PUDs are not subject to this current plan, the workshop participants included each of the PUDs as their own character area.

- Haig Point PUD
- Melrose PUD
- Oakridge/Beachfield PUD
- Bloody Point PUD

The character areas are shown on the map on the following page.

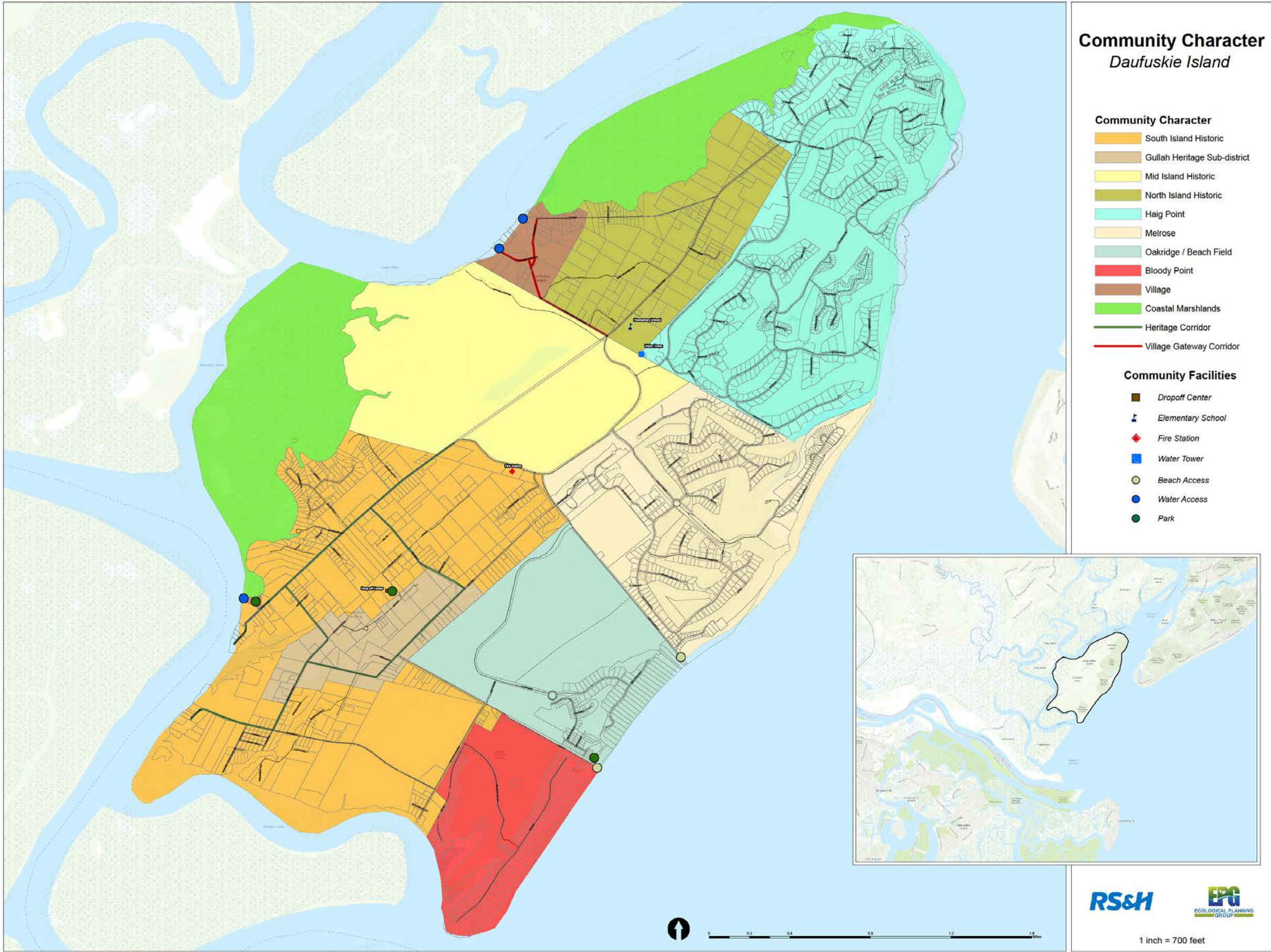


Table 15 shows each of the character areas along with the current zoning districts, including their general purpose and permitted uses.

TABLE 15. CHARACTER AREAS AND CURRENT ZONING

COMPARISON OF DAUFUSKIE ISLAND CHARACTER AREA AND CURRENT ZONING CLASSIFICATIONS			
Character Area	Current Zoning, General Status and Permitted Development Types		
	Primary Current Daufuskie Island Zoning Classification	General Current Allowable Uses	Current Base Residential Density Allowed
South Island Historic	Rural - D2R	Primarily rural in nature with agricultural uses, residential homes, and adaptive residential commercial uses not to exceed 1,000 square feet. A portion of this area is identified as conservation.	1 DU/Acre (gross)
Mid-Island Historic	Suburban - D3S	Single family homes, small B&B uses allowed, and accessory guest houses permitted, along with small office and commercial uses allowed. A portion of this area is set aside in conservation. Barge landing and permitted portal/marina	3 DU/Acre (gross)
North Island Historic	Suburban - D3S	Single family homes, small B&B uses allowed, and accessory guest houses permitted, along with small office and commercial uses allowed	3 DU/Acre (gross)

Village	General Urban - D4GU and Urban Center - D5UC	Single family and multi-family residential, B&B, Inns and Hotels, along with office and commercial uses	4 DU/Acre (gross) in D4GU and 8 DU/Acre (gross) in D5UC
Heritage Corridor	Rural - D2R	Primarily rural in nature with agricultural uses, residential homes, and adaptive residential commercial uses not to exceed 1,000 square feet	1 DU/Acre (gross)
Village Gateway Corridor	Public District - PD, Suburban - D3S, General Urban - D4GU, and Urban Center - D5UC	Public uses and civic sites as well as the uses identified in the D3S, D4GU, and D5UC above	Varies
Existing Approved PUDs	Existing Planned Unit Developments - PUD	Uses and densities as allowed by approved PUD. A portion of the Oakridge PUD has been set aside as conservation.	NA
Coastal Marshlands	Natural Preserve - T1NP	NA	NA

Strategies Affecting All Areas

Specific development strategies were identified for each of the individual character areas and were developed to preserve and enhance the existing character within the area. Development strategies that were applicable to all of the character areas were also identified and include the following:

- New development, redevelopment and restoration should be consistent with the existing character of the area in which the development occurs.
- Enhance the pedestrian environment where feasible.
- Historic structures should be preserved whenever possible.
- Prioritize tree preservation to protect the scenic and habitat value of the area.
- Encourage land uses, through clearly defined guidelines, that protect against stormwater pollution including xeriscaping, pervious surfaces and erosion and sedimentation control.
- Require the treatment of stormwater runoff quality and quantity prior to its discharge in the marsh.
- Limit housing density, size and height through zoning.

- Develop and adopt a wayfinding and directional signage plan to ensure consistency throughout the island.
- Encourage consistency with recommended design and architectural standards.
- Restore and maintain the tree canopy.

Character Area: South Island Historic

The South Island Historic character area is a unique rural residential area with some waterfront lots along the New River and Mungen Creek. In addition to the rural residential uses, low impact commercial service uses exist in this area. Most of the remaining Gullah structures lie in the South Historic area.

Characteristics

- Unique low density rural historic area
- Waterfront lots along Mungen Creek and the New River allow private water access
- Public access to water at the County dock
- Scenic views
- Low impact small commercial uses
- Small rural residential structures
- Areas of native Gullah family compounds
- Unpaved roads
- Community facilities
 - Mary Fields School
 - Fire Station
 - Church
 - Regional park at County dock site
- Cemeteries
 - Mary Field
 - White

Issues

- The Dump – location and maintenance
- Lack of buffers
- Abandoned and dilapidated structures
- County dock size/docking space
- Litter

Development Strategies

- The boat ramp, county dock and fishing pier are essential elements and should be preserved.
- Encourage safer pedestrian non-motorized mobility.
- Preserve historic structures whenever possible.
- Provide appropriate incentives for historic restoration projects.
- Preserve the scenic value of the area.
- Encourage preservation and enhancements of remaining Gullah areas
- Define a Gullah heritage area that supports the Gullah architectural styles

Character Area: Mid-Island Historic

A critical Daufuskie Island character area, this historic area consists of the undeveloped, environmentally sensitive areas bordering the Cooper River. A portion of this area has been placed in permanent conservation.

Characteristics

- Undeveloped
- Natural habitats and environmentally sensitive areas
- Waterfront system with freshwater wetlands
- Conservation area
- Water access to Cooper River

Issues

- Development pressures
- Preservation of unique environmental resources

Development Strategies

- Support projects enhancing wildlife habitats.
- Promote the area as a recreation area and eco-tourism destination.
- Preserve the greenspace adjacent the Cooper River and freshwater wetlands.
- Incorporate environmentally sensitive elements for any permitted development

Character Area: North Island Historic

This area is still rural in nature. The primary Island public spaces, such as the school and museum, are within this area. Some river view lots lie along Carvin Road bordering the Cooper River.

Characteristics

- Mix of housing types in a rural setting
- Low density
- Old growth trees
- Contains the public spaces of the Daufuskie Island school and Museum
- Tree canopy
- Unpaved roads
- Historic sites

Issues

- Dilapidated housing structures
- Stormwater runoff

Development Strategies

- Historic structures should be preserved whenever possible
- Enhance the pedestrian environment where feasible

- Preserve old growth trees
- Do not allow intrusion of heavy commercial uses
- Preserve the low-density character of the area
- Ensure any development does not negatively impact coastal marshlands

Character Area: Village Centers

There are two Village character areas that have been identified. The first is the area on the Cooper River that includes the private Freeport Marina and the public ferry access point at the Melrose landing. Freeport is developed with a dock, restaurant, general store and small rental units. The second village center is located at the southern end of the island in the area surrounding the public County dock. This area includes a public park, public restrooms and, until recently, a restaurant and small general store.

Characteristics

- Primary water access points
- Contains the primary commercial land on the island
- Environmentally sensitive areas exist
- Mix of paved and unpaved roads
- Tree canopy
- Cultural amenities
 - Gullah cemetery
 - Marsh Tackies
 - Public park/restrooms
 - Building that housed a restaurant and general store
 - Community gathering space

Issues

- Public ferry dock condition at Melrose dock
- Parking near Freeport is haphazard
- Condition of buildings at the public dock area and closure of the restaurant

Development Strategies

- Encourage village center type developments in this area.
- Promote area as access portals to the island's eco-tourism and low impact recreation destinations.
- Restrict or discourage uses that could contribute to water pollution.

Character Area: Village Gateway Corridor

This corridor runs from Old Haig Point Road to both the Melrose and Freeport marina sites along Cooper River Landing Road and Freeport Road to Carvin Road.

Characteristics

- Paved road connects Old Haig Point Road to Melrose dock
- Existing rural residential is limited along the corridor

- Historic and native housing is adjacent to corridor
- Limited development

Issues

- Litter along roadways

Development Strategies

- The corridor offers the opportunity to provide a mix of neighborhood commercial uses
- Shopping
- Crafts
- Restaurants
- Eco-tourism
- Encourage specialized commercial and mixed-use development along the corridor.
- Establish standards for a maximum percentage of residential use on a per parcel basis to encourage mixed use.
- Enhance pedestrian movements with streetscape improvements.
- Allow for an appropriate mix of retail, residential, and tourism-related uses consistent with the Plan vision.
- Implement traffic calming measures and parking improvements.
- Establish noise and sight buffers between commercial uses and adjacent residential areas.

Character Area: Heritage Corridor

The Heritage Corridor provides the major access routes serving the South Island Historic area and the proposed Gullah Heritage sub-area. It currently serves and links the community farm, the second village center area along with the County Dock and Park, the First African Baptist Church, Mary Fields School, and several small island shops and artist galleries.

Characteristics

- Part of South Historic area
- Significant historic, cultural and natural resources, including historic district designation
- Mix of paved and unpaved roads
- Uses include
 - Traditional cottages
 - Public uses/parks
 - Historic sites
 - Narrow unpaved streets

Issues

- Litter
- Road conditions on the unpaved portion

Development Strategies

- Establish standards and guidelines for signage.

- Provide signage for landmarks and commercial businesses.
- Preserve or restore historic structures whenever possible.
- Provide appropriate incentives for historic restoration projects.
- Ensure continued preservation of old growth trees, parks, and greenspace.
- Consider adoption of architectural standards for historic structures

Character Area: Haig Point PUD

This gated private golf community is located on the northern end of the Island. Amenities include golf, tennis, restaurants, and a private ferry system providing service to Hilton Head for residents, members and their guests.

Characteristics

- Gated community
- No public access
- Private ferry to Hilton Head
- Paved streets
- Golf course community
- Lighthouse and historic areas lie within gated area

Issues

- Public access to historic sites is limited

Development Strategies

- Permit only compatible uses allowed by the approved PUD agreement
- Develop agreements for access to historic sites

Character Area: Melrose PUD

This golf residential community is located on the eastern side of the Island with beach access. The development includes a resort currently owned by Redfish Holdings, LLC.

Characteristics

- Currently non-gated private community
- Low density residential with mix of single family and multi-family
- Community amenities
 - Inn
 - Golf
 - Tennis
 - Horse stables
 - Beach club/pool/restaurant facilities
- Paved roads

Issues

- History of bankruptcy issues
- Closure of community amenities
- Beach erosion
- Maintenance

Development Strategies

- Permit only compatible uses allowed by the approved PUD agreement

Character Area: Oakridge/Beachfield PUDs

This development is located on the eastern side of the Island and has beachfront access. Originally planned as a gated community, there is currently public access to this community.

Characteristics

- Non-gated private community
- Low density residential
- Paved roads
- Mostly undeveloped
- Beach access
- A section is in conservation

Issues

- Beach erosion
- Sensitive to storm surge

Development Strategies

- Permit only compatible uses allowed by the approved PUD agreement

Character Area: Bloody Point PUD

Bloody Point is located on the southern end of the island and has both beach access, as well as waterfront access to Mungen Creek. The most recent owner targeted Savannah as its market and provided ferry service from Bloody Point to downtown Savannah.

Characteristics

- Non-gated private community
- Low density residential
- Community amenities
 - Small Inn
 - Golf/Tennis/Pool
- Paved roads
- Private ferry to Savannah (not in service)
- Historic cemetery site

Issues

- Resort closed due to financial issues

Development Strategies

- Permit only compatible uses allowed by the approved PUD agreement
- Continue to provide public access to the historic cemetery site

Character Area: Coastal Marshlands

The coastal, saltwater marshlands primarily border the Cooper River, Ramshorn Creek and the New River.

Characteristics

- Unique natural environment
- Undeveloped, and not suited for development
- Flooding buffer
- Environmentally sensitive marine and wildlife habitat

Issues

- Impacts from adjacent development
- Stormwater runoff

Development Strategies

- No development should occur within or impacting these areas.

Transportation Needs, Issues and Opportunities

- Dedicated, well-maintained public ferry landing
- Maintain balance of paved/unpaved roads for safety, security, and access
- Reliable and convenient transportation to the Island
- Roadway maintenance
- Increasing automobile presence on the Island may result in the need to have more standard traffic markings/signage



Chapter Six:

ACHIEVING THE VISION

CHAPTER 6: ACHIEVING THE VISION

The Daufuskie Island Comprehensive Plan identifies the action steps that the community, in coordination with Beaufort County, will undertake to achieve the community vision. These action steps are implementable and are included in the following Plan Work Program, which serves as the Priority Investment element required by the comprehensive plan legislation. This work program is specifically targeted for the Daufuskie Island community and recognizes that, as an unincorporated area, the majority of the action steps will be accomplished by volunteer groups, committees and residents and take advantage of the skills and abilities within the community. It will be critical for the implementation of the identified action steps to coordinate closely with Beaufort County

Daufuskie Island Plan Work Program

The action steps and components of the Work Program have been identified to achieve the goals for the Island established during the planning process. Each of the identified action steps are categorized under its intended goal. To identify responsible party for moving the recommended action items forward, the implementation plan is centered on the Daufuskie Island Council and its existing committee structure. These existing committees include:

- Cultural and Historic Preservation
- Island Plan and Code
- External Outreach
- Ferry
- Roads
- Island Amenities
- Solid Waste
- Resources

The restructured committees incorporate all of these existing areas of focus, while combining and/or broadening the scope of interest for some committees. The updated committee structure, which will be standing Council committees, is shown along with the comparison to the existing committee structure and scope is shown in Table 16.

TABLE 16. 2018 COMMITTEE STRUCTURE

2018 Committee	Previous Committee	Scope
Cultural, Historic, and Natural Preservation	Cultural and Historic Preservation	Protection, preservation and enhancement of community cultural and historic resources
Island Plan and Code	Same	Plan implementation
Coordination	External Outreach	Coordination with Beaufort County; local governments; state, local and regional agencies
Transportation	Ferry Roads	Focus on all multimodal transportation needs and infrastructure
Community Facilities and Assets	Island Amenities Solid Waste	Focus on the maintenance, enhancement and development of facilities and infrastructure
Resource Development and Grants	Resource	Focus on marketing, branding, identification of financial resources and grant opportunities
Economic Development	None	Focus on economic development opportunities, promotion and education in coordination with the other committees

The community of Daufuskie Island includes many talented and accomplished residents with numerous contacts who can provide insight and assistance into all of these areas. A network of resources will need to be established that can, and are willing to provide support to each of these committees and their activities.

Daufuskie Island Goals

The following goals, not shown in any priority order, were identified by the community during the planning process:

- A. Preservation of community character
- B. Balance growth and development with the existing community character
- C. Promote a sustainable economy compatible with existing community character
- D. Preserve and enhance community assets, including the natural beauty of the island
- E. Promote environmental stewardship
- F. Preserve the island history and culture, including a focus on the native Gullah heritage

Each of the work items have been structured to assist in achieving these goals. Many of the action items identified will incorporate multiple goals. Each of the items also includes a

timeframe for action and/or if it is an ongoing activity. The identified timeframes are as follows:

- Short-range: 1-2 years
- Mid-Range: 3-5 years
- Long-Range: 5-10 years

Work Plan to Achieve Island Goals

Action Items	Goal Addressed by Action Item	Timeframe	Cost Estimate/Notes
ECONOMIC DEVELOPMENT COMMITTEE			
Promote eco-tourism and off-peak tourism	A,B,C,E	Ongoing	DI Council Committee and Volunteer Time/Eco-Tourism includes both existing peak season and promotion of tourism in off-peak season
Identify group camping sites and ensure sites are in accordance with code	A,B,C,E	Short-Range	DI Council Committee and Volunteer Time/Coordination with Plan Implementation Committee
Develop marketing and branding to effectively market Daufuskie Island as an eco-tourism destination	B,C	Short-Range/Ongoing	DI Council Committee and Volunteer Time/Identify resources for assistance with marketing and branding
Coordinate with existing birding trails and develop amenities for birding trail sites on Daufuskie Island	B,C,D	Mid-Range	DI Council Committee and Volunteer Time/Identify resources and assistance for research and coordination opportunities
Promote agri-business in coordination and cooperation with Daufuskie Community Farm	B,C,D,F	Mid-Range	DI Council Committee and Volunteer Time/Coordinate with Community Farm and other agri-business organizations to understand and develop opportunities
Work with Daufuskie small business initiative and SCORE Association (Service Corps of Retired Executives) to develop a support network and small business incubator	B,C	Long-Range	DI Council Committee and Volunteer Time/Coordinate with SCORE

Action Items	Goal Addressed by Action Item	Timeframe	Cost Estimate/Notes
Provide educational opportunities for the community to understand development requirements, pro-formas, etc.	B,C	Short-Range	DI Council Committee and Volunteer Time/Identify educational resources
Develop economic base to ensure young people can remain on the island and earn a living.	B,C	Ongoing	DI Council Committee and Volunteer Time
COMMUNITY FACILITIES AND ASSETS COMMITTEE			
Continue to work with County and community organizations and members to address the issues with the existing dump site with potential short-term solutions, ie. fencing, manning the facility, covered dumpsters	D,E	Ongoing	DI Council Committee, Community Organization and Citizen Volunteer Time
Continue to coordinate on a long-term, sustainable solid waste facility	D,E	Mid-Range	DI Council Committee, Community Organization and Citizen Volunteer Time
Continue and expand Adopt-A-Road Program	A,D,E	Ongoing	Volunteer time/Coordination with Daufuskie Island Conservancy
Coordinate to include in tourist pamphlets information regarding litter prevention and golf cart safety	A,B,D,E	Short-Range	DI Council Committee and Volunteer Time/Coordination with Existing Businesses with Tourist Information
Organize a volunteer network to maintain public facilities	A,B,D,E	Ongoing	DI Council Committee and Volunteer Time
Ensure roadway and dumpsite grading do not adversely impact environmental resources and drainage	E	Ongoing	DI Council Committee/Coordination with County

Action Items	Goal Addressed by Action Item	Timeframe	Cost Estimate/Notes
Identify services lacking for year-round Island residents, including those needed to serve aging populations, and prioritize need to develop options for meeting the identified needs	B,C	Ongoing	DI Council Committee, Community and Volunteer Time/Coordination with County, Other Organizations to Potentially Meet Needs
PLAN IMPLEMENTATION COMMITTEE			
Update and simplify Island Code	A,B,C,D,E,F	Short-Term	DI Council Committee
Monitor progress of plan recommendations	A,B,C,D,E,F	Ongoing	DI Council Committee
Establish on-island planning advisory board to provide input to County and County Planning Commission regarding Island developments and consistency with code	A,B,C,D,E,F	Short-Term/Ongoing	DI Council Committee
TRANSPORTATION COMMITTEE			
Work with County to identify and implement potential road material that can stabilize the unpaved roads without paving to avoid additional impervious surfaces and drainage issues	A,D,E	Mid-Term	DI Council Committee
Continue to Coordinate with County and Palmetto Breeze to provide stable, consistent, and quality public ferry service	A,B,C	Ongoing	DI Council Committee
Open discussions with SCDOT/Office of Public Transit to gain understanding of transit funding and explore additional options	A,B,C	Short-Term	DI Council Committee

Action Items	Goal Addressed by Action Item	Timeframe	Cost Estimate/Notes
Research other ferry systems' organizational structures, funding mechanisms to identify potential models	A,B,C	Short-Term	DI Council Committee
Continue to coordinate with County on acquisition of rights of way on roads maintained by the County for more than 20 years.	A,B,D,F	Ongoing	DI Council Committee
CULTURAL/HISTORIC/NATURAL PRESERVATION COMMITTEE			
Work with the Gullah Geechee National Heritage Corridor to promote Daufuskie and identify opportunities for heritage preservation and potential funding	A,B,D,F	Ongoing	DI Council Committee/Community Organizations and Community Members Volunteer Time
Coordinate with organizations such as the Preservation SC, Daufuskie Island Historical Foundation and other interested parties and agencies to address preservation of historic Gullah houses and identify grant opportunities	A,B,D,F	Ongoing	DI Council Committee/Community Organizations and Community Members Volunteer Time
Work with and support existing preservation groups on the island	A,B,D,E,F	Ongoing	DI Council Committee/Community Organizations and Community Members Volunteer Time
Meet with Tybee Island officials and SC state agencies to understand grant opportunities for beach renourishment	D,E	Short-Term	DI Council

Action Items	Goal Addressed by Action Item	Timeframe	Cost Estimate/Notes
Coordinate with Beaufort County to conduct a significant tree survey and develop protections within the code for significant trees	A,B,D,E	Mid-Term	DI Council/Beaufort County Staff Time
Continue with existing wayfinding signage	A,B,C,F	Ongoing	DI Council Committee/Community Organizations and Community Members Volunteer Time
COORDINATION COMMITTEE			
Continue close coordination with Beaufort County staff and elected officials on issues affecting Daufuskie Island	A,B,C,D,E,F	Ongoing	DI Council and Committee
Work with Beaufort County, state and regional agencies to identify funding for grants researcher and writer	A,B,C,D,E,F	Short-Term	DI Council and Committee
Establish committee, including Beaufort County officials, to examine and identify governance options for the Island	A,B,C,D,E,F	Mid-Term	DI Council and Committee
Continue to use existing tools to communicate community information (website, social media)	A,B,C,D,E,F	Ongoing	DI Council and Committee
Coordinate with Daufuskie Island Fire and Emergency Services and Beaufort County Emergency Management officials to educate and inform residents on hurricane preparedness	A,B,C,D,E,F	Ongoing	DI Council and Committee

Action Items	Goal Addressed by Action Item	Timeframe	Cost Estimate/Notes
Work with state economic development agencies and tourism agencies for assistance and support in developing programs to capitalize on tourism	A,B,C,D,E,F	Ongoing	DI Council and Committee
RESOURCE DEVELOPMENT AND GRANTS COMMITTEE			
Utilize existing community resources to identify potential grant opportunities	A,B,C,D,E,F	Short-Term	DI Council Committee and Community Organizations
Coordinate with community resources, organizations and businesses to develop major Island festival (in addition to Daufuskie Days)	A,B,C,D,E,F	Short-Term	DI Council Committee, Community Organizations and Businesses
Identify and hire grants researcher/writer (part time)	A,B,C,D,E,F	Long-Term	DI Council/Funding from Organizations, Proceeds from Fund-raisers and Festival



APPENDICES

APPENDICES

- Community Participation Documentation
- Survey Results
- Existing Conditions Mapping

COMMUNITY PARTICIPATION DOCUMENTATION:

Community Workshop # 1

June 29, 2017



THE UPDATE OF THE DAUFUSKIE ISLAND PLAN IS UNDERWAY AND...

WE NEED YOU!

THURSDAY, JUNE 29th

5:00 -6:30 PM

MARY FIELDS SCHOOL

The Daufuskie Island Plan will chart the future course of the Island *and your participation is vital*. There are several ways to participate:

PUBLIC MEETINGS - *The first meeting is scheduled for Thursday, June 29th at Mary Fields School, 5:00 PM to 6:30 PM.* Light refreshments will be provided. In addition to this first meeting, there will be a series of additional public meetings over the course of the plan development that will provide interactive opportunities for your feedback and input.

COMMITTEE ON THE DAUFUSKIE ISLAND PLAN AND CODE- This group is a committee of the Daufuskie Island Council established to guide the process of updating the plan and code. This committee of Council will serve as the Project Advisory Committee during the plan development and will meet regularly over the course of the process. These meetings are open to the public and all are welcome to attend. The Committee and the technical project team are listed below.

COMMITTEE ON THE DAUFUSKIE ISLAND PLAN AND CODE

DAUFUSKIE ISLAND COUNCIL MEMBERS	CITIZEN MEMBERS
Deborah Smith, Committee Chair	Leeann Coulter
Darnell Brawner	Martha Hutton
Sallie Ann Robinson	Andy Mason
John Schartner	Geoff Jenkins

PROJECT TEAM

Tony Criscitello, Director, Beaufort County Planning Department
Beverly Davis, AICP
"Sonny" Timmerman, P.E., AICP



DAUFUSKIE ISLAND **COMPREHENSIVE PLAN UPDATE**

PUBLIC WORKSHOP #1

Thursday, June 29, 2017 5:00 – 6:30 pm
Mary Fields School, Daufuskie Island

AGENDA:

- 1. Welcome and Introductions**
- 2. Study Overview Presentation**
- 3. Group Exercise**
- 4. Next Steps**
- 5. Adjourn**

The Comprehensive Plan charts the future course of the Island and your participation is vital.



