

COUNTY COUNCIL OF BEAUFORT COUNTY

ADMINISTRATION BUILDING
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BEAUFORT, SOUTH CAROLINA 29901-1228
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CLERK TO COUNCIL

AGENDA NATURAL RESOURCES COMMITTEE

Thursday, November 8, 2012

2:00 p.m.

Executive Conference Room
Administration Building

Committee Members:

Paul Sommerville, Chairman
Brian Flewelling, Vice-Chairman
Steven Baer
Gerald Dawson
William McBride
Jerry Stewart
Laura Von Harten

Staff Support: Tony Criscitiello

1. CALL TO ORDER – 2:00 P.M.
2. SOUTHERN BEAUFORT COUNTY ZONING MAP AMENDMENT / REZONING REQUEST FOR R601 031 000 0030 0000, R601 031 000 030A 0000, R601 031 000 1572 0000 AND R619 031 000 0039 0000 (4 PARCELS TOTALING 65+/- ACRES AT THE SOUTHWEST INTERSECTION OF U.S. 278 AND S.C. 46, ACROSS FROM KITTIE'S CROSSING) FROM LIGHT INDUSTRIAL (LI) AND SUBURBAN (S) ZONING DISTRICTS TO COMMERCIAL REGIONAL (CR) ZONING DISTRICT; OWNERS/APPLICANTS: GEORGIA MCCULLOCH (PARCELS 30 AND 1572), PAHH DEVELOPMENT LLC (PARCEL 30A), AND S.C. PUBLIC SERVICE AUTHORITY (PARCEL 39) ([backup](#))
3. TEXT AMENDMENTS TO THE BEAUFORT COUNTY ZONING AND DEVELOPMENT STANDARDS ORDINANCE/ZDSO, ARTICLE V, SECTION 106-1187(B) MULTIFAMILY RESIDENTIAL-URBAN DISTRICT (ALLOWS MULTIFAMILY USES WITHIN ONE QUARTER (1/4) MILE OF EXISTING MULTIFAMILY USES) ([backup](#))
4. WATER QUALITY MONITORING CONTRACT FOR BEAUFORT COUNTY ([backup](#))
5. WATER QUALITY OFFICE AND UTILITY BALANCE UTILIZATION PLAN ([backup](#))
6. CONSIDERATION OF REAPPOINTMENTS AND APPOINTMENTS
 - A. Northern Corridor Review Board
 - B. Rural and Critical Lands Board
 - C. Southern Corridor Review Board
7. ADJOURNMENT





MEMORANDUM

TO: Natural Resources Committee of Beaufort County Council
FROM: Anthony Criscitiello, Planning & Development Director
DATE: October 4, 2012
SUBJECT: Rezoning Request for 65 acres (4 parcels) at the intersection of U.S. 278 and S.C. 46 from Light Industrial (LI) and Suburban (S) Zoning Districts to Commercial Regional (CR) Zoning District

Excerpt of PLANNING COMMISSION RECOMMENDATION from its October 1, 2012, draft meeting minutes:

Mr. Criscitiello briefed the Commission. He noted that 65 acres were involved, including 4 parcels. In summary, the rezoning request is consistent with: the County Comprehensive Plan that designated the area for regional commercial use, the County's Future Land Use Map, the character of the neighborhood, and the nearby zonings. The properties—bordered by US 278, a 6-lane principal arterial road, and SC 46, a 4-lane minor arterial road—are suitable for regional commercial zoning. The total square footage for development will be roughly the same for Light Industrial and Commercial Regional zonings. The public interest would be served by insuring that development of these properties is consistent with the Comprehensive Plan.

The County's Traffic & Transportation Engineer indicated support of the recommendations made in the traffic impact analysis report, especially noting the following:

1. A new right-in/right-out access on US 278;
2. Providing connectivity to Red Cedar Elementary School;
3. Traffic signalization consideration on SC 46 contingent on 50 percent build out of the development with an acceptable signal warrant analysis; and
4. An interim right-in/right-out access onto SC 46.

The Staff and the Southern Beaufort County Subcommittee both support the proposed rezoning to Commercial Regional.

Public Comment: None were received.

Applicant's Comments: Mr. Ryan Lyle, of Andrews and Burgess Engineering, represented the applicant. He noted that the staff report addressed the application and he was ready to answer any questions from the Commission. Mr. John Thomas, Commissioner, asked if the applicant had any connection proposals to Red Cedar Elementary School. Mr. Lyle noted that multiple options exist and they are weighing the benefits of each.

No discussion was required by the Commissioners.

Motion: Ms. Chmelik made a motion, and Mr. Thomas seconded the motion, **to forward to County Council a recommendation to approve the map amendments/rezoning requests for the following properties to Commercial Regional zoning, as stated in the staff report:**

- a. R601-031-0030 from Light Industrial and Suburban zonings;
- b. R601-031-030A from Light Industrial zoning;
- c. R601-031-1572 from Light Industrial zoning; and
- d. R619-031-0039 from Light Industrial zoning.

The motion for approval **was passed unanimously** (FOR: Chmelik, Hicks, Petit, Riley, Semmler, and Thomas).

STAFF REPORT:

A. BACKGROUND:

| | |
|--|---|
| Case No. | ZMA-2012-03 |
| Applicants/Owners: | Georgia McCulloch (parcels 0030 & 1572) Pahh Development LLC (parcel 030A) S.C. Public Service Authority (parcel 0039) |
| Property Location: | Intersection of U.S. 278 and S.C. 46 |
| District/Map/Parcels: | R601-031-0030, 030A, and 1572; R619-031-0039 |
| Property Size: | 65 acres (4 parcels) |
| Current Future Land Use Designation: | Regional Commercial |
| Proposed Future Land Use Designation: | No Change Proposed |
| Current Zoning District: | R601-031-0030 (Light Industrial & Suburban) R601-031-030A (Light Industrial) R601-031-1572 (Light Industrial) R619-031-0039 (Light Industrial) |
| Proposed Zoning District: | Commercial Regional (CR) |

B. SUMMARY OF REQUEST:

This request is to rezone these four parcels to Commercial Regional so they can be combined and developed as a retail shopping center.

C. ANALYSIS: Section 106-492 of the ZDSO states that a zoning map amendment may be approved if the weight of the findings describe and prove:

1. *The change is consistent with the County's Comprehensive Plan and the purposes of the ZDSO.*

The 2010 Beaufort County Comprehensive Plan designates these properties “Regional Commercial” (refer to the attached Future Land Use Map). Regional Commercial areas are intended to accommodate those commercial uses that, due to their size and scale, will attract shoppers and visitors from a large area of the county and beyond. Typical uses include “big box” retail stores, chain restaurants, and supporting retail. The Future Land Use Map for southern Beaufort County is a result of a cooperative effort between Beaufort County, the Town of Hilton Head Island and the Town of Bluffton to develop a joint land use plan to address future residential densities and land uses in southern Beaufort County.

Although these properties are within the Town of Bluffton’s future annexation area outlined in their 2007 Comprehensive Plan, unlike the case in northern Beaufort County, the County does not have a formal agreement with the Town of Bluffton that states the County will not consider rezoning requests that are adjacent to the Town’s boundaries. The requested Regional Commercial zoning district is the appropriate zoning to implement the County’s Future Land Use designation of these properties; therefore, this request is consistent with the Comprehensive Plan and the purposes of the ZDSO.

2. The change is consistent with the character of the neighborhood.

The requested Regional Commercial zoning district is consistent with the character of adjoining development along U.S. 278 (Kitties Crossing to the east and Sheridan Park to the west).

3. The extent to which the proposed zoning and use of the property are consistent with the zoning and use of nearby properties.

The combined site is adjacent to the Town of Bluffton to the west (Sheridan Park and a portion of the Shultz PUD), the Crescent PUD to the north (a gated, residential community), commercial regional zoning to the east (Kitties Crossing), and suburban zoning to the south (a mix of residential and commercial uses). The proposed use of the property for a retail shopping center is compatible with the development pattern along this portion of U.S. 278.

4. The suitability of the property for the uses to which it has been proposed.

Combined, these properties are adjacent to U.S. 278, a six (6) lane principal arterial, and S.C. 46, a four (4) lane minor arterial. There is access to public water and sewer. The property does contain a significant wetland system (refer to the attached aerial map); however, there appears to be sufficient area to develop commercial uses on the site. The application notes that the majority of uplands are adjacent to the street frontage, thereby allowing for maximum preservation of wetlands when the site is developed. The application further notes that the combined site contains a power line right of way (the parcel owned by the S.C. Public Service Authority, one of the applicants), which does not allow for vertical construction, but which may allow for infrastructure improvements. This ROW could be used for a connector roadway and vehicle parking. Given these factors, it is determined that the combined site is suitable for development under the Regional Commercial zoning district.

5. Allowable uses in the proposed district would not adversely affect nearby property.

The Light Industrial district and the Commercial Regional (CR) district have similar floor area ratio (FAR) standards, which means that the total square footage of development allowed on the combined site would be roughly the same whether the properties are rezoned or not. The primary difference is that the CR district allows intense commercial development that could have adverse impacts on the road network in the area. This is addressed under item 8 below. Specific

development components will be reviewed by the Beaufort County/Town of Bluffton Joint Corridor Review Board, including architecture, lighting, and landscaped buffers along U.S. 278 and S.C. 46. The County's ZDSO requires a 100-ft buffer between retail development in a Commercial Regional zoning district and the adjacent Suburban district. Protection of the onsite forested wetlands will also provide screening to the west and south.

6. The length of time a property has remained vacant as zoned, where the zoning is different from nearby developed properties.

There are four separate parcels being considered for this rezoning. The largest (R601-31-30) and the parcel adjacent to U.S. 278 (R601-31-1572) are undeveloped. The middle parcel contains a power line. The smallest piece is a 5-acre tract fronting S.C. 46 that is developed and contains a light industrial printing business. Surrounding properties that are zoned Commercial Regional (e.g. Kitties Crossing and Kitties Landing) have been developed for some time.

7. The current zoning is not roughly proportional to the restrictions imposed upon the landowner in light of the relative gain to the public health, safety and welfare provided by the restrictions.

The public interest will be served by ensuring that development of this property is consistent with the Beaufort County Comprehensive Plan.

8. A traffic impact analysis (TIA) indicates that the rezoning request to a higher intensity will not adversely impact the affected street network and infrastructure in the higher zoning classification.

The TIA submitted with this rezoning request was reviewed by the County's Traffic & Transportation Engineer, who indicated support of the recommendations made in the report to mitigate the proposed development's impacts with the following notes:

1. Right-in/right-out access to US 278: This development has significant frontage along US 278; however, location of a new access is subject to the existing access management standards (1,500 ft spacing). Careful consideration should be placed on locating the proposed access to be within the guidelines given the constraints of the adjacent signalized intersection at SC 46 with an extensive right-turn lane.
2. Connectivity: As indicated in the study, it appears this development may have a negative impact on the existing Bluffton Parkway/SC 46 roundabout. Providing connectivity to Red Cedar will be significant in reducing impacts to the existing roundabout and reduction in overall vehicle miles of travel (VMT). Connectivity with the development of this tract has been planned since the *US 278 Short Term Needs Study* in 2001 and should be provided as an important mitigation measure for this proposed development. Lack of connectivity will place additional pressures on US 278 and SC 46.
3. Traffic signal installation at the development's primary access should be contingent on 50 percent build out of the development with an acceptable signal warrant analysis. From a review of the existing and projected volumes, it is clear that a signal will be necessary to provide for safe and efficient access at this location. It may be advantageous to install the signal poles (mast arms preferred for hurricane mitigation) at the onset of the development construction with activation occurring once the development levels are sufficient.

4. Right-in/right-out access onto SC 46: The proposed access between the development's primary access and the existing US 278/SC 46 signal should be spaced approximately equal distance between the two intersections. The existing acceleration lane from US 278 is problematic and will need to be carefully coordinated with SCDOT. The proposed solution to extend the turn lane/acceleration lane across the frontage to the full access may be an acceptable solution but will need SCDOT's concurrence.

D. STAFF RECOMMENDATION:

After review of the guidelines set forth in Section 106-492 of the ZDSO, staff recommends approval of this rezoning request from Light Industrial (LI) and Suburban (S) Districts to a Commercial Regional District for the subject parcels.

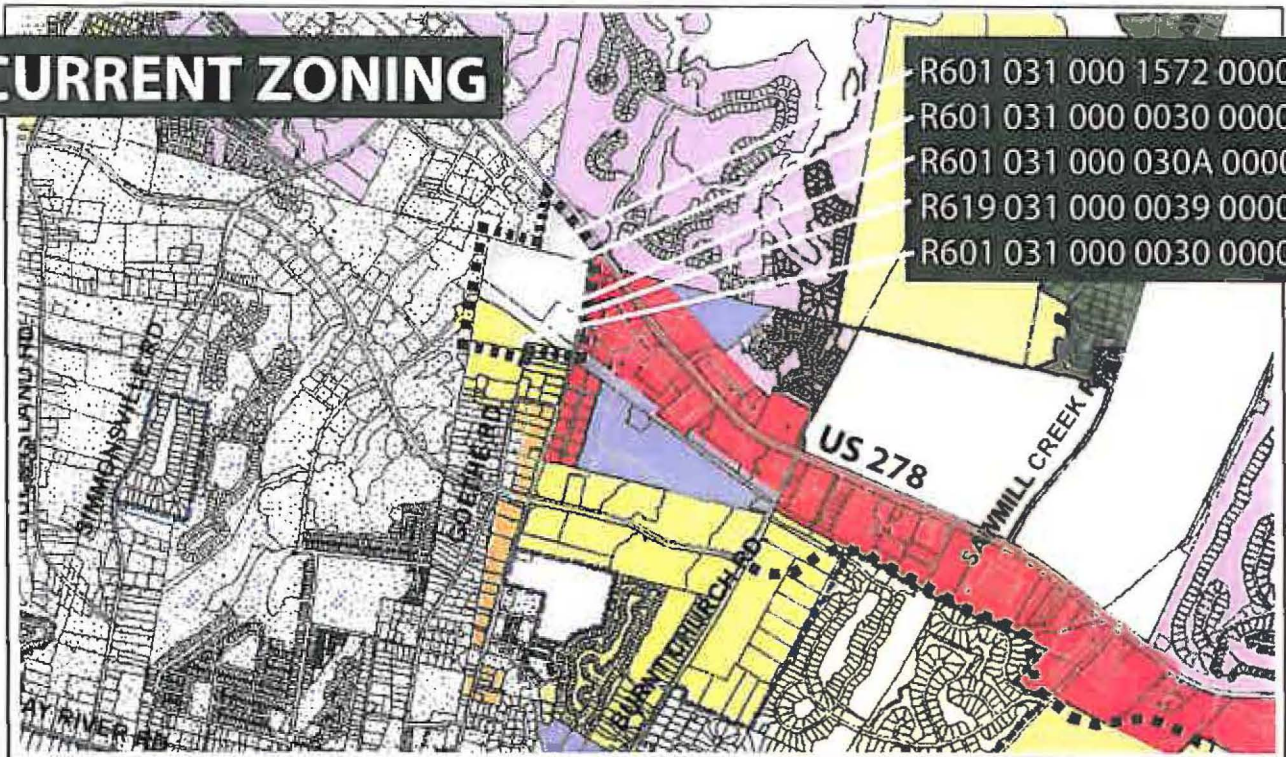
E. SUBCOMMITTEE RECOMMENDATION:

The Southern Beaufort County Subcommittee of the Planning Commission met on September 13, 2012. Members present: Diane Chmelik (Chair), Ed Riley and Parker Sutler. Staff present: Delores Frazier. Mr. Ryan Lyle of Andrews Engineering gave an overview of the request. Questions by Commissioners included whether the Town of Bluffton had been notified of the rezoning (they had) and whether the applicant agreed with the comments from the County's Traffic Engineer. Mr. Lyle stated that they hoped to get a right-in/right-out access on U.S. 278 at less than the 1,000 ft. spacing recommended by the County. Ms. Frazier stated that the rezoning request did not include approval of a specific site plan, and that the access issues would be resolved at a later date during site plan review. For this reason, the Traffic Engineer's comments were not listed as conditions in the Staff Recommendation. Mr. Joe Crowley asked whether the existing frontage road through Sheridan Park would be extended to this property. Mr. Lyle stated that this would be difficult due to significant wetlands on the site. Instead, connection to Red Cedar Road was planned. It was moved by Mr. Riley, seconded by Mr. Sutler, to recommend the Planning Commission approve the proposed rezoning. The motion passed unanimously.

