



**County Council of  
Beaufort County  
Natural Resources  
Committee Meeting**

**Chairman**

ALICE HOWARD

**Vice Chairman**

GERLAD DAWSON

**Council Members**

MICHAEL E. COVERT  
YORK GLOVER, SR.  
CHRIS HERVOCHON

**County Administrator**

ASHLEY M. JACOBS

**Clerk to Council**

SARAH W. BROCK

**Staff Support**

ERIC GREENWAY  
EBONY SANDERS  
DAN MORGAN

**Administration Building**

Beaufort County Government  
Robert Smalls Complex  
100 Ribaut Road

**Contact**

Post Office Drawer 1228  
Beaufort, South Carolina 29901-1228  
(843) 255-2180  
[www.beaufortcountysc.gov](http://www.beaufortcountysc.gov)

# Natural Resources Committee Agenda

Monday, May 04, 2020 at 3:30 PM

[This meeting is being held virtually in accordance with Beaufort County Resolution 2020-05]

THIS MEETING WILL CLOSED TO THE PUBLIC. CITIZEN COMMENTS AND PUBLIC HEARING COMMENTS WILL BE ACCEPTED IN WRITING VIA EMAIL TO THE CLERK TO COUNCIL AT SBROCK@BCGOV.NET OR PO DRAWER 1228, BEAUFORT SC 29901. CITIZENS MAY ALSO COMMENT DURING THE MEETING THROUGH FACEBOOK LIVE.

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. *[Public notification of this meeting has been published, posted, and distributed in compliance with the South Carolina Freedom of Information Act]*
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES

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## ACTION ITEMS

6. CONSIDERATION OF AN ORDINANCE AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE A FOUR-YEAR CONTRACT EXTENSION WITH MORRISON FORESTRY FOR THE IMPLEMENTATION OF THE FOREST MANAGEMENT PLAN AND ACTIVITY SCHEDULE ON SELECTED PASSIVE PARK PROPERTIES
7. CONSIDERATION OF AN ORDINANCE REGARDING A TEXT AMENDMENT TO THE COMMUNITY DEVELOPMENT CODE (CDC): ARTICLE 1, SECTION 1.3.50 APPLICABILITY AND JURISDICTION – EXEMPTIONS TO ADDRESS COUNTY PUBLIC SERVICE USES
8. CONSIDERATION OF A RESOLUTION TO ENTER INTO A MEMORANDUM OF UNDERSTANDING WITH THE CITY OF BEAUFORT RELATING TO THE MOSSY OAKS DRAINAGE PROJECT.

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## EXECUTIVE SESSION

9. S.C. CODE SECTION 30-4-70(2): DISCUSSION OF NEGOTIATIONS INCIDENT TO PROPOSED CONTRACTUAL ARRANGEMENTS AND PROPOSED SALE OR PURCHASE OF PROPERTY RURAL AND CRITICAL LANDS PROGRAM PROJECT - 2019 DALE PDR
10. UNDER SC CODE SECTION 30-4-70(A)(2) FOR THE RECEIPT OF LEGAL ADVICE WHERE THE LEGAL ADVICE RELATES TO A PENDING CLAIM OR OTHER MATTERS COVERED BY THE ATTORNEY-CLIENT PRIVILEGE INVOLVING THE SCRATCH GOLF LITIGATION.
11. **MATTERS ARISING OUT OF**

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## **BOARDS AND COMMISSIONS**

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- 12. SOUTHERN BEAUFORT COUNTY CORRIDOR BEAUTIFICATION BOARD - VACANCY DISTRICT 5
  - 13. RURAL AND CRITICAL LANDS PRESERVATION BOARD – VACANCY DISTRICT 10
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## **CITIZEN COMMENTS**

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- 14. CITIZEN COMMENT (Every member of the public who is recognized to speak shall limit comments to three minutes - Citizens may email [sbrock@bcgov.net](mailto:sbrock@bcgov.net) or comment on our Facebook Live stream)
- 15. ADJOURNMENT



**County Council of  
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Natural Resources  
Committee Meeting**

**Chairwoman**  
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## Natural Resources Committee Minutes

Monday, March 02, 2020 at 3:30 PM

Council Chambers, Administration Building Beaufort County  
100 Ribaut Road, Beaufort

### CALL TO ORDER

Chairwoman Howard called the meeting to order at 2:00 PM

### FOIA

Chairwoman Howard noted that Public notification of this meeting had been published, posted, and distributed in compliance with the South Carolina Freedom of Information Act.

### APPROVAL OF AGENDA

**Motion:** It was moved by Council Member Flewelling, Seconded by Council Member Passiment to approve the agenda. Voting Yea: Council Member Rodman, Council Member Hervochon, Chairwoman Howard, Council Member Glover, Council Member Passiment, Council Member Flewelling, Council Member McElynn, Council Member Covert, Vice Chairman Dawson. The motion passed.

### APPROVAL OF MINUTES

**Motion:** It was moved by Council Member Flewelling, Seconded by Council Member Passiment to approve the minutes from February 3, 2020. Voting Yea: Council Member Rodman, Council Member Hervochon, Chairwoman Howard, Council Member Glover, Council Member Passiment, Council Member Flewelling, Council Member McElynn, Council Member Covert, Vice Chairman Dawson. The motion passed.

### Update from Eric Greenway

Eric Greenway: Two issues at the moment. There is speculation occurring among residents regarding golf course redevelopment at Cat Island and Island West. Community Development Department has no official applications for that. Our position is to review the PUD and researching development plans for each community. Any redevelopment will require PUD amendments to the development plan and will be handled like we do rezoning. Mary 19<sup>th</sup> there will be a meeting for Cat Island and I will myself available for Island West residents as well.

### Budgetary Update from Senator Tom Davis

Beaufort County has a \$120 Million grant application to the SIB. The application is in order and a strong application. Chairman of the SIB indicated that there was enough money to be given out to accommodate all qualifying request if they want to do that. If they do that they constrain giving out grants

in subsequent years. I'm very optimistic and decisions should be made later this month. General appropriation bill, last year in our budget we had \$9.3

Billion and this year we have \$2 Billion additional dollars, half in recurring and half not recurring. The Governor has mapped out what he would like to do that with recurring money and house budget reflects that. There may be a tax cut from 7% to 6%. A \$3,000 per classroom teacher salary increase. Also, he would like money for Department of Public Safety, Highway Patrol, and other Law Enforcement matters. We have been increasing appropriations for USCB where this year with an additional \$1.5 Million recurring appropriation we have been promised will be up to 100% parity on State wide average. Beaufort County Council has supplemented USCB's budget, after this year we should have USCB coverage at parity for funding. Regarding capital request which is non-recurring and another Billion. Wish I could tell you that money will be spent at a rational assessment of what the state wide needs are but that isn't the case. \$15 Million is needed for airport funds. I feel that is highly unlikely but possibly \$5 Million. TCL requested for Culinary and Nursing. USCB Convocation center is the next step to make for attractiveness for students. \$24 Million State, \$24 County, \$48 Million Requested. Overtime build that into your plan so the state can see you matching.

Council Member Flewelling: Any word on the change of the formation for the local government fund?

Senator Davis: I haven't heard any discussions in regards to that but I have heard discussions of Act 388. 1) Sun setting existing sales tax exemptions that don't make any sense and generating upwards of \$700 Million and then supplementing that with an additional income earning stream. Idea is to extend property tax relief to all categories of property. 2) Reform on a 5-year basic reimbursement stream is fast growing areas.

Council Member Glover: What about the budget for roads?

Senator Davis: Yes, more money for roads in what form that will take, I suspect these will be a supplement to the CTC appropriation, some of that one-time money will be distributed to the counties based on their CTC formulas of 1) land area 2) population 3) road miles. The house budget has some money in there for roads. I don't know the amount but it will be the CTC route. There is talk of repaving I-95 from Georgia to Walterboro and Highway 17 maintenance to the Tallmadge Bridge.

## **ACTION ITEMS**

### **Approval of a Joint Ownership and Operating Agreement between the County and BCOLT for Widgeon Point Preserve. – Stefanie M Nagid, Passive Parks Manager**

A Joint Ownership and Operating Agreement between the County and BCOLT for Widgeon Point Preserve. With the construction of the new passive park improvements at Widgeon Point Preserve, revisions to the original 2008 Joint Ownership Agreement are necessary. County Staff and BCOLT agree to the 2020 Joint Ownership and Operating Agreement as written and the 2008 Joint Ownership Agreement will be terminated. County will maintain the property and appropriate insurance for constructed structures. County will retain all revenue from property rental, which will be used towards property maintenance. Recommendation is to approve and authorize the County Administrator to execute the Widgeon Point Preserve 2020 Joint Ownership and Operating Agreement as written.

**Discussion:** Stefanie Nagid: This new agreement is basically reversing roles as previously agreed to in 2008. I have spoken with Mr. Rosenald and he is aware of the needs and will probably bring forth some budgeting requests when it becomes open.

Council Member Flewelling: Have you talked with BCOLT about this?

Stephanie Nagid: Yes, and we both agreed to the JOA as written.

Council Member Flewelling: The funds that will originate, will those funds still go to maintenance?

Stefanie Nagid: Yes

Council Member Flewelling: Is it being rented?

Stefanie Nagid: Yes, we have three weddings booked already for this year.

Council Member Glover: Is there a lot of interest?

Stefanie Nagid: Yes, people are very excited to see this opened to the public.

Council Member Glover: Is it gated?

Stefanie Nagid: Yes, it has an automatic gate.

Council Member Flewelling: Make sure its click to open.

**Motion:** It was moved by Council Member Glover, Seconded by Council Member Flewelling to recommend the approval of a Joint Ownership and Operating agreement between Beaufort County and Beaufort County Open Land and Trust for Widgeon Point Preserve and forward to Council. The Vote - Voting Yea: Council Member Rodman, Council Member Hervochon, Chairwoman Howard, Council Member Glover, Council Member Passiment, Council Member Flewelling, Council Member McElynn, Council Member Covert, Vice Chairman Dawson. The motion passed.

**Approval of a Facility Use Agreement (FUA) between the County and the Friends of Fort Fremont (Friends) for the use of the Preserve and the interpretive center - Stefanie M Nagid, Passive Parks Manager**

A Facility Use Agreement (FUA) between the County and the Friends of Fort Fremont (Friends) for the use of the Preserve and the interpretive center. In April 2019, the County and the Friends entered into a Memorandum of Understanding authorizing the Friends to utilize the property according to a Facility Use Agreement and annual Operating Plan. County staff and Friends have agreed to the FUA terms and conditions, which specify in detail the use of the Property as an historic interpretive facility and the responsibilities of the Friends and the County. There are no funding requirements. Liability is waived between the parties. County retains responsibility for the management and maintenance of the property and its structures as a public passive park. Recommendation is to approve and authorize the County Administrator to execute the Friends of Fort Fremont Facility Use Agreement as written.

**Discussion:** Stefanie Nagid: This further specifies the memorandum of understanding from 2019 with more of lease terminology for use of the building specifically and their operating hours. They will also bring forward an annual operating plan describing specific programs they will have on the property. This is the second step of opening the interpretive center and reopening the park once fully constructed.

Council Member Glover: When do you see the interpretive center opening?

Stefanie Nagid: Contractors estimate end of August 2020.

Council Member Covert: No fees to be paid to the county?

Stefanie Nagid: Correct.

Council Member Covert: What about utilities?

Stefanie Nagid: County will be responsible for that and Mr. Rosenald is aware of the additional expenses. The Finance Director has created an account for funding maintenance etc. from timber.

Council Member Glover: Is there a security system?

Stefanie Nagid: Yes, interior and exterior.

**Motion:** It was moved by Council Member Glover, Seconded by Council Member Flewelling for the approval of a Facility Use Agreement (FUA) between the County and the Friends of Fort Freemont (Friends) for the use of the Preserve and the interpretive center. The Votes - Voting Yea: Council Member Rodman, Council Member Hervocho, Chairwoman Howard, Council Member Glover, Council Member Passiment, Council Member Flewelling, Council Member McElynn, Council Member Covert, Vice Chairman Dawson. The motion passed.

**Approval of a Contract Award to The Greenery, Inc. in the amount of \$97,334.00 for Project Management, Landscape Installation & Maintenance Services for Highway 17 Medians and Traffic Circle at Gardens Corner. – Dave Thomas, Purchasing Director and Nancy R. Moss, Community Development Planner**

On February 12, 2020, the Purchasing Department received three responses to the IFB RFP #021220 – Project Management Landscape Installation and Maintenance Services for the Highway 17 Medians and Traffic Circle at Gardens Corner. The Community Development Department Staff reviewed all of the responses and selected the Greenery, Inc. as the number one ranked firm. The Greenery, Inc. provided the lowest price of \$97,334.00. This service includes landscape site preparation/grading, a twelve (12) month hand-watering, warranty and maintenance program to facilitate plant establishment, cost and installation of plants, the cost of pine straw mulch with installation and weed control and hardwood mulch application under 14 existing specimen live oak trees adjacent to the traffic circle. In addition to the twelve-month maintenance program which is estimated to being on May 15, 2020 the service also includes an additional two (2) years of landscape maintenance for a total of (3) years of landscape maintenance which is estimated to end on May 14, 2023. Funding will be \$97,334.00 from account 20120012-51160 Tree Reforestation Fund for North-of-the-Broad beautification projects. Balance was \$425,000.00. The Purchasing Department recommends that the Natural Resources Committee approve the contract award to The Greenery, Inc. in the amount of \$97,334.00 for the aforementioned Landscaping Services from the finding sources listed above.

**Discussion:** Council Member Covert: Is there a warranty?

Dave Thomas- Yes, 1-year warranty on plants and 3 years for maintenance.

Council Member Covert: Have they submitted a plan/schedule and has the contractor agreed to try to not use herbicides?

Chairwoman Howard: Up until 2023 maintenance will be provided.

Nancy Moss: Yes, everything has to be approved by Amanda Flake regarding application of herbicides.

**Motion:** It was moved by Council Member Covert, Seconded by Vice Chairman Dawson to approve the contract award to the Greenery, Inc. in the amount of \$97,334.00 for Project Management, Landscape Installation and Maintenance Services for Highway 17 Medians and Traffic Circle at Gardens Corner. The Vote - Voting Yea: Council Member Rodman, Council Member Hervocho, Chairwoman Howard, Council Member Glover, Council Member Passiment, Council Member Flewelling, Council Member McElynn, Council Member Covert, Vice Chairman Dawson. The motion passed.

## **DISCUSSION ITEMS**

**Discussion regarding the appointment of two (2) members to a Steering Committee responsible for recommendations for establishing a Regional Housing Trust Fund. – Eric Greenway**

Beaufort County Council has the option of appointing two (2) members to the Steering Committee that will guide the development of the recommendation for establishing a Regional Housing Trust Fund. The Two (2) names suggested are Mrs. Allison Coppage with Beaufort Memorial Hospital and Mr. Ben Boswell with Beaufort County Human Services Department.

**Motion:** It was moved by Council Member Flewelling, Seconded by Vice Chairman Dawson to appoint Allison Coppage with Beaufort Memorial Hospital and Ben Boswell with Beaufort County Human Resources Department to the Steering Committee responsible for recommendations for establishing a Regional Housing Trust Fund. The Vote - Voting Yea: Council Member Rodman, Council Member Hervochoon, Chairwoman Howard, Council Member Glover, Council Member Passiment, Council Member Flewelling, Council Member McElynn, Council Member Covert, Vice Chairman Dawson. The motion passed.

**Update regarding the status of the Beaufort County Passive Parks Program** - Stefanie M. Nagid, Passive Parks Manager.

Accomplishments:

- 13,552 fee-simple acres acquired (from the last 20 years)
- Passive Parks Ordinance (1018/53) adopted December 2018
- Facility Rental Policy adopted February 2019
- Priority Property Budget Allocations adopted May and November 2019
- Initiated and Continues:
  - Gates and Keys
  - Boundary Signage
  - Property inspections
  - Record keeping
  - Branding and marketing standards
  - Stakeholder engagement
  - Timber management plans

Green Space Closed to the Public: 203 acres

Passive Parks Open to the Public: 795

Upcoming Projects to be open to the public: 1,138 acres

Next Steps:

- Individual property management plans
  - Resource management needs
  - Public use opportunities
  - Revenue generation possibilities
- Boundary Posting
- Timber and vegetation management
- Prescribed burning
- Invasive exotic plant control

For Additional Information

- Beaufort County Passive Park Website
  - <https://www.beaufortcountysc.gov/planning/passive-parks/index.html>
- Beaufort County Passive Parks manager
  - Stefanie M Nagid, [snagid@bcgov.net](mailto:snagid@bcgov.net), 843-2152

**Discussion:** Council Member Glover: How long is Altamaha Road?

Stefanie Nagid: About ¾ of a mile. About a 30-minute hike from the parking lot to the point.

Council Member Glover: The property we just purchased on Lady's Island, any plans?

Stefanie Nagid: Pineview, when we purchased that property it came with a \$50,000.00 donation to start planning and that will start after the next fiscal year.

### **Presentation regarding the Liberty Trail Initiative**

**Discussion:** Mr. Davies: Partnership between American Battlefield Trust out of Washington, DC. They have raised money and saved over 52,000 acres of land. They decided to focus on the American Revolution and contacted South Carolina Battlefield Preservation Trust in Charleston and came up with this partnership called the Liberty Trail. The Group has two purposes. 1) to educate our students and our citizens on the history and reclaim heritage. 2) Pull people off the interstate and bring tourism. The App for Liberty Trail is budgeted at \$750,000 it will take you to the landmarks, show you where to shop and where to eat in the area and it will become an interactive app once you are at the site. I would love to see the Battle of Port Royal in that initial phase.

**Status:** This item was for Informational purposes only.

### **EXECUTIVE SESSION**

**Motion:** It was moved by Council Member Flewelling, Seconded by Council Member Passiment to go into executive session to discuss the proposed purchase of property and issues incident thereto (Project 2020A). The Vote - Voting Yea: Council Member Rodman, Council Member Hervochon, Chairwoman Howard, Council Member Glover, Council Member Passiment, Council Member Flewelling, Council Member McElynn, Council Member Covert, Vice Chairman Dawson. The motion passed.

### **MATTERS ARISING OUT OF EXECUTIVE SESSION**

**Motion:** It was moved by Council Member Flewelling, Seconded by Council Member Glover for Beaufort County to purchase what is known as Project 2020 A for \$544,537.00 in partnership with the Marine Corps Air Station, Department of Defense and South Carolina Conservation Bank and to be presented at the County Council meeting on March 23, 2020. The total price is \$1.82 Million and Rural and Critical Lands is \$544,537.00. The Vote - Voting Yea: Council Member Rodman, Council Member Hervochon, Chairwoman Howard, Council Member Glover, Council Member Passiment, Council Member Flewelling, Council Member McElynn, Council Member Covert, Vice Chairman Dawson. The motion passed.

**Discussion:** Council Member Rodman: I think if we go forward we may need to revisit getting some of those funds from H-Tax/A-Tax to relief some of the cost from Rural and Critical Lands.

Council Member Flewelling: Yes, I agree.

### **BOARDS AND COMMISSIONS**

#### **Boards and Commissions Vacancies**

Rural and Critical Lands Board: 1 Vacancy (District 7)

Southern Beaufort County Corridor Beautification Board: (District 9- Doug Novak Resigned, District 5 and Town of Bluffton Appointee) Application received by John Maffei.

**Motion:** It was moved by Council Member Flewelling, Seconded by Council Member Glover to recommend John Maffei for the vacancy with Southern Beaufort County Corridor Beautification Board and forward to full Council. The Vote - Voting Yea: Council Member Rodman, Council Member Hervochoon, Chairwoman Howard, Council Member Glover, Council Member Passiment, Council Member Flewelling, Council Member McElynn, Council Member Covert, Vice Chairman Dawson. The motion passed.

**CITIZEN COMMENTS**

No Citizen Comments

**ADJOURNMENT**

The meeting adjourned at 5:00PM

Ratified by Committee:



## BEAUFORT COUNTY COUNCIL

### Agenda Item Summary

#### Item Title:

Contract extension approval for the implementation of the Beaufort County Passive Parks Forest Management Plan Activity Schedule

#### Council Committee:

Natural Resource Committee

#### Meeting Date:

May 4, 2020

#### Committee Presenter (Name and Title):

Stefanie M. Nagid, Passive Parks Manager

#### Issues for Consideration:

Approval of the contract extension to Morrison Forestry to implement the Beaufort County Passive Parks Forest Management Plan Activity Schedule for selected passive park properties in Beaufort County.

#### Points to Consider:

Numerous passive park properties have been unmanaged for years to decades. Many of these properties have timber resources that need to be managed to promote a healthy forest for wildlife, reduce wildfire risk and provide a more pleasing aesthetic. Additionally, these timber resources can provide revenue to continue necessary land management activities. South Carolina state law requires a certified forester to plan and implement silviculture activities. In December 2018, Beaufort County solicited proposals from certified foresters for planning and implementation services. In March 2019, Beaufort County contracted with the low bidder, Morrison Forestry, for planning services. That contract has a 4-year extension clause for implementation services. The Forest Management Plan provides a summary of timber resources for timber management on selected passive park properties. The Activity Schedule provides detailed revenue and expense estimates based on current market values (as of March 1, 2020).

#### Funding & Liability Factors:

Based on current market prices, gross timber revenues could exceed \$650,000 and site preparation/reforestation/oversight expenses could exceed \$150,000. The net timber revenue will be retained in the passive park program (Account 45020001-47430) and primarily used towards continued land management and maintenance activities on all passive park properties. Market values are subject to change.

#### Council Options:

- 1) Approve the contract extension
- 2) Reject the contract extension

#### Recommendation:

Authorize the County Administrator to execute a 4-year contract extension with Morrison Forestry to implement the Forest Management Plan Activity Schedule based on the terms and conditions of the proposal, fee schedule and plan as provided.

**ORDINANCE 2020/ \_\_\_\_**

**AN ORDINANCE AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE  
A FOUR-YEAR CONTRACT EXTENSION WITH MORRISON FORESTRY FOR THE  
IMPLEMENTAION OF THE FOREST MANAGEMENT PLAN AND ACTIVITY  
SCHEDULE ON SELECTED PASSIVE PARK PROPERTIES**

**WHEREAS**, Beaufort County (“County”) advertised a Request for Proposals (RFP#120618) for a certified forester to create a forest management plan and implement silviculture activities on selected passive park properties, attached hereto and incorporated by reference as “Attachment A”; and

**WHEREAS**, Morrison Forestry was selected as the qualified low bid proposal for RFP#120618, attached hereto and incorporated by reference as “Attachment B”; and

**WHEREAS**, the County entered into a contract with Morrison Forestry for planning services in the first 12-months, with the option to extend the contract for an additional four (4) 12-month terms for the implementation of silviculture activities pursuant to the approved plan, attached hereto and incorporated by reference as “Attachment C”; and

**WHEREAS**, Morrison Forestry completed a Forest Management Plan and Activity Schedule as requested by the County, attached hereto and incorporated by reference as “Attachment D”; and

**WHEREAS**, Morrison Forestry submitted an implementation proposal with accompanying fee schedule and sample timber sale documents, attached hereto and incorporated by reference as “Attachment E”; and

**WHEREAS**, County Council finds that it is in the best interest of the County to implement the Forest Management Plan Activity Schedule as proposed and extend the current contract with Morrison Forestry for four (4) annually renewable contract extensions.

**NOW, THEREFORE, BE IT ORDAINED** by Beaufort County Council, duly assembled, does hereby authorize the County Administrator to execute a 12-month contract extension, annually renewable with up to three (3) additional 12-month extensions, with Morrison Forestry to implement the Forest Management Plan Activity Schedule pursuant to the terms and conditions provided in the proposal attached hereto and incorporated by reference as “Attachment E”.

Adopted this \_\_\_\_ day of \_\_\_\_\_, 2020.

COUNTY COUNCIL OF BEAUFORT COUNTY

By: \_\_\_\_\_  
Joseph Passiment, Chairman

ATTEST:

\_\_\_\_\_  
Sarah W. Brock, Clerk to Council

Third and Final Reading:

Public Hearing:

Second Reading:

First Reading:

# ATTACHMENT A



**Request for Proposal**  
**For Silviculture Planning Services**  
**For**  
**Beaufort County, SC**  
**RFP# 120618**

## REQUEST FOR PROPOSAL:

The Beaufort County Community Development Department is seeking proposals from qualified forestry consultants to plan and implement silviculture operations on 23 County-owned properties (~2,400 acres) located throughout Beaufort County, South Carolina (Attachment A). Project goals include an evaluation of each property to determine silviculture opportunities and needs, conducting forest inventories, drafting a long-term silviculture plan, and coordinating harvest sales.