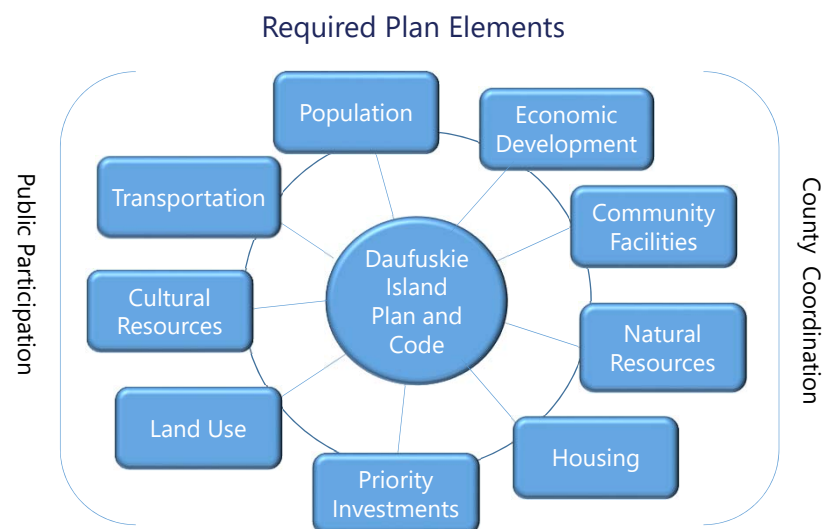
Plan Update

- » Daufuskie Island Council Initiative
 - Deborah Smith, Chair, Committee on the Daufuskie Island Plan and Code
 - Darnell Brawner, Council Member
 - Sallie Ann Robinson, Council Member
 - John Schartner, Council Member
 - Leeann Coulter, Public Member
 - Martha Hutton, Public Member
 - Andy Mason, Public Member
 - Geoff Jenkins, Public Member
- » Council Committee serves as the Project Advisory Committee

RS&H

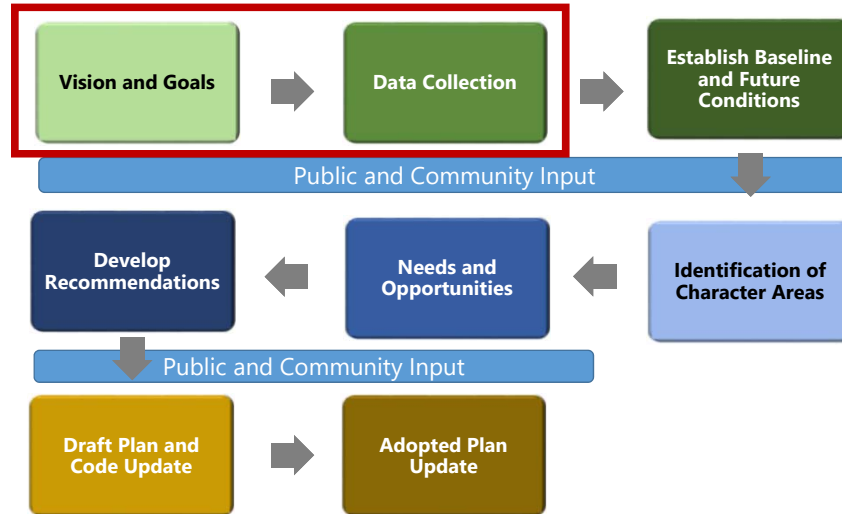
Comprehensive Plan Update Process

- » Completed within the Framework of State Planning Requirements and Beaufort County Plan



RS&H

Plan Update Process



RS&H

Public Involvement/Participation

- » Public/Community Involvement is the Foundation of the Plan Development
- » Opportunities for Input
 - Project Advisory Committee
 - Participants meet regularly throughout the process
 - Opportunities for input at the detailed, technical analysis level
 - Open to the public
 - Public/Community Workshops
 - Meetings held throughout the process
 - Interactive and participatory
 - Focused at a higher, recommendation level
 - Daufuskie Council, Beaufort County Council and Planning Commission
 - Updates throughout the process

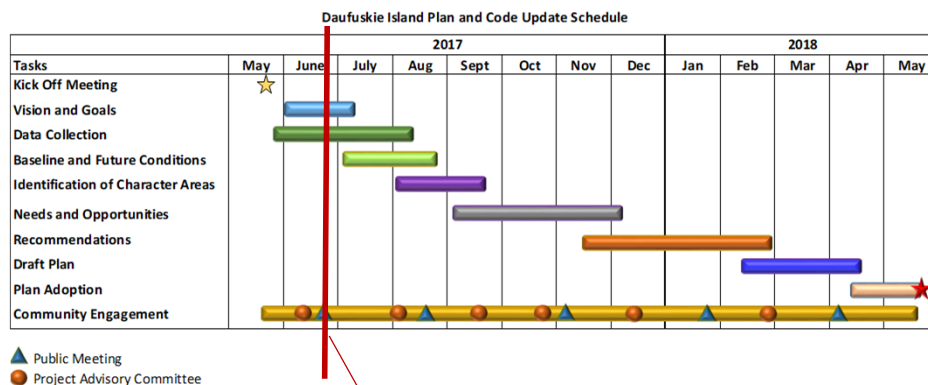
RS&H

Public Involvement/Participation

- » Public Meetings/Workshops:
 - June 29, 2017
 - Review of planning process
 - Vision Statement
 - August, 2017
 - Finalize vision statement
 - Character Areas – Needs, Opportunities, Goals
 - October/November, 2017
 - Draft Recommendations by Character Areas
 - January, 2018
 - Plan Presentation and Needed Code Revisions
 - March, 2018
 - Code Revisions
- » Governmental Coordination:
 - Daufuskie Island Council
 - Monthly Updates
 - April, 2018 – Recommendation for Adoption
 - Beaufort County Council and Planning Commission
 - Milestone Presentations
 - County Council Adoption – May, 2018

RS&H

Project Schedule



We Are Here

RS&H

QUESTIONS?

RS&H



REVIEW OF OTHER PLANS

RS&H



Beaufort County Comprehensive Plan

» Overall Vision

- *" Promote safe and healthy communities that preserve and build on the County's unique sense of place; and promote sustainable economic opportunities that allow all County residents to thrive and prosper"*

» Eight Vision Statements

- *Preserve the natural beauty*
- *Create new industries and jobs for a strong economy*
- *Build better roads and encourage two-wheeled and two-footed travel*
- *Preserve the rich cultural heritage*
- *Permit development while maintaining sense of place*
- *Create parks and conserve open spaces*
- *Ensure affordable housing for all residents*
- *Provide public services without breaking the bank*

RS&H

Tourism Product Development Concept for the Lowcountry Region (SC PRT)

» Daufuskie Island

- *"Even by the extremely high standards of the Lowcountry, Daufuskie Island represents a unique asset.*
- *As an ecotourism destination, further large scale real estate development should be prohibited, and strict zoning controls placed on the development of new structures.*
- *Sustainable energy and transport options and recycling for the Island should be developed, and unsealed roadways left in their present condition.*
- *Consideration should be given to the designation of an historic area in order to identify and preserve a zone where examples of the Island's unique architecture may be relocated and preserved."*

RS&H

Other Plans

- » Southern Beaufort County Plan
 - Two regional parks
 - County Dock site
 - Beach Access from Beach Road
- » Gullah Geechee Special Resource Study
 - Documentation of Gullah culture and loss of cultural assets to development
 - Recommendation: Protect resources through establishment of a Gullah/Geechee National Heritage Area



RS&H

Other Plans: Addendum 7/10/17

- » Daufuskie Island Conceptual Master Plan Charrette Report
 - Clemson Institute for Economic and Community Development
 - Recognition of Daufuskie's uniqueness
 - Focused on development of a plan and zoning recommendations
 - Maintain Haig Point Road as currently configured, with parallel path for walking, bicycles and golf carts
 - Protection of neighborhoods outside of the resort plantations and emphasizing Daufuskie style of land use/architecture
 - Mixed use district at south end of the island at county dock area
 - New public landing in the island center (Melrose/Freeport area) to become main portal
 - Updated zoning categories allowing small retail/businesses particularly in the center portal and southern portal

RS&H

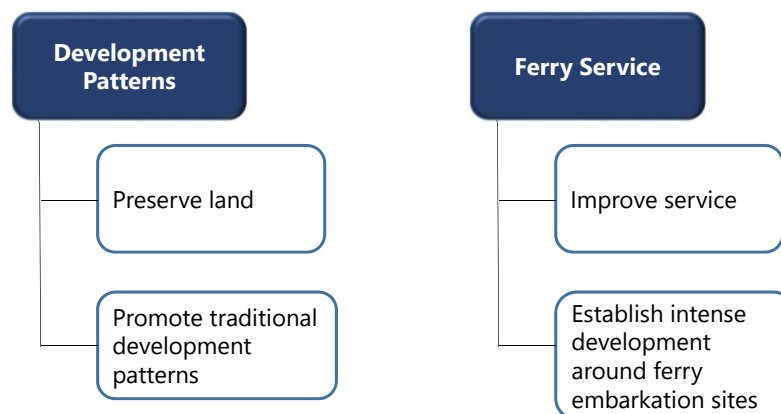
Other Plans: Addendum 7/10/17

» Daufuskie Island Conceptual Master Plan Charrette Report
– Clemson Institute for Economic and Community Development

- "Daufuskie Island Covenant": *Similar to a vision statement*
 - Preservation of traditional island way of life while preparing for a prosperous future by responsible growth and maintaining values
 - Preservation of natural, cultural, historic resources
 - Civic engagement, economic diversity, sustainable development
 - Quality of life for generations
 - Welcome newcomers and opportunities while preserving island values

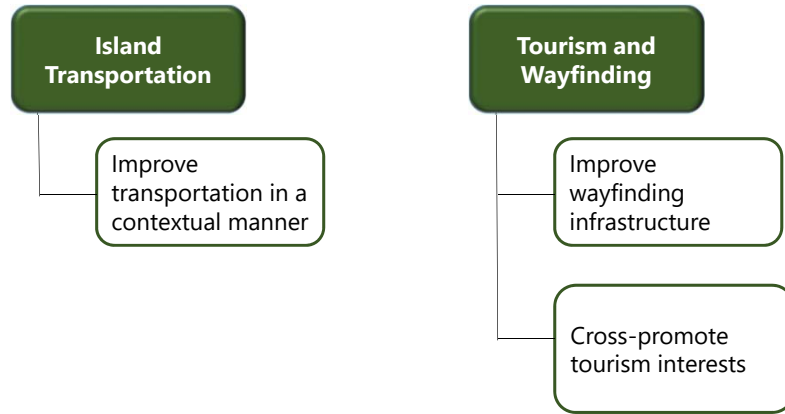
RS&H

Daufuskie Island Plan



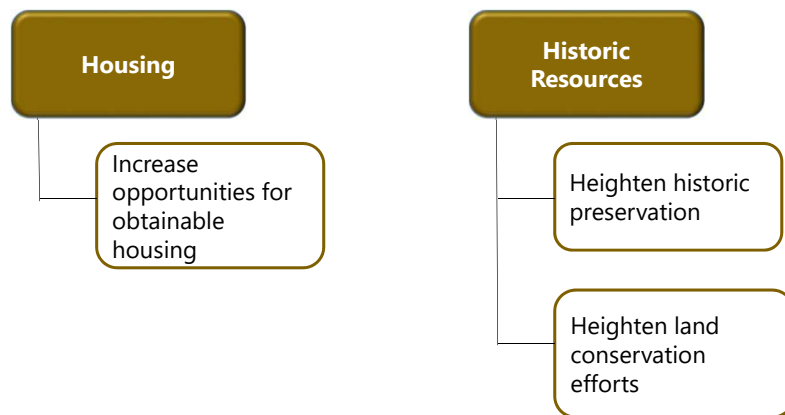
RS&H

Daufuskie Island Plan



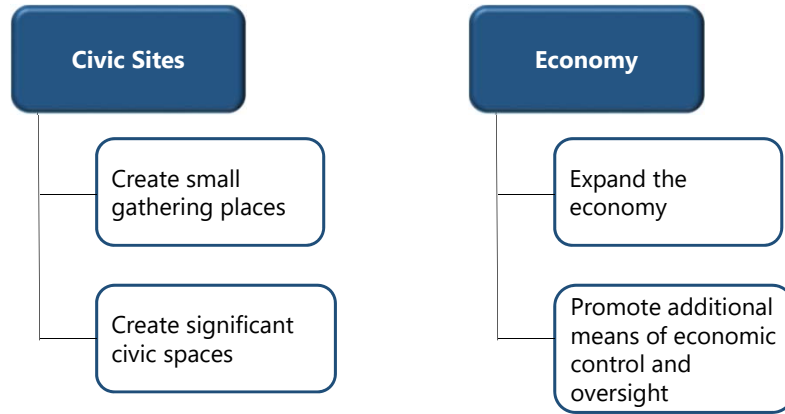
RS&H

Daufuskie Island Plan



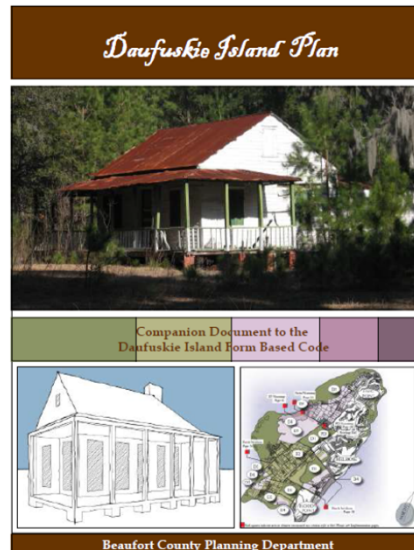
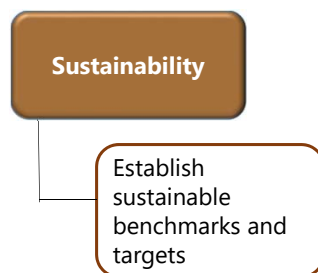
RS&H

Daufuskie Island Plan



RS&H

Daufuskie Island Plan



RS&H

QUESTIONS?

RS&H



GROUP EXERCISE

RS&H



Group Exercise – Island Vision

- » Vision
 - What do we want to be when we grow up?
 - Provides the framework for the plan
- » Facilitated Discussion to Develop Vision Statement Elements
 - Brief review of other Vision Statements
 - Identification of priorities
- » Group Results will be Displayed and Top Priorities Identified by Participants
 - Sticky dots
- » **REMEMBER**
 - **Agree or Disagree...Every opinion is valid**



RS&H

Next Steps

- » Data Collection
 - Develop existing conditions to present at next public meeting
- » Develop draft vision statement based on workshop results and list of priorities
- » Disseminate draft vision statement and priorities in a survey (on-line and hard copy) for additional feedback
- » Project Advisory Committee meetings – all are welcome!
- » Next public meeting (August)
 - Finalize vision statement
 - Existing conditions
 - Identify character areas

RS&H

EXAMPLE LOCAL GOVERNMENT VISION STATEMENTS

Tybee Island, GA	As concerned citizens of The City of Tybee Island, we will be conscientious stewards of our unique historic and cultural heritage, environmental resources, and diverse economic community . We will also ensure that our growth does not exceed the Island's carrying capacity . We will foster a vibrant, year-round economy and support our business community in its goal to provide quality services and facilities for both residents and visitors. We will provide increased recreational and educational opportunities for all age groups to promote Tybee Island as a family-friendly, four season vacation destination, while enhancing the distinctive atmosphere of our Island life .
Isle of Palms, SC	Isle of Palms has developed into a premier barrier island residential community with a variety of housing styles, commercial uses and recreational facilities and the natural resources that make Isle of Palms such a wonderful place to live and visit remain intact and in good condition. Measures that will enhance the existing character of the island as a quality place to live, and protect the environment both on and around the island, must be taken to guide development and preserve the quality of life for generations to come.
Key West, FL	Our mission is to protect our natural and built environment and honor our local heritage and cultural identity with citizens actively engaged in the life of our neighborhoods and community. Together we shall promote ongoing redevelopment of a sustainable economy, quality of life , and modern city infrastructure. Our government shall act on behalf of the long-term, generational interests of residents and visitors of Key West.
Manteo, NC	Manteo will maintain its character as a small town occupied year round, with an economy that accommodates intensive tourism during the summer. The town will promote limited, planned growth , encourage the provision of affordable housing , and integrate the various parts of the town through a combination of improved traffic management and pedestrian improvements, while celebrating the past history and continuity of life of the early settlers and recent arrivals alike. The town encourages new building and redevelopment alike respect and maintain their compatibility with the town's standards and styles.
Franklin County, FL (Apalachicola)	Ensure that the character and location of land uses in Franklin County minimize the threat to the natural environment or public health, safety, and welfare , and maximize the protection of the Apalachicola Bay , while respecting individual property rights .
St Marys, GA	The City of St. Marys goals are to maintain our welcoming, small-town community atmosphere as a Georgia gateway and destination; and to remain committed to investing in our natural and cultural resources while proactively planning for continued myriad growth opportunities . Our priorities include: creating an open and engaging community that is committed to improving quality of life through expanding opportunities for economic development and implementing policies that will foster sustainable growth .

EXAMPLE VISION STATEMENTS: ISLANDS ACCESSIBLE ONLY BY BOAT

Bald Head Island, NC Yr. Round Pop: 177 Area: ~ 9.5 sq. mi. Private ferry operator	Bald Head Island is a residential, family oriented community and major family vacation destination committed to living in harmony with nature while being supportive of activities and services necessary to enhance the quality of life on the island.
Mackinac Island, MI Yr. Round Pop: 489 Area: ~4 sq. mi. Private ferry operators	Maintain a high quality of life for both present and future island residents; preserve the physical, social, environmental, historical and cultural characteristics of the island; guide new development in a manner that conserves natural features, protects environmentally sensitive areas , and meets the long term needs of the community while recognize land owners' rights to reasonable use of their land; balance the rate of land development with the available public facilities, services and infrastructure.
Avalon, CA (Catalina Island) Yr. Round Pop: 3,802 Area: ~ 3 sq. mi. (Village) ~ 76 sq. mi. (Isl.) (85% in Conservancy) Private ferry operators	Maintain a population size, both residents and visitors, that is consistent with the natural resources, public service and other factors while continuing to attract, accommodate and satisfy tourists upon which the local community is dependent; maintain and enhance the unique ecology and environmental features ; Exemplify environmental awareness and stewardship ; provide services to all type of visitors and maintain the sense of place that is the draw for tourists and residents alike.
Little Gasparilla Island, FL Yr. Round Pop: ~100 Area: ~ 3 sq. mi. Private water taxi	Little Gasparilla Island is a pristine piece of old Florida, conveniently located minutes from the mainland and its amenities and services. Quiet, peaceful and uncrowded , the island is an informal, yet cooperative collection of residents who cherish the breathtaking beauty of their unique island home and easy-going lifestyle. The island combines history, nature and individuality.
Anderson Island, WA Yr. Round Pop: 1,037 Area: ~ 8 sq. mi. Pierce Co. operated ferry	Anderson Island is a historic and rural residential community with an attractive and compact central node. Growth on the island is managed to retain the historic and caring character, foster a sense of community and diversity and preserve the natural environment. Residential and commercial development is designed to integrate into the natural surroundings and infrastructure and services supports a diversity of resident's needs.
Guemes Island, WA Yr. Round Pop: 605 Area: ~ 8 sq. mi. Skagit Co. operated ferry	To allow growth that will conserve the island's groundwater resources, rural character, and sense of community. Rural character includes both the amenities of the natural environment and the lack of urban-scale development and applies the non-visual aspects of rural life, including self-sufficiency, sense of community and mix of land uses.
Nantucket, MA Yr. Round Pop: 10,000 Area: ~ 49 sq. mi. (40% Cons.) State and private ferries	To create and sustain a healthy community , one whose residents have stability and security with resources protected for future generations.

Guemes Island Sub-Area Plan: Island Welcome: Capturing the Vision

"As you walk here step gently, enjoy the young raven in the ancient fir tree that shades the cattail marsh just up from the beach

Sense the harmony of the islanders as they go about with an unhurried pace, a kind wave of the hand for all passers by

Admire the quiet. Breathe the peace we all try to preserve for each other; and do no harm here to our place...to our home."

— Gary Davis, Guemes Island Poet

TOP FIVE THINGS I LOVE ABOUT DAUFUSKIE ISLAND
PUBLIC MEETING JUNE 29, 2017

HISTORIC DISTRICT (8 Responses)

NATURE/ENVIRONMENT	LOCATION		CHARACTER	SENSE OF COMMUNITY	SAFETY	HISTORY	WATER	ECONOMY
	RURAL LIFESTYLE	GEOGRAPHIC ISOLATION						
Beauty Natural Beauty Natural Beauty Nature Nature and woodlands Nature- Trees Wildlife	Low density population No traffic No traffic Quiet Quiet Quiet and peaceful Rural Sand roads Simplicity Small population	Close to modern stuff Island is not for everyone Location Seclusion Separation from the world	A little wild Atmosphere	Diverse demographics Friendly People Friends People People People People	Safe community	History/Heritage	River and ocean Waterways Beach Water	Home based businesses Opportunities for new small businesses Unique small businesses

HAIG POINT (8 Responses)

NATURE/ENVIRONMENT	LOCATION		CHARACTER	SENSE OF COMMUNITY	SAFETY	HISTORY	WATER	ECONOMY
	RURAL LIFESTYLE	GEOGRAPHIC ISOLATION						
Beautiful Environment Environment Natural beauty Natural beauty Natural beauty Nature Wildlife Wildlife	Calm/Serene No artificial structure No traffic Quiet Remoteness/rural Rural Rural	Inconvenience/commitment to be here Insulation Isolated but connected No bridge No bridge No bridge Remote but connected/ease of use	Artisan culture Bugs-Keeps yankees away Character/Quirkiness Distinct areas No cops Opportunity to be yourself Quality of life Slow pace of life Uniqueness	Community culture Community involvement Diverse community Diverse demographics Friendly people People Sense of community Sense of community	Safety Safety	Historic	Waterfront	Small businesses

MELROSE (9 Responses)

NATURE/ENVIRONMENT	LOCATION		CHARACTER	SENSE OF COMMUNITY	SAFETY	HISTORY	WATER	ECONOMY
	RURAL LIFESTYLE	GEOGRAPHIC ISOLATION						
Natural beauty Natural beauty Natural beauty Natural beauty Natural beauty Natural beauty/diversity Wildlife	Connection with nature Dirt roads Golf cart transportation No franchises No traffic Non-Commercialized Not overbuilt/avoid overdevelopment Quiet Quiet Quiet/peaceful Remote/undeveloped Retreat/Restorative Rural Rural Uncrowded Uncrowded Undeveloped	Island/no bridge Moat	Culture Distinct areas Distinct communities Healthy lifestyle Unique character Uniqueness	Community/family Diversity Friendly Friendly people Neighborly People People Sense of community Sense of community	Safety Safety	History History	Beautiful beaches Beach	

**** NOTE: No participants identified their address in Bloody Point**

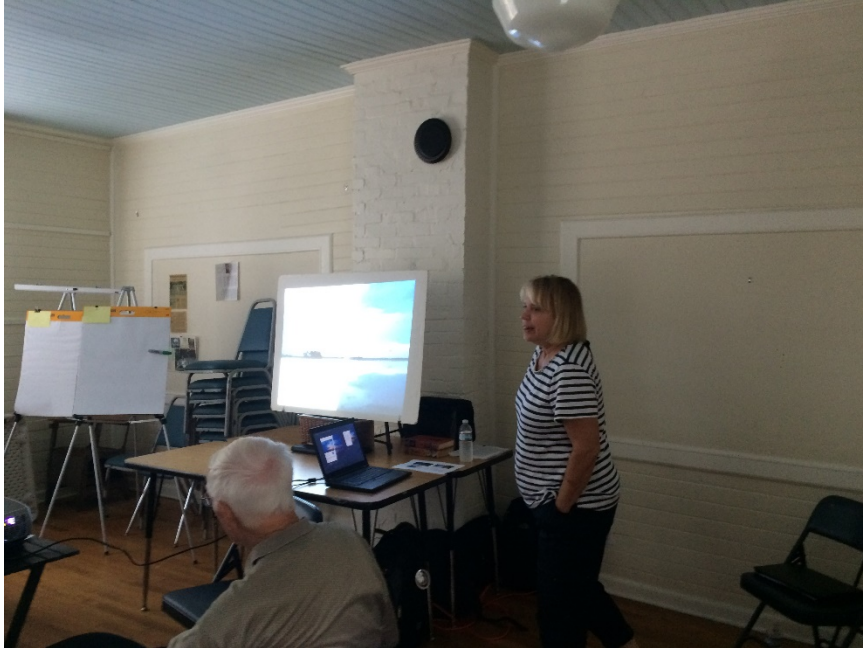
GROUP EXERCISE RESULTS: PUBLIC MEETING JUNE 29, 2017

Community Character		Growth/Development		Environment		Economy		Community Assets		History/Culture		Access		Infrastructure															
Balance lifestyle with commercial presence	4	Balance growth with community character	10	Enhance cleanliness	1	Ability to earn a living	3	Community meeting space/event space	1	Continued artisan support: accentuate and highlight	2	No bridge	3	Provide dedicated public ferry landing	2														
Beautiful, tree lined roadway network	---	Balance prosperity while maintaining character	4	Maintain/preserve natural beauty	5	Build on strengths of the island	1	Maintain access ot the river	1	Foster the arts	3	Preserve limited access	1	Provide island with sufficient infrastructure to support growth: community wastewater, underground utilities, sustainable refuse collection, water supply	---														
Diverse demographics	3	Sensible growth	4	Preserve natural environment	3	Enhance tourism economy	---	Preservation of waterfront	2	Maintain Preserve historical assets	6	Preserve limited access to the island/no bridge	2	Maintain balance of paved/unpaved roads for safety, security, and access	---														
Environment not overly commercialized	1			Preserve natural environment and lack of polution and noise	2	Foster small agri-business	---	Preserve beach	---	Preserve historic/cultural assets	1	Preserve remoteness with proximity to "other world"	1	Transportation on and off the island	2														
Extraordinary community involvement and welcoming people	1			Preserve open space	---	Increased tourism in a mindful way	2	Preserve local island school	---	Preserve historical and cultural heritage	1			Balance of transportation infrastructure/roads	3														
Islanders want to be here and forgo convenience	4			Preserve undeveloped nature	---	Maintain diverse, unique small businesses	6	Preserve local school	---	Preserve history and culture	2																		
Keep uniqueness of the island	3			Preserve wildlife	1	Maintain natural resources/expand eco-tourism	---	Preserve public access to waterfront/river/public beach	2	Preserving architectural integrity and diversity	3																		
Maintain pace of life	4			Preserve wildlife habitat	2	Provide meaningful work opportunities	2	Use existing assets for community purposes	3																				
Maintain quiet	1			Tour space for viewing natural assets	2	Provide sustainable economy that promotes quality of life and maintaining island character	1	Preserve fire/EMT services	---																				
Maintain rustic character	---			Vegetative Buffers	---	Showcase Daufuskie opportunities	1	Perserve community spaces (parks, meeting spaces)	2																				
Maintain the character	4			Well managed model of natural environment	2	Sustainable tourism	2	Establish good working relationship with Beaufort County	1																				
Maintain tight knit community	3																												
No big developments	4																												
Open community interaction and neighborly	2																												
Perserve diversity																													
Preserve different character of communities	2																												
Preserve eco-system and dirt roads	2																												
Preserve friendliness and sense of community	4																												
Preserve our way of life	3																												
Preserve peace and quiet	3																												
Preserve rustic character	1																												
Preserve rustic character, homebased businesses, unpaved roads, architecture	3																												
Preserve unique, quiet and safe environment	1																												
Preseve community culture	1																												
Rural character	3																												
Rural nature and low density	5																												
Safe community	---																												
Safety in adventures for children	2																												
Support vibrant lifestyle of residents while maintaining the restorative aspects	2																												
Total Votes	66	18	18	18	12	18	7	7																					

Public Meeting # 1: 6/29/17



Public Meeting # 1: 6/29/17

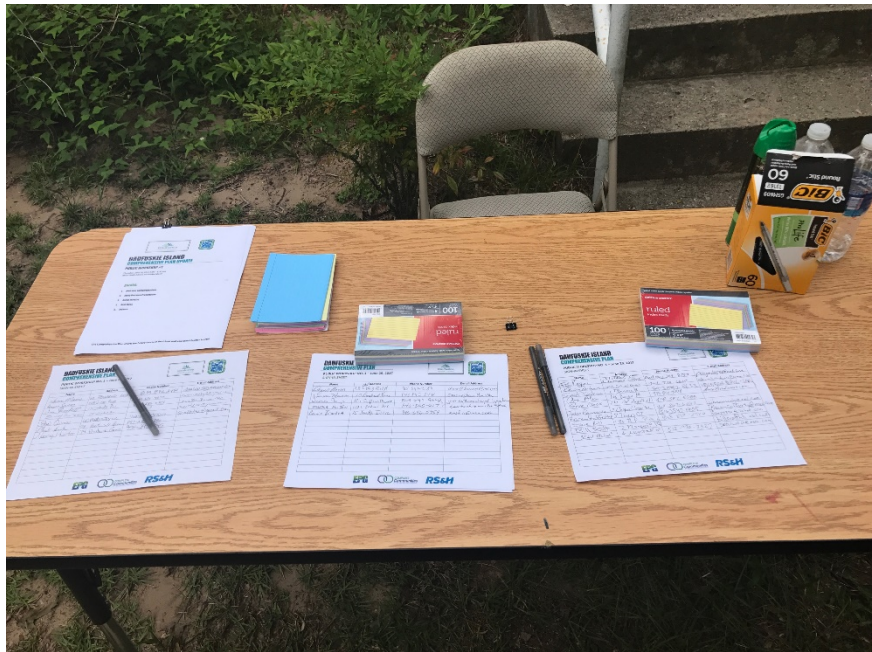


Public Meeting # 1: 6/29/17



Public Meeting # 1: 6/29/17





COMMUNITY PARTICIPATION DOCUMENTATION:

Community Workshop # 2

October 2, 2017

(Postponed from August 28, 2017 due to inclement weather)



DAUFUSKIE ISLAND COMPREHENSIVE PLAN UPDATE

PUBLIC WORKSHOP #2

Monday, August 28, 2017
Mary Fields School, Daufuskie Island

AGENDA:

1. Welcome and Introductions
2. Study Update and Schedule
3. Survey Results
4. Existing Conditions Overview
5. Character Area Overview
6. Group Exercise
 - a. Character Area Identification
 - b. Issues
7. Next Steps
8. Adjourn

The Comprehensive Plan charts the future course of the Island and your participation is vital.



