

COUNTY COUNCIL OF BEAUFORT COUNTY

ADMINISTRATION BUILDING
100 RIBAUT ROAD
POST OFFICE DRAWER 1228
BEAUFORT, SOUTH CAROLINA 29901-1228
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DEPUTY COUNTY ADMINISTRATOR

JOSHUA A. GRUBER
COUNTY ATTORNEY

SUZANNE M. RAINEY
CLERK TO COUNCIL

AGENDA NATURAL RESOURCES COMMITTEE

Monday, January 27, 2014

3:00 p.m.

Executive Conference Room
Administration Building

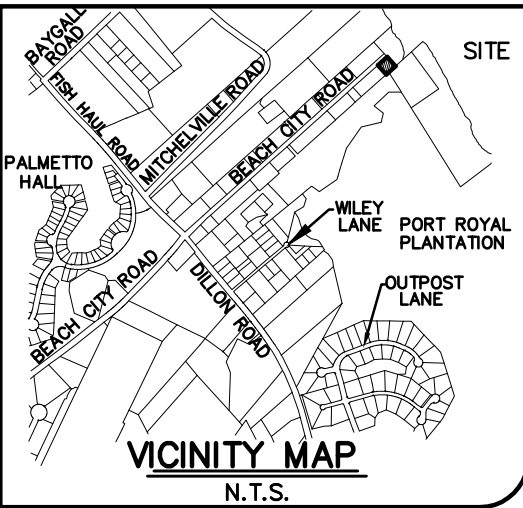
Committee Members:

Brian Flewelling, Chairman
Cynthia Bensch, Vice Chairman
Gerald Dawson
William McBride
Jerry Stewart
Tabor Vaux
Laura Von Harten

Staff Support: Tony Criscitiello

1. CALL TO ORDER – 3:00 P.M.
2. MCAS BEAUFORT NOISE IMPACT PRESENTATION
3. CONSIDERATION / BEACH CITY ROAD PROPERTY TRANSFER ([backup](#))
4. ADJOURNMENT





SYMBOLS

- ⚡ - ELECTRIC TRANSFORMER
- ☎ - TELEPHONE SERVICE
- ⊖ - WATER METER
- ⊕ - VALVE BOX
- ⊞ - IRRIGATION CONTROL VALVE
- IPF ⊙ - 1/2" IRON PIN FOUND
- CMF □ - 3" CONCRETE MONUMENT SET

PROPERTY AREA = 0.50 Ac. (21,991 Sq. Ft.)
ADDRESS:# 282 BEACH CITY ROAD
DISTRICT: 510 , MAP:5, PARCEL: 10H (PARENT)

THIS PROPERTY LIES IN F.E.M.A. ZONE C
COMMUNITY NO. 450250, PANEL: 0009D, DATED: 9/29/86
(NO MINIMUM ELEVATION REQUIRED)

REFERENCE PLAT

1) SUBDIVISION PLAT OF HIDDEN BEACH SUBDIVISION PHASES 1&2, HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA
DRAWN: 5/31/07
ROD. BEAUFORT COUNTY, SC
BY: MARK R. RENEW, S.C.R.L.S. NO. 25437

