

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

STEWART H. RODMAN
CHAIRMAN

D. PAUL SOMMERVILLE
VICE CHAIRMAN

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GERALD DAWSON
BRIAN E. FLEWELLING
YORK GLOVER, SR.
CHRIS HERVOCHON
ALICE G. HOWARD
MARK LAWSON
LAWRENCE P. MCELYNN
JOSEPH F. PASSIMENT, JR.

JOHN L. WEAVER
INTERIM COUNTY ADMINISTRATOR

CONNIE L. SCHROYER
CLERK TO COUNCIL

AGENDA
COUNTY COUNCIL OF BEAUFORT COUNTY
REGULAR SESSION
Monday, February 11, 2019
6:00 p.m.
Council Chambers, Administration Building
Beaufort County Government Robert Smalls Complex
100 Ribaut Road, Beaufort

1. **Call to Order Regular Session – Chairman Stu Rodman** 6:00 p.m.
2. **Pledge of Allegiance and Invocation – Councilman York Glover**
3. **Approval of Agenda**
4. **Presentation**
 - A. **Update – Hwy 278 Corridor / Windmill Harbour Construction Project** – Rob McFee, Director of Construction, Engineering & Facilities; John Weaver, Interim County Administrator ([backup](#))
 - B. **Consideration of a resolution in support of a traffic signal on Jenkins Island at the Windmill Harbour entrance.**
Resolution title: *A Resolution in Support of a Traffic Signal and Related Warning Devices on Jenkins Island in the Town of Hilton Head Island at the Windmill Harbour Subdivision Entrance – John Weaver* ([backup](#))
5. **Citizen Comments** [See Clerk to Council for sign-in prior to meeting. Speakers shall limit comments to three minutes.]
6. **Consent Agenda**
 - A. **Approval of Minutes**
 1. January 28, 2019 Regular Session ([backup](#))



7. Non-Consent Agenda

A. First reading of an ordinance regarding an amendment to the zoning map in Southern Beaufort County (Sawmill Forest)

Ordinance Title: *Southern Beaufort County Zoning Map Amendment for R600 032 000 0005 0000 (2.42 Acres on the West Side of Trimblestone Road Directly North of Sawmill Forest) from Sawmill Forest PUD (Planned Unit Development) to T2-Rural* – **Melissa Peagler, Long Range Planner** ([backup](#))

1. Consideration of first reading on February 11, 2019
2. Public Hearing - Monday, February 25, 2019, 6:00 p.m., in the Council Chambers of the Administration Building, Beaufort County Government Robert Smalls Complex, 100 Ribaut Road, Beaufort
3. Natural Resources Committee recommended approval on January 22, 2019 / Vote 7:0

B. First reading of an ordinance regarding an amendment to the zoning map in Southern Beaufort County (Stroup Lane)

Ordinance Title: *Southern Beaufort County Zoning Map Amendment for R600 040 000 0448 0000 (5.09 Acres on the South Side of Stroup Lane Road Approximately 475 feet East of Burnt Church Road) from T3 Hamlet Neighborhood to T2 Rural Center* – **Rob Merchant, Deputy Director, Community Development Department** ([backup](#))

1. Consideration of first reading on February 11, 2019
2. Public Hearing - Monday, February 25, 2019, 6:00 p.m., in the Council Chambers of the Administration Building, Beaufort County Government Robert Smalls Complex, 100 Ribaut Road, Beaufort
3. Natural Resources Committee recommended approval on January 22, 2019 / Vote 7:0

8. Discussion and Action Items

A. Administrator's Report – John Weaver, Interim County Administrator

B. Committee Reports (next meeting)

1. Community Services (February 18, 2019, 4:00 p.m.)
2. Executive Committee (March 11, 2019, 4:00 p.m.)
3. Finance (March 4, 2019, 2:00 p.m.)
4. Governmental (February 25, 2019, 4:00 p.m.)
5. Natural Resources (February 18, 2019, 2:00 p.m.)
6. Public Facilities (March 4, 2019, 4:00 p.m.)

C. Reappointments / Nominations / Appointments to Boards and Commissions

Recommendations from the Natural Resources Committee, January 22, 2019

1. Design Review Board
 - a. Reappointment – Brad Hill
2. Historic Preservation Review Board
 - a. Reappointment – Sally Murphy
 - b. Nomination – Kathryn Mixon
3. Planning Commission
 - a. Reappointments – Ed Pappas, Randolph Stewart
4. Rural and Critical Lands Preservation Board
 - a. Reappointments – Bob Bender, Terry Hill, Michael Mathews, Gail O’Kane, Dorothy Scanlin, Beekman Webb
5. Stormwater Management Utility Board
 - a. Nomination – James Clark
6. Zoning Board of Appeals
 - a. Reappointment – John Chemsak
 - b. Nomination – Mark McGinnis

Recommendations from the Governmental Committee, January 28, 2019

1. Construction Adjustments and Appeals
 - a. Reappointments – Daniel Anderson, Don Dean
 - b. Nomination – Raymond Ambrose
2. Daufuskie Island Fire District
 - a. Reappointment - Dr. Carole Rizzo-Baum
 - b. Nomination – Bill Crabtree

Recommendation from Council Regular Session, January 28, 2019

1. Beaufort Memorial Hospital Board
 - a. Appointment – Kathryn McDonagh

9. Executive Session

- A. Discussion of a personnel matter relating to the Administrator’s search

10. Matters Arising out of Executive Session

11. Citizen Comments

12. Adjournment

SHEET NO.	DESCRIPTION	SHEET SUBTOTALS
I	TITLE SHEET	I
2	SUMMARY OF ESTIMATED QUANTITIES	I
2B	DEMOLITION AND MOVING ITEMS	-
3-3C	TYPICAL SECTIONS AND MISC. DETAILS	4
4	RIGHT-OF-WAY DATA SHEET	I
4A	PROPERTY STRIP MAP	I
5-5A	GENERAL CONSTRUCTION NOTES	2
5B-5E	REFERENCE DATA SHEETS	4
6-16	PLAN AND PROFILE	11
17-18	INTERSECTION DETAILS	2
DI-D2I	DRAINAGE PLANS	21
TCI-TC15	TRAFFIC CONTROL PLANS	15
PMI-PM5	PAVEMENT MARKING PLANS	5
SNI-SN7	SIGNING PLANS	7
TSI-TS4	TRAFFIC SIGNAL PLANS	4
ECI-EC7	EROSION CONTROL PLANS	7
UI-U5	UTILITY SHEETS	5
XI-X58	CROSS SECTIONS	58

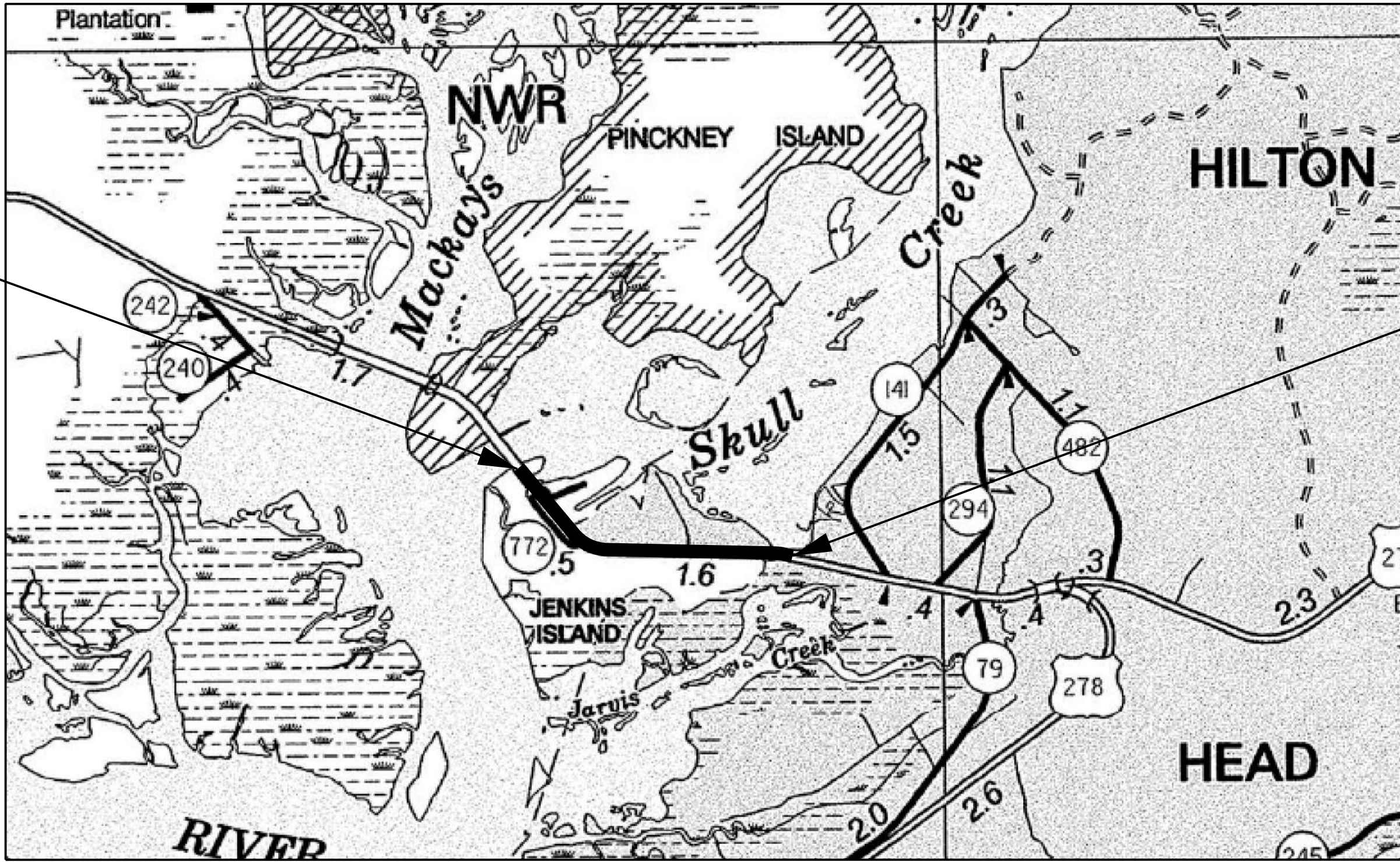
TOTAL SHEETS 149



PROPOSED PLANS
FOR
BEAUFORT COUNTY

PROJECT ID P032349
U.S. RTE. 278 WIDENING
(WILLIAM HILTON PARKWAY)

FROM TERMINI OF WILTON J. GRAVES BRIDGE TO
BEGINNING OF CAUSEWAY ONTO HILTON HEAD ISLAND



LAYOUT
(NOT TO SCALE)

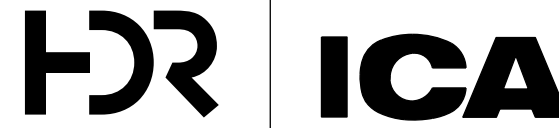
BEAUFORT COUNTY MAP

	US RTE. 278	SIDERoads	TOTAL
NET LENGTH OF ROADWAY	1.137 MILES	0.147 MILES	1.284 MILES
NET LENGTH OF BRIDGES	0.000 MILES	0.000 MILES	0.000 MILES
NET LENGTH OF PROJECT	1.137 MILES	0.147 MILES	1.284 MILES
LENGTH OF EXCEPTIONS	0.000 MILES	0.000 MILES	0.000 MILES
GROSS LENGTH OF PROJECT	1.137 MILES	0.147 MILES	1.284 MILES

EQUALITIES IN STATIONING
NONE

NOTE: EXCEPT AS MAY OTHERWISE BE SPECIFIED ON THE PLANS OR IN THE SPECIAL PROVISIONS, ALL MATERIALS AND WORKMANSHIP ON THIS PROJECT SHALL CONFORM TO THE SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION (2007 EDITION) AND THE STANDARD DRAWINGS FOR ROAD CONSTRUCTION IN EFFECT AT THE TIME OF LETTING.

GENERAL CONSULTANTS:



ICA Engineering Inc.
1122 Lady Street, Suite 1100, Columbia, SC 29201

PRELIMINARY CONSTRUCTION PLANS
SEPTEMBER 2018

SHEET NO.	TOTAL SHEETS
I	149

Design Reference for these plans is the:

2011

AASHTO "A Policy on Geometric Design of
Highways and Streets"

Hydraulic Design Reference for these plans is the:

2009

Edition of SCDOT's "Requirements for
Hydraulic Design Studies"

NPDES PERMIT INFORMATION

Disturbed Area = 11.6 Acre(s)

Project Area = 13.6 Acre(s)

Approximate Location of Roadway is

Begin
Latitude 32° 13' 18"
Longitude 80° 46' 45"

End
Latitude 32° 13' 05"
Longitude 80° 45' 48"

Hydraulic and NPDES Design
provided by:

HDR Engineering, Inc. of the Carolinas

Designs may be obtained from
Beaufort County

ENVIRONMENTAL PERMIT INFORMATION

USACE PERMIT	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
NEPA DOCUMENT	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
401 CERTIFICATION	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
OCRM CAP	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
NAVIGABLE WATERS	<input type="checkbox"/> SC <input type="checkbox"/> USCG <input type="checkbox"/> USACE	<input checked="" type="checkbox"/> N/A