DAUFUSKIE ISLAND PLAN AND CODE UPDATE PUBLIC MEETING – 8/28/17



WHAT IS A CHARACTER AREA?

- Local jurisdictions are comprised of smaller areas that have their own set of defining characteristics
- Planning tool to address specific issues and identify strategies specifically for these areas
- Specific geographic area with the following
 - Unique or special characteristics
 - Potential to evolve into a unique area
 - Require special attention due to unique development issues
- Serves as a guide for land use, zoning, and public investments to ensure the area meets the overall vision

EXAMPLES OF CHARACTER AREAS: TYBEE ISLAND COMPREHENSIVE PLAN

BACK RIVER NEIGHBORHOOD

Characteristics	Issues
<ul style="list-style-type: none">• Unique residential neighborhood• Waterfront lots• Beach access along the Back River• Public access to water• Open space• Scenic views• Low impact commercial service uses	<ul style="list-style-type: none">• Identification and protection of historic properties• Maintaining unique Tybee sense of place• Protecting the interests of full time residents balanced with tourism• Maintain height limits• Compatible redevelopment with adjacent areas• Limit zoning variances• Zoning ordinance update• Impacts from down-zoning• Maintaining public access to water• Unsafe conditions for pedestrians

BEACHES

Characteristics	Issues
<ul style="list-style-type: none">• Undeveloped• Natural, environmentally sensitive• Beachfront and dune system• Recreational opportunities• Protection is critical to the community	<ul style="list-style-type: none">• Beach and shoreline protection• Water quality• Emergency/disaster preparedness and rebuilding planning• Preservation/enhancement of the dune system• Jetties remaining in water• Impacts from shipping channel• Lack of/condition of public facilities



**DAUFUSKIE ISLAND PLAN AND
CODE UPDATE**

October 2, 2017



Agenda

- Project Update and Schedule*
- Survey Results*
- Existing Conditions Overview*
- Character Area Overview*
- Group Exercise*
- Next Steps*



Plan Update

- » Daufuskie Island Council Initiative
 - Deborah Smith, Chair, Committee on the Daufuskie Island Plan and Code
 - Darnell Brawner, Council Member
 - Sallie Ann Robinson, Council Member
 - John Schartner, Council Member
 - Leeann Coulter, Public Member
 - Martha Hutton, Public Member
 - Andy Mason, Public Member
 - Geoff Jenkins, Public Member
- » Council Committee serves as the Project Advisory Committee

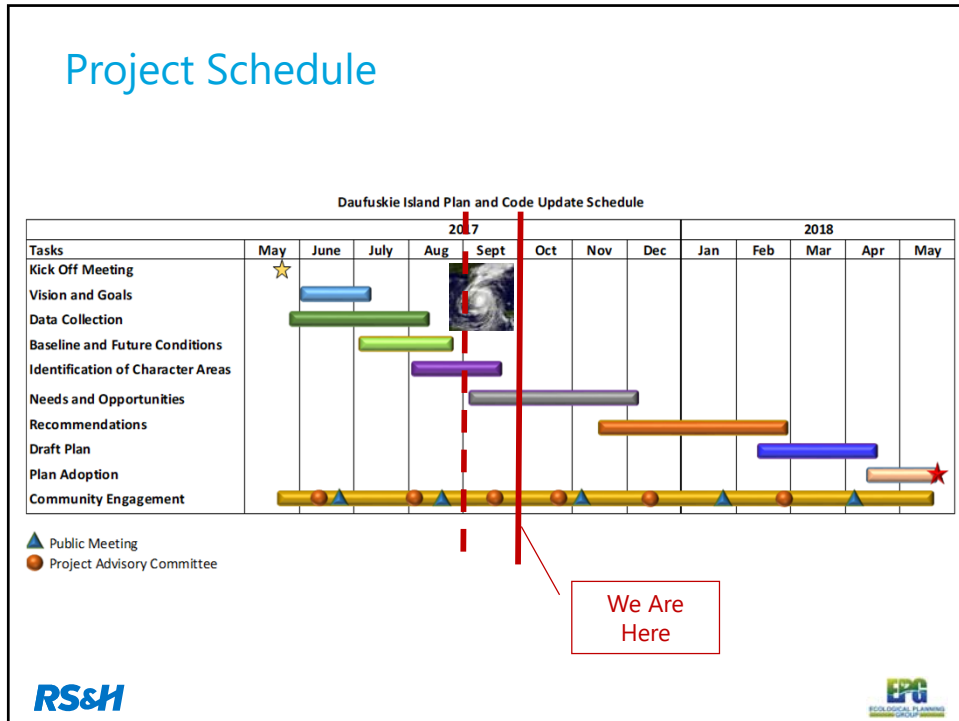


Project Update

- » Survey completed and results analyzed
 - Online
 - Hard copy
- » Data collection
- » Establish existing conditions
- » Finalized Vision Statement



Project Schedule



SURVEY RESULTS



Public Survey Review

The survey was available to the public for approximately one month

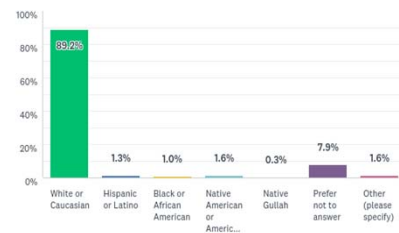
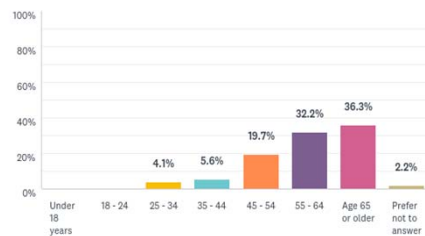
- » Survey went live on July 25, 2017
- » Survey was closed August 24, 2017
- » Total 368 participants (including paper copies)
- » Total of 314 complete responses



Public Survey Results

Who participated in the public survey?

ANSWER CHOICES	RESPONSES	
Historic District	21.1%	75
Melrose	17.7%	63
Haig Point	51.7%	184
Bloody Point	4.8%	17
N/A, I do not live or own property on Daufuskie Island	4.8%	17
TOTAL		356

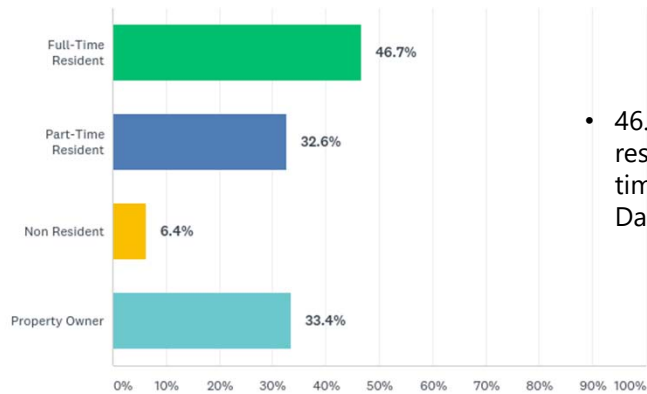


- 51.7% Haig Point
- 21.1% Historic District
- 89.2% White or Caucasian
- 68.5% Age 55 or older



Public Survey Results

What is your status on Daufuskie Island?



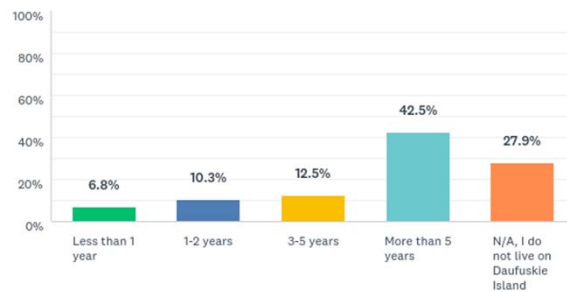
- 46.7% of respondents are full-time residents of Daufuskie Island.

RS&H



Public Survey Results

If you are a resident, how long have you lived on Daufuskie Island?



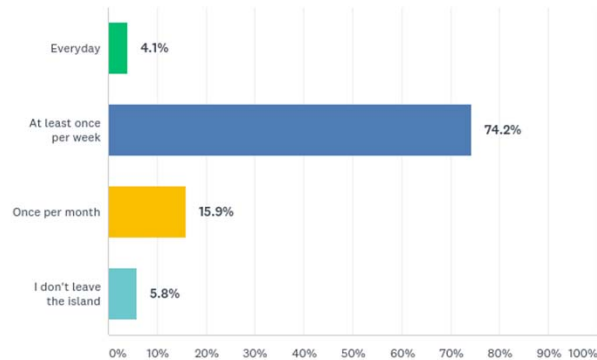
- 42.5% have lived on Daufuskie Island for more than 5 years.
- 6.8% have lived on the island for less than one year

RS&H



Public Survey Results

How often do you travel between the island and mainland?



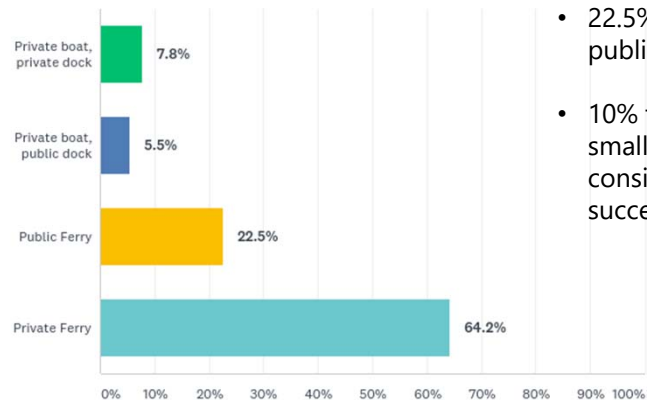
- 74.2% travel between the island and the mainland at least once per week.
- 5.8% of the respondents do not leave the island.

RS&H



Public Survey Results

How do you typically access the island?



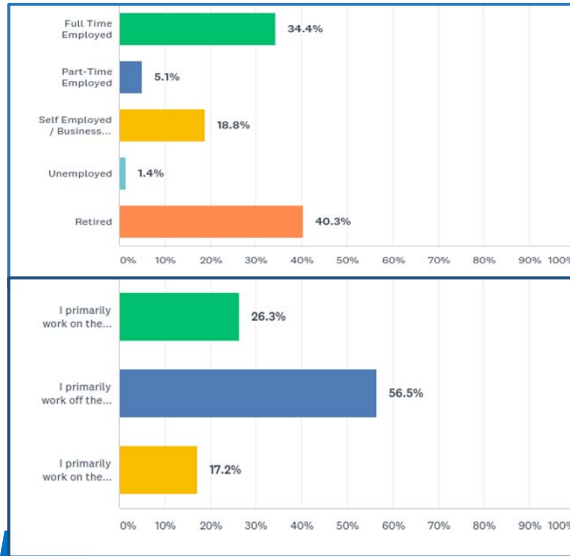
- 22.5% utilize the public ferry
- 10% transit usage in smaller urban areas is considered extremely successful

RS&H



Public Survey Results

What is your employment status?/ Do you work on or off the island?

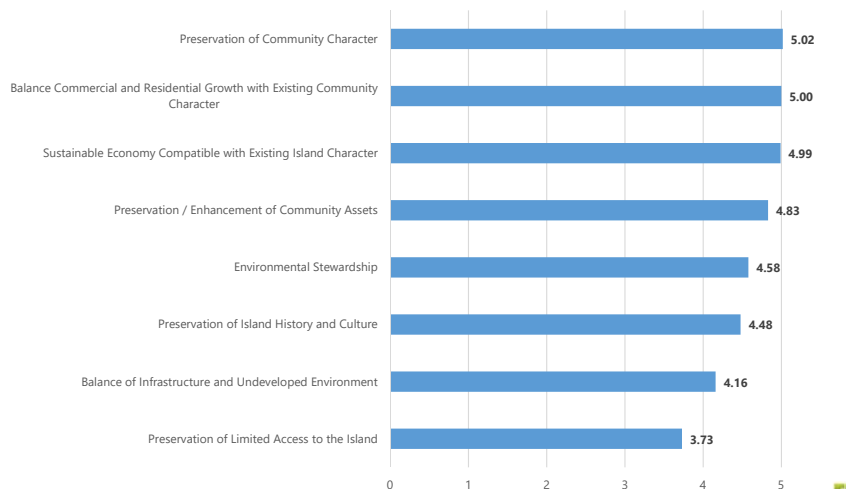


- 40.3% are retired
- 34.4% employed full time
- Almost 20% are self-employed
- 56.5% work off the island
- 17.2% work on the island from home



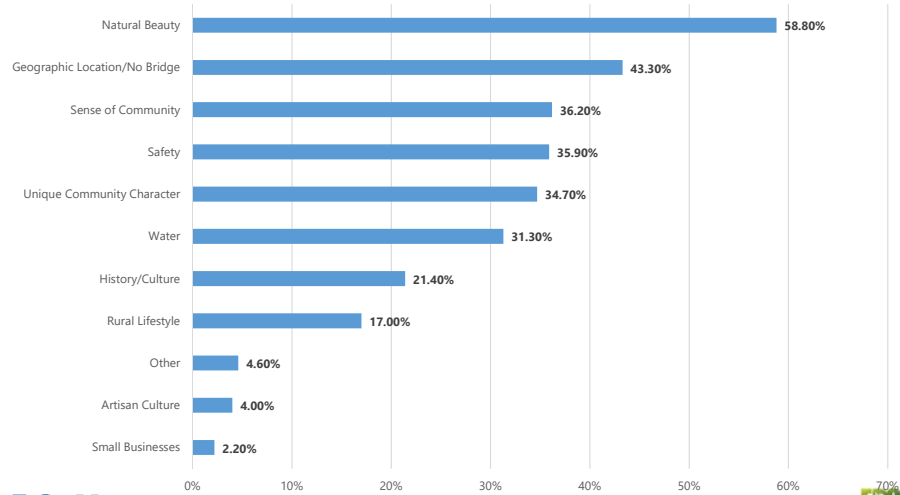
Public Survey Results

Rank on a scale of 1 - 8, (with 1 being the highest priority and 8 being the lowest priority) what aspects of the community should be considered the highest priority?



Public Survey Results

What do you love most about living on Daufuskie Island?
(Select the top 3)

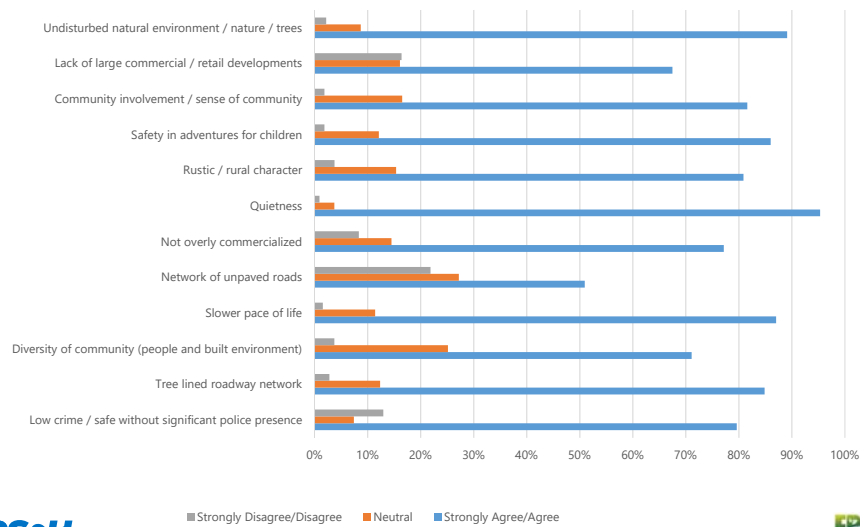


RS&H



Public Survey Results

Major Contributors to Daufuskie Island's community character.



RS&H

Strongly Disagree/Disagree Neutral Strongly Agree/Agree



Public Survey Results

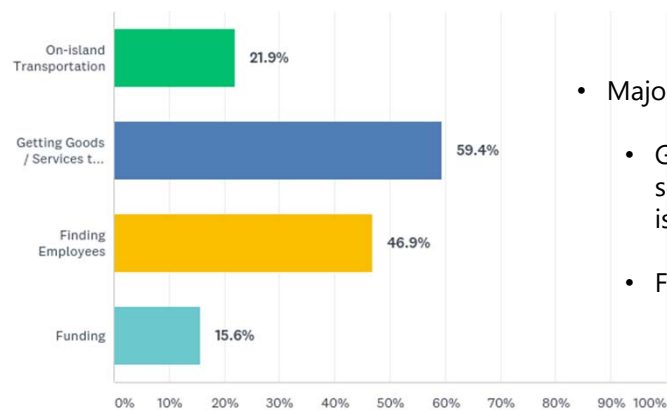
- » Major Contributors to Daufuskie Island Character
 - All were considered to be important by respondents
 - The top three contributors:
 - *Quietness*
 - *Undisturbed Natural Environment/Nature/Trees*
 - *Slower Pace of Life*

RS&H



Public Survey Results

What are the major challenges you face as a business owner on the island?



- Major Challenges:
 - Getting goods and services to the island
 - Finding employees

RS&H



Public Survey Results

- » What do you dislike about Daufuskie?
 - Majority of the respondents did not dislike anything about Daufuskie
 - Sample comments received multiple times:
 - *Bugs*
 - *Some people want to change it to be like where they came from*
 - *Snakes*
 - *Because I'm not a resident*
 - *Lack of respect/understanding between Island residents, particularly Haig Point and the Historic District residents*



Key Findings from Survey Results

- » Focus on Community Character
 - Preserving the community character
 - Balancing growth with the existing character
 - Sustainable economy compatible with existing character
- » Preservation of Community Assets, including the Environment and Natural Beauty
- » Respondents Liked:
 - Geographic location/No bridge
 - Quietness
 - Slower pace of life



VISION



Daufuskie Island Vision

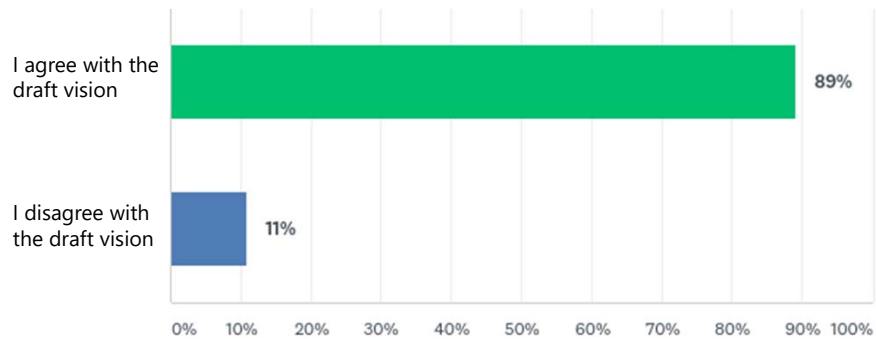
DRAFT VISION

"Daufuskie is a pristine sea island with extraordinary natural, cultural and historic resources. Our vision is to support balanced, mindful growth that provides a sustainable economy, while preserving our unique and diverse community character, rural sense of place, and isolated island lifestyle. While recognizing property owners' rights to reasonable use of their land, we will minimize the threat to our natural environment, cultural and historic resources, and ensure the preservation of Daufuskie Island's natural beauty."



Daufuskie Island Vision

» Survey respondents overwhelmingly agreed with the Vision



RS&H



Daufuskie Island Vision

» Sample comments from those who disagreed with the Vision:

- Too long and wordy
- Too short
- Not focused enough; too vague
- Daufuskie is not pristine
- Isolated is not the correct word and has a negative connotation

RS&H



Daufuskie Island Vision

- » Project Advisory Committee approved the Vision with one change to address comments

FINAL VISION

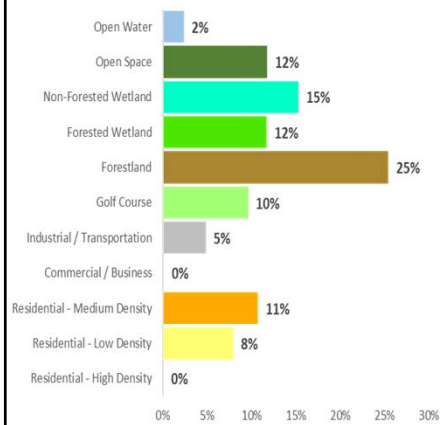
*"Daufuskie is a pristine sea island with extraordinary natural, cultural and historic resources. Our vision is to support balanced, mindful growth that provides a sustainable economy, while preserving our unique and diverse community character, rural sense of place, and **secluded** island lifestyle. While recognizing property owners' rights to reasonable use of their land, we will minimize the threat to our natural environment, cultural and historic resources, and ensure the preservation of Daufuskie Island's natural beauty."*



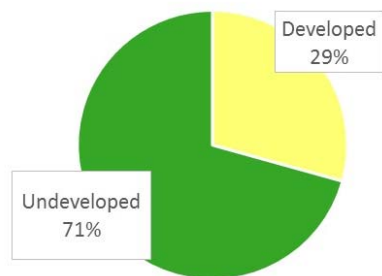
EXISTING CONDITIONS



Existing Land Use Breakdown



Parcel Development Patterns



Developed Parcels	592 (24%)
Undeveloped Parcels	1,891 (76%)



Environmental Features

Legend

- Saltwater Wetland
- Freshwater Wetland

Wetlands

<i>Saltwater</i>	17%
<i>Freshwater</i>	15%



RS&H

EPG
EPA REGIONAL PLANNING GROUP

Special Flood Hazard Areas

Legend

- AE
- VE
- X500

Flood Zones

<i>High Risk</i>	64%
<i>Moderate Risk</i>	5%
<i>Low Risk</i>	31%



RS&H

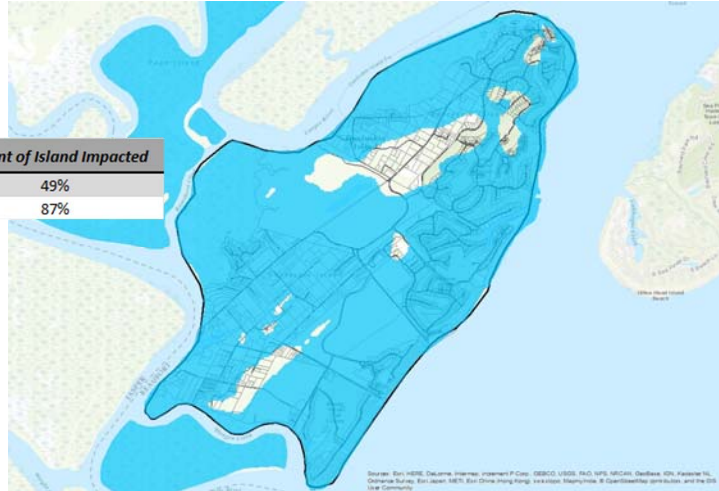
EPG
EPA REGIONAL PLANNING GROUP



Storm Surge

Category 2

Storm Intensity	Percent of Island Impacted
Category 1	49%
Category 2	87%



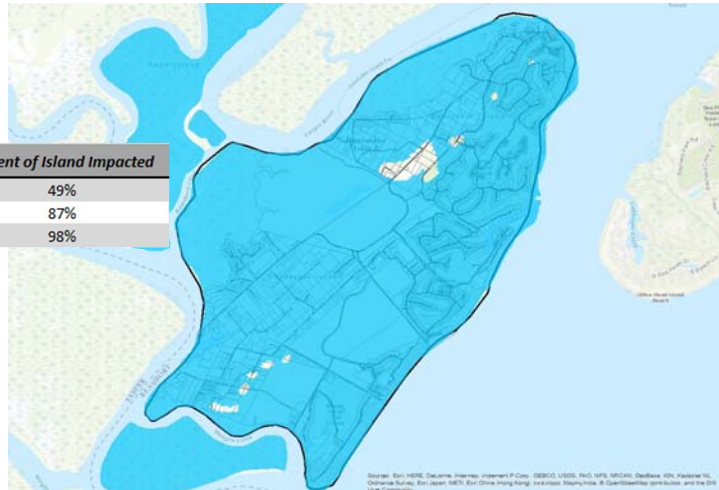
RS&H

EPG
EPA
EPA
EPA

Storm Surge

Category 3

Storm Intensity	Percent of Island Impacted
Category 1	49%
Category 2	87%
Category 3	98%



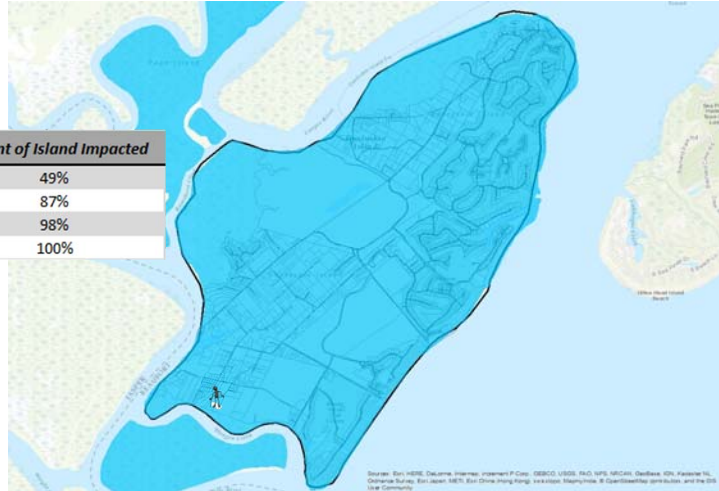
RS&H

EPG
EPA
EPA
EPA

Storm Surge

Category 4

Storm Intensity	Percent of Island Impacted
Category 1	49%
Category 2	87%
Category 3	98%
Category 4	100%