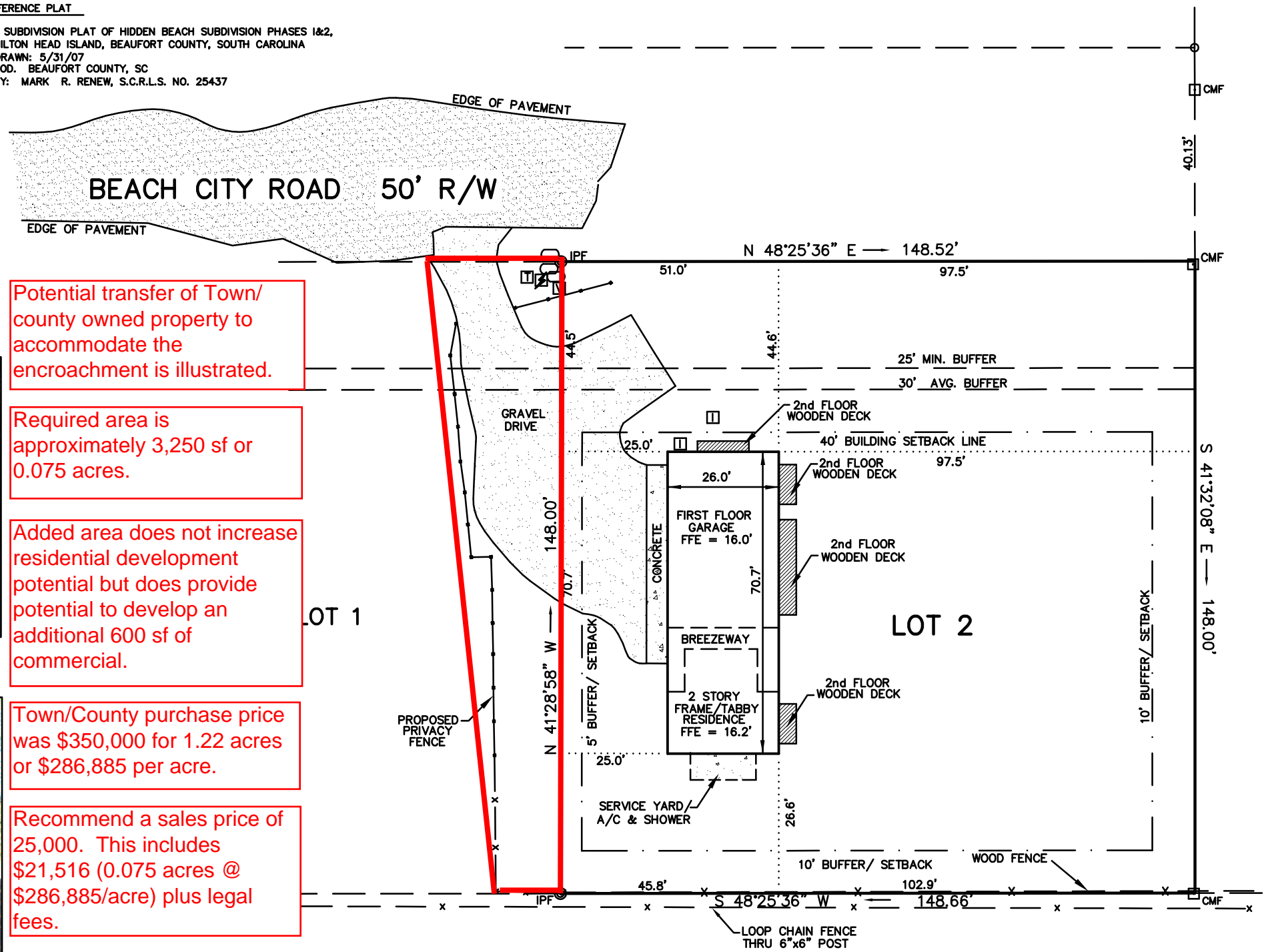
Potential transfer of Town/county owned property to accommodate the encroachment is illustrated.

Required area is approximately 3,250 sf or 0.075 acres.

Added area does not increase residential development potential but does provide potential to develop an additional 600 sf of commercial.

Town/County purchase price was \$350,000 for 1.22 acres or \$286,885 per acre.

Recommend a sales price of 25,000. This includes \$21,516 (0.075 acres @ \$286,885/acre) plus legal fees.



TOWN OF HILTON HEAD ISLAND
R510 005 000 0208 0000
DB. 1102, PG. 1328
PB. 30, PG. 63
PB. 77, PG. 89

- NOTES:**
- 1). THIS PLAT HAS BEEN PREPARED WITHOUT BENEFIT OF A COMPLETE TITLE SEARCH BY SEA ISLAND LAND SURVEY, LLC.
 - 2). THIS PROPERTY MAY BE SUBJECT TO EASEMENTS OF RECORD AND COVENANT RESTRICTIONS AS RECORDED IN THE OFFICE OF THE ROD FOR BEAUFORT COUNTY.
 - 3). SUBJECT PROPERTY DOES NOT APPEAR TO BE AFFECTED BY THE BEACHFRONT SETBACK REQUIREMENTS OF THE S.C. BEACH PROTECTION ACT OF JULY 1, 1988.
 - 4). BUILDING SETBACKS, WHETHER SHOWN OR NOT, SHOULD BE VERIFIED BY THE LOCAL BUILDING AUTHORITY OR ARCHITECTURAL REVIEW BOARD.
 - 5). USE OF THIS PROPERTY MAY BE AFFECTED BY THE TERMS OF COVENANTS RELATING TO THIS PLANNED RESIDENTIAL COMMUNITY.

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.



N/F PERRY WHITE
R510 005 000 0249 0000

ASBUILT SURVEY OF:
LOT 2, BEACH CITY ROAD,
HIDDEN BEACH SUBDIVISION, HILTON HEAD ISLAND,
BEAUFORT COUNTY, SOUTH CAROLINA

PREPARED FOR: WALLSTAR DEVELOPMENT CO., LLC

DATE: 12/17/07 SCALE: 1" = 30'

GRAPHIC SCALE

0 30 60 90

SILS Sea Island Land Survey, LLC.

4D Mathews Court,
Hilton Head Island,
SC 29926
Tel (843) 681-3248
Fax (843) 689-3871
E-mail: sils@sprynet.com

FILE No : 05608/10 DWG No. : 4-1284
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