

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

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GERALD W. STEWART  
VICE CHAIRMAN

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ROBERTS "TABOR" VAUX

THOMAS J. KEAVENY, II  
INTERIM COUNTY ADMINISTRATOR  
COUNTY ATTORNEY

CONNIE L. SCHROYER  
CLERK TO COUNCIL

AGENDA  
NATURAL RESOURCES COMMITTEE

Monday, August 20, 2018

2:00 p.m.

Executive Conference Room, Administration Building  
Beaufort County Government Robert Smalls Complex  
100 Ribaut Road, Beaufort

Committee Members:

Brian Flewelling, Chairman  
Roberts "Tabor" Vaux, Vice Chairman  
Rick Caporale  
Gerald Dawson  
Steve Fobes  
York Glover  
Alice Howard

Staff Support:

Eric Greenway, Community Development Director  
Gary James, Assessor  
Eric Larson, Division Director  
Environmental Engineering  
Dan Morgan, Mapping & Applications Director

1. CALL TO ORDER – 2:00 P.M.
2. UPDATES
  - A. Previous Planning Commission Meeting
  - B. Previous Southern Lowcountry Regional Planning Commission (SOLOCO) Meeting
3. DISCUSSION / OPPORTUNITIES FOR CONTINUED PARTNERSHIP AND FINANCIAL ASSISTANCE IN DEVELOPING WRIGHT FAMILY PARK AND CALHOUN STREET DOCK (backup)
4. DISCUSSION / TIMELINE FOR ADOPTION OF A RESOLUTION ON THE PROPOSED PASSIVE PARK COMPREHENSIVE PLAN
5. TEXT AMENDMENT TO CHAPTER 4 (FUTURE LAND USE), APPENDIX 4G, DAUFUSKIE ISLAND PLAN OF THE BEAUFORT COUNTY COMPREHENSIVE PLAN TO REPLACE THE EXISTING DAUFUSKIE ISLAND PLAN WITH A NEW DAUFUSKIE ISLAND PLAN
6. CONSIDERATION OF REAPPOINTMENTS AND APPOINTMENTS
  - A. Historic Preservation Review Board / One Vacancy (Historic Beaufort Foundation)
  - B. Rural and Critical Lands Preservation Board / Three Vacancies (Council Districts 2, 5, 8)
  - C. Southern Beaufort County Corridor Beautification Board / One Vacancy (Council District 5)
  - D. Stormwater Management Utility Board / One Vacancy (Stormwater District 6)
  - E. Zoning Board of Appeals / One Vacancy (Northern Beaufort County)



7. EXECUTIVE SESSION / DISCUSSION OF PROPOSED PURCHASE OF PROPERTIES AND ISSUES INCIDENT THERETO (PROPERTIES 2018C AND 2018D)
8. MATTERS ARISING OUT OF EXECUTIVE SESSION
9. UPDATE / BEAUFORT COUNTY HOUSING NEEDS ASSESSMENT RECOMMENDATIONS (ALSO ITEM #2 ON COMMUNITY SERVICES COMMITTEE AGENDA DATED AUGUST 20, 2018) ([backup](#))
10. ADJOURNMENT

Lisa Sulka  
*Mayor*

Larry Toomer  
*Mayor Pro Tempore*

Marc Orlando  
*Town Manager*



*Council Members*  
Fred Hamilton  
Dan Wood  
Harry Lutz

Kimberly Chapman  
*Town Clerk*

July 16, 2018

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

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

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

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

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

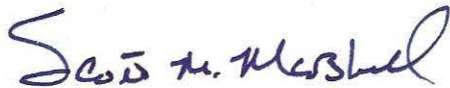
The Wright Family Park project is located on the banks of the May River, adjacent to the Calhoun Street public dock, at 111 Calhoun Street which is also commonly referred to as the Wright Family Property. The Town partnered with the County to jointly pursue this project which will benefit Bluffton, as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