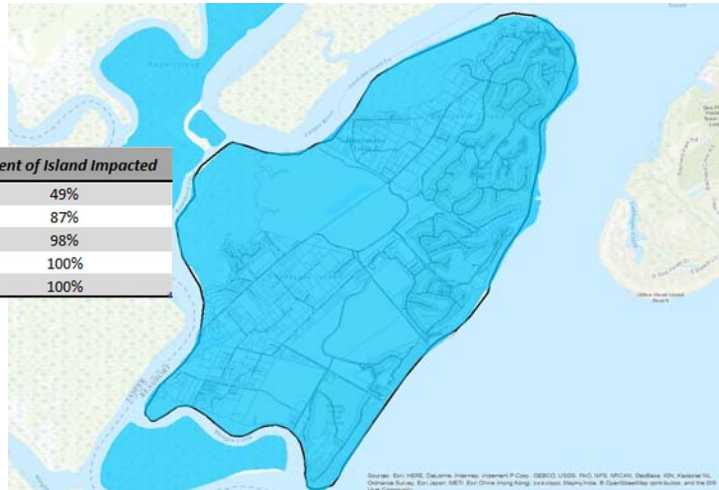
RS&H

EPG
EPA
EPA

Storm Surge

Category 5

Storm Intensity	Percent of Island Impacted
Category 1	49%
Category 2	87%
Category 3	98%
Category 4	100%
Category 5	100%

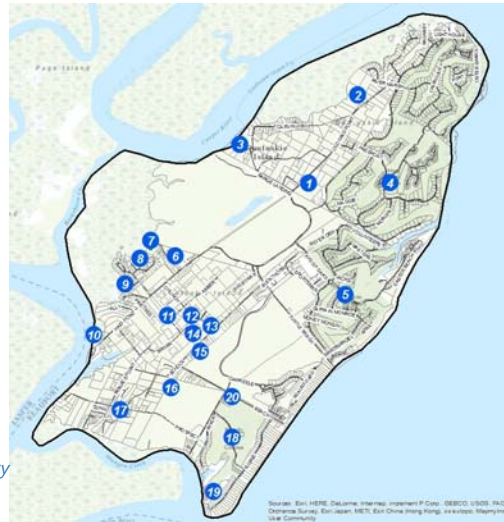


RS&H

EPG
EPA
EPA

Community Features

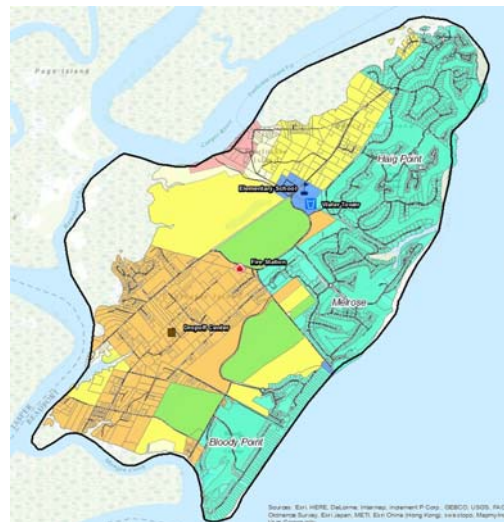
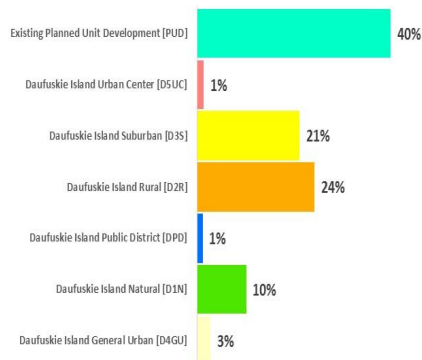
1. Mt. Carmel Baptist Church No. 2
2. Tabby Ruin
3. Cooper River Cemetery
4. Haig Point
5. Melrose
6. Oyster Union Society Hall
7. Hinson White House
8. Mary Field Cemetery
9. Sarah Grant Home
10. Public Dock
11. White School House
12. The Council Tree
13. First Union African Baptist Church
14. Mary Fields School
15. Frances Jones Home
16. Moses Ficklin Cottage and Oak Tree
17. Mary Dunn Cemetery
18. Bloody Point
19. Bloody Point Cemetery
20. Bloody Point Lighthouse and Silver Dew Winery



RS&H

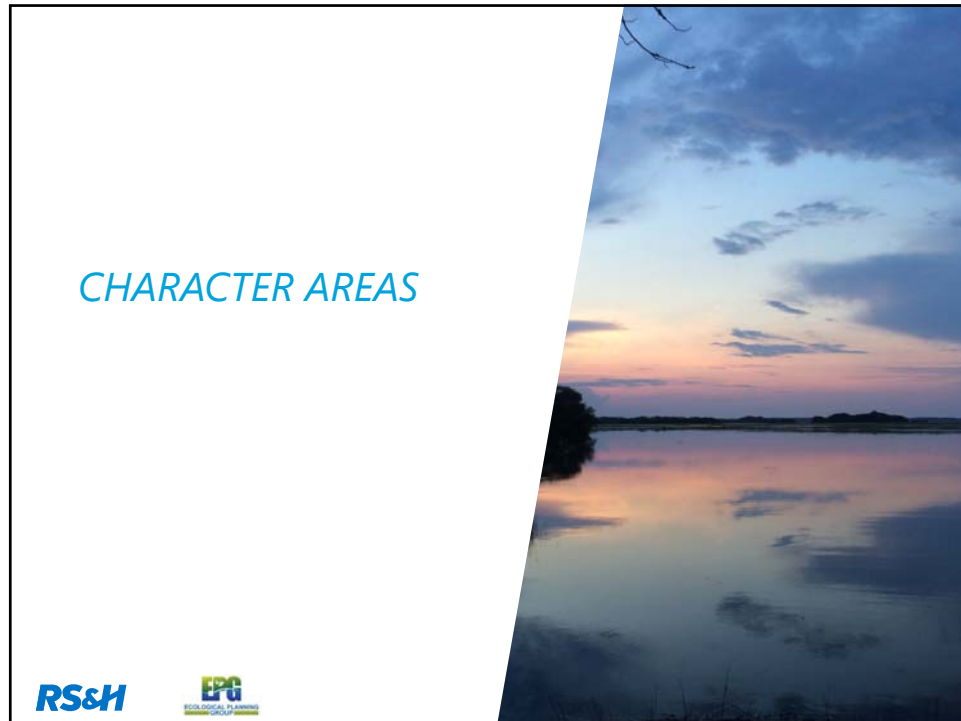
EPG
EPA
Environmental Planning Group

Zoning Classifications



RS&H

EPG
EPA
Environmental Planning Group

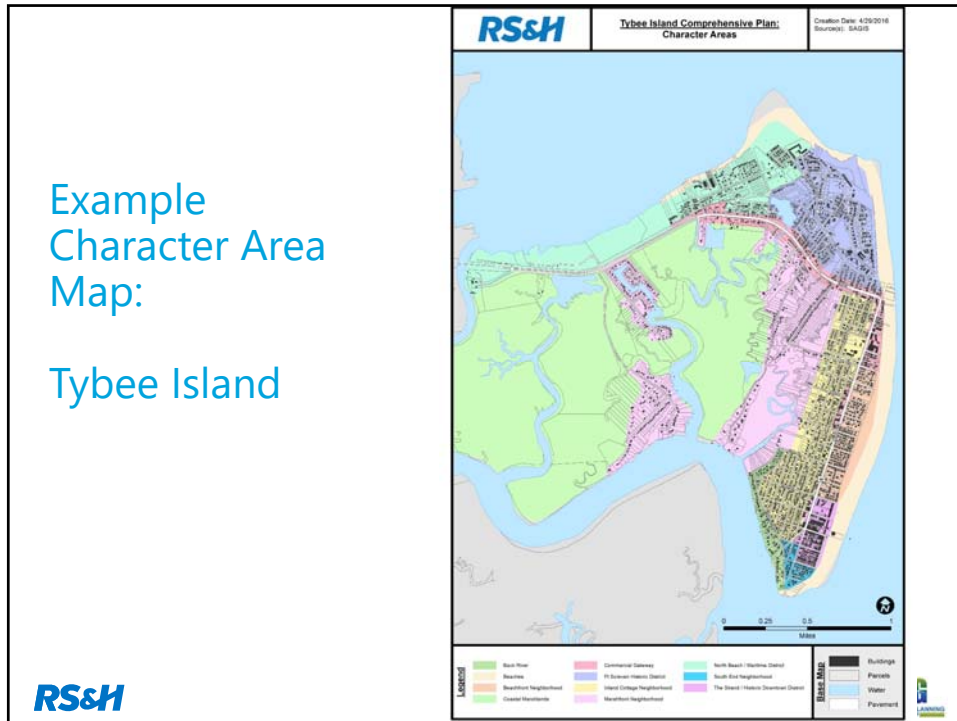


What is a Character Area?

- » Planning Tool
 - Smaller areas within jurisdictions
 - Used to address specific issues and develop strategies unique to the character area
- » Specific Geographic Area
 - Unique or special characteristics
 - Potential to evolve into a unique area
 - Requires special attention due to unique development issues
- » Serves as a guide for land use, zoning and public investment

Example Character Area Map:

Tybee Island



Next Steps

- » Begin development of each plan element
- » Develop draft strategies to address the character area issues identified and for each plan element
- » Identify elements of the code that need to be updated/revised based on the issues and strategies
- » Project Advisory Committee meetings
 - Present project materials for review and direction on an ongoing basis
 - All are welcome to attend
- » Next public meeting (Nov/Dec)
 - Present draft strategies and elements of the code for update
 - Obtain feedback and input
 - Revise based on feedback

QUESTIONS?



GROUP EXERCISE



Group Exercise

- » Break into work groups at the five tables
- » Each table has a map of the island and markers
- » Identify the character areas on the map, reach consensus among your group and mark the areas on the map
- » Identify the unique/special characteristics of each character area and record on the sheets provided
- » Identify the issues facing each of the character areas and record on the sheets provided

GROUND RULES

- » Work together and remember that all opinions are valid
- » There may be the need to "agree to disagree"...if so, record both
- » Be sure to record the characteristics and the issues on the sheets provided



OCTOBER 2ND WORKSHOP RESULTS

DAUFUSKIE ISLAND DRAFT CHARACTER AREAS WITH CHARACTERISTICS, ISSUES AND STRATEGIES FOR EACH AREA			
Draft Character Area	Characteristics, Issues and Draft Strategies		
	Characteristics	Issues	Draft Strategies
South Island Historic	<ul style="list-style-type: none"> • Low density rural • Some private access to water • Public access to water at County dock • Small commercial uses • Many unpaved roads • Community facilities • Two cemeteries 	<ul style="list-style-type: none"> • The Island dump • Lack of buffers • Abandoned and dilapidated structures • Litter • County dock has limited docking space and time restrictions 	<ul style="list-style-type: none"> • County park adjacent to dock and county dock should be preserved for the community • Preserve and restore existing historic sites • Preserve and enhance remaining Gullah areas • Define an area that supports Gullah architecture and heritage
Mid Island Historic	<ul style="list-style-type: none"> • Currently undeveloped • Portion is in conservation • Water access to Cooper River • Natural wildlife habitat and environmentally sensitive area 	<ul style="list-style-type: none"> • Development pressures • Preservation of unique environmental resources • Runoff from development impacts 	<ul style="list-style-type: none"> • Support developments that maintain and preserve wildlife habitats • Preserve environmental resources • Support development that is in keeping with the island character
North Island Historic	<ul style="list-style-type: none"> • Mix of housing in a rural setting • Tree canopy • Many unpaved roads • Historic sites • Some Gullah areas • Public spaces (school and museum) 	<ul style="list-style-type: none"> • Dilapidated housing structures • Runoff from development impacts 	<ul style="list-style-type: none"> • Preserve historic and Gullah sites • Preserve low density character • Support development that does not impact runoff into rivers and marshes

OCTOBER 2ND WORKSHOP RESULTS

Draft Character Area	Characteristics, Issues and Draft Strategies		
	Characteristics	Issues	Draft Strategies
Village	<ul style="list-style-type: none"> • Primary water and ferry access • Largest commercial area on Island • Mix of paved and unpaved roads • Gullah cemetery site 	<ul style="list-style-type: none"> • Condition of dock at Melrose Landing which serves the public ferry • Haphazard parking around Freeport 	<ul style="list-style-type: none"> • Encourage a village center development • Promote area as access portals for the Island • Support development that does not impact runoff into rivers and marshes
Village Gateway Corridor	<ul style="list-style-type: none"> • Paved roads connect to Melrose dock • Residential is limited along corridor • Currently has limited development 	<ul style="list-style-type: none"> • Currently undeveloped and potential for out of character development • Condition of the Melrose dock • Parking for public and private ferries 	<ul style="list-style-type: none"> • Support development that provides a mix of neighborhood commercial uses and housing • Encourage pedestrian access • Encourage noise and sight buffers between commercial and residential uses
Heritage Corridor	<ul style="list-style-type: none"> • Serves as access for the South Island Historic area • Serves significant public, historic, cultural and natural resources and sites • Corridor has mix of paved and unpaved roads • Tree canopies 	<ul style="list-style-type: none"> • Development not in character with the area 	<ul style="list-style-type: none"> • Promote standards and guidelines for signs for landmarks and commercial sites • Preserve and/or restore existing historic sites along the corridor • Preservation of old growth trees

OCTOBER 2ND WORKSHOP RESULTS

Draft Character Area	Characteristics, Issues and Draft Strategies		
	Characteristics	Issues	Draft Strategies
Existing Approved PUDs	<ul style="list-style-type: none"> Approved PUD defined 	<ul style="list-style-type: none"> Conditions at Melrose Financial instabilities of Melrose and Bloody Point 	<ul style="list-style-type: none"> Development in accordance with approved PUD ordinances
Coastal Marshlands	<ul style="list-style-type: none"> Natural and undeveloped 	<ul style="list-style-type: none"> Impacts of development on the sensitive environment 	<ul style="list-style-type: none"> Allow no development Promote development of adjacent areas that do not adversely impact the environment

Community Character

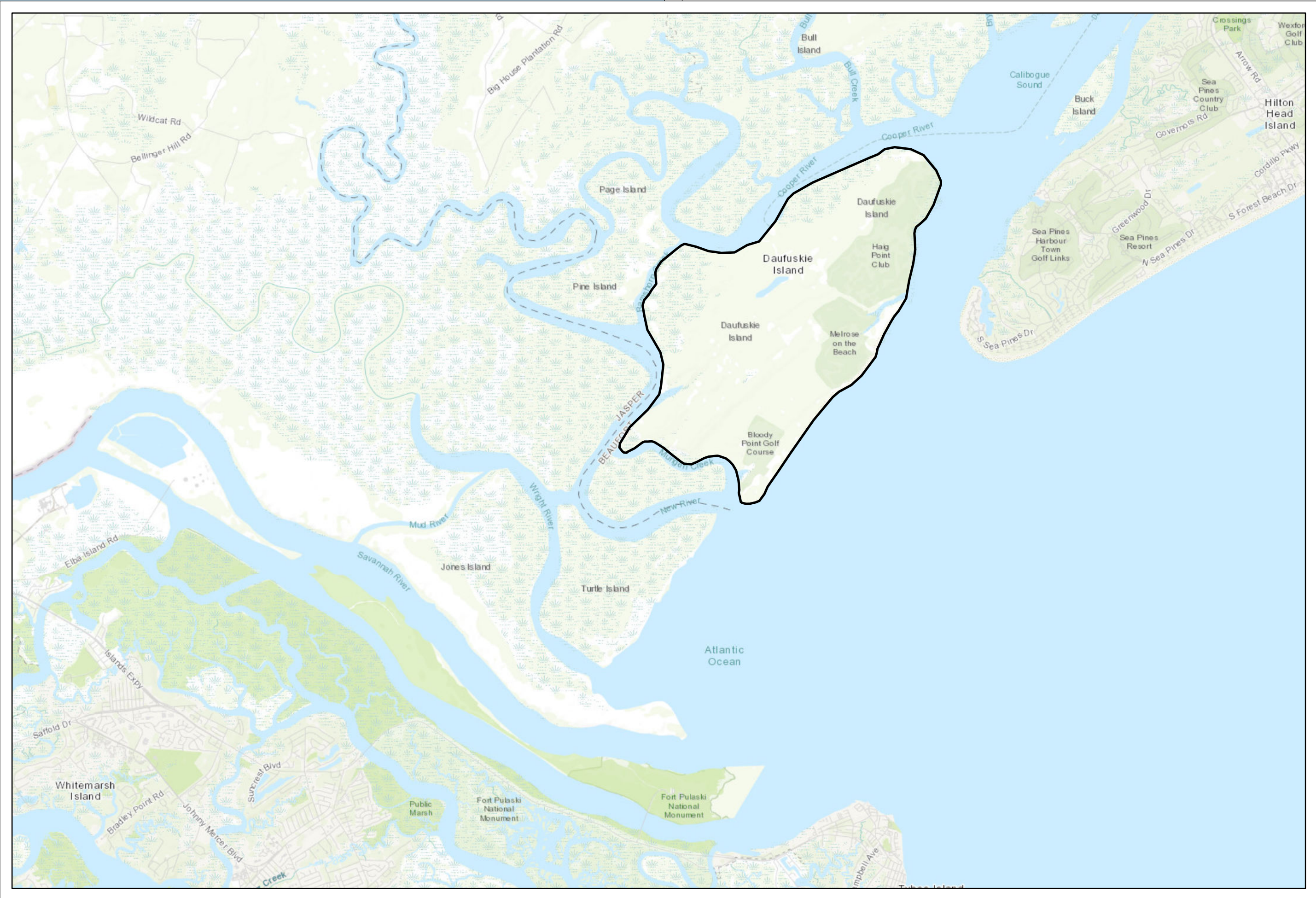
Daufuskie Island

Community Character

- South Island Historic
- Gullah Heritage Sub-district
- Mid Island Historic
- North Island Historic
- Haig Point
- Melrose
- Oakridge / Beach Field
- Bloody Point
- Village
- Coastal Marshlands
- Heritage Corridor
- Village Gateway Corridor

Community Facilities

- Dropoff Center
- Elementary School
- Fire Station
- Water Tower
- Beach Access
- Water Access
- Park



1 inch = 700 feet

COMMUNITY PARTICIPATION DOCUMENTATION:

Community Workshop # 3

April 16, 2018



DAUFUSKIE ISLAND PLAN AND CODE UPDATE PUBLIC MEETING

Monday, April 16th

6:00 PM

MARY FIELDS SCHOOL

MEETING AGENDA:

- **Plan Overview and Schedule**
- **Presentation of the Draft Plan and Code**
- **Public Review and Comment**

Please mark your calendars and be there to review the progress of the plan update and the draft plan and code.

Light refreshments will be provided.



DAUFUSKIE ISLAND **COMPREHENSIVE PLAN UPDATE**

PUBLIC WORKSHOP #3

Monday, April 16, 2018
Mary Fields School, Daufuskie Island

AGENDA:

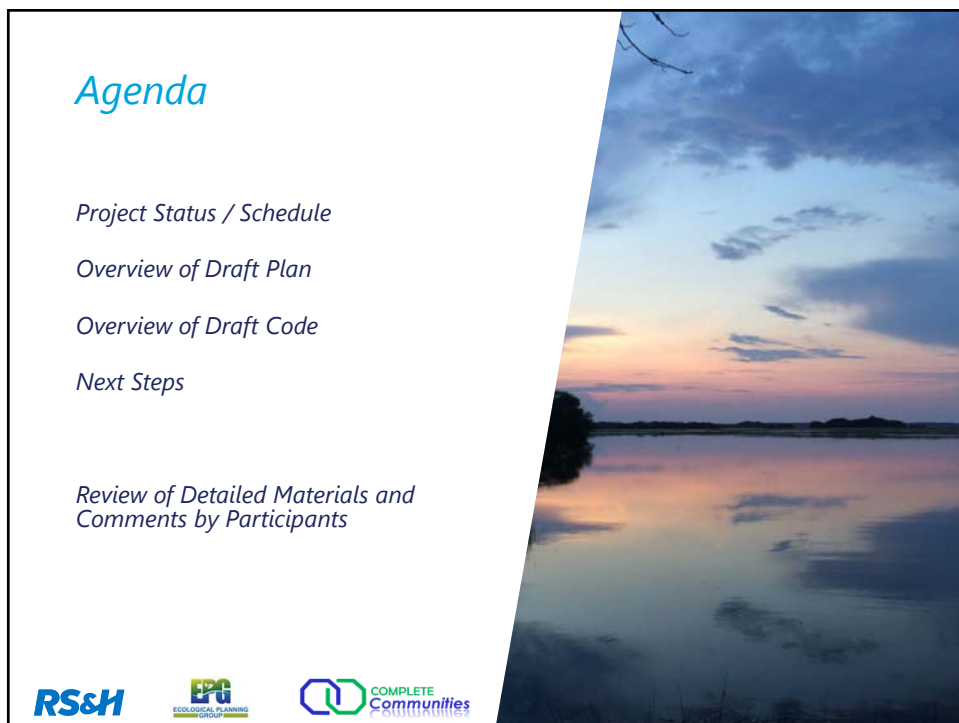
- 1. Welcome and Introductions**
- 2. Study Update and Schedule**
- 3. Draft Plan and Code Overview**
- 4. Plan and Code Review and Comment**
- 5. Next Steps**
- 6. Adjourn**

The Comprehensive Plan charts the future course of the Island and your participation is vital.



**DAUFUSKIE ISLAND PLAN AND
CODE UPDATE**

*Public Meeting # 3
April 16, 2018*



Agenda




Project Status / Schedule

Overview of Draft Plan

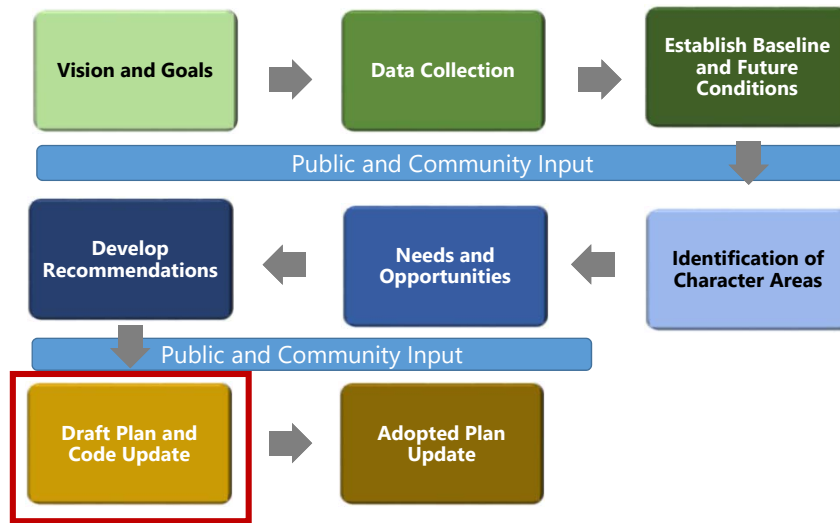
Overview of Draft Code

Next Steps

*Review of Detailed Materials and
Comments by Participants*



Status Update

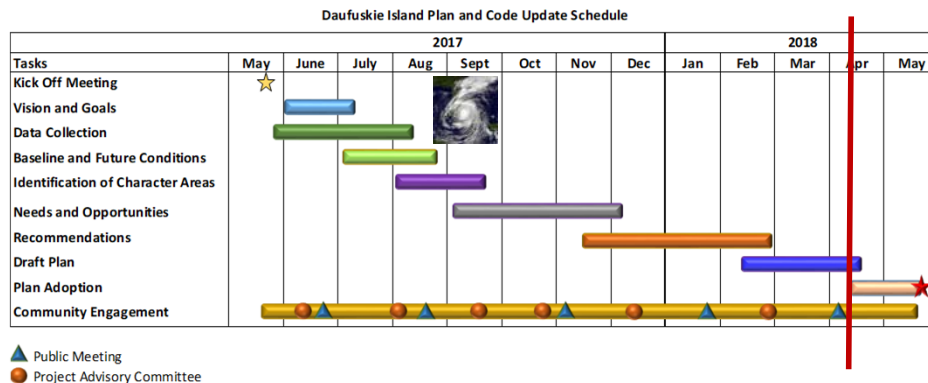


RS&H

COMPLETE Communities

EPG

Project Schedule



RS&H

COMPLETE Communities

EPG

Draft Plan Overview

- » Developed in accordance with SC planning legislation
 - Inventory of existing conditions
 - Needs, goals, and vision statement
 - Implementation strategies
- » Consistency with regulations for ease of incorporation into Beaufort County Comprehensive Plan



Draft Plan Overview

- » Developed in accordance with SC planning legislation
- » Nine planning elements
 - Population:
 - *Historical data*
 - *Characteristics and trends*
 - Economic Development:
 - *Historical data*
 - *Employment*
 - *Workforce*
 - Natural Resources:
 - *Environmental assets*
 - Cultural Resources:
 - *Historical and cultural assets*



Draft Plan Overview

- » Developed in accordance with SC planning legislation
- » Nine planning elements (continued)
 - Community Facilities:
 - Infrastructure
 - Assets
 - Services
 - Housing:
 - Existing housing and characteristics
 - Land Use:
 - Development characteristics
 - Transportation:
 - Facilities and infrastructure
 - Priority Investment:
 - Work program for implementation



Draft Plan Overview

- » Plan Development Tasks
 - Completed and Finalized
 - Review of existing plans
 - Development of Vision, Goals, Priorities
 - Development of Existing Conditions by Plan Element
 - Development of Needs, Issues and Opportunities by Plan Element
 - Identification of Character Areas
 - Identification of Development Strategies
 - Identification of Action Steps
 - Draft Plan and Code Update Completed
 - Ongoing
 - Community and Public Input
 - Coordination with Beaufort County



Draft Plan Overview

» Plan Chapters

– Chapter 1: Introduction

- *State planning requirements and planning process*

– Chapter 2: Community Participation

- *Documents the participation process*
 - Public Workshops
 - Project Advisory Committee meetings
 - Surveys
 - Additional coordination

Beaufort County Coordination	Community Workshops	Surveys	Project Advisory Committee	Additional Meetings
<ul style="list-style-type: none"> • 4 Presentations • Ongoing 	<ul style="list-style-type: none"> • 3 Meetings • Final meeting to be scheduled 	<ul style="list-style-type: none"> • 2 Surveys, on-line and hard copy 	<ul style="list-style-type: none"> • 7 meetings • Ongoing 	<ul style="list-style-type: none"> • Additional outreach



Draft Plan Overview

» Plan Chapters

– Chapter 3: Vision and Goals

- *Reviewed and summarized existing plans*
 - Beaufort County Comprehensive Plan
 - Tourism Product Development Concept for the Lowcountry Region Strategy and Plan
 - Daufuskie Island Plan (1985 and 2010)
 - Daufuskie Island Conceptual Master Plan Charrette Report
 - Daufuskie Island Covenant
- *Goals and Vision*
 - Established through community input
 - Survey
 - Community Workshop



Draft Plan Overview

» Goals

- Preservation of community character
- Balance growth and development with the existing community character
- Promote a sustainable economy compatible with existing community character
- Preserve and enhance community assets, including the natural beauty of the island
- Promote environmental stewardship
- Preserve the island history and culture, including a focus on the native Gullah heritage



Draft Plan Overview

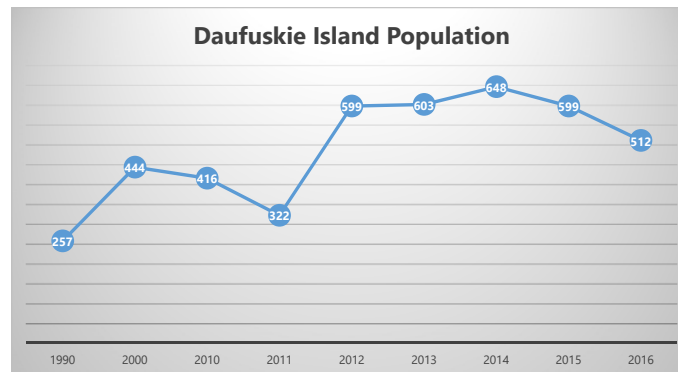
» Vision

"Daufuskie is a pristine sea island with extraordinary natural, cultural and historic resources. Our vision is to support balanced, mindful growth that provides a sustainable economy, while preserving our unique and diverse community character, rural sense of place, and secluded island lifestyle. While recognizing property owners' rights to reasonable use of their land, we will minimize the threat to our natural environment, cultural and historic resources, and ensure the preservation of Daufuskie Island's natural beauty."