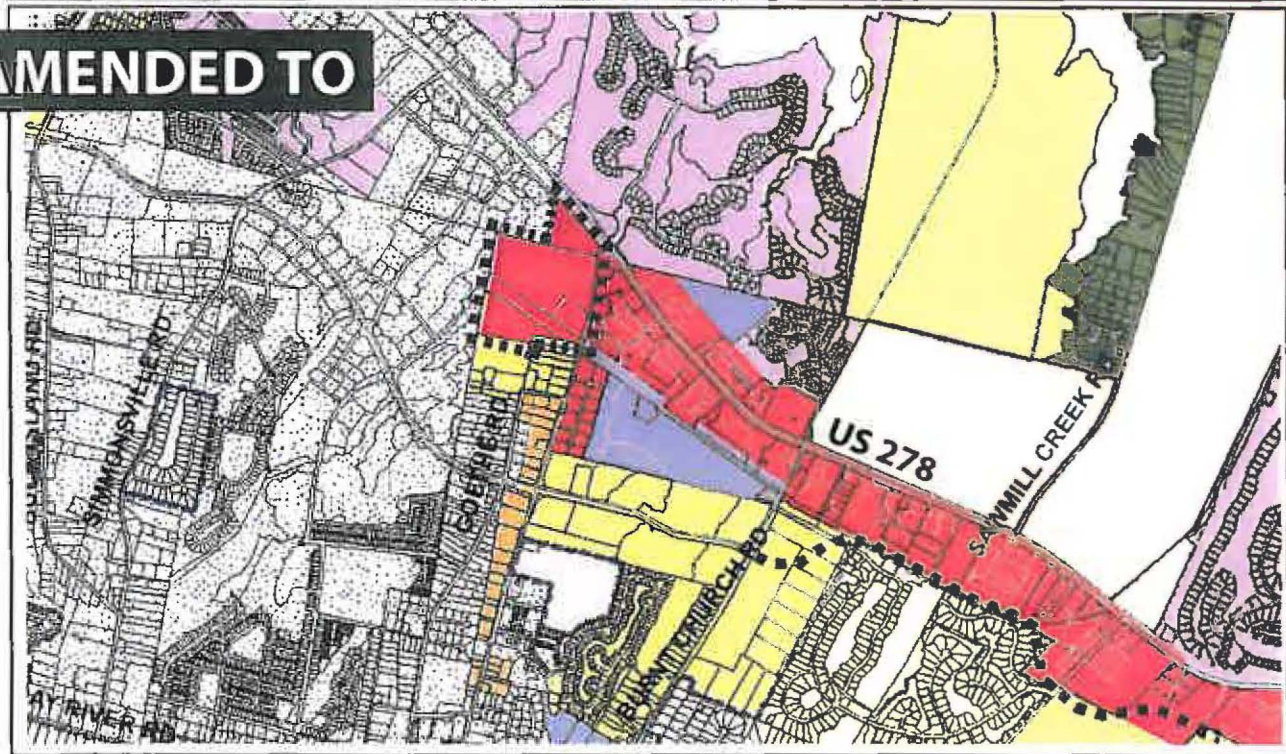
F. ATTACHMENTS:

- Zoning Map
- Future Land Use Map/Aerial Map
- Rezoning Applications

CURRENT ZONING



AMENDED TO



REZONING AMENDMENT

**From Light Industrial & Suburban
To Commercial Regional**

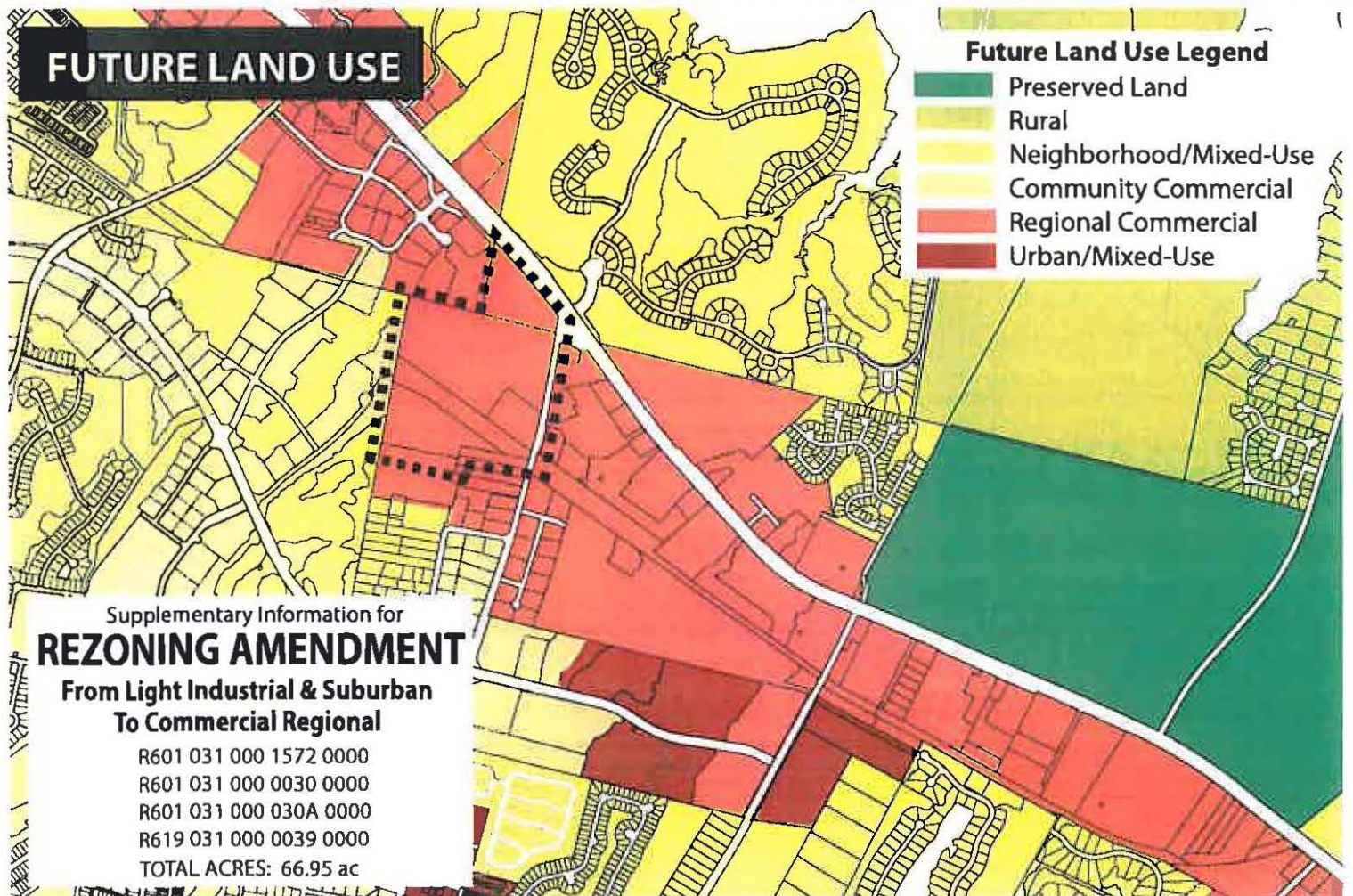
R601 031 000 1572 0000
R601 031 000 0030 0000
R601 031 000 030A 0000
R619 031 000 0039 0000
TOTAL ACRES: 66.95 ac

| | |
|--|--------------------------------|
| | Resource Conservation [RC] |
| | Rural [R] |
| | Rural Residential [R] |
| | Community Preservation [CP] |
| | Suburban [S] |
| | Planned Unit Development [PUD] |
| | Commercial Suburban [CS] |
| | Commercial Regional [CR] |
| | Urban [U] |
| | Light Industrial [LI] |
| | Town of Bluffton |

AERIAL & WETLANDS



FUTURE LAND USE



BEAUFORT COUNTY, SOUTH CAROLINA
PROPOSED ZONING AND DEVELOPMENT STANDARDS ORDINANCE (ZDSO)
ZONING MAP / 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 ☐ Zoning & Development Standards Ordinance Text

2. Give exact information to locate the property for which you propose a change:

Tax District Number: 601, Tax Map Number: 31, Parcel Number(s): 601-31-30 ¹⁵⁷² ~~1572~~

Size of subject property: ± 46.75 ac ± 9.70 Square Feet / (Acres) (circle one)

Location: Intersection of Hwy 278 and Hwy 46 (Southwest Quadrant)

3. How is this property presently zoned? (Check as appropriate)

| | | |
|--|---|---|
| <input type="checkbox"/> Urban/U | <input type="checkbox"/> Community Preservation/CP | <input checked="" type="checkbox"/> Light Industrial/LI |
| <input checked="" type="checkbox"/> Suburban/S | <input type="checkbox"/> Commercial Regional/CR | <input type="checkbox"/> Industrial Park/IP |
| <input type="checkbox"/> Rural/R | <input type="checkbox"/> Commercial Suburban/CS | <input type="checkbox"/> Transitional Overlay/TO |
| <input type="checkbox"/> Rural Residential/RR | <input type="checkbox"/> Research & Development/RD | <input type="checkbox"/> Resource Conservation/RC |
| | <input type="checkbox"/> Planned Unit Development/PUD | |

4. What new zoning do you propose for this property? Commercial Regional (CR)
(Under Item 10 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 Zoning/Development Standards Ordinance text, the section(s) affected are: N/A
(Under Item 10 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"/> AOD - Airport Overlay District | <input type="checkbox"/> MD - Military Overlay District |
| <input checked="" type="checkbox"/> COD - Corridor Overlay District | <input type="checkbox"/> RQ - River Quality Overlay District |
| <input type="checkbox"/> CPOD - Cultural Protection Overlay District | |

8. The following sections of the Beaufort County ZDSO (see attached sheets) should be addressed by the applicant and attached to this application form:

- a. Section 106-492, Standards for zoning map amendments.
b. Section 106-493, Standards for zoning text amendments.

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.

X Georgia J. McCulloch 06-28-12
Signature of Owner Date
Printed Name Georgia J. McCulloch Telephone Number: 843-681-9271
Address: 7 Blue Heron Point Hilton Head, SC 29926
Email: N/A
Agent (Name/Address/Phone/email):

FOR MAP AMENDMENT REQUESTS, THE PLANNING OFFICE WILL POST A NOTICE ON THE AFFECTED PROPERTY AS OUTLINED IN SFC. 106-402(D) OF THE BEAUFORT COUNTY ZDSO.

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 (3) WEEKS PRIOR TO THE APPLICABLE SUBCOMMITTEE MEETING DATE.

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

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: \$250.00

Receipt No. for Application Fee



Rev. 1-11

ZMA-03
FILE NO: 2012 // Initiated by: STAFF / OWNER
(Circle One)

BEAUFORT COUNTY, SOUTH CAROLINA
PROPOSED ZONING AND DEVELOPMENT STANDARDS ORDINANCE (ZDSO)
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☒ Zoning Map Designation/Rezoning ☐ Zoning & Development Standards Ordinance Text
2. Give exact information to locate the property for which you propose a change:
Tax District Number: 601, Tax Map Number: 31, Parcel Number(s): 601-31-30.4
Size of subject property: ± 5.00 ac Square Feet / (Acres) (circle one)
Location: Intersection of Hwy 278 and Hwy 46 (Southwest Quadrant)
3. How is this property presently zoned? (Check as appropriate)

| | | |
|---|---|---|
| <input type="checkbox"/> Urban/U | <input type="checkbox"/> Community Preservation/CP | <input checked="" type="checkbox"/> Light Industrial/LI |
| <input type="checkbox"/> Suburban/S | <input type="checkbox"/> Commercial Regional/CR | <input type="checkbox"/> Industrial Park/IP |
| <input type="checkbox"/> Rural/R | <input type="checkbox"/> Commercial Suburban/CS | <input type="checkbox"/> Transitional Overlay/TO |
| <input type="checkbox"/> Rural Residential/RR | <input type="checkbox"/> Research & Development/RD | <input type="checkbox"/> Resource Conservation/RC |
| | <input type="checkbox"/> Planned Unit Development/PUD | |
4. What new zoning do you propose for this property? Commercial Regional (CR)
(Under Item 10 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 Zoning/Development Standards Ordinance text, the section(s) affected are: - IV/A
(Under Item 10 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"/> AOD - Airport Overlay District | <input type="checkbox"/> MD - Military Overlay District |
| <input checked="" type="checkbox"/> COD - Corridor Overlay District | <input type="checkbox"/> RQ - River Quality Overlay District |
| <input type="checkbox"/> CPOD - Cultural Protection Overlay District | |
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 - b. Section 106-493, Standards for zoning text amendments.

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: Jon P. Harrigan Date: 6/1/12
Printed Name: Jon P. Harrigan, Administrative Member Telephone Number: 412 391 3500
Address: 223 4th AVE, SUITE 1800, PITTSBURGH, PA 15222
Email: jharrigan@pennCom.com

Agent (Name/Address/Phone/email): David Bachelder w/ Charter I Commercial, Inc.
1544 Fording Island Rd. (843) 837-4460
Hilton Head Is. SC 29926 david@charter1commercial.com

FOR MAP AMENDMENT REQUESTS, THE PLANNING OFFICE WILL POST A NOTICE ON THE AFFECTED PROPERTY AS OUTLINED IN SEC. 106-402(D) OF THE BEAUFORT COUNTY ZDSO.

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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: \$250.00

Receipt No. for Application Fee:



Rev. 4/11

FILE NO: 2012-03 Initiated by: STAFF/OWNER
(Circle One)

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TO: Beaufort County Council

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1. This is a request for a change in the (check as appropriate): ☐ PUD Master Plan Change
☒ Zoning Map Designation/Rezoning ☐ Zoning & Development Standards Ordinance Text

2. Give exact information to locate the property for which you propose a change:

Tax District Number: 019, Tax Map Number: 31, Parcel Number(s): 019-31-39

Size of subject property: ± 5.5 ac. Square Feet / Acres (circle one)

Location: Intersection of Hwy 278 and Hwy 46 (Southwest quarter)

3. How is this property presently zoned? (Check as appropriate)

| | | |
|---|---|---|
| <input type="checkbox"/> Urban/U | <input type="checkbox"/> Community Preservation/CP | <input checked="" type="checkbox"/> Light Industrial/LI |
| <input type="checkbox"/> Suburban/S | <input type="checkbox"/> Commercial Regional/CR | <input type="checkbox"/> Industrial Park/IP |
| <input type="checkbox"/> Rural/R | <input type="checkbox"/> Commercial Suburban/CS | <input type="checkbox"/> Transitional Overlay/TO |
| <input type="checkbox"/> Rural Residential/RR | <input type="checkbox"/> Research & Development/RD | <input type="checkbox"/> Resource Conservation/RC |
| | <input type="checkbox"/> Planned Unit Development/PUD | |

4. What new zoning do you propose for this property? Commercial Regional (CR)
(Under Item 10 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.