3 DAYS BEFORE DIGGING IN
SOUTH CAROLINA

CALL 811

SOUTH CAROLINA 811 (SC811)
WWW.SC811.COM

ALL UTILITIES MAY NOT BE A MEMBER OF SC811

RAILROAD INVOLVEMENT?
YES ☒ NO

TRAFFIC DATA

2020 ADT 55,700

2040 ADT 59,600

TRUCKS 10 %

ENGINEER OF RECORD

PLANS
FOR
REVIEW

NOT FOR
CONSTRUCTION

FOR RIGHT-OF-WAY _____ DATE _____



SUMMARY OF ESTIMATED QUANTITIES

FED. RD. DIV. NO.	STATE	COUNTY	PROJECT ID	ROUTE/ROAD NO.	SHEET NO.
3	S.C.	BEAUFORT	P032349	US 278	2A

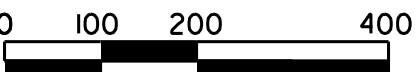
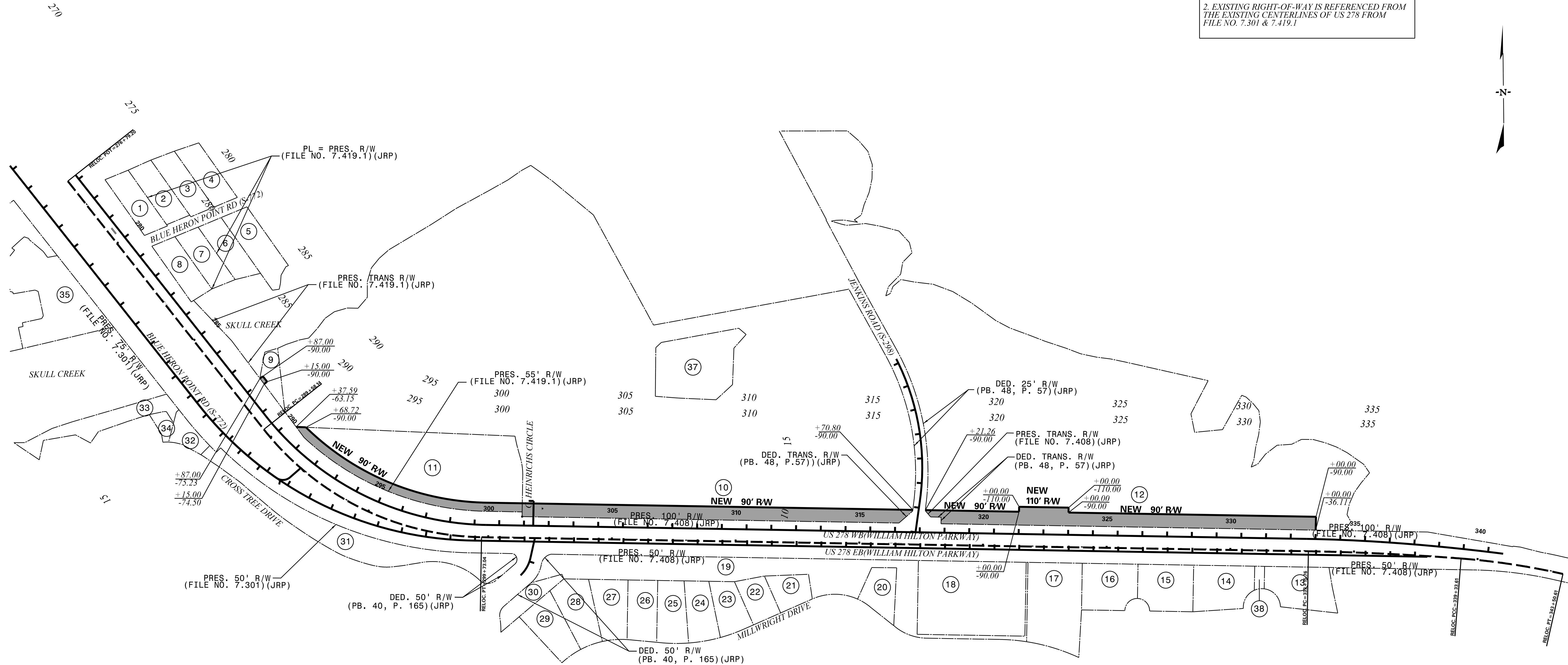
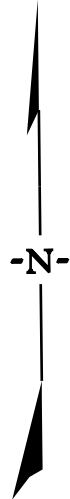
ITEM NO.	PAY ITEM	QUANTITY	PAY UNIT
1031000	MOBILIZATION	NEC.	LS
1032010	BONDS AND INSURANCE	NEC.	LS
1050800	CONSTRUCTION STAKES, LINES & GRADES	1.000	EA
1071000	TRAFFIC CONTROL	NEC.	LS
1080300	CPM PROGRESS SCHEDULE	NEC.	LS
2012000	CLEARING & GRUBBING WITHIN ROADWAY	NEC.	LS
2021005	REMOVAL & DISPOSAL OF EXISTING CATCH BASIN	4.000	EA
2021010	REMOVAL & DISPOSAL OF EXISTING DROP INLET	5.000	EA
2021020	REMOVAL & DISPOSAL OF EXISTING JUNCTION BOX	2.000	EA
2025000	REMOVAL & DISPOSAL OF EXISTING ASPHALT PAVEMENT	600.000	SY
2024100	REMOVAL & DISPOSAL OF EXISTING CURB	2091.000	LF
2027000	REMOVAL & DISPOSAL OF EXISTING CONCRETE	20.000	CY
2027801	REMOVAL OF EXIST. GUARDRAIL	1210.000	LF
2031000	UNCLASSIFIED EXCAVATION	3990.000	CY
2033000	BORROW EXCAVATION	27375.000	CY
2034000	MUCK EXCAVATION	3674.000	CY
2081001	FINE GRADING	19414.000	SY
2103000	FLOWABLE FILL	400.000	CY
3069900	MAINTENANCE STONE	25.000	TON
3100310	HOT MIX ASPHALT BASE COURSE - TYPE A	9173.000	TON
4011004	LIQUID ASPHALT BINDER PG64-22	1147.000	TON
4012060	FULL DEPTH ASPH. PAV. PATCHING 6" UNIF.	100.000	SY
4013990	MILLING EXISTING ASPHALT PAVEMENT (VARIABLE)	13500.000	SY
4020320	HOT MIX ASPHALT INTERMEDIATE COURSE TYPE B	9684.000	TON
4030320	HOT MIX ASPHALT SURFACE COURSE TYPE B	6336.000	TON
6021120	PERMANENT CONSTRUCTION SIGNS (GROUND MOUNTED)	276.000	SF
6053110	TEMPORARY CONCRETE BARRIER	265.000	LF
6052121	PORTABLE TERMINAL IMPACT ATTENUATOR-TEST LEVEL 2	1.000	EA
609105A	PAVEMENT MARKINGS(TEMP-PAINT) 4" WHITE BROKEN LINES	10231.000	LF
609115A	PAVEMENT MARKINGS(TEMPORARY-PAINT)-4" WHITE SOLID LINES	24437.000	LF
609125A	PAVEMENT MARKINGS(TEMPORARY-PAINT)-8" WHITE SOLID LINES	250.000	LF
609135A	PAVEMENT MARKINGS(TEMPORARY-PAINT)-24"WHITE SOLID LINES	630.000	LF
609160A	PAVEMENT MARKINGS(TEMPORARY-PAINT)-WHITE SINGLE ARROW	14.000	EA
609165A	PAVEMENT MARKINGS(TEMP.-PAINT)-WHITE COMBINATION ARROWS	12.000	EA
609180A	PAVEMENT MARKINGS(TEMPORARY-PAINT)-WHITE WORD 'ONLY	8.000	EA
609105B	PAVEMENT MARKINGS(TEMP-PAINT) 4" YELLOW BROKEN LINES	40.000	LF
609115B	PAVEMENT MARKINGS(TEMPORARY-PAINT)-4" YELLOW SOLID LINES	24955.000	LF
6092100	TEMPORARY CLEAR PAVEMENT MARKERS MONO-DIR. - 4"x4"	105.000	EA
6092155	TEMPORARY YELLOW PAVEMENT MARKERS BI-DIR. - 4"x4"	12.000	EA
6250043	WHITE LANE DROP ARROW (LEFT OR RIGHT)-FAST DRY PAINT	50.000	EA
6250113	6"YEL SOLID LINES ON 6"CONC.CURB(TOP&SIDE)-FAST DRY PNT	225.000	LF
6271005	4" WHITE BROKEN LINES(GAPS EXCL.)THERMOPLASTIC- 90 MIL.	6716.000	LF
6271010	4" WHITE SOLID LINES (PVT. EDGE LINES) THERMO.- 90 MIL.	11967.000	LF
6271015	8" WHITE SOLID LINES THERMOPLASTIC - 125 MIL.	250.000	LF
6271023	12IN X 18IN WHITE TRIANG. YIELD BAR (GAPS EXC)THERMO-125MIL	9.000	LF
6271025	24" WHITE SOLID LINES (STOP/DIAG LINES)-THERMO.-125 MIL	442.000	LF
6271030	WHITE SINGLE ARROWS (LT, STRGHT, RT) THERMO.-125 MIL.	7.000	EA
6271035	WHITE WORD MESSAGE "ONLY" -THERMOPLASTIC - 125 MIL.	4.000	EA
6271042	WHITE U-TURN ARROW THERMO-125MIL	6.000	EA
6271043	WHITE LANE DROP ARROW(LT.OR RT.)THERMO-125MIL	6.000	EA
6271064	4" YELLOW BROKEN LINES(GAPS EXC)THERMOPLASTIC - 90 MIL.	20.000	LF
6271074	4" YELLOW SOLID LINES(PVT.EDGE LINES) THERMO-90 MIL.	13415.000	LF
6300005	PERMANENT CLEAR PAVEMENT MARKERS- MONO-DIR. - 4"x4"	350.000	EA
6301100	PERMANENT YELLOW PAVEMENT MARKERS BI-DIR. - 4"x4"	13.000	EA
6510105	FLAT SHEET, TYPE III, FIXED SZ. & MSG. SIGN	283.650	SF
6510106	FLAT SHEET, TYPE III, SIZE DETERMINED BY MSG	33.000	SF
6513020	F&I MOUNTING ASSEMBLY FOR F.S. SIGN ERCTD ON MAST ARM	5.000	EA
6531205	U-SECTION POST FOR SIGN SUPPORTS - 2P	20.000	LF
6531210	U-SECTION POST FOR SIGN SUPPORTS - 3P	524.000	LF
6531215	U-SECTION POST FOR SIGN BRACING - 2P	27.330	LF
6541005	BREAK-AWAY SIGN SUPPORTS	494.000	LB
6541405	REMOVAL OF I-BEAM SUPPORTS	3.000	EA
6750275	FURNISH & INSTALL 1.0" SCHEDULE 80 PVC CONDUIT	275.000	LF
6750278	FURNISH & INSTALL 2.0" SCHEDULE 80 PVC CONDUIT	3405.000	LF
675027C	FURNISH & INSTALL 3.0" SCHEDULE 80 PVC CONDUIT	150.000	LF
675027Z	FURNISH ADDITIONAL CONDUIT WITHIN DIRECTIONAL BORE	370.000	LF
6760065	FURNISH & INSTALL 2" SCHEDULE 80 HDPE CONDUIT (DIRECTIONAL BORED)	620.000	LF
6770393	FURNISH & INSTALL NO. 14 COPPER WIRE, 8 CONDUCTOR (BLACK)	2750.000	LF
6770470	FURNISH & INSTALL FIBER OPTIC CABLE-SINGLE MODE	3400.000	LF
6770476	FURNISH & INSTALL FIBER OPTIC INTERCONNECT CENTER	2.000	EA
6770482	FURNISH & INSTALL FIBER OPTIC MODEM	2.000	EA
677049C	FURNISH WIRELESS DETECTION SYSTEM W/O SENSORS (INC SETBACK DETECTION CAPABILITY FOR 2 DIRECTIONS)	2.000	EA
677049G	FURNISH MANUFACTURER TECHNICIAN ASSISTANCE	8.000	HR
6770494	FURNISH & INSTALL FLUSH MOUNTED WIRELESS SENSOR	45.000	EA
6800499	FURNISH & INSTALL ELECTRICAL SERVICE FOR TRAFFIC SIGNAL	2.000	EA

ITEM NO.	PAY ITEM	QUANTITY	PAY UNIT
6800518	F&I-13"x24"x18"D.ELEC.FLUSH UNDGRD.ENCLOS-(STR.POLY.CONC.)HD	9.000	EA
680052C	F&I-17"x30"x26"D.ELEC.FLUSH UNDGRD.ENCLOS-(STR.POLY.CONC.)HD	5.000	EA
6825484	FURNISH & INSTALL 10' BREAK-AWAY ALUM PEDESTAL POLE AND BASE	5.000	EA
6845511	F&I - CONTR 332/336 CABINET ASSEMBLY - BASE MOUNTED	2.000	EA
6845518	FURNISH AND INSTALL BATTERY BACK-UP INCLUDING FOUNDATION	2.000	EA
6865720	FURNISH & INSTALL -12" 4 SECTION SIGNAL HEAD	1.000	EA
6865723	FURNISH & INSTALL - 12" 3 SECTION SIGNAL HEAD	14.000	EA
6865834	BACKPLATE W/ RETROREFL.BORDERS FOR TRAFF. SIG.	15.000	EA
6885996	TEMPORARY TIMING ADJUSTMENTS PER SITE VISIT	1.000	EA
6888167	POWDERCOATING PER MAST ARM OVER GALVANIZED	5.000	EA
6888168	DECORATIVE OPTION PER MAST ARM	5.000	EA
6888179	DESIGN, FURNISH & INSTALL STEEL POLE WITH MAST ARM INCLUDING FOUNDATION	5.000	EA
7143618	18" SMOOTH WALL PIPE	6538.000	LF
7143624	24" SMOOTH WALL PIPE	977.000	LF
7143630	30" SMOOTH WALL PIPE	1632.000	LF
7143636	36" SMOOTH WALL PIPE	596.000	LF
7143648	48" SMOOTH WALL PIPE	476.000	LF
7149999	CLEANING EXISTING PIPE	500.000	LF
7191005	CATCH BASIN -TYPE 1 CB - TYPE 1	1.000	EA
7191605	CATCH BASIN -TYPE 16	72.000	EA
7191610	CATCH BASIN -TYPE 16 WITH MODIFIED BOX NO.()	3.000	EA
7191625	CATCH BASIN -TYPE 17	2.000	EA
7191630	CATCH BASIN -TYPE 17 WITH MODIFIED BOX NO.()	1.000	EA
7191650	CATCH BASIN -TYPE 18	19.000	EA
7192107	MANHOLE WITH STANDARD 4' X 4' BOX	13.000	EA
7192108	MANHOLE WITH STANDARD 5' X 5' BOX	3.000	EA
7192110	MANHOLE WITH MODIFIED BOX NO.()	13.000	EA
7196000	EXTRA DEPTH OF BOX	16.000	LF
7197052	CONCRETE COLLAR FOR UP TO 24" PIPE	4.000	EA
7198380	JUNCTION BOX - CONVERT CB T-12	1.000	EA
7198480	MANHOLE-CONVERT CB T-12	2.000	EA
7198495	MANHOLE-CONVERT CATCH BASIN	1.000	EA
7199200	4' SLOPE FLUME (6" CURB STYLE WITH CUTOFFS)	184.000	LF
7203210	CONCRETE CURB AND GUTTER(2'-0") VERTICAL FACE	23783.000	LF
7206000	CONCRETE MEDIAN	136.000	SY
7207000	CONCRETE FLUME	18.000	EA
8020100	PLANTED MEDIAN SUBSURFACE DRAINAGE	9240.000	SY
8021204	4" PERFORATED PIPE UNDERDRAIN	4500.000	LF
8041020	RIP-RAP (CLASS B)	350.000	TON
8048200	GEOTEXTILE FOR EROSION CONTROL UNDER RIPRAP(CLASS 2)TYPE A	162.000	SY
8051100	STEEL BEAM GUARDRAIL STEEL BEAM GR.	362.500	LF
8051151	MT3 LEADING END TREATMENT TL3	4.000	EA
8051710	MB TRAILING END TREATMENT	4.000	EA
8052200	MGS2C GR BEHIND CURB	4000.000	LF
8052210	END ANCHOR-TYPE B	1.000	EA
8052300	END TERMINAL - TYPE T	1.000	EA
8055250	NON-MOW STRIP UNDER GUARDRAIL	28.000	SY
8055300	FLEXIBLE DELINEATOR POST WITH GROUND ANCHOR	4.000	EA
8091010	RIGHT OF WAY MARKER(REBAR AND CAP)	15.000	EA
8093000	PLAT PREPARATION	1.000	EA
8100100	PERMANENT COVER	5.722	ACRE
8100200	TEMPORARY COVER	2.861	ACRE
8104005	FERTILIZER (NITROGEN)	572.000	LB
8104010	FERTILIZER (PHOSPHORIC ACID)	572.000	LB
8104015	FERTILIZER (POTASH)	572.000	LB
8105005	AGRICULTURAL GRANULAR LIME	11445.000	LB
8109050	SELECTIVE WATERING	54300.000	GAL
8109901	MOWING	11.445	ACRE
8131000	SODDING	9.300	MSY
8151111	TEMPORARY EROSION CONTROL BLANKET (CLASS A)	9.428	MSY
8151112	TEMPORARY EROSION CONTROL BLANKET (CLASS B)	0.586	MSY
8152004	INLET STRUCTURE FILTER - TYPE F (WEIGHTED)	1840.000	LF
8152007	SEDIMENT TUBES FOR DITCH CHECKS	528.000	LF
8153000	SILT FENCE	8478.000	LF
8153090	REPLACE/REPAIR SILT FENCE	847.800	LF
8154050	REMOVAL OF SILT RETAINED BY SILT FENCE	2119.500	LF
8156200	CLEANING INLET STRUCTURE FILTERS	154.000	EA
8156210	INLET STRUCTURE FILTER - TYPE B	3.000	EA
8156219	INLET STRUCTURE FILTER - TYPE A	33.000	LF
8156490	STABILIZED CONSTRUCTION ENTRANCE	550.000	SY
9800001	STORMTECH UNDERGROUND RETENTION SYSTEMS	1.000	LS

RIGHT-OF-WAY NOTES:

1. NEW RIGHT-OF-WAY IS REFERENCED FROM THE PROPOSED CENTERLINE OF US278 WB.

2. EXISTING RIGHT-OF-WAY IS REFERENCED FROM THE EXISTING CENTERLINES OF US 278 FROM FILE NO. 7.301 & 7.419.1



12/18/2018
c:\pwworking\east0\dms65782\jenkins_RW_Strip_01.dgn

 ICA Engineering Inc. 1122 Lady Street, Suite 1100, Columbia, SC 29201	PLANS FOR REVIEW	NOT FOR CONSTRUCTION	4				BEAUFORT COUNTY, SC	
			3					U.S. RTE. 278 WIDENING (WILLIAM HILTON PARKWAY)
			2					
			1					
REV. NO.	BY	DATE	DESCRIPTION OF REVISION		RIGHT-OF-WAY STRIP MAP			
TOPO.		DATE						
DWG.		DATE						
R/W		DATE			U.S. RTE. 278			

PLAN SCALE 1" = 200'

FED. RD. DIV. NO.	STATE	COUNTY	PROJECT ID	ROUTE/ROAD NO.	SHEET NO.
3	S.C.	LEXINGTON	P032349	US 278	5

<u>NAME</u>	<u>TELEPHONE</u>
Colin Kinton SCDOT	843-255-2940

SEE INDIVIDUAL CURVES ON REFERENCE DATA SHEET FOR SUPERELEVATION RATE AND DESIGN SPEED, AS APPLICABLE.

PROJECT NOTES:

1. PROJECT DESCRIPTION

THE PROJECT IS SITUATED IN BEAUFORT COUNTY, SOUTH CAROLINA NEAR HILTON HEAD ISLAND AND INVOLVES U.S. RTE. 278 THE APPROXIMATE LENGTH IS 1.284 MILES.

MAJOR WORK ITEMS INCLUDE:

A. WIDENING OF US 278 IN BOTH DIRECTIONS.

B. INSTALLATION OF CURB & GUTTER AND A CLOSED DRAINAGE SYSTEM

C. INSTALLATION OF TRAFFIC SIGNAL AT BLUE HERON POINT ROAD AND EAST OF JENKINS ROAD.

D. INSTALLATION OF PAVEMENT MARKINGS AND SIGNING.

E. RAISED MEDIAN AND ACCESS IMPROVEMENTS.

F. EROSION CONTROL AND WATER QUALITY DEVICES

2. UTILITIES

THE LOCATIONS OF UNDERGROUND AND AERIAL UTILITIES SHOWN ON THE PLANS ARE FOR INFORMATIONAL PURPOSES ONLY AND SHOULD NOT BE CONSIDERED AS COMPLETE OR ACCURATE. THE CONTRACTOR SHALL NOTIFY SC811 TO ARRANGE STAKEOUT OF UTILITIES AT LEAST 3 DAYS PRIOR TO STARTING CONSTRUCTION. THE CONTRACTOR MUST PROTECT, IN PLACE, ALL ACTIVE UNDERGROUND UTILITIES UNLESS OTHERWISE NOTED ON THE PLANS. SEE PLAN SHEET 6 FOR A LIST OF KNOWN UTILITY OWNERS. REPAIRS TO UTILITIES OR PROPERTY DAMAGE AS A RESULT OF CONTRACTOR NEGLIGENCE OR METHOD OF OPERATION SHALL BE MADE AT NO ADDITIONAL COST TO THE COUNTY OR PROPERTY OWNERS.

4. DRAINAGE

PIPE LENGTHS THAT ARE SHOWN ON THE PLANS ARE HORIZONTAL LENGTHS CALCULATED IN PLAN VIEW. FIELD ADJUSTMENTS OF ACTUAL PIPE LENGTH MAY BE NECESSARY. REMOVAL OF EXISTING PIPE CULVERTS SHALL BE INCLUDED IN THE BID ITEM FOR UNCLASSIFIED EXCAVATION UNLESS OTHERWISE NOTED.