Draft Plan Overview

- » Plan Chapters
 - Chapter 4: Existing Conditions
 - *Inventory for each plan element*
 - Population



RS&H

**COMPLETE
Communities**

EPG
EPA REGIONAL PLANNING
GROUP

Draft Plan Overview

- Chapter 4: Existing Conditions
- Population
 - *Build Out projection based on approved densities*
 - 12,640 persons
 - *Historic trend projection*
 - 2035: 1,013 persons

RS&H

**COMPLETE
Communities**

EPG
EPA REGIONAL PLANNING
GROUP

Draft Plan Overview

- » Plan Chapters
 - Chapter 4: Existing Conditions
 - *Inventory for each plan element*
 - Economic Development
 - Natural Resources
 - Cultural Resources
 - 1984: Daufuskie Island included on the National Historic Register
 - Key properties noted:
 - Haig Point Lighthouse
 - Mt. Carmel Baptist Church
 - First Union African Church
 - Mary Fields School
 - Oyster Society Hall
 - Cemeteries



Draft Plan Overview

- » Plan Chapters
 - Chapter 4: Existing Conditions
 - *Inventory for each plan element*
 - Community Facilities
 - *Water/Sewer*
 - *Solid Waste*
 - *Fire/Emergency Services*
 - *Educational Facilities*
 - Housing
 - Land Use
 - *Largest existing land uses:*
 - Forestland
 - Wetlands
 - Open Space
 - Residential



Draft Plan Overview

» Plan Chapters

– Chapter 4: Existing Conditions

- Inventory for each plan element

– Transportation

- Roadways maintained by Beaufort County for more than 20 years

Paved Roadways	
Roadway	Length (in miles)
Haig Point Road	2.72
Cooper River Landing Road	0.70
Total Paved Roadways	3.42



Draft Plan Overview

» Plan Chapters

– Transportation

- Roadways maintained by Beaufort County for more than 20 years

Unpaved Roadways			
Roadway	Length (in miles)	Roadway	Length (in miles)
Freeport Road	0.21	Benji's Point Road	0.86
Carvin Road	0.90	Prospect Road	1.28
Old Haig Point Road	0.87	Pappy's Landing Road	0.78
Church Road	0.61	Beach Road	1.10
Turtle Beach Road	1.08	Frances Jones Road	0.25
School Road	1.58	Maryfield Road	0.23
Total Unpaved Roadways		9.75	



Draft Plan Overview

– Chapter 5: Needs and Opportunities

- *Needs, issues and opportunities for each plan element*
 - Identified through community participation
- *Land Use included identification of character areas and development strategies for the Island, as well as each character area*
 - New development, redevelopment and restoration should be consistent with the existing character of the area in which the development occurs.
 - Enhance the pedestrian environment where feasible.
 - Historic structures should be preserved whenever possible.
 - Prioritize tree preservation to protect the scenic and habitat value of the area.
 - Encourage land uses, through clearly defined guidelines, that protect against stormwater pollution including xeriscaping, pervious surfaces and erosion and sedimentation control.
 - Require the treatment of stormwater runoff quality and quantity prior to its discharge in the marsh.
 - Limit housing density, size and height through zoning.



Draft Plan Overview

» Plan Chapters

– Chapter 6: Achieving the Vision

- *Work Program*
- *Elements identified to meet the overall goals*
 - Stratified by timeframe
 - Short-range: 1-2 years
 - Mid-range: 3-5 years
 - Long-range: 5-10 years
- Responsible parties include Council committees and volunteer groups



Draft Plan Overview

- » Chapter 6: Achieving the Vision
- » Example work elements/action items

Economic Development

- Work with small business initiative and SCORE (Service Corps of Retired Executives) to develop support network for small business incubator

Community Facilities and Assets

- Continue to work with County and community organizations to address issues with existing dump site...

Plan Implementation

- Update and simplify Island Code



Draft Plan Overview

- » Chapter 6: Achieving the Vision
- » Example work elements/action items

Transportation

- Work with County to identify/implement potential road material to stabilize unpaved roads without paving to avoid additional impervious surfaces and drainage issue

Community Facilities and Assets

- Continue to work with County and community organizations to address issues with existing dump site...

Plan Implementation

- Update and simplify Island Code



Draft Plan Overview

- » Chapter 6: Achieving the Vision
- » Example work elements/action items

Cultural/Historic/Natural Preservation

- Coordinate with Beaufort County to conduct a significant tree survey and develop protections within the code for significant trees

Coordination

- Work with Beaufort County, state and regional agencies to identify funding for grants researcher and writer

Resource Development and Grants

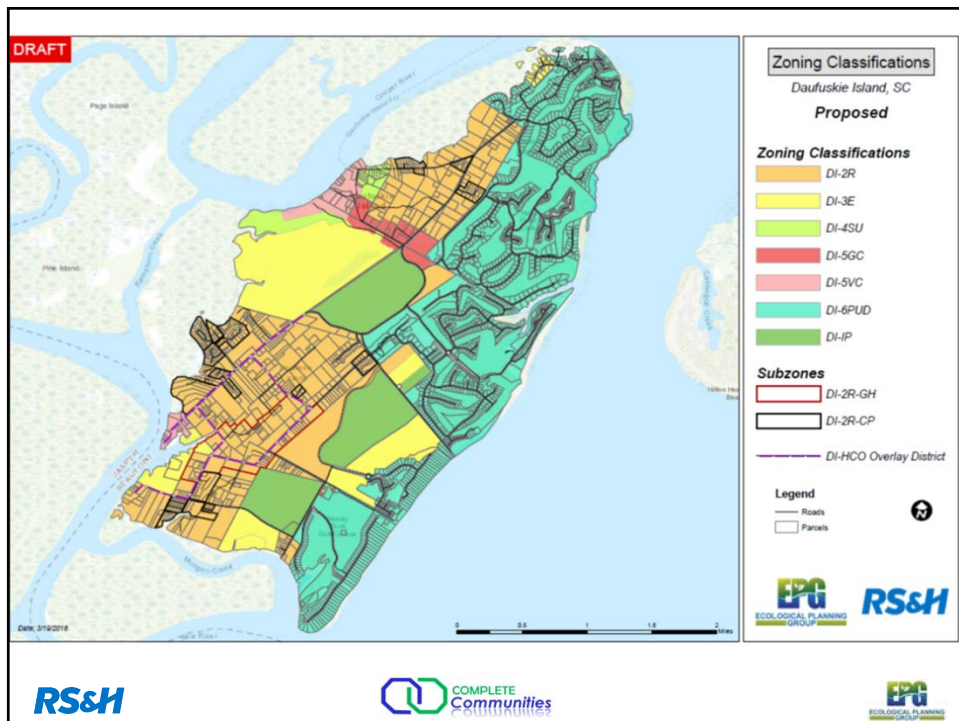
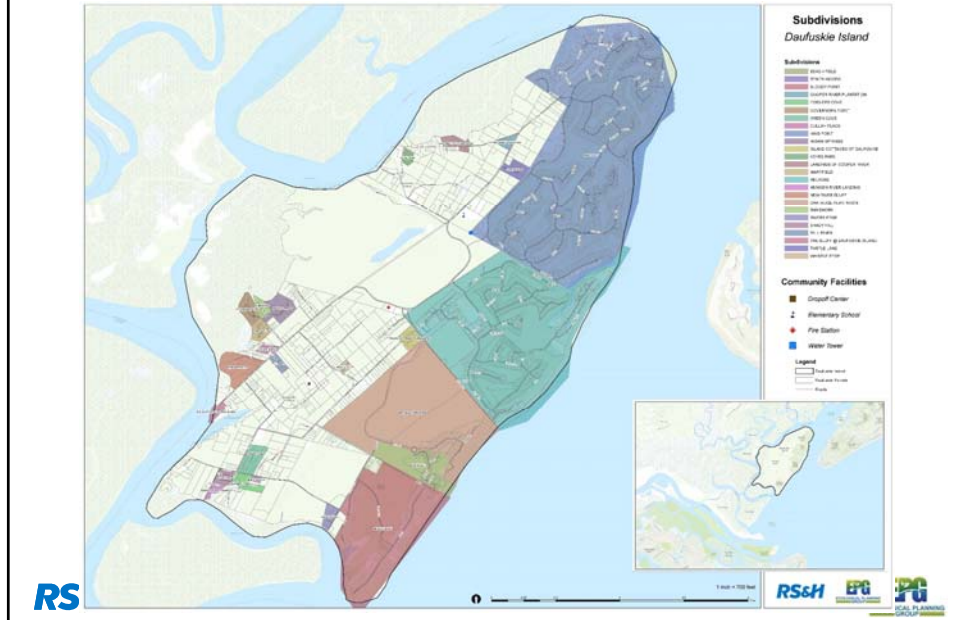
- Utilize existing community resources to identify potential grant opportunities



Code Update



Approved and Platted Subdivisions



COMPARISON OF CURRENT CODE AND DRAFT CODE						
CURRENT DAUFUSKIE ISLAND CODE			PROPOSED DAUFUSKIE ISLAND		DIFFERENCES BETWEEN CURRENT AND	
Current Zoning Code	Current Zoning Description	Residential Densities	Proposed Zoning Code	Proposed Zoning Description	Residential Densities	Land Uses and Other
D1	Nature Preserve and Conservation	None, unless permitted by agreement	DI-1P	Nature Preserve and Conservation	None	None
D2R	Rural	1 DU/acre	DI-2R	Rural	None	Architectural standards relaxed
			DI-2R-CP	New sub-district the includes existing approved and platted subdivisions	Likely Increased in Proposed Code	Architectural standards relaxed
			DI-2R-GH	New sub-district, designed to maintain the Gullah Heritage style of development	None	The style of structures is to be Low Country Vernacular
D3S	Suburban	3 DU/acre	DI-3E	Suburban	None	None
D4GU	General Urban	4 DU/acre	DI-4SU	General Urban	None	None
D5UC	Village Center	8 DU/acre	DI-5VC	Village Center	None	Added a second Village Center near County Dock that will allow more uses and increase allowable densities
PD	Public District	4 DU/acre	DI-5GC	Gateway Corridor	None	Additional residential and commercial uses are allowed and the limits of the zone increased to connect to the Village Center
Existing PUDs	Existing Planned Unit Developments - PUD	NA	DI-6PUD	Existing Planned Unit Developments - PUD	NA	None
D1NP	Coastal Marshlands	None	DI-1NP	Natural Preserve	None	None

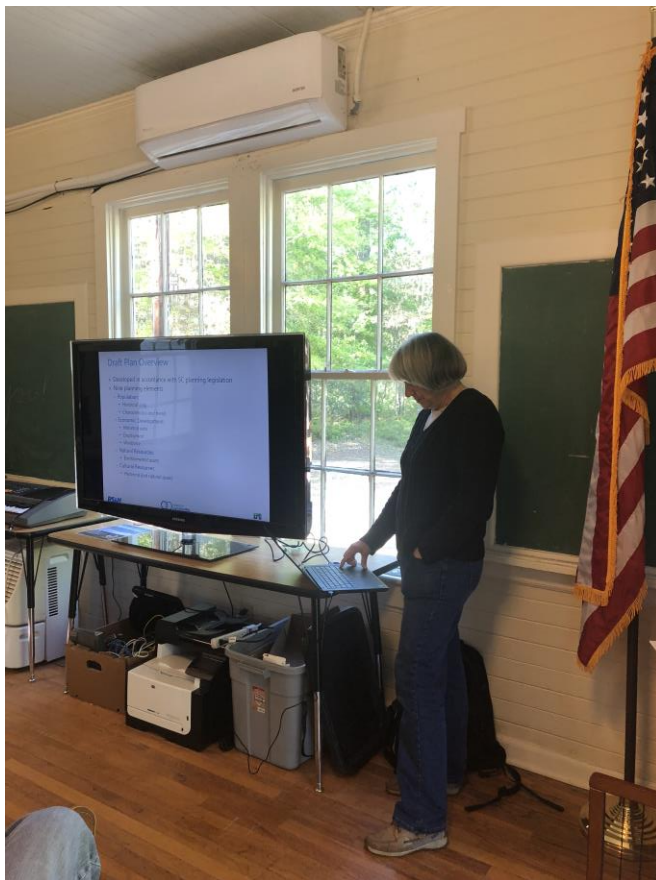
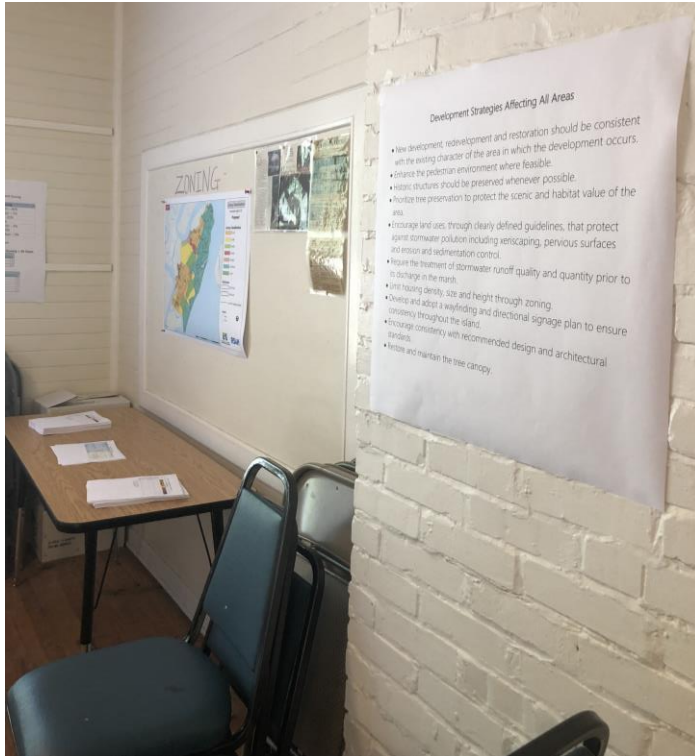
Next Steps

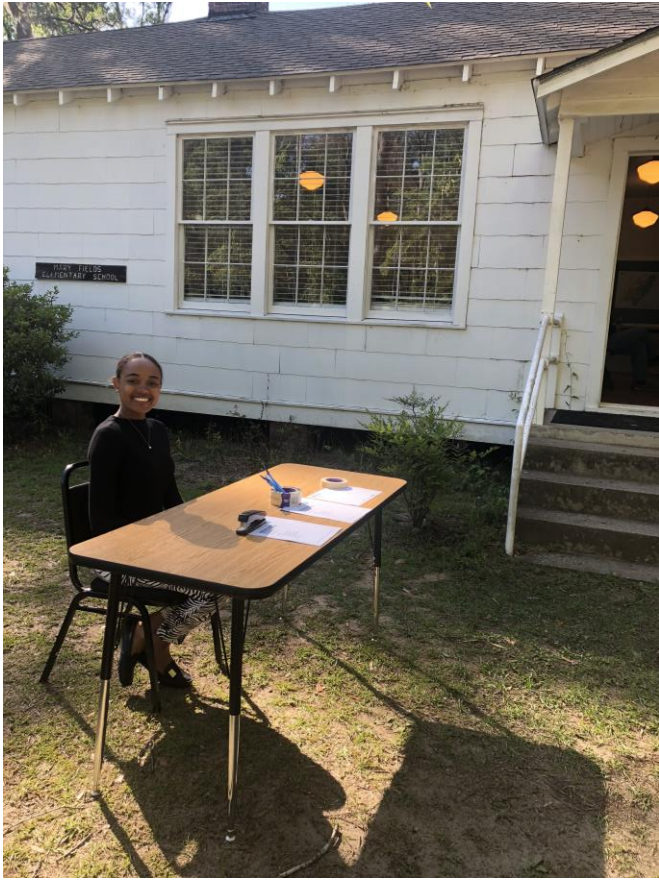
- » Participants review materials displayed
- » Provide comments tonight or via Project Team or PAC member no later than April 26th
- » Project Team will address comments and refine draft plan and code as needed
- » PAC meeting to review final plan and code (if needed)
- » Last public meeting to review final documents (if needed)
- » Present to Daufuskie Island Council for concurrence in May

Review of Materials

- » Various stations with elements of the plan to review
- » Work Program handout including plan goals and how the goals are addressed
- » Large scale draft zoning map
- » Code zoning categories uses and definitions handout
- » Comment sheets available to use today or to return by April 26th
- » Project team members are available to answer questions and take comments





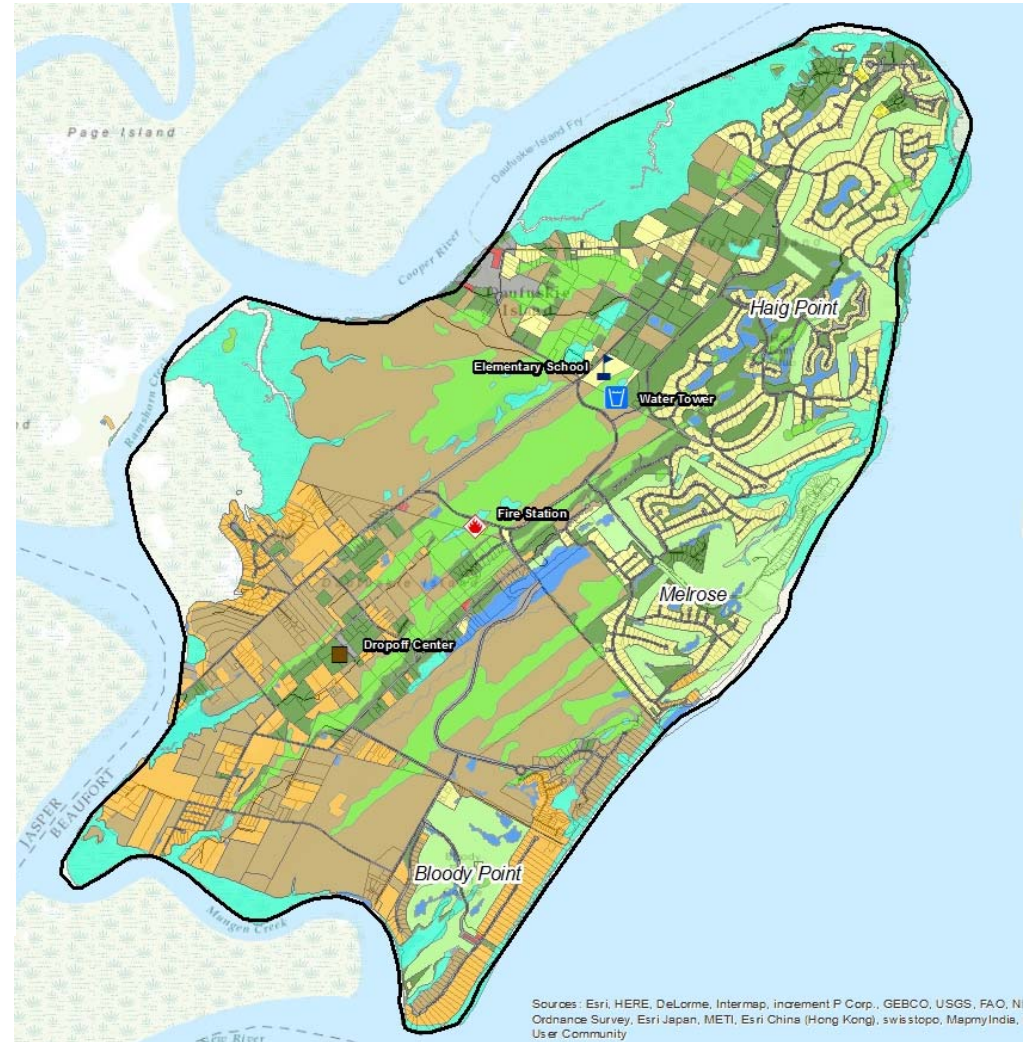
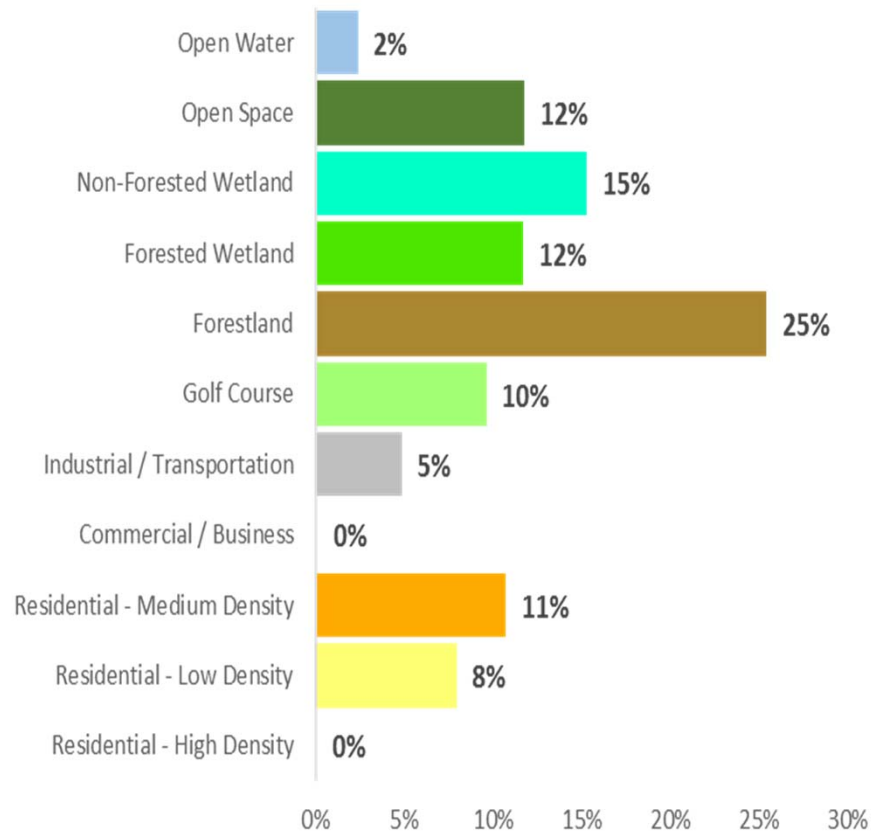




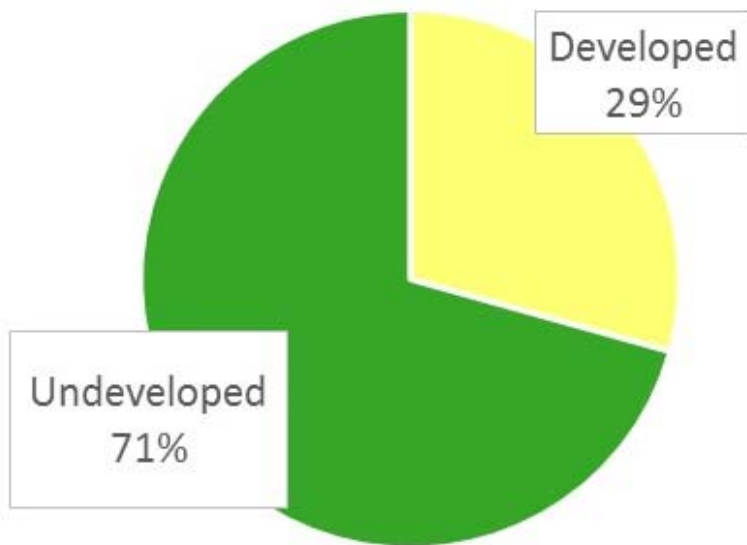


EXISTING CONDITIONS MAPPING

Existing Land Use Breakdown



Parcel Development Patterns





Developed Parcels 592 (24%)
Undeveloped Parcels 1,891 (76%)