A pre-proposal meeting will be held on November 15, 2018 at 10:00 am at the Beaufort County Finance Department Conference Room located at 106 Industrial Village Road, building #2, Beaufort, SC 29901. A tour of an example location will begin after the meeting. Vendors are responsible for their own transportation.

**Proposals are due by 3:00 p.m. on December 6, 2018.** RFP documents are available online at [www.bcgov.net](http://www.bcgov.net). In order to do business with Beaufort County, vendors must register with Purchasing through our Vendor Registration system, powered by Vendor Registry. The County may reject any quotes, bids, proposals and qualifications submitted by businesses that are not registered. Registering also allows businesses to identify the type of goods and services they provide so that they may receive email notifications regarding relevant solicitations out for bid.

To register with the County go to [www.bcgov.net](http://www.bcgov.net) and go to the Purchasing Department's page and click on Vendor Registration. Once registered you may download the RFP and you may submit your proposal/bid electronically through the solicitation section on the County Website. There is no cost to the vendor.

## IMPORTANT ELECTRONIC SUBMITTAL REQUIREMENTS

Response submittals for this Bid will ONLY be received electronically and must be submitted ONLINE prior to the date and time listed on page 1 of the Bid document.

All responses must adhere to the following guidelines:

- Suppliers are encouraged to submit responses as soon as possible. Responses are received into a 'lockbox' folder and cannot be opened prior to the due date and time. The time and date of receipt as recorded by the server will serve as the official time of receipt. The County is not responsible for late submissions, regardless of the reason;
- All requested information and forms MUST be uploaded as one file if possible. **Pricing information must be sent in a separate file.** Each submission must be inclusive of all forms. If necessary to have more than one upload, pricing and signed acknowledgements, etc. are to be in the first upload, with each titled accordingly. If files are too big you may submit a second document. If you have a problem with your upload, you may contact Vendor Registry at [844-802-9202](tel:844-802-9202) or [cservice@vendorregistry.com](mailto:cservice@vendorregistry.com).

**Beaufort County reserves the right to reject all proposals and to waive minor informalities and irregularities.**

### Scope of Work

The selected consultant will be required to provide documentation stating they are a professional forester registered with the South Carolina Department of Labor, Licensing, and Registration, or under the direct supervision of a registered forester. The selected consultant shall furnish all expertise, labor and resources to provide complete services as defined by a professional services agreement. All finished projects will be completed in accordance with the requirements of Beaufort County Policy. All plans, recommendations, and implementation contained therein should align with the Sustainable Forestry Initiative Standards and South Carolina's Forestry Best Management Practices. The selected consultant will have 12-months to complete the forest inventories and develop a Silviculture Plan. The selected consultant may also have up to four (4) additional 12-month terms to

**complete harvest sales, as per the approved Plan recommendations.**

The following generally summarizes the scope of services that the consultant shall be required to perform.

- Close coordination with Beaufort County's Passive Parks Manager (contract manager), including regularly scheduled status and project management meetings.
- Gather data and assemble project maps from Beaufort County and any other sources involving previous forestry efforts on the property.
- Conduct forest inventories on each property.
- Provide recommendations regarding potential forestry products and sustainable long-term forestry management needs.
- Estimate potential revenue and harvest schedule/timeline.
- Map silviculture opportunities and constraints as shapefiles or a geodatabase in ArcGIS.
- Develop a Silviculture Plan that will include: property location, history, and objective(s); resource assessments; management recommendations; an activity schedule; and any supplemental information.
- Prepare the Plan to provide for up to three draft reviews and one final, including the possibility of one formal presentation.
- **Dependent upon estimated revenue and cost, as well as County approval, additional services to implement the approved plan and harvest schedule over a 4-year term may be offered to the selected consultant.**

Please include the following in your proposal submittal:

- Work plan for the services outlined above, including additional services for harvest implementation.
- Summary of you and your firm's background, resources, relevant experience, and certifications.
- Three examples of relevant projects in the last 5 years for silviculture planning, including reference contact information.
- Three examples of relevant projects in the last 5 years for implementing harvest sales, including reference contact information.
- Proposed budget, including current timber market prices and consultant fees, for the project.
- Proposed schedule for the project, including project stages, milestones and desired payment schedule.
- Description of you and your firm's current workload and schedule of commitments for the time period under consideration.
- Resumes for you and key staff (if applicable).
- Any supporting materials you wish to provide (optional).

## Grading Criteria

Emphasis for consideration will be placed upon how well the Vendor demonstrates an understanding of the challenges that must be overcome to successfully implement the solution, the solutions offered to overcome the challenges, the related experience of the staff proposed to work on the project, the completeness and reasonability of the proposed work plan, and cost.

All technical decisions should be explained in depth including why the specific solution was chosen, the positives and negatives of the chosen solution, and alternative solutions with the positives and negatives of those choices.

This RFP is issued in accordance with the Beaufort County Policy for the Procurement of Professional Services, Competitive Proposals Selection Method. Therefore, both qualitative factors and price are to be considered; given that price is one of the selection criteria and not the final determinant. An RFP committee will be assigned to review, evaluate, and rank all responsive proposals utilizing an evaluation scoring system. Factors that will be considered in the evaluation of proposals will include, but not be limited to the following:

- Project Approach
- Similar project experience
- References

- RFP response document completeness
- Cost of project
- Vendor qualifications related to planning and delivering complete project in a timely manner

The following point system will be used to evaluate the submitted proposals:

- Company Overview – Experience and Expertise – 25 Points
  - Number of years and success of company with related projects
  - Certifications and Authorizations
  - Executive Summary
- Project Approach – Completeness of Project Offerings – 30 Points
  - Ability to address all requirements in RFP
  - Ability to expand and support other needs
  - Ability to manage solution with minimal staff intervention
- Quality of Project Proposal – 25 Points
- Compliance with RFP format/Completeness – 10 Points
- References – 10 Points
  - Up to two points per reference

Total possible points are 100.

### **INSURANCE REQUIREMENTS** (For projects less than \$5,000,000)

1. Statutory Workers' Compensation Insurance
  - (a) Employers Liability:
    - ✓ Bodily Injury by Accident - \$100,000 each accident
    - ✓ Bodily Injury by Disease - \$500,000 policy limit
    - ✓ Bodily Injury by Disease - \$100,000 each employee
2. Commercial General Liability Insurance
  - (a) \$1,000,000 limit of liability per occurrence for bodily injury and property damage
  - (b) The following additional coverage must apply:
    - ✓ 1986 (or later) ISO Commercial General Liability Form
    - ✓ Dedicated Limits per Project Site or Location (CG 25 03 or CG 25 04)
    - ✓ Additional Insured Endorsement (Form B CG 20 10 with a modification for completed operations or a separate endorsement covering Completed Operations)
    - ✓ Blanket Contractual Liability
    - ✓ Broad Form Property Damage
    - ✓ Severability of Interest
    - ✓ Underground, explosion, and collapse coverage
    - ✓ Personal Injury (deleting both contractual and employee exclusions)
    - ✓ Incidental Medical Malpractice
    - ✓ Hostile Fire Pollution Wording
3. Auto Liability Insurance
  - (a) \$500,000 limit of liability per occurrence for bodily injury and property damage
  - (b) Comprehensive form covering all owned, non-owned, leased, hired, and borrowed vehicles
  - (c) Additional Insured Endorsement
  - (d) Contractual Liability
5. Beaufort County Council **must** be shown as an additional insured on General Liability and Auto Liability policies.
6. The cancellation should provide 10 days' notice for nonpayment and 30 days' notice of cancellation.
7. Certificate Holder should read:  
Beaufort County Council

PO Box 1228  
Beaufort, SC 29901

8. Insurance Company, except Worker' Compensation carrier, must have an A.M. Best Rating of A-5 or higher. Certain Workers' Comp funds may be acceptable by the approval of the Insurance Unit. European markets including those based in London and domestic surplus lines markets that operate on a non-admitted basis are exempt from this requirement provided that the contractor's broker/agent can provide financial data to establish that a market is equal to or exceeds the financial strengths associated with the A.M. Best's rating of A-5 or better.
9. Insurance Company should be licensed to do business by the South Carolina Department of Insurance.  
\*See above note regarding Professional Liability
10. Certificates of Insurance, and any subsequent renewals, must reference specific bid/contract by project name and project/bid number.
11. The Contractor shall agree to provide complete certified copies of current insurance policy (ies) or a certified letter from the insurance company (ies) if requested by the County to verify the compliance with these insurance requirements.
12. All insurance coverages required to be provided by the Contractor will be primary over any insurance program carried by the County.
13. Contractor shall incorporate a copy of the insurance requirements as herein provided in each and every subcontract with each and every Subcontractor in any tier, and shall require each and every Subcontractor of any tier to comply with all such requirements. Contractor agrees that if for any reason Subcontractor fails to procure and maintain insurance as required, all such required Insurance shall be procured and maintained by Contractor at Contractor's expense.
14. No Contractor or Subcontractor shall commence any work of any kind under this Contract until all insurance requirements contained in this Contract have been complied with and until evidence of such compliance satisfactory to Beaufort County as to form and content has been filed with Beaufort County. **The Acord Certificate of Insurance or a preapproved substitute is the required form in all cases where reference is made to a Certificate of Insurance or an approved substitute.**
15. The Contractor shall agree to waive all rights of subrogation against the County, the Council, its officers, officials, employees, and volunteers from losses arising from work performed by the contractor for the County.
16. Special Form Contractors' Equipment and Contents Insurance covering owned, used, and leased equipment, tools, supplies, and contents required to perform the services called for in the Contract. The coverage must be on a replacement cost basis. The County will be included as a Loss Payee in this coverage for County owned equipment, tools, supplies, and contents.
17. The Contractor shall make available to the County, through its records or records of their insurer, information regarding a specific claim related to any County project. Any loss run information available from the contractor or their insurer relating to a County project will be made available to the county upon their request.
18. Compliance by the Contractor and all subcontractors with the foregoing requirements as to carrying insurance shall not relieve the Contractor and all Subcontractors of their liability provisions of the Contract.
19. The Contractor and all Subcontractors are to comply with the Occupational Safety and Health Act of 1970, Public Law 91-956, and any other laws that may apply to this Contract.
20. The Contractor shall at a minimum apply risk management practices accepted by the contractors' industry.

#### Surety Bonds (If Required)

All of the surety requirements will stay the same except the Surety Company must have the same rating as item 8 above.

## **CONTRACTUAL REQUIREMENTS**

- 1.0 **EXCUSABLE DELAY**: The Contractor shall not be liable for any excess costs, if the failure to perform the contract arises out of causes beyond the control and without the fault or negligence of the Contractor. Such causes may include, but are not restricted to, acts of God or of the public enemy, acts of the Government in either its sovereign or contractual capacity, fires, floods, epidemics, quarantine restrictions, strikes, freight embargoes, and unusually severe weather; but in every case the failure to perform must be beyond the control and without the fault or negligence of the Contractor. If the failure to perform is caused by the default of a subcontractor, and if such default arises out of causes beyond the control of both the Contractor and the subcontractor, and without the fault or negligence of either of them, the Contractor shall not be liable for any excess costs for failure to perform, unless the supplies or services to be furnished by the subcontractor were obtainable from other sources in sufficient time to permit the Contractor to meet the required delivery schedule.
- 2.0 **S.C. LAW CLAUSE**: Upon award of a contract under this proposal, the person, partnership, association, or corporation to whom the award is made must comply with local and State laws which require such person or entity to be authorized and/or licensed to do business in Beaufort County. Notwithstanding the fact that applicable statutes may exempt or exclude the successful offeror from requirements that it be authorized and/or licensed to do business in Beaufort County, by submission of this signed proposal the offeror agrees to subject itself to the jurisdiction and process of the Fourteenth Judicial Circuit Court of Beaufort County, as to all matters and disputes arising or to arise under the contract and the performance thereof including any questions as to the liability for taxes, licenses, or fees levied by State or local government.
- 3.0 **OFFEROR'S QUALIFICATIONS**: Offeror must, upon request of the County, furnish satisfactory evidence of their ability to furnish products or services in accordance with the terms and conditions of this proposal. The Purchasing Department reserves the right to make the final determination as to the offeror's ability to provide the services requested herein, before entering into any contract.
- 4.0 **OFFEROR RESPONSIBILITY**: Each offeror shall fully acquaint himself with conditions relating to the scope and restrictions attending the execution of the work under the conditions of this proposal. It is expected that this will sometimes require on-site observation. The failure or omission of an offeror to acquaint himself with existing conditions shall in no way relieve him of any obligation with respect to this proposal or to the contract.
- 5.0 **AFFIRMATIVE ACTION**: The Contractor will take affirmative action in complying with all Federal and State requirements concerning fair employment and employment of the handicapped and concerning the treatment of all employees, without regard or discrimination by reason of race, religion, sex, national origin, or physical handicap.
- 6.0 **PRIME CONTRACTOR RESPONSIBILITIES**: The Contractor will be required to assume sole responsibility for the complete effort, as required by this RFP. The County will consider the Contractor to be the sole point of contact with regard to contractual matters.
- 7.0 **SUBCONTRACTING**: If any part of the work covered by this RFP is to be subcontracted, the Contractor shall identify the subcontracting organization and the contractual arrangements made with same. All subcontractors must be approved, in writing by the County, or when applicable a political subdivision within the County with the County's concurrence. The successful offeror will also furnish the corporate or company name and the names of the officers of any subcontractors engaged by the vendor. The County reserves the right to reject any or all subcontractors and require substitution of a firm qualified to participate in the work as specified herein.
- 8.0 **OWNERSHIP OF MATERIAL**: Ownership of all data, material, and documentation originated and prepared for the County pursuant to this contract shall belong exclusively to the County.

- 9.0 PAYMENT AND PERFORMANCE BOND: The successful Contractor shall furnish, within ten (10) days after written notice of acceptance of proposal, a Payment and Performance Bond. Contractor shall provide and pay the cost of a Payment and Performance Bond. The Bond shall be in the amount of one-hundred percent (100%) the annual contract cost, issued by a Surety Company licensed in South Carolina with an "A" minimum rating of performance as stated in the most current publication of "Best's Key Rating Guide, Property Liability" which shall show a financial strength rating of at least five (5) times the Contract Price. The Bond shall be accompanied by a "Power of Attorney" authorizing the attorney-in-fact to bind the surety and certified to include the date of the bond.
- 10.0 NONRESIDENT TAXPAYERS: If the offeror is a South Carolina nonresident taxpayer and the contract amount is \$10,000.00 or more, the offeror acknowledges and understands that in the event he is awarded a contract offeror shall submit a Nonresident Taxpayer Registration Affidavit (State form #1-312-6/94), before a contract can be signed. Affidavit must certify that the nonresident taxpayer is registered with the S.C. Department of Revenue or the S.C. Secretary of State's Office, in accordance with Section 12-9-310(A)(2)(3) of S.C. Code of Laws (1976) as amended.
- 11.0 BUSINESS LICENSE: In accordance with the *Beaufort County Business License Ordinance, 99-36, Article III*, as enacted November 22, 1999, any business or individual generating income in the unincorporated area of Beaufort County is required to pay an annual license fee and obtain a business license. The ordinance referenced is available on the Beaufort County website at [www.bcgov.net](http://www.bcgov.net) or by calling the Business License Administrator at (843) 255-2270 for a list of schedules.
- 12.0 ADDITIONAL ELIGIBILITY: Other Beaufort County Public Procurement units shall, at their option, be eligible for use of any contracts awarded pursuant to this Invitation.
- 13.0 INSURANCE REQUIREMENTS: Prior to commencing work hereunder, Contractor, at his expense, shall furnish insurance certificate showing the certificate holder as Beaufort County, P.O. Drawer 1228, Beaufort, SC 29901-1228, Attention: Purchasing Director and with a special notation  naming Beaufort County as an Additional Insured on the liability coverages. If not otherwise specified, the minimum coverage shall be as follows:
- 13.1 Worker's Compensation Insurance - Contractor shall have and maintain, during the life of this contract, Worker's Compensation Insurance for his employees connected to the work/delivery, in accordance with the Statutes of the State of South Carolina and any applicable laws.
- 13.2 Commercial General Liability Insurance - Contractor shall have and maintain, during the life of this contract, Commercial General Liability Insurance. Said Commercial General Liability Policy shall contain Contractual Liability and Products/Completed Operations Liability subject to the following minimum limits: BODILY INJURY of at least \$1,000,000 PER PERSON, \$1,000,000 PER OCCURRENCE; PROPERTY DAMAGE of at least \$1,000,000 PER OCCURRENCE; or BODILY INJURY/PROPERTY DAMAGE of at least \$2,000,000 COMBINED SINGLE LIMIT.
- 13.3 Comprehensive Automobile Liability Insurance - The Contractor shall have and maintain, during the life of this contract, Comprehensive Automobile Liability, including non-owned and hired vehicle, of at least \$1,000,000 PER PERSON, \$1,000,000 PER OCCURRENCE; PROPERTY DAMAGE of at least \$1,000,000 PER OCCURRENCE, or BODILY INJURY/PROPERTY DAMAGE of at least \$2,000,000 COMBINED SINGLE LIMIT.
- 13.4 The required insurance policy at the time of issue must be written by a company licensed to do business in the State of South Carolina and be acceptable to the County.
- 13.5 The Contractor/vendor shall not cause any insurance to be canceled or permit any insurance to lapse. All insurance policies shall contain a clause to the effect that the policy shall not be canceled or reduced, restricted or limited until fifteen (15) days after the County has received written notice, as evidenced by return receipt of registered or certified letter. Certificates of Insurance shall contain transcript from the proper office of the insurer, the location, and the

operations to which the insurance applies, the expiration date, and the above-mentioned notice of cancellation clause.

13.6 The information described above sets forth minimum amounts and coverages and is not to be construed in any way as a limitation on the Contractor's liability.

14.0 **INDEMNITY**: The Contractor hereby agrees to indemnify and save harmless the County, its officers, agents, and employees from and against any and all liability, claims, demands, damages, fines, fees, expenses, penalties, suits, proceedings, actions and cost of actions, including attorney's fees for trial and on appeal of any kind and nature arising or growing out of or in any way connected with the performance of the Agreement, whether by act of omissions of the Contractor, its agents, servants, employees or others, or because of or due to the mere existence of the Agreement between the parties.

15.0 **TERMINATION FOR DEFAULT**:

15.1 The performance of Work under the Agreement may be terminated by the Purchasing Director, in accordance with this clause, in whole or in part, in writing, whenever the Director of Purchasing shall determine that the Contractor has failed to meet the performance requirements of this Agreement.

15.2 The Purchasing Director has the right to terminate for default, if the Contractor fails to make delivery of the supplies or perform the Work, or if the Contractor fails to perform the Work within the time specified in the Agreement, or if the Contractor fails to perform any other provisions of the Agreement.

16.0 **TERMINATION FOR CONVENIENCE**: The County may without cause terminate this contract in whole or in part at any time for its convenience. In such instance, an adjustment shall be made to the Contractor, for the reasonable costs of the work performed through the date of termination. Termination costs do not include lost profits, consequential damages, delay damages, unabsorbed or under absorbed overhead of the Contractor or its subcontractors, and/or failure to include termination for convenience clause into its subcontracts and material purchase orders shall not expose the County to liability for lost profits in conjunction with a termination for convenience settlement or equitable adjustment. Contractor expressly waives any claims for lost profit or consequential damages, delay damages, or indirect costs which may arise from the County's election to terminate this contract in whole or in part for its convenience.

## **SPECIAL INSTRUCTIONS**

1.0 **INTENT TO PERFORM**: It is the intent and purpose of Beaufort County that this request permits competition. It shall be the offeror's responsibility to advise the Purchasing Department if any language, requirements, etc., or any combinations thereof inadvertently restricts or limits the requirements stated in this RFP to a single source. Such notification must be submitted in writing and must be received by the Purchasing Department not later than ten (10) days prior to the proposal closing date. A review of such notifications will be made.

2.0 **RECEIPT OF PROPOSAL**: Proposals, amendments thereto, or withdrawal requests received after the time advertised for proposal closing will be void, regardless of when they were mailed.

3.0 **PREPARATION OF PROPOSAL**

3.1 All proposals should be complete and carefully worded and must convey all of the information requested by the County. If significant errors are found in the offeror's proposal, or if the proposal fails to conform to the essential requirements of the RFP, the County and the County alone will be the judge as to whether that variance is significant enough to reject the proposal.

3.2 Proposals should be prepared simply and economically, providing a straightforward, concise

description of offeror's capabilities to satisfy the requirements of the RFP. Emphasis should be on completeness and clarity of content.

- 3.3 Each copy of the proposal should be bound in a single volume where practical. All documentation submitted with the proposal should be bound in that single volume.
- 3.4 If your proposal includes any comment over and above the specific information requested in our Request for Proposal (RFP), you are to include this information as a separate appendix to your proposal.
- 4.0 AMENDMENTS: If it becomes necessary to revise any part of the RFP, an amendment will be provided to all offerors who received the original Request for Proposal. The County shall not be legally bound by an amendment or interpretation that is not in writing.
- 5.0 ADDITIONAL INFORMATION: Offerors requiring additional information may submit their questions, in writing to the Purchasing Department. Answers to questions received that should change and/or clarify this solicitation will be provided in writing to all offerors via an amendment.
- 6.0 ORAL PRESENTATION/DISCUSSIONS: Any offeror or all offerors may be requested to make an oral presentation of their proposal to the County, after the proposal opening. Discussions may be conducted with responsible offerors, who submit proposals determined to be reasonably susceptible of being selected for award for the purpose of clarification to assure full understanding of and responsiveness to the solicitation requirement.

Offerors shall be accorded fair and equal treatment with respect to any opportunity for discussions and revision of proposals, and such revisions may be permitted after submissions and prior to award, for the purpose of obtaining best and final offers. The purpose of these presentations/discussions will be to:

- 6.1 Determine in greater detail such offeror's qualifications.
- 6.2 Explore with the offeror the scope and nature of the project, the offeror's proposed method of performance, and the relative utility of alternative methods of approach.
- 6.3 Determine that the offeror will make available the necessary personnel and facilities to perform within the required time.
- 6.4 Agree upon fair and reasonable compensation, taking into account the estimated value of the required services/equipment, the scope and complexity of proposed project, and nature of such services/equipment.
- 7.0 FUNDING: The offeror shall agree that funds expended for the purposes of the contract must be appropriated by the County Council for each fiscal year included within the contract period. Therefore, the contract shall automatically terminate without penalty or termination costs if such funds are not appropriated. In the event that funds are not appropriated for the contract, the offeror shall not prohibit or otherwise limit the County's right to pursue and contract for alternate solutions and remedies, as deemed necessary by the County for the conduct of its affairs. The requirements stated in this paragraph shall apply to any amendment or the execution of any option to extend the contract.
- 8.0 AWARD: An award resulting from this request shall be awarded to the responsive and responsible offeror whose proposal is determined to be most advantageous to the County, taking into consideration price and the evaluation factors set forth herein; however, the right is reserved to reject any and all proposals received, and in all cases the County will be the sole judge as to whether an offeror's proposal has or has not satisfactorily met the requirements of this RFP.
- 9.0 PUBLIC ACCESS TO PROCUREMENT INFORMATION: No such documents or other documents

relating to this procurement will be presented or made otherwise available to any other person, agency, or organization until after award. Commercial or financial information obtained in response to this RFP, which is privileged and confidential, will not be disclosed. Such privileged and confidential information includes information which, if disclosed, might cause harm to the competitive position of the offeror supplying the information. All offerors, therefore, must visibly mark as "Confidential" each part of their proposal, which they consider to contain proprietary information.