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

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

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

Sincerely,



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

Enclosures

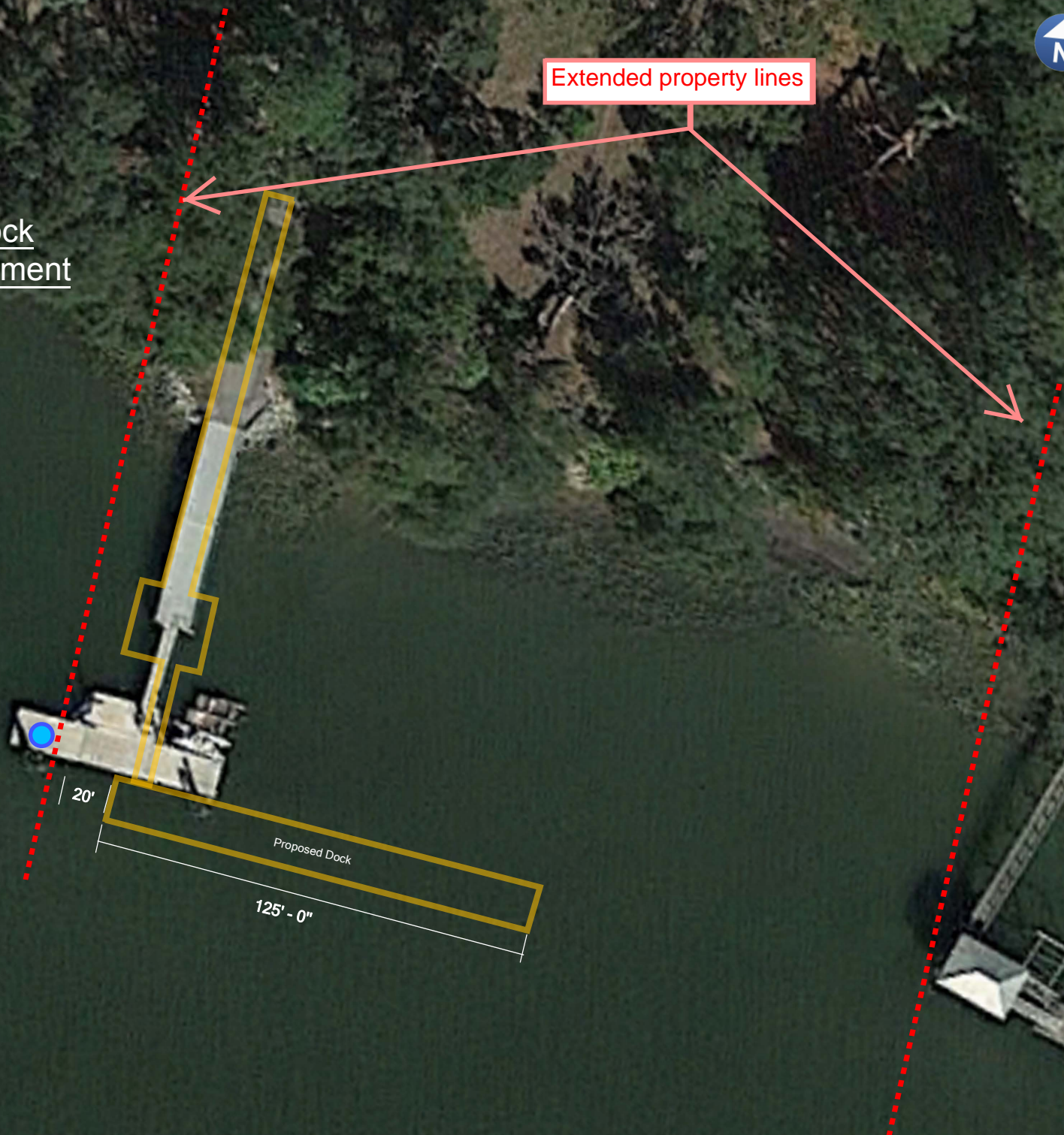
Cc: Members of the Town of Bluffton Town Council (email only)  
Members of Beaufort County Council (email only)  
Michael Mathews, Chairman, Rural and Critical Lands Preservation Board (email only)  
Marc Orlando, Town Manager (email only)  
Thomas J. Keaveny, II, Beaufort County Attorney (email only)





Extended property lines

Calhoun Street Dock  
Revised Permit Alignment



LEGEND:

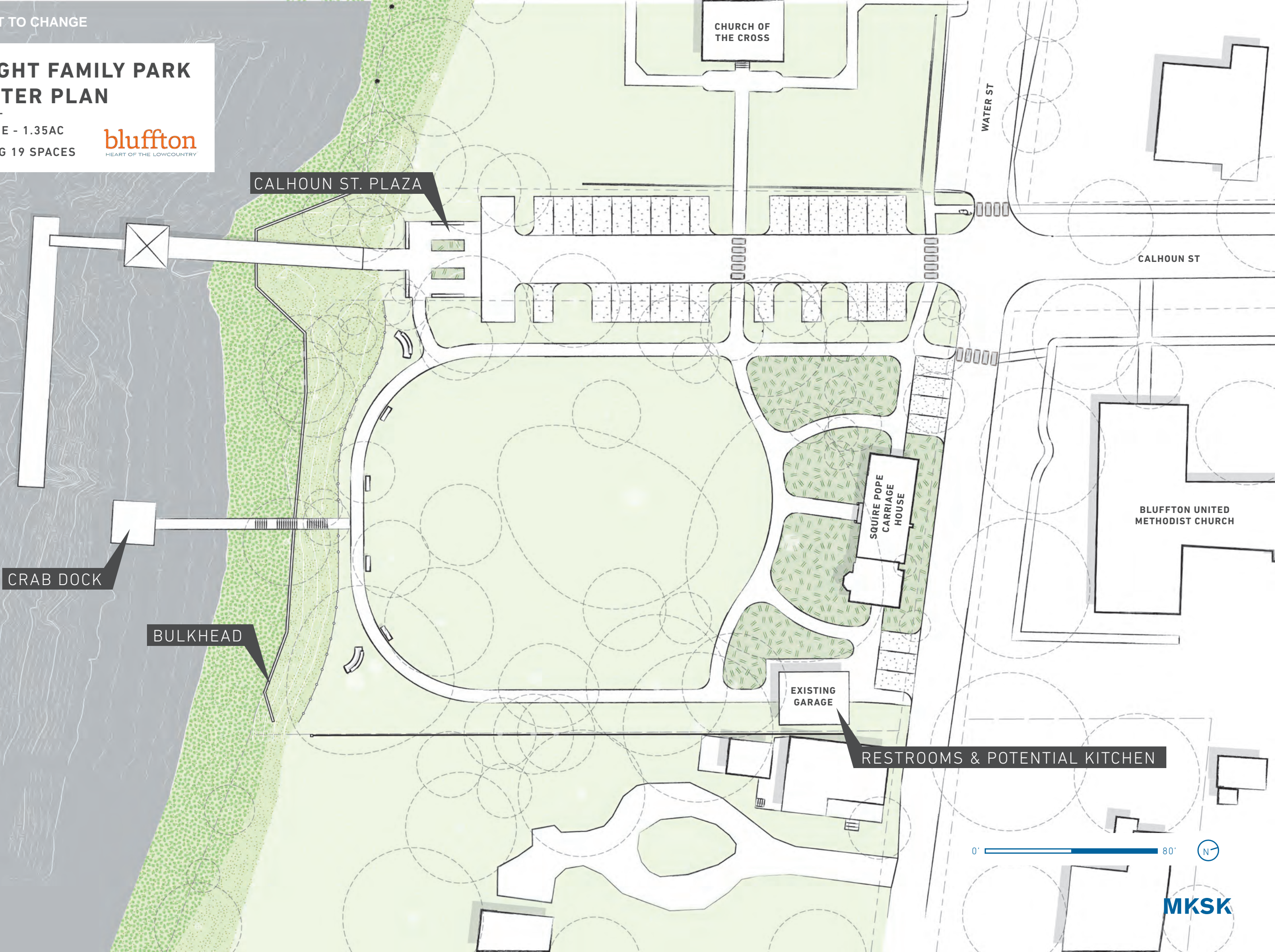
- Extended property lines
- Existing dock
- Proposed dock





# WRIGHT FAMILY PARK MASTER PLAN

ACREAGE - 1.35AC  
PARKING 19 SPACES



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







BIRDSEYE PERSPECTIVE

WRIGHT FAMILY PARK MASTER PLAN

SUBJECT TO CHANGE





## INSPIRATION

WRIGHT FAMILY PARK MASTER PLAN

SUBJECT TO CHANGE



STATE OF SOUTH CAROLINA )  
COUNTY OF BEAUFORT )

AGREEMENT BETWEEN BEAUFORT  
COUNTY AND TOWN OF BLUFFTON

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

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

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

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

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

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

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

Mo



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



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

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

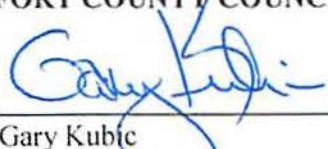
11. The Town shall provide law enforcement for the Property.