Environmental Features

Legend

-  Saltwater Wetland
-  Freshwater Wetland

Wetlands

<i>Saltwater</i>	17%
<i>Freshwater</i>	15%



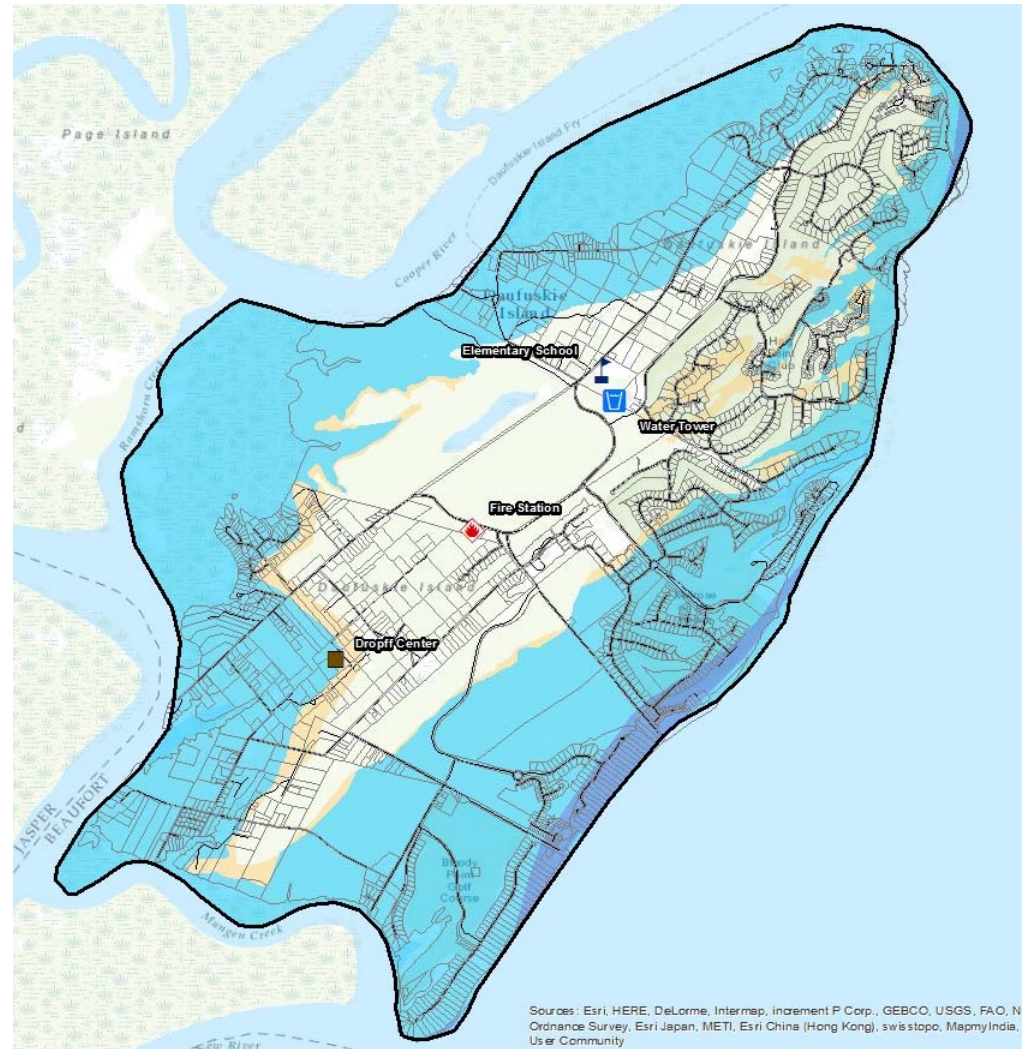
Special Flood Hazard Areas

Legend



Flood Zones

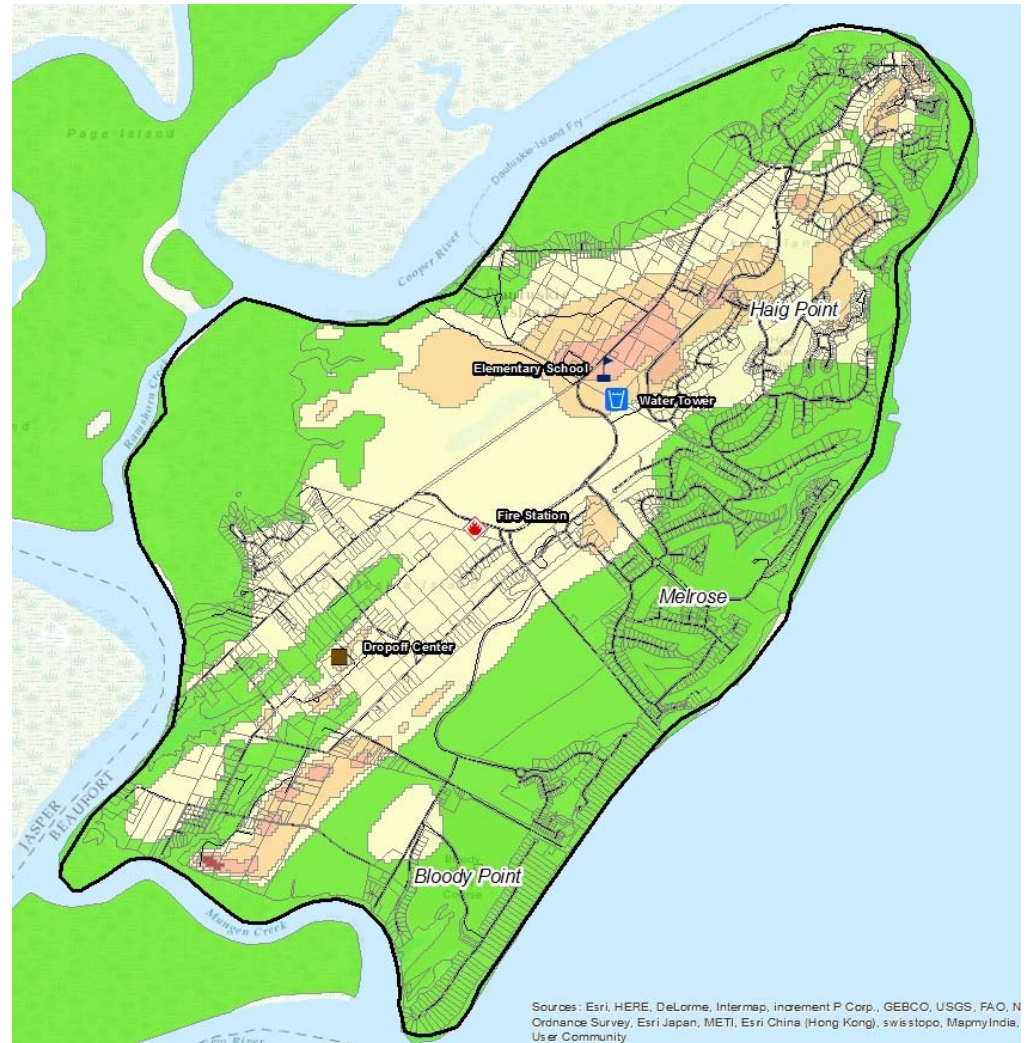
High Risk	64%
Moderate Risk	5%
Low Risk	31%



Predicted Storm Surge

<i>Storm Intensity</i>	<i>Percent of Island Impacted</i>
Category 1	49%
Category 2	38%
Category 3	11%
Category 4	2%
Category 5	0%

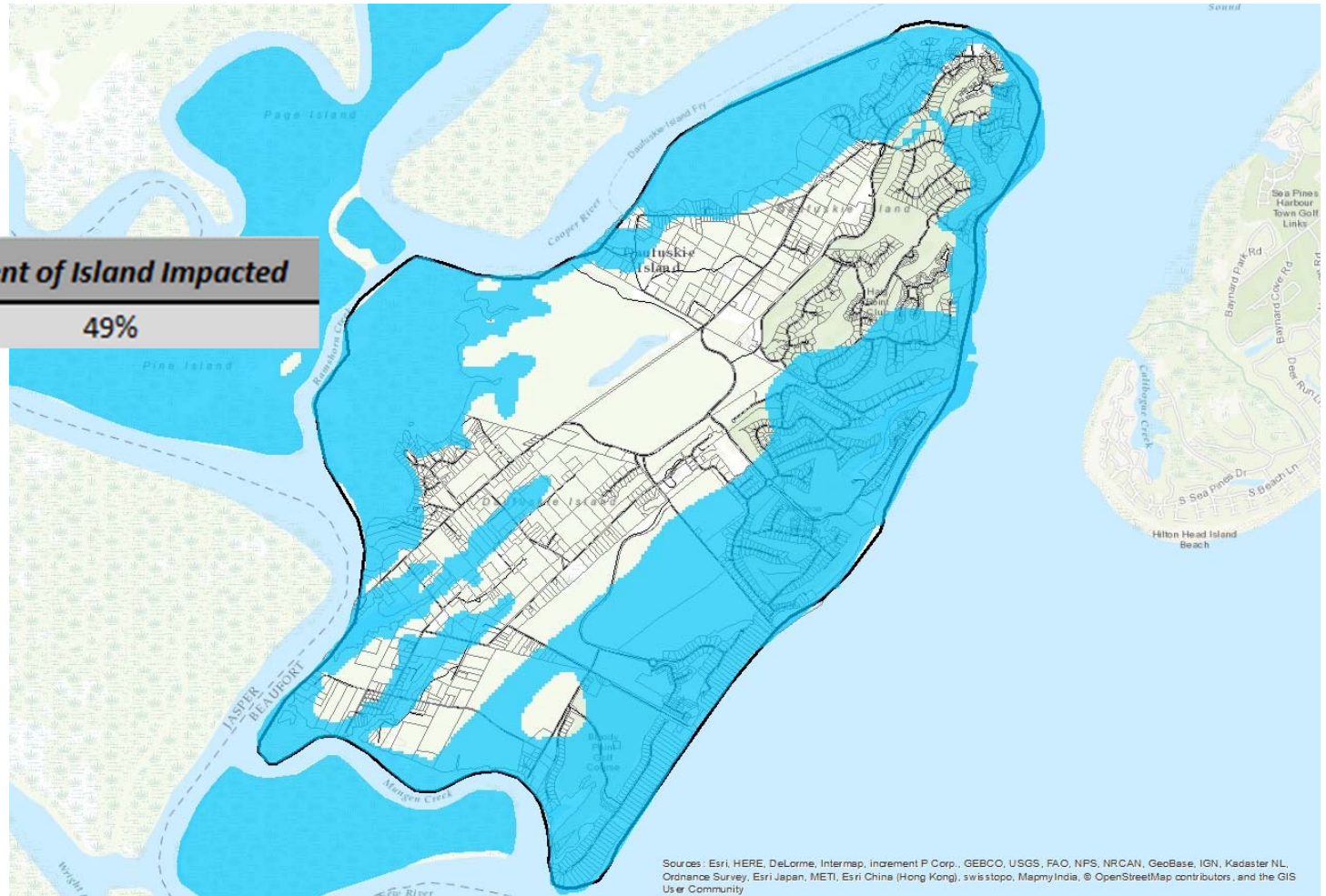
Legend



Storm Surge

Category 1

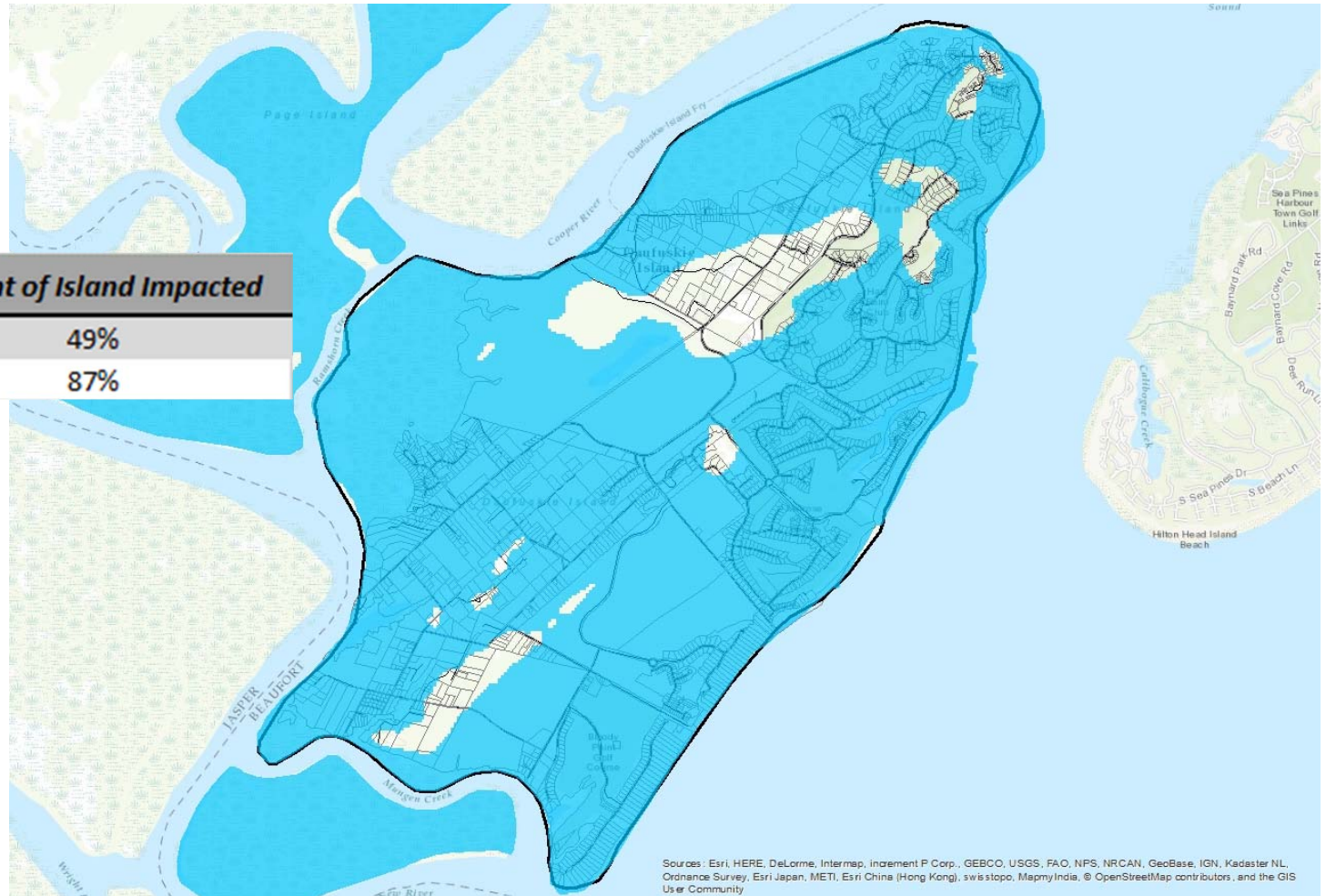
Storm Intensity	Percent of Island Impacted
Category 1	49%



Storm Surge

Category 2

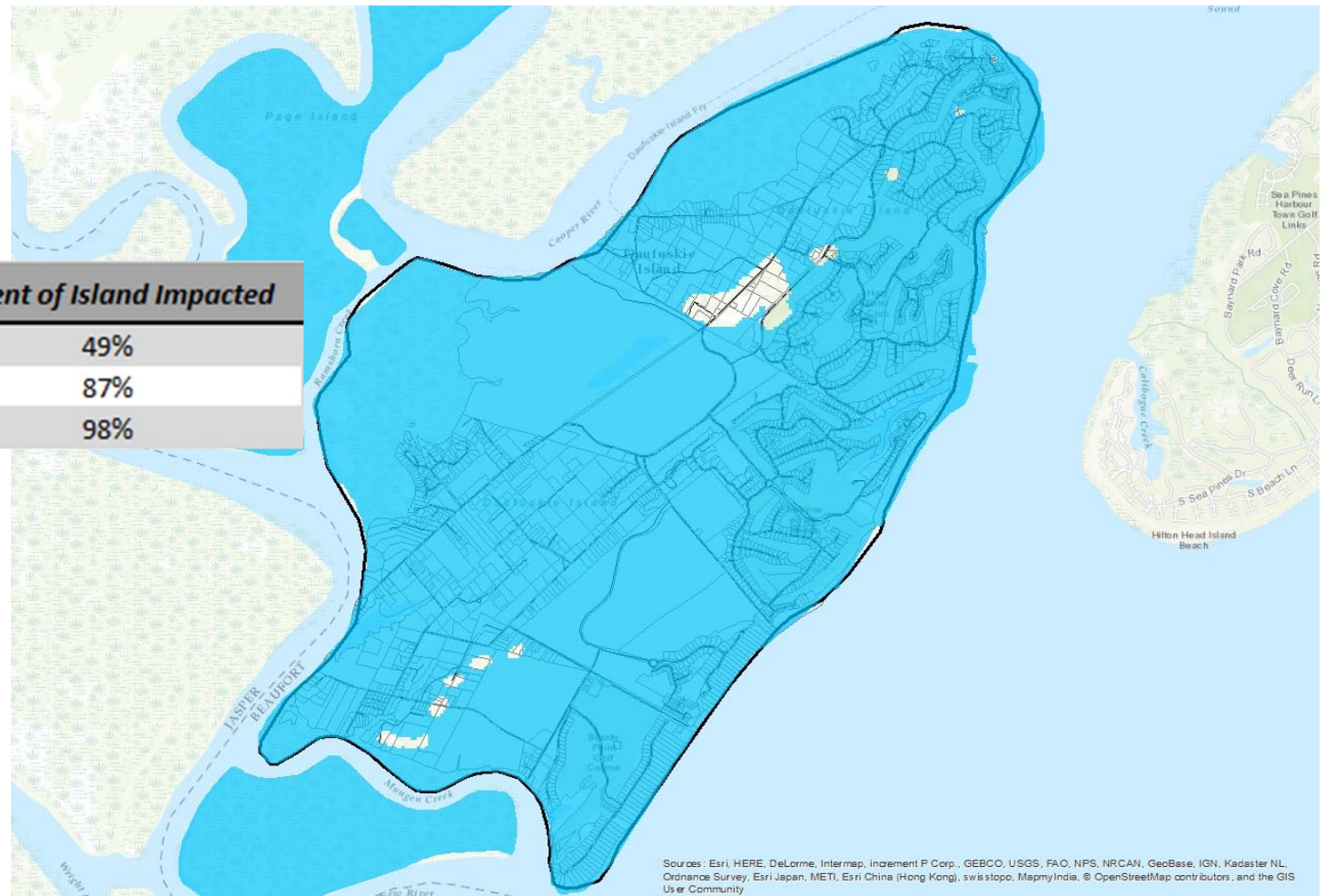
Storm Intensity	Percent of Island Impacted
Category 1	49%
Category 2	87%



Storm Surge

Category 3

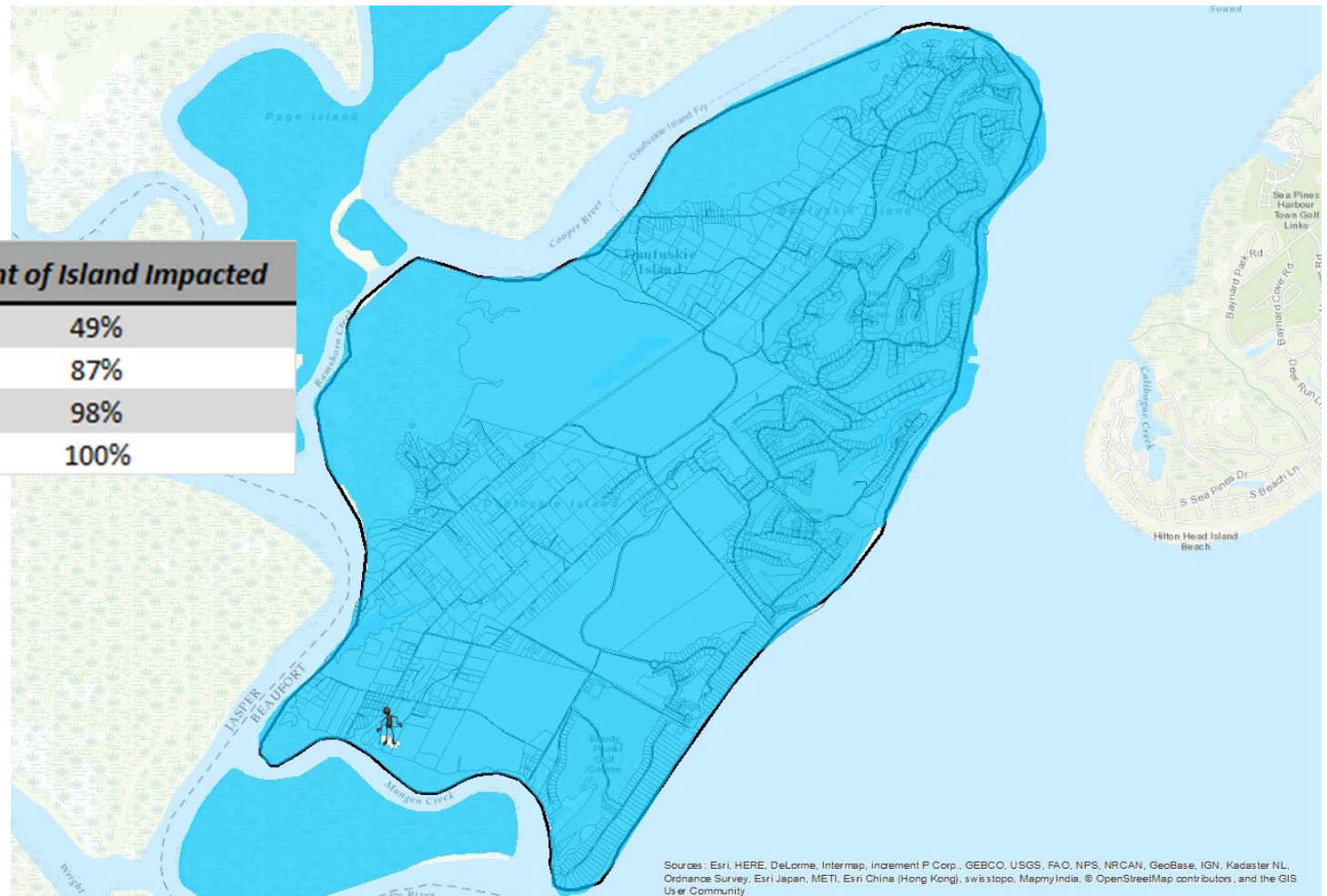
Storm Intensity	Percent of Island Impacted
Category 1	49%
Category 2	87%
Category 3	98%



Storm Surge

Category 4

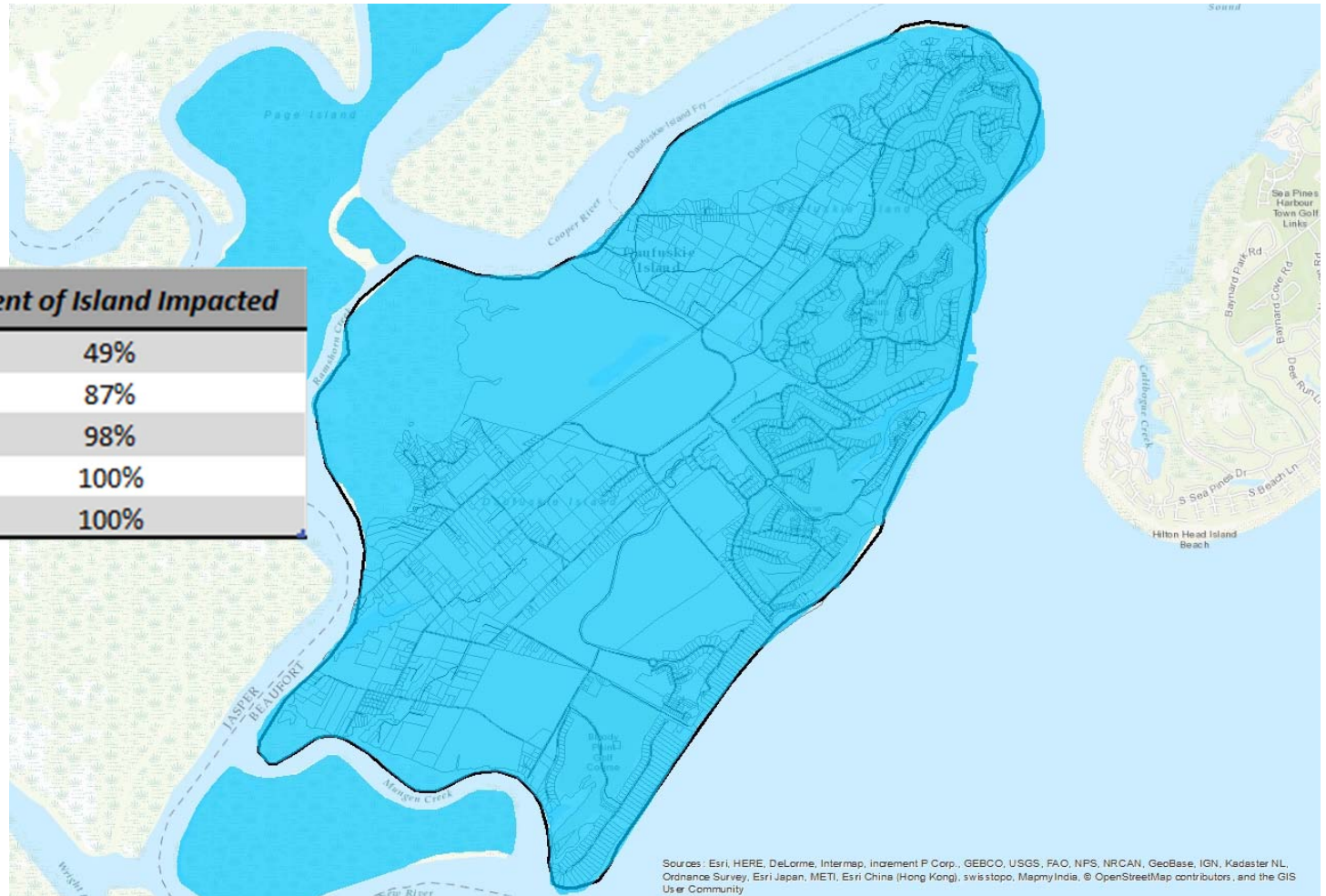
Storm Intensity	Percent of Island Impacted
Category 1	49%
Category 2	87%
Category 3	98%
Category 4	100%



Storm Surge

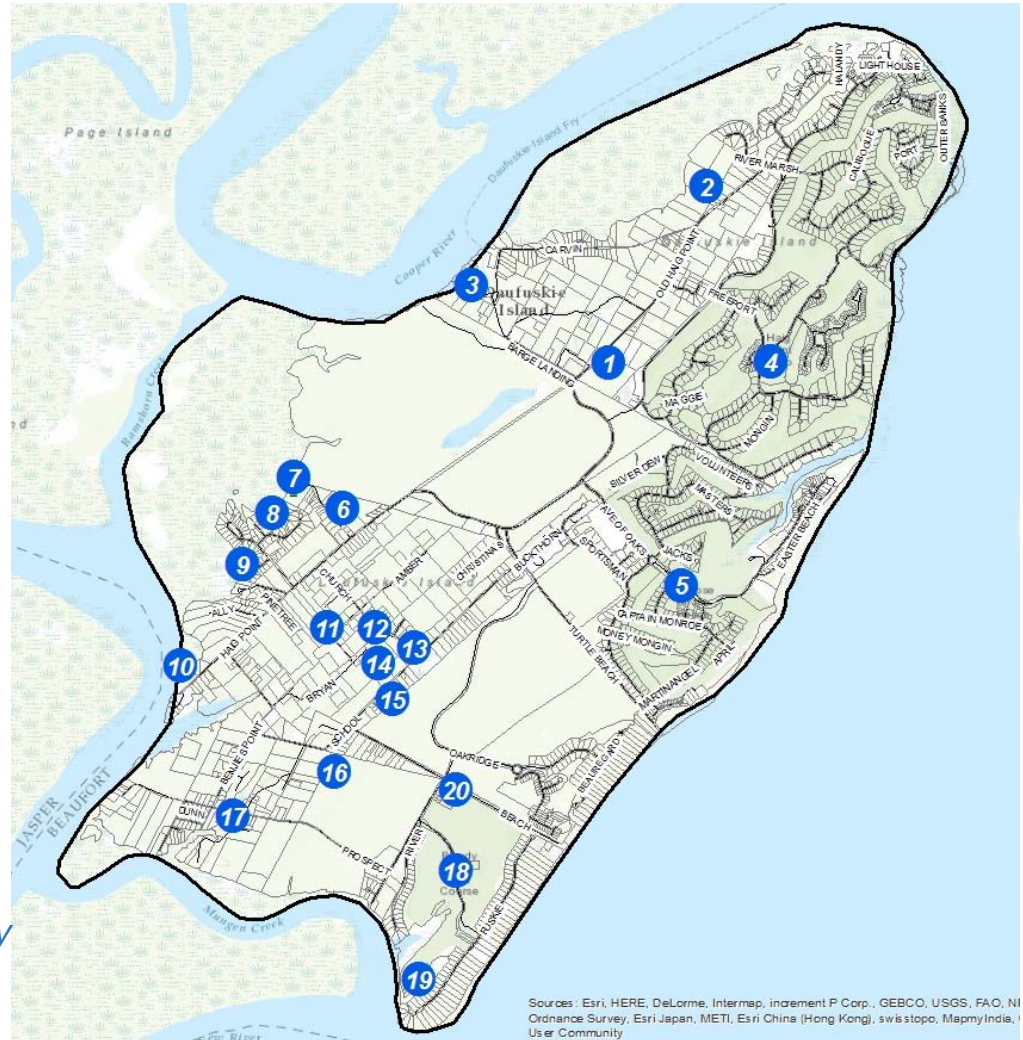
Category 5

Storm Intensity	Percent of Island Impacted
Category 1	49%
Category 2	87%
Category 3	98%
Category 4	100%
Category 5	100%