- 10.0 DEVIATIONS: Any deviations from the requirements of this RFP must be listed separately and identified as such in the table of contents.
- 11.0 ALTERNATES: Innovative alternative proposals are encouraged, provided however, that they are clearly identified as such and all deviations from the primary proposal are listed.
- 12.0 GRATUITIES: It shall be unethical for any person to offer, or give, or agree to give any County employee or former County employee; or for any County employee or former County employee to solicit, demand, accept, or agree to accept from another person a gratuity or an offer of employment in connection with any decision, approval, disapproval, recommendation, or preparation of any part of a program requirement or a purchase request, influencing the content of any specification or procurement standard, rendering of advice, investigation, auditing, or in any other advisory capacity in any proceeding or application, request for ruling, determination, claim or controversy, or other particular matter pertaining to any program requirement, or a contract or subcontract, or to any solicitation or proposal therefore.
- 13.0 KICKBACKS: It shall be unethical for any payment, gratuity, or offer of employment to be made by or on behalf of a subcontractor under a contract to the prime contractor or higher tier subcontractor, or any person associated therewith, as an inducement for the award of a subcontractor order.
- 14.0 PROTEST PROCEDURES
  - 14.1 Right to Protest: Any actual or prospective proposer, offeror, or contractor who is aggrieved, in connection with the solicitation or award of a contract, may protest to the Purchasing Director. The protest shall be submitted in writing fourteen (14) days after such aggrieved person knows or should have known of the facts giving rise thereto. The protest must be accompanied by a detailed statement, indicating the reasons for such protest.
  - 14.2 Authority to Resolve Protest: The Purchasing Director shall have authority, prior to the commencement of an action in court concerning the controversy, to settle and resolve a protest of an aggrieved proposer, offeror, or contractor; actual or prospective, concerning the solicitation or award of a contract.
  - 14.3 Decision: If the protest is not resolved by mutual agreement, the Purchasing Director shall issue a decision, in writing within ten (10) days. The decision shall,
    - 14.3.1 State the reasons for the action taken; and
    - 14.3.2 Inform the protestant of its right to administrative review as provided in this Section.
  - 14.4 Notice of Decision: A decision under Subsection (3) of this Section shall be mailed or otherwise furnished immediately to the protestant and any other party intervening.
  - 14.5 Finality of Decision: A decision under Subsection (3) of this Section shall be final and conclusive, unless fraudulent, or
    - 14.5.1 Any person adversely affected by the decision appeals administratively, within ten (10) days after receipt of decision under Subsection (3) to the County Council in accordance with this Section.
    - 14.5.2 Any protest taken to the County Council or court shall be subject to the protestant

paying all administrative costs, attorney fees, and court costs when it is determined that the protest is without standing.

15.0 **CERTIFICATION REGARDING DEBARMENT, SUSPENSION, INELIGIBILITY, AND VOLUNTARY**

**EXCLUSION:** The contractor certifies, by submission of this document or acceptance of a contract, that neither it nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any State, Federal department or agency. It further agrees by submitting this qualification statement that it will include this clause without modification in all lower tier transactions, solicitations, proposals, contracts, and subcontracts. Where the bidder/contractor or any lower tier participant is unable to certify this statement, it shall attach an explanation to this solicitation/bid.

**State whether or not your company has been involved in any litigation within the past five (5) years arising out of your performance by circling YES or NO.**

Proposer declares that the proposal is not made in connection with any other proposer submitting a proposal for the same commodity or commodities, and that the proposal is bona fide and is in all respects fair and without collusion or fraud. Each proposer, if included in proposal documents, shall execute an affidavit of non-collusion. Collusion and fraud in proposal preparation shall be reported to the State of South Carolina Attorney General and the United States Justice Department.

**Certification of Non-Collusion in Proposal Preparation** \_\_\_\_\_  
(Signature) (Date)

**In compliance with the attached specifications, the undersigned offers and agrees, if this proposal is accepted by the Beaufort County Council, within one hundred and twenty (120) days of the date of proposal opening, to furnish any or all of the items upon which prices are proposed within the time specified in the cost/fee schedule.**

**Legal Business Name** \_\_\_\_\_  
*(If your company is an LLC, you must identify all principals to include addresses and phone numbers in your submittal)*

**Federal Tax ID** \_\_\_\_\_

**Address** \_\_\_\_\_

**Does your company currently have a location within Beaufort County? Yes  No**

**Representative Signature** \_\_\_\_\_

**Print Authorized Representative's Name** \_\_\_\_\_

**Telephone Number** \_\_\_\_\_ **Fax Number** \_\_\_\_\_

**E-Mail Address** \_\_\_\_\_

## References

Beaufort County requests a minimum of three (3) references of work similar in size and scope as that requested. Each reference should include the project name, location, description (size and characteristics), date of completion, and a contact person, complete with phone number, address and email address. Additional references can be provided if desired.

1. Project Name: \_\_\_\_\_

Location: \_\_\_\_\_

Project Description (size and characteristics) \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Date of Completion (Was the project completed on time): \_\_\_\_\_

Contact Person: \_\_\_\_\_

Address: \_\_\_\_\_

County Sate Zip: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Email Address: \_\_\_\_\_

2. Project Name: \_\_\_\_\_

Location: \_\_\_\_\_

Project Description (size and characteristics) \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Date of Completion (Was the project completed on time): \_\_\_\_\_

Contact Person: \_\_\_\_\_

Address: \_\_\_\_\_

County Sate Zip: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Email Address: \_\_\_\_\_

3. Project Name: \_\_\_\_\_

Location: \_\_\_\_\_

Project Description (size and characteristics) \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Date of Completion (Was the project completed on time): \_\_\_\_\_

Contact Person: \_\_\_\_\_

Address: \_\_\_\_\_

County State Zip: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Email Address: \_\_\_\_\_

# COUNTY COUNCIL OF BEAUFORT COUNTY

## Title VI Statement to Prime Contractors, Subcontractors, Architects, Engineers, and Consultants



It is the policy of the County Council of Beaufort County, South Carolina, hereafter referred to as “Beaufort County” or “the County”, to comply with Title VI of the 1964 Civil Rights Act (Title VI) and its related statutes. To this end, Beaufort County gives notice to all Prime Contractors, Subcontractors, Architects, Engineers, and Consultants that the County assures full compliance with Title VI and its related statutes in all programs, activities, and contracts. It is the policy of Beaufort County that no person shall be excluded from participation in, denied the benefit of, or subjected to discrimination under any of its programs, activities, or contracts on the basis of race, color, national origin, age, sex, disability, religion, or language regardless of whether those programs and activities are Federally funded or not.

Pursuant to Title VI requirements, any entity that enters into a contract with Beaufort County including, but not limited to Prime Contractors, Subcontractors, Architects, Engineers, and Consultants, may not discriminate on the basis of race, color, national origin, age, sex, disability, religion, or language in their selection and retention of first-tier subcontractors, and first-tier subcontractors may not discriminate in their election and retention of second-tier subcontractors, including those who supply materials and/or lease equipment. Further, Contractors may not discriminate in their employment practices in connection with highway construction projects or other projects assisted by the U.S. Department of Transportation (USDOT) and/or the Federal Highway Administration (FHWA).

**In all solicitations either by competitive bidding or negotiation made by the Contractor for work to Beaufort County to be performed under a subcontract, including procurements of materials or leases of equipment, each potential subcontractor or supplier shall be notified by the Contractor of the Contractor's obligations under the contract and the Title VI regulations relative to nondiscrimination on the basis of race, color, national origin, age, sex, disability, religion, or language by providing such a statement in its bidding and contract documents.**

Upon request, the Contractor shall provide all information and reports required by Title VI requirements issued pursuant thereto, and shall permit access to its books, records, accounts and other sources of information, and its facilities as may be determined by Beaufort County, USDOT, and/or FHWA to be pertinent to ascertain compliance with such regulations, orders, and instructions. Where any information required of a Contractor is in the exclusive possession of another who fails or refuses to furnish this information, the Contractor shall so certify to USDOT or FHWA, as appropriate and via Beaufort County, and shall set forth what efforts it has made to obtain the information. In the event of the Contractor's non-compliance with nondiscrimination provisions of this contract, USDOT may impose such contract sanctions as it or FHWA may determine to be appropriate, including, but not limited to:

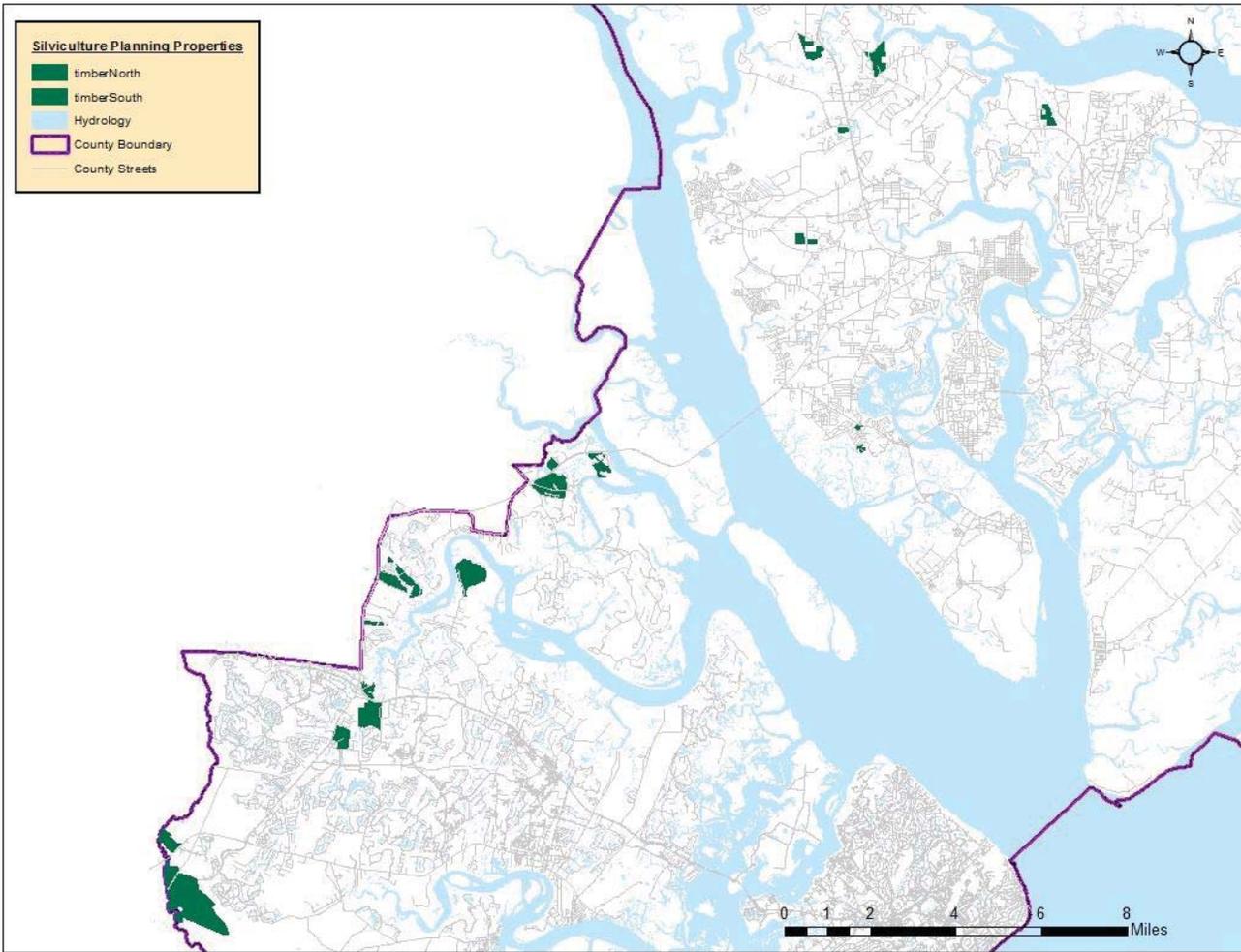
- ☒ Withholding of payments to the Contractor under the contract until the Contractor complies, and/or
- ☒ Cancellation, termination, or suspension of the contract, in whole or in part.

In the event a Contractor becomes involved in, or is threatened with, litigation with a subcontractor or supplier as a result of this direction to comply with Title VI, the Contractor may request USDOT to enter into such litigation to protect the interests of USDOT and FHWA. Additionally, the Contractor may request the United States to enter into such litigation to protect the interests of the United States.

Any person or Subcontractor who believes that they have been subjected to an unlawful discriminatory practice under Title VI has a right to file a formal complaint within one hundred eighty (180) days following the alleged discriminatory action. Any such complaint must be filed in writing or in person:

**Beaufort County Government**  
**Post Office Drawer 1228 ☒ Beaufort, SC 29901-1228**  
**843.255.2354 Telephone ☒ E-mail: [compliance@bcgov.net](mailto:compliance@bcgov.net)**

Attachment A: Map of County owned properties subject to silviculture planning.



# ATTACHMENT B



## COUNTY COUNCIL OF BEAUFORT COUNTY COMMUNITY DEVELOPMENT DEPARTMENT

100 Ribaut Road—Post Office Drawer 1228  
Beaufort, South Carolina 29901-1228

JLW  
2/6/2019

**TO:** John Weaver, Interim County Administrator

**FROM:** Stefanie M. Nagid, Passive Parks Manager

**SUBJECT:** **Request for Proposals (RFP) # 120618 Contract award recommendation for Morrison Forestry & Real Estate Company for the Beaufort County Silviculture Planning Services**

**DATE:** January 8, 2019

**BACKGROUND:** Beaufort County issued a Request for Proposals from qualified firms to provide silviculture planning services for Beaufort County's passive park properties. The Purchasing Department received responses from two firms on December 6, 2018 (Newkirk Forestry and Land Management and Morrison Forestry & Real Estate Company). The two firms were scored by an evaluation committee consisting of Stefanie M. Nagid, Rob Merchant, and Amanda Flake (see attached score sheets). Morrison Forestry & Real Estate Company was selected as the number one ranked firm for the project.

<u>Firms Name</u>	<u>Costs</u>
1. Morrison Forestry & Real Estate Company, Estill, SC	\$15,975
2. Newkirk Forestry and Land Management, Charleston, SC	\$19,640

**FUNDING:** Account #45010011 Professional Services, Balance \$1,229,400.

**FOR ACTION:** Approval by County Administrator.

**RECOMMENDATION:** The County Administrator approves the contract award to Morrison Forestry & Real Estate Company in the amount of \$15,975.

**CC:**

Alicia Holland, Asst. County Administrator, Finance  
Eric Larson, Asst. County Administrator, Environmental Eng. and Land Management  
Eric Greenway, Director of Planning

Att: RFP Initial, RFP Proposal, and Score Sheets

# ATTACHMENT C



## CONTRACT FOR SERVICES FOR BEAUFORT COUNTY

**THIS AGREEMENT** (the "Agreement") is made this 1st day of February 2019, by and between Beaufort County, a political subdivision of the State of South Carolina (hereinafter referred to as "County") and Morrison Forestry and Real Estate Company (hereinafter referred to as "Contractor"). This Agreement shall consist of all the terms, conditions, specifications and provisions contained in RFP 120618 Exhibit "A", the Contractor's Proposal dated December 4, 2018 Exhibit "B" and the Recommendation for Contract Award dated January 8, 2019 Exhibit "C".

WITNESSETH:

**WHEREAS**, the Contractor and the County desire to enter into an agreement relating to the Silviculture Planning Services subject to the terms, specifications, conditions and provisions of the request for proposal as heretofore mentioned.

**NOW, THEREFORE**, the Contractor and the County agree to all of these terms, conditions, specifications, provisions and the special provisions as listed below:

- A. This Agreement is deemed to be under and shall be governed by and construed according to the laws of the State of South Carolina.
- B. Any litigation arising out of the Agreement shall be held only in a Circuit Court of Beaufort County, Beaufort, South Carolina, in the Fourteenth Judicial Circuit.
- C. The Contractor shall not sublet, assign, nor by means of a stock transfer sale of its business, assign or transfer this Agreement without the written consent of the County.
- D. This Agreement, including the terms, conditions, specifications and provisions listed herein makes up the entire contract between the Contractor and County. No other agreement, oral or otherwise, regarding the subject matter of this Agreement shall be deemed to exist or bind either party hereto.
- E. It is understood that this Agreement shall be considered exclusive between the parties.
- F. Any provisions of this Agreement found to be prohibited by law shall be ineffective, to the extent of such prohibition, without invalidating the remainder of the Agreement.

**NOW, THEREFORE**, in consideration of mutual covenants contained herein, the parties agree as follows:

**ARTICLE 1  
DESCRIPTION**

The scope of work consists of but is not limited to the following; to plan and implement silviculture operations on 23 County-owned properties (~2,400 acres) located throughout Beaufort County, South Carolina. Project goals include an evaluation of each property to determine silviculture opportunities and needs, conducting forest inventories, drafting a long-term silviculture plan, and coordinating harvest sales.

**ARTICLE 2  
LIABILITY**

The County and Contractor shall not be responsible to each other for any incidental, indirect or consequential damages incurred by either Contractor or County or for which either party may be liable to any third party which damages have been or are occasioned by services performed or reports prepared or other work performed hereunder. Further, Contractor's liability to the County and any other party for any losses, injury or damages to persons or properties or work performed arising out of/in connection with this Agreement and for any other claim, whether the claim arises in contract, tort, statute or otherwise, shall be limited to the amount of the total fees due to the Contractor from the County hereunder.

**ARTICLE 3  
INDEMNIFICATION AND HOLD HARMLESS**

The Contractor does hereby agree to indemnify and save harmless the County, its officers, agents and employees from and against any and all third party liability, claims, demands, damages, fines, fees, expenses, penalties, suits, proceedings, actions and cost of actions, including attorney's fees for trial and on appeal of any kind and nature to the extent arising or growing out of or in any way connected with the negligent performance of the Agreement, by Contractor, its agents, servants or employees; provided, however that any such liability or damages shall be reduced to the extent caused by the acts or omissions of the County.

**ARTICLE 4  
ASSIGNMENT**

Contractor shall not assign or subcontract any rights or duties of this Agreement, except to an affiliated company, without the expressed written consent of the County, which consent shall not be unreasonably withheld, conditioned or delayed. Any assignment or subcontract without the written consent of County shall be void and this Agreement shall terminate at the option of the County.

**ARTICLE 5  
TERM**

The initial term of this Agreement shall begin 1 February 2019 and end on 31 January 2020. This Agreement may be extended up to four (4) additional 12-month terms after the initial term upon prior written approval by the County dependent upon an annual harvest schedule and quote by Contractor.

**ARTICLE 6  
COMPENSATION**

Compensation is based on Contractor's proposed fee as outlined in their proposal. The County's cost of this Agreement through the term of the contract will not exceed \$15,975 (fifteen thousand nine hundred and seventy five dollars) for the initial term and will follow the fee schedule provided in the Contractor proposal for subsequent terms, subject to the terms and conditions of this Agreement.

The County and the Contractor agree that the Contractor will track the overall cost of each task and will advise the County in writing PRIOR TO exceeding the maximum cost delineated in this Article. This Scope of Work may be modified in the future by mutual agreement of the County if needed to re-allocate fees among these tasks or to adjust the maximum cost not to exceed.

Work performed on this Contract will be accounted for separately by the Contractor and the County will be invoiced on a monthly basis for work performed under this Contract; provided, however that the above referenced service fee will be billed and paid annually. Payments will be made as outlined in Article 18.

**ARTICLE 7  
INSURANCE**

Contractor does hereby covenant, agree and hereby represent to the County that it has obtained worker's compensation insurance, general liability and automobile liability insurance, as well as providing coverage against potential liability arising from and in any manner relating to the Contractor's use or occupation of the premises during the course of performing the contracted services, all in accordance with and as described in the County's RFP 120618.

**INSURANCE REQUIREMENTS:** Prior to commencing work hereunder, Contractor, at its expense, shall furnish insurance certificate showing the certificate holder as Beaufort County, P.O. Drawer 1228, Beaufort, SC 29901-1228, Attention: Purchasing Director and Risk Management and with a special notation naming Beaufort County as an Additional Insured on the general liability coverages. If not otherwise specified, the minimum coverage shall be as follows:



1. Workers' Compensation Insurance - Contractor shall have and maintain, during the life of this contract, Worker's Compensation Insurance for its employees connected to the work/delivery, in accordance with the Statutes of the State of South Carolina and any applicable laws.
2. Commercial General Liability Insurance - Contractor shall have and maintain, during the life of this contract, Commercial General Liability Insurance. Said Commercial General Liability Policy shall contain Contractual Liability and Products/Completed Operations Liability subject to the following minimum limits: BODILY INJURY of at least \$1,000,000 PER PERSON, \$1,000,000 PER OCCURRENCE; PROPERTY DAMAGE of at least \$1,000,000 PER OCCURRENCE; or BODILY INJURY/PROPERTY DAMAGE of at least \$1,000,000 COMBINED SINGLE LIMIT.
3. Comprehensive Automobile Liability Insurance - The Contractor shall have and maintain, during the life of this contract, Comprehensive Automobile Liability, including non-owned and hired vehicle, of at least \$1,000,000 PER PERSON, \$1,000,000 PER OCCURRENCE; PROPERTY DAMAGE of at least \$1,000,000 PER OCCURRENCE, or BODILY INJURY/PROPERTY DAMAGE of at least \$1,000,000 COMBINED SINGLE LIMIT.
4. The required insurance policy at the time of issue must be written by a company licensed to do business in the State of South Carolina and be acceptable to the County.
5. The Contractor shall not cause any insurance to be canceled or permit any insurance to lapse. If any of the policies required hereunder shall not canceled or non-renewed, it shall be replaced with no coverage gap and a current certificate of insurance will be provided immediately thereafter. Certificates of Insurance shall contain transcript from the proper office of the insurer, the location, and the operations to which the insurance applies, and the expiration date.
6. The information described above sets forth minimum amounts and coverages and is not to be construed in any way as a limitation on the Contractor's liability.

## **ARTICLE 8 DEFAULT**

In the event of default or breach of any condition of this Agreement resulting in litigation, the prevailing party would be entitled to reasonable attorneys' fees fixed by the Court. The remedies herein given to County shall be cumulative, and the exercise of any one remedy by the County shall not be to the exclusion of any other remedy.



**ARTICLE 9  
TERMINATION**

In the event that Contractor fails to perform (or fails to commence the cure of any breach, which shall be diligently prosecuted in good faith) the services described within five (5) business days of its receipt of a written demand from the County, County may terminate the Agreement immediately upon notice provided such notice is at least five (5) business days following the County's notice of non-performance. In the event that the County breaches any of the terms of this Agreement including, but not limited to, non-payment, and fails to cure such breach within fifteen (15) business days of its receipt of a written demand from the Contractor, Contractor may terminate the Agreement immediately upon notice, provided such notice is at least fifteen (15) business days following the Contractor's notice of breach. Upon such termination, the County has the right to award a Contract to an alternate contractor.

**ARTICLE 10  
COUNTY RESPONSIBILITIES**

The County will be responsible to provide the Contractor reasonable access to County locations when necessary, ensure cooperation of County employees in activities reasonable and appropriate under the project, and obtain authorization for access to third party sites, if required.

**ARTICLE 11  
FORCE MAJEURE**

Should performance of Contractor services be materially affected by causes beyond its reasonable control, a Force Majeure results. Force Majeure includes, but is not restricted to, acts of God, acts of a legislative, administrative or judicial entity, acts of contractors other than subcontractors of Contractor, fires, floods, labor disturbances, and unusually severe weather. Contractor will be granted a time extension and the parties will negotiate an adjustment to the fee, where appropriate, based upon the effect of the Force Majeure upon Contractor's performance.

**ARTICLE 12  
SEVERABILITY**

Every term or provision of this Agreement is severable from others. Notwithstanding any possible future finding by a duly constituted authority that a particular term or provision is invalid, void, or unenforceable, this Agreement has been made with the clear intention that the validity and enforceability of the remaining parts, terms and provisions shall not be affected thereby.



**ARTICLE 13  
INDEPENDENT CONTRACTOR**

The Contractor shall be fully independent in performing the services and shall not act as an agent or employee of the County. As such, the Contractor shall be solely responsible for its employees, subcontractors, and agents and for their compensation, benefits, contributions and taxes, if any.

**ARTICLE 14  
NOTICE**

The Contractor and the County shall notify each other of service of any notice of violation of any law, regulation, permit or license relating to the services; initiation of any proceedings to revoke any permits or licenses which relate to such services; revocation of any permits, licenses or other governmental authorizations relating to such services; or commencement of any litigation that could affect such services. Such notice shall be delivered by U. S. mail with proper postage affixed thereto and addressed as follows:

County: Interim Beaufort County Administrator  
Attn: Mr. John L. Weaver  
P. O. Drawer 1228  
Beaufort, SC 29901-1228

Beaufort County  
Attn: Beaufort County Purchasing Director  
P. O. Drawer 1228  
Beaufort, SC 29901-1228

Contractor: Morrison Forestry and Real Estate Company  
Attn: Stroh Morrison  
1469 Browning Gate Rd.  
P.O. Box 725  
Estill, SC 29918

**ARTICLE 15  
CHANGE ORDERS**

Should the Scope of Work as noted in Article 1 of this Agreement change as a result of:

- a) County requested changes to the approved Scope of Work, or
- b) Increase in work needed to complete any approved Change Order as a result of unexpected occurrence outside of the control of the Contractor, or



c) The County requests additional Change Orders from the Contractor,

Then the Contractor will prepare and submit to the County an amendment to the applicable Change Order, or where no Change Order is in place of such additional services, the Contractor will prepare a Change Order for the County's review. No additional services will be undertaken by the Contractor without the approval of a Change Order or Change Order Amendment by the County.