6. LANDSCAPING PLANS
LANDSCAPING PLANS ARE NOT PART OF THIS PROJECT, BUT WILL BE COMPLETED BY OTHERS.

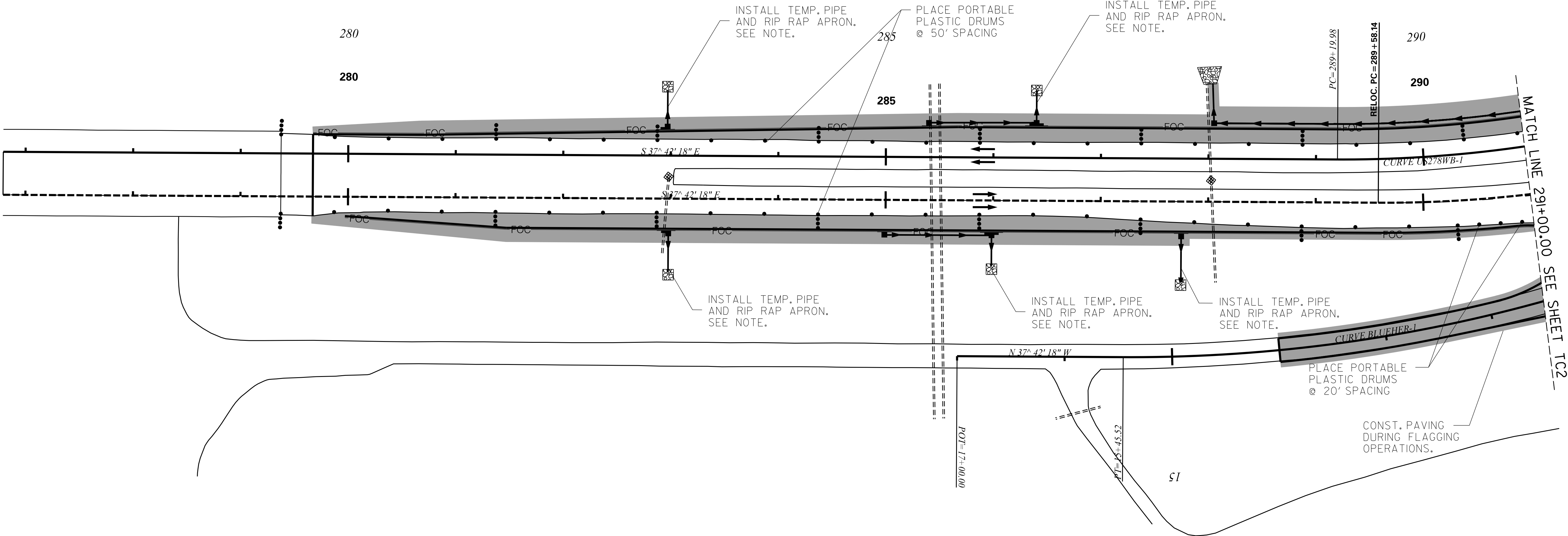
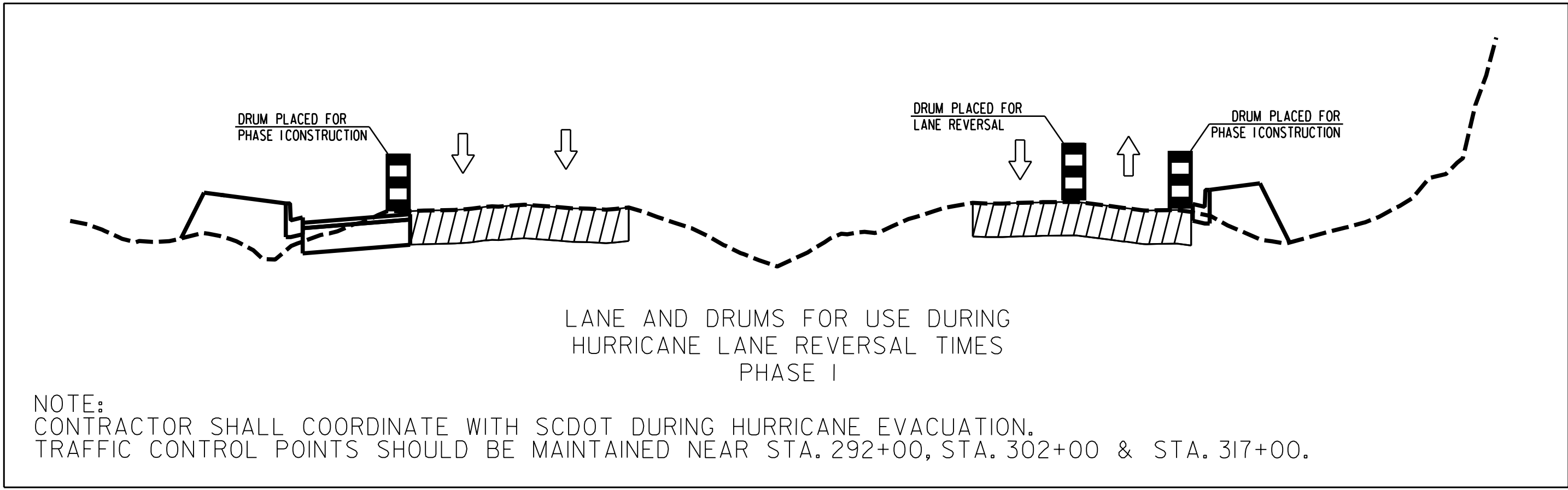
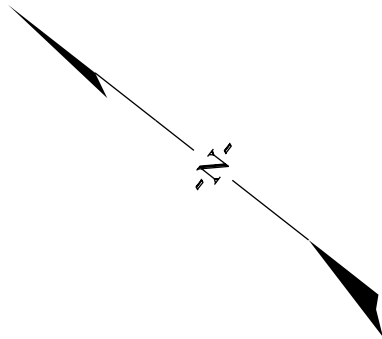
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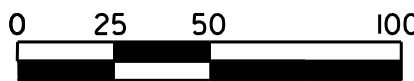
MAINTAIN EXISTING PAVEMENT MARKINGS AND SIGNING UNLESS OTHERWISE NOTED.

INSTALL TEMPORARY 18" PIPE WHERE INSTRUCTED ON PLAN SHEET TCI. INSTALL A RIP RAP APRON WITH 10 TONS OF RIP RAP AND 25 SY OF FILTER FABRIC AT THE TEMPORARY OUTFALLS. FILL TEMPORARY PIPES WITH FLOWABLE FILL AND REMOVE RIP RAP APRON AFTER CROSS LINE PIPES ARE INSTALLED IN STAGE 2.



LEGEND

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- TEMPORARY BARRICADE
- PORTABLE TERMINAL IMPACT ATTENUATOR
- TEMPORARY CONCRETE BARRIER
- WORK AREA



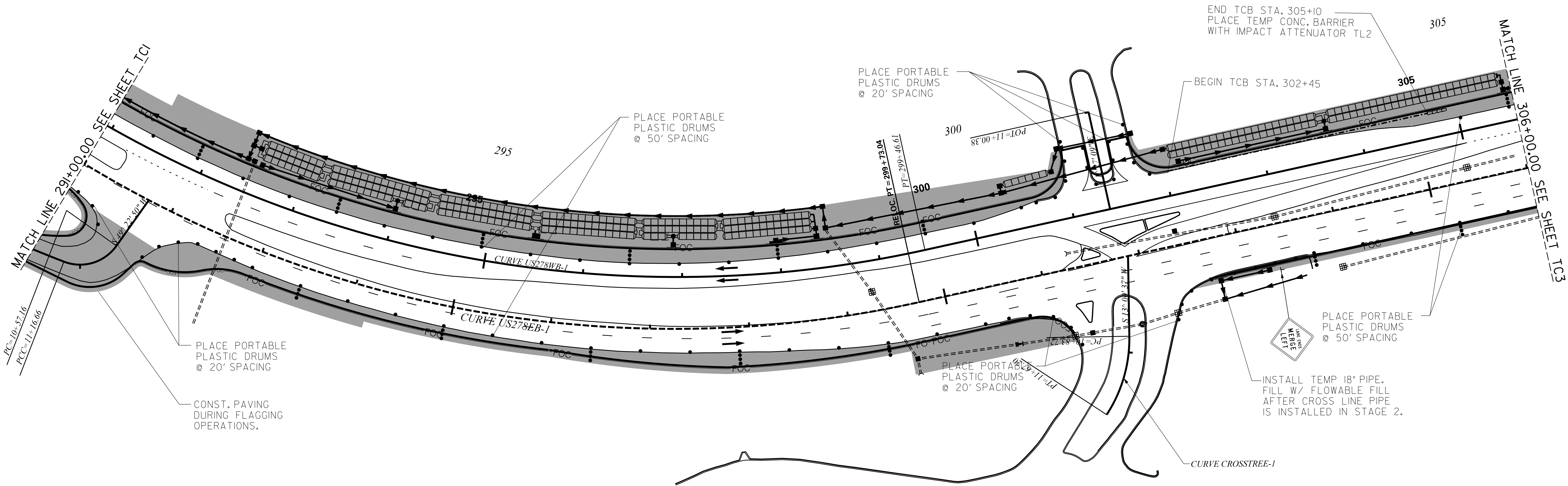
 ICA Engineering Inc. 1122 Lady Street, Suite 1100, Columbia, SC 29201	PLANS FOR REVIEW	NOT FOR CONSTRUCTION	4				<div>BEAUFORT COUNTY, SC</div> <div>U.S. RTE. 278 WIDENING (WILLIAM HILTON PARKWAY)</div> <div>TRAFFIC CONTROL PLANS STAGE I</div> <div>U.S. RTE. 278</div>
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REV. NO.	BY	DATE	DESCRIPTION OF REVISION				
TOPO.		DATE		PLAN SCALE 1" = 50'			
DWG.		DATE					
R/W		DATE					

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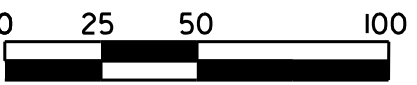
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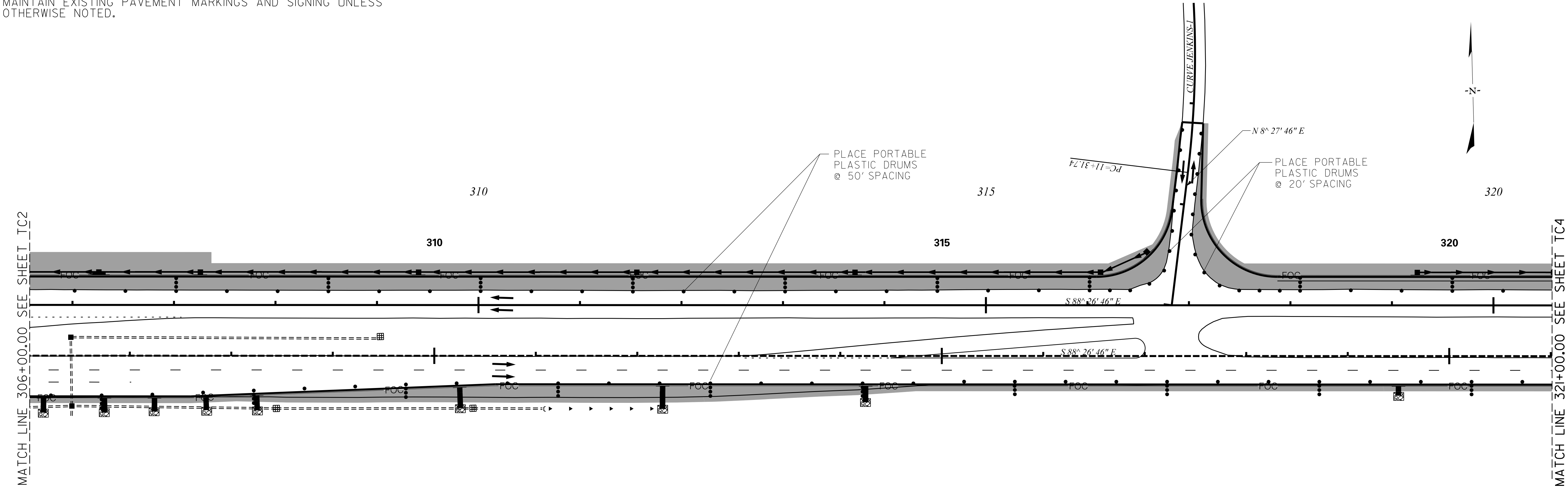
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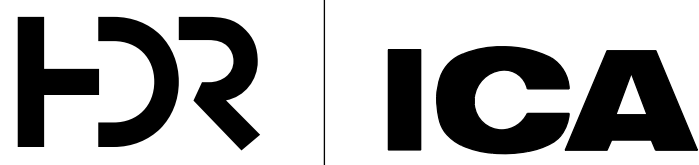
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PLAN SCALE 1" = 50'

BEAUFORT COUNTY, SC

U.S. RTE. 278 WIDENING
(WILLIAM HILTON PARKWAY)
TRAFFIC CONTROL PLANS
STAGE I

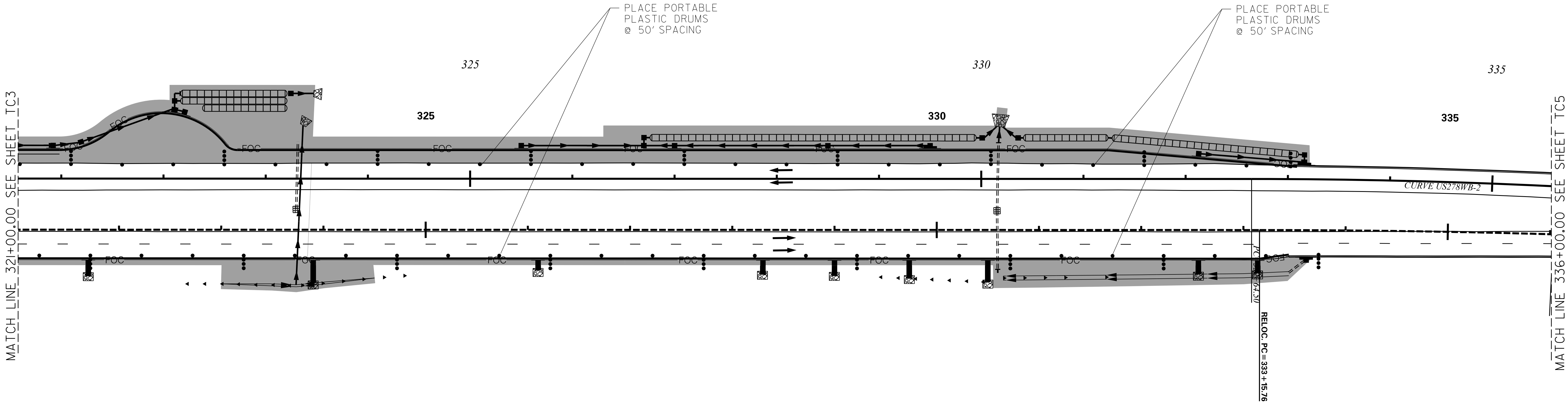
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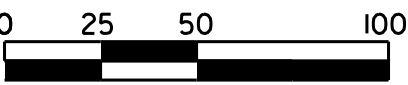
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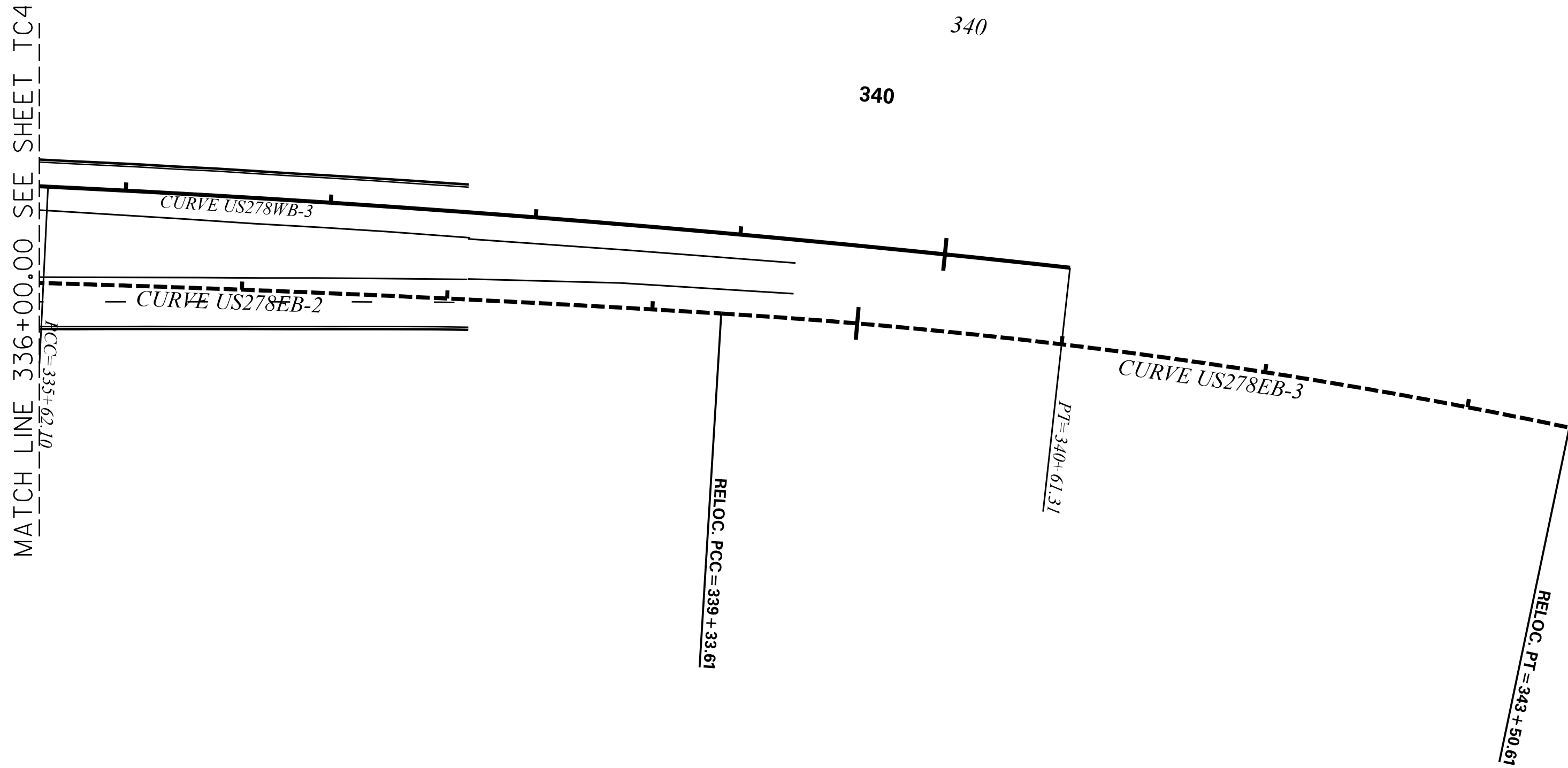
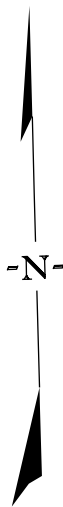
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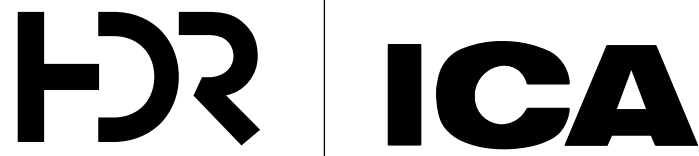
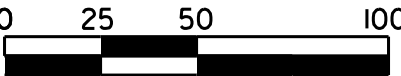
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PLAN SCALE 1" = 50'