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(Under Item 10 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"/> AOD - Airport Overlay District | <input type="checkbox"/> MD - Military Overlay District |
| <input checked="" type="checkbox"/> COD - Corridor Overlay District | <input type="checkbox"/> RQ - River Quality Overlay District |
| <input type="checkbox"/> CPOD - Cultural Protection Overlay District | |

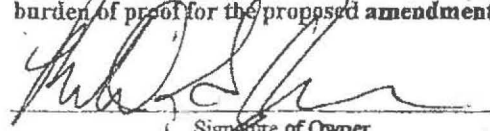
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b. Section 106-493, Standards for zoning text amendments.

Beaufort County, SC, Proposed Zoning/Development Standards Ordinance Map/Text Amendment Application
Page 2 of 2

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.

x  August 21, 2012
Signature of Owner Date
Printed Name: Richard S Kizer Telephone Number: 843-761-8000, ext 4654
Address: 1 Riverwood Dr. Moncks Corner SC 29461
Email: rskizer@santee.cooper.com
Agent (Name/Address/Phone/email): _____

FOR MAP AMENDMENT REQUESTS, THE PLANNING OFFICE WILL POST A NOTICE ON THE AFFECTED PROPERTY AS OUTLINED IN SEC. 106-402(D) OF THE BEAUFORT COUNTY ZDSO.

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 (3) WEEKS PRIOR TO THE APPLICABLE SUBCOMMITTEE MEETING DATE

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

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: #218026



Rev. 4/11

zmh 03
FILE NO: 2012 // Initiated by: STAFF (OWNER)
(Circle One)

PROPOSED ZONING/DEVELOPMENT STANDARDS ORDINANCE
ZONING MAP/TEXT AMENDMENT APPLICATION
RESPONSE TO ITEMS #8a & 9
BLUFFTON GATEWAY
LIGHT INDUSTRY AND SUBURBAN TO COMMERCIAL REGIONAL ZONING
PROJECT NO: 120018
JULY 20, 2012
Page 1 of 3

RESPONSE TO ITEMS #8a:

SECTION 106-492, STANDARDS FOR ZONING MAP AMENDMENTS

- 1.a *The proposed change is consistent with the County's comprehensive plan and the purposes of this chapter.* The proposed 65-acre project consists of combining 3 parcels which are zoned Suburban and Light Industry and developing a commercial retail shopping center. It is consistent with both the 1997 and 2010 comprehensive plan in that it illustrates these parcels as being commercially zoned on the Future Land Use Map 4-7. The property is adjacent to U.S. Highway 278, a six (6) lane major thoroughfare and Hwy 46, a four (4) lane major arterial roadway; the property has access to public water and sewer; BJWSA water mains provide adequate fire flows for commercial development; the property will be master planned for drainage and wetland impact/preservation; the property will provide a connector roadway providing an eventual connection between Hwy 46 and Sheridan Park.
- 1.b *The change is consistent with the character of the neighborhood.* It is consistent because the property to the east and west of the project are developed "commercial retail, regional" type uses (ex. Target Center, Kitties Crossing, Kitties Landing, and Sheridan Park). The adjoining property to the south is zoned Suburban currently and designated as Regional Commercial on the future land use map. The property north of Hwy 278 is a gated residential neighborhood and golf course. The highway buffers along Hwy 278 and the southern property line buffers minimize impacts to nearby residential uses.
- 1.c *The extent to which the proposed zoning and use of the property is consistent with the zoning and use of nearby properties.* Similar to the explanation given in 1.b the property is consistent with the zoning and uses of nearby properties which are Commercial Regional, Urban, Suburban and PUD's with commercial uses. The roadway frontage portions of the adjacent developments contain commercial uses. The project is bifurcated by a power line easement which does not allow for vertical construction but does allow for horizontal improvements such as access roadways, vehicle parking/storage and utility improvements in addition to its existing use as a utility corridor for power, gas, water, sewer and drainage. The power line rights of way and easements currently provide a service road for powerline maintenance which crosses wetlands. Utilization of the area for a connector roadway and vehicle parking is anticipated.
- 1.d *The suitability of the property for the uses to which it has been proposed.* The property is well suited for the commercial uses proposed. It is a corner parcel with frontage containing adequate utilities upon two highly travelled corridors. The surrounding uses are primarily commercial retail oriented. The majority of the uplands are adjacent to the street frontage allowing for maximum preservation of wetlands.

PROPOSED ZONING/DEVELOPMENT STANDARDS ORDINANCE
ZONING MAP/TEXT AMENDMENT APPLICATION
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LIGHT INDUSTRY AND SUBURBAN TO COMMERCIAL REGIONAL ZONING
PROJECT NO: 120018
JULY 20, 2012
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- 1.e *Allowable uses in the proposed district would not adversely affect nearby property.* The above discussions address the fact that the existing adjacent properties are zoned to accommodate commercial uses. The future land use map illustrates this project and adjacent parcels with commercial regional zoning.
- 1.f *The length of time a property has remained vacant as zoned, where the zoning is different from nearby developed properties.* The project consists of 3 separate tax parcels. The only developed parcel is the 5 acre "Mister Label" tract which is an existing light industrial use that has been in operation for roughly 40 years (1972). The remaining 60 acres of the project have never been developed. They have been zoned LI since the time that the adjacent properties were being developed roughly 16 years ago (Food Lion- 1996).
- 1.g *The current zoning is not roughly proportional to the restrictions imposed upon the landowner in light of the relative gain to the public health, safety, and welfare provided by the restrictions.* The current zoning of Light Industry is inconsistent with the adjacent land uses. The past and recent development pattern is more commercial oriented than industrial. The current LI zoning limits the square footage of the proposed commercial retail buildings footprints to 10,000sf, thereby limiting the projects development potential.
- 1.h *A traffic impact analysis (TIA) indicates that the rezoning request to a higher intensity will not adversely impact the affected street network and infrastructure in the higher zoning classification. A TIA shall be required and reviewed under one of the following circumstances:*
- 1. The rezoning is based upon a particular project that generates more than 50 trips during the peak hour;*
 - 2. the rezoning is based upon a more intensive zoning district, whereby the most intensive traffic generator will be considered; or*
 - 3. The rezoning will change the existing level of service of the affected street.*
- See attached TIA.
2. Not applicable. The property in question is not transitional overlay.
- Sec. 106-493 – Not applicable. This is not a text amendment.

PROPOSED ZONING/DEVELOPMENT STANDARDS ORDINANCE
ZONING MAP/TEXT AMENDMENT APPLICATION
RESPONSE TO ITEM #8a & 9
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LIGHT INDUSTRY AND SUBURBAN TO COMMERCIAL REGIONAL ZONING
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RESPONSE TO ITEMS #9: Explanation

This project involves development of a 65 acre parcel on the southwest quadrant of the Hwy 278 and Hwy 46 intersection. The upland portions along the street frontage will accommodate the construction of roughly 225,000sf of commercial retail buildings while preserving the majority of onsite wetlands and highway buffers. A powerline easement crosses the property which may accommodate an interconnecting roadway between Hwy 46 and Sheridan Park. A new traffic signal on Hwy 46 is planned the projects new main entrance across from the existing entrance to Kitties Crossing.

The existing Light Industry zoning limits the maximum building footprint size for commercial uses, thereby necessitating the need to rezone the property. Rezoning will maximize the development potential, similar to the adjacent developed properties. Beaufort County requested we review the surrounding land uses and gear our rezoning request accordingly, and not necessarily rezone the entire project Commercial Regional. In an effort to address the county's request, the following items provide the reasoning for requesting Commercial Regional zoning for the entire project:

1. **Zoning:** The property south of the project is currently a small manufactured home community zoned Suburban. The future land use map illustrates this property is planned for Commercial Regional or high intensity commercial development.
2. **Building Size Limitation:** The property south of the power line has many challenges and will likely be developed as a destination retail user or commercial service that can accept limited visibility and use disjointed parking. The project property south of the power line totals roughly 6.5 acres. Approximately 3 acres are wetlands leaving 3.5 acres of high ground in an irregular triangle shape. The value of the parcel is enhanced by placing a larger building on the upland and using the parking field under the power line. For this reason, the value is enhanced by the ability to construct a facility larger than the 10,000 square feet allowed under Commercial Suburban.
3. **Use:** There are several uses allowed in CR zoning that are not allowed in CS zoning. Some of these are consistent with the developed property on both sides of Highway 46 south toward Bluffton. We envision this parcel south of the power line to be developed consistent with the HD supply house in Kitties Landing, Ferguson Bath and Kitchen, an automotive related business, or other multi-tenant service or professional buildings that may be larger than 10,000 square feet.

TRAFFIC IMPACT AND ACCESS STUDY

**PROPOSED BLUFFTON GATEWAY RETAIL CENTER
US 278 AT SC 46
BLUFFTON/BEAUFORT COUNTY, SOUTH CAROLINA**

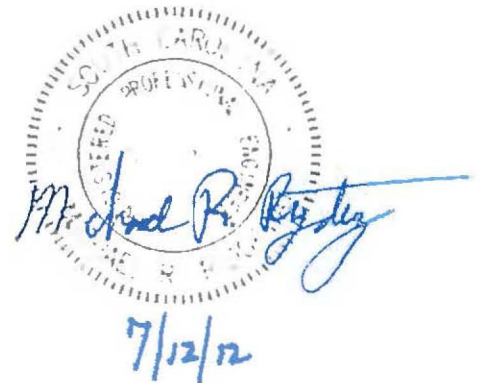
Prepared for:

**Jaz Development, LLC
Roswell, GA**

**Submitted
July 2012**

Prepared by:

**SRS Engineering, Inc.
801 Mohawk Drive
West Columbia, SC 29169**



SRS Engineering, LLC
801 Mohawk Drive
West Columbia, SC 29169

July 12, 2012

Mr. David Oliver, President
Jaz Development, LLC
595 E. Crosshill Road, Suite 700
Roswell, GA 30075

**RE: Traffic Impact and Access Study
Proposed Bluffton Gateway Center
Bluffton/Beaufort County, SC**

Dear Mr. Oliver:

As requested, SRS Engineering, LLC (SRS) has completed an assessment of the traffic impacts associated with the development of the new retail facility to be located along US 278, west of SC 46 in Bluffton, South Carolina. The following provides a summary of this study's findings.

PROJECT DESCRIPTION

The project site is located in the southwest quadrant of the US 278 at SC 46 intersection in Bluffton, South Carolina. The project proposal is to construct a new retail commercial center containing two anchors along with peripheral/support surrounding retail shops. Total square-footage (sf) of the facility is proposed at 221,667 sf. As scheduled, this project is planned to be constructed and occupied within a 4-year period (2016). **Figure 1** depicts the site location in relation to the regional roadway system.

As planned, direct access for the development will be provided via four access drives; one to/from US 278 being a limited movement right-in/right-out (RIRO) access and three to/from SC 46, two RIRO drives and one full movement access directly opposite Kitties Crossing. **Figure 2** depicts the current development plan proposal for the Bluffton Gateway development.

EXISTING CONDITIONS

A comprehensive field inventory of the project study area was conducted in June/July 2012. The field inventory included a collection of geometric data, traffic volumes and traffic control within the study area. The following sections detail the current traffic conditions and include a description of roadways/intersections serving the site and traffic flow in close proximity to the project.

Study Area Roadways

US 278 - is an east/west oriented principal arterial which provides a six-lane divided cross-section where directional through traffic is separated by a landscaped/grassed median. This roadway has a posted speed limit of 45 miles-per-hour (mph) and is under the jurisdiction of the SCDOT.

SC 46 - is a four-lane divided arterial with a north/south orientation. This roadway has a posted speed limit of 30 mph in the vicinity of the project site/US 278 and is under the jurisdiction of the SCDOT.

Study Area Intersections

As identified by County staff, five main intersections were required to be analyzed in order to determine project impact on the surrounding roadway. Two along US 278 (Sheridan Park and SC 46), two along SC 46 (Kitties Crossing and Bluffton Parkway) and the last intersection being Bluffton Parkway at Red Cedar Drive. **Figure 3** illustrates the geometrics and traffic control for the study area intersection and roadways.

Traffic Volumes

In order to determine the existing traffic volume flow patterns within the study area, manual turning movement counts were performed. Weekday morning (7:00-9:00 AM) and evening (4:00-6:00 PM) peak period turning movement specific counts were conducted at the above referenced study area intersections.

Summarized count sheets for the study area intersections are included in the Appendix of this report. **Figures 4a and 4b** depict the respective 2012 Existing AM and PM peak-hour traffic volumes at the study area intersections to be used for analytical purposes.

FUTURE CONDITIONS

The project is anticipated to be built-out over a four year period resulting in occupancy in late 2015/early 2016. As such, 2016 has been used for the future year analysis for purposes of this report.

Future No-Build Traffic Conditions

Planned Roadway Improvements

Based on discussions with County staff, there are no currently planned/funded roadway improvement projects that will be completed by the time this development is operational.

Background Development

Based on discussions with County staff, there are no approved development projects in the study area that will affect background traffic.

Annual Growth Rate

Based on the projection year of 2016, a 1½-percent annual growth rate has been utilized to project future conditions. The anticipated 2016 No-Build AM and PM peak-hour traffic volumes, which reflect the annual 1½-percent growth rate, are shown in **Figures 5a and 5b** following this report.

Site-Generated Traffic

Traffic volumes expected to be generated by the proposed project were forecasted using the Eighth Edition of the *ITE Trip Generation* manual, as published by the Institute of Transportation Engineers. Land-Use Code #820 (Shopping Center) was used to estimate the specific site-generated traffic. **Table 1** depicts the anticipated site-generated traffic.

Table 1
PROJECT TRIP-GENERATION SUMMARY¹
Bluffton Gateway

| Time Period | 221,667 sf Shopping Center (a) | 25% Pass-by (b) | Total New Trips (a-b) |
|----------------------|--------------------------------------|--------------------|-----------------------------|
| Weekday Daily | 11,400 | 2,850 | 8,550 |
| AM Peak-Hour | | | |
| Enter | 135 | 22 | 113 |
| Exit | <u>87</u> | <u>22</u> | <u>65</u> |
| Total | 222 | 44 | 178 |
| PM Peak-Hour | | | |
| Enter | 531 | 133 | 398 |
| Exit | <u>553</u> | <u>133</u> | <u>420</u> |
| Total | 1,084 | 266 | 818 |

¹ ITE *Trip Generation* manual, 8th Ed. 2008, LUC 820 (Shopping Center).

As shown, the proposed development will be comprised of nearly a quarter of a million square-feet of commercial retail shopping center space. Using the ITE reference, the project can be expected to generate a total of 11,400 two-way daily trips of which a total of 222 trips (135 entering and 87 exiting) are expected during the AM peak-hour. During the PM peak-hour, a total of 1,084 trips (531 entering, 553 exiting) are expected.

A significant portion of vehicle trips generated by this type of land-use are attracted to the site from the traffic passing on the adjacent street, referred to as *pass-by* or *impulse* trips. Pass-by trips are trips made to the proposed development as intermediate stops on the way from an origin to a primary trip destination. It is important to note that pass-by trips do not reduce the amount of traffic generated by the site, and the "total trips" generated are expected to enter and exit the site no matter what percentage of pass-by trips is used. Pass-by trips are simply that portion of the site-generated traffic that are not a function of the land uses in the area, but are only a function of the type of use proposed on the site and the volume of traffic on the adjacent roadways. For this particular project, a *pass-by* reduction of 25-percent has been utilized.