#### **ARTICLE 16 AUDITING**

The Contractor shall make available to the County if requested, true and complete records, which support billing statements, reports, performance indices, and all other related documentation. The County's authorized representatives shall have access during reasonable hours to all records, which are deemed appropriate to auditing billing statements, reports, performance indices, and all other related documentation. The Contractor agrees that it will keep and preserve for at least seven years all documents related to the Agreement, which are routinely prepared, collected or compiled by the Contractor during the performance of this Agreement.

#### **ARTICLE 17 GRATUITIES**

The right of the Contractor to proceed or otherwise perform this Agreement, and this Agreement may be terminated if the County Administrator or his appointed designee determine, in their sole discretion, that the Contractor or any officer, employee, agent, or other representative whatsoever, of the Contractor offered or gave a gift or hospitality to a County officer, employee, agent or Contractor for the purpose of influencing any decision to grant a County Contract or to obtain favorable treatment under any County Contract.

#### **ARTICLE 18 INVOICES**

All invoices for work done under this Agreement should be directed to the County Representative, Stefanie M. Nagid, Passive Parks Manager.

Located at: County Administration Building  
Community Development Department  
100 Ribaut Rd., Room 115



P.O. Drawer 1228  
Beaufort, S.C. 29901-1228

Invoices should include:

- a) Period of time covered by the invoice
- b) Summary of work performed for the billing period
- c) Purchase order and Contract Number
- d) Tax Identification Number

Unless otherwise indicated, all invoices must be timely and accurate. The Contractor will make periodic requests for payment for this Agreement and approved Change Orders. Invoices will be itemized by Scope of Work tasks and Change Order number.

#### **ARTICLE 19 PURCHASE ORDERS**

The County will issue Purchase Orders from properly executed requisitions for this Agreement and each approved Change Order. The County shall not be responsible for invoices of \$500 or more that do not have a purchase order covering them.

#### **ARTICLE 20 ORDER OF DOCUMENTS**

The following are incorporated into and made a part of this Agreement by reference:

- a) RFP and Bid Response from Morrison Forestry and Real Estate Company.

#### **ARTICLE 21 TOTAL AGREEMENT**

This Agreement constitutes the entire contract between the parties hereto. No representations, warranties or promises pertaining to this Agreement have been made or shall be binding upon any of the parties, except as expressly stated herein.

This Agreement shall be construed in accordance and governed by the laws of the State of South Carolina.



IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the day and year first above written.

**WITNESSES:**

Cheryl Harris

Elizabeth M. Boudreau

**BEAUFORT COUNTY**, a political  
Subdivision of the State of South Carolina

Signature: 

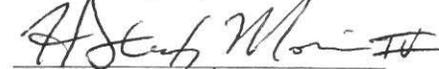
Name: John L. Weaver  
Interim County Administrator  
P. O. Drawer 1228  
Beaufort, SC 29901-1228  
Phone: 843-255-2026  
Fax: 843-255-9403  
Date: 2/25/2019

**WITNESSES:**

Willie Mae

Karen Crawford

**Morrison Forestry and Real Estate  
Company**

Signature:   
Name: H. STROTH MORRISON IV  
Address: 1469 Browning Gate Rd Est 11 SC  
Phone: 803-625-2757 29918  
Email: stroth4@earthlink.net  
Date: 3/1/2019



# **ATTACHMENT D**

## **A Forest Management Plan for Beaufort County Properties**

Prepared by:  
Morrison Forestry & Real Estate Company  
H. Stroh Morrison IV - ACF, CF, RF  
February 15, 2020

## I. Property Description

Beaufort County, SC currently owns, preserves, and manages many different properties located in both Northern and Southern Beaufort County. Since 2000, Beaufort County has preserved over 23,000 acres through the Rural and Critical Land Preservation Program for conservation, parks, buffers, scenic vistas and for preservation of valuable economic and natural resources. The County has acquired land via an ordinary fee simple purchase or by a purchase or donation of development rights (conservation easement) which often allows the property owner and their family to remain on the land and use it for farming, hunting, fishing or other historic purposes agreed upon at the time of sale.

This forest management plan includes eighteen (18) different parcels, each owned via previous fee simple purchases or donations to Beaufort County. These parcels contain a combined total of +/- 2,387.1 acres. Each parcel was identified by the Beaufort County Community Development Department as a candidate for long-term forestry management via the planning and implementation of silviculture operations. Silviculture is defined as “the art and science of controlling the establishment, growth, composition, health, and quality of forests and woodlands to meet the diverse needs and values of landowners and society such as wildlife habitat, timber, water resources, restoration, and recreation on a sustainable basis.”

The following Beaufort County Parcels are included:

### Northern Beaufort County

Adams Tract  
Amgray Tract  
Battley Wilson Tract  
Ihly Tract  
Lucky Tract  
McLeod Tract

### Southern Beaufort County

Barrel Landing Tract  
Baxter Tract  
Garvey Hall Tract  
Manigault Neck Tract  
Mobley Tract  
New Riverside Tract  
Okatie Evergreen Tract  
New Leaf Tract  
Okatie Marsh Tract  
Olsen Tract  
Okatie Regional Preserve  
Pinckney Point Tract

Historical management uses vary for each individual parcel. However, most parcels had previous uses (or a mix of uses) including aesthetics, farming, fishing, forestry, hunting, recreation, and wildlife. Each parcel is made up of a variety of different forest types. This plan provides a description of each of these forest types, and identifies the individual forest stands within each.

This plan also details silvicultural parameters for each stand, including forest types, acres, primary species, age classes, forest stocking levels, site/soil classifications, forest product

volumes (tons), forest product values (\$), and trees per acre. Current conditions and specific management recommendations are also provided for each stand. Finally, included in the addendum of this plan for each parcel are a Forest Type Map, a Forest Inventory Plot Map, a Forest Type Acreage Summary, and a Forest Inventory Summary.

## **II. Forest Management Objectives**

With the uses of forestry, wildlife, and aesthetics in mind, the Beaufort County Community Development Department, and specifically the Passive Parks Manager, has identified several objectives for the Beaufort County Properties. All management recommendations included in this forest management plan are designed to help achieve the following objectives:

1. Promote the health and growth of trees within select upland pine forests of the property through the use of silviculture improvement harvests
2. Create a source of revenue for the Beaufort County Community Development Department through strategic use of forest product harvesting operations
3. Identify sites and promote opportunities for Longleaf Pine (*Pinus palustris*) Restoration Activities
4. Protect and maintain unique and sensitive native forest types to preserve and enhance the property's overall aesthetic values
5. Maintain and enhance the property's wildlife habitat and diversity, focusing on the values of cover, food, and water
6. Provide environmental quality control by following forest management guidelines from the Sustainable Forest Initiative Standards and South Carolina's Best Management Practices for Forestry

## **III. General Forest Management Recommendations**

The following general forest management recommendations will help to achieve the above management objectives:

- Silviculture Improvement Harvests: Within selected upland pine forests (Native Pine, Pine – Flat, Pine-Hardwood Upland, Pine Plantation) of the properties, perform periodic clearcut harvests and selective thinning harvests in order to produce income from the harvest of forest products. Consider regional forest product market conditions when implementing harvests, and accelerate or delay sales if necessary. All harvesting operations will follow Sustainable Forestry Initiative Standards (SFI) and South Carolina's Best Management Practices for Forestry (BMP's).

Specifically, perform clearcut harvests of selected forest stands to remove all trees within the harvest areas. Mark all harvest area boundary lines prior to harvesting operations. Following a clearcut harvest, assume stands will be site prepared and reforested. Site preparation and reforestation methods will vary by site.

Also, perform selective thinning harvests of selected forest stands to remove diseased and suppressed pine trees, in order to improve forest health and stocking levels. Selectively mark all cut trees prior to harvest. Focus removals on intermediate, diseased, and poorly formed stems. Leave healthy and well-formed crop trees within the residual stand. Target residual stand values will range from 150 TPA (trees per acre) to 80 TPA in most pine plantations, although individual stand adjustments may be required in some cases. Residual tree per acre targets in some older native pine stands will range from 50 TPA to 25 TPA. Harvests will only remove pine trees, and specimen hardwood trees should be protected.

- Site Preparation and Reforestation: Following clearcut harvests, perform site preparation and reforestation activities on each cutover site.

Site preparation operations are necessary on most sites prior to replanting the cutover site with seedlings. Effective site preparation activities often lead to better results with reforestation once seedlings are planted onsite. Site preparation operations involve several different choices of treatments (and often a combination of treatments), that include herbicide applications, prescribed burning, and mechanical activities such as shearing, raking, chopping, and scalping. The choices of preparation prescribed will depend upon both the conditions and objectives for each individual site.

Reforestation operations include the planting of trees within the cutover site, following the completion of the site preparation operations. Longleaf Pine (*Pinus palustris*) will be replanted on all appropriate cutover sites, to follow the property goal to create Longleaf Pine Restoration Sites. Also, many of the old fields within the properties will be considered for the establishment of Longleaf Pine Plantations.

- Prescribed Burning: A tool that aids in the efforts of wildlife enhancement, as well as wildfire prevention, is prescribed burning. Periodic prescribed burns reduce hazardous fuel loads within the understories of forest stands, and thus potentially reduce the intensity of a wildfire should one occur. Additionally, prescribed burning of forest understories contributes to wildlife enhancement, and provides improvement of future aesthetics as well.

Specifically, consider establishing a prescribed burning program within certain upland pine stands of the properties. Establish a program that includes a three to five year burn rotation, where each included stand is burned once every three to five years. Place a priority on upland pine forest stands with the heaviest fuel

loads and greatest understory competition. Conduct prescribed burns from the months of December to April.

- Forest Protection – Firebreaks and Wildfire Prevention: The risk of wildfire impacts to the Beaufort County Properties varies greatly between each different parcel. In general, sections of property that lie along paved road frontage present the highest risk from a wildfire.

Specifically, to minimize this risk, establish a system of firebreaks along these paved road frontage areas. Also consider establishing firebreaks around the entire perimeter of each property if possible. Place a priority on establishing perimeter firebreaks within upland areas first.

- Insects & Diseases Control: Within all areas of the properties, perform annual inspections to locate and identify insects and diseases that may present a threat to forest health.

Specifically, look for the presence of southern pine beetles within the pine forest areas of the property. Pay close attention to these areas from the months of April to October, when pine beetles are most active. Also, monitor these areas during times when the forests are under potential stress, such as during periods of drought, or following incidences of lightning strikes/kills within the pine forests.

- Invasive Species Control: Within all areas of the properties, conduct annual inspections to locate and identify non-native invasive species.

Specifically, look for the more common species of Chinese privet, Chinese tallow tree, Cogongrass and Japanese climbing fern. From the months of May to September, implement control measures (either herbicide or mechanically) where necessary.

- Environmental Quality Control: Within all areas of the property, follow South Carolina's Best Management Practices for Forestry (BMP's) during all harvesting, site preparation, reforestation, burning, and other forestry/wildlife operations.

Specifically, follow all BMP's to preserve the environmental qualities of soil stability and water quality. All clearcut harvests and selective thinning harvests will follow applicable SC BMP's to minimize the occurrence of erosion, and to effectively control the potential transport and deposition of sediment into nearby streams, in order to protect the quality of water.

South Carolina's Forestry Best Management Practices (BMP's) are defined as "forest management practices, developed pursuant to federal water quality legislation, to minimize or prevent nonpoint source water pollution, and are often in more general usage referring to any good forest stewardship practices."

Following are specific examples of BMP's that should be followed during the implementation of selective thinning harvests and clearcut harvests on the properties:

- A. Streams – no streams are present within any of the proposed silviculture harvest areas, therefore no streamside management zones (smz's) or special stream crossings will be required during harvesting operations. Harvesting operations will not disturb the normal flow of water within streams.
- B. Ditches – some ditches may be present within the proposed silviculture harvest areas. However, during actual harvesting operations, ditch crossings will be avoided if at all possible. Harvesting operations will not disturb the normal flow of water within ditches.
- C. Harvest Skid Trails – the existing network of harvest skids trails from previous harvests will be used for skidding of trees during harvesting operations. The creation of new skid trails will be minimized. Harvesting and log skidding will not be allowed during very wet periods when the ground is subject to excessive rutting and soil compaction. To reduce potential sediment runoff, logging slash (bark, limbs, and tops) will be scattered along main skid trails to help stabilize spots of potential soil disturbance. Also, the existing understory vegetation (Fetterbush & Galberry) found within former skid trails will serve as a “natural mat” for harvesting equipment to drive upon, which will help to prevent impacts to the underlying soils.
- D. Harvest Log Decks – the existing network of log decks from previous harvests will be used for log sorting and loading sites during harvesting operations. These existing sites are located upon accessible road edges, within upland areas, and upon stable soils. The creation of new log decks will be minimized and only used where necessary. Harvesting and loading of logs will not be allowed during very wet periods when the ground is subject to excessive rutting and soil compaction. To reduce potential sediment runoff, logging slash (bark, limbs, tops) will be scattered through log deck sites to help stabilize spots of potential soil disturbance.
- E. Harvest Roads – existing property roads will be used for logging and hauling access whenever possible. Harvesting and hauling will not be allowed during very wet periods when roads are subject to excessive rutting.
- F. Paved Roads – harvesting and hauling operations will take steps to avoid depositing mud and sediment on paved roads. To minimize the transport of sediment to paved roads, harvesting and hauling will not

be allowed during very wet periods when roads are subject to excessive rutting. If necessary, harvest crews will utilize either logging mats and/or rock fill at the intersection of property woods roads and public paved roads to minimize transport of sediment.

Following these BMP's will support the property objective of environmental quality control.

#### **IV. Forest Types**

Following is a list of forest types found on the Beaufort County Properties, along with a description of each.

1. Field (+/- 215.3 acres): This forest type consists of old agricultural fields that are found within the property. Many of these old fields have been abandoned, and are no longer utilized for agriculture and farming operations. Some fields contain scattered native pine and hardwood trees that have naturally seeded into these areas.

2. Gum Pond (+/- 2.7 acres): This forest type consists of isolated, bottomland sites that fill with water periodically throughout the year. This forest type primarily contains gum and maple species. These areas provide excellent sources of food and cover for wildlife.

3. Hardwood – Bottomland (+/- 247.6 acres): This forest type consists of bottomland sites that often contain intermittent or perennial streams. Some of these areas were formerly old rice field impoundments, with networks of water control structures such as canals, ditches, and dikes, some of which still function within this forest type. This forest type contains a mixture of bottomland hardwood species that provide excellent sources of food for wildlife.

4. Hardwood – Flat (+/- 84.0 acres): This forest type consists of flatwoods sites (transition sites that are found between uplands and bottomlands). Some small sections of bottomland areas are also found within this forest type. This forest type contains hardwood species, although some pines are occasionally present. These flats provide excellent sources of food for wildlife.

5. Hardwood – Upland (+/- 289.9 acres): This forest type consists of upland sites. Principal tree species include a mixture of native hardwoods that include various gums and oaks. This forest type serves as an excellent food source for wildlife.

6. Home Site (+/- 17.8 acres): This type consists of home sites and yards that are found within the property, along with the open areas that surround them. These home sites and yards are not forested, therefore no management recommendations are provided for them.

7. Live Oak Grove (+/- 20.8 acres): This forest type consists of upland sites. Principal tree species include mature live oaks, although scattered pines, palmettos, and other hardwoods are sometimes present.

8. Marsh Forest (+/- 121.7 acres): This forest type consists of upland sites, and is primarily found on the marsh hammock islands and on the perimeter of salt marsh edges. Principal tree species include native pines, live oaks, palmettos, and cedars.

9. Native Pine (+/- 318.6 acres): This forest type consists of upland sites that primarily contain Loblolly Pine, although Longleaf Pine and Slash Pine may also grow in these areas. Mixed upland hardwoods, which provide an excellent source of food for wildlife, are sometimes found throughout this forest type.

10. Natural Regeneration (+/- 53.0 acres): This forest type consists of upland sites that are found in areas where a cleared forest was allowed to re-sprout and grow. This forest type contains both pine and hardwood species that provide excellent sources of food and cover for wildlife. All natural regeneration areas within the property are currently premerchantable.

11. Pine – Flat (+/- 93.9 acres): This forest type consists of flatwoods sites (transition sites that are found between uplands and bottomlands). This forest type primarily contains pine species. These flats provide excellent sources of cover for wildlife.

12. Pine-Hardwood – Flat (+/- 94.0 acres): This forest type consists of flatwoods sites (transition sites that are found between uplands and bottomlands). This forest type contains both pine and hardwood species. These flats provide excellent sources of food for wildlife.

13. Pine-Hardwood – Upland (+/- 131.9 acres): This forest type consists of upland sites that are often well drained, and contains both pine and hardwood species. These areas provide excellent sources of food for wildlife.

14. Pine Plantation (+/- 273.4 acres): This forest type consists of Loblolly Pine Plantations established on upland, formerly cutover sites. Most included the planting of genetically improved seedlings.

15. Pond (+/- 25.0 acres): This type consists of fresh-water ponds and old borrow pits. The ponds are not forested, therefore no management recommendations are provided for them.

16. Salt Marsh (+/- 337.2 acres): This type consists of salt marsh grass flats. These marshes are adjacent to salt-water rivers and creeks. The salt marshes are not forested, therefore no management recommendations are provided for them.

17. Roads & Open Areas (+/- 60.3 acres): This type consists of roads, utility line right of ways, and open areas found within the property. The roads and open areas are not forested, therefore no management recommendations are provided for them.

## **Addendum**

**Adams Tract**  
**+/- 57.2 Acres**  
**Beaufort County North**

## Adams Tract

- Stand 1: Acres = 3.1  
Forest Type = Pine Plantation  
Primary Species = Loblolly Pine  
Age Class = Intermediate  
Forest Stocking Level = Over-Stocked  
Site/Soil Classification = Dry  
  
» Current Condition: This stand contains planted loblolly pines, with high volumes and values of pine forest products. No previous harvesting activities have been conducted within this stand. The stand understory is very dense, with native pine and hardwood regeneration, and some wax myrtle. This stand currently provides wildlife values of cover.  
  
» Management Recommendation: Perform a silviculture improvement harvest of this forest stand. Specifically, conduct a selective thinning harvest to remove diseased and suppressed pine trees from this stand, in order to improve forest health and stocking levels. The residual tree per acre target following this harvest is 75 TPA.
  
- Stand 2: Acres = 28.6  
Forest Type = Hardwood – Bottomland  
Primary Species = Live Oak, Magnolia, Red Maple, Sweetgum, Water Oak, White Oak  
Age Class = Mature  
Forest Stocking Level = Well-Stocked  
Site/Soil Classification = Wet  
  
» Current Condition: This stand contains a mixture of bottomland hardwoods, with moderate volumes and values of hardwood forest products. No recent harvesting activities have been conducted within this stand. The stand understory is relatively open, but some sections contain thickets of Saw Palmetto. This stand currently provides wildlife values of cover, food, and water sources, along with aesthetic values.  
  
» Management Recommendation: Maintain this stand in its current condition. No forest management activities are recommended for this stand.
  
- Stand 3: Acres = 6.0  
Forest Type = Native Pine  
Primary Species = Loblolly Pine  
Age Class = Mature  
Forest Stocking Level = Well-Stocked  
Site/Soil Classification = Transition

» Current Condition: This stand contains mature loblolly pines, with high volumes and values of pine forest products. No previous harvesting activities have been conducted within this stand. The stand understory is relatively open, with some scattered native understory hardwoods. This stand currently provides wildlife values of food.

» Management Recommendation: Perform a silviculture improvement harvest of this forest stand. Specifically, conduct a selective thinning harvest to remove diseased and suppressed pine trees from this stand, in order to improve forest health and stocking levels. The residual tree per acre target following this harvest is 50 TPA.

- Stand 4: Acres = 18.1  
Forest Type = Native Pine  
Primary Species = Loblolly Pine  
Age Class = Intermediate  
Forest Stocking Level = Over-Stocked  
Site/Soil Classification = Dry

» Current Condition: This stand contains young loblolly pines, with low volumes and values of pine forest products. A clearcut harvest was performed within this stand +/- 15 years ago. The stand understory is very dense, with native pine regeneration. This stand currently provides minimal wildlife values.

» Management Recommendation: Perform a silviculture improvement harvest of this forest stand. Specifically, conduct a clearcut harvest to remove all trees from this stand. Following the completion of the clearcut harvest, perform site preparation activities within the cutover site, and reforest the site with a Longleaf Pine Plantation.

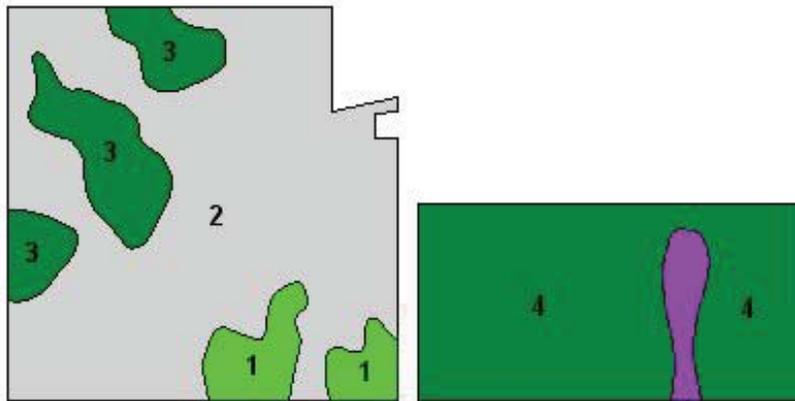
- Natural Regeneration: Acres = 1.4  
Forest Type = Natural Regeneration  
Primary Species = Red Maple, Sweetgum  
Age Class = Premerchantable  
Forest Stocking Level = Over-Stocked  
Site/Soil Classification = Wet

» Current Condition: This stand contains young natural hardwood regeneration, with no current volumes and values of forest products. A clearcut harvest was performed within this stand +/- 15 years ago. The stand understory is very dense, with native hardwood regeneration. This stand currently provides wildlife values of cover, food, and water sources.

» Management Recommendation: Maintain this stand in its current condition. No forest management activities are recommended for this stand.



Beaufort County -- Adams Tract  
Forest Type Map



**LEGEND**

- Property Line
- Forest Type
  - Hardwood - Bottomland
  - Native Pine
  - Natural Regeneration
  - Pine Plantation

Beaufort County -- Adams Tract  
Forest Inventory Plot Map



**FOREST TYPE ACREAGE SUMMARY**  
**Beaufort County Property**  
**Adams Tract**  
**October 1, 2019**

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<b>Forest Type</b>	<b>Acres</b>
Hardwood - Bottomland	28.6
Native Pine	24.1
Natural Regeneration	1.4
Pine Plantation	3.1
<b>Total GIS Acres</b>	<b>57.2</b>

Forest Inventory Summary - Beaufort County Property  
Adams Tract  
October 1, 2019

Stand #	Forest Type	Acres	Inventory Plots	Sample %	Forest Product Volume (tons)							Total Volume	Tons per acre	Pine TPA	Hdwd TPA
					Pine Sawtimber	Pine Chip & Saw	Pine Pulpwood	Hard Hardwood Sawtimber	Soft Hardwood Sawtimber	Hardwood Pulpwood					
1	Pine Plantation	3.1	1	3.2	266	186	8	-	-	-	-	460	148	170	-
2	Hardwood - Bottomland	28.6	6	2.1	-	-	13	215	275	847	-	1,350	47	3	86
3	Native Pine	6.0	3	5.0	470	143	52	-	-	22	-	687	115	130	7
4	Native Pine	18.1	1	0.6	-	-	1,152	-	-	-	-	1,152	64	330	-
	Natural Regeneration	1.4	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total</b>		<b>57.2</b>	<b>11</b>	<b>2.0</b>	<b>736</b>	<b>329</b>	<b>1,225</b>	<b>215</b>	<b>275</b>	<b>869</b>	<b>-</b>	<b>3,649</b>	<b>-</b>	<b>-</b>	<b>-</b>

Stand #	Forest Type	Acres	Inventory Plots	Sample %	Forest Product Value (\$)							Total Value	\$ per acre
					Pine Sawtimber	Pine Chip & Saw	Pine Pulpwood	Hard Hardwood Sawtimber	Soft Hardwood Sawtimber	Hardwood Pulpwood			
1	Pine Plantation	3.1	1	3.2	\$ 7,182	\$ 3,720	\$ 112	\$ -	\$ -	\$ -	\$ -	\$ 11,014	\$ 3,553
2	Hardwood - Bottomland	28.6	6	2.1	-	-	182	6,450	5,500	6,776	-	18,908	661
3	Native Pine	6.0	3	5.0	12,690	2,860	728	-	-	176	-	16,454	2,742
4	Native Pine	18.1	1	0.6	-	-	16,128	-	-	-	-	16,128	891
	Natural Regeneration	1.4	-	-	-	-	-	-	-	-	-	-	-
<b>Total</b>		<b>57.2</b>	<b>11</b>	<b>2.0</b>	<b>\$ 19,872</b>	<b>\$ 6,580</b>	<b>\$ 17,150</b>	<b>\$ 6,450</b>	<b>\$ 5,500</b>	<b>\$ 6,952</b>	<b>\$ -</b>	<b>\$ 62,504</b>	<b>\$ -</b>

**Per Unit Forest Product Value (\$/ton):**

Pine Sawtimber	\$ 27.00
Pine Chip & Saw	\$ 20.00
Pine Pulpwood	\$ 14.00
Hard Hardwood Sawtimber	\$ 30.00
Soft Hardwood Sawtimber	\$ 20.00
Hardwood Pulpwood	\$ 8.00

**Amgray Tract**  
**+/- 19.8 Acres**  
**Beaufort County North**

## Amgray Tract

- Stand 1:
  - Acres = 12.9
  - Forest Type = Hardwood – Flat
  - Primary Species = Black Gum, Magnolia, Red Maple, Sweetgum
  - Age Class = Intermediate
  - Forest Stocking Level = Medium-Stocked
  - Site/Soil Classification = Transition

» Current Condition: This stand contains a mixture of hardwoods, with low volumes and values of hardwood forest products. No recent harvesting activities have been conducted within this stand. The stand understory is relatively open, but some sections contain thickets of Saw Palmetto. This stand currently provides wildlife values of cover, food, and water sources.