BEAUFORT COUNTY, SC

U.S. RTE. 278 WIDENING
(WILLIAM HILTON PARKWAY)
TRAFFIC CONTROL PLANS
STAGE I

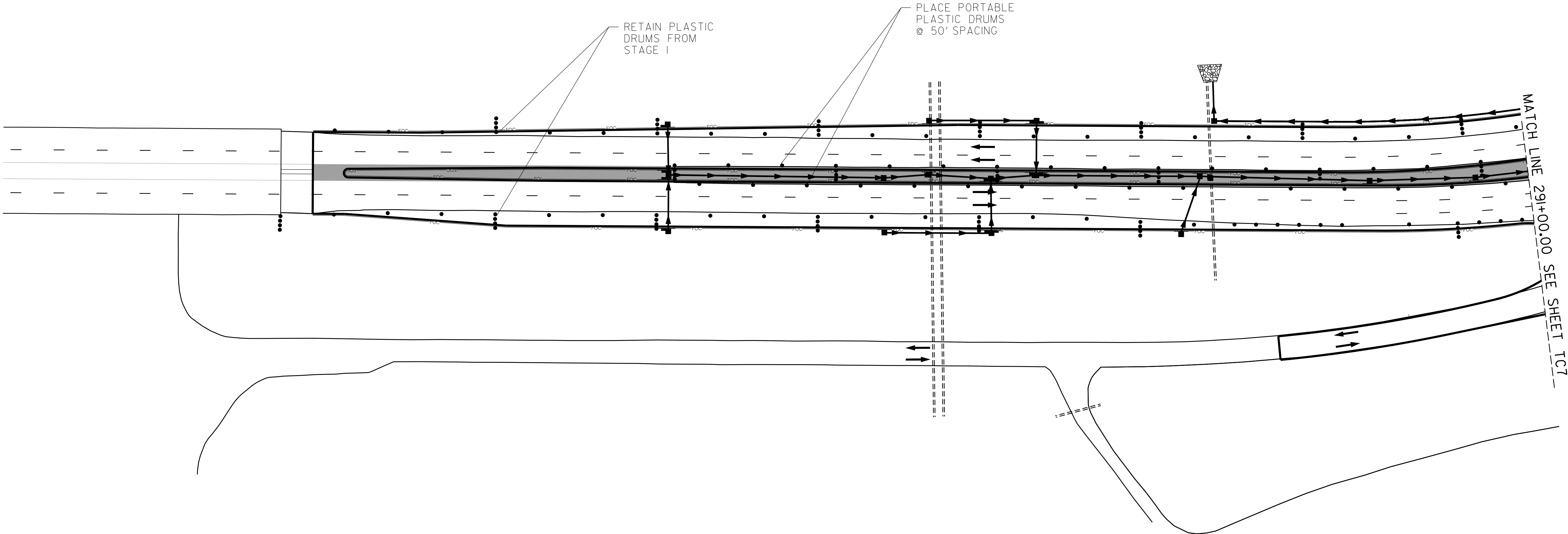
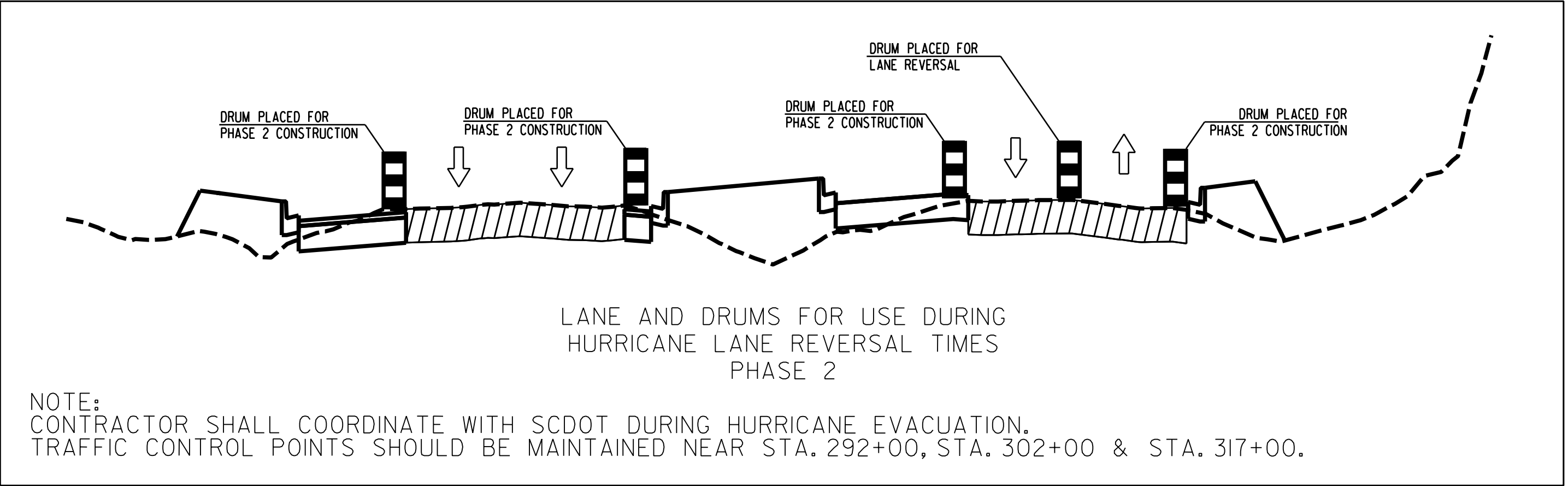
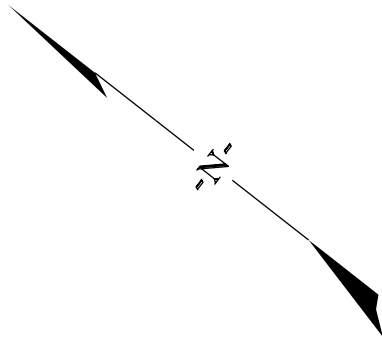
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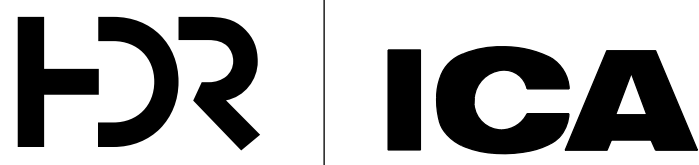
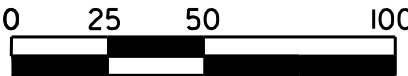
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BEAUFORT COUNTY, SC

U.S. RTE. 278 WIDENING
(WILLIAM HILTON PARKWAY)
TRAFFIC CONTROL PLANS
STAGE 2

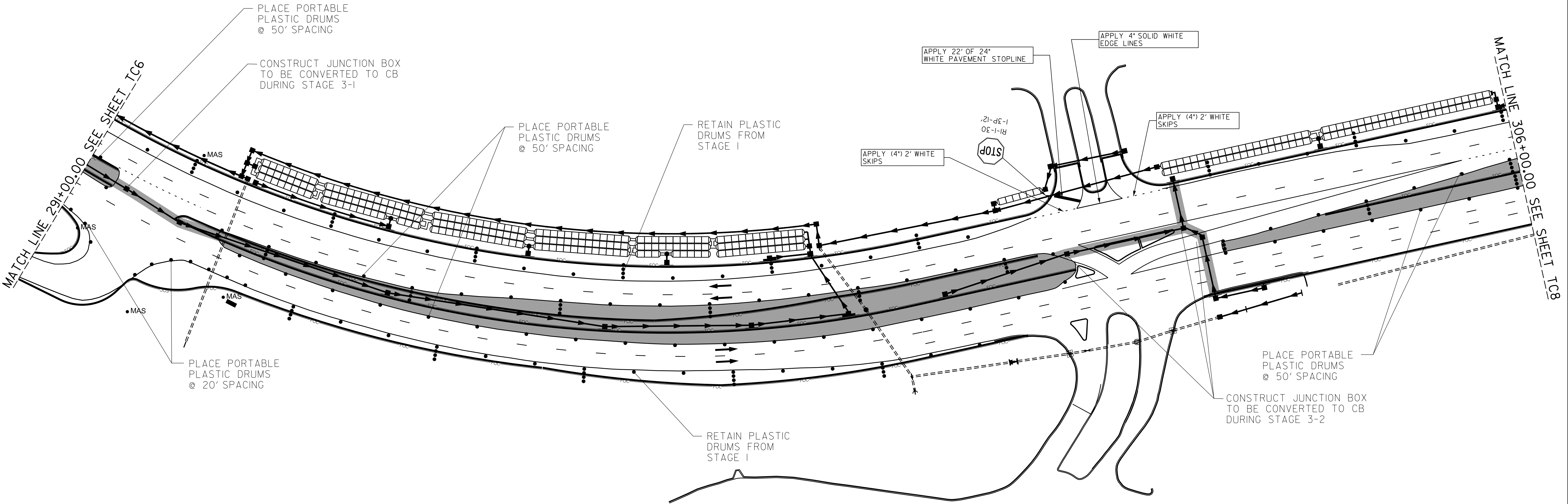
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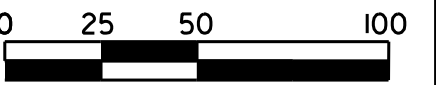
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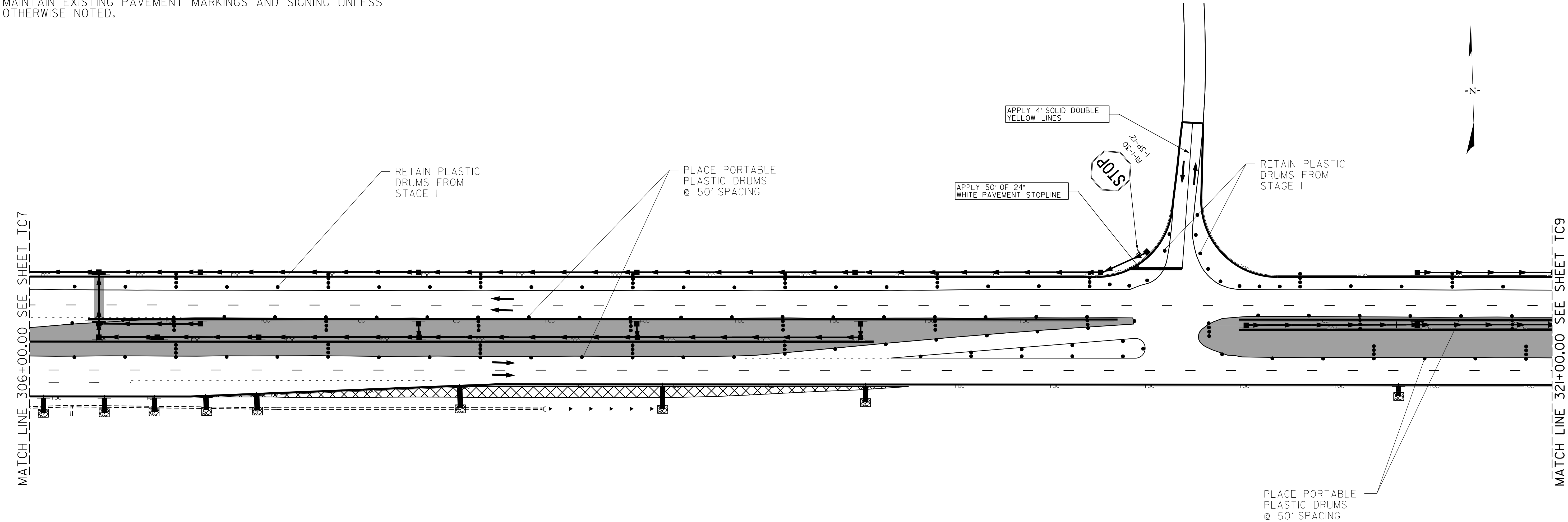
 ICA Engineering Inc. 1122 Lady Street, Suite 1100, Columbia, SC 29201	PLANS FOR REVIEW	NOT FOR CONSTRUCTION	4				BEAUFORT COUNTY, SC U.S. RTE. 278 WIDENING (WILLIAM HILTON PARKWAY) TRAFFIC CONTROL PLANS STAGE 2 U.S. RTE. 278
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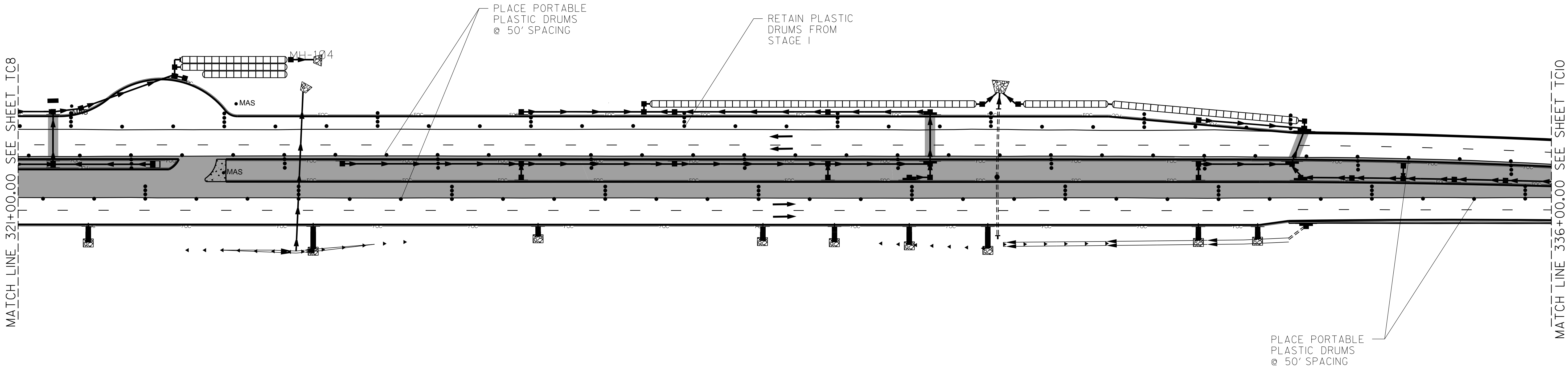
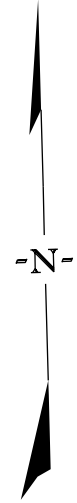
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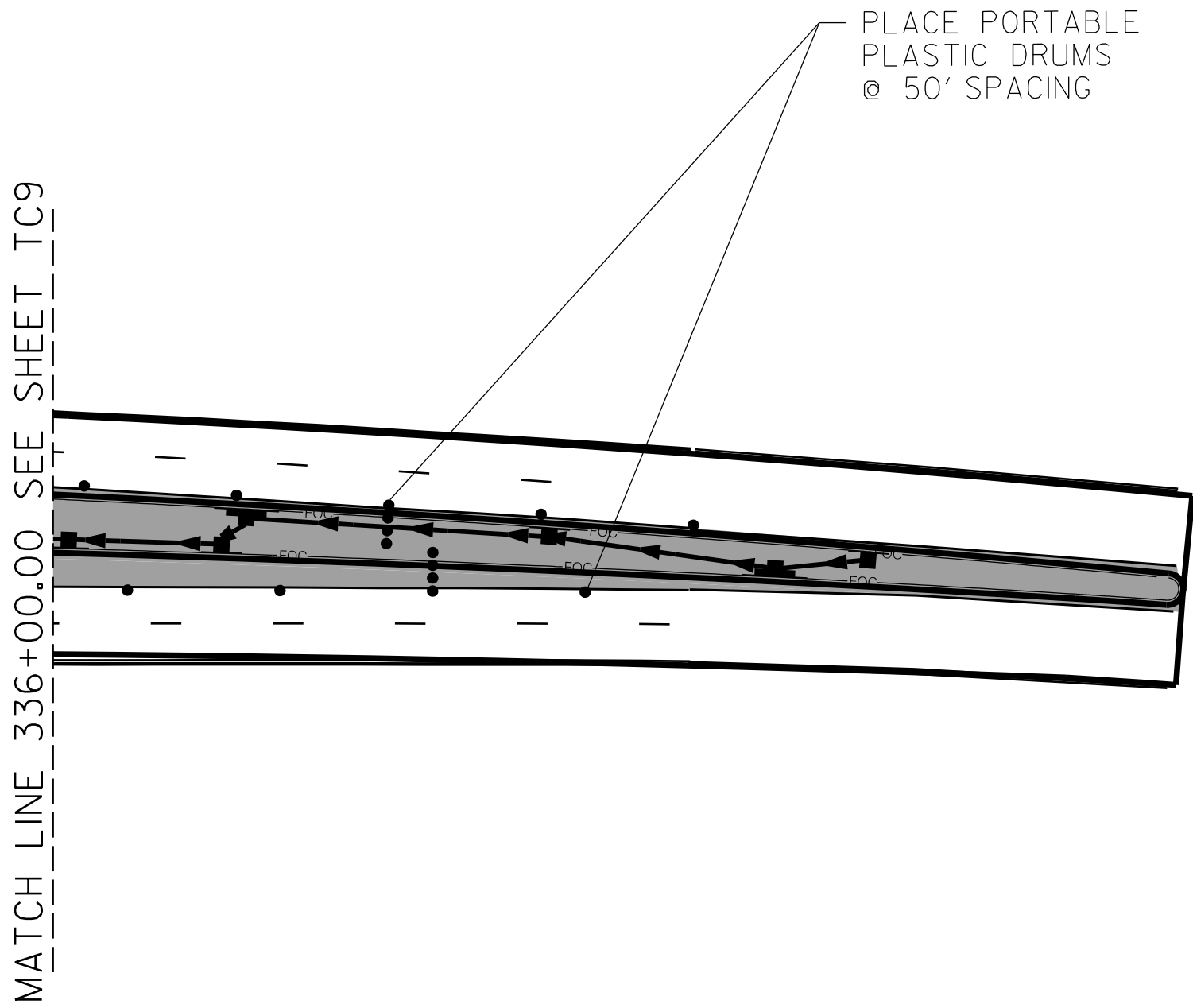
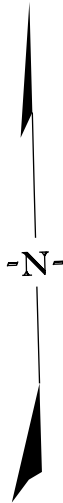
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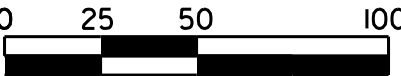
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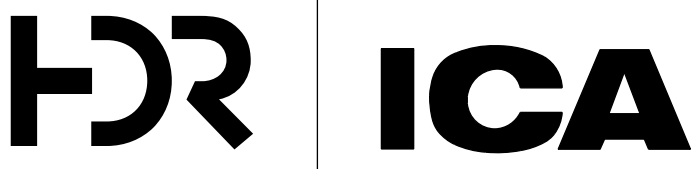