Once the pass-by reduction was applied to the anticipated external trips, the proposed development can be expected to generate 8,550 *new* external trips on a weekday daily basis, of which a total of 178 *new* external trips (113 entering, 65 exiting) can be expected during the AM peak-hour. During PM peak-hour, a total of 818 *new* external trips (398 entering, 420 exiting) are expected.

Distribution Pattern

The directional distribution of site-generated traffic on the study area roadways has been based on an evaluation of existing travel patterns in the area as well as known residential areas within Bluffton/Beaufort County. The anticipated pattern is shown in **Table 2**. This distribution patterns has been applied to the site-generated traffic volumes from Table 1 to develop the site-generated specific volumes for the study area intersections illustrated in **Figures 6a and 6b**.

Table 2
TRIP DISTRIBUTION PATTERN
Bluffton Gateway

| Roadways | Direction To/From | Percent Enter/Exit |
|------------------|------------------------------|-------------------------------|
| US 278 | East | 25 |
| | West | 30 |
| Bluffton Parkway | East | 20 |
| | West | 10 |
| SC 46 | South | 12 |
| Kitties Crossing | East | 3 |
| | Total | 100 |

Note: Based on the existing traffic patterns.

Future Build Traffic Conditions

The site-generated traffic, as depicted in Figures 6a and 6b, has been added to the respective 2016 No-Build traffic volumes shown in Figures 5a and 5b. This results in the peak-hour Build traffic volumes, which are graphically depicted in **Figures 7a and 7b** for the respective AM and PM peak hours. These volumes were used as the basis to determine potential improvement measures necessary to mitigate traffic impacts caused by the project.

TRAFFIC OPERATIONS

Analysis Methodology

A primary result of capacity analysis is the assignment of Level-of-Service (LOS) to traffic facilities under various traffic flow conditions. The concept of Level-of-Service is defined as a qualitative measure describing operational conditions within a traffic stream and their perception by motorists and/or passengers. A Level-of-Service designation provides an index to the quality of traffic flow in terms of such factors as speed, travel time, freedom to maneuver, traffic interruptions, comfort, convenience, and safety.

Six Levels-of-Service are defined for each type of facility (signalized and unsignalized intersections). They are given letter designations from A to F, with LOS A representing the best operating conditions and LOS F the worst.

Since the Level-of-Service of a traffic facility is a function of the traffic flows placed upon it, such a facility may operate at a wide range of Levels-of-Service depending on the time of day, day of week, or period of a year.

Analysis Results

As part of this TIAS, capacity analyses have been performed at the study area intersections under both Existing and Future (No-Build & Build) conditions. The results of these analyses are summarized in Table 3.

Table 3
LEVEL-OF-SERVICE SUMMARY¹
Bluffton Gateway

| | Time | 2012 EXISTING | | | 2016 NO-BUILD | | | 2016 BUILD | | |
|--|---------------|--------------------------|------------------------|------------------------|-------------------|------------|------------|--------------|------------|------------|
| <u>Signalized Intersections</u> | <u>Period</u> | <u>Delay²</u> | <u>V/C³</u> | <u>LOS⁴</u> | <u>Delay</u> | <u>V/C</u> | <u>LOS</u> | <u>Delay</u> | <u>V/C</u> | <u>LOS</u> |
| US 278 at SC 46 | AM | 25.4 | 0.59 | C | 26.8 | 0.63 | C | 28.8 | 0.65 | C |
| | PM | 32.5 | 0.68 | C | 34.2 | 0.74 | C | 47.2 | 0.86 | D |
| Bluffton Parkway at Red Cedar Drive | AM | 31.9 | 0.37 | C | 30.9 | 0.39 | C | 30.4 | 0.40 | C |
| | PM | 31.5 | 0.36 | C | 30.3 | 0.38 | C | 28.0 | 0.41 | C |
| <u>Unsignalized Intersections</u> | | | | | | | | | | |
| US 278 at Sheridan Park | AM | - | 0.93 | E | - | 1.12 | F | - | 1.16 | F |
| | PM | - | 0.84 | D | - | 1.00 | F | - | 1.10 | F |
| SC 46 at Kitties Crossing | AM | 11.6 | - | B | 11.9 | - | B | 14.6 | - | B |
| | PM | 12.5 | - | B | 12.9 | - | B | >500.0 | - | F |
| SC 46 at Bluffton Parkway (Round-a-bout) | AM | - | 0.86 | B | - | 0.92 | B | - | 0.96 | B |
| | PM | - | 1.02 | E | - | 1.09 | E | - | 1.30 | F |
| US 278 at Site Access (RIRO) | AM | To be Constructed | | | To be Constructed | | | 16.1 | - | C |
| | PM | by Development | | | by Development | | | 18.9 | - | C |
| SC 46 at Northern Site Access (RIRO) | AM | To be Constructed | | | To be Constructed | | | 9.3 | - | A |
| | PM | by Development | | | by Development | | | 11.3 | - | B |
| SC 46 at Southern Site Access (RIRO) | AM | To be Constructed | | | To be Constructed | | | 9.2 | - | A |
| | PM | by Development | | | by Development | | | 11.3 | - | B |

1. Calculations completed using the 2000 HCM methodology.

2. Delay in seconds-per-vehicle.

3. V/C = Volume-to-capacity ratio.

3. LOS = Level-of-Service.

GENERAL NOTES:

1. For unsignalized intersections, Delay is representative of critical movement/lane group/approach.

2. For signalized intersections, Delay is representative of over-all average of all approaches.

As shown in Table 3, under 2012 Existing traffic volume conditions, the two unsignalized study area intersections operate with capacity constraints. First the US 278 intersection with Sheridan Park operates poorly due to the left-turn from the major roadway approach (eastbound or westbound left-turn from US 278). These left-turn movements must cross the three opposing through lanes of US 278 and the right-turn entering Sheridan Park in order to enter the minor roadway. The second constraint is the round-a-bout for SC 46 at Bluffton Parkway which operates at a LOS E during the PM peak-hour.

Under 2016 No-Build traffic volume conditions, which account for the addition of a normal annual growth (1½-percent per-year) in traffic, operations will basically remain acceptable with only small increases in delay. Both the US 278 at Sheridan Park and SC 46 at Bluffton Parkway intersections will continue to operate poorly as they had under the Existing conditions scenario.

Under 2016 Build conditions, with the addition of traffic related to the proposed Bluffton Gateway retail project, the two off-site study area intersections of US 278 at Sheridan Park and SC 46 at Bluffton Parkway will continue to operate poorly. In addition, the SC 46 at Kitties Crossing, which will now have a fourth leg approach for the main site access; is anticipated to operate poorly during the PM peak-hour. All remaining intersections are anticipated to continue to operate at acceptable conditions.

The proposed site access drives are anticipated to operate acceptably with exception of the prior mentioned main access opposite Kitties Crossing. The remaining three drives all of which are planned to be right-in/right-out (RIRO) drives, of which one is planned along US 278 and two along SC 46 are anticipated to operate acceptably during both peak hours. The recommended geometry and traffic control for these access drives is detailed in the next section of this report.

MITIGATION

The final phase of the analysis process is to identify mitigating measures which may either minimize the impact of the project on the transportation system or tend to alleviate poor service levels not caused by the project. The following describes measures necessary to mitigate the project's impact.

US 278 Right-In/Right-Out (RIRO)

This access is to be located along US 278, approximately 850-feet west of SC 46 and 920-feet east of Sheridan Park. This will be the only access directly to/from US 278 and will be restricted to RIRO movements. The following describes the suggested geometry for this proposed access:

- **Northbound (Site Access) Approach:** Construct site access to provide a two-lane approach with one lane entering the site and one lane exiting the site. A triangle median may be installed to reinforce this access as a RIRO however the grassed median with US 278 will prohibit all left-turn movements at this access;
- **Eastbound US 278:** If feasible due to right-of-way or environmental constraints, construct a separate right-turn lane along US 278 in order to reduce impact to through traffic on US 278. Suggested length of this lane is 200-feet with a 180-foot taper;
- **Traffic Control:** Install STOP sign control for the site access approach.

SC 46 at Kitties Crossing/Main Site Access

This access is to be located along SC 46 and will align directly opposite the existing Kitties Crossing access resulting in a four-legged intersection. This will be the only full-movement access serving the development and as such will accommodate a significant volume of site-generated traffic entering and exiting the site. Recommended geometrics and traffic control is as follows:

- **Northbound (SC 46) Approach:** Widen SC 46 to provide a single left-turn lane entering the site. Currently SC 46 provides a raised concrete median which should be modified/removed to construct this left-turn lane. A lane length of 200-feet is suggested with a taper of 180-feet;
- **Southbound (SC 46) Approach:** A southbound right-turn lane entering the site is not formally warranted based on the SCDOT guidelines; but is suggested at this time. This lane should be constructed to the current terminus of the "merge lane" from US 278 resulting in a continuous right-turn/merge lane between US 278 and this intersection;

- **Eastbound (Site Access) Approach:** Construct new approach leg to create intersection. Provide a four-lane approach providing one inbound lane and three outbound lanes designated as a separate left-turn lane, a through lane and a separate right-turn lane. Directional traffic flow may be separated by a raised median if desired;
- **Westbound (Kitties Crossing) Approach:** Widen the existing approach to provide a separate left-turn lane and a shared through/right-turn lane. Alignment of this approach with the site access approach (opposing left-turn lanes and alignment of through movements) is required in order to maintain optimal operations;
- **Traffic Control:** Place intersection under multi-phased traffic signal control when warranted. The deciding factor will be the volume of left-turn traffic exiting the site orientated towards US 278 and will likely be warranted when the site is greater than 50-percent occupied.

Signalization of this intersection when warranted is anticipated to result in a LOS A during the AM peak-hour and a LOS C during the PM peak-hour.

SC 46 North RIRO

This access is to be located along SC 46, approximately 725-feet south of US 278 and 520-feet north of Kitties Crossing/main site access. This location would be within the acceleration lane for the right-turn from US 278 to southbound SC 46. In order to accommodate this access, it is suggested that the existing merge lane from US 278 (US 278 eastbound right-turn to SC 46 southbound) be extended south to the Kitties Crossing/site access intersection in order to provide a continuous right-turn lane between US 278 to the Kitties Crossing/site access intersection. This will effectively increase the current right-turn merge lane by approximately 550-feet and end as a separate right-turn lane at the Kitties Crossing/Site access intersection.

- **Eastbound (Site Access) Approach:** Construct site access to provide a two-lane approach with one lane entering the site and one lane exiting the site. A triangle median may be installed to reinforce this access as a RIRO however the median within SC 46 will prohibit all left-turn movements at this access.
- **Traffic Control:** Install STOP sign control for the site access approach.

It should be noted that a separate right-turn deceleration lane was reviewed and is not suggested due to the fact thought that this additional lane may compound between US 278 and this access.

SC 46 South RIRO

This access is to be located along SC 46, approximately 290-feet south of Kitties Crossing/main site access. This separation meets the SCDOT guidelines for location of a limited movement access. (The following describes the suggested geometry for this proposed access:

- **Eastbound (Site Access) Approach:** Construct site access to provide a two-lane approach with one lane entering the site and one lane exiting the site. A triangle median maybe installed to reinforce this access as a RIRO however the grassed median with SC 46 will prohibit all left-turn movements at this access;

- **Southbound SC 46:** Construct a separate right-turn lane along SC 46 in order to reduce impact to through traffic on SC 46. Suggested length of this lane is 100-feet with a 180-foot taper;
- **Traffic Control:** Initially install STOP sign control for the site access approach.

Sight Distance Considerations

All previously-cited access drive intersections should be designed/constructed to meet current applicable County/SCDOT standards and/or guidelines in terms of sight distance. It is assumed that this will be the responsibility of the project's civil engineer and will be depicted by the site plan/submittal information.

Off-Site Study Area Intersections

As shown in Table 3, the project has only a small impact on the adjacent off-site intersections along US 278 or SC 46 but is not the direct cause of the poor conditions which currently exist at both the US 278 at Sheridan Park intersection and SC 46 at Bluffton Parkway round-a-bout. The project is the direct cause at the SC 46 at Kitties Crossing intersection which will be mitigated by the suggested improvements defined in the prior section of this report.

Connectivity

The site development will be located in the southwest quadrant of the US 278 at SC 46 intersection and will not have direct access to/from the Bluffton Parkway. Indirect access to the Bluffton Parkway can be achieved by providing a new connector roadway to the west into either Sheridan Park or to the southwest to intersect with Red Cedar Drive. Either of these connections would allow site-generated traffic an indirect access to the Bluffton Parkway which would reduce the impact to the SC 46 at Bluffton Parkway intersection/round-a-bout.

This connection would require wetlands crossing i.e. permits to build across existing environment constraints however based on the current traffic infra-structure; it is likely best to connect to Red Cedar Drive if possible due to existing signalization with the Bluffton Parkway.

SUMMARY

SRS has completed a Traffic Impact Study relative to the development of a new retail center to be called Bluffton Crossing which will be located at the intersection of US 278 at SC 46 in Bluffton/Beaufort County, South Carolina. This project is a large scale mixed-use retail center which will provide two anchors with multiple supporting commercial used all of which are expected to be constructed and occupied by 2016.

As planned, the Bluffton Gateway project will provide a total of 221,667 sf of retail development which will be provided access via one limited movement drive to/from US 278, one full-movement drive to/from SC 46 opposite Kitties Crossing and two limited movement access drives to/from SC 46. In addition, connectivity to either the east to Sheridan Park or to the southwest to Red Cedar Drive has been suggested in order to provide indirect accessibility to/from the Bluffton Parkway.

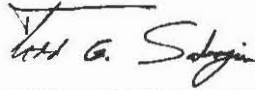
Recommendations have been made pertaining to the site access drives along both US 278 and SC 46 of which the main access drive opposite Kitties Crossing is suggested to be placed under traffic signal control when warrants are met. Over-all operations are generally acceptable with the project development

Mr. David Oliver
July 12, 2012
Page 9

in place with exception of the US 278 at Sheridan Park intersection and the SC 46 at Bluffton Parkway intersection both of which operate with capacity constraints under Existing conditions.

If you have any questions or comments regarding any information contained within this report, please contact me at (803) 361 3265.

Regards,

A handwritten signature in black ink, appearing to read "Todd E. Salvagin". The signature is written in a cursive, flowing style.