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

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

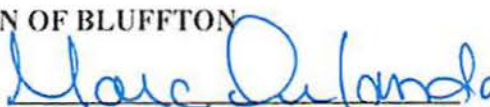
**BEAUFORT COUNTY COUNCIL**

By: \_\_\_\_\_

  
Gary Kubic  
County Administrator

**TOWN OF BLUFFTON**

By: \_\_\_\_\_

  
Marc Orlando  
Town Manager





Presentation to Joint meeting of Natural  
Resource and Community Services  
Committees 8/20/2018

# Beaufort County Housing Needs Assessment Update

Bottom line of the Bowen Study:

- 8,555 additional housing units needed on 5 year trajectory
  - ❖ 5,236 units for rentals
  - ❖ 3,319 units for owner-occupied
- 14,709 additional housing units needed on 10 year trajectory
  - ❖ 7,313 units for rentals
  - ❖ 7,396 units for owner-occupied





# Beaufort County Housing Needs Assessment Update

“Product Pricing for Housing Development Respondents were asked to select what type of product should be encouraged to assist with housing development in the county. **Moderate market-rate rental housing (with rents of \$750-\$1,250 per month) and Entry-level/workforce for sale housing (priced below \$150,000) were ranked the highest. Affordable rental housing (rents under \$750 per month) and moderate for-sale housing (home prices between \$150,000-\$250,000) were ranked second** in line for preference. *Higher end housing (both for-sale and for-rent) was ranked as needing the lowest priority for housing development.* “





Presentation to Joint meeting of Natural  
Resource and Community Services  
Committees 8/20/2018

# LAHC Survey Results

## LAHC Priority and Feasibility Survey

Tool	Priority
Adaptive Reuse of Vacant/Unused Structures	16.54
Development, Permit & Impact Fees Waived or Reduced	15.73
Density Bonuses	14.67
Expedited Approval Process for Development	13.88
Housing Trust Fund	12.91
Donation of Public Land	12.23
Housing for Teachers	12.23
First-time Homebuyers Assistance	11.92
Housing Land Trust	11.3
Housing Bond	11
Housing for Disabled	10.61
Housing for the Aging	10.43
Inclusionary Zoning (Voluntary)	9.54
Low Income Housing Tax Credit Program	9.29
Inclusionary Zoning (Mandatory)	8.73
Tax Abatement	8.64
Land Leases	8.04
Housing for Homeless	7.57
Repair & Maintenance	7
Housing for Military	6.3

### Legend

	High Priority & Feasibility
	Mid Priority & Feasibility
	Low Priority & Feasibility





Presentation to Joint meeting of Natural  
Resource and Community Services  
Committees 8/20/2018

# LAHC Survey Results

Tool	Feasibility
Adaptive Reuse of Vacant/Unused Structures	17.29
Development, Permit & Impact Fees Waived or Reduced	17.13
Density Bonuses	16.92
Expedited Approval Process for Development	15.96
Donation of Public Land	14.78
First-time Homebuyers Assistance	14.18
Housing for Teachers	11.28
Housing Bond	10.64
Repair & Maintenance	10.57
Inclusionary Zoning (Voluntary)	10.48
Housing for the Aging	10.14
Housing Trust Fund	8.59
Housing for Disabled	8.57
Housing Land Trust	8.43
Land Leases	8.13
Housing for Homeless	7.05
Housing for Military	7
Low Income Housing Tax Credit Program	6.68
Tax Abatement	6.38
Inclusionary Zoning (Mandatory)	6.05





# DISCUSSION

- STAFF'S AFFORDABLE HOUSING TASK FORCE MEETINGS
- WHERE DO WE GO FROM HERE?
  1. RESOLUTION(S)?
  2. ACTION ITEMS?
  3. CALIBRATE RECOMMENDATIONS WITH COMP PLAN RECOMMENDATIONS?
  4. TRUST FUND?
  5. ADVISORY BOARD?
  6. FUND IMPACT FEE WAIVER?