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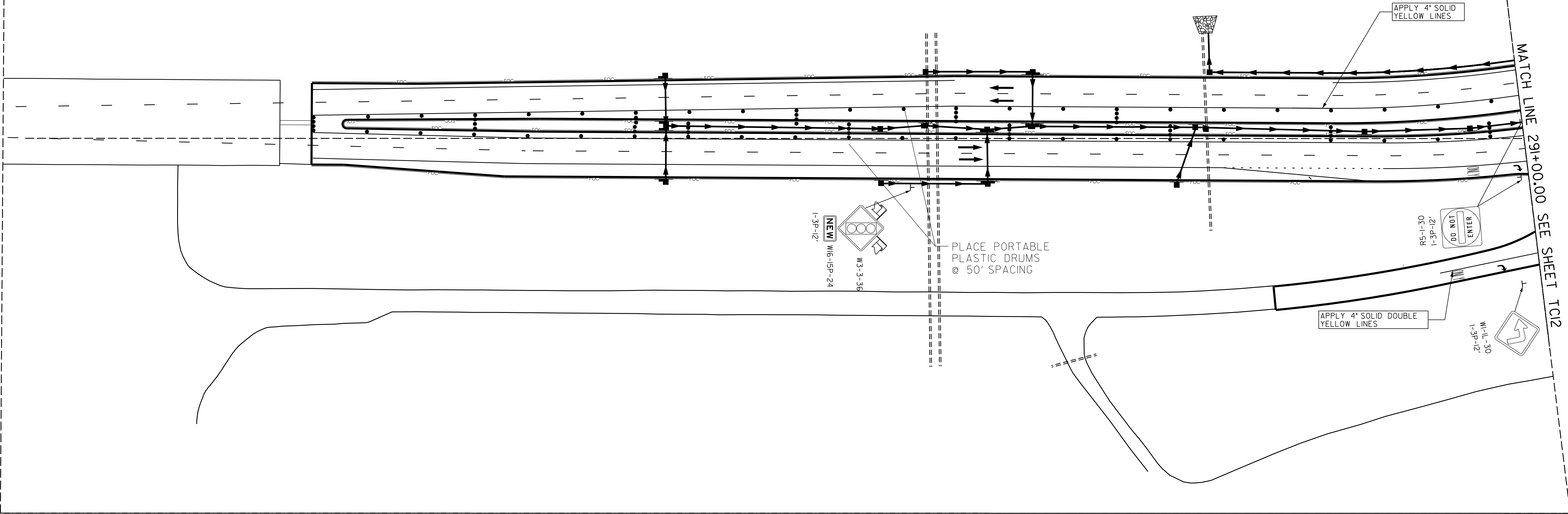
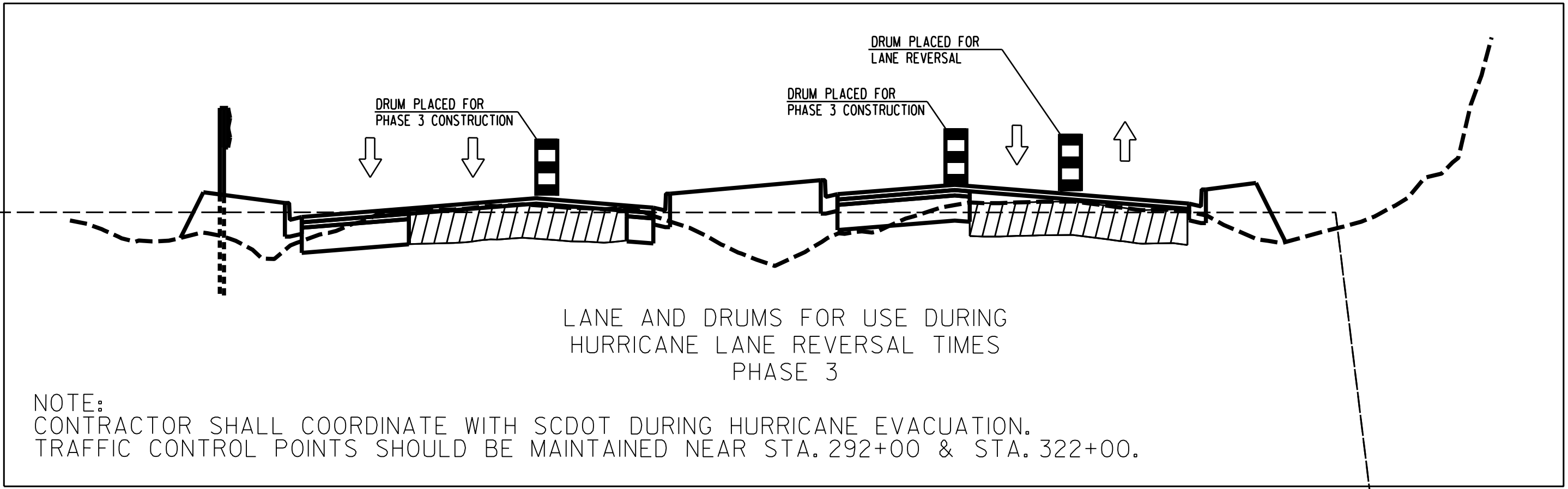
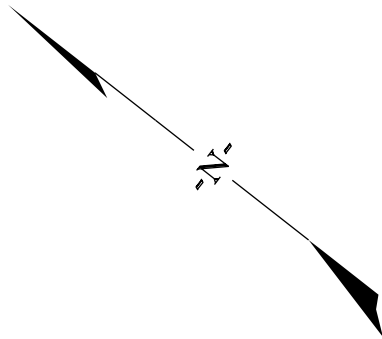
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REV. NO.	BY	DATE	DESCRIPTION OF REVISION	U.S. RTE. 278			
TOPO.	_____	DATE _____	PLAN SCALE 1" = 50'				
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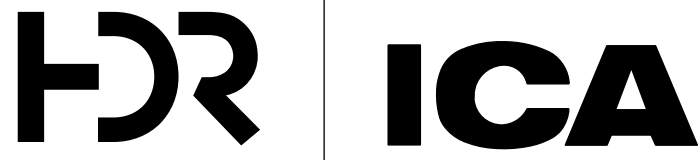
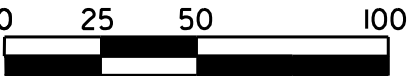
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BEAUFORT COUNTY, SC

U.S. RTE. 278 WIDENING
(WILLIAM HILTON PARKWAY)
TRAFFIC CONTROL PLANS
STAGE 3

U.S. RTE. 278

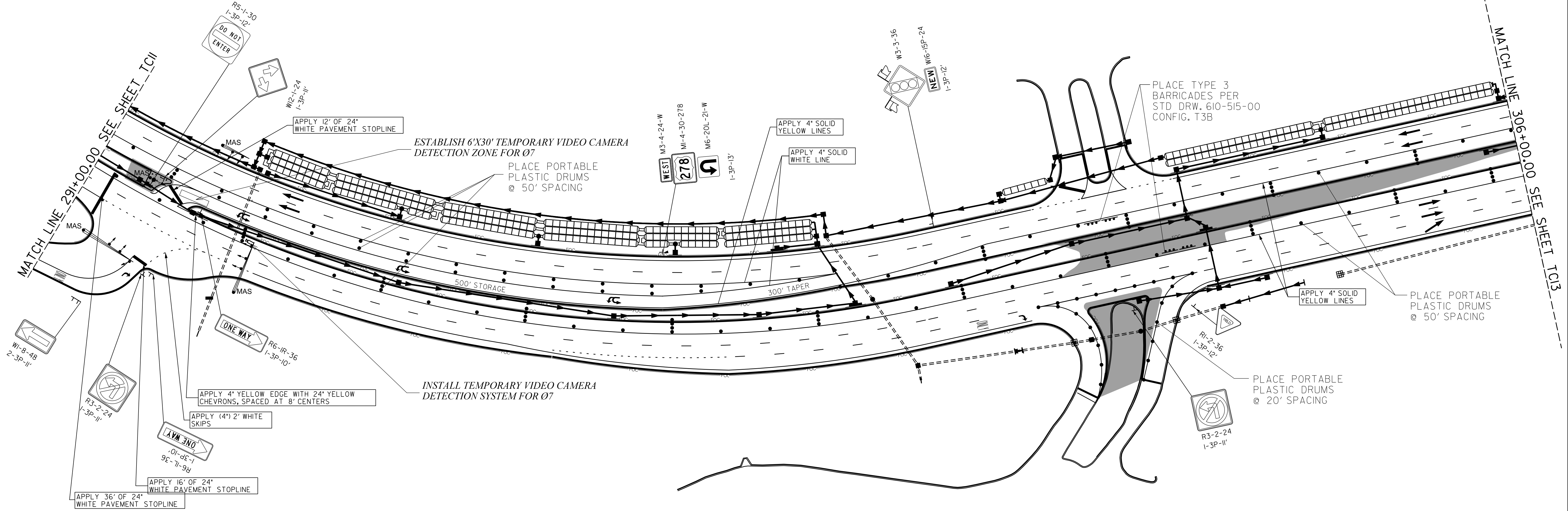
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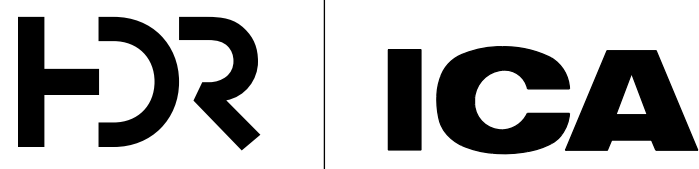
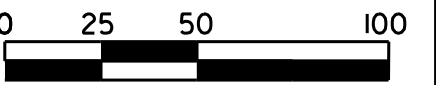
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INSTALL TEMPORARY CAMERA DETECTION FOR TRAFFIC CONTROL AS NOTED. SEE SHEET TS1FOR PHASING DETAILS. QUANTITY TO BE INCLUDED IN PAY ITEM 1071000.



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BEAUFORT COUNTY, SC

U.S. RTE. 278 WIDENING
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TRAFFIC CONTROL PLANS
STAGE 3

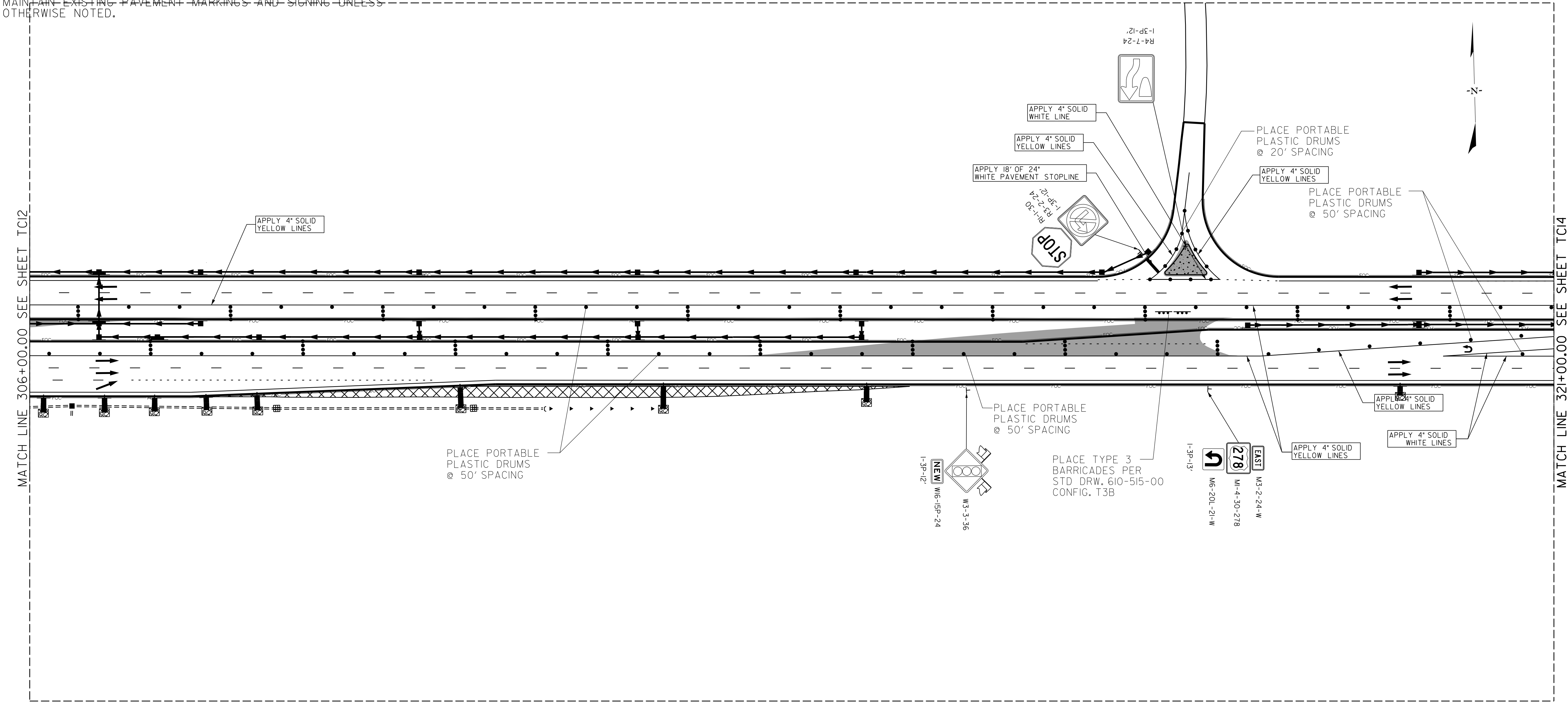
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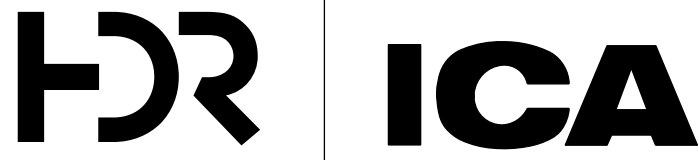
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- WORK AREA



ICA Engineering Inc.
1122 Lady Street, Suite 1100, Columbia, SC 29201

PLANS
FOR
REVIEW

NOT FOR
CONSTRUCTION

4			
3			
2			
1			
REV. NO.	BY	DATE	DESCRIPTION OF REVISION
TOPO.		DATE	
DWG.		DATE	
R/W		DATE	
PLAN SCALE 1" = 50'			

BEAUFORT COUNTY, SC

U.S. RTE. 278 WIDENING
(WILLIAM HILTON PARKWAY)
TRAFFIC CONTROL PLANS
STAGE 3

U.S. RTE. 278

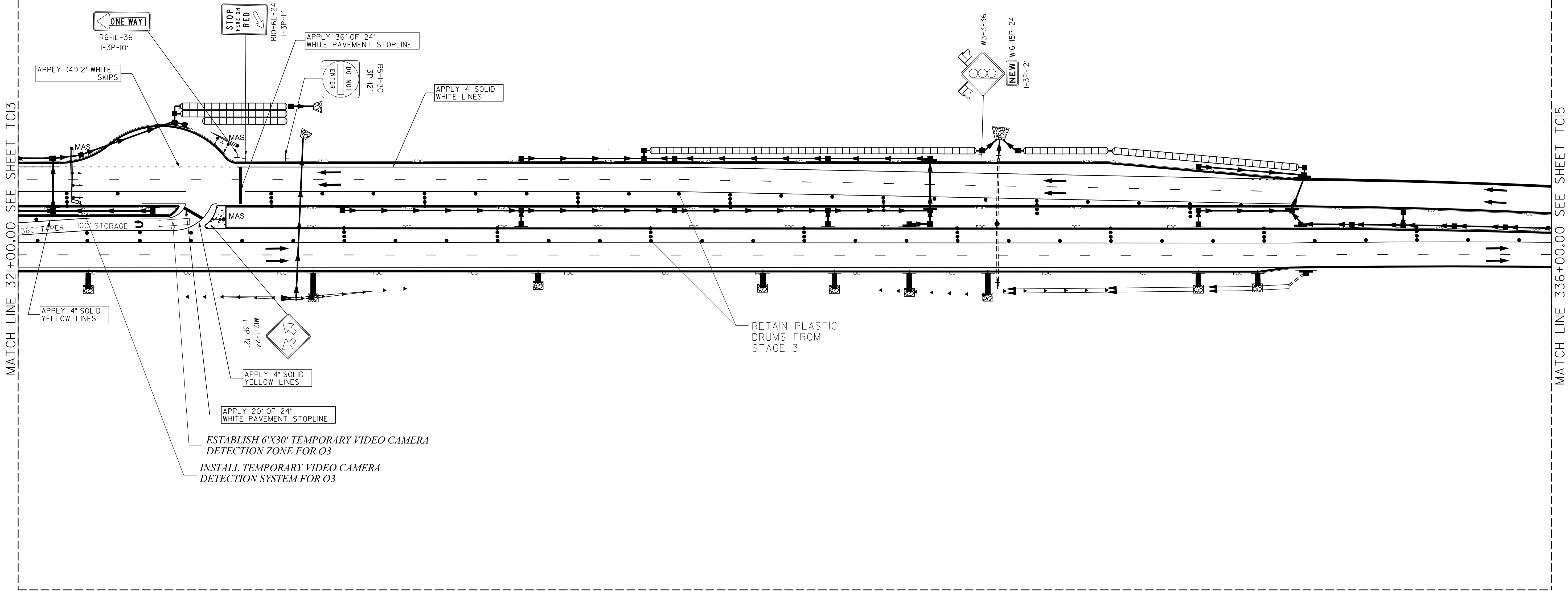
NOTE:

STAGING PLANS SHOW GENERAL LOCATIONS OF TRAFFIC CONTROL DEVICES AND DETOURS. SEE SCDOT TRAFFIC CONTROL STANDARD DRAWINGS FOR SPECIFIC LOCATIONS OF DRUMS, BARRICADES, AND REQUIREMENTS.