SRS ENGINEERING, LLC

Todd E. Salvagin

Principal

Attachments

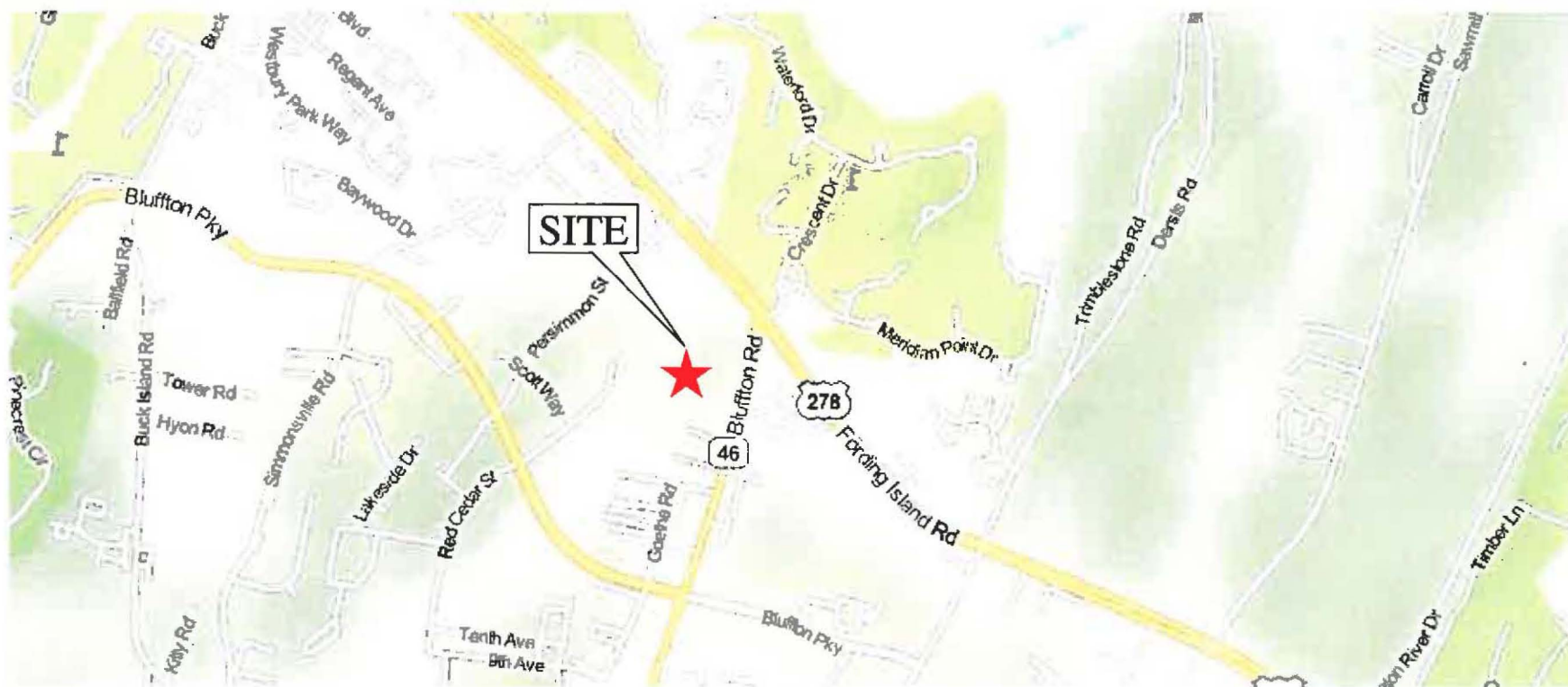


Figure 1
SITE LOCATION MAP
Bluffton Gateway
Bluffton, SC



PROPERTY OWNERS NOTIFIED OF MAP AMENDMENT/REZONING REQUEST

for R601-31-30, -30A -1572 and R619-31-39 (portion abutting R601-31-30 30A)

from Light Industrial and Suburban Zoning to Commercial Regional

| PIN_ | Owner1 | MailingAdd | City | State | ZIP |
|------------------------------|---|--|-----------------------|-------|----------------|
| R600 31D 43, R610 369 791 | BEAUFORT COUNTY | POST OFFICE BOX 1228 | BEAUFORT | SC | 29902 |
| R620 39 1240 | BEAUFORT COUNTY TOWN OF BLUFFTON (TH | POST OFFICE BOX 1228 | BEAUFORT | SC | 29902 |
| R610 31 992 & 994 | BLUFFTON PARK COMMERCIAL ASSOCIATION | POST OFFICE BOX 22644 | HILTON HEAD ISLAND | SC | 29925 |
| R610 31D 27 | CAROLINA PARTNERS LLC | POST OFFICE BOX 165 | DUBLIN | OH | 43017 |
| R600 32 358 | CRESCENT PROPERTY OWNERS ASSOCIATION | POST OFFICE BOX 7431 | HILTON HEAD ISLAND | SC | 29938 |
| R610 31 537, R610 31D 17 | DIAMOND DEVELOPMENT P/S | POST OFFICE BOX 5917 | HILTON HEAD ISLAND | SC | 29938 |
| R610 31 986 | DUMLER PROPERTIES LLC | 23 PLANTATION PARK DRIVE BLDG 200 SUITE | BLUFFTON | SC | 29910 |
| R610 31 536 | FOXFIELD COMPANY (THE) | 108 TRADERS CROSS SUITE 102 | BLUFFTON | SC | 29910 |
| R601 31 1572 | GEORGIA J MCCULLOCH GST EXEMPT TRUST | 7 BLUE HERON POINT ROAD | HILTON HEAD ISLAND | SC | 29926 |
| R601 31 32 & 32A | GOETHE HOWELL DENNIS | 14 GOETHE ROAD | BLUFFTON | SC | 29910 |
| R610 31D 16 | KEENAN DEVELOPMENT LLC | 23 SEA OLIVE | HILTON HEAD ISLAND | SC | 29928 |
| R610 31D 15 | MATHESOYA MANAGEMENT CORPORATION | POST OFFICE BOX 6838 | HILTON HEAD ISLAND | SC | 29938 |
| R601 31 310 | MCCULLOCH GEORGIA J JOHNSON JOSEPHIN | 7 BLUE HERON POINT ROAD | HILTON HEAD ISLAND | SC | 29926 |
| R601 31 30 | MCCULLOCH GEORGIA J JOHNSON KENNETH | 7 BLUE HERON POINT ROAD | HILTON HEAD ISLAND | SC | 29926 |
| R601 31 31A | MCGRAW ROY HAROLD | 230 CHERRY POINT ROAD N | OKATIE | SC | 29910 |
| R601 31 166 | NORTH BLUFFTON PROPERTIES LLC % PAUL | 7 BERKELEY COURT | BLUFFTON | SC | 29910 |
| R601 31 32E | OQUINN LILLIAN GOETHE | 1199 BARRACADA ROAD | WALTERBORO | SC | 29488- 9201 |
| R601 31 30A | PAHH DEVELOPMENT LLC | 223 4TH AVENUE SUITE 1800 | PITTSBURG | PA | 15222 |
| R601 31 199 | RESORT SERVICES INC | POST OFFICE BOX 295 | BLUFFTON | SC | 29910 |
| R618 31D 25 | ROSE HILL PLANTATION DEVE CO LTD P/S | POST OFFICE BOX 5032 | HILTON HEAD ISLAND | SC | 29938 |
| R610 31D 9 | SC DEPARTMENT OF PUBLIC SAFETY | 10311 WILSON BOULEVARD | BLYTHEWOOD | SC | 29016 |
| R619 31 39 | SC PUBLIC SERVICE AUTHORITY | 1 RIVERWOOD DRIVE | MONCKS CORNER | SC | 29461- 2642 |
| R619 31 39 | SC PUBLIC SERVICE AUTHORITY | 1 RIVERWOOD DRIVE | MONCKS CORNER | SC | 29461- 2642 |
| R601 31 176 | SCOTT'S REAL PROPERTIES LLC | 1462 JACKSON ROAD | AUGUSTA | GA | 30909 |

PROPERTY OWNERS NOTIFIED OF MAP AMENDMENT/REZONING REQUEST

for R601-31-30, -30A -1572 and R619-31-39 (portion abutting R601-31-30 30A)

from Light Industrial and Suburban Zoning to Commercial Regional

| PIN | Owner1 | MailingAdd | City | State | ZIP |
|------------------------|---|-----------------------------------|-----------------------|-------|-------|
| R610 31D 13 | SDI BEAUFORT LAND LLC | 2528 SAM HOUSTON AVENUE | HUNTSVILLE | TX | 77340 |
| R601 31 42 | SHAPIRO RENEE L | POST OFFICE BOX 2628 | BLUFFTON | SC | 29910 |
| R600 31 134 | SMITH ROSALIND G REX E MARK E RAY M | 171 SAWMILL CREEK ROAD | BLUFFTON | SC | 29910 |
| R601 31 32B | SMITH ROSALIND G GOETHE REX E MARK E | 171 SAWMILL CREEK ROAD | BLUFFTON | SC | 29910 |
| R600 32 216 | SPE GO HOLDINGS INC | 11700 GREAT OAKS WAY SUITE 320 | ALPHARETTA | GA | 30022 |
| R601 31 196 | STAFFORD 46 LLC C/O EASLEY MCCALEB & | POST OFFICE BOX 98309 | ATLANTA | GA | 30359 |
| R601 31 200 | STAFFORD BLUFFTON LLC C/O EASLEY, MC | POST OFFICE BOX 98309 | ATLANTA | GA | 30359 |
| R610 31 1095 & 1096 | TOWN OF BLUFFTON BEAUFORT COUNTY | POST OFFICE BOX 386 | BLUFFTON | SC | 29910 |
| R610 31 987 | TWO DOORS LLC | POST OFFICE BOX 3710 | BLUFFTON | SC | 29910 |
| R601 31 32C | WELLS ANDREA JANE COLE | POST OFFICE BOX 2491 | BLUFFTON | SC | 29910 |
| R601 31 32D | WILSON JESSE MARION | 90 RIDGE ROAD | CANDLER | NC | 28715 |
| R601 31 188 | YI SUK HYON | POST OFFICE BOX 6299 | HILTON HEAD ISLAND | SC | 29938 |



**COUNTY COUNCIL OF BEAUFORT COUNTY
BEAUFORT COUNTY PLANNING DIVISION**

Multi-Government Center • 100 Ribaut Road, Room 115
Post Office Drawer 1228, Beaufort SC 29901-1228
Phone: (843) 255-2140 • FAX: (843) 255-9432

September 5, 2012

RE: Notice of Public Meetings to Consider a Southern Beaufort County Map Amendment/Rezoning Request for R601-031-000-0030-0000, R601-031-000-030A-0000, R601-031-000-1572-0000 and a portion of R619-031-000-0039-0000 that abuts R601-031-000-0030-0000 and R601-031-000-030A-0000 (totaling 66+ acres at the southeast corner of S.C. Highways 278 (Fording Island Road) and Bluffton Road, across from Kittie's Crossing; from Light Industrial (LI) and Suburban (S) Zoning District to Commercial Regional (CR) Zoning District; Applicant: Dale Malphrus

Dear Property Owner:

In accordance with the Beaufort County Zoning & Development Standards Ordinance, Section 106-402, a public hearing is required by the Beaufort County Planning Commission and the Beaufort County Council before a rezoning proposal can be adopted. As an property owner within 500 feet of the properties being considered for rezoning, you are invited to attend the following meetings and public hearings to provide comment on the subject proposed map amendment/rezoning request in your neighborhood. A map of the property is on the back of this letter.

1. **The Southern Beaufort County Subcommittee** of the Beaufort County Planning Commission – Thursday, September 13, 2012 at 5:30 p.m. at the Rotary Community Center of the Oscar Frazier Community Park, 11 Recreation Court, Bluffton, SC. Directions are attached.
2. **The Beaufort County Planning Commission** (public hearing) – Monday, October 1, 2012, at 6:00 p.m. in the County Council Chambers, located on the first floor of the Beaufort County Administration Building, 100 Ribaut Road, Beaufort, SC.
3. **The Natural Resources Committee** of the County Council – Thursday, November 1, 2012 at 2:00 p.m. in the Executive Conference Room, located on the first floor of the Beaufort County Administration Building, 100 Ribaut Road, Beaufort, SC.
4. **Beaufort County Council** – generally meets second and fourth Mondays at 5:00 p.m. in the County Council Chambers of the Beaufort County Administration Building, 100 Ribaut Road, Beaufort, SC. County Council must meet three times prior to making a final decision on this case. Please call (843) 255-2140 to verify the exact dates and locations.

Documents related to the proposed amendment are available for public inspection between 8:00 a.m. and 5:00 p.m., Monday through Friday, in the Beaufort County Planning Department office located in Room 115 of the Beaufort County Administration Building. If you have any questions regarding this case, please contact the Planning Department at (843) 255-2140.

Sincerely,


Delores Frazier
Assistant Planning Director

Attachment: Map Showing Current and Proposed Zonings



MEMORANDUM

To: Natural Resources Committee of Beaufort County Council
From: Anthony Criscitiello, Planning Director
Subject: Amendment to the ZDSO
Date: October 4, 2012

Excerpt of PLANNING COMMISSION RECOMMENDATION from its October 1, 2012, draft meeting minutes:

Mr. Criscitiello briefed the Commission. He noted that the request is to amend the standards to the urban districts. Staff initiated the amendment. The meeting packets included maps of urban districts throughout the County. Over time the urban districts have reduced substantially in number due to annexations by the municipalities. Staff is comfortable recommending eliminating the quarter-mile requirement contingent that it is compatible with the surrounding neighborhood character in size, scale and architecture. This amendment would provide adequate protections, more opportunities for more housing choices adjacent to shopping areas and schools, and commercial opportunities attractive for apartment development.

Public Comment: None received.

Discussion included being reasonably comfortable with the text amendment affecting only urban districts, the traffic study and access management requirements needed for additional access to the properties, and this amendment meets the vision of the Comprehensive Plan to encourage growth and economic development.

Motion: Mr. Semmler made a motion, and Mr. Thomas seconded the motion, **to forward to County Council a recommendation to approve the Text Amendments to the Beaufort County Zoning and Development Standards Ordinance/ZDSO, Article V, Section 106-1187(b) Multifamily residential-urban district, that allows multifamily uses within one quarter (1/4) mile of existing multifamily uses in the urban districts.** No further discussion occurred. The motion **was passed unanimously** (FOR: Chmelik, Hicks, Petit, Riley, Semmler, and Thomas).

STAFF REPORT:

ZDSO Section – Sec. 106-1187. Multifamily Residential

Summary of Proposed Amendment: This amendment would eliminate the minimum one-quarter mile spacing requirement for multifamily uses in Urban zoning districts and instead require these uses to meet the same standard for multifamily developments in the Suburban zoning district; i.e., that they be compatible with the surrounding neighborhood.

Proposed changes are shown as underlined for additions and ~~strike-through~~ for deletions.

Sec. 106-1187. Multifamily residential.

(a) *Commercial suburban district.* In reviewing the site plan for multifamily residential use in a commercial suburban district, it shall be determined that the shape of the parcel, orientation of the buildings, and provision for pedestrians makes the multifamily project a suitable use for the particular site in question. See the exemption for affordable housing in section 106-2103.

(b) *Urban district.* In the urban district multifamily residential uses ~~shall only be permitted with a minimum spacing of one-quarter mile between multifamily developments~~ shall be compatible with the surrounding neighborhood character in size, scale and architecture. No more than 40 dwelling units shall be constructed in any building. No more than 200 units shall be constructed as part of a single development.

(c) *Suburban district.* In the suburban district multifamily uses shall be compatible with surrounding neighborhood character in size, scale and architecture. The traffic impact analysis shall indicate required improvements, where applicable.

(d) *Reports/studies required.* All applications for this use shall include a community impact statement.

Justification:

Multifamily developments are permitted as limited uses within the Urban, Suburban and Commercial Suburban zoning districts. Within the Suburban and Commercial Suburban districts, the limited standards require that a multifamily project be designed to be compatible with the surrounding area. That is not the case in the Urban district, which, instead, establishes a separation requirement between multifamily developments.

The locations of the County's Urban districts are shown on the attached maps. Generally, Urban districts are located in proximity to commercial areas and are intended to provide for higher density development, including multifamily (up to 15 dwelling units per acre), to provide affordable housing options.

The Affordable Housing Chapter of the Beaufort County Comprehensive Plan (2012) notes that one barrier to the creation of affordable housing is the shortage of land zoned for higher density apartment development in the unincorporated county, particularly along key transportation corridors. One of the policies of this chapter of Plan is that "Affordable housing should be located in areas that are accessible to employment, services and public transportation."