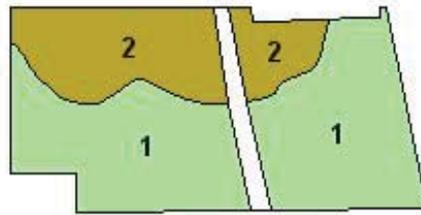
» Management Recommendation: Maintain this stand in its current condition. No forest management activities are recommended for this stand.
  
- Stand 2:
  - Acres = 6.0
  - Forest Type = Pine-Hardwood – Flat
  - Primary Species = Loblolly Pine, Sweetgum, Water Oak
  - Age Class = Intermediate
  - Forest Stocking Level = Under-Stocked
  - Site/Soil Classification = Transition

» Current Condition: This stand contains a mixture of intermediate pines and hardwoods, with low volumes and values of forest products. No recent harvesting activities have been conducted within this stand. The stand understory is relatively open, with some sections of native pine and hardwood regeneration. This stand currently provides wildlife values of cover and food.

» Management Recommendation: Maintain this stand in its current condition. No forest management activities are recommended for this stand.



**Beaufort County -- Amgray Tract  
Forest Type Map**



**LEGEND**

Property Line

Forest Type

- Hardwood - Flat
- Pine-Hardwood - Flat

Beaufort County -- Amgray Tract  
Forest Inventory Plot Map



**FOREST TYPE ACREAGE SUMMARY**  
**Beaufort County Property**  
**Amgray Tract**  
**October 1, 2019**

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<b>Forest Type</b>	<b>Acres</b>
Hardwood - Flat	12.9
Pine-Hardwood - Flat	6.0
Roads & Open Areas	0.9
<b>Total GIS Acres</b>	<b>19.8</b>

Forest Inventory Summary - Beaufort County Property  
Amgray Tract  
October 1, 2019

Stand #	Forest Type	Acres	Inventory Plots	Sample %	Forest Product Volume (tons)							Total Volume	Tons per acre	Pine TPA	Hdwd TPA
					Pine Sawtimber	Pine Chip & Saw	Pine Pulpwood	Hard Hardwood Sawtimber	Soft Hardwood Sawtimber	Hardwood Pulpwood					
1	Hardwood - Flat	12.9	3	2.3	-	-	-	-	29	495	524	41	-	73	-
2	Pine-Hardwood - Flat Roads & Open Areas	6.0 0.9	1	1.7	39	-	-	-	-	174	213	36	10	100	-
<b>Total</b>		<b>19.8</b>	<b>4</b>	<b>2.1</b>	<b>39</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>29</b>	<b>669</b>	<b>737</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

Stand #	Forest Type	Acres	Inventory Plots	Sample %	Forest Product Value (\$)							Total Value	\$ per acre	\$
					Pine Sawtimber	Pine Chip & Saw	Pine Pulpwood	Hard Hardwood Sawtimber	Soft Hardwood Sawtimber	Hardwood Pulpwood				
1	Hardwood - Flat	12.9	3	2.3	\$ -	\$ -	\$ -	\$ -	\$ 580	\$ 3,960	\$ 4,540	\$ 352	-	-
2	Pine-Hardwood - Flat Roads & Open Areas	6.0 0.9	1	1.7	1,053	-	-	-	-	1,392	2,445	408	-	-
<b>Total</b>		<b>19.8</b>	<b>4</b>	<b>2.1</b>	<b>\$ 1,053</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 580</b>	<b>\$ 5,352</b>	<b>\$ 6,985</b>	<b>\$ -</b>	<b>-</b>	<b>-</b>

**Per Unit Forest Product Value (\$/ton):**

Pine Sawtimber	\$ 27.00
Pine Chip & Saw	\$ 20.00
Pine Pulpwood	\$ 14.00
Hard Hardwood Sawtimber	\$ 30.00
Soft Hardwood Sawtimber	\$ 20.00
Hardwood Pulpwood	\$ 8.00

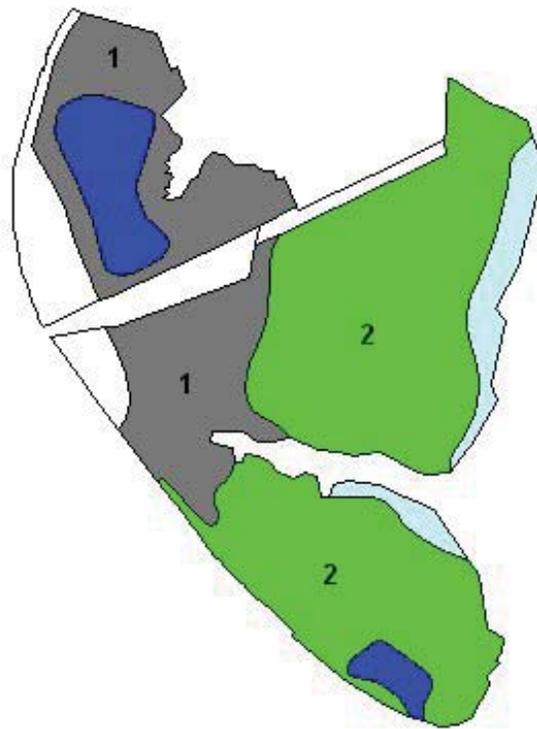
**Barrel Landing Tract  
+/- 51.5 Acres  
Beaufort County South**

## Barrel Landing Tract

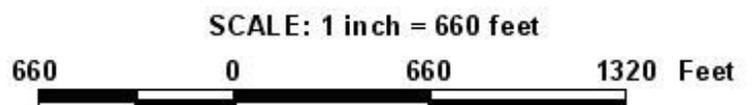
- Stand 1: Acres = 13.0  
Forest Type = Hardwood – Upland  
Primary Species = Live Oak, Southern Red Oak, Sweetgum, Water Oak, Willow Oak  
Age Class = Intermediate  
Forest Stocking Level = Medium-Stocked  
Site/Soil Classification = Dry  
  
» Current Condition: This stand contains a mixture of upland hardwoods, with moderate volumes and values of hardwood forest products. No recent harvesting activities have been conducted within this stand. The stand understory is very open. This stand currently provides wildlife values of food, along with aesthetic values.  
  
» Management Recommendation: Maintain this stand in its current condition. No forest management activities are recommended for this stand.
  
- Stand 2: Acres = 27.1  
Forest Type = Pine Plantation  
Primary Species = Loblolly Pine  
Age Class = Intermediate  
Forest Stocking Level = Over-Stocked  
Site/Soil Classification = Dry  
  
» Current Condition: This stand contains planted loblolly pines, with high volumes and values of pine forest products. No previous harvesting activities have been conducted within this stand. The stand understory is relatively open, with mostly grasses and some wax myrtle. This stand currently provides wildlife values of cover.  
  
» Management Recommendation: Perform a silviculture improvement harvest of this forest stand. Specifically, conduct a selective thinning harvest to remove diseased and suppressed pine trees from this stand, in order to improve forest health and stocking levels. The residual tree per acre target following this harvest is 75 TPA. Conduct periodic prescribed burns within this stand.



**Beaufort County -- Barrel Landing Tract  
Forest Type Map**



LEGEND	
	Property Line
<b>Forest Type</b>	
	Hardwood - Upland
	Pine Plantation
	Pond
	Salt Marsh





**Beaufort County -- Barrel Landing Tract  
Forest Inventory Plot Map**



**FOREST TYPE ACREAGE SUMMARY**  
**Beaufort County Property**  
**Barrel Landing Tract**  
**October 1, 2019**

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<b>Forest Type</b>	<b>Acres</b>
Hardwood - Upland	13.0
Pine Plantation	27.1
Pond	4.0
Salt Marsh	2.9
Roads & Open Areas	4.5
<b>Total GIS Acres</b>	<b>51.5</b>

Forest Inventory Summary - Beaufort County Property  
Barrel Landing Tract  
October 1, 2019

Stand #	Forest Type	Acres	Inventory Plots	Sample %	Forest Product Volume (tons)									
					Pine Sawtimber	Pine Chip & Saw	Pine Pulpwood	Hard Hardwood Sawtimber	Soft Hardwood Sawtimber	Hardwood Pulpwood	Total Volume	Tons per acre	Pine TPA	Hdwd TPA
1	Hardwood - Upland	13.0	4	3.1	130	-	25	217	-	426	798	61	90	
2	Pine Plantation Pond	27.1	8	3.0	1,654	728	487	-	-	100	2,969	110	148	
	Salt Marsh	2.9	-	-	-	-	-	-	-	-	-	-	-	
	Roads & Open Areas	4.5	-	-	-	-	-	-	-	-	-	-	-	
<b>Total</b>		<b>51.5</b>	<b>12</b>	<b>3.0</b>	<b>1,784</b>	<b>728</b>	<b>512</b>	<b>217</b>	<b>-</b>	<b>526</b>	<b>3,767</b>	<b>-</b>	<b>-</b>	

Stand #	Forest Type	Acres	Inventory Plots	Sample %	Forest Product Value (\$)									
					Pine Sawtimber	Pine Chip & Saw	Pine Pulpwood	Hard Hardwood Sawtimber	Soft Hardwood Sawtimber	Hardwood Pulpwood	Total Value	\$ per acre		
1	Hardwood - Upland	13.0	4	3.1	\$ 3,510	\$ -	\$ 350	\$ 6,510	\$ -	\$ 3,408	\$ 13,778	\$ 1,060		
2	Pine Plantation Pond	27.1	8	3.0	\$ 44,658	\$ 14,560	\$ 6,818	\$ -	\$ -	\$ 800	\$ 66,836	\$ 2,466		
	Salt Marsh	2.9	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
	Roads & Open Areas	4.5	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
<b>Total</b>		<b>51.5</b>	<b>12</b>	<b>3.0</b>	<b>\$ 48,168</b>	<b>\$ 14,560</b>	<b>\$ 7,168</b>	<b>\$ 6,510</b>	<b>\$ -</b>	<b>\$ 4,208</b>	<b>\$ 80,614</b>	<b>\$ -</b>		

**Per Unit Forest Product Value (\$/ton):**

Pine Sawtimber	\$ 27.00
Pine Chip & Saw	\$ 20.00
Pine Pulpwood	\$ 14.00
Hard Hardwood Sawtimber	\$ 30.00
Soft Hardwood Sawtimber	\$ 20.00
Hardwood Pulpwood	\$ 8.00

**Bathey Wilson Tract**  
**+/- 62.7 Acres**  
**Beaufort County North**

## Bathey Wilson Tract

- Stand 1: Acres = 5.5  
Forest Type = Native Pine  
Primary Species = Loblolly Pine  
Age Class = Mature  
Forest Stocking Level = Medium-Stocked  
Site/Soil Classification = Dry  
  
» Current Condition: This stand contains mature loblolly pines, with moderate volumes and values of pine forest products. No recent harvesting activities have been conducted within this stand. The stand understory is relatively open, with some scattered native understory hardwoods. This stand currently provides wildlife values of food.  
  
» Management Recommendation: Maintain this stand in its current condition. Conduct periodic prescribed burns within this stand.
  
- Stand 2: Acres = 18.4  
Forest Type = Native Pine  
Primary Species = Loblolly Pine  
Age Class = Mature  
Forest Stocking Level = Over-Stocked  
Site/Soil Classification = Dry  
  
» Current Condition: This stand contains mature loblolly pines, with high volumes and values of pine forest products. No previous harvesting activities have been conducted within this stand. The stand understory is relatively open, with some native pine regeneration and wax myrtle. This stand currently provides wildlife values of cover.  
  
» Management Recommendation: Perform a silviculture improvement harvest of this forest stand. Specifically, conduct a selective thinning harvest to remove diseased and suppressed pine trees from this stand, in order to improve forest health and stocking levels. The residual tree per acre target following this harvest is 45 TPA. Conduct periodic prescribed burns within this stand.
  
- Stand 3: Acres = 10.8  
Forest Type = Native Pine  
Primary Species = Loblolly Pine  
Age Class = Intermediate  
Forest Stocking Level = Medium-Stocked  
Site/Soil Classification = Transition

» Current Condition: This stand contains intermediate loblolly pines, with moderate volumes and values of pine forest products. No previous harvesting activities have been conducted within this stand. The stand understory is relatively open, with some native pine regeneration and wax myrtles. This stand currently provides wildlife values of cover.

» Management Recommendation: Perform a silviculture improvement harvest of this forest stand. Specifically, conduct a selective thinning harvest to remove diseased and suppressed pine trees from this stand, in order to improve forest health and stocking levels. The residual tree per acre target following this harvest is 35 TPA. Conduct periodic prescribed burns within this stand.

• Stand 4:

Acres = 11.4

Forest Type = Pine-Hardwood – Upland

Primary Species = Black Gum, Live Oak, Loblolly Pine, Sweetgum, Water Oak

Age Class = Mature

Forest Stocking Level = Well-Stocked

Site/Soil Classification = Dry

» Current Condition: This stand contains a mixture of mature pines and hardwoods, with moderate volumes and values of forest products. No recent harvesting activities have been conducted within this stand. The stand understory is very open. This stand currently provides wildlife values of food, along with aesthetic values.

» Management Recommendation: Perform a silviculture improvement harvest of this forest stand. Specifically, conduct a selective thinning harvest to remove diseased and suppressed pine trees from this stand, in order to improve forest health and stocking levels. The residual tree per acre target following this harvest is 35 TPA. Conduct periodic prescribed burns within this stand.

• Stand 5:

Acres = 6.2

Forest Type = Hardwood – Flat

Primary Species = Chinese Tallowtree, Sweetgum

Age Class = Intermediate

Forest Stocking Level = Medium-Stocked

Site/Soil Classification = Wet

» Current Condition: This stand contains a mixture of hardwoods, with low volumes and values of hardwood forest products. No recent harvesting activities have been conducted within this stand. The stand understory is relatively open. This stand currently provides wildlife values of food and water sources.

» Management Recommendation: Maintain this stand in its current condition. No forest management activities are recommended for this stand.

- Gum Pond: Acres = 1.4  
Forest Type = Gum Pond  
Primary Species = Black Gum, Sweetgum, Red Maple  
Age Class = Intermediate  
Forest Stocking Level = Well-Stocked  
Site/Soil Classification = Wet

» Current Condition: This stand contains a mixture of bottomland gums and maples, with no volumes and values of forest products. No recent harvesting activities have been conducted within this stand. The stand understory is very open. This stand currently provides wildlife values of food and water sources, along with aesthetic values.

» Management Recommendation: Maintain this stand in its current condition. No forest management activities are recommended for this stand.

- Live Oak Grove: Acres = 1.2  
Forest Type = Live Oak Grove  
Primary Species = Live Oak  
Age Class = N/A  
Forest Stocking Level = N/A  
Site/Soil Classification = Dry

» Current Condition: This stand contains a grove of live oaks, with no volumes and values of forest products. No recent harvesting activities have been conducted within this stand. The stand understory is very open. This stand currently provides wildlife values of food, along with aesthetic values.

» Management Recommendation: Maintain this stand in its current condition. No forest management activities are recommended for this stand.

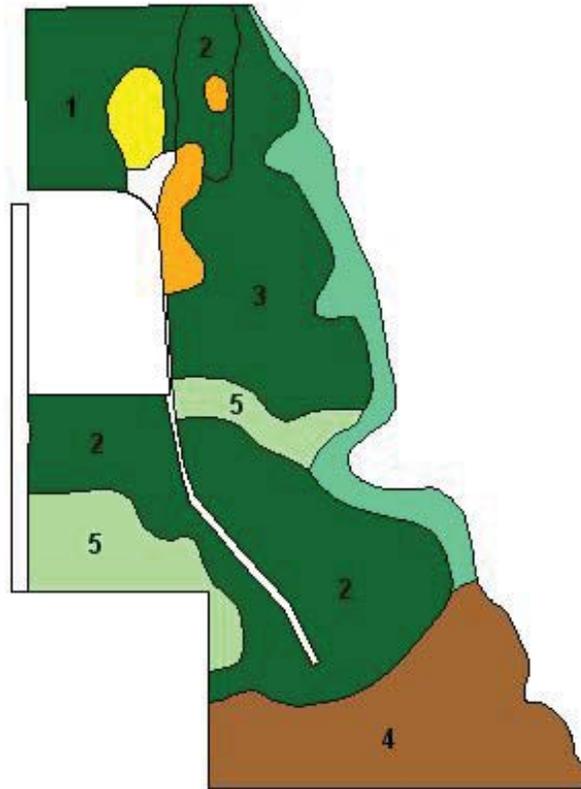
- Marsh Forest: Acres = 5.2  
Forest Type = Marsh Forest  
Primary Species = Eastern Red Cedar, Live Oak, Loblolly Pine, Palmetto  
Age Class = Intermediate  
Forest Stocking Level = Medium-Stocked  
Site/Soil Classification = Transition

» Current Condition: This stand contains a mixture of live oaks, palmettos, and native pines, with low volumes and values of forest products. No recent harvesting activities have been conducted within this stand. The stand understory is relatively thick, with some sections of palmetto thickets and wax myrtle. This stand currently provides wildlife values of cover and food, along with aesthetic values.

» Management Recommendation: Maintain this stand in its current condition. Conduct periodic prescribed burns within this stand.



Beaufort County -- Battey Wilson Tract  
Forest Type Map



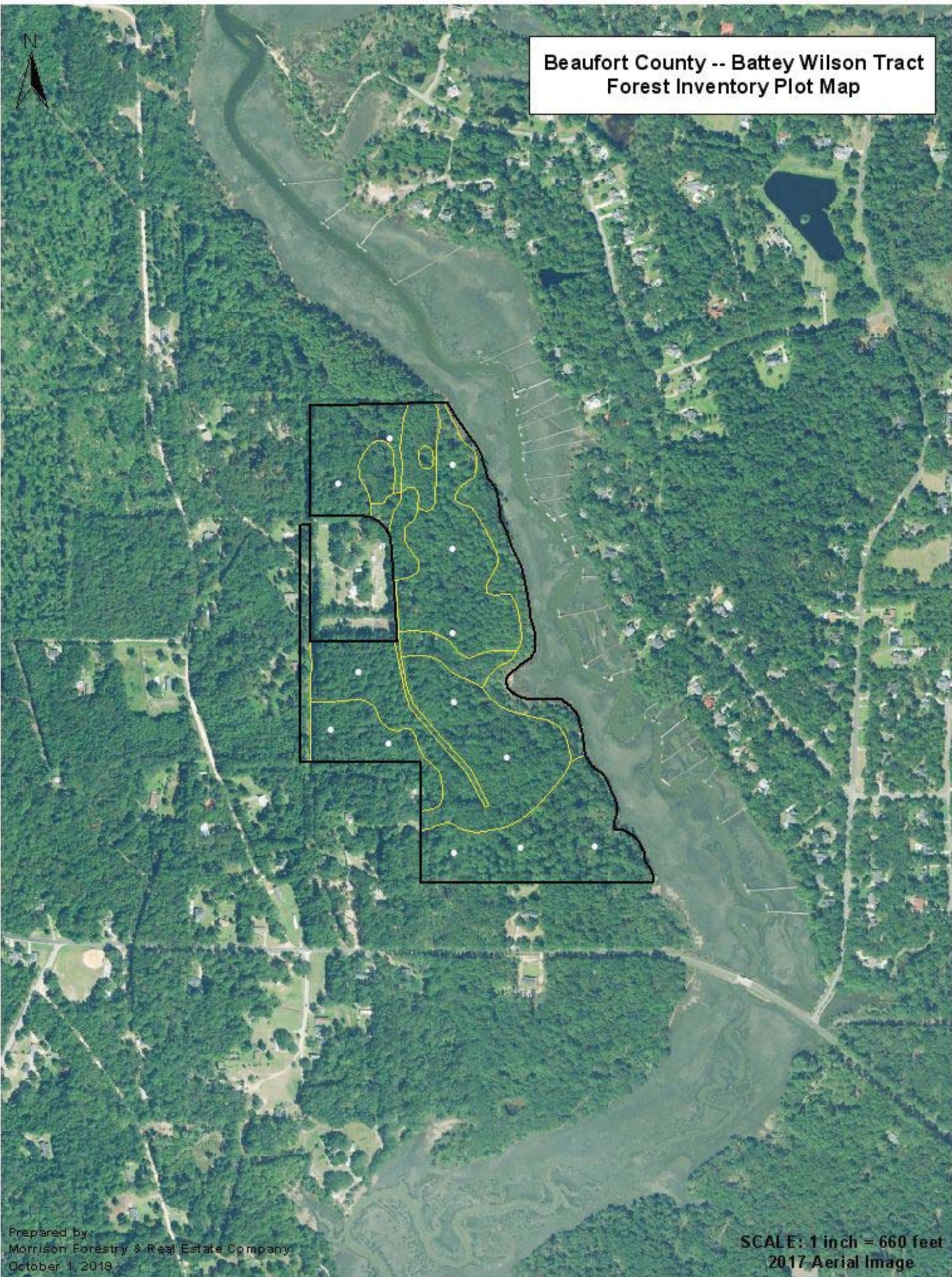
LEGEND	
	Property Line
Forest Type	
	Gum Pond
	Hardwood - Flat
	Live Oak Grove
	Marsh Forest
	Native Pine
	Pine-Hardwood - Upland

SCALE: 1 inch = 660 feet





**Beaufort County -- Battey Wilson Tract  
Forest Inventory Plot Map**



**FOREST TYPE ACREAGE SUMMARY**  
**Beaufort County Property**  
**Bathey Wilson Tract**  
**October 1, 2019**

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<b>Forest Type</b>	<b>Acres</b>
Gum Pond	1.4
Hardwood - Flat	6.2
Live Oak Grove	1.2
Marsh Forest	5.2
Native Pine	34.7
Pine-Hardwood - Upland	11.4
Roads & Open Areas	2.6
<b>Total GIS Acres</b>	<b>62.7</b>

Forest Inventory Summary - Beaufort County Property  
Battley Wilson Tract  
October 1, 2019

Stand #	Forest Type	Acres	Inventory Plots	Sample %	Forest Product Volume (tons)										
					Pine Sawtimber	Pine Chip & Saw	Pine Pulpwood	Hard Hardwood Sawtimber	Soft Hardwood Sawtimber	Hardwood Pulpwood	Total Volume	Tons per acre	Pine TPA	Hdwd TPA	
1	Native Pine	5.5	2	3.6	277	-	-	-	-	-	186	463	84	25	30
2	Native Pine	18.4	3	1.6	1,082	190	705	-	-	-	32	2,009	109	93	3
3	Native Pine	10.8	3	2.8	551	109	117	-	-	-	-	777	72	67	-
4	Pine-Hardwood - Upland	11.4	3	2.6	247	55	188	-	-	-	197	687	60	77	27
5	Hardwood - Flat	6.2	2	3.2	79	33	-	-	-	-	147	259	42	15	65
	Gum Pond	1.4	-	-	-	-	-	-	-	-	-	-	-	-	-
	Live Oak Grove	1.2	-	-	-	-	-	-	-	-	-	-	-	-	-
	Marsh Forest	5.2	-	-	-	-	-	-	-	-	-	-	-	-	-
	Roads & Open Areas	2.6	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total</b>		<b>62.7</b>	<b>13</b>	<b>2.5</b>	<b>2,236</b>	<b>387</b>	<b>1,010</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>562</b>	<b>4,195</b>	<b>-</b>	<b>-</b>	<b>-</b>

Stand #	Forest Type	Acres	Inventory Plots	Sample %	Forest Product Value (\$)										
					Pine Sawtimber	Pine Chip & Saw	Pine Pulpwood	Hard Hardwood Sawtimber	Soft Hardwood Sawtimber	Hardwood Pulpwood	Total Value	Total Value	\$ per acre	\$	
1	Native Pine	5.5	2	3.6	\$ 7,479	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,488	\$ 8,967	\$ 1,630	\$ -	\$ -
2	Native Pine	18.4	3	1.6	29,214	3,800	9,870	-	-	-	256	43,140	2,345	-	-
3	Native Pine	10.8	3	2.8	14,877	2,180	1,638	-	-	-	-	18,695	1,731	-	-
4	Pine-Hardwood - Upland	11.4	3	2.6	6,669	1,100	2,632	-	-	-	1,576	11,977	1,051	-	-
5	Hardwood - Flat	6.2	2	3.2	2,133	660	-	-	-	-	1,176	3,969	640	-	-
	Gum Pond	1.4	-	-	-	-	-	-	-	-	-	-	-	-	-
	Live Oak Grove	1.2	-	-	-	-	-	-	-	-	-	-	-	-	-
	Marsh Forest	5.2	-	-	-	-	-	-	-	-	-	-	-	-	-
	Roads & Open Areas	2.6	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total</b>		<b>62.7</b>	<b>13</b>	<b>2.5</b>	<b>\$ 60,372</b>	<b>\$ 7,740</b>	<b>\$ 14,140</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 4,496</b>	<b>\$ 86,748</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

**Per Unit Forest Product Value (\$/ton):**

Pine Sawtimber	\$ 27.00
Pine Chip & Saw	\$ 20.00
Pine Pulpwood	\$ 14.00
Hard Hardwood Sawtimber	\$ 30.00
Soft Hardwood Sawtimber	\$ 20.00
Hardwood Pulpwood	\$ 8.00

**Baxter Tract**  
**+/- 24.7 Acres**  
**Beaufort County South**

## Baxter Tract

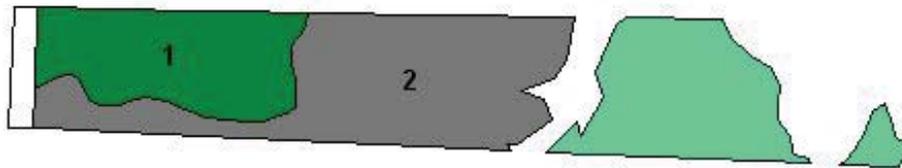
- Stand 1:      Acres = 6.4  
                  Forest Type = Native Pine  
                  Primary Species = Loblolly Pine  
                  Age Class = Mature  
                  Forest Stocking Level = Well-Stocked  
                  Site/Soil Classification = Dry  
  
                  » Current Condition: This stand contains mature loblolly pines, with moderate volumes and values of pine forest products. No previous harvesting activities have been conducted within this stand. The stand understory is relatively open, with some pine regeneration and wax myrtle. This stand currently provides wildlife values of cover.  
  