THE CONTRACTOR SHALL SUPPLEMENT ALL TEMPORARY PAVEMENT MARKINGS UNLESS NOTED WITH TEMPORARY RAISED PAVEMENT MARKERS THROUGHOUT THE PROJECT. PLACEMENT SHOULD BE AT THE DIRECTION OF THE ENGINEER.

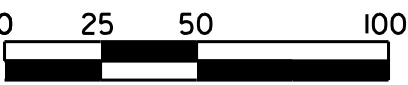
MAINTAIN EXISTING PAVEMENT MARKINGS AND SIGNING UNLESS OTHERWISE NOTED.

INSTALL TEMPORARY CAMERA DETECTION FOR TRAFFIC CONTROL AS NOTED. SEE SHEET TS2 FOR PHASING DETAILS. QUANTITY TO BE INCLUDED IN PAY ITEM 1071000.



LEGEND

- PORTABLE PLASTIC DRUMS
- TEMPORARY BARRICADE
- PORTABLE TERMINAL IMPACT ATTENUATOR
- TEMPORARY CONCRETE BARRIER
- WORK AREA



 ICA Engineering Inc. 1122 Lady Street, Suite 1100, Columbia, SC 29201	PLANS FOR REVIEW	NOT FOR CONSTRUCTION	4				BEAUFORT COUNTY, SC
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2				TOPO. _____ DATE _____ DWG. _____ DATE _____ R/W _____ DATE _____	PLAN SCALE 1" = 50'	U.S. RTE. 278	
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REV. NO.	BY	DATE	DESCRIPTION OF REVISION				

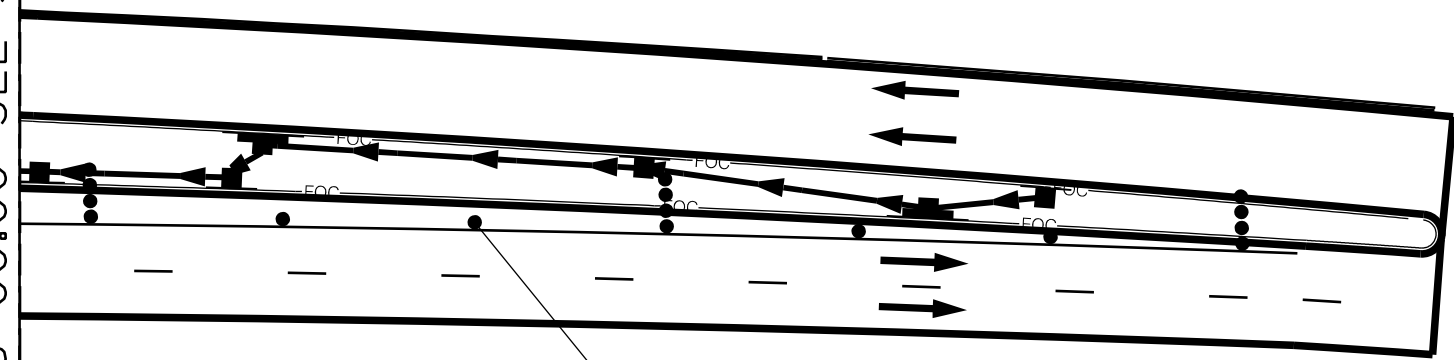
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MAINTAIN EXISTING PAVEMENT MARKINGS AND SIGNING UNLESS OTHERWISE NOTED.

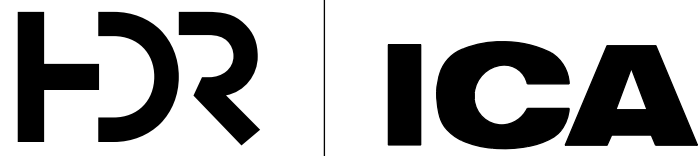
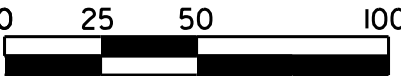
MATCH LINE 336+00.00 SEE SHEET TC14



PLACE PORTABLE
PLASTIC DRUMS
@ 50' SPACING

LEGEND

- PORTABLE PLASTIC DRUMS
- TEMPORARY BARRICADE
- ▬▬▬ PORTABLE TERMINAL IMPACT ATTENUATOR
- - - - - TEMPORARY CONCRETE BARRIER
- WORK AREA



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REV. NO.	BY	DATE	DESCRIPTION OF REVISION
TOPO.		DATE	
DWG.		DATE	
R/W		DATE	

PLAN SCALE 1" = 50'

BEAUFORT COUNTY, SC

U.S. RTE. 278 WIDENING
(WILLIAM HILTON PARKWAY)
TRAFFIC CONTROL PLANS
STAGE 3

U.S. RTE. 278

Project ID: P032349U.S. RTE. 278 WIDENING (WILLIAM HILTON PARKWAY)
Sign No.: D1-3-6 *1Reflec. Type: TYPE III
Number of Signs: 1Refers to sheet(s): SN1

SIGN SIZE 9' x 3' = 27 SF

Pinckney Island
National Wildlife Refuge
NEXT RIGHT

21.8

36.8

23.6

21.8

33.5

29.2

26.7

5.3

31.7

18.6

22

31.7

5.3

108

1.5" Radius, 0.6" Border, White on Brown;
[Pinckney] D; [Island] D; [National] D; [Wildlife] D;
[Refuge] D; [NEXT] D; [RIGHT] D;
Table of distances between letter and object lefts.

P	i	n	c	k	n	e	y	i	s	i	a	n	d		
21.8	5.5	2.9	4.9	4.9	5.0	4.9	4.4	8.3	2.6	4.9	2.5	5.3	4.9	3.4	21.8

N	a	t	i	o	n	a	i	W	i	d	i	f	e	R	e	f	u	g	e				
5.3	5.8	4.8	4.2	2.5	5.0	4.9	5.3	5.0	6.6	2.9	2.5	5.3	2.8	2.5	3.3	7.3	5.3	4.5	3.7	4.9	5.0	3.3	5.3

N	E	X	T	R	I	G	H	T		
31.7	5.4	4.8	4.8	7.6	5.5	2.3	5.4	5.2	3.6	31.7

5

6

4

6

4

6

5

36

Project ID: P032349U.S. RTE. 278 WIDENING (WILLIAM HILTON PARKWAY)
Sign No.: R10-12b-30Reflec. Type: TYPE III
Number of Signs: 1Refers to sheet(s): TS1

SIGN SIZE 2.5' x 3' = 7.5 SF

RIGHT TURN
YIELD TO
U-TURN
ON FLASHING

5.3

9.2

2

8.2

5.3

5.1

12.1

2.7

5

5.1

6.8

16.4

6.8

3.7

4

3

15.6

3.7

30

1.5" Radius, 0.6" Border, 0.4" Indent, Black on White;
[RIGHT] C; [TURN] C;
[YIELD] C; [TO] C;
[U-TURN] C; [ON] C;
[FLASHING] C;
Table of distances between letter and object lefts.

R	I	G	H	T	T	U	R	N	
5.3	2.3	1.0	2.3	2.1	3.5	2.0	2.3	1.6	5.3

Y	I	E	L	D	T	O		
5.1	3.2	1.4	2.7	2.6	4.9	2.7	2.3	5.1

U	T	U	R	N			
6.8	3.0	2.5	2.7	3.0	3.0	2.2	6.8

O	N	F	L	A	S	H	I	N	G		
3.7	2.4	4.6	2.0	1.7	2.4	2.2	2.3	1.1	2.2	1.7	3.7

8" DIA. BLACK
w/ YELLOW ARROW

Project ID: P032349U.S. RTE. 278 WIDENING (WILLIAM HILTON PARKWAY)
Sign No.: D2-1-23-1/2Reflec. Type: TYPE III
Number of Signs: 1Refers to sheet(s): SN1

SIGN SIZE 3' x 2' = 6 SF

HISTORICAL
MARKER
1/2 MILE

5.3

25.4

5.3

9.4

17.2

9.4

9.3

3.9

4

9.5

9.3

36

2.3" Radius, 1.0" Border, White on Brown;
[HISTORICAL] C; [MARKER] C;
[1/2 MILE] C;
Table of distances between letter and object lefts.

H	I	S	T	O	R	I	C	A	L	
5.3	3.0	1.4	2.9	2.7	3.1	1.4	2.6	3.2	2.0	5.3

M	A	R	K	E	R		
9.4	3.3	3.1	3.1	2.8	2.7	2.2	9.4

1/2	M	I	L	E		
11.3	7.9	3.4	1.4	2.7	2.0	7.3

3

4

3

4

3

4

3

24

12/18/2018
c:\pwworking\east0\d0285955\jenkins_SHT_SN06.dgn

HR

ICA

ICA Engineering Inc.
1122 Lady Street, Suite 1100, Columbia, SC 29201

PLANS
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REV. NO.	BY	DATE	DESCRIPTION OF REVISION
TOPO.	DATE		
DWG.	DATE		
R/W	DATE		

PLAN SCALE N/A

BEAUFORT COUNTY, SC

U.S. RTE. 278 WIDENING
(WILLIAM HILTON PARKWAY)

SIGN DESIGN

U.S. RTE. 278

DWG. NO. SN6

RESOLUTION 2019 / __

A RESOLUTION IN SUPPORT OF A TRAFFIC SIGNAL AND RELATED WARNING DEVICES ON JENKINS ISLAND IN THE TOWN OF HILTON HEAD ISLAND AT THE WINDMILL HARBOUR SUBDIVISION ENTRANCE

WHEREAS, the continuing increase in vehicular traffic both inbound and outbound from Hilton Head Island is indisputable; and

WHEREAS, recognizing this concern, the County Council of Beaufort County has committed Seven Million Five Hundred Thousand (\$7,500,000) Dollars toward the design, reconfiguration and construction of Highway 278 in and around the roadway's pathway and intersection at the entrance into the Windmill Harbour subdivision, all in the interest of public safety for the County's citizens, residents and tourists; and

WHEREAS, of the Seven Million Five Hundred Thousand (\$7,500,000) Dollars committed, Five-Hundred Thousand (\$500,000) Dollars has been spent on the design phase of the project, with the project now ready for bid advertisement and the issuing of a construction contract in mid-2019; and

WHEREAS, with the passage of the citizens' November, 2018 One-Cent Transportation referendum, the public proclaimed that a new multi-lane bridge stretching from the mainland to Hilton Head Island was a matter of importance; and

WHEREAS, in conjunction with that vote of approval, the South Carolina Department of Transportation (SCDOT) has undertaken various initial design steps, including, but not limited to, satisfying the requirements of conducting an environmentally assessment of the design criteria; and

WHEREAS, there is no certainty at this point that the construction contemplated by Beaufort County will be consistent with the findings of the environmental assessment, the possible result being that the expenditure of the Seven Million Five Hundred Thousand (\$7,500,000) Dollars could be for naught and be demolished during the construction of the new bridge; and

WHEREAS, the County Council of Beaufort County finds that such a possibility would be a waste of taxpayers' dollars and inconsistent with sound financial planning; and

WHEREAS, a more practical, short-term and financially prudent alternative to the above would be the placement of a traffic signal along Highway 278 at the Windmill Harbour entrance, including warning devices as deemed appropriate by the SCDOT.

NOW, THEREFORE, BE IT RESOLVED, that the County Council of Beaufort County, in the interest of public safety, offers its support and request that SCDOT approve a signaling device and all accompanying warning apparatus necessary at the aforesaid location.

Adopted this ____ day of _____, 2019.

COUNTY COUNCIL OF BEAUFORT COUNTY

By: _____
Stewart H. Rodman, Chairman

APPROVED AS TO FORM:

Thomas J. Keaveny, II, County Attorney

ATTEST:

Connie L. Schroyer, Clerk to Council

**MINUTES
COUNTY COUNCIL OF BEAUFORT COUNTY
REGULAR SESSION**

January 28, 2019

Council Chambers, Administration Building,
Beaufort County Government Robert Smalls Complex,
100 Ribaut Road, Beaufort, South Carolina 29902

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

Attendance

Present: Chairman Stu Rodman, Vice Chairman Paul Sommerville, and Council Members Michael Covert, Gerald Dawson, Brian Flewelling, York Glover, Chris Hervochon, Alice Howard, Mark Lawson, Lawrence McElynn and Joe Passiment

Call to Order

Chairman Rodman called the meeting to order at 5:59 p.m.

Pledge of Allegiance and Invocation – Councilman D. Paul Sommerville

Vice Chairman Sommerville led the Pledge of Allegiance and gave the invocation.

Approval of Agenda

It was moved by Joe Passiment, seconded by Brian Flewelling that council approve the agenda. The motion passed by a unanimous vote of 11:0.

Presentations & Recognition

- A. Introduction of Joe Mantua, incoming General Manager of the Beaufort-Jasper Water & Sewer Authority
 - Ed Saxon, the current general manager, will be retiring in February after 30 years of service.
 - Joe Mantua was introduced. Mr. Mantua was the Deputy General Manager for Operations at Washington Suburban Sanitary Commission in Maryland.
- B. Overview of the County Transportation Committee (CTC) Responsibilities and Projects
 - Kraig Gordon, Chairman, County Transportation Committee gave an overview of the CTC responsibilities and projects.
 - The CTC is governed by state statute. Committee members are appointed by County Council.
 - The "C" Program is a partnership between SCDOT and the state's 46 counties to fund local transportation projects and improvements to state and county roads and city streets.
 - C Funds come from 2.66 cents per gallon of state gasoline tax and are distributed based on population, land area, and rural road mileage. As of July 2018, the CTC's portion will increase .3325 cents per gallon through 2021, when the total will equal 3.99 cents per gallon. This

increase must be used exclusively for repairs, maintenance and improvements to the state highway system. Beaufort County is the 10th largest recipient of state tax funds.

- The Local Transportation Plan indicates that 94% of roads in the county are in fair to good condition.
- Last year about \$3M was spent toward road improvements. Citizens may submit requests for road paving to the CTC each January and February.
- The C Fund Active Project List and a Map of Projects can be found on the Beaufort County Transportation Committee webpage at www.bcgov.net

C. That's MY Truck! Coloring Contest

- The Stormwater Management Department and Lowcountry Stormwater Partners held a coloring contest called "That's MY truck" to name the County's new street sweeper and vacuum truck. Over 450 entries were received from Beaufort County Schools K-5 students. The truck visited the schools of the three grand prize winners. The contest helped bring awareness of what street sweepers do to keep roads and waterways free of trash and debris.

D. Building Codes Department for improved ratings / classification of FEMA National Flood Insurance Program and Insurance Services Office (ISO) classification

- Beaufort County recently received approval from the Department of Homeland Security and the Federal Emergency Management Agency (FEMA) which amends the County's flood insurance rating. The rates in the new classification zone can result in lower costs for flood insurance for residents living the County's unincorporated areas. FEMA estimates the new classification will save Beaufort County taxpayers more than \$1M. The County's Building Codes Department was the only department in the state that received Grade 2 status. Phil Foot, Assistant County Administrator for Public Safety recognized Chuck Atkinson, Building Codes Director and Hakim Bayyoud, Building Codes Deputy Director for their commitment to public safety and outstanding hard work.

Public Comments

Susan Boyd spoke about the potential use of the County's basketball and tennis courts for Pickle Ball.

Mike Garrigan spoke regarding the widening of US Highway 278 in and out of Windmill Harbour. The project appears to have stalled and the neighborhood is concerned about safety.

Mare Baracco questioned the financial transactions surrounding a Disability and Special Needs land sale.

Paul Butare, speaking on behalf of the Friends of Whitehall, thanked Council for the purchase of the Whitehall property but is concerned with the delays for establishing Whitehall Park.

James Wedgeworth spoke in favor of moving the US Highway 278 / Windmill Harbor widening project forward.

James Atkins, President of the Lady's Island Airport Association, asked Council to modify the language in the Lady's Island Plan to allow the option for an extension of the runway.

Bob Semmler, Chairman of the Planning Commission, spoke in opposition of the Lady's Island Airport runway extension as to protect the area's natural resources. One mile of marsh would disappear by extending the runway.