The one-quarter mile separation requirement between multifamily developments in the Urban district creates a barrier to providing more housing choices near shopping and employment centers. Staff recommends that this requirement be deleted and, instead, require that multifamily developments in these districts be compatible with the surrounding area.

OFFICIAL BEAUFORT COUNTY PORT ROYAL ZONING MAP

DETAIL OF THE PORT ROYAL ZONING MAP SHOWING URBAN DISTRICTS [U]

Northern Beaufort County
URBAN acres = 777.4 ac
URBAN acres not developed = 219. ac

LEGEND

| | |
|--------------------------|--|
| RESOURCE CONSERVATION | |
| RURAL | |
| RURAL RESIDENTIAL | |
| SUBURBAN | |
| PLANNED UNIT DEVELOPMENT | |
| COMMERCIAL SUBURBAN | |
| COMMERCIAL REGIONAL | |
| URBAN | |
| LIGHT INDUSTRY | |
| CITY OF BEAUFORT | |
| TOWN OF PORT ROYAL | |

Delineation of URBAN Districts north of the Broad River for the

ZDSO TEXT AMENDMENT- OCTOBER 2012



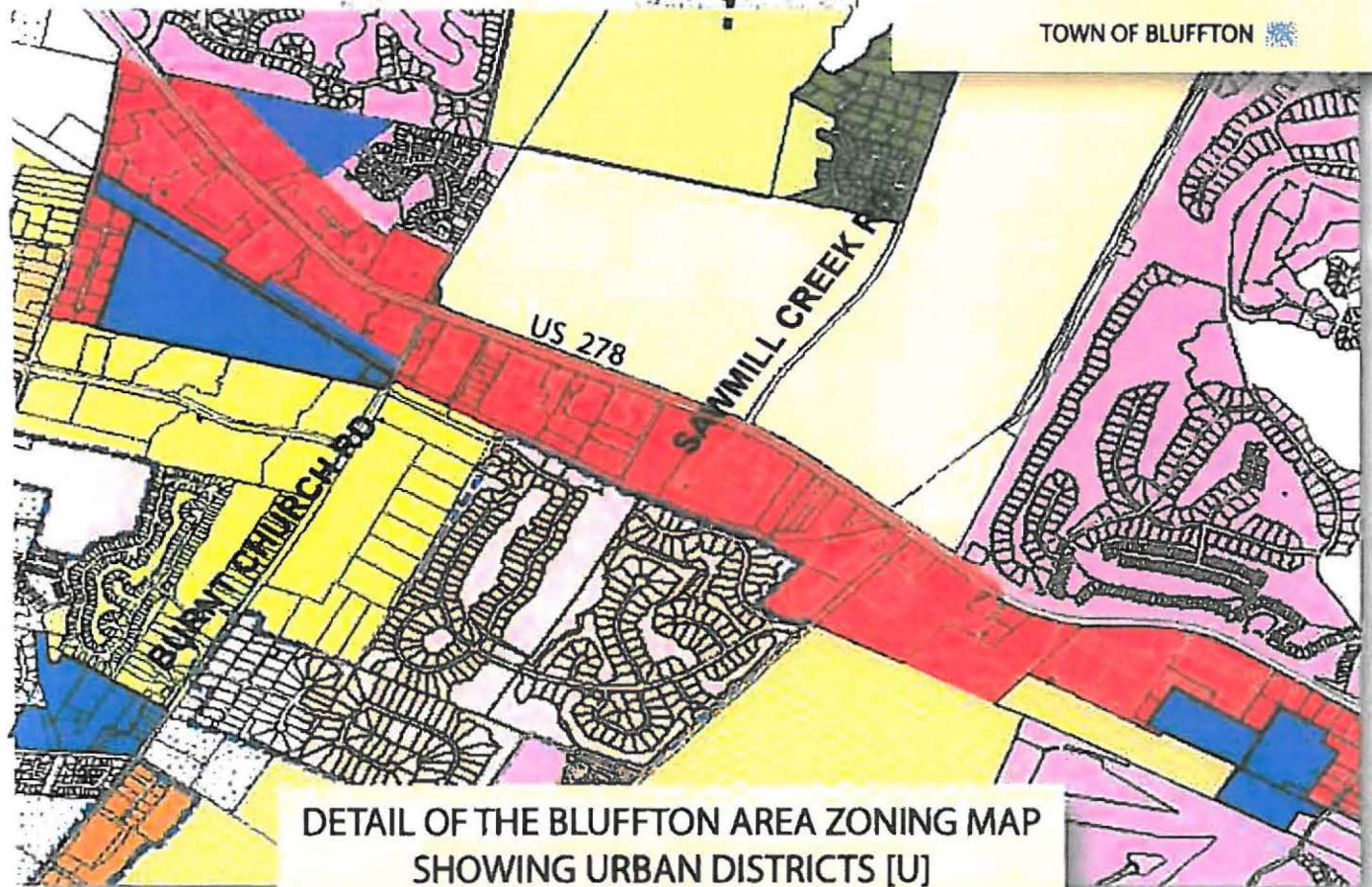
OFFICIAL BEAUFORT COUNTY BLUFFTON AREA ZONING MAP



Southern Beaufort County
 URBAN acres = 162.63 ac
 URBAN acres not developed = 111.63. ac

LEGEND

| | |
|--------------------------|--|
| RESOURCE CONSERVATION | |
| RURAL | |
| RURAL RESIDENTIAL | |
| SUBURBAN | |
| COMMUNITY PRESERVATION | |
| PLANNED UNIT DEVELOPMENT | |
| COMMERCIAL SUBURBAN | |
| URBAN | |
| COMMERCIAL REGIONAL | |
| INDUSTRIAL PARK | |
| LIGHT INDUSTRY | |
| MILITARY | |
| TOWN OF BLUFFTON | |



DETAIL OF THE BLUFFTON AREA ZONING MAP
 SHOWING URBAN DISTRICTS [U]

Delineation of URBAN Districts south of the Broad River for the

ZDSO TEXT AMENDMENT- OCTOBER 2012



BEAUFORT COUNTY STORMWATER UTILITY
120 Shanklin Road
Beaufort, South Carolina 29906
Voice (843) 255-2801 Facsimile (843) 255-9478



TO: Councilman Paul Sommerville, Chairman, Natural Resources Committee

VIA: Gary Kubic, County Administrator *GKubic*
Bryan Hill, Deputy Administrator *BHill*
David Starkey, Chief Financial Officer *DStarkey*
David Thomas, Purchasing Director *DThomas*
Monica Spells, Compliance Officer *MSpells*
Rob McFee, P.E., Director of Engineering & Infrastructure *RMcFee*
Robert Klink, P.E., County Engineer *RKlink*

Dan Ahern
FROM: Dan Ahern, P.E., Stormwater Manager

SUBJ: **WATER QUALITY MONITORING CONTRACT FOR BEAUFORT COUNTY**

DATE: October 17, 2012

BACKGROUND. The GEL Engineering firm was selected in a major joint County/Municipal selection process in 2009. The solicitation stated that the contract may be extended up to 5 years. The solicitation process is described in the attached September 30, 2009 memo to the committee. This is the fourth year of this 5 year cycle. This year's contract will be for \$91,515 and reflects the reduced costs of fewer monitoring sites. We have collected the needed data at certain existing water quality monitoring sites and have discontinued monitoring at these sites. We have also added new sites based on our ongoing watershed restoration activities. Last year's contract was for \$95,506 and was less than the previous contracts of \$123,543 and \$169,535.

The proposed contract with GEL will have two separate scopes of services. They are for monitoring north (\$56,595) and south (\$34,920) of the Broad River. The two scopes are necessary because the City of Beaufort and Town of Port Royal will be contributing approximately 25% of the cost for monitoring north of the Broad River. The Towns of Bluffton and Hilton Head Island will continue to negotiate with separate contractors for monitoring.

The contract is expected to cover the period December 1, 2012 through November 30, 2013. It is at Beaufort County's discretion to modify the scope of work and renegotiate the price at the end of each year and we may terminate this contract if USC Beaufort can develop capacity to perform this effort per an MOU approved by the Natural Resources Committee. This effort was budgeted from the Stormwater Utility fund account 13531-51160.

RECOMMENDATION. That the Natural Resources Committee approve the award of the Water Quality Monitoring contract of \$91,515 to GEL Engineering.

Attachment
September 30, 2009 memo
GEL Engineering proposal



BEAUFORT COUNTY PUBLIC WORKS

120 Shanklin Road

Beaufort, South Carolina 29906

Voice (843) 470-6400 • Facsimile (843) 470-6418



TO: Councilman Paul Sommerville, Chairman, Chairman Natural Resources Committee

VIA: Gary Kubic, County Administrator
David Starkey, Chief Financial Officer
Rob McFee, P.E., Director of Engineering & Infrastructure
Eddie Bellamy, Public Works Director
Robert Klink, P.E., County Engineer

FROM: Dan Ahern, P.E., Stormwater Manager

SUBJ: **SECOND YEAR WATER QUALITY MONITORING CONTRACT FOR BEAUFORT COUNTY RFP #3918/100815**

DATE: September 30, 2009

BACKGROUND. The County's two-year plus agreement with "GEL Engineering" ends on October 31, 2009. The Stormwater Implementation Committee recommended that the County and Municipalities select one firm to do all the monitoring being conducted by the County and Municipalities. Therefore the County issued a request for proposals in July 2009 for a firm to do water quality monitoring for the county and municipalities. The proposed work was identified in four scopes of work.

The County received six (6) proposals by the August 27, 2009 deadline. The proposals were from:

| Proposer | County Amount | Total Proposed |
|--|----------------|----------------|
| Terry Environmental Services, 1753 N. Main Street, Summerville, SC | \$212,100.00 * | \$359,700.00 |
| WPC Engineering, 2201 Rowland Ave, Savannah GA | \$184,670.00 * | \$309,266.00 |
| GEL Engineering, 2040 Savage Road, Charleston, SC | \$169,535.00 | \$247,968.00 |
| Tidewater Environmental Services, 3133 May Bank Hwy, John's Island, SC | \$147,917.00 * | \$217,417.00 |
| BP Barber & Associates, 4016 Salt Pt Parkway, Charleston, SC | \$150,032.00 * | \$308,634.00 |
| Integrated Science & Engineering, 6 E. Bryan St, Savannah, GA | \$176,356.00 | \$281,043.00 |

* Added requested MST allowance to proposal amount

The proposals were evaluated by a panel of two county and four municipal committee members. On September 18, 2009, the committee selected two firms to present further information prior to final committee selection. GEL Engineering and Tidewater made additional presentations on September 29, 2009 and committee recommended GEL as monitoring contractor.

The proposed contract with GEL will have two separate scopes for services. They are for monitoring north (\$106,286) and south (\$63,250) of the Broad River. The two scopes are necessary because the City of Beaufort and Town of Port Royal will be contributing approximately 25% of the cost for monitoring north of the Broad River. The Towns of Bluffton and Hilton Head Island will sign separate contracts with GEL for \$20,508.00 and \$45,000.00 respectively.

The contract is expected to cover the period November 1, 2009 through October 31, 2010. The solicitation stated that the contract may be extended up to 5 years. It is at Beaufort County's discretion to modify the scope of work and renegotiate the price at the end of each year. This effort was budgeted from the Del Webb Agreement Stormwater Fund, Acct #23208-51160.

RECOMMENDATION. That the Natural Resources Committee approve and recommend Council approval of the award of the Water Quality Monitoring contract of \$169,535 to GEL Engineering.



MEMBER
NATIONAL SAFETY COUNCIL



October 10, 2012

Mr. Dan Ahern, P.E.
Stormwater Program Manager
Beaufort County Public Works
120 Shanklin Road
Beaufort, South Carolina 29906

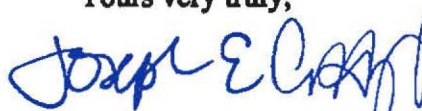
Re: Beaufort County Stormwater Quality Monitoring Program
Year 2012-2013
Beaufort County, South Carolina

Dear Mr. Ahern:

Thank you for the opportunity to respond to your request for proposal for Contract Year 2012-2013 (December 1, 2012 thru November 30, 2013) for the Beaufort County Stormwater Quality Monitoring Program. Our Cost Proposal is attached and we have, as previously requested, itemized our proposed fee for: Sampling Activities; Laboratory Analyses; and Project Management related tasks (data reduction, interpretation, presentation, reporting of results and meetings). We have further identified cost components based on locations: North of the Broad River; and South of the Broad River. Our proposal identifies the sample set locations (North of Broad and South of Broad) and numbers of sample sets as modified to the most current sampling and analysis scheme.

If you have any questions regarding our proposal, please feel free to contact me at my direct dial (843) 300-7378.

Yours very truly,



Joseph E. Coffey, Jr., P.E.
Director

encl.

fc: becy00112_proposal_coverletter_10-10-2012.doc

problem solved

**Proposed 2012 - 2013 Beaufort County
Stormwater Water Quality Sampling Stations**

| <u>North of Broad</u> | <u>South of Broad</u> |
|--------------------------|--------------------------|
| BECY-8R | BECY-1 |
| BECY-9RA** | BECY-2 |
| BECY-15 | BECY-3 |
| BECY-17* | BECY-4R |
| BECY-18 | BECY-16 |
| BECY-19 | |
| 8 Full Sample Sets/Month | 5 Full Sample Sets/Month |

*Sample station contains automated sampler (2 samples)

** Collect auto and additional fecal coliform sample

GEL Engineering, LLC
COST PROPOSAL FOR NORTH OF BROAD RIVER

Beaufort County Water Quality Monitoring Program
Request For Proposal from December 1, 2012, through November 30, 2013

GEL Engineering, LLC
Post Office Box 30712
Charleston, South Carolina 29417

Issued: 10/10/2012
becy sw 2012/2013
Project Code: becy00112
Manager: JTW

1. Stormwater Sampling (2 automated and 4 grab/ambient locations=8 sample sets)

| | <u>Units (months)</u> | <u>Rate</u> | <u>Amount</u> |
|---|-----------------------|-------------|---------------|
| Sample Collection-automated & grab sampling/month | 12 | \$1,100.00 | \$13,200.00 |

2. Stormwater Analyses (3 automated and 2 grab/ambient locations=8 sample sets)

| | | | |
|-----------------------|----|------------|-------------|
| GEL Laboratories, LLC | 12 | \$2,216.00 | \$26,595.00 |
|-----------------------|----|------------|-------------|

**3. Project Management (data red., data interp., reporting,
data presentation, meetings)**

| | | | |
|--|----|------------|-------------|
| | 12 | \$1,400.00 | \$16,800.00 |
|--|----|------------|-------------|

| | |
|---------------------------|------------|
| Combined Total Cost/Month | \$4,716.00 |
|---------------------------|------------|

| | |
|-------------------------------|--------------------|
| Combined Total Cost/12 months | \$56,595.00 |
|-------------------------------|--------------------|

GEL Engineering, LLC
COST PROPOSAL FOR SOUTH OF BROAD RIVER

Beaufort County Water Quality Monitoring Program

Request For Proposal from December 1, 2012, through November 30, 2013

GEL Engineering, LLC
Post Office Box 30712
Charleston, South Carolina 29417

Issued: 10/10/2012
becy sw 2012/2013
Project Code: becy00112
Manager: JTW

1. Stormwater Sampling (5 grab/ambient locations = 5 sample sets)

| | <u>Units</u> | <u>Rate</u> | <u>Amount</u> |
|---|--------------|-------------|---------------|
| Sample Collection-automated & grab sampling/month | 12 | \$570.00 | \$6,840.00 |