                  » Management Recommendation: Maintain this stand in its current condition. No forest management activities are recommended for this stand.
  
- Stand 2:      Acres = 10.7  
                  Forest Type = Hardwood – Upland  
                  Primary Species = Laurel Oak, Live Oak, Magnolia, Sweetgum, Water Oak, White Oak, Willow Oak  
                  Age Class = Mature  
                  Forest Stocking Level = Well-Stocked  
                  Site/Soil Classification = Dry  
  
                  » Current Condition: This stand contains a mixture of upland hardwoods, with moderate volumes and values of hardwood forest products. No recent harvesting activities have been conducted within this stand. The stand understory is very open. This stand currently provides wildlife values of food, along with aesthetic values.  
  
                  » Management Recommendation: Maintain this stand in its current condition. No forest management activities are recommended for this stand.
  
- Marsh Forest:      Acres = 6.8  
                  Forest Type = Marsh Forest  
                  Primary Species = Eastern Red Cedar, Live Oak, Loblolly Pine, Palmetto  
                  Age Class = Mature  
                  Forest Stocking Level = Well-Stocked  
                  Site/Soil Classification = Transition

» Current Condition: This stand contains a mixture of live oaks, palmettos, and native pines, with moderate volumes and values of forest products. No recent harvesting activities have been conducted within this stand. The stand understory is very thick, with sections of palmetto thickets and wax myrtle throughout. This stand currently provides wildlife values of cover and food, along with aesthetics.

» Management Recommendation: Maintain this stand in its current condition. No forest management activities are recommended for this stand.



**Beaufort County -- Baxter Tract  
Forest Type Map**



**LEGEND**

□ Property Line

Forest Type

- Hardwood - Upland
- Marsh Forest
- Native Pine

**SCALE: 1 inch = 660 feet**



Beaufort County -- Baxter Tract  
Forest Inventory Plot Map



**FOREST TYPE ACREAGE SUMMARY**  
**Beaufort County Property**  
**Baxter Tract**  
**October 1, 2019**

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<b>Forest Type</b>	<b>Acres</b>
Hardwood - Upland	10.7
Marsh Forest	6.8
Native Pine	6.4
Roads & Open Areas	0.8
<b>Total GIS Acres</b>	<b>24.7</b>

Forest Inventory Summary - Beaufort County Property  
Baxter Tract  
October 1, 2019

Stand #	Forest Type	Acres	Inventory Plots	Sample %	Forest Product Volume (tons)										
					Pine Sawtimber	Pine Chip & Saw	Pine Pulpwood	Hard Hardwood Sawtimber	Soft Hardwood Sawtimber	Hardwood Pulpwood	Total Volume	Tons per acre	Pine TPA	Hdwd TPA	
1	Native Pine	6.4	2	3.1	497	-	-	-	-	-	51	548	86	50	15
2	Hardwood - Upland Marsh Forest	10.7	2	1.9	32	-	-	57	139	-	514	742	69	5	90
	Roads & Open Areas	0.8	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total</b>		<b>24.7</b>	<b>4</b>	<b>2.3</b>	<b>529</b>	<b>-</b>	<b>-</b>	<b>57</b>	<b>139</b>	<b>-</b>	<b>565</b>	<b>1,290</b>	<b>-</b>	<b>-</b>	<b>-</b>

Stand #	Forest Type	Acres	Inventory Plots	Sample %	Forest Product Value (\$)										
					Pine Sawtimber	Pine Chip & Saw	Pine Pulpwood	Hard Hardwood Sawtimber	Soft Hardwood Sawtimber	Hardwood Pulpwood	Total Value	\$ per acre	\$	\$	
1	Native Pine	6.4	2	3.1	\$ 13,419	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 408	\$ 13,827	\$ 2,160		
2	Hardwood - Upland Marsh Forest	10.7	2	1.9	864	-	-	1,710	2,780	-	4,112	9,466	885		
3	Roads & Open Areas	0.8	-	-	-	-	-	-	-	-	-	-	-		
<b>Total</b>		<b>24.7</b>	<b>4</b>	<b>2.3</b>	<b>\$ 14,283</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,710</b>	<b>\$ 2,780</b>	<b>\$ -</b>	<b>\$ 4,520</b>	<b>\$ 23,293</b>	<b>\$ -</b>	<b>-</b>	<b>-</b>

**Per Unit Forest Product Value (\$/ton):**

Pine Sawtimber	\$ 27.00
Pine Chip & Saw	\$ 20.00
Pine Pulpwood	\$ 14.00
Hard Hardwood Sawtimber	\$ 30.00
Soft Hardwood Sawtimber	\$ 20.00
Hardwood Pulpwood	\$ 8.00

**Garvey Hall Tract**  
**+/- 100.5 Acres**  
**Beaufort County South**

## Garvey Hall Tract

- Stand 1: Acres = 10.2  
Forest Type = Pine Plantation  
Primary Species = Loblolly Pine  
Age Class = Intermediate  
Forest Stocking Level = Over-Stocked  
Site/Soil Classification = Dry  
  
» Current Condition: This stand contains planted loblolly pines, with high volumes and values of pine forest products. No previous harvesting activities have been conducted within this stand. The stand understory is very dense, with native pine and hardwood regeneration, and some wax myrtle. This stand currently provides wildlife values of cover.  
  
» Management Recommendation: Perform a silviculture improvement harvest of this forest stand. Specifically, conduct a clearcut harvest to remove all trees from this stand. Following the completion of the clearcut harvest, perform site preparation activities within the cutover site, and reforest the site with a Longleaf Pine Plantation.
  
- Stand 2: Acres = 32.9  
Forest Type = Native Pine  
Primary Species = Loblolly Pine  
Age Class = Mature  
Forest Stocking Level = Medium-Stocked  
Site/Soil Classification = Dry  
  
» Current Condition: This stand contains mature loblolly pines, with moderate volumes and values of pine forest products. No recent harvesting activities have been conducted within this stand. The stand understory is very dense, with scattered native understory hardwoods, native pine regeneration, and way myrtle. This stand currently provides wildlife values of food and cover.  
  
» Management Recommendation: Perform a silviculture improvement harvest of this forest stand. Specifically, conduct a clearcut harvest to remove all trees from this stand. Following the completion of the clearcut harvest, perform site preparation activities within the cutover site, and reforest the site with a Longleaf Pine Plantation.
  
- Stand 3: Acres = 27.6  
Forest Type = Hardwood – Upland  
Primary Species = Hickory, Live Oak, Loblolly Pine, Southern Red Oak, Sweetgum, Water Oak, White Oak  
Age Class = Mature

Forest Stocking Level = Medium-Stocked  
Site/Soil Classification = Dry

» Current Condition: This stand contains a mixture of upland hardwoods, with moderate volumes and values of hardwood forest products. No recent harvesting activities have been conducted within this stand. The stand understory is very open. This stand currently provides wildlife values of food, along with aesthetic values.

» Management Recommendation: Maintain this stand in its current condition. No forest management activities are recommended for this stand.

• Stand 4:

Acres = 9.7

Forest Type = Pine-Hardwood – Upland

Primary Species = Loblolly Pine, Sweetgum, Water Oak, White Oak

Age Class = Mature

Forest Stocking Level = Over-Stocked

Site/Soil Classification = Transition

» Current Condition: This stand contains a mixture of mature pines and hardwoods, with high volumes and values of forest products. No recent harvesting activities have been conducted within this stand. The stand understory is relatively open, with some sections of native pine and hardwood regeneration. This stand currently provides wildlife values of food, along with aesthetic values.

» Management Recommendation: Perform a silviculture improvement harvest of this forest stand. Specifically, conduct a selective thinning harvest to remove diseased and suppressed pine trees from this stand, in order to improve forest health and stocking levels. The residual tree per acre target following this harvest is 50 TPA.

• Stand 5:

Acres = 11.9

Forest Type = Hardwood – Bottomland

Primary Species = Swamp Chestnut Oak, Sweetgum, Red Maple, White Oak, Water Oak

Age Class = Mature

Forest Stocking Level = Well-Stocked

Site/Soil Classification = Wet

» Current Condition: This stand contains a mixture of bottomland hardwoods, with high volumes and values of hardwood forest products. No recent harvesting activities have been conducted within this stand. The stand understory is relatively open, but some sections contain thickets of

Saw Palmetto. This stand currently provides wildlife values of cover, food, and water sources, along with aesthetic values.

» Management Recommendation: Maintain this stand in its current condition. No forest management activities are recommended for this stand.

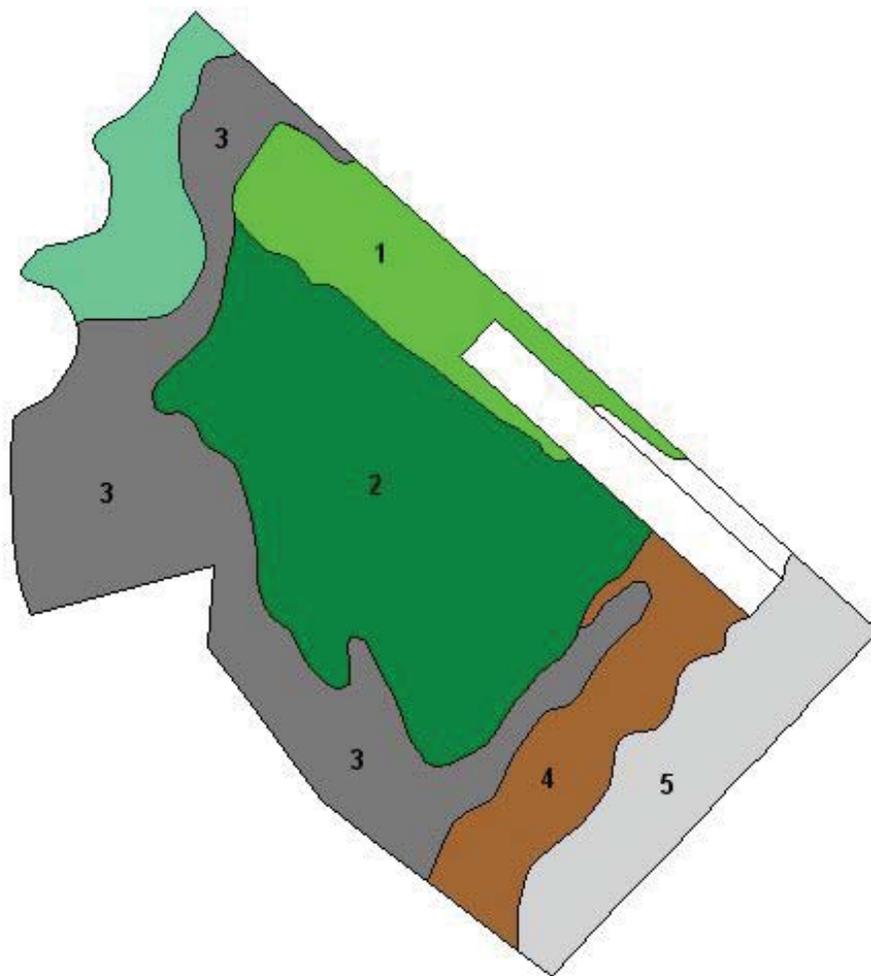
- Marsh Forest: Acres = 6.8  
Forest Type = Marsh Forest  
Primary Species = Loblolly Pine, Palmetto  
Age Class = Mature  
Forest Stocking Level = Under-Stocked  
Site/Soil Classification = Wet

» Current Condition: This stand contains a mixture of palmettos and native pines, with no volumes and values of forest products. No recent harvesting activities have been conducted within this stand. The stand understory is very thick, with palmetto thickets throughout. This stand currently provides minimal wildlife values.

» Management Recommendation: Maintain this stand in its current condition. No forest management activities are recommended for this stand.



Beaufort County -- Garvey Hall Tract  
Forest Type Map



**LEGEND**

-  Property Line
- Forest Type**
-  Hardwood - Bottomland
-  Hardwood - Upland
-  Marsh Forest
-  Native Pine
-  Pine Plantation
-  Pine-Hardwood - Upland

SCALE: 1 inch = 660 feet



Beaufort County -- Garvey Hall Tract  
Forest Inventory Plot Map



**FOREST TYPE ACREAGE SUMMARY**  
**Beaufort County Property**  
**Garvey Hall Tract**  
**October 1, 2019**

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<b>Forest Type</b>	<b>Acres</b>
Hardwood - Bottomland	11.9
Hardwood - Upland	27.6
Marsh Forest	6.8
Native Pine	32.9
Pine Plantation	10.2
Pine-Hardwood - Upland	9.7
Roads & Open Areas	1.4
<b>Total GIS Acres</b>	<b>100.5</b>

Forest Inventory Summary - Beaufort County Property  
Garvey Hall Tract  
October 1, 2019

Stand #	Forest Type	Acres	Inventory Plots	Sample %	Forest Product Volume (tons)									
					Pine Sawtimber	Pine Chip & Saw	Pine Pulpwood	Hard Hardwood Sawtimber	Soft Hardwood Sawtimber	Hardwood Pulpwood	Total Volume	Tons per acre	Pine TPA	Hdwd TPA
1	Pine Plantation	10.2	2	2.0	834	344	188	-	-	24	1,390	136	140	10
2	Native Pine	32.9	7	2.1	1,817	-	147	-	-	155	2,119	64	53	11
3	Hardwood - Upland	27.6	6	2.2	-	32	55	133	408	811	1,439	52	13	65
4	Pine-Hardwood - Upland	9.7	2	2.1	381	-	231	-	-	139	751	77	105	30
5	Hardwood - Bottomland	11.9	2	1.7	-	-	21	499	91	280	891	75	15	90
	Marsh Forest	6.8	-	-	-	-	-	-	-	-	-	-	-	-
	Roads & Open Areas	1.4	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total</b>		<b>100.5</b>	<b>19</b>	<b>2.1</b>	<b>3,032</b>	<b>376</b>	<b>642</b>	<b>907</b>	<b>224</b>	<b>1,409</b>	<b>6,590</b>			

Stand #	Forest Type	Acres	Inventory Plots	Sample %	Forest Product Value (\$)									
					Pine Sawtimber	Pine Chip & Saw	Pine Pulpwood	Hard Hardwood Sawtimber	Soft Hardwood Sawtimber	Hardwood Pulpwood	Total Value	Total Value	\$ per acre	\$
1	Pine Plantation	10.2	2	2.0	\$ 22,518	\$ 6,880	\$ 2,632	\$ -	\$ -	\$ -	\$ 192	\$ 32,222	\$ -	\$ 3,159
2	Native Pine	32.9	7	2.1	49,059	-	2,058	-	-	1,240	52,357	1,591	-	1,591
3	Hardwood - Upland	27.6	6	2.2	-	640	770	12,240	2,660	6,488	22,798	826	-	826
4	Pine-Hardwood - Upland	9.7	2	2.1	10,287	-	3,234	-	-	1,112	14,633	1,509	-	1,509
5	Hardwood - Bottomland	11.9	2	1.7	-	-	294	14,970	1,820	2,240	19,324	1,624	-	1,624
	Marsh Forest	6.8	-	-	-	-	-	-	-	-	-	-	-	-
	Roads & Open Areas	1.4	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total</b>		<b>100.5</b>	<b>19</b>	<b>2.1</b>	<b>\$ 81,864</b>	<b>\$ 7,520</b>	<b>\$ 8,988</b>	<b>\$ 27,210</b>	<b>\$ 4,480</b>	<b>\$ 11,272</b>	<b>\$ 141,334</b>			

**Per Unit Forest Product Value (\$/ton):**

Pine Sawtimber	\$ 27.00
Pine Chip & Saw	\$ 20.00
Pine Pulpwood	\$ 14.00
Hard Hardwood Sawtimber	\$ 30.00
Soft Hardwood Sawtimber	\$ 20.00
Hardwood Pulpwood	\$ 8.00

**Ihly & Lucky Tracts**  
**+/- 134.8 Acres**  
**Beaufort County North**

## Ihly & Lucky Tracts

- Stand 1: Acres = 45.8  
Forest Type = Hardwood – Bottomland  
Primary Species = Black Gum, Swamp Chestnut Oak, Sweetgum, Red Maple, Water Oak  
Age Class = Mature  
Forest Stocking Level = Well-Stocked  
Site/Soil Classification = Wet  
  
» Current Condition: This stand contains a mixture of bottomland hardwoods, with high volumes and values of hardwood forest products. No recent harvesting activities have been conducted within this stand. The stand understory is relatively open, but some sections contain thickets of Saw Palmetto. This stand currently provides wildlife values of cover, food, and water sources, along with aesthetic values.  
  
» Management Recommendation: Maintain this stand in its current condition. No forest management activities are recommended for this stand.
  
- Stand 2: Acres = 19.6  
Forest Type = Hardwood – Upland  
Primary Species = Live Oak, Water Oak  
Age Class = Intermediate  
Forest Stocking Level = Medium-Stocked  
Site/Soil Classification = Dry  
  
» Current Condition: This stand contains a mixture of upland hardwoods, with moderate volumes and values of hardwood forest products. No recent harvesting activities have been conducted within this stand. The stand understory is very open. This stand currently provides wildlife values of food, along with aesthetic values.  
  
» Management Recommendation: Maintain this stand in its current condition. No forest management activities are recommended for this stand.
  
- Stand 3: Acres = 5.4  
Forest Type = Native Pine  
Primary Species = Loblolly Pine  
Age Class = Mature  
Forest Stocking Level = Over-Stocked  
Site/Soil Classification = Dry

» Current Condition: This stand contains mature loblolly pines, with high volumes and values of pine forest products. No previous harvesting activities have been conducted within this stand. The stand understory is relatively open, with some scattered native understory hardwoods. This stand currently provides wildlife values of food.

» Management Recommendation: Maintain this stand in its current condition. No forest management activities are recommended for this stand.

- Stand 4: Acres = 7.5  
Forest Type = Pine-Hardwood – Upland  
Primary Species = Loblolly Pine, Sweetgum, Water Oak  
Age Class = Mature  
Forest Stocking Level = Well-Stocked  
Site/Soil Classification = Dry

» Current Condition: This stand contains a mixture of mature pines and hardwoods, with high volumes and values of forest products. No recent harvesting activities have been conducted within this stand. The stand understory is very open. This stand currently provides wildlife values of food, along with aesthetics values.

» Management Recommendation: Maintain this stand in its current condition. No forest management activities are recommended for this stand.

- Stand 5: Acres = 2.0  
Forest Type = Native Pine  
Primary Species = Loblolly Pine  
Age Class = Intermediate  
Forest Stocking Level = Well-Stocked  
Site/Soil Classification = Dry

» Current Condition: This stand contains intermediate loblolly pines, with moderate volumes and values of pine forest products. No previous harvesting activities have been conducted within this stand. The stand understory is very open. This stand currently provides minimal wildlife values.

» Management Recommendation: Maintain this stand in its current condition. No forest management activities are recommended for this stand.

- Stand 6: Acres = 5.1  
Forest Type = Native Pine

Primary Species = Loblolly Pine  
Age Class = Intermediate  
Forest Stocking Level = Over-Stocked  
Site/Soil Classification = Dry

» Current Condition: This stand contains intermediate loblolly pines, with high volumes and values of pine forest products. No previous harvesting activities have been conducted within this stand. The stand understory is very open. This stand currently provides minimal wildlife values.

» Management Recommendation: Maintain this stand in its current condition. No forest management activities are recommended for this stand.

• Field:

Acres = 41.6  
Forest Type = Field  
Primary Species = N/A  
Age Class = N/A  
Forest Stocking Level = N/A  
Site/Soil Classification = Dry

» Current Condition: This stand contains open, old agricultural fields, with no trees, and therefore no volumes and values of forest products. These fields have been abandoned, and are no longer used for agriculture and farming operations.

» Management Recommendation: Restore these old fields to a Longleaf Pine Forest. Specifically, perform site preparation activities within these fields, and reforest the site with a Longleaf Pine Plantation

• Live Oak Grove:

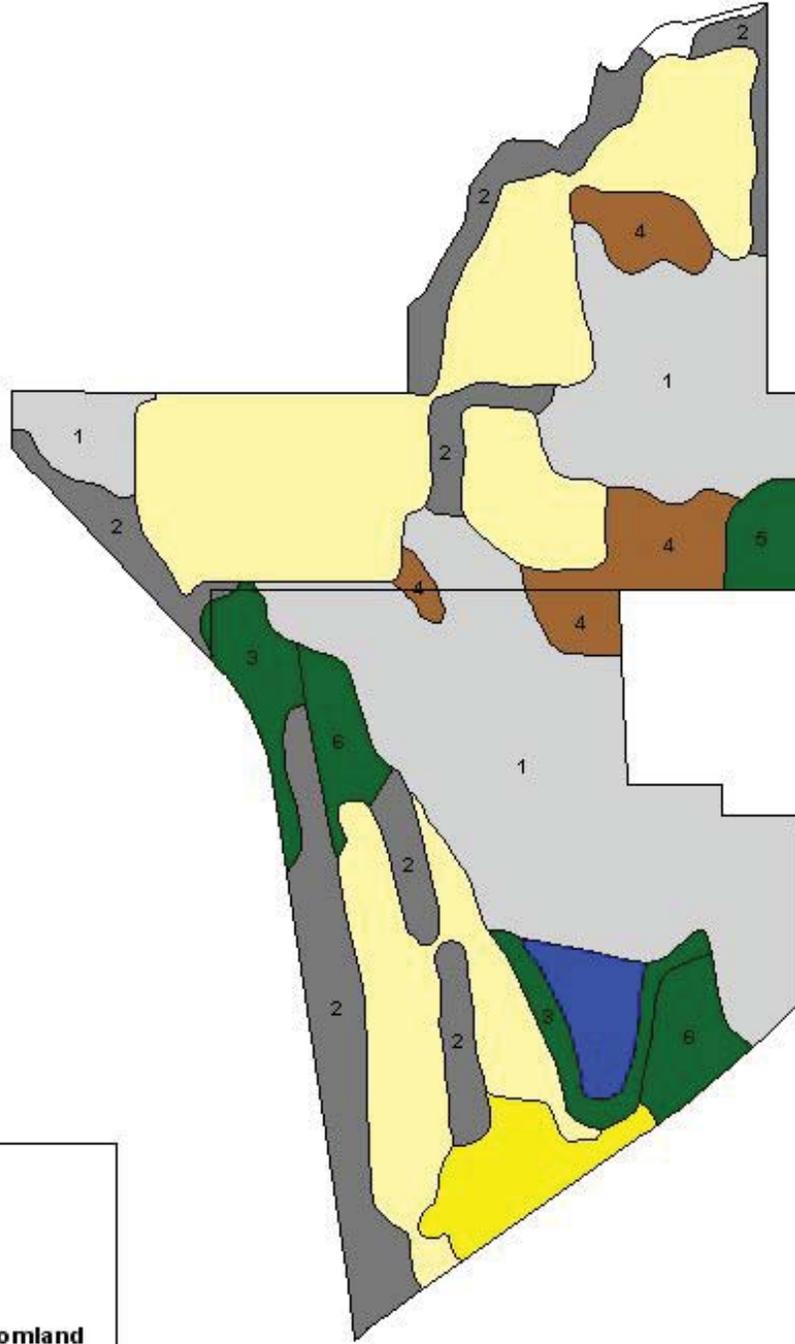
Acres = 4.4  
Forest Type = Live Oak Grove  
Primary Species = Live Oak  
Age Class = N/A  
Forest Stocking Level = N/A  
Site/Soil Classification = Dry

» Current Condition: This stand contains a grove of live oaks, with no volumes and values of forest products. No recent harvesting activities have been conducted within this stand. The stand understory is very open. This stand currently provides wildlife values of food, along with aesthetic values.