Non-Consent Agenda

A. Approval of Minutes

1. December 17, 2018 Natural Resources Committee / Vote 5:0 / G. Dawson, B. Flewelling, Y. Glover, A. Howard, P. Sommerville
2. January 2, 2019 Oath of Office / Vote 8:0 / M. Covert, G. Dawson, B. Flewelling, Y. Glover, C. Hervochon, M. Lawson, J. Passiment, S. Rodman
3. January 7, 2019 Special Session / Vote 11:0
4. January 14, 2019 Caucus / Vote 10:0 / M. Covert, G. Dawson, B. Flewelling, Y. Glover, C. Hervochon, A. Howard, L. McElynn, J. Passiment, S. Rodman, P. Sommerville
5. January 14, 2019 Regular Session / Vote 10:0 / M. Covert, G. Dawson, B. Flewelling, Y. Glover, C. Hervochon, A. Howard, L. McElynn, J. Passiment, S. Rodman, P. Sommerville
6. January 18, 2019 Natural Resources Subcommittee / Vote 5:0 / B. Flewelling, A. Howard, J. Passiment, S. Rodman, P. Sommerville

B. Public hearing and 3rd Reading of an ordinance regarding a supplemental expenditure for the funding of a Joint Shelter

Ordinance Title: *An Ordinance to Amend Beaufort County Ordinance 2018/24, for FY 2018-2019 Beaufort County Budget to Provide for a Supplemental Expenditure in the Amount of \$245,585 for Funding of the Joint Emergency Shelter Between Beaufort County, Jasper County and Jasper County School District*

Chairman Rodman opened the floor for the public hearing regarding an ordinance to amend Beaufort County Ordinance 2018/24, for FY 2018-2019 Beaufort County Budget to Provide for a supplemental expenditure in the amount of \$245,585 for funding of the Joint Emergency Shelter Between Beaufort County, Jasper County and Jasper County School District. No citizens came forward to speak. Chairman Rodman closed the public hearing.

It was moved by Gerald Dawson, seconded by York Glover, that Council approve the 3rd and final reading of "An Ordinance to Amend Beaufort County Ordinance 2018/24, for FY 2018-2019 Beaufort County Budget to Provide for a Supplemental Expenditure in the Amount of \$245,585 for Funding of the Joint Emergency Shelter Between Beaufort County, Jasper County and Jasper County School District." The motion passed by a unanimous vote of 11:0.

C. Public hearing and 3rd Reading of an ordinance to lease of a portion of the Charles Lind Brown Center

Ordinance Title: *An Ordinance Authorizing the Interim County Administrator to Execute Documents Necessary to Lease a Portion of the Charles Lind Brown Center*

Chairman Rodman opened the floor for the public hearing regarding an ordinance authorizing the Interim County Administrator to execute documents necessary to lease a portion of the Charles Lind Brown Center. No citizens came forward to speak. Chairman Rodman closed the public hearing.

It was moved by York Glover, seconded by Brian Flewelling that Council approve the 3rd and final reading of “An Ordinance Authorizing the Interim County Administrator to Execute Documents Necessary to Lease a Portion of the Charles Lind Brown Center.” The motion passed by a unanimous vote of 11:0.

D. Public hearing and 3rd Reading of an ordinance regarding a text amendment to the Beaufort County Code of Ordinances, Chapter 78: Floods

Ordinance Title: *Text Amendments to the Beaufort County Code of Ordinances, Chapter 78: Floods*

Chairman Rodman opened the floor for the public hearing regarding text amendments to the Beaufort County Code of Ordinances, Chapter 78: Floods. No citizens came forward to speak. Chairman Rodman closed the public hearing.

It was moved by Brian Flewelling, seconded by Michael Covert that Council approve the 3rd and final reading of “Text Amendments to the Beaufort County Code of Ordinances, Chapter 78: Floods” The motion passed by a unanimous vote of 11:0.

E. Public hearing and 3rd Reading of an ordinance regarding a text amendment to the Community Development Code (CDC): Article 6, Section 6.1.30 Types and Subdivisions

Ordinance Title: *Text Amendment to the Community Development Code (CDC): Article 6, Section 6.1.30: Types and Subdivisions (To modify the requirements to allow commercial subdivisions in all zoning districts that allow commercial uses)*

Chairman Rodman opened the floor for the public hearing regarding a text amendment to the Community Development Code (CDC): Article 6, Section 6.1.30: Types and Subdivisions (To modify the requirements to allow commercial subdivisions in all zoning districts that allow commercial uses). No citizens came forward to speak. Chairman Rodman closed the public hearing.

It was moved by Brian Flewelling, seconded by Lawrence McElynn that Council approve the 3rd and final reading of a “Text Amendment to the Community Development Code (CDC): Article 6, Section 6.1.30: Types and Subdivisions (To modify the requirements to allow commercial subdivisions in all zoning districts that allow commercial uses).” The motion passed by a unanimous vote of 11:0.

F. Public hearing and 3rd Reading of an ordinance regarding a text amendment to the Community Development Code (CDC): Article 4, Section 4.2.190 Water / Marine - Oriented Facilities

Ordinance Title: *Text Amendment to the Community Development Code (CDC): Article 4, Section 4.2.190: Water / Marine-Oriented Facilities* (To provide a definition of small tidal creeks)

Chairman Rodman opened the floor for the public hearing regarding a text amendment to the Community Development Code (CDC): Article 4, Section 4.2.190: Water / Marine-Oriented Facilities (To provide a definition of small tidal creeks). No citizens came forward to speak. Chairman Rodman closed the public hearing.

It was moved by Brian Flewelling, seconded by York Glover that Council approve the 3rd and final reading of a “Text Amendment to the Community Development Code (CDC): Article 4, Section 4.2.190: Water / Marine-Oriented Facilities (To provide a definition of small tidal creeks).” The motion passed by a unanimous vote of 11:0.

G. Public hearing and 3rd Reading of an ordinance regarding a text amendment to the Community Development Code (CDC): Article 8, Section 8.3.40 Non-conforming Structures

Ordinance Title: *Text Amendment to the Community Development Code (CDC): Article 8, Section 8.3.40: Non-Conforming Structures* (To clarify that structures damaged greater than 50% of value shall conform to current Building Code Standards but not Zoning Standards)

Chairman Rodman opened the floor for the public hearing regarding a text amendment to the Community Development Code (CDC): Article 8, Section 8.3.40: Non-Conforming Structures (To clarify that structures damaged greater than 50% of value shall conform to current Building Code Standards but not Zoning Standards). No citizens came forward to speak. Chairman Rodman closed the public hearing.

It was moved by York Glover, seconded by Brian Flewelling that Council approve the 3rd and final reading of a “Text Amendment to the Community Development Code (CDC): Article 8, Section 8.3.40: Non-Conforming Structures (To clarify that structures damaged greater than 50% of value shall conform to current Building Code Standards but not Zoning Standards).” The motion passed by a unanimous vote of 11:0.

H. Public hearing and 3rd Reading of an ordinance regarding a text amendment to the Community Development Code (CDC): Appendix B, Daufuskie Island Code

Ordinance Title: *Text and Map Amendment to the Community Development Code (CDC): Appendix B, Daufuskie Island Code* (To amend the Daufuskie Island Plan)

Chairman Rodman opened the floor for the public hearing regarding a text and map amendment to the Community Development Code (CDC): Appendix B, Daufuskie Island

Code (To amend the Daufuskie Island Plan). No citizens came forward to speak. Chairman Rodman closed the public hearing.

It was moved by Brian Flewelling, seconded by York Glover that Council approve the 3rd and final reading of a “Text and Map Amendment to the Community Development Code (CDC): Appendix B, Daufuskie Island Code (To amend the Daufuskie Island Plan.” The motion passed by a unanimous vote of 11:0.

I. Public hearing and 3rd Reading of an ordinance regarding the development of a new Joint County Industrial and Business Park (Project Sky)

Ordinance Title: An Ordinance Authorizing and Approving (1) The 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 Beaufort County and to Include the Aforementioned Property; (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; (4) The Distribution of Revenues from the Park Within Beaufort County; and (5) Other Matters Related Thereto (Project Sky)

Chairman Rodman opened the floor for the public hearing regarding an ordinance authorizing and approving (1) The 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 Beaufort County and to include the aforementioned property; (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; (4) The distribution of revenues from The Park within Beaufort County; and (5) Other matters related thereto (Project Sky). No citizens came forward to speak. Chairman Rodman closed the public hearing.

It was moved by Gerald Dawson, seconded by Brian Flewelling that Council approve the 3rd and final reading of “An Ordinance Authorizing and Approving (1) The 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 Beaufort County and to Include the Aforementioned Property; (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; (4) The Distribution of Revenues from the Park Within Beaufort County; and (5) Other Matters Related Thereto (Project Sky).” The motion passed by a unanimous vote of 11:0.

J. A resolution to approve State 2% Accommodations Tax appropriations as recommended by the State Accommodations Tax Board

Resolution Title: *A resolution to appropriate \$490,000 from the Beaufort County State 2% Accommodations Tax funds provided in the Fiscal Year 2019 Budget as recommended by the State Accommodations Tax Board*

It was moved by Brian Flewelling, seconded by Alice Howard, that Council adopt a resolution to appropriate \$490,000 from the Beaufort County State 2% Accommodations Tax funds provided in the Fiscal Year 2019 Budget as recommended by the State Accommodations Tax Board. The motion passed by a unanimous vote of 11:0.

Discussion and Action Items

A. Administrator's Report John Weaver, Interim County Administrator

- On February 6, 2019, executive recruiting firm, GovHR will review with council Tier 1 applicants for the County Administrator's position. The Work Session will begin at 9:30 a.m. in the Executive Conference Room.
- Council's Strategic Planning Retreat to identify goals for FY 2019-2020 will be held March 14-15, 2019. Individual interviews with council, staff and business leaders will take place with the facilitator the week of January 28th.

B. Status / Investigation of Joshua A. Gruber Contract – Chairman Stu Rodman

On October 8, 2018, Council adopted Resolution 2018 /19, with a vote of 6:4, to "Execute a Retainer Agreement with Independent Legal Counsel for the Purpose of Investigating Certain Matters Raised" pertaining to a consulting contract with former interim administrator Josh Gruber and a previous purchase of real estate without council approval. With four new members of council, Chairman Rodman proposed that council reconsider the issue.

It was moved by Paul Sommerville, seconded by Alice Howard to rescind Resolution 2018 / 19 to "Execute a Retainer Agreement with Independent Legal Counsel for the Purpose of Investigating Certain Matters Raised." The motion failed by a vote of 4:7. YEAS: A Howard, M. Lawson, S. Rodman, P. Sommerville. NAYS: M. Covert, G. Dawson, B. Flewelling, Y. Glover, C. Hervochon, L. McElynn and J. Passiment.

C. Committee Reports

Chairman Rodman made more changes to the Council Committees' external oversight and Council Liaison appointments:

- Parks and Recreation Board to the Community Services Committee
- Economic Development Corporation, Southern Carolina Alliance, Airports Board and the Heritage Tourism Corporation to the Executive Committee.
- Stu Rodman will fill the vacancy of Steve Fobes on the Beaufort County Economic Development Commission

Paul Sommerville reported that a Regional Clean-up Day has been planned in April with Beaufort, Colleton, Hampton and Jasper Counties participating.

D. Nominations / Appointments to Boards and Commissions

- Appointment of Bruce Doneff, Board of Assessment Appeals
- Appointment of Stephen Koch, Board of Assessment Appeals
- Appointment of William Kuttruff, Board of Assessment Appeals
- Appointment of Joseph Naughton, Drug and Alcohol Abuse Board

Nomination and appointment received from the floor:

- Lawrence McElynn nominated Kathryn McDonagh to the Beaufort Memorial Hospital Board
- Lawrence McElynn brought forward the appointment of Dr. Craig Billig to the Beaufort Memorial Hospital Board (nominated at the Council Meeting on November 5, 2018)

It was moved by Lawrence McElynn, seconded by Brian Flewelling to approve the appointments of Dr. Craig Billig, Bruce Doneff, Stephen Koch, William Kuttruff and Joseph Naughton and to accept the nomination of Kathryn McDonagh. The motion passed by a unanimous vote of 11:0.

Per the Rules and Procedures, a two-week waiting period is required between a nomination and an appointment.

Public Comments

There were no public comments.

Adjournment

The meeting adjourned at 7:39 p.m.

COUNTY COUNCIL OF BEAUFORT COUNTY

BY: _____
Stu Rodman, Chairman

ATTEST:

Connie L. Schroyer, Clerk to Council

Ratified:



BEAUFORT COUNTY COUNCIL

Agenda Item Summary

Item Title:

SOUTHERN BEAUFORT COUNTY MAP AMENDMENT EXISTING PLANNED UNIT DEVELOPMENT (SAWMILL FOREST PUD) TO T2 RURAL

Council Committee:

NATURAL RESOURCES

Meeting Date:

January 22, 2019

Committee Presenter (Name and Title):

MELISSA PEAGLER

Issues for Consideration:

R600 032 000 0005 0000 (2.4 ACRES ON THE WEST SIDE OF TRIMBLESTONE ROAD DIRECTLY NORTH OF SAWMILL FOREST); APPLICANT: COMMUNITY DEVELOPMENT STAFF. Staff proposes to change the zoning of the parcel from Sawmill Forest PUD to T2 Rural.

Points to Consider:

THIS IS AN ACTUAL MAP CORRECTION REQUEST FROM BC COMMUNITY DEVELOPEMENT STAFF. THE PARCEL SHOULD NOT HAVE BEEN PART OF THE PUD.

Funding & Liability Factors:

Council Options:

APPROVE OR DENY

Recommendation:

Community Development Staff recommends approval.

2019 / ____

SOUTHERN BEAUFORT COUNTY ZONING MAP AMENDMENT FOR R600 032 000 0005 0000 (2.42 ACRES ON THE WEST SIDE OF TRIMBLESTONE ROAD DIRECTLY NORTH OF SAWMILL FOREST) FROM SAWMILL FOREST PUD (PLANNED UNIT DEVELOPMENT) TO T2-RURAL

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

Adopted this ____ day of _____, 2019.

COUNTY COUNCIL OF BEAUFORT COUNTY

By: _____
Stu Rodman, Chairman

APPROVED AS TO FORM:

Thomas J. Keaveny, II, County Attorney

ATTEST:

Connie L. Schroyer, Clerk to Council

First Reading:

Second Reading:

Public Hearing:

Third and Final Reading:



COUNTY COUNCIL OF BEAUFORT COUNTY
Community Development Department
Beaufort County Government Robert Smalls Complex
Administration Building, 100 Ribaut Road
Post Office Drawer 1228, Beaufort, South Carolina 29901-1228

TO: Beaufort County Planning Commission
FROM: Robert Merchant, AICP, Deputy Community Development Director
DATE: December 20, 2018
SUBJECT: Southern Beaufort County Map Amendment from Existing Planned Unit Development (Sawmill Forest PUD) to T2 Rural for R600 032 000 0005 0000

A. BACKGROUND:

Case No.	ZMA-2018-14
Owner/Applicant:	C. Nonie Johnson and JC Margaret Schultz
Property Location:	Located on the west side of Trimblestone Road approximately 550 feet north from the entrance of Sawmill Forest and approximately 1,700 feet north of US 278.
District/Map/Parcel:	R600 032 000 0005 0000
Property Size:	2.42 acres
Future Land Use:	Neighborhood/Mixed-Use
Current Zoning District:	Sawmill Forest Planned Unit Development (PUD)
Proposed Zoning District:	T2 Rural

The Community Development Department is requesting the correction of an error in the official zoning map. The subject 2.43 acre property is located in southern Beaufort County on Trimblestone Road approximately 550 feet north of the entrance of Sawmill Forest (R600 032 000 0005 0000). The property is currently vacant. The Department believes that the property was zoned PUD in error as it was never part of the Sawmill Forest PUD. The property owner is interested in correcting the map error and would like the property to be rezoned T2 Rural.

The current PUD zoning presents several issues to the property owner:

- The owner believes that the PUD zoning is affecting their assessed tax value.
- The Sawmill Forest PUD is built out. If the property owner was interested in developing their property, it would be difficult to determine the allowable density, uses, and setbacks applicable to the property.

Staff recommendation. Staff recommends that the zoning of R600 032 000 0005 0000 be changed from Sawmill Forest PUD to T2 Rural.

ATTACHMENT

- A. Existing and Proposed Zoning Map





BEAUFORT COUNTY COUNCIL

Agenda Item Summary

Item Title:

SOUTHERN BEAUFORT COUNTY MAP AMENDMENT T3 HAMLET NEIGHBORHOOD TO T2 RURAL CENTER

Council Committee:

NATURAL RESOURCES

Meeting Date:

January 22, 2019

Committee Presenter (Name and Title):

ROBERT MERCHANT, DEPUTY DIRECTOR COMMUNITY DEVELOPMENT

Issues for Consideration:

R600 040 000 0448 0000 (5.09 ACRES ON THE SOUTH SIDE OF STROUP LANE ROAD APPROXIMATELY 475 FEET EAST OF BURNT CHURCH ROAD), APPLICANT: NANCY HOWES. The applicant is proposing to change the zoning of the property from T3 Hamlet Neighborhood to T2 Rural Center.

Points to Consider:

THE REQUEST MAY REQUIRE AN AREA-WIDE REZONING, NOT ONE SPECIFIC PROPERTY AS PRESENTED.

Funding & Liability Factors:**Council Options:**

APPROVE OR DENY REQUEST; CONSIDER AREA-WIDE REZONING AND NOT JUST ONE PROPERTY

Recommendation:

Staff recommends denial unless considered as part of an areawide rezoning that includes Lost Hollow Business Park, Sabrina Square, and the SCE&G Electric Substation (see map in staff report).

2019 / ____

SOUTHERN BEAUFORT COUNTY ZONING MAP AMENDMENT FOR R600 040 000 0448 0000 (5.09 ACRES ON THE SOUTH SIDE OF STROUP LANE ROAD APPROXIMATELY 475 FEET EAST OF BURNT CHURCH ROAD) FROM T3 HAMLET NEIGHBORHOOD TO T2 RURAL CENTER

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

Adopted this ____ day of _____, 2019.