2. Stormwater Analyses (5 grab/ambient locations)

| | | | |
|-----------------------|----|------------|-------------|
| GEL Laboratories, LLC | 12 | \$1,380.00 | \$16,559.00 |
|-----------------------|----|------------|-------------|

**3. Project Management (data red., data interp., reporting,
data presentation, meetings)**

| | | | |
|--|----|----------|-------------|
| | 12 | \$960.00 | \$11,520.00 |
|--|----|----------|-------------|

| | |
|---------------------------|------------|
| Combined Total Cost/Month | \$2,910.00 |
|---------------------------|------------|

| | |
|-------------------------------|--------------------|
| Combined Total Cost/12 months | \$34,920.00 |
|-------------------------------|--------------------|

GEL Engineering, LLC
COST PROPOSAL FOR BEAUFORT COUNTY

Beaufort County Water Quality Monitoring Program
Request For Proposal from December 1, 2012, through November 30, 2013

GEL Engineering, LLC
Post Office Box 30712
Charleston, South Carolina 29417

Issued: 10/10/2012
becy sw 2012/2013
Project Code: becy00112
Manager: JTW

1. Stormwater Sampling (3 automated and 7 grab/ambient locations=13 sample sets)

| | <u>North of</u> <u>Broad</u> | <u>South of</u> <u>Broad</u> | <u>Total</u> |
|---|---------------------------------|---------------------------------|--------------|
| Sample Collection-automated & grab sampling/month | \$13,200.00 | \$6,840.00 | \$20,040.00 |

2. Stormwater Analyses (3 automated and 7 grab/ambient locations=13 sample sets)

| | | | |
|-----------------------|-------------|-------------|-------------|
| GEL Laboratories, LLC | \$26,595.00 | \$16,560.00 | \$43,155.00 |
|-----------------------|-------------|-------------|-------------|

3. Project Management (data red., data interp., reporting, data presentation, meetings)

| | | | |
|--|-------------|-------------|-------------|
| | \$16,800.00 | \$11,520.00 | \$28,320.00 |
|--|-------------|-------------|-------------|

| | | | |
|--|-------------|-------------|--|
| | \$56,595.00 | \$34,920.00 | |
|--|-------------|-------------|--|

Combined Total Cost/12 months

\$91,515.00



BEAUFORT COUNTY STORMWATER UTILITY
120 Shanklin Road
Beaufort, South Carolina 29906
Voice (843) 255-2801 Facsimile (843) 255-9478



TO: Councilman Paul Sommerville, Chairman, Natural Resources Committee

VIA: Gary Kubic, County Administrator
Bryan Hill, Deputy Administrator
David Starkey, Chief Financial Officer
David Thomas, Purchasing Director
Monica Spells, Compliance Officer
Rob McFee, P.E., Director of Engineering & Infrastructure
Robert Klink, P.E., County Engineer

FROM: Dan Ahern, P.E., Stormwater Manager

SUBJ: **WATER QUALITY OFFICE AND UTILITY BALANCE UTILIZATION PLAN**

DATE: October 17, 2012

BACKGROUND. The County Council has established two agenda goals being the:

1. Water Quality Office
2. Restoration Projects in Battery Creek, Okatie and May Rivers

The Stormwater Utility is operated as an enterprise fund and in order to maximize the benefit of the funds collected, the Stormwater Utility was requested to develop a Balance Utilization Plan with guidance that cash balance in the months of November/December be near zero. This plan, focused on funding restoration projects, was presented in a memo July 19, 2012 and approved on August 21, 2012. It was presented to the Stormwater Utility (SWU) Board at their September 5, 2012 meeting.

As another component of the Balance Utilization Plan and to support the agenda goal of a water quality office, a business plan was developed to assist in the University of South Carolina Beaufort (USCB) Water Quality Lab Expansion. This was described in a July 23, 2012 memo. It calls for \$250,000 funding from the Stormwater Utility to assist USCB in establishing their lab. In addition, the Utility had previously obtained Natural Resources approval for a proposed memorandum of understanding (MOU) that would commit the County to annual funding of approximately \$90,000 if the USCB lab developed the capacity to perform necessary monitoring. The purchase of this equipment would provide this capability. The proposed MOU was approved by the SWU Board at their July 12, 2012 meeting and the July 23, 2012 memo was presented to the Board at their October 3, 2012 meeting.

There have been delays in implementing some of the proposed restoration projects. The utility's fund balance will not be able to be utilized for some retrofit projects until FY2014.

RECOMMENDATION. Discussion and consideration be given to the best way to utilize the Stormwater Utility fund balance and direction be given on supporting the two Council Agenda goals.

Attachment

July 18, 2012, Water Quality Lab MOU Memo

July 19, 2012, Balance Utilization Plan

July 23, 2012, USCB Water Quality Lab Expansion



BEAUFORT COUNTY
120 Shanklin Road
Beaufort, South Carolina 29906
Voice (843) 255-2801 Facsimile (843) 255-9478



TO: Bryan Hill, Chairman, Deputy Administrator

VIA: David Starkey, Chief Financial Officer
Robert McFee, P.E. Division Director

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

A handwritten signature in black ink, appearing to read "Dan Ahern".
FROM: Dan Ahern P.E., Stormwater Manager

SUBJ: Requested Balance Utilization Plan

DATE: July 19, 2012

BACKGROUND. On July 13, 2012 a request was made to develop and provide a plan where the Stormwater Utility cash balance in the month of November/December would be near zero.

DISCUSSION:

The Stormwater Utility is committed to supporting all the Beaufort County Council Policy and Management Agenda items. The 2012 agenda items include:

- Water Quality Office
- Restoration project in Battery Creek, Okatie and May Rivers
- Stormwater Retrofit Plan

The initial Water Quality Office effort has taken the form of the Water Quality Lab initiative, and County staff has been meeting with University of South Carolina Beaufort (USCB) faculty on transitioning all the currently contracted monitoring once this lab is fully established. The Utility has contracted directly to USCB for bacteria analysis and has coordinated with the current contractor to have bacteria analysis under the existing contract performed at USCB. The Utility has also developed a Memorandum of Understanding (MOU) that will provide clarification and commitment of Utility funds upon the development of capacity to perform required monitoring. This MOU has been presented and approved by the Stormwater Utility Board in July and will be taken to the Natural Resources Committee in August.

The implementation of the 5year Watershed Restoration Plan that was approved by the County Council in January 2012 in underway and will have a number of projects that can utilize the current fund balance to enhance our water quality.

Attached is the proposed balance utilization plan you requested.

RECOMMENDATION

That the attached Balance Utilization Plan be approved.

Attachments

Project Priority for Balance Utilization Plan

Documentation on cash balance November 2011

Project Priority for Balance Utilization Plan

July 19, 2012

Goal: Devise plan where the cash balance in months of November/December is near zero

Cash balance in November 2011 (lowest cash balance in fiscal year 2012) = \$847,658

Plan to Expend -\$847,658

1. **FY2013 budget - balance utilization request** - \$159,420
2. **Watershed Restoration for Okatie River and Battery Creek Projects (In Priority Order)**
 - a. **Administrative Parking Lot Retrofit** - \$330,000 *
 - b. **Okatie East Retrofit** - \$107,000
 - c. **Highway 278 Retrofit portion** -\$231,000
 - d. **Okatie West Land Purchase** - \$100,000
 - e. **Battery Creek (Burton Hill) Retrofit** - \$736,000
 - f. **Okatie West Retrofit Construction-** -\$1,211,000
 - g. **Battery Creek (Grober Hill)** -\$2,469,000
 - h. **Battery Creek (West)** -\$4,095,000

*All project estimates except Okatie West land purchase are consultant-generated estimates

Significant Dates with Watershed Restoration Plan

- | | |
|--|---------------|
| 1. Completion of Ward Edwards Retrofit Project (Phase 1) | January 2011 |
| 2. SW Utility Board Review of Watershed Restoration Plan | July 2011 |
| 3. SW Utility Board Approval of Watershed Restoration Plan | December 2011 |
| 4. Submission of Admin Parking lot Plans | December 2011 |
| 5. Approval of Watershed Restoration Plan by Natural Resources | January 2012 |
| 6. Approval of Watershed Restoration Plan by County Council | January 2012 |
| 7. Adding Restoration Projects to Council Management Agenda | February 2012 |
| 8. Design Approval for Hwy 278 Retrofit | March 2012 |
| 9. Design Approval for Okatie East | June 2012 |

Memo

To: Dan Ahern
From: Alan Eisenman
Date: 7/16/12
Re: Lowest Stormwater Cash Balance in Fiscal Year 2012

Based on a MUNIS report, the lowest equity in pooled cash balance in the Stormwater Fund in fiscal year 2012 was \$847,658. This occurred in November 2011 when the Stormwater tax bills were being mailed out to Beaufort County citizens.



NEEDS to be approved at the
next Environmental meeting -
use of 250K Fund balance to
Memorandum
~2.4 million as of FY12 EOP!

Date: July 23, 2012

To: Bryan Hill, Beaufort County, Deputy County Administrator

Via: Rob McFee, Division Director, Beaufort County Infrastructure and Engineering

From: John Webber and Alan Warren, Ph.D.

CC: Gary Kubic, Beaufort County Administrator

Subj: USCB Water Quality Lab Expansion

In April Mr. Kubic requested that Alan Warren meet with John Webber to evaluate the three points listed below, and to report to him via Bryan Hill:

1. Identification of the equipment requirements and an estimate of costs related to delivery of these additional services including these topics:
 1. Feasibility of purchasing used equipment.
 2. Feasibility of lease and lease-purchase options.
 3. Feasibility and likelihood of receiving equipment donations from State and Federal sources.
- A. June 12th Dan Ahern, Tony Criscitiello and John Webber met with Mr. Kubic. Based upon this conversation a meeting was scheduled with Alan Warren, Dan Ahern and John Webber on June 15th to discuss:
 1. Additional equipment financing options.
 2. Drafting a County-USCB MOU to detail roles and responsibilities, as a foundation for Lab expansion.
 3. Outsourcing portions of the testing requested by the county for a period of time to allow phasing equipment purchases.
- B. In response to Mr. Kubic's request to expand financing options the following expanded options tables were developed:
 - Table 1 - Summary of Equipment Options
 - Table 2 - USCB Lab Equipment Cost Analysis: Capital Equipment Loan - Terms/Rates
 - Table 3 - USCB Lab Equipment Cost Analysis: Lease-Purchase Agreement Options
 - Table 4 - USCB Lab Equipment Cost Analysis: Operational Lease Agreement Options
- C. Outsourcing.
 1. The university would agree to outsource a portion of the required testing of the county.
 2. The university acknowledges that outsourcing allows the county to phase equipment financing over operational cycles, therefore reducing "start-up" cost requirements.
 3. If the county so chooses the University will recommend which pieces of equipment are best suited to outsourcing.

II. COST ANALYSIS OF FINANCING OPTIONS

Table 1 - Summary of Equipment Financing Options

Table 2 - USCB Lab Equipment Cost Analysis: Loan Term and Rate Options (2 Year, 5 Year, 10 Year Terms)

Table 3 - USCB Lab Equipment Cost Analysis: Lease-Purchase Option

Table 4 - USCB Lab Equipment: Operational Lease Option

TABLE 1 – SUMMARY OF EQUIPMENT FINANCING OPTIONS

| | <u>2 Year</u> | <u>5 Year</u> | <u>10 Year</u> |
|--------------------------|---------------|---------------|----------------|
| Purchase Price (224,687) | | | |
| Loan | 236,576 | 260,630 | 313,057 |
| L/P -24 | 243,060 | | |
| L/P -60 | | 267,564 | |
| Operational Lease | 191,628 | 223,476 | |

Notes:

1. L/P is an abbreviation for lease-purchase.
2. An Operational Lease agreement excludes a purchase option.
3. Loan rates vary as to term and borrower strength.

TABLE 2 - USCB LAB EQUIPMENT COST ANALYSIS: LOAN TERM and RATE OPTIONS**2 Year, 5 Year, 10 Year Terms**

| <u>Equipment</u> | <u>Purchase</u> | <u>Term & Rate:</u> | <u>2Year/5%</u> | <u>5Year/6%</u> | <u>10Year/7.0%</u> |
|-----------------------|-----------------------|-------------------------|-----------------|-----------------|--------------------|
| Quick Chem 8500 | 55,660 | | | | |
| BOD5 Auto EZ | 33,684 | | | | |
| CAP 6300 Duo Spec. | 88,704 | | | | |
| Aurora 1030D TOC An. | 31,915 | | | | |
| Isotemp 500 Drying O. | 1,254 | | | | |
| 10-AU Fluorometer | 13,470 | | | | |
| Total Cost | <u>224,687</u> | | 236,576 | 260,630 | 313,057 |
| Cost Increase | | | +11,889 | +35,943 | +88,370 |

Notes:

1. As of today's date (June 25, 2012) fixed rate, 100% loan, loan rates range between 5.00% and 7.00% rate is affected by loan term and borrower factors. The range of rates and costs are meant to provide an indication of likely financing costs. Two year rate – 5%, Five year rate – 6%, Ten year rate – 7%.
2. Loan costs do not include fees or other charges, the loan costs/rates shown are meant to provide an indication of the loan costs of two year and five year amortizations. Due to USCB's status as a public university specialized loan sources may be available from unconventional sources.
3. The table compares outright purchase and the cost differentials of 24 and 60 month capital loan options offered by commercial lenders.
4. All equipment cost estimates do not include shipping, documentation fees, taxes and are subject to credit approval.
5. All vendors consider their equipment and vendor leasing proposals as "preliminary" proposals. Equipment costs may vary and will need to be confirmed prior to agreeing to loan terms.

TABLE 3 - USCB LAB EQUIPMENT COST ANALYSIS: LEASE-PURCHASE OPTIONS

| <u>Equipment</u> | <u>Direct Purchase</u> | <u>L/P - 24Month</u> | <u>L/P - 60 Month</u> |
|-----------------------------|------------------------|----------------------|-----------------------|
| Quick Chem 8500 | 55,660 | 24x2515=60,360 | 60x1135=68,100 |
| BOD5 Auto EZ | 33,684 | 24x1526=36,624 | 60x666=39,960 |
| 1 CAP 6300 Duo Spectrometer | 88,704 | 24x4005=96,120 | 60x1746=104,760 |
| Aurora 1030D TOC Analyzer | 31,915 | 24x1468=35,232 | 60x657=40,020 |
| Isotemp 500 Drying Oven | 1,254 | 1,254 | 1,254 |
| 10-AU Fluorometer | 13,470 | 13,470 | 13,470 |
| Total Cost | <u>224,687</u> | <u>243,060</u> | <u>267,564</u> |
| L/P Cost Differentials | | +18,373 | +42,877 |

Explanatory Notes:

1. The table compares outright purchase and the cost differentials of 24 and 60 month Lease-Purchase options offered by vendors.
2. All estimates do not include shipping, documentation fees, taxes and are subject to credit approval.
3. All vendors consider their proposals to be "preliminary" proposals.
4. Vendors offering (L/P) lease-purchase options also offer 36 and 48 month lease terms.
5. The lease-purchase rates shown are meant to provide an indication of the shortest and longest lease terms offered and their costs.