» Management Recommendation: Maintain this stand in its current condition. No forest management activities are recommended for this stand.



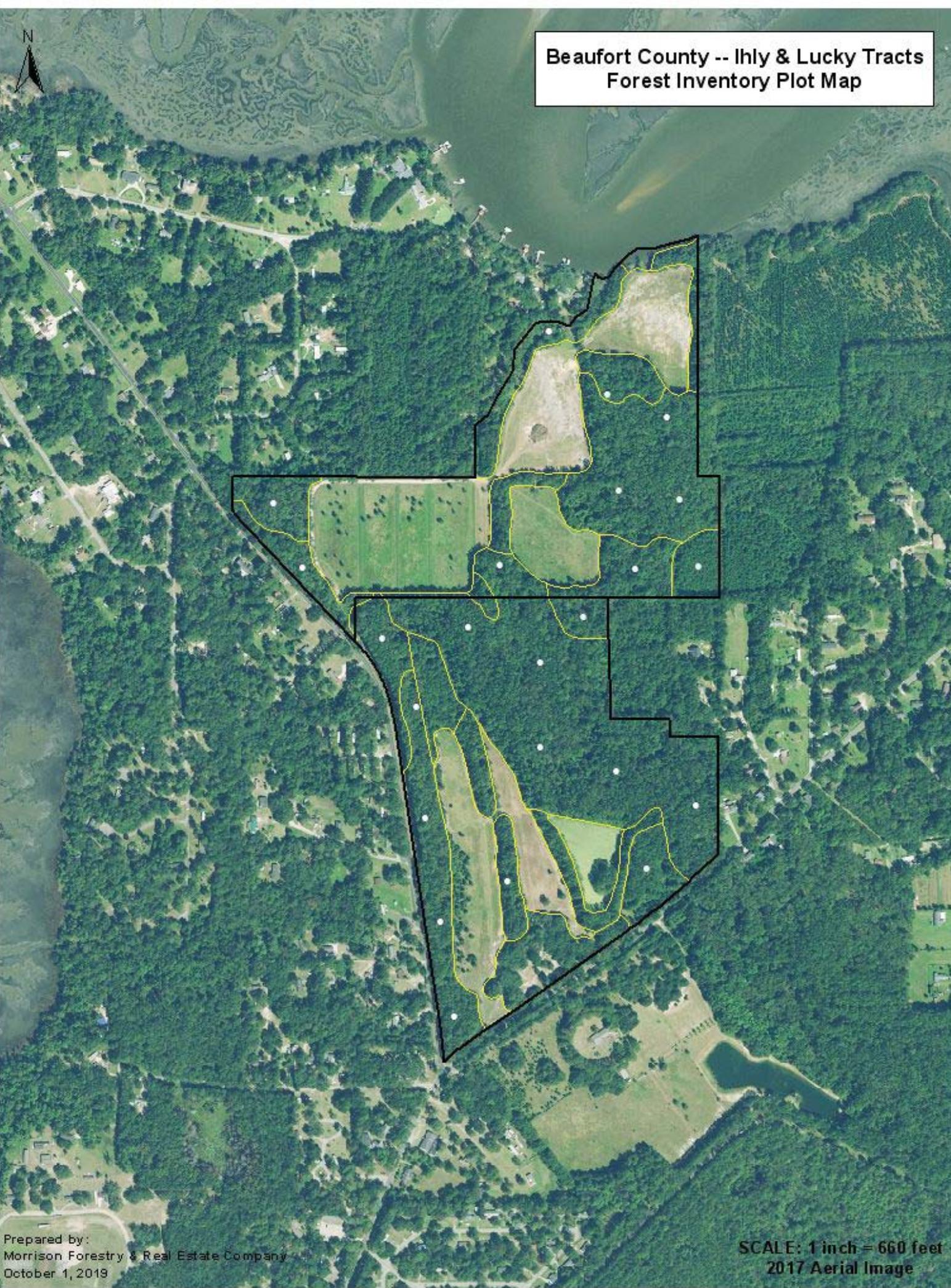
Beaufort County -- Ihly & Lucky Tracts  
Forest Type Map



**LEGEND**

-  Property Line
- Forest Type**
-  Field
-  Hardwood - Bottomland
-  Hardwood - Upland
-  Live Oak Grove
-  Native Pine
-  Pine-Hardwood - Upland
-  Pond

Beaufort County -- Ihly & Lucky Tracts  
Forest Inventory Plot Map



**FOREST TYPE ACREAGE SUMMARY**  
**Beaufort County Property**  
**Ihly & Lucky Tracts**  
**October 1, 2019**

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<b>Forest Type</b>	<b>Acres</b>
Field	41.6
Hardwood - Bottomland	45.8
Hardwood - Upland	19.6
Live Oak Grove	4.4
Native Pine	12.5
Pine-Hardwood Upland	7.5
Pond	2.8
Roads & Open Areas	0.6
<b>Total GIS Acres</b>	<b>134.8</b>

Forest Inventory Summary - Beaufort County Property  
 Ihly & Lucky Tracts  
 October 1, 2019

Stand #	Forest Type	Acres	Inventory Plots	Sample %	Forest Product Volume (tons)										
					Pine Sawtimber	Pine Chip & Saw	Pine Pulpwood	Hard Hardwood Sawtimber	Soft Hardwood Sawtimber	Hardwood Pulpwood	Total Volume	Tons per acre	Pine TPA	Hdwd TPA	
1	Hardwood - Bottomland	45.8	10	2.2	-	-	-	81	73	1,780	2,759	4,612	101	-	125
2	Hardwood - Upland	19.6	7	3.6	278	49	88	81	-	-	1,080	1,488	76	23	77
3	Native Pine	5.4	1	1.9	384	290	88	88	-	-	208	970	180	180	40
4	Pine-Hardwood - Upland	7.5	3	4.0	271	88	28	28	-	48	278	713	95	50	67
5	Native Pine	2.0	1	5.0	-	-	151	151	-	-	-	151	76	450	-
6	Native Pine	5.1	1	2.0	-	94	602	73	-	-	-	769	151	160	-
	Field	41.6	-	-	-	-	-	-	-	-	-	-	-	-	-
	Live Oak Grove	4.4	-	-	-	-	-	-	-	-	-	-	-	-	-
	Pond	2.8	-	-	-	-	-	-	-	-	-	-	-	-	-
	Roads & Open Areas	0.6	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total</b>		<b>134.8</b>	<b>23</b>	<b>2.7</b>	<b>933</b>	<b>521</b>	<b>950</b>	<b>146</b>	<b>1,828</b>	<b>4,325</b>	<b>8,703</b>				

Stand #	Forest Type	Acres	Inventory Plots	Sample %	Forest Product Value (\$)							
					Pine Sawtimber	Pine Chip & Saw	Pine Pulpwood	Hard Hardwood Sawtimber	Soft Hardwood Sawtimber	Hardwood Pulpwood	Total Value	\$ per acre
1	Hardwood - Bottomland	45.8	10	2.2	\$ -	\$ -	\$ -	\$ 2,190	\$ 35,600	\$ 22,072	\$ 59,862	\$ 1,307
2	Hardwood - Upland	19.6	7	3.6	7,506	980	1,134	-	-	8,640	18,260	932
3	Native Pine	5.4	1	1.9	10,368	5,800	1,232	-	-	1,664	19,064	3,530
4	Pine-Hardwood - Upland	7.5	3	4.0	7,317	1,760	392	-	960	2,224	12,653	1,687
5	Native Pine	2.0	1	5.0	-	-	2,114	-	-	-	2,114	1,057
6	Native Pine	5.1	1	2.0	-	1,880	8,428	2,190	-	-	12,498	2,451
	Field	41.6	-	-	-	-	-	-	-	-	-	-
	Live Oak Grove	4.4	-	-	-	-	-	-	-	-	-	-
	Pond	2.8	-	-	-	-	-	-	-	-	-	-
	Roads & Open Areas	0.6	-	-	-	-	-	-	-	-	-	-
<b>Total</b>		<b>134.8</b>	<b>23</b>	<b>2.7</b>	<b>\$ 25,191</b>	<b>\$ 10,420</b>	<b>\$ 13,300</b>	<b>\$ 4,380</b>	<b>\$ 36,560</b>	<b>\$ 34,600</b>	<b>\$ 124,451</b>	

**Per Unit Forest Product Value (\$/ton):**

Pine Sawtimber	\$ 27.00
Pine Chip & Saw	\$ 20.00
Pine Pulpwood	\$ 14.00
Hard Hardwood Sawtimber	\$ 30.00
Soft Hardwood Sawtimber	\$ 20.00
Hardwood Pulpwood	\$ 8.00

**Manigault Neck Tract**  
**+/- 244.4 Acres**  
**Beaufort County South**

## Manigault Neck Tract

- Stand 1: Acres = 60.0  
Forest Type = Hardwood – Upland  
Primary Species = Black Gum, Hickory, Live Oak, Loblolly Pine, Magnolia, Southern Red Oak, Sweetgum, Water Oak, White Oak, Willow Oak  
Age Class = Mature  
Forest Stocking Level = Well-Stocked  
Site/Soil Classification = Transition  
  
» Current Condition: This stand contains a mixture of upland hardwoods, with high volumes and values of hardwood forest products. No recent harvesting activities have been conducted within this stand. The stand understory is mixed, with some open areas, and other thick sections of wax myrtle with native pine and hardwood regeneration. This stand currently provides wildlife values of cover and food, along with aesthetic values.  
  
» Management Recommendation: Maintain this stand in its current condition. No forest management activities are recommended for this stand.
  
- Stand 2: Acres = 21.0  
Forest Type = Pine-Hardwood – Upland  
Primary Species = Black Gum, Hickory, Live Oak, Loblolly Pine, Southern Red Oak, Sweetgum, Water Oak  
Age Class = Mature  
Forest Stocking Level = Over-Stocked  
Site/Soil Classification = Dry  
  
» Current Condition: This stand contains a mixture of mature pines and hardwoods, with high volumes and values of forest products. No recent harvesting activities have been conducted within this stand. The stand understory is mixed, with some open areas, and other thick sections of wax myrtle with native pine and hardwood regeneration. This stand currently provides wildlife values of cover and food, along with aesthetic values.  
  
» Management Recommendation: Maintain this stand in its current condition. No forest management activities are recommended for this stand.
  
- Stand 3: Acres = 58.0  
Forest Type = Hardwood – Upland

Primary Species = Black Gum, Hickory, Live Oak, Loblolly Pine, Magnolia, Southern Red Oak, Sweetgum, Water Oak, White Oak, Willow Oak

Age Class = Mature

Forest Stocking Level = Well-Stocked

Site/Soil Classification = Dry

» Current Condition: This stand contains a mixture of upland hardwoods, with high volumes and values of hardwood forest products. No recent harvesting activities have been conducted within this stand. The stand understory is mixed, with some open areas, and other thick sections of wax myrtle with native pine and hardwood regeneration. This stand currently provides wildlife values of cover and food, along with aesthetic values.

» Management Recommendation: Maintain this stand in its current condition. No forest management activities are recommended for this stand.

• Stand 4:

Acres = 1.2

Forest Type = Pine Plantation

Primary Species = Loblolly Pine

Age Class = Intermediate

Forest Stocking Level = Well-Stocked

Site/Soil Classification = Dry

» Current Condition: This stand contains planted loblolly pines, with moderate volumes and values of pine forest products. No previous harvesting activities have been conducted within this stand. The stand understory is very open. This stand currently provides minimal wildlife values.

» Management Recommendation: Perform a silviculture improvement harvest of this forest stand. Specifically, conduct a selective thinning harvest to remove diseased and suppressed pine trees from this stand, in order to improve forest health and stocking levels. The residual tree per acre target following this harvest is 125 TPA. Conduct periodic prescribed burns within this stand.

• Stand 5:

Acres = 18.7

Forest Type = Native Pine

Primary Species = Loblolly Pine

Age Class = Mature

Forest Stocking Level = Over-Stocked

Site/Soil Classification = Dry

» Current Condition: This stand contains mature loblolly pines, with high volumes and values of pine forest products. No previous harvesting activities have been conducted within this stand. The stand understory is relatively open, with some scattered native understory hardwoods. This stand currently provides wildlife values of food.

» Management Recommendation: Perform a silviculture improvement harvest of this forest stand. Specifically, conduct a selective thinning harvest to remove diseased and suppressed pine trees from this stand, in order to improve forest health and stocking levels. The residual tree per acre target following this harvest is 75 TPA. Conduct periodic prescribed burns within this stand.

- Stand 6: Acres = 13.1  
Forest Type = Pine Plantation  
Primary Species = Loblolly Pine  
Age Class = Intermediate  
Forest Stocking Level = Over-Stocked  
Site/Soil Classification = Dry

» Current Condition: This stand contains planted loblolly pines, with high volumes and values of pine forest products. No previous harvesting activities have been conducted within this stand. The stand understory is relatively open, with grasses, some sweetgum regeneration, and some wax myrtle. This stand currently provides wildlife values of cover.

» Management Recommendation: Perform a silviculture improvement harvest of this forest stand. Specifically, conduct a selective thinning harvest to remove diseased and suppressed pine trees from this stand, in order to improve forest health and stocking levels. The residual tree per acre target following this harvest is 100 TPA. Conduct periodic prescribed burns within this stand.

- Stand 7: Acres = 23.1  
Forest Type = Hardwood – Upland  
Primary Species = Black Gum, Hickory, Live Oak, Loblolly Pine, Magnolia, Southern Red Oak, Sweetgum, Water Oak, White Oak, Willow Oak  
Age Class = Mature  
Forest Stocking Level = Well-Stocked  
Site/Soil Classification = Dry

» Current Condition: This stand contains a mixture of upland hardwoods, with high volumes and values of hardwood forest products. No recent harvesting activities have been conducted within this stand. The stand understory is mixed, with some open areas, and other thick sections of

wax myrtle with native pine and hardwood regeneration. This stand currently provides wildlife values of cover and food, along with aesthetic values.

» Management Recommendation: Maintain this stand in its current condition. No forest management activities are recommended for this stand.

- Stand 8: Acres = 2.0  
Forest Type = Pine Plantation  
Primary Species = Loblolly Pine  
Age Class = Intermediate  
Forest Stocking Level = Over-Stocked  
Site/Soil Classification = Dry

» Current Condition: This stand contains planted loblolly pines, with high volumes and values of pine forest products. No previous harvesting activities have been conducted within this stand. The stand understory is relatively open, with grasses and some wax myrtle. This stand currently provides minimal wildlife values.

» Management Recommendation: Maintain this stand in its current condition. No forest management activities are recommended for this stand.

- Live Oak Grove: Acres = 4.0  
Forest Type = Live Oak Grove  
Primary Species = Live Oak, Palmetto  
Age Class = N/A  
Forest Stocking Level = N/A  
Site/Soil Classification = Dry

» Current Condition: This stand contains a grove of live oaks, with no volumes and values of forest products. No recent harvesting activities have been conducted within this stand. The stand understory is very open. This stand currently provides wildlife values of food, along with aesthetic values.

» Management Recommendation: Maintain this stand in its current condition. No forest management activities are recommended for this stand.

- Marsh Forest: Acres = 21.8  
Forest Type = Marsh Forest  
Primary Species = Eastern Red Cedar, Live Oak, Loblolly Pine, Palmetto

Age Class = Mature  
Forest Stocking Level = Medium-Stocked  
Site/Soil Classification = Transition

» Current Condition: This stand contains a mixture of live oaks, palmettos, and native pines, with low volumes and values of forest products. No recent harvesting activities have been conducted within this stand. The stand understory is very thick, with sections of palmetto thickets, native pine regeneration, and wax myrtle throughout. This stand currently provides wildlife values of cover and food, along with aesthetic values.

» Management Recommendation: Maintain this stand in its current condition. No forest management activities are recommended for this stand.

- Natural Regeneration: Acres = 2.2  
Forest Type = Natural Regeneration  
Primary Species = Loblolly Pine  
Age Class = Intermediate  
Forest Stocking Level = Well-Stocked  
Site/Soil Classification = Dry

» Current Condition: This stand contains young natural pine regeneration, with low volumes and values of forest products. No previous harvesting activities have been conducted within this stand. The stand understory is very open. This stand currently provides minimal wildlife values.

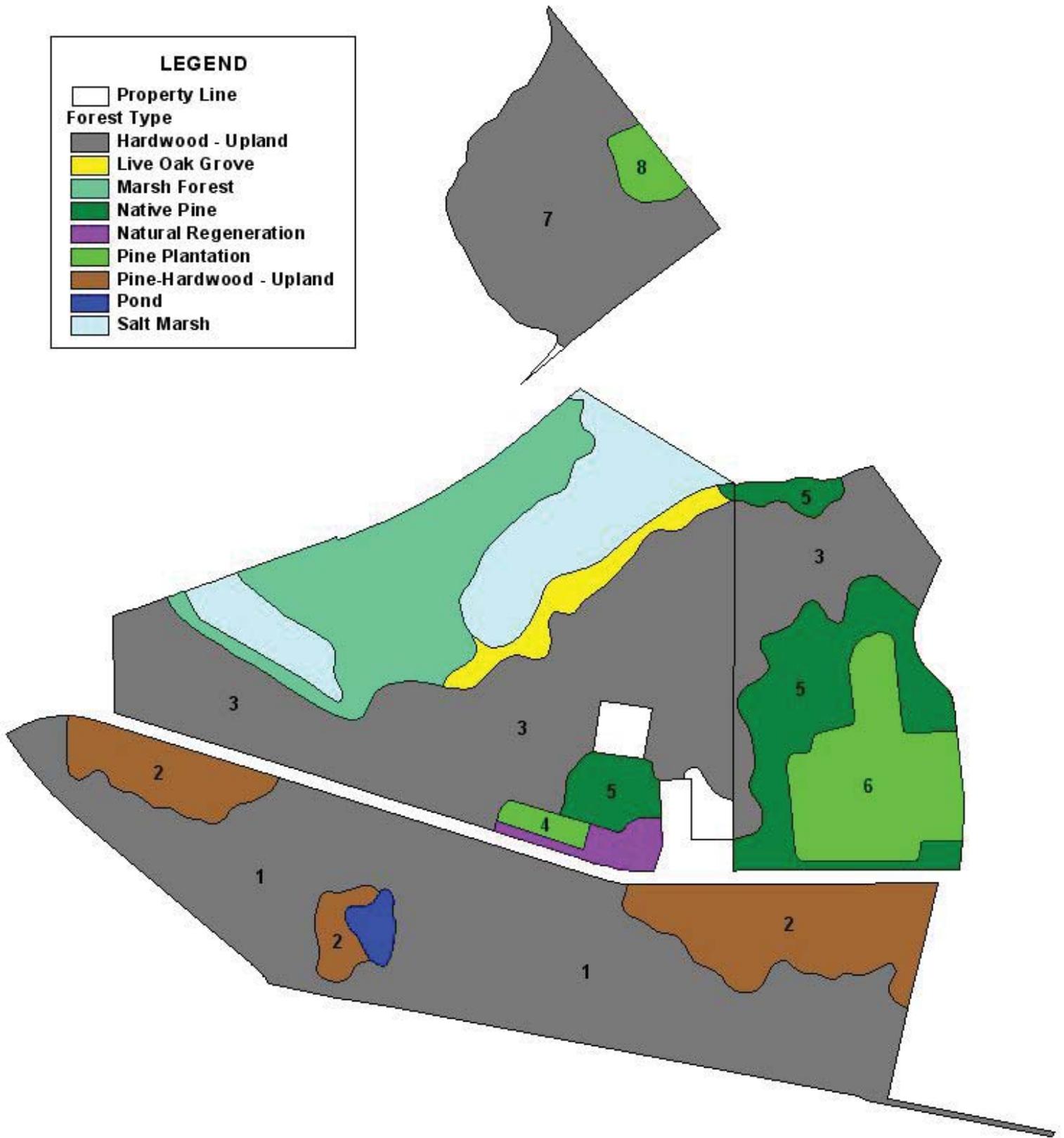
» Management Recommendation: Perform a silviculture improvement harvest of this forest stand. Specifically, conduct a selective thinning harvest to remove diseased and suppressed pine trees from this stand, in order to improve forest health and stocking levels. The residual tree per acre target following this harvest is 125 TPA. Conduct periodic prescribed burns within this stand.