COUNTY COUNCIL OF BEAUFORT COUNTY

By: _____
Stu Rodman, Chairman

APPROVED AS TO FORM:

Thomas J. Keaveny, II, County Attorney

ATTEST:

Connie L. Schroyer, Clerk to Council

First Reading:

Second Reading:

Public Hearing:

Third and Final Reading:



MEMORANDUM

TO: Beaufort County Planning Commission
FROM: Robert Merchant, AICP, Deputy Director, Community Development Department
DATE: December 20, 2018
SUBJECT: Southern Beaufort County Map Amendment from T3 Hamlet Neighborhood to T2 Rural Center for R600 040 000 0448 0000 (5.09 acres on the south side of Stroup Lane Road approximately 475 feet east of Burnt Church Road)

A. BACKGROUND:

Case No. ZMA-2018-15
Applicant: Nancy E. Howes
Property Location: Located in the Bluffton area on the south side of Stroup Lane Road approximately 475 feet east of Burnt Church Road
District/Map/Parcel: R600 040 000 0448 0000
Property Size: 5.09 acres
Future Land Use Designation: Urban/Mixed-Use
Current Zoning District: T3 Hamlet Neighborhood
Proposed Zoning District: T2 Rural Center

B. SUMMARY OF REQUEST:

Overview: The Beaufort County Community Development Department received an application to change the zoning of a 5.09 acre parcel off of Burnt Church Road from T3 Hamlet Neighborhood to T2 Rural Center. The subject parcel was zoned Alljoy Road Office Commercial/Mixed Use (OC/MU) District under the Zoning and Development Standards Ordinance from 2005 to 2014. The OC/MU district offered a wide range of residential and commercial uses. In 2014, the County adopted the Community Development Code and the zoning was changed to T3 Hamlet Neighborhood which is primarily a moderate density residential district. The current zoning was originally mapped during a charrette held in November 2011 and took effect when the CDC was adopted in December 2014.

T2 Rural Center: The T2 Rural Center zoning district allows for a diverse mix of land uses including residential, retail, service and some limited light industrial. The district is meant to be a lower intensity walkable transect zone. The site planning and design standards of T2 Rural Center are more flexible than those found in the higher transect zones, such as T4 Hamlet Center Open that adjoins this property to the west.

Neighboring Properties:

- **Lost Hollow Business Park/Sabrina Square:** To the west, the property adjoins an area (approximately 7.5 acres) that consists of contractor's offices, a sign business, a golf cart repair shop, an electric substation and other similar uses (the applicant, Nancy Howes, has always envisioned having similar land uses on her property). These properties are currently zoned T4 Hamlet Center Open which is a zoning district better suited to the type of development found on Calhoun Street than the mix of uses found in this location.
- **"The Walk" Subdivision:** To the north, on the other side of Stroup Lane is land within the jurisdiction of the Town of Bluffton. This land is currently being developed by Pulte Homes as a 50 lot single-family subdivision called "The Walk."
- **Other Adjoining Properties:** To the east is property owned by the Ulmer Family which is protected from development by a conservation easement purchased through the Rural and Critical Lands Preservation Program. To the south is the Devonwood Court Mobile Home Park.

C. ANALYSIS: Section 7.3.40 of the Community Development Code states that a zoning map amendment may be approved if the proposed amendment:

1. *Is consistent with and furthers the goals and policies of the Comprehensive Plan and the purposes of this Development Code.*

Both the Land Use and Economic Development chapters of the Comprehensive Plan identify the need to provide a sufficient quantity of suitably located land for non-retail commercial uses that promote the region's economic health and diversity. The area proposed to be rezoned adjoins an area that has a mix of service and light industrial uses. The availability of land in southern Beaufort County for these types of uses is very limited.

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

The application as submitted consists of a "spot zoning" since it does not adjoin any other parcels zoned T2 Rural.

3. *Addresses a demonstrated community need.*

As stated above, the Comprehensive Plan documents a need to accommodate non-retail commercial uses for the purposes of diversifying the region's economy and tax base.

4. *Is required by changing conditions.*

Not applicable.

5. *Is compatible with existing and proposed uses surrounding the land subject to the application, and is the appropriate zone and uses for the land.*

The proposed zoning change fits well with the surrounding land uses with the exception of the single family subdivision that is currently being developed on the north side of Stroup Lane.

6. *Would not adversely impact nearby lands.*

As mentioned in #5 the only potential adverse impact would be on the residential development currently being constructed on the north side of Stroup Lane. Staff believes that its design guidelines, landscaping, and screening standards should minimize any adverse visual impacts from development on this site.

7. *Would result in a logical and orderly development pattern.*

The site adjoins service and light industrial uses and is suitable for this type of development. The zoning would achieve this purpose.

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

Any future development or redevelopment of this site would be subject to the natural resource and stormwater standards in the Community Development Code.

9. *Would result in development that is adequately served by public facilities (e.g. streets, potable water, sewerage, storm water management, solid waste collection and disposal, schools, parks, police, and fire and emergency facilities)*

The site currently only has access on Stroup Lane which is an unpaved private road. Future development that generates over 50 peak hour trips will necessitate the need for a traffic impact analysis and would likely trigger improving the access to this site.

D. STAFF RECOMMENDATION:

The change of zoning of the subject property from T3 Hamlet Neighborhood to T2 Rural Center would constitute a spot zoning and therefore cannot be supported by Community Development staff. In addition, staff has concerns about vehicular access and potential impacts on the residential subdivision located north of Stroup Lane. Staff has reached out to the Town of Bluffton Planning Staff and will provide the Planning Commission with their comments when we receive them.

However, this adjoining land uses between this parcel and Burnt Church Road (e.g. Lost Hollow Business Park and Sabrina Square) are more consistent with the uses and development standards of T2 Rural Center. These types of uses – contractor's offices, light manufacturing, equipment repair, warehousing, etc. – are needed to support the growth of the greater Bluffton area. Currently, there is a very limited supply of appropriately zoned land to support these

uses. Therefore, staff recommends the the Planning Commission consider this rezoning request as part of an area-wide zoning amendment to T2 Rural Center to better accommodate the operation and expansion of these businesses (see Map 2).

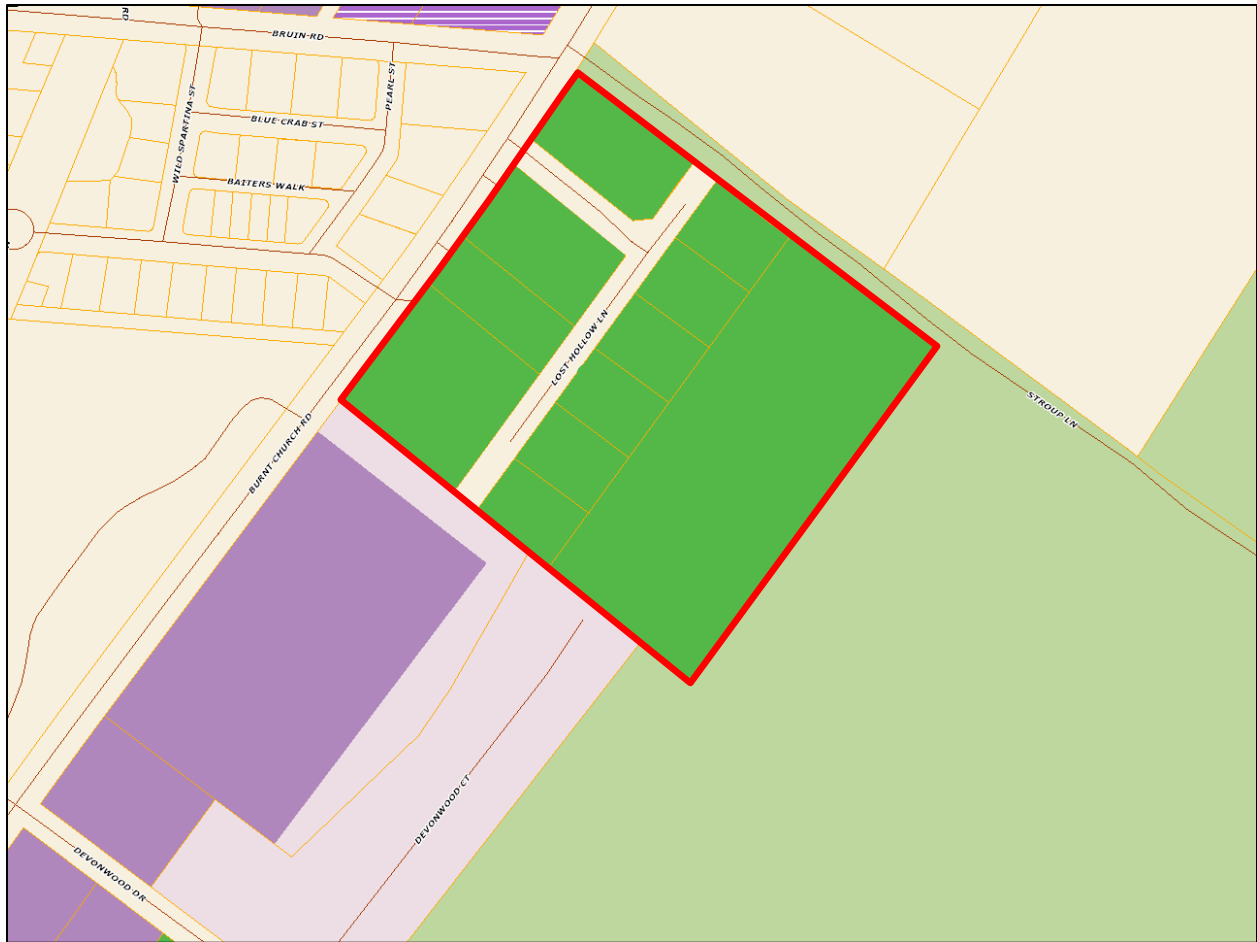
F. ATTACHMENTS:

- Existing and Proposed Zoning Map
- Recommended Area-wide Zoning Change

Map 1: Existing and proposed Zoning



Map 2: Recommended Area-wide Zoning Change



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

TO: Beaufort County Council

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

1. This is a request for a change in the (check as appropriate): ☐ PUD Master Plan Change
☒ Zoning Map Designation/Rezoning ☐ Community Development Code Text
2. Give exact information to locate the property for which you propose a change:
Tax District Number: 600, Tax Map Number: 40, Parcel Number(s): 448
Size of subject property: 5 Acres Square Feet / Acres (circle one)
Location: Off Stroup Road, Bluffton
3. How is this property presently zoned? (Check as appropriate)

<input type="checkbox"/> T4NC Neighborhood Center	<input type="checkbox"/> T2RC Rural Center	<input type="checkbox"/> C3 Neighborhood Mixed Use
<input type="checkbox"/> T4HC Hamlet Center	<input type="checkbox"/> T2RN Rural Neighborhood	<input type="checkbox"/> C4 Community Center Mixed Use
<input type="checkbox"/> T4HCO Hamlet Center	<input type="checkbox"/> T2RNO Rural Neighborhood Open	<input type="checkbox"/> C5 Regional Center Mixed Use
<input type="checkbox"/> T4VC Village Center	<input type="checkbox"/> T2R Rural	<input type="checkbox"/> S1 Industrial
<input type="checkbox"/> T3N Neighborhood	<input type="checkbox"/> T1 Natural Preserve	<input type="checkbox"/> Planned Unit Development/PUD
<input checked="" type="checkbox"/> T3HN Hamlet Neighborhood	<input type="checkbox"/> Community Preservation	(name) _____
<input type="checkbox"/> T3E Edge	(specify) _____	
4. What new zoning do you propose for this property? T 2 Rural Center
(Under Item 9 explain the reason(s) for your rezoning request.)
5. Do you own all of the property proposed for this zoning change? ☒ Yes ☐ No
Only property owners or their authorized representative/agent can sign this application. If there are multiple owners, each property owner must sign an individual application and all applications must be submitted simultaneously. If a business entity is the owner, the authorized representative/agent of the business must attach: 1- a copy of the power of attorney that gives him the authority to sign for the business, and 2- a copy of the articles of incorporation that lists the names of all the owners of the business.
6. If this request involves a proposed change in the Community Development Code text, the section(s) affected are: Not in conflict with code
(Under Item 9 explain the proposed text change and reasons for the change.)
7. Is this property subject to an Overlay District? Check those which may apply:

<input type="checkbox"/> MCAS-AO Airport Overlay District/MCAS	<input type="checkbox"/> MD Military Overlay District
<input type="checkbox"/> BC-AO Airport Overlay District/Beaufort County	<input type="checkbox"/> RQ River Quality Overlay District
<input type="checkbox"/> CPO Cultural Protection	<input type="checkbox"/> TDR Transfer of Development Rights
<input type="checkbox"/> CFV Commercial Fishing Village	
8. The following sections of the Community Development Code (CDC) (see attached sheets) should be addressed by the applicant and attached to this application form:
 - a. Division 7.3.20 and 7.3.30, Comprehensive Plan Amendments and Text Amendments.
 - ☒ b. Division 7.3.40, Zoning map amendments (rezoning).
 - c. Division 1.6.60, Planned Unit Developments (PUDs) Approved Prior to Dec. 8, 2014
 - d. Division 6.3, Traffic Impact Analysis (for PUDs)

RECEIVED

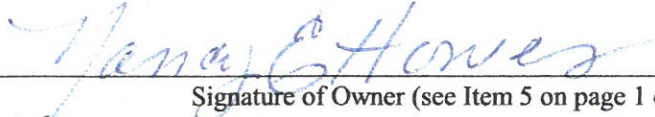
DEC 06 2018

Community
Development Dept.

Enclosed Sheets

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

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


Signature of Owner (see Item 5 on page 1 of 1) **December 5, 2018**
Date
Printed Name: **Nancy E Howes** Telephone Number: **843-384-3333**
Address: **47 All Joy Rd Bluffton, SC 29910**
Email: **Artfuldodger@hargray.com**
Agent (Name/Address/Phone/email): _____

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

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

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

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

FOR PLANNING DEPARTMENT USE ONLY:

Date Application Received:
(place received stamp below)

Date Posting Notice Issued:

Application Fee Amount Received:

Receipt No. for Application Fee:

SABRINA ASSOCIATES LLC
POST OFFICE BOX 22395
SAVANNAH, GEORGIA 31403

December 19, 2018

Eric Greenway
Community Development Director
Beaufort County Community Development Department
Post Office Drawer 1228
Beaufort, SC 29901-1228

RE: Notice of Public Hearing to Consider a Southern Beaufort County Map
Amendment (copy attached)

Dear Mr. Greenway.

The above matter will be heard at a meeting on January 7, 2019, at 6 pm at the Bluffton Library Large Meeting Room.

At that meeting, the commission will entertain a proposal to change the zoning on parcel R600 040 000 0448 0000, owned by Nancy Hawes, to T2 Rural Center.

We are the owners of a nearby parcel, R600 039 000 0198 0000.

In addition to supporting Ms. Hawes request, we request that our property also be rezoned to T2 Rural Center at this meeting.

Please contact me directly if necessary.

Thank you for your favorable consideration of this request.

Sincerely,



Kirk M. Duffy, Manager

Phone: 912 656-4407
Email: Sabrina@kirkduffy.net

TOWN OF HILTON HEAD ISLAND

One Town Center Court, Hilton Head Island, S.C. 29928
(843) 341-4600 Fax (843) 842-7728
www.hiltonheadislandsc.gov

John J. McCann
Mayor

William D. Harkins
Mayor ProTem

Council Members

David Ames
Tamara Becker
Marc A. Grant
Thomas W. Lennox

Stephen G. Riley
Town Manager

January 4, 2019

Robert Merchant, Assistant Director
Beaufort County Community Development
PO Drawer 1228
Beaufort SC 29902

RE: Beaufort County Zoning Map Amendment Application for Stroup Lane

Dear Rob:

Thank you for submitting a copy of the application materials for the Zoning Map Amendment for Stroup Lane to the Town of Hilton Head Island. In the spirit of the Southern Beaufort County Regional Plan's (SCBRP) implementation strategies, Town Staff has taken the opportunity to review the information and make the following comments:

The Town agrees with the County's assessment that the rezoning request to T3 would be spot zoning. However rezoning the entire area to T2 to avoid spot zoning still results in concerns regarding dirt road access and the potential creation of non-conforming uses. Additionally the potential impact of more intense development on the adjacent environmentally sensitive piece of property, the Ulmer Family tract, should be considered.

These comments are provided to for your consideration and review.

Again, thanks for the opportunity to provide input.

Respectfully Submitted,


Shawn Colin, AICP, Director of Community Development

Lisa Sulka

Mayor

Larry Toomer

Mayor Pro Tempore

Marc Orlando

Town Manager



Council Members

Fred Hamilton

Dan Wood

Harry Lutz

Kimberly Chapman

Town Clerk

January 4, 2019

Robert Merchant (email to robm@bcgov.net)

Assistant Director

Beaufort County Planning Director

100 Ribault Road, Room 115

PO Drawer 1228

Beaufort, SC 29901-1228

RE: Stroup Lane Proposed Zoning Map Amendment
R600-040-000-0448 0000

Mr. Merchant:

Thank you for submitting a copy of the staff report for the Proposed Zoning Map Amendment for Stroup Lane. In the spirit of the Southern Beaufort County Regional Plan's (SBCRP) implementation strategies, Town of Bluffton Staff has taken the opportunity to review the information.

Although the area includes a mix of existing uses, including single family residential, restaurants and commercial businesses, the impacts of any new industrial or similar use should be taken into account with the neighboring developments. Best management practices and design regulations should be considered to minimize the impacts to adjacent property owners. Additional vehicular trips that any new use may generate and the transportation impacts should be taken into account throughout the review.

Overall, the Town of Bluffton staff supports Beaufort County's staff recommendation of denial based on the reasons stated in the staff report dated December 20, 2018 along with the recommendation that a comprehensive, regional approach should be taken into account.

I would like to request that you forward me subsequent staff reports and any supplemental information that is received after this letter to my email at hcolin@townofbluffton.com or via standard mail to Town Hall for additional review and consideration.

Theodore D. Washington Municipal Building
20 Bridge Street P.O. Box 386 Bluffton, South Carolina 29910
Telephone (843) 706-4500 Fax (843) 757-6720
www.townofbluffton.sc.gov

Sincerely,

A handwritten signature in cursive script that reads "Heather L. Colin".

Heather L. Colin, AICP
Director of Growth Management
hcolin@townofbluffton.com
Office (843)706-4592
Mobile (843)540-6946

Cc: Marc Orlando, ICMA-CM, Town Manager
Mayor and Town Council