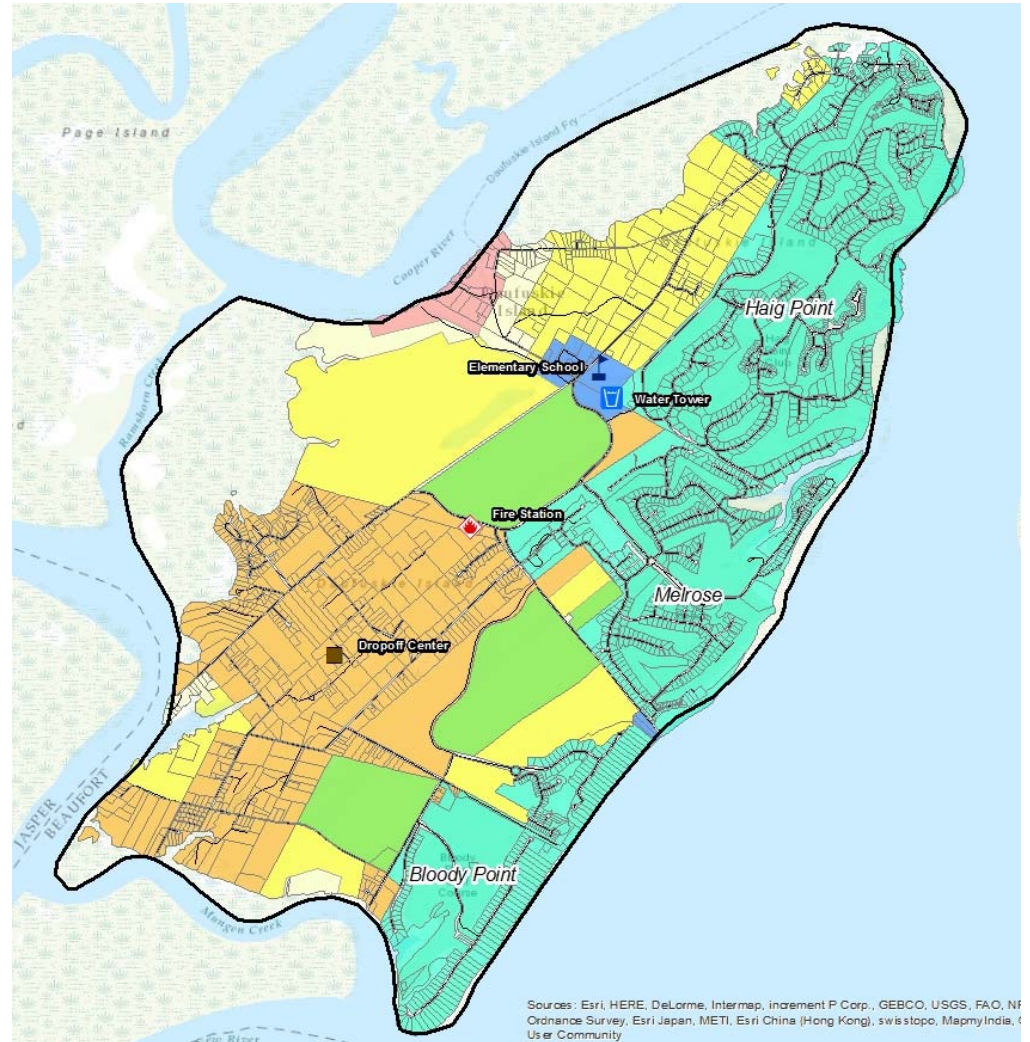
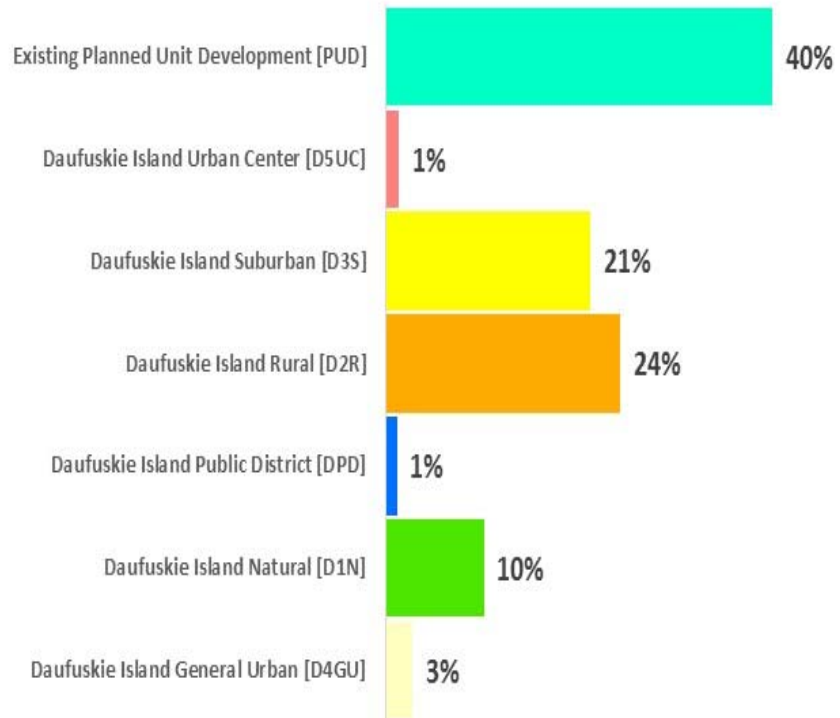


Community Features

1. Mt. Carmel Baptist Church No. 2
2. Tabby Ruin
3. Cooper River Cemetery
4. Haig Point
5. Melrose
6. Oyster Union Society Hall
7. Hinson White House
8. Mary Field Cemetery
9. Sarah Grant Home
10. Public Dock
11. White School House
12. The Council Tree
13. First Union African Baptist Church
14. Mary Fields School
15. Frances Jones Home
16. Moses Ficklin Cottage and Oak Tree
17. Mary Dunn Cemetery
18. Bloody Point
19. Bloody Point Cemetery
20. Bloody Point Lighthouse and Silver Dew Winery



Zoning Classifications



SURVEY RESULTS



DAUFUSKIE ISLAND MASTER PLAN AND CODE UPDATE

SURVEY

HAS YOUR VOICE BEEN HEARD?

Daufuskie Island is currently in the process of updating the Daufuskie Island Plan and Code. Information about the Plan and recent meetings may be viewed at:

www.daufuskiecouncil.com/daufuskie-plan-review

At a public meeting held June 29, 2017 at Mary Fields School, meeting participants identified and prioritized goals for the community to inform the future vision for the island. To ensure broad participation in the planning process, a survey has been placed online. Hard copies are also available. Survey responses will be collected through August 22, 2017.

Please use the following link to access the online survey:

<https://www.surveymonkey.com/r/DaufuskieMasterPlan>



The Comprehensive Plan charts the future course of the Island and your participation is vital.

Daufuskie Island Plan and Code Update - Public Survey

The Daufuskie Island Council and the Committee on the Daufuskie Island Plan and Code, in coordination with Beaufort County, initiated an update to the Comprehensive Master Plan and Development Code on June 5, 2017. The planning process includes ongoing public and stakeholder involvement that will guide the development of the plan.

The first public meeting was held on June 29, 2017 and this survey is designed to generate additional feedback from the public. Your responses will provide our planning team with a better understanding of current issues and opportunities on the island, along with insights regarding the vision and goals for the future of Daufuskie Island.

The survey should take 10-15 minutes of your time to complete. Please indicate your response in the space provided.

Thank you for your participation and interest.

1. What is your status on Daufuskie Island? Please select all that apply.

- ☐ Full-Time Resident
- ☐ Part-Time Resident
- ☐ Non Resident
- ☐ Property Owner
- ☐ Other (Please Specify) _____

2. If you are a resident, how long have you lived on Daufuskie Island?

- ☐ Less than 1 year
- ☐ 1-2 years
- ☐ 3-5 years
- ☐ More than 5 years
- ☐ N/A, I do not live on Daufuskie Island

3. Where on the island do you live or own property?

- ☐ Historic District
- ☐ Melrose
- ☐ Haig Point
- ☐ Bloody Point
- ☐ Other (Please Specify) _____
- ☐ N/A, I do not live or own property on Daufuskie Island

4. How often do you travel between the island and mainland?

- ☐ Everyday
- ☐ At least once per week
- ☐ Once per month
- ☐ I don't leave the island
- ☐ Other (please specify)_____

5. How do you typically access the island?

- ☐ Private boat, private dock
- ☐ Private boat, public dock
- ☐ Public Ferry
- ☐ Private Ferry
- ☐ Other (please specify)_____

6. What is your employment status?

- ☐ Full Time Employed
- ☐ Part-Time Employed
- ☐ Self Employed/Business Owner
- ☐ Unemployed
- ☐ Retired

7. If you are employed, do you work on or off the island?

- ☐ I primarily work on the island
- ☐ I primarily work off the island
- ☐ I primarily work on the island (from home)
- ☐ N/A, I am not currently employed
- ☐ Other, please specify:_____

8. If you own a business on the island, what kind of business do you own/operate?

- ☐ Retail / Business and Information
- ☐ Real Estate & Housing
- ☐ Food & Hospitality
- ☐ Agricultural & Forestry / Wildlife
- ☐ Construction / Utilities / Contracting
- ☐ Finance & Insurance
- ☐ Other (Please Specify) _____
- ☐ N/A, I do not own or operate a business on the island.

9. If you own a business on the island, how many full and part-time employees do you have? Please indicate the number of full-time, part-time, and contract employees in the spaces provided.

_____ Full-Time
 _____ Part-Time
 _____ Contract Employee
 _____ N/A, I do not own or operate a business on the island.

10. What are the major challenges you face as a business owner on the island? Please select all that apply.

- ☐ On-island Transportation
☐ Getting Goods / Services to the Island
☐ Finding Employees
☐ Funding
☐ Other (Please Specify) _____
☐ N/A, I do not own / operate a business on the island.

11. Rank on a scale of 1-8, (with 1 being the highest priority and 8 being the lowest priority) what aspects of the community should be considered highest priority?

	Priority Ranking							
	Highest	—————→						Lowest
Community Goals	1	2	3	4	5	6	7	8
Preservation of Community Character								
Environmental Stewardship								
Preservation /Enhancement of Community Assets								
Preservation of Limited Access to the Island								
Balance Commercial and Residential Growth with Existing Community Character								
Sustainable Economy Compatible with Existing Island Character								
Preservation of Island History and Culture								
Balance of Infrastructure and Undeveloped Environment								

12. Preservation of community character was a major concern for citizens who attended the public meeting held in June. Please indicate below if you strongly agree through strongly disagree with the characteristics identified by citizens as major contributors to the Daufuskie Island's community character.

Community Character	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree
Low crime / safe without significant police presence					
Tree lined roadway network					
Diversity of community (people and built environment)					
Slower pace of life					
Network of unpaved roads					
Not overly commercialized					
Quietness					
Rustic / rural character					
Safety in adventures for children					
Community involvement / sense of community					
Lack of large commercial / retail developments					
Undisturbed natural environment / nature / trees					
Other, please specify:					

13. What do you love most about living on Daufuskie Island? Please select the top three (3).

- ☐ Safety
- ☐ History / Culture
- ☐ Water
- ☐ Sense Of Community / People
- ☐ Unique Community Character
- ☐ Geographic Location / No Bridge
- ☐ Rural Lifestyle
- ☐ Small Businesses
- ☐ Natural Beauty
- ☐ Artisan Culture
- ☐ Other (Please Specify) _____

14. What do you dislike if anything about Daufuskie Island?

☐ I do not dislike anything about Daufuskie.

15. Based on feedback from members of the public and stakeholders during the project kick-off workshop, a draft vision statement was developed. It states that:

“Daufuskie is a pristine sea island with extraordinary natural, cultural and historic resources. Our vision is to support balanced, mindful growth that provides a sustainable economy, while preserving our unique and diverse community character, rural sense of place, and isolated island lifestyle. While recognizing property owners’ rights to reasonable use of their land, we will minimize the threat to our natural environment, cultural and historic resources, and ensure the preservation of Daufuskie Island’s natural beauty.”

How do you feel about the draft vision statement for Daufuskie Island?

☐ I agree with the draft vision statement.

☐ I disagree with the draft vision statement.

Please use the space below to provide comments pertaining to the vision statement.

16. What Is Your Age?

- ☐ Under 18 years
- ☐ 18-24 years
- ☐ 25-34 years
- ☐ 35-44 years
- ☐ 45-54 years
- ☐ 55-64 years
- ☐ Age 65 or older

17. What is your Ethnicity?

- ☐ White
- ☐ Hispanic or Latino
- ☐ Black or African American
- ☐ Native American or American Indian
- ☐ Native Gullah
- ☐ Other (please specify) _____

Thank you for your participation. If you would like for our planning team to contact you regarding the Daufuskie Island Plan update and future participation opportunities, please provide us with your contact information.

Name: _____

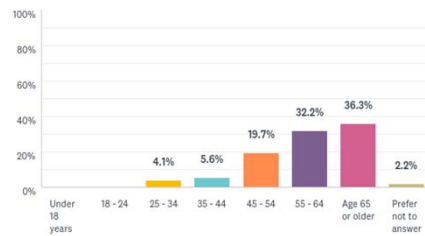
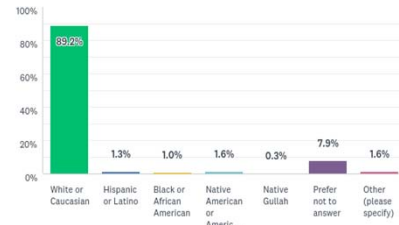
Telephone Number: _____

Email Address: _____

Public Survey Results

Who participated in the public survey?

ANSWER CHOICES	RESPONSES
Historic District	21.1% 75
Melrose	17.7% 63
Haig Point	51.7% 184
Bloody Point	4.8% 17
N/A, I do not live or own property on Daufuskie Island	4.8% 17
TOTAL	356

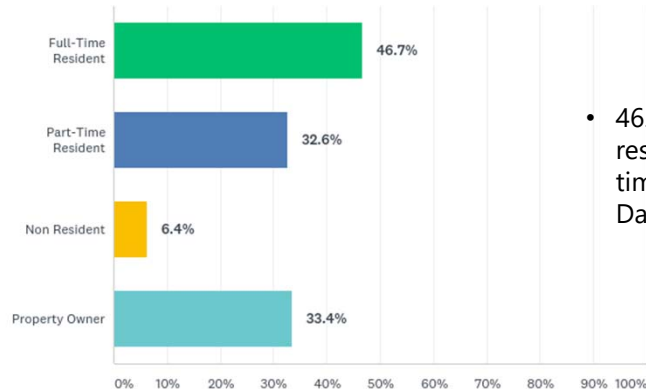


RS&H

- 51.7% Haig Point
- 21.1% Historic District
- 89.2% White or Caucasian
- 68.5% Age 55 or older

Public Survey Results

What is your status on Daufuskie Island?

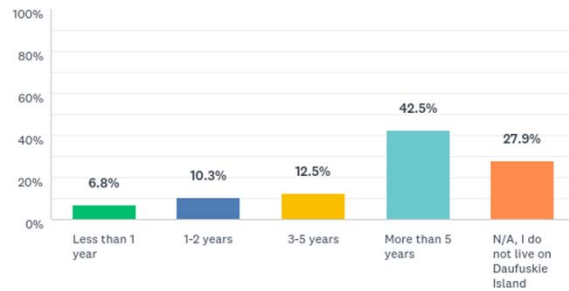


RS&H

- 46.7% of respondents are full-time residents of Daufuskie Island.

Public Survey Results

If you are a resident, how long have you lived on Daufuskie Island?

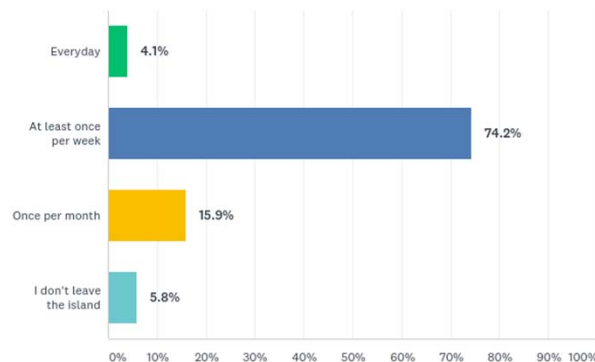


- 42.5% have lived on Daufuskie Island for more than 5 years.
- 6.8% have lived on the island for less than one year

RS&H

Public Survey Results

How often do you travel between the island and mainland?

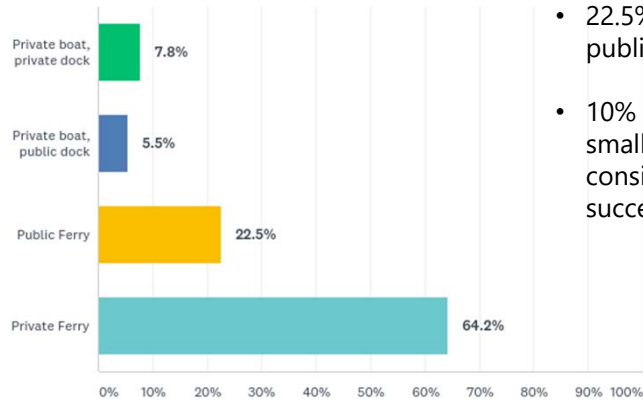


- 74.2% travel between the island and the mainland at least once per week.
- 5.8% of the respondents do not leave the island.

RS&H

Public Survey Results

How do you typically access the island?

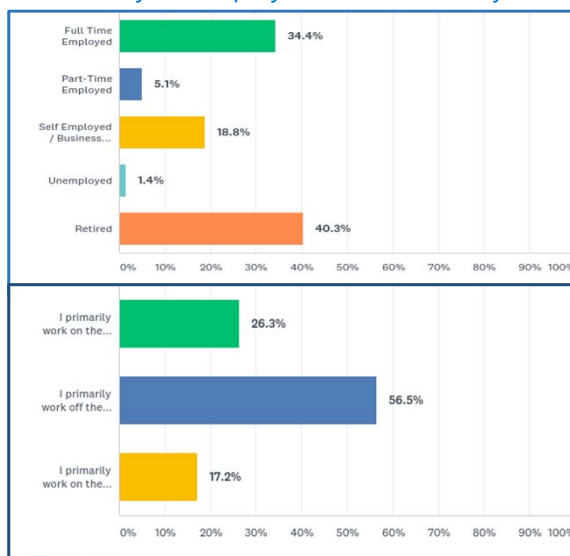


- 22.5% utilize the public ferry
- 10% transit usage in smaller urban areas is considered extremely successful

RS&H

Public Survey Results

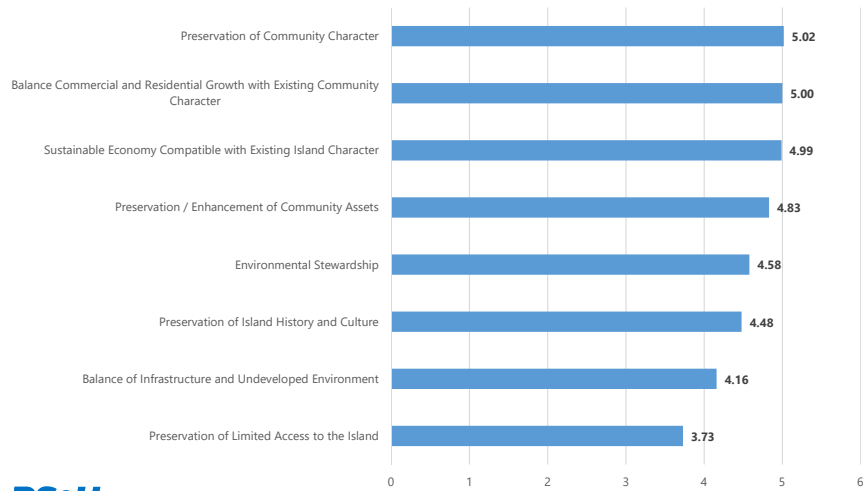
What is your employment status?/ Do you work on or off the island?



- 40.3% are retired
- 34.4% employed full time
- Almost 20% are self-employed
- 56.5% work off the island
- 17.2% work on the island from home

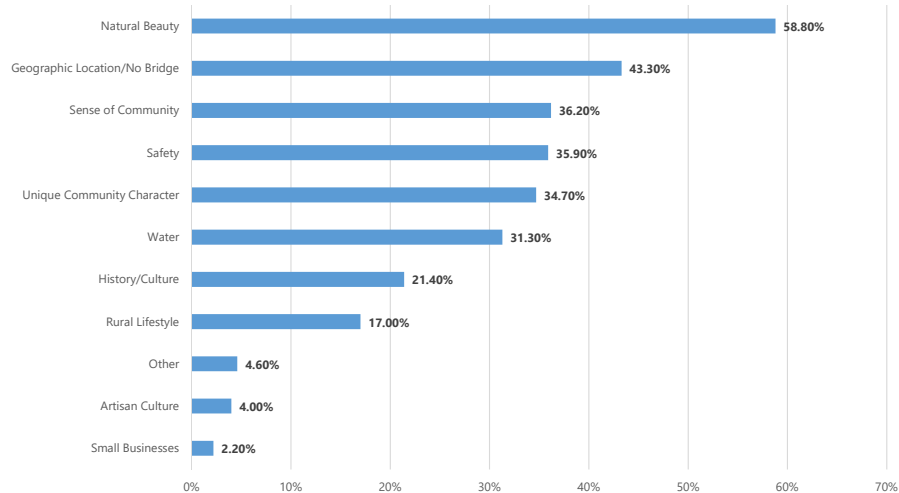
Public Survey Results

Rank on a scale of 1 - 8, (with 1 being the highest priority and 8 being the lowest priority) what aspects of the community should be considered the highest priority?



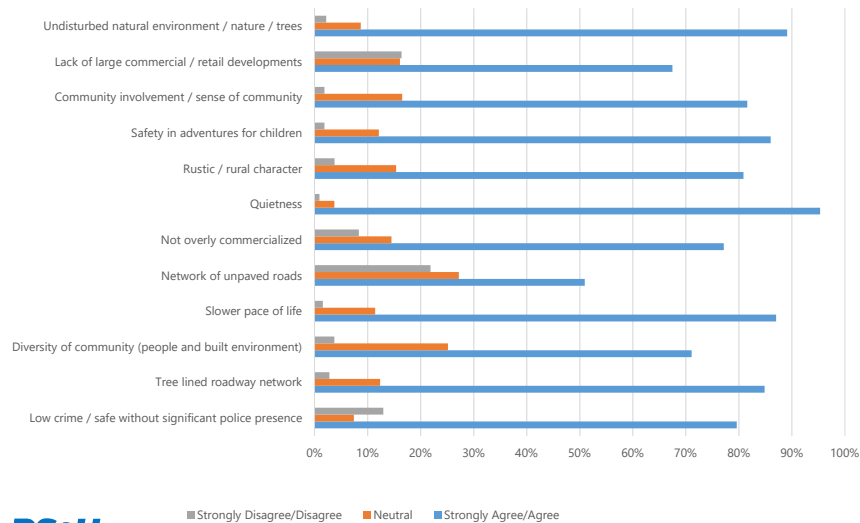
Public Survey Results

What do you love most about living on Daufuskie Island?
(Select the top 3)



Public Survey Results

Major Contributors to Daufuskie Island's community character.



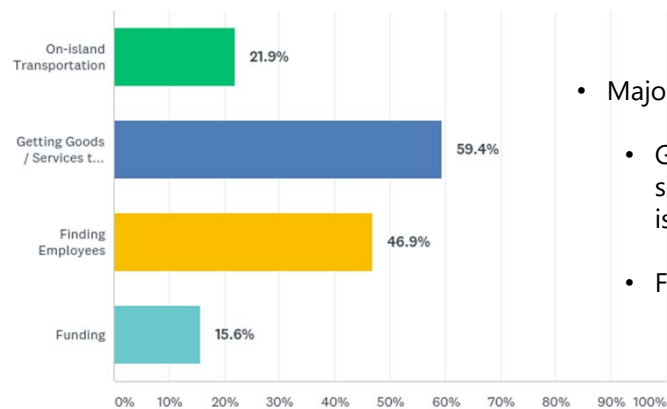
Public Survey Results

» Major Contributors to Daufuskie Island Character

- All were considered to be important by respondents
- The top three contributors:
 - *Quietness*
 - *Undisturbed Natural Environment/Nature/Trees*
 - *Slower Pace of Life*

Public Survey Results

What are the major challenges you face as a business owner on the island?



- Major Challenges:
- Getting goods and services to the island
- Finding employees

RS&H

Public Survey Results

» What do you dislike about Daufuskie?

- Majority of the respondents did not dislike anything about Daufuskie
- Sample comments received multiple times:
 - Bugs
 - Some people want to change it to be like where they came from
 - Snakes
 - Because I'm not a resident
 - Lack of respect/understanding between Island residents, particularly Haig Point and the Historic District residents

RS&H

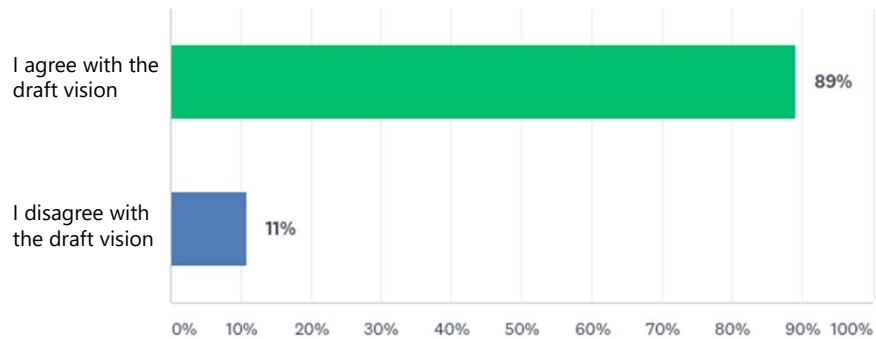
Key Findings from Survey Results

- » Focus on Community Character
 - Preserving the community character
 - Balancing growth with the existing character
 - Sustainable economy compatible with existing character
- » Preservation of Community Assets, including the Environment and Natural Beauty
- » Respondents Liked:
 - Geographic location/No bridge
 - Quietness
 - Slower pace of life

RS&H

Daufuskie Island Vision

» Survey respondents overwhelmingly agreed with the Vision



RS&H



Daufuskie Island Vision

» Sample comments from those who disagreed with the Vision:

- Too long and wordy
- Too short
- Not focused enough; too vague
- Daufuskie is not pristine
- Isolated is not the correct word and has a negative connotation

RS&H



SECOND SURVEY RESULTS



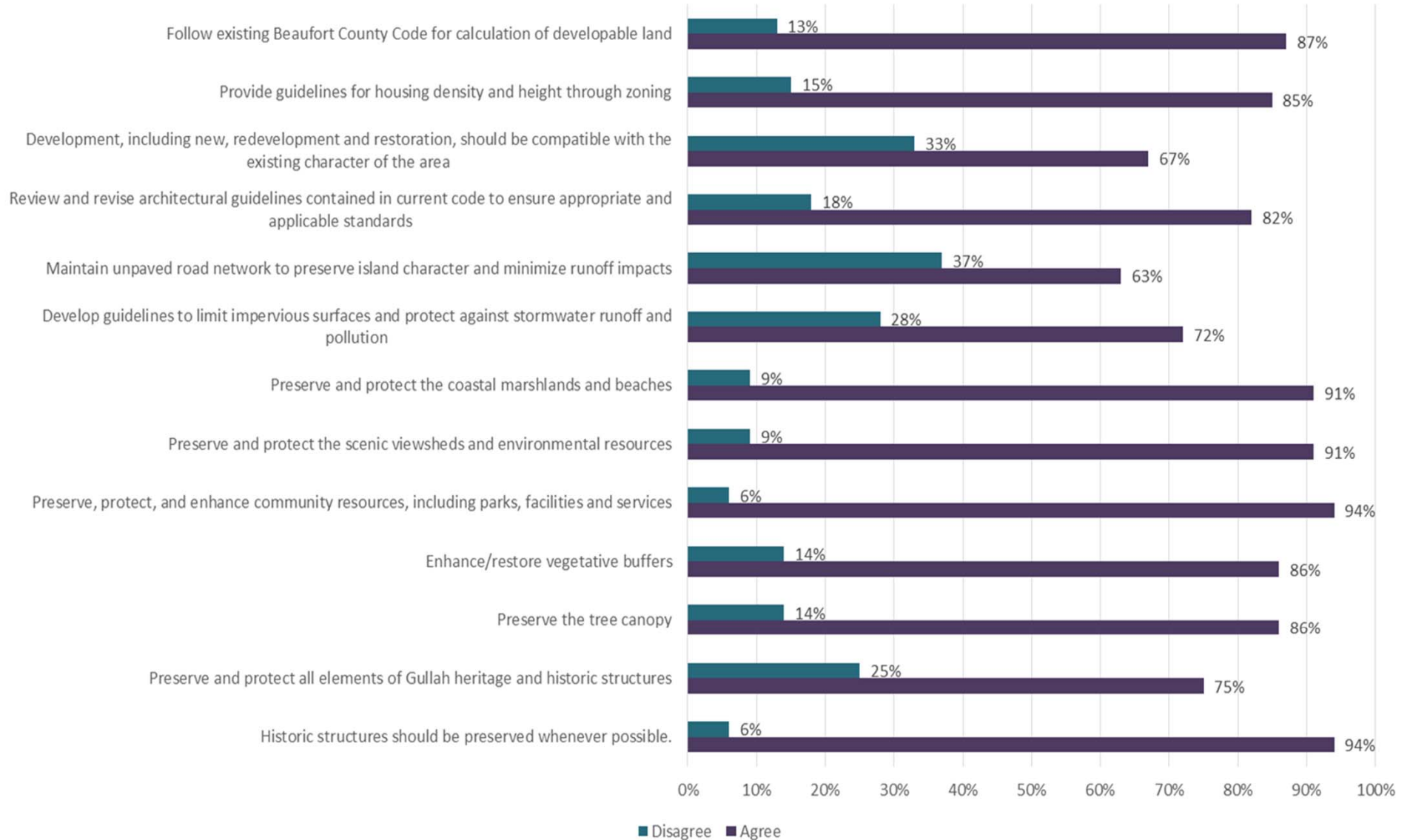
Second Survey

- » Project Advisory Committee meeting: reviewed results from workshop
 - Overall development strategies
 - Character areas
 - Character area development strategies
- » Cross-referenced character areas with existing zoning and allowable densities
- » Requested feedback
- » Developed second survey to facilitate input

Second Survey

- » 33 respondents; approximately 10% response rate
- » Survey open from December 1st through December 12th
- » Questions designed to obtain feedback on workshop results and existing densities

Do You Agree with the Overall Draft Strategies?