TABLE 4 - USCB LAB EQUIPMENT: OPERATIONAL LEASE OPTION

| <u>Equipment</u> | <u>Purchase</u> | <u>Lease - 24 Month</u> | <u>Lease - 60 Month</u> |
|-----------------------------|-----------------|-------------------------|-------------------------|
| Quick Chem 8500 | 55,560 | 24x 2257=54,168 | 24 mon. only 54,168 |
| BOD5 Auto EZ | 33,684 | 24x 1206=28,944 | 60x613=36,780 |
| I CAP 6300 Duo Spectrometer | 88,704 | 24x 2897=69,528 | 60x1559=93,540 |
| Aurora 1030D TOC Analyzer | 31,915 | 24x 1011=24,264 | 24 mon. only-24,264 |
| Isotemp 500 Drying Oven | 1,254 | Purchase Only-1,254 | Purchase Only-1,254 |
| 10-AU Fluorometer | 13,470 | Purchase Only-13,470 | Purchase Only-13,470 |
| Total Cost | <u>224,687</u> | <u>191,628</u> | <u>223,476</u> |
| L/P Cost Differentials | | -33,059 | -1,211 |

Explanatory Notes:

1. The table compares outright purchase and the cost differentials of 24 and 60 month operating lease options offered by vendors.
2. All estimates do not include shipping, documentation fees, taxes and are subject to credit approval.
3. All vendors consider their equipment and financing proposals as "preliminary" proposals.
4. Vendors offering operating lease options, generally offer 36 and 48 month lease terms also.
5. The lease rates and terms shown are meant to provide an indication of the shortest and longest lease terms offered and their costs.

jw

III. Identification of the equipment requirements and an estimate of costs related to delivery of these additional services including:

- Feasibility of purchasing used equipment.
- Feasibility of leasing and lease-purchase options.

Added as per June 12th meeting

- Feasibility of a Capital Equipment Loan option.

1. Identification of the equipment requirements and an estimate of costs are identified and summarized below:

- a. A list of required equipment (See Table 2).
- b. Vendor supplied equipment costs (See Table 2).
- c. Vendor supplied financing options and costs (See Tables 3 and 4).
- d. Loan term and rate information (See Table 2).

Summary Cost Analysis:

| | |
|-------------------------|---|
| Operational Lease | \$191,628 (24 Month) \$223,476 (60 Month) |
| Purchase | \$224,687 (Cash purchase) |
| Capital Loan | \$236,576 (24 Month) \$260,630 (60 Month) |
| 24 month Lease-Purchase | \$243,060 |
| 60 month Lease-Purchase | \$267,564 |

2. Feasibility of Used Equipment and Leasing Options

Feasibility of purchasing used equipment.

- a. Purchasing used pieces would be a cost savings and is very worthwhile to consider. We should continue to utilize local and national contacts in identifying potential sources.
- b. The listed equipment is not generally available as used equipment. This information is based upon unaffiliated equipment broker conversations in both the United States and Canada.
- c. A decision to use used equipment should be made based upon consideration of these factors (suggested by equipment brokers):
 - 1. Used equipment comes without technical support, in most cases.
 - 2. Used equipment will not be "State of the Science", in most cases.
- d. Based upon vendor conversations many of the NEW pieces are also not readily available for purchase or lease; most vendors do not have the required pieces on hand, due in part to the current market strength for these items. Most vendors offer delivery within 30 to 120 days (reflecting required assembly time).

Feasibility of leasing and lease-purchase options.

- a. All but two vendors offer lease and lease-purchase options.
- b. Leasing is the most cost effective option.
- c. Leasing has the added benefit of allowing the University to adopt new technology, via vender equipment "up-grade" provisions.
- d. Lease-purchase option is a less favorable option from a cost perspective.

3. Recommendations:

- 1. Used or donated required equipment is acceptable if it is available.
- 2. Used and donated equipment is acceptable if testing requirements and Standards can be met.
- 3. The lease-purchase option is less favorable, as it will expand the cost to Beaufort County as detailed in Tables 1 and 3.
- 4. Purchasing the equipment is less expensive than all options, except the lease option. Owning equipment has a positive side, but does not offer the University the flexibility to "up-grade" equipment that leasing does.
- 5. Leasing costs less, offers flexibility to "up-grade" equipment, however, the university would not have ownership, or the ability to purchase the equipment if it chose to do so.

IV. The feasibility of near-term addition of other (new) lab users to contribute to operating and equipment costs related to expanded lab services.

1. USCB Market Factors (Affecting Expanded Lab Services)

a. As for other clients utilizing the lab's services, the lab favors public and non-profit clients and must be cognizant about competing with private sector service providers. The lab evaluates each potential project to ensure that it is consistent with the University's mission of teaching, research, and/or public service. Simply generating revenue by acting as a typical contract laboratory is inconsistent with this mission.

2. The University anticipates expansion of demand.

a. The University is approached by numerous organizations inquiring about its services. These include: The Port Royal Sound Foundation, NOAA, Spring Island Trust, Waddell Mariculture Center, and the Leamington Community Neighborhood Association within Palmetto Dunes. Projects are ongoing with the latter three listed above.

b. USCB has successfully administered DoD contracts for both MCAS and PI and many others outside of Beaufort County.

c. It is also suggested that surrounding units of local government may also need the services of the lab in the future. Currently USCB and the Town of Bluffton have an MOU for \$100,000 annually for services to the Town.

3. Recommendations:

a. It is recommended that the most effective market expansion strategy be built upon these points:

1. Expand the lab's capacity by securing necessary equipment within the near-term. The quicker the lab is in full operation the sooner new users will be added as clients.

2. Continue to promote USCB lab expansion by:

a. Continuing current payments by the County to USCB for County water quality testing that averages \$20,000 annually.

b. Insuring execution of the Gel Engineering - USCB agreement to perform coliform testing for the County in a timely manner.

3. By continuing to pursue our goals for lab expansion by being willing to be flexible and open to creative approaches.

b. Market Expansion:

1. As service satisfaction with the new expanded water quality services becomes known other public clients will seek lab assistance.

V. Projection of tangible benefits that will accrue to Beaufort County and to USCB from expansion of the USCB Water Quality Lab.

1. By expanding the USCB Water Quality Lab these significant gains accrue to Beaufort County:

- a. An expanded USCB lab would serve as the vehicle for the County and its municipalities to address water quality collectively, rather than in a disjointed fashion that may be duplicative, more expensive, and less informative.
- b. In general the county greatly benefits from expanded service delivery provided by a staff chemist.
- c. Lab expansion will allow the County to pursue lines of inquiry regarding water quality that might otherwise be cost prohibitive.
- d. The chemist will provide services to meet County needs on a fulltime basis, not on a project by project basis.
- e. A staff chemist will be able to meet County needs with greater speed, flexibility and on an on-call basis.
- f. A staff chemist will be able to react to emergency situations with much greater speed and capability.

2. An expanded lab will have other significant community and USCB impacts:

- a. It will be a catalyst for expanding the Universities current Coastal Ecology curriculum leading to attraction of greater numbers of students.
- b. It will help to further solidify community environmental objectives.
- c. It will provide student opportunity's for hands-on learning.
- d. It will expand ability to retain USCB graduates by expanding local employment opportunities.



BEAUFORT COUNTY STORMWATER UTILITY
120 Shanklin Road
Beaufort, South Carolina 29906
Voice (843) 255-2801 Facsimile (843) 255-9478



TO: Councilman Paul Sommerville, Chairman, Natural Resources Committee

VIA: Gary Kubic, County Administrator
Bryan Hill, Deputy Administrator
David Starkey, Chief Financial Officer
David Thomas, Purchasing Director
Rob McFee, P.E., Director of Engineering & Infrastructure
Robert Klink, P.E., County Engineer
Monica Spells, Compliance Officer

FROM: Dan Ahern, P.E., Stormwater Manager

SUBJ: **WATER QUALITY LAB MEMORANDUM OF UNDERTSANDING (MOU) WITH THE UNIVERSITY OF SOUTH CAROLINA BEAUFORT**

DATE: July 18, 2012

BACKGROUND: Mr. Gary Kubic, County Administrator, requested the Stormwater Utility to work towards utilizing USCB for the Utility's water quality monitoring needs. The County and USCB already work together on bacterial sampling analysis; in 2012, the Water Quality Lab at USCB started performing bacterial analysis in a subcontracting capacity to the County's monitoring contractor, GEL Engineering in Charleston, SC.

The current \$95,094 contract with GEL Engineering ends November 2012 (previous contracts were for \$123,543 and \$169,535).

USCB will need personnel and equipment to perform the full suite of analyses provided by GEL Engineering. Therefore, we wanted to not only provide USCB with an understanding of how we would proceed in the future, but also seek the input of County Council regarding this effort. Consequently, we drafted a proposed MOU to guide future efforts in transferring the monitoring efforts to USCB.

The MOU between the County and USCB regarding Water Quality Monitoring was presented to the Stormwater Utility Board at their July 12, 2012 meeting; and a resolution supporting the MOU was subsequently passed.

The MOU will commit the County to annual payments of a total of \$105,000 per year and renewable annually. This is an increase of \$90,000 above the current cost for utilizing the Water Quality Lab at USCB. The Town of Bluffton has a similar MOU that has existed for a number of years to support their monitoring needs.

Water Quality Monitoring is funded by Stormwater Utility account 13531-51170.

RECOMMENDATION: That the Natural Resources Committee approve the proposed MOU and recommend County Council Approval.

Attachment
Draft MOU dated July 3, 2012



Memorandum

Date: July 23, 2012

To: Bryan Hill, Beaufort County, Deputy County Administrator

Via: Rob McFee, Division Director, Beaufort County Infrastructure and Engineering

From: John Webber, Special Projects

CC: Gary Kubic, Beaufort County Administrator
Alan Warren Ph.D, University of South Carolina Beaufort
Dan Ahern, Stormwater Utility, Stormwater Manager
David Starkey, Beaufort County Finance Director

Subj: Business Plan to Implement Water Quality Projects:
Expansion of Water Quality Monitoring
Stormwater Retrofit Projects

July 13th it was suggested by Brian Hill, Beaufort County Deputy County Administrator that a Stormwater and Water Quality Projects Business Plan was needed:

1. To work out the details related to current and new Stormwater Retrofit Projects.
2. To complete implementation steps and agreements expanding the USCB Water Quality Lab capacity to meet Beaufort County's needs for a broader range of water quality monitoring.
3. Due to the community importance and complexity of these projects that involve Beaufort County, the University of South Carolina Beaufort and the Beaufort County Stormwater Utility.
4. Due to the substantial community Economic Development impacts from expanding research and teaching capacity related to the USCB Water Quality Lab expansion.

The Current and Proposed New Beaufort County Water Quality Projects:

1. USCB currently conducts water quality testing, primarily, but not exclusively, for fecal coliform.
2. A proposal to expand the Water Quality Lab monitoring has been accepted by Beaufort County and USCB, which includes equipment required for expanded monitoring capacity.
3. The Storm Water Utility has recommended specific stormwater retrofit projects in the geographic areas designated by the Beaufort County Council.

Following Mr. Hill's suggestion Beaufort County, Stormwater Utility and USCB staff met to discuss expanded water quality monitoring and stormwater retrofit projects.

Mr. Hill also requested that Dan Ahern and Alan Warren meet with John Webber to evaluate the three points listed below and to report to him on them via Rob McFee:

1. Projection of tangible benefits that will accrue to Beaufort County and to USCB from expansion of the USCB Water Quality Lab and Stormwater Retrofitting Projects.
2. Evaluation of the adequacy of current and future funding to support water quality projects and policies.
3. Adequacy of County spending policies to meet management and documentation requirements for these projects.

I. Projection of tangible benefits that will accrue to Beaufort County, municipalities and to USCB from expansion of the USCB Water Quality Lab.

University and Economic Development Benefits

- a. It will be a catalyst for expanding the Universities current Coastal Ecology curriculum leading to attraction of greater numbers of highly qualified students.
- b. It will improve our ability to attract high technology firms with water quality and coastal zone ecology specializations that require:
 - o A “university lab relationship” to do business here.
 - o Cooperative agreements with a water quality Lab (for research).
 - o Agreements to utilize university students for lab and field work,
 - o Leading to jobs for USCB students and graduates, in the long-term.

Regional Water Quality Capacity Benefits

- a. An expanded lab would lead to heightened local and regional awareness and identification as a community that embraces environmental quality.
- b. An expanded USCB lab would serve as the vehicle for the County and municipalities to address water quality collectively, rather than in a disjointed fashion that may be duplicative, more expensive, and less informative.
- c. Lab expansion will allow the county and municipalities to pursue lines of inquiry regarding water quality that might otherwise be cost prohibitive.
- d. Lab expansion will allow the staff chemist to be able to react to emergency situations with much greater speed and capability.

II. Evaluation of the adequacy of current and future funding to support water quality policies.

Recommendations are based upon financial documentation and conversations with County Finance Department staff and the Deputy County Administrator.

a. Current Stormwater funding adequacy:

1. According to the Beaufort County Finance Department the current fund balance available for stormwater projects is \$850,000.

b. Future funding adequacy:

1. There are many factors that may affect future stormwater revenue; however, based upon recent past performance, the revenue base of the Stormwater Utility seems to be sound.
2. It is likely that revenue variations will occur over time, as in the past. However, over the last twenty years the County revenue base has steadily grown, with periods of revenue variations.

III. Adequacy of County spending policies to meet management and documentation requirements of Stormwater project expenditures.

1. Current County policies are adequate with the addition of the policy recommended in section 2 below.

2. Stormwater Utility Fiscal Control Policies:

a. The Utility is required to spend and/or obligate all revenue accruing to the Utility within each fiscal year.

b. Stormwater Utility Reporting to County Council.

In that proper stormwater policies are a significant priority of the Beaufort County Council and the citizens of Beaufort County. The Stormwater Utility shall:

a.) File and present a written report annually with the Beaufort County Council to document that Stormwater revenue for the past FY has been obligated and/or spent on projects from the Council's list of prioritized projects.

DAVIN
will identify
who will report

b.) Report on current and future activities, regulatory changes and their impact upon Beaufort County Stormwater policies.

committee approach -> Reports more
to Natural Resources, Reported out
by committee chair -

IV. Expenditure Plan

| | |
|-------------------------------------|-------------------------|
| USCB Water Quality Lab Expansion | \$191,628 (1) |
| Watershed Projects (2) | |
| Administrative Parking Lot Retrofit | \$330,000 (3). |
| Okatie East Retrofit | \$107,000 (4). |
| Highway 278 Retrofit portion | <u>\$231,000</u> |
| TOTAL | <u>\$859,628</u> |

Additional Watershed Projects

| | |
|--------------------------------------|----------------|
| Okatie West Land Purchase | \$100,000 (5). |
| Battery Creek (Burton Hill) Retrofit | \$736,000 |
| Okatie West Retrofit Construction- | \$1,211,000 |
| Battery Creek (Grober Hill) | \$2,469,000 |
| Battery Creek (West) | \$4,095,000 |

Explanatory Notes:

(1). Estimate based upon vendor 24 and 60 month operating lease terms. The amount listed represents costs related to a 24 month lease.

(2). The Watershed Restoration Areas were established by the Beaufort County Council in 2011. The Stormwater Utility has identified projects within these two priority areas: (1.) Okatie River, (2). Battery Creek.

(3). Cost estimates by Andrews and Burgess, November, 2011.

(4) Cost estimates by Ward Edwards, January, 2011 (all retrofit projects).

(5). Land cost will need to be documented, current figure is a staff estimate.

V. Implementation Preparation Recommendations

1. It is recommended that the Stormwater Utility be requested to confirm the current validity of Watershed Retrofit Project costs.
2. That the Utility inform the County Council that it has identified the first set of Watershed Restoration Projects, consistent with the priority geographical areas set by the Council. In doing so determining if the Council requires a review and presentation of those projects.
3. That the Utility present the Utilities current prioritized Watershed Restoration Projects list for Council input and comment.
4. It is recommended that the Utility set a project reporting cycle with the Council to maintain project information flow between the Council and the Utility.