COMMENTS: OVERALL DRAFT STRATEGIES

Although I want to maintain and protect the character of DI, I also want to enable some new development specifically in the Mid Island district. I believe that this development could be done while maintaining the character of DI. I am unclear on the current calculation for developable land.

Increase in commercial endeavors are vital.

General Comment: the wording of all the questions makes it hard not to say YES, so you may not learn much from the survey. I forced a few NO's just so I could provide comments.

More development is needed to move the island forward, although it must be carefully controlled. Commonly used dirt roads should be paved and developers should be encouraged to develop various tracts in a tasteful and aesthetically pleasing way, while preserving our beaches, marshes and as many trees as is practical.

Most of the items above are already addressed by current County zoning as well as ORCM regulations. Additional or different guidelines specific to Daufuskie are unnecessary, potentially confusing and even detrimental to attracting new investment.

Some roads need to be paved and current paved roads need repair

Some of our frequently traveled unpaved roads are dangerous and poorly maintained. The mud following a rainstorm and the dust during dry periods are a huge problem.

Roads should be designed as appropriate for the area they are installed. Unpaved roads while quaint are difficult to maintain and are a problem for golf cart traffic when rutted and wet. Preserving Gullah culture is fine though not at the expense of a failing economy on the island.

Let the island develop to include necessary roadways

What does character of the area mean? Seems vague and subjective.

Preserve "all" Gullah elements etc. may be somewhat excessive....

Many of these questions are a bit misleading as to the degree of what we should attempt to achieve.

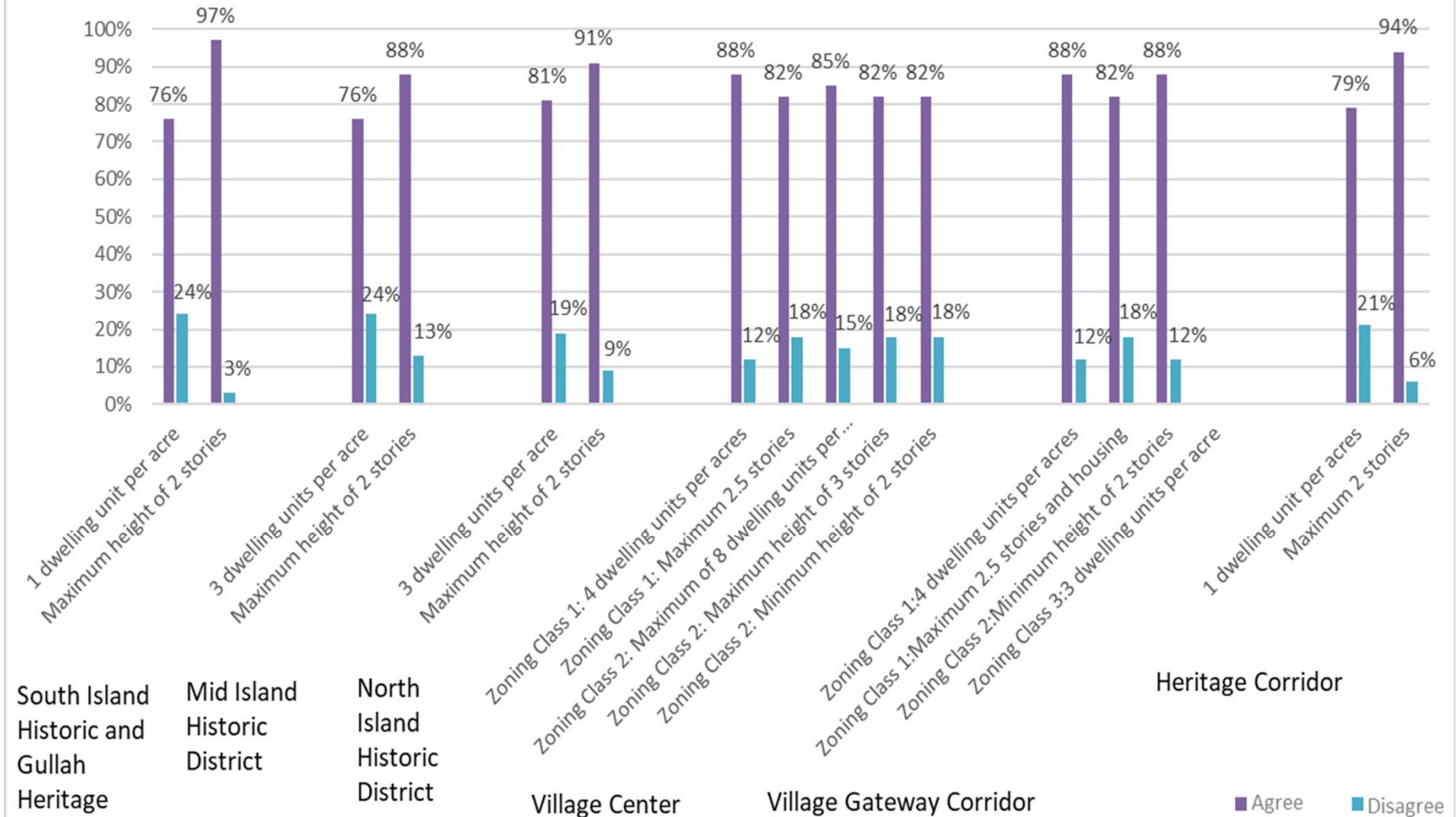
The way this is written is slanting the answer toward no development. I favor developing the Webb Tract while respecting our Island's character and history

Not familiar enough with these areas to know impact of any changes to further development

While I answered yes to all, I believe that certain of these are too vague or subjective. For example, depending upon the POV, the "existing character of the island" could mean many things. For some, it could mean maintaining an entirely rural environment which would impede any sort of growth. For clarity, I believe that the character needs more granularity.

County rules are excessive and ridiculous.

Character Area Densities



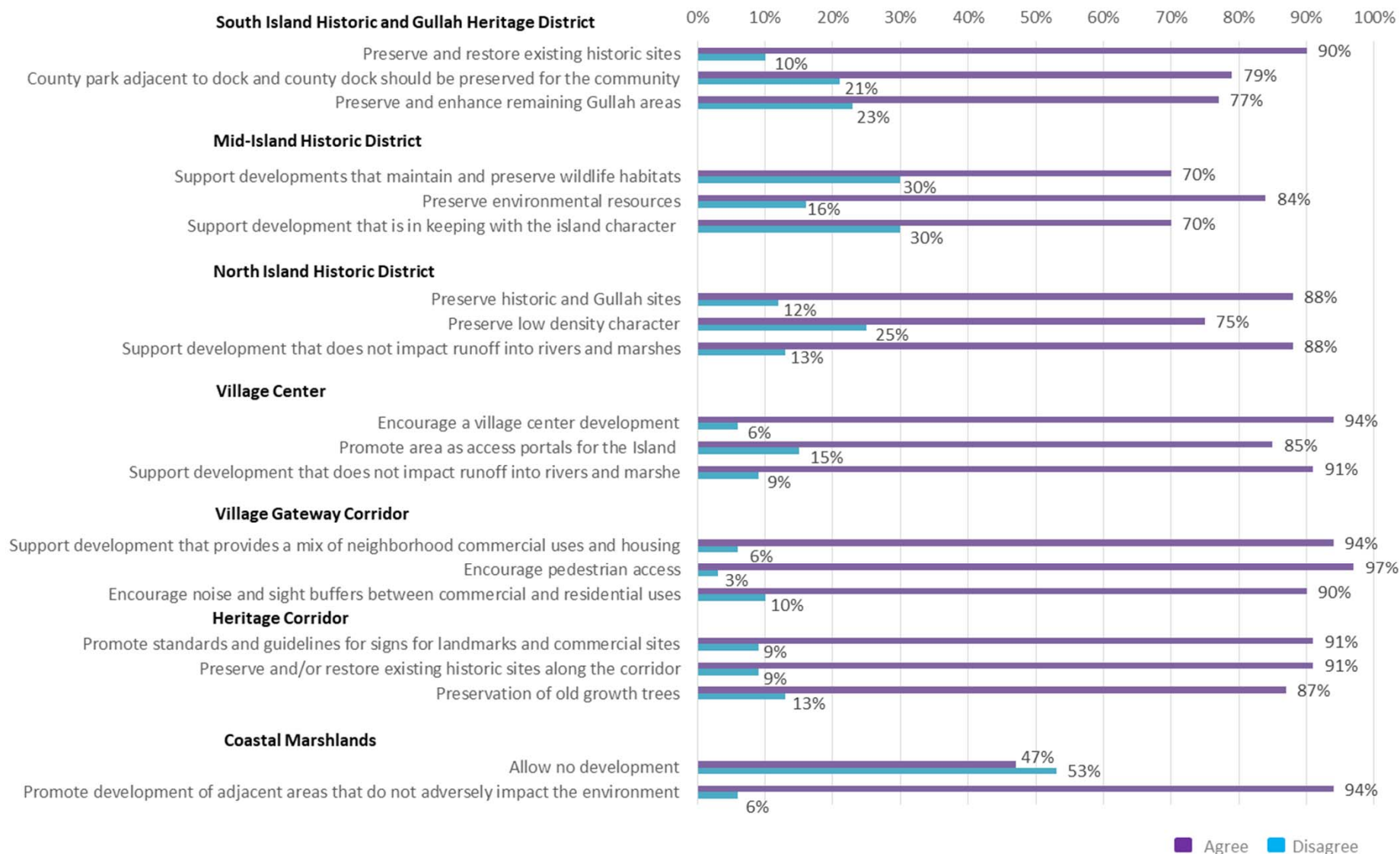
COMMENTS: CHARACTER AREA DENSITIES

South Island Historic District and Gullah Heritage Sub-District
2 or 3 per acre is fine
Mid-Island Historic District
3 stories is fine
Only one dwelling
Existing zoning & requirements are adequate.
The Webb Tract is huge- greater density and taller structures in some areas would have no adverse impact
2/acre
Prefer to have buildings spread out, not in clusters.
Just not sure yet
North Island Historic District
Only one unit
Existing zoning & requirements are adequate.
Same answer as for Webb Tract. Land can be developed responsibly in many ways. If one owns a five acre site and agrees to only develop two in return for greater density on the two, we all win.
1 building/ residence per acre
I am not sure where this is? Generally I support density standards.
Should be same as south at 1 dwelling unit per acre
Not sure
Village Center
Existing zoning and requirements are adequate.
Marina boat storage building could be 75' tall
Village should 4 dwellings per acre with max of 2 stories
Sounds like enough for proper development

COMMENTS: CHARACTER AREA DENSITIES (continued)

Village Gateway Corridor
Existing zoning and requirements are adequate.
3-4 dwelling units per acre with max of 2 stories
I would like to think something built would fit in
Heritage Corridor
Thank you for your hard work. Balancing the need to support financial viability with the desire to preserve our island is a difficult task. Progress requires thoughtful change. No change ever leads to a downward spiral.
2 or 3 per acre is fine
Existing zoning and requirements are adequate.
2 per acre
Not sure impact

Character Area Strategies



COMMENTS: CHARACTER AREA DEVELOPMENT STRATEGIES

South Island Historic and Gullah Heritage District
The primary objective is preserving key assets for the community, but if there is a better use that benefits the entire island, it should be considered.
County dock area is an eyesore and should be tastefully improved.
Preservation of county dock area for the community is unnecessary
County dock area could also be utilized as a ferry landing for DI. Changes should not preclude that possibility.
Development in Webb and Oakridge should occur
Preserve but not at taxpayer expense. Preserve but not at the expense of deteriorating the economy of the island. We are already in deep trouble. We cannot help until our own future is assured.
There needs to be limited development to make the Island "livable and sustainable" which it is not today.
Preserve Gullah areas but enhance only through private partnerships.
I support preserving all Gullah heritage as well as enhancing provided enhancing does not mean expanding the Historic District to include the Webb Track etc. That makes no sense.
Not sure where they are and again what impact

COMMENTS: CHARACTER AREA DEVELOPMENT STRATEGIES

Mid-Island Historic District
Of course the interpretation of this is subjective. I believe in maintaining and preserving and also enabling this part of the island to become a marine access location with some limited retail and condo type housing.
Increase in commercial endeavors as well as affordable housing is vital
If there is a development opportunity that will enhance the lives of most residents (a small commercial area with a grocery store, pharmacy, artisan shops, a few new restaurants, etc., then that should be considered despite displacing some wildlife habitat. The term "island character" is like mom and apple pie, but it is subject to interpretation, and I suspect there is a broad range of ideas as to what that really means.
if keeping with the island character is dirt roads and single wide trailers, then no.
I am opposed to any changes affecting the current Webb Tract. This area has been designated as a potential portal into DI and no changes should be considered which would discourage potential investors or development use. This area should not be designated as an historic district with all the restrictions that entails.
I support responsible development of Webb Tract. Has the committee met with the current owner (Pete Lang Group) or the option holder (Roger Freedman); If not - please do before recommending changes to current zoning.
Low income housing will destroy Daufuskie !!!!
Preservation of wildlife habitats should not be used as a means to restrict private property development rights in keeping with existing zoning, density and architectural guidelines. See prior comment: how is "island character" defined?
Again, this makes perfect sense provided it does not go too far and prohibits reasonable development of the island which is badly needed
In concert with developing the Webb Tract.
I plan to build in historic district and would like to think anything I build would fit in
It is difficult to answer no to any of these. That said, if these strategies imply changing the current zoning in this district to something less dense, I disagree. This district has always been viewed as an "island portal" that has the potential for a marina, light commercial & retail and residential. This should be maintained in the revised plan but in keeping with the above strategies. Since this is currently forestland, it is a natural wildlife habitat. Preservation of the natural habitat should not be used a justification to inhibit development.

COMMENTS: CHARACTER AREA DEVELOPMENT STRATEGIES

North Island Historic District
Development with properly managed runoff should be considered when it benefits the island.
Similar answer to Mid-Island Historic district. No changes which would form a barrier to potential development of this area.
Cannot support preservation of low density without knowing what would be restricted. A half-acre lot requirement might be acceptable, but anything greater would unnecessarily inhibit responsible development- and serve no useful purpose.
Development should be encouraged. This makes it sound like all development will create problems.
IF kept to the current zoning areas
All development subject to restrictions of two stories and no more than 3 living units per acre
Not familiar with areas size and impact of this

COMMENTS: CHARACTER AREA DEVELOPMENT STRATEGIES

Village Center
Everything you do costs something - money, fewer trees, more runoff, etc. The costs and benefits to the island need to be properly evaluated.
Runoff is already covered under existing state and federal regulations.
The Character area map has only one "Village" designation and it appears to be the Melrose / Freeport area. Webb Tract should be included.
Access to Daufuskie should be encouraged ONLY to healthy developments and communities. The island cannot afford to encourage people when there isn't a plan to sustain a healthy economic living environment
Enhance what we have
This promotion of the village as an island portal should not be done to the exclusion of the current Webb Tract (renamed Mid-Island Historical: why?) The current zoning of Webb Tract with the vision for this area as the island portal should be preserved.
Development in balance with nature. Not impossible.
This should not be used as a replacement strategy for rezoning the Webb Tract to not be encouraged as a retail village. The vision for the island has always been that Webb Tract be a marine portal. Trying to use this as an acceptable replacement is too limiting.
No to the Webb tract project currently proposed.
Please see my response to "e" above--also applicable here. The Character area map has only one "Village" designation and it appears to be the Melrose / Freeport area. Webb Tract should be included.
Manage the development in such a way that we can all coexist together while getting the benefit of development.
NO to current Webb tract proposal.

COMMENTS: CHARACTER AREA DEVELOPMENT STRATEGIES

Village Gateway Corridor
Please see my response to "e" above--also applicable here. The Character area map has only one "Village" designation and it appears to be the Melrose / Freeport area. Webb Tract should be included.
Manage the development in such a way that we can all coexist together while getting the benefit of development.
NO to current Webb tract proposal.
Heritage Corridor
If this is Cooper River Landing Road --- I cannot support without knowing what we are trying to preserve. I spend an inordinate amount of time picking up trash on Cooper River Landing Road-- people who truly care about DI need to stop using our roads as trash bins.
I think the handmade character of business signs suits Daufuskie and its population. While businesses and landmarks should not be advertised in a way that diminishes the island feel, I don't think it should all look alike.
Provided we have a good definition of Old Growth Tress I also would support this

COMMENTS: CHARACTER AREA DEVELOPMENT STRATEGIES

Coastal Marshlands
Never say never, or NO in this case. Keep an open mind, but only allow such development if there is an overwhelming benefit to the island.
Allowing no development is killing this island
Potential development should be examined on a case by case basis under existing state and federal laws protecting the marshland areas.
Prohibiting responsible development of privately owned land is de facto condemnation -and that would require compensation to the owners. Who will pay that?
If this means prohibiting development of Webb Tract which borders coastal marshlands, I do not agree.
Too broad of statement. The Webb Tract for example should be allowed to be appropriately developed.
All development should be subject to environmental standards/approvals from the State of SC
Like second questions wording better than first
See earlier remarks. We should preserve marshlands but allow development within the guidelines for OCRM critical lines.

*ADDITIONAL COMMENTS
RECEIVED*



ADDITIONAL COMMENTS RECEIVED

- Consider adding a second or third “village” zoning district.
 - Freeport is the logical first choice. Additional options:
 - Intersection of Haig Point Road and Oak Ridge could be “Village Industrial” for mini-storage facility, office-industrial space, a cabinet maker, trade shops, an auto mechanic, hardware store, diner, a builder’s office/warehouse, etc.
 - Area near the church in the proposed Gullah Heritage Sub-District where there is already a coffee shop and Daufuskie Blues. A good place for a post office, hair salon, alterations shop, artisan workshops, etc.
 - Area near the County Dock that is the second port of entry, but traditionally was our primary entry; villages traditionally evolved at transportation hubs.

ADDITIONAL COMMENTS RECEIVED

Commercial Space

- Permitting is difficult and expensive in Beaufort County and are the same for simple structures as for multi-story office buildings.
- Work with County to for updated building code category for "Light Commercial"
- Need simplification of code and requirements to encourage more small businesses

PUDs

- Successful businesses on Daufuskie are proprietor's businesses as PUDs have failed as resorts, although not residential communities
- Bloody Point and Melrose will eventually be broken up and need to be addressed in the plan update.
 - Apply Daufuskie archetypes apply to help avoid some future new houses looking like they were transplanted from an Atlanta suburb

ADDITIONAL COMMENTS RECEIVED

Density

- Must include discussion of sewer and water.
- For higher density areas, need to build small, affordable sewage treatment facilities and not increase the area served by the DI Utility Company

ADDITIONAL COMMENTS RECEIVED

Achieving the goal of maintaining rural character

- Form-based code has unintended consequences for landowners who are ready to build
- Beaufort County Zoning Department/Director has final approval on how a building looks
- Identify primary roads that have requirement to prove a vegetative buffer exists prior to the issuance of a building permit
- Applicants can:
 - Build to the style required, or
 - Demonstrate there is a vegetative buffer in existence so the look of the structure does not matter

ADDITIONAL COMMENTS RECEIVED

- Focus on keeping the rural character of Daufuskie intact
- Request to rezone a specific property
- Economic Development
 - Daufuskie needs a strong branding and marketing theme to encourage economic development
 - Promote/encourage an eco-tourism based economy

ORDINANCE 2018 / ____

AN ORDINANCE AMENDING THE EXISTING ORDINANCE FOR THE BEAUFORT COUNTY DISABILITIES AND SPECIAL NEEDS BOARD TO CLARIFY THE “NO BENEFIT” POLICY PURSUANT TO A REQUEST OF THE SOUTH CAROLINA STATE HOUSING TRUST FUND.

WHEREAS, the Beaufort County Disabilities and Special Needs Board (BCDSNB) is a governmental agency established by Beaufort County Council; and

WHEREAS, the mission of the BCDSNB is “to provide quality services and support to our consumers and to facilitate opportunities for them to live productively and inclusively in the community”; and

WHEREAS, the South Carolina Department of Disabilities and Special Needs encourages its providers for the sake of prudent financial sources to participate in the forgivable loan program through the SC Housing Trust Fund of the South Carolina State Housing Finance and Development Authority; and

WHEREAS, BCDSNB has applied for such participation for the next two fiscal years (FY18-19 and FY19-20); and

WHEREAS, the South Carolina State Housing Trust Fund requires that funding provided by the trust fund be restricted and that no employee, agent, consultant, Board member or officer of the BCDSNB benefit financially from the grant funds; and

WHEREAS, the County’s enabling ordinance provides a “no benefit” provision, however it lacks specific language that would satisfy the requirements of the South Carolina Housing Trust Fund; and

NOW, THEREFORE, BE IT ORDAINED by the Beaufort County Council, that Section 46-92 paragraph (c) of the Beaufort County Code of Ordinances is hereby amended by adding the following text:

“No employee, agent, consultant, Board member or officer of the Beaufort County Disabilities and Special Needs Department may obtain a financial interest or benefit from the South Carolina State Housing Finance and Development Authority program, or have an interest in any contract, subcontract or agreement with respect thereto, or the proceeds thereunder during one’s tenure, or for one (1) full year thereafter. Nor shall an immediate family member or business associate of an employee agent, consultant, Board member or officer, or any organization which employs or is about to employ such employee, agent, consultant, Board member or officer, obtain

a financial interest or benefit from the transaction or contract of the Beaufort County Disabilities and Special Needs Department related to participation in any South Carolina State Housing Finance and Development Authority program.”

Adopted on the ____ day of _____, 2018.

COUNTY COUNCIL OF BEAUFORT COUNTY

By: _____
D. Paul Sommerville, Chairman

APPROVED AS TO FORM:

Thomas J. Keaveny, II
Interim County Administrator
Beaufort County Attorney

ATTEST:

Connie L. Schroyer, Clerk to Council

First Reading, By Title Only: July 23, 2018
Second Reading: August 27, 2018
Public Hearing: October 8, 2018
Third and Final Reading: October 8, 2018

ORDINANCE 2018 / ____

AN ORDINANCE AMENDING THE EXISTING ORDINANCE FOR THE BEAUFORT COUNTY DISABILITIES AND SPECIAL NEEDS BOARD TO PROVIDE THAT APPOINTMENTS OF BOARD MEMBERS SHALL BE BY THE GOVERNOR.

WHEREAS, the Beaufort County Disabilities and Special Needs Board (BCDSNB) is a governmental agency established by Beaufort County Council; and

WHEREAS, the mission of the BCDSNB is “to provide quality services and support to our consumers and to facilitate opportunities for them to live productively and inclusively in the community”; and

WHEREAS, the current enabling ordinance provides for appointments of BCDSNB members by the Beaufort County Council; and

WHEREAS, S.C. Code §44-20-375 provides that appointment of County boards of disabilities and special needs be by the Governor and not by Beaufort County Council.

NOW, THEREFORE, BE IT ORDAINED, that Beaufort County Code of Ordinances Section 46-92(a) be amended to delete paragraph (a) and substitute in its place and stead the following:

“(a) The membership of the Board shall be at least seven (7) members, but not more than eleven (11), and shall be nominated by Beaufort County Council and appointed by the Governor pursuant to S.C. Code Ann. Section 44-20-375.”

Adopted on the ____ day of _____, 2018.

COUNTY COUNCIL OF BEAUFORT COUNTY

By: _____
D. Paul Sommerville, Chairman

APPROVED AS TO FORM:

Thomas J. Keaveny, II
Interim County Administrator
Beaufort County Attorney

ATTEST:

Connie L. Schroyer, Clerk to Council

First Reading by Title Only: July 23, 2018

Second Reading: August 27, 2018

Public Hearing: October 8, 2018

Third and Final Reading: October 8, 2018

DRAFT

ORDINANCE NO. 2018 / ____

AN ORDINANCE CLARIFYING THE ADOPTION OF THE INTERNATIONAL EXISTING BUILDING CODE

WHEREAS, Beaufort County (“County”) adopts the most current building codes as established by the South Carolina Building Code Council pursuant to Ordinance 2013/30; and

WHEREAS, currently Beaufort County applies the 2015 International Building Code pursuant to the South Carolina Building Code Council’s adoption of said code; and

WHEREAS, the 2015 International Building Code incorporates into Chapter 1 the International Existing Building Code making the standards of the International Existing Building Code available to Beaufort County citizens and building code officials; and

WHEREAS, County Council adopted First Reading by Title Only, the 2015 International Existing Building Code at the August 27, 2018 County Council meetings in response to citizen concern about the application of building codes to a particular project; and

WHEREAS, the County Council finds that it will benefit the citizens and residents of Beaufort County to clarify that the 2015 International Existing Building Code is part of the existing Building Codes applied in Beaufort County; and

NOW, THEREFORE, BE IT ORDAINED that Beaufort County Council does hereby amend Section 74-64 of the Beaufort County Code of Ordinances by inserting the following indicated by double underlines:

Sec. 74-64. - Adoption of building codes.

(2) The International Mechanical Code, the International Energy Conservation Code, the International Plumbing Code, the International Fuel Gas Code, the International Fire Code, and the International Residential Code as published by the International Code Council, Inc. and the National Electrical Code as published by the National Fire Protection Association, the International Existing Building Code, along with amendment(s) as adopted by the South Carolina Building Code Council, shall be considered part of the requirements of this Code and shall serve as the minimum standard for the construction, alteration, use, demolition and removal of buildings or other structures, or any appurtenances connected or attached thereto with effective dates established by the South Carolina Building Code Council. A copy of each of the above codes and amendments as adopted by the South Carolina Building Code Council is hereby made a part of this chapter as fully and completely as if the same were set out herein verbatim.

DONE this ____ day of _____, 2018.

COUNTY COUNCIL OF BEAUFORT COUNTY

BY: _____
D. Paul Sommerville, Chairman

APPROVED AS TO FORM:

Thomas J. Keaveny, II
Interim County Administrator
County Attorney

ATTEST:

Connie L. Schroyer, Clerk to Council

First Reading, by Title Only: August 27, 2018
Second Reading: September 24, 2018
Public Hearing: October 8, 2018
Third and Final Reading: October 8, 2018