# Beaufort County -- Manigault Neck Tract Forest Type Map

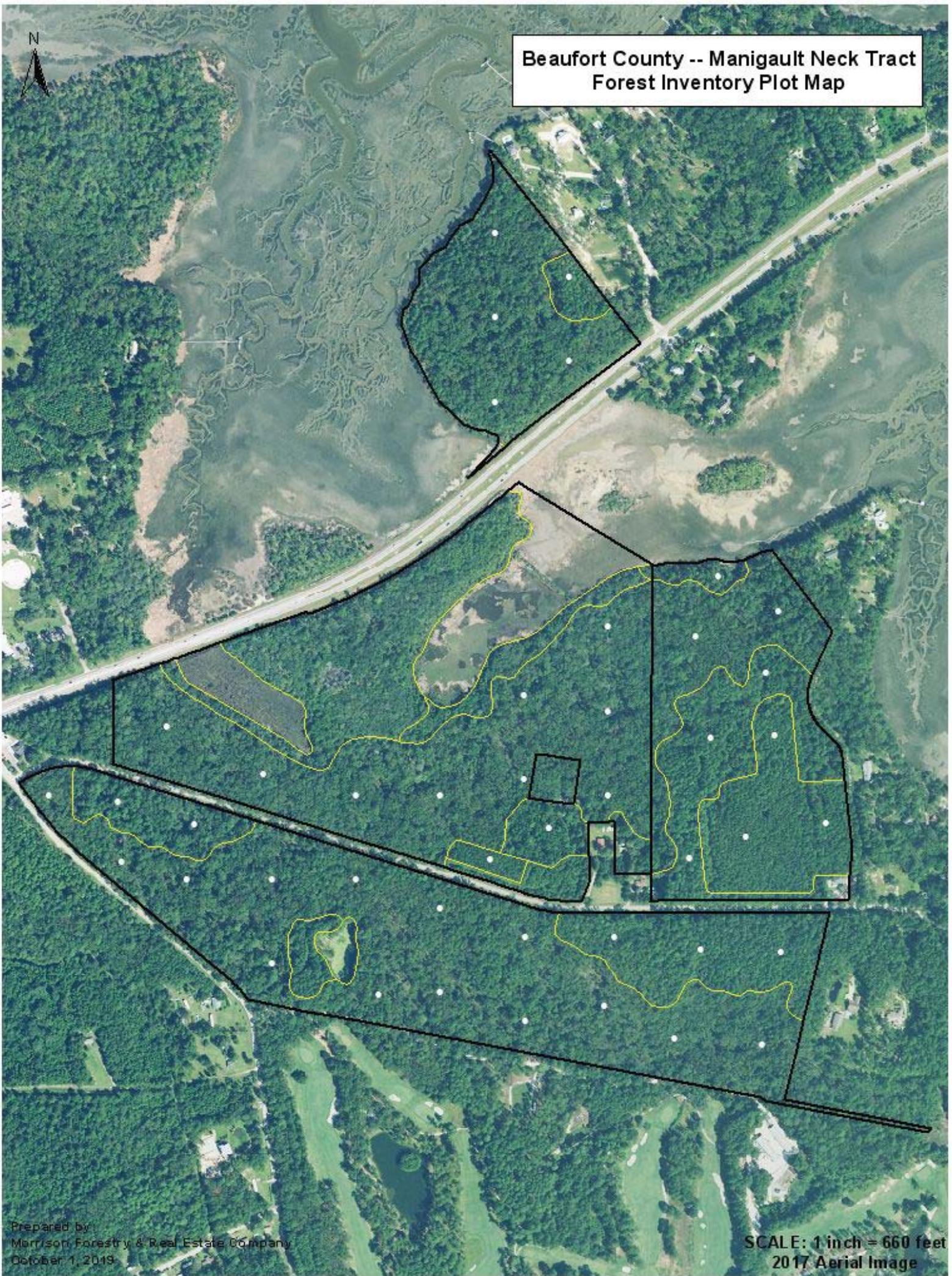
**LEGEND**

- Property Line
- Forest Type**
- Hardwood - Upland
- Live Oak Grove
- Marsh Forest
- Native Pine
- Natural Regeneration
- Pine Plantation
- Pine-Hardwood - Upland
- Pond
- Salt Marsh





**Beaufort County -- Manigault Neck Tract  
Forest Inventory Plot Map**



**FOREST TYPE ACREAGE SUMMARY**  
**Beaufort County Property**  
**Manigault Neck Tract**  
**October 1, 2019**

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<b>Forest Type</b>	<b>Acres</b>
Hardwood - Upland	141.1
Live Oak Grove	4.0
Marsh Forest	21.8
Native Pine	18.7
Natural Regeneration	2.2
Pine Plantation	16.3
Pine-Hardwood - Upland	21.0
Pond	1.3
Salt Marsh	16.6
Roads & Open Areas	1.4
<b>Total GIS Acres</b>	<b>244.4</b>

Forest Inventory Summary - Beaufort County Property  
Manigault Neck Tract  
October 1, 2019

Stand #	Forest Type	Acres	Inventory Plots	Sample %	Forest Product Volume (tons)									
					Pine Sawtimber	Pine Chip & Saw	Pine Pulpwood	Hard Hardwood Sawtimber	Soft Hardwood Sawtimber	Hardwood Pulpwood	Total Volume	Tons per acre	Pine TPA	Hdwd TPA
1	Hardwood - Upland	60.0	14	2.3	1,094	69	6	913	679	1,474	4,235	71	13	61
2	Pine-Hardwood - Upland	21.0	5	2.4	1,450	193	92	163	44	346	2,288	109	78	34
3	Hardwood - Upland	58.0	11	1.9	475	-	-	1,831	287	1,681	4,274	74	4	81
4	Pine Plantation	1.2	1	8.3	-	-	105	-	-	-	105	88	330	-
5	Native Pine	18.7	5	2.7	2,012	220	314	-	-	144	2,690	144	154	18
6	Pine Plantation	13.1	3	2.3	304	797	460	-	-	77	1,638	125	210	10
7	Hardwood - Upland	23.1	4	1.7	-	-	88	493	209	878	1,668	72	15	85
8	Pine Plantation	2.0	1	5.0	197	23	-	-	-	38	258	129	90	50
	Live Oak Grove	4.0	-	-	-	-	-	-	-	-	-	-	-	-
	Marsh Forest	21.8	-	-	-	-	-	-	-	-	-	-	-	-
	Natural Regeneration	2.2	-	-	-	-	-	-	-	-	-	-	-	-
	Pond	1.3	-	-	-	-	-	-	-	-	-	-	-	-
	Salt Marsh	16.6	-	-	-	-	-	-	-	-	-	-	-	-
	Roads & Open Areas	1.4	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total</b>		<b>244.4</b>	<b>44</b>	<b>2.2</b>	<b>5,632</b>	<b>1,302</b>	<b>1,065</b>	<b>3,400</b>	<b>1,219</b>	<b>4,638</b>	<b>17,156</b>			

Stand #	Forest Type	Acres	Inventory Plots	Sample %	Forest Product Value (\$)									
					Pine Sawtimber	Pine Chip & Saw	Pine Pulpwood	Hard Hardwood Sawtimber	Soft Hardwood Sawtimber	Hardwood Pulpwood	Total Value	\$ per acre		
1	Hardwood - Upland	60.0	14	2.3	\$ 29,538	\$ 1,380	\$ 84	\$ 27,390	\$ 13,580	\$ 11,792	\$ 83,764	\$ 1,396		
2	Pine-Hardwood - Upland	21.0	5	2.4	\$ 39,150	\$ 3,860	\$ 1,288	\$ 4,890	\$ 880	\$ 2,768	\$ 52,836	\$ 2,516		
3	Hardwood - Upland	58.0	11	1.9	\$ 12,825	-	-	\$ 54,930	\$ 5,740	\$ 13,448	\$ 86,943	\$ 1,499		
4	Pine Plantation	1.2	1	8.3	-	-	\$ 1,470	-	-	-	\$ 1,470	\$ 1,225		
5	Native Pine	18.7	5	2.7	\$ 54,324	\$ 4,400	\$ 4,396	-	-	\$ 1,152	\$ 64,272	\$ 3,437		
6	Pine Plantation	13.1	3	2.3	\$ 8,208	\$ 15,940	\$ 6,440	-	-	\$ 616	\$ 31,204	\$ 2,382		
7	Hardwood - Upland	23.1	4	1.7	-	-	\$ 1,232	\$ 14,790	\$ 4,180	\$ 7,024	\$ 27,226	\$ 1,179		
8	Pine Plantation	2.0	1	0.5	\$ 5,319	\$ 460	-	-	-	\$ 304	\$ 6,083	\$ 3,042		
	Live Oak Grove	4.0	-	-	-	-	-	-	-	-	-	-		
	Marsh Forest	21.8	-	-	-	-	-	-	-	-	-	-		
	Natural Regeneration	2.2	-	-	-	-	-	-	-	-	-	-		
	Pond	1.3	-	-	-	-	-	-	-	-	-	-		
	Salt Marsh	16.6	-	-	-	-	-	-	-	-	-	-		
	Roads & Open Areas	1.4	-	-	-	-	-	-	-	-	-	-		
<b>Total</b>		<b>244.4</b>	<b>44</b>	<b>2.2</b>	<b>\$ 149,364</b>	<b>\$ 26,040</b>	<b>\$ 14,910</b>	<b>\$ 102,000</b>	<b>\$ 24,380</b>	<b>\$ 37,104</b>	<b>\$ 353,798</b>			

**Per Unit Forest Product Value (\$/ton):**  
Pine Sawtimber \$ 27.00  
Pine Chip & Saw \$ 20.00  
Pine Pulpwood \$ 14.00  
Hard Hardwood Sawtimber \$ 30.00  
Soft Hardwood Sawtimber \$ 20.00  
Hardwood Pulpwood \$ 8.00

**Mcleod Tract**  
**+/- 99.6 Acres**  
**Beaufort County North**

## Mcleod Tract

- Stand 1: Acres = 11.1  
Forest Type = Hardwood – Flat  
Primary Species = Black Gum, Cypress, Red Maple  
Age Class = Mature  
Forest Stocking Level = Well-Stocked  
Site/Soil Classification = Wet  
  
» Current Condition: This stand contains a mixture of hardwoods, with moderate volumes and values of hardwood forest products. No recent harvesting activities have been conducted within this stand. The stand understory is relatively open, but some sections contain thickets of Saw Palmetto. This stand currently provides wildlife values of cover, food, and water sources, along with aesthetic values.  
  
» Management Recommendation: Maintain this stand in its current condition. No forest management activities are recommended for this stand.
  
- Stand 2: Acres = 46.5  
Forest Type = Hardwood – Upland  
Primary Species = Magnolia, Live Oak, Loblolly Pine, Southern Red Oak, Sweetgum, Water Oak, White Oak  
Age Class = Mature  
Forest Stocking Level = Well-Stocked  
Site/Soil Classification = Transition  
  
» Current Condition: This stand contains a mixture of upland hardwoods, with moderate volumes and values of hardwood forest products. No recent harvesting activities have been conducted within this stand. The stand understory is mixed, with some open areas, and other thick sections of wax myrtle with native pine and hardwood regeneration. This stand currently provides wildlife values of cover and food, along with aesthetic values.  
  
» Management Recommendation: Maintain this stand in its current condition. No forest management activities are recommended for this stand.
  
- Stand 3: Acres = 8.2  
Forest Type = Pine Plantation  
Primary Species = Loblolly Pine  
Age Class = Intermediate  
Forest Stocking Level = Over-Stocked  
Site/Soil Classification = Dry

» Current Condition: This stand contains planted loblolly pines, with high volumes and values of pine forest products. No previous harvesting activities have been conducted within this stand. The stand understory is very dense, with native pine and hardwood regeneration, and some wax myrtle. This stand currently provides wildlife values of cover.

» Management Recommendation: Maintain this stand in its current condition. No forest management activities are recommended for this stand.

- Stand 4: Acres = 10.1  
Forest Type = Marsh Forest  
Primary Species = Live Oak, Loblolly Pine, Magnolia, Palmetto  
Age Class = Mature  
Forest Stocking Level = Under-Stocked  
Site/Soil Classification = Transition

» Current Condition: This stand contains a mixture of live oaks, palmettos, and native pines, with low volumes and values of forest products. No recent harvesting activities have been conducted within this stand. The stand understory is very open. This stand currently provides wildlife values of food, along with aesthetic values.

» Management Recommendation: Maintain this stand in its current condition. No forest management activities are recommended for this stand.

- Field: Acres = 19.1  
Forest Type = Field  
Primary Species = N/A  
Age Class = N/A  
Forest Stocking Level = N/A  
Site/Soil Classification = Dry

» Current Condition: This stand contains open, old agricultural fields, with no trees, and therefore no volumes and values of forest products. These fields have been abandoned, and are no longer used for agriculture and farming operations.

» Management Recommendation: Maintain this stand in its current condition. No forest management activities are recommended for this stand.

- Natural Regeneration: Acres = 3.6  
Forest Type = Natural Regeneration

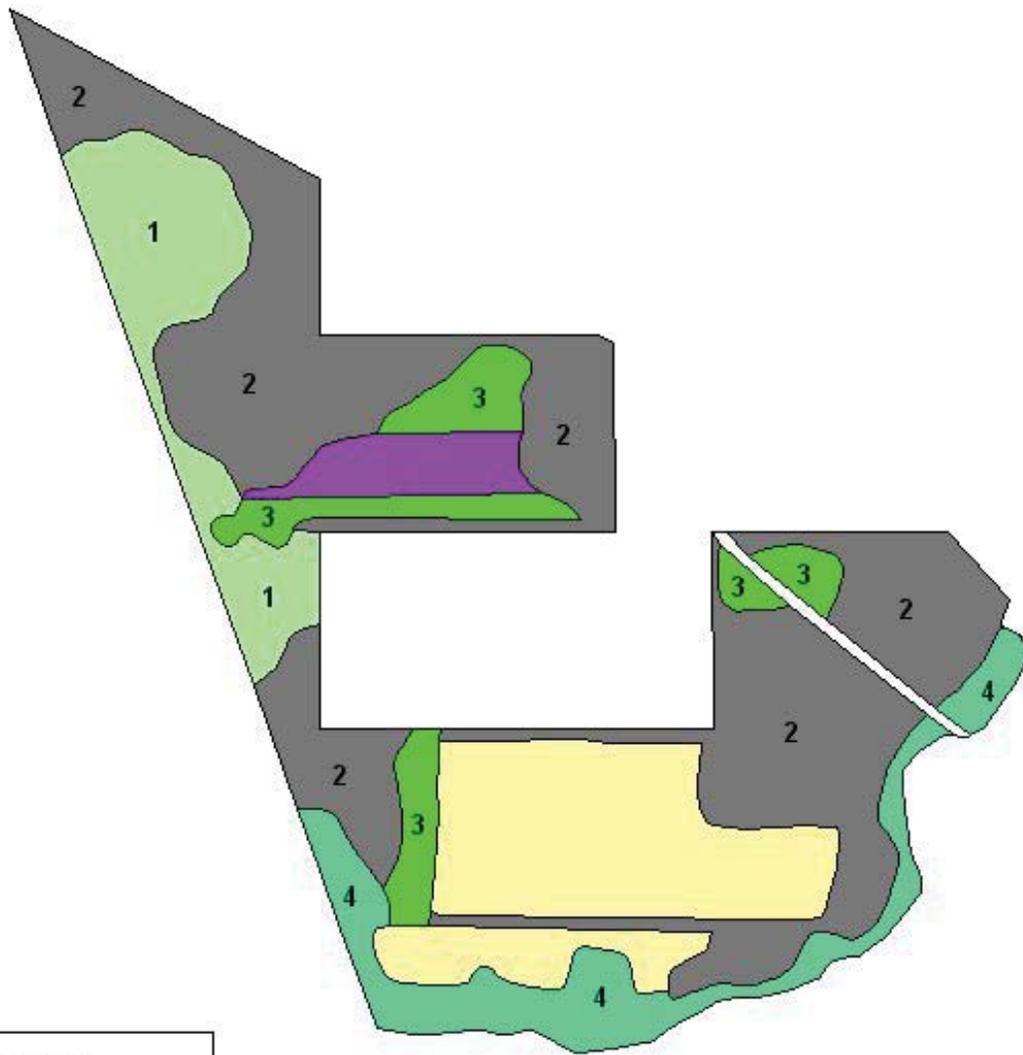
Primary Species = Sweetgum  
Age Class = Intermediate  
Forest Stocking Level = Well-Stocked  
Site/Soil Classification = Dry

» Current Condition: This stand contains intermediate hardwood regeneration, with low volumes and values of forest products. No previous harvesting activities have been conducted within this stand. The stand understory is very open. This stand currently provides minimal wildlife values.

» Management Recommendation: Maintain this stand in its current condition. No forest management activities are recommended for this stand.



Beaufort County -- Mcleod Tract  
Forest Type Map



**LEGEND**

- Property Line
- Field
- Hardwood - Flat
- Hardwood - Upland
- Marsh Forest
- Natural Regeneration
- Pine Plantation

**Beaufort County -- Mcleod Tract  
Forest Inventory Plot Map**



**FOREST TYPE ACREAGE SUMMARY**  
**Beaufort County Property**  
**Mcleod Tract**  
**October 1, 2019**

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<b>Forest Type</b>	<b>Acres</b>
Field	19.1
Hardwood - Flat	11.1
Hardwood - Upland	46.5
Marsh Forest	10.1
Natural Regeneration	3.6
Pine Plantation	8.2
Roads & Open Areas	1.0
<b>Total GIS Acres</b>	<b>99.6</b>

Forest Inventory Summary - Beaufort County Property  
McLeod Tract  
October 1, 2019

Stand #	Forest Type	Acres	Inventory Plots	Sample %	Forest Product Volume (tons)							Total Volume	Tons per acre	Pine TPA	Hdwd TPA
					Pine Sawtimber	Pine Chip & Saw	Pine Pulpwood	Hard Hardwood Sawtimber	Soft Hardwood Sawtimber	Hardwood Pulpwood	Hardwood Pulpwood				
1	Hardwood - Flat	11.1	2	1.8	109	-	-	58	57	514	738	66	7	115	
2	Hardwood - Upland	46.5	11	2.4	459	-	-	242	237	2,153	3,091	66	7	115	
3	Pine Plantation	8.2	4	4.9	439	535	170	-	-	61	1,205	147	200	20	
4	Marsh Forest	10.1	2	0.2	148	-	16	-	-	98	262	26	20	25	
	Field	19.1	-	-	-	-	-	-	-	-	-	-	-	-	
	Natural Regeneration	3.6	-	-	-	-	-	-	-	-	-	-	-	-	
	Roads & Open Areas	1.0	-	-	-	-	-	-	-	-	-	-	-	-	
<b>Total</b>		<b>99.6</b>	<b>19</b>	<b>2.5</b>	<b>1,155</b>	<b>535</b>	<b>186</b>	<b>300</b>	<b>294</b>	<b>2,826</b>	<b>5,296</b>				

Stand #	Forest Type	Acres	Inventory Plots	Sample %	Forest Product Value (\$)							Total Value	\$ per acre
					Pine Sawtimber	Pine Chip & Saw	Pine Pulpwood	Hard Hardwood Sawtimber	Soft Hardwood Sawtimber	Hardwood Pulpwood	Hardwood Pulpwood		
1	Hardwood - Flat	11.1	2	1.8	\$ 2,943	\$ -	\$ -	\$ 1,740	\$ 1,140	\$ 4,112	\$ 9,935	\$ 895	
2	Hardwood - Upland	46.5	11	2.4	\$ 12,393	\$ -	\$ -	\$ 7,260	\$ 4,740	\$ 17,224	\$ 41,617	\$ 895	
3	Pine Plantation	8.2	4	4.9	\$ 11,853	\$ 10,700	\$ 2,380	\$ -	\$ -	\$ 488	\$ 25,421	\$ 3,100	
4	Marsh Forest	10.1	2	0.2	\$ 3,996	\$ -	\$ 224	\$ -	\$ -	\$ 784	\$ 5,004	\$ 495	
	Field	19.1	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	Natural Regeneration	3.6	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	Roads & Open Areas	1.0	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
<b>Total</b>		<b>99.6</b>	<b>19</b>	<b>2.5</b>	<b>\$ 31,185</b>	<b>\$ 10,700</b>	<b>\$ 2,604</b>	<b>\$ 9,000</b>	<b>\$ 5,880</b>	<b>\$ 22,608</b>	<b>\$ 81,977</b>		

**Per Unit Forest Product Value (\$/ton):**

Pine Sawtimber	\$ 27.00
Pine Chip & Saw	\$ 20.00
Pine Pulpwood	\$ 14.00
Hard Hardwood Sawtimber	\$ 30.00
Soft Hardwood Sawtimber	\$ 20.00
Hardwood Pulpwood	\$ 8.00

**Mobley Tract**  
**+/- 89.5 Acres**  
**Beaufort County South**

## Mobley Tract

- Stand 1: Acres = 42.2  
Forest Type = Native Pine  
Primary Species = Loblolly Pine  
Age Class = Mature  
Forest Stocking Level = Under-Stocked  
Site/Soil Classification = Dry

» Current Condition: This stand contains mature loblolly pines, with low volumes and values of pine forest products. No recent harvesting activities have been conducted within this stand. The stand understory is very thick, with native pine regeneration, wax myrtle, and galberry. This stand currently provides wildlife values of cover.

» Management Recommendation: Maintain this stand in its current condition for the next three years. Conduct annual prescribed burns within this stand, to reduce understory fuel loads, and reduce competition from native pine and hardwood regeneration. Over the next three years, monitor the effects of the prescribed burning program, and consider a future clearcut harvest of this forest stand. Following the completion of the potential clearcut harvest, consider site preparation and reforestation activities within the cutover site, in order to restore this site as a Longleaf Pine Plantation.

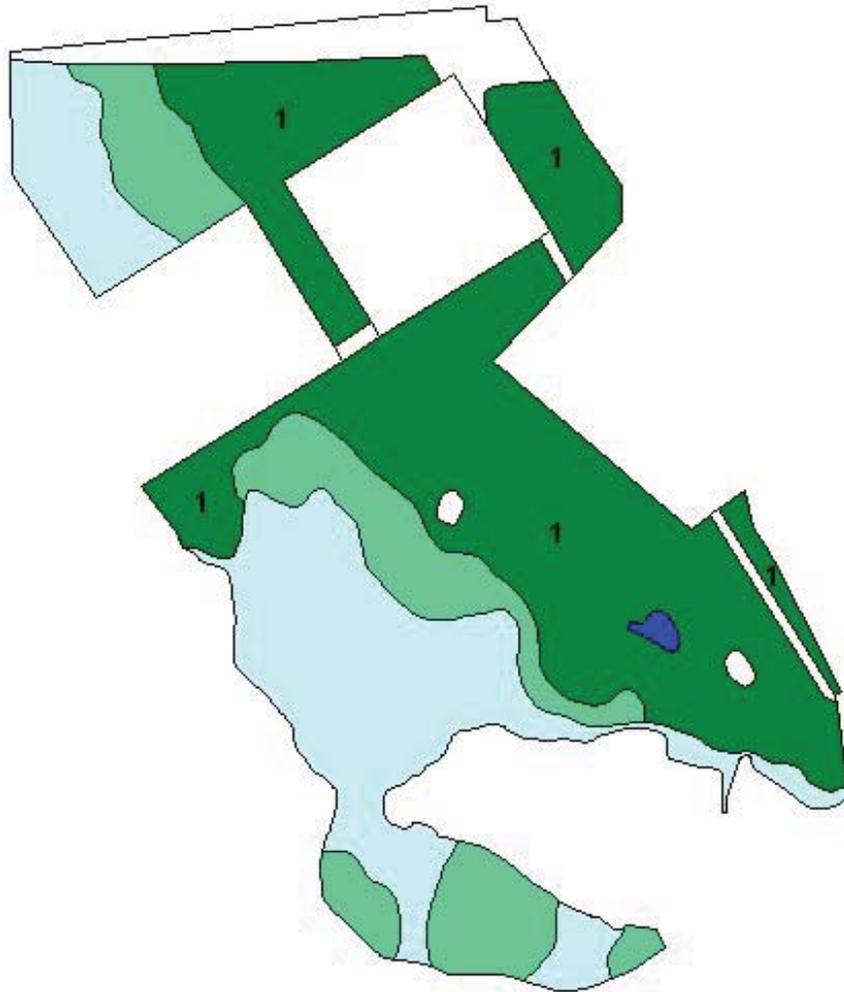
- Marsh Forest: Acres = 15.6  
Forest Type = Marsh Forest  
Primary Species = Eastern Red Cedar, Live Oak, Loblolly Pine, Palmetto  
Age Class = Mature  
Forest Stocking Level = Medium-Stocked  
Site/Soil Classification = Transition

» Current Condition: This stand contains a mixture of live oaks, palmettos, and native pines, with moderate volumes and values of forest products. No recent harvesting activities have been conducted within this stand. The stand understory is very thick, with sections of palmetto, native pine regeneration, and wax myrtle throughout. This stand currently provides wildlife values of cover.

» Management Recommendation: Maintain this stand in its current condition. No forest management activities are recommended for this stand.



Beaufort County -- Mobley Tract  
Forest Type Map



**LEGEND**

-  Property Line
- Forest Type**
-  Marsh Forest
-  Native Pine
-  Pond
-  Salt Marsh

**Beaufort County -- Mobley Tract  
Forest Inventory Plot Map**



**FOREST TYPE ACREAGE SUMMARY**  
**Beaufort County Property**  
**Mobley Tract**  
**October 1, 2019**

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<b>Forest Type</b>	<b>Acres</b>
Marsh Forest	15.6
Native Pine	42.2
Pond	0.3
Salt Marsh	24.8
Roads & Open Areas	6.6
<b>Total GIS Acres</b>	<b>89.5</b>

Forest Inventory Summary - Beaufort County Property  
Mobley Tract  
October 1, 2019

Stand #	Forest Type	Acres	Inventory Plots	Sample %	Forest Product Volume (tons)										
					Pine Sawtimber	Pine Chip & Saw	Pine Pulpwood	Hard Hardwood Sawtimber	Soft Hardwood Sawtimber	Hardwood Pulpwood	Total Volume	Tons per acre	Pine TPA	Hdwd TPA	
1	Native Pine	42.2	9	2.1	628	50	240	-	-	-	173	1,091	26	32	10
	Marsh Forest	15.6	-	-	-	-	-	-	-	-	-	-	-	-	-
	Pond	0.3	-	-	-	-	-	-	-	-	-	-	-	-	-
	Salt Marsh	24.8	-	-	-	-	-	-	-	-	-	-	-	-	-
	Roads & Open Areas	6.6	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total</b>		<b>89.5</b>	<b>9</b>	<b>2.1</b>	<b>628</b>	<b>50</b>	<b>240</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>173</b>	<b>1,091</b>	<b>-</b>	<b>-</b>	<b>-</b>

Stand #	Forest Type	Acres	Inventory Plots	Sample %	Forest Product Value (\$)									
					Pine Sawtimber	Pine Chip & Saw	Pine Pulpwood	Hard Hardwood Sawtimber	Soft Hardwood Sawtimber	Hardwood Pulpwood	Total Value	\$ per acre		
1	Native Pine	42.2	9	2.1	\$ 16,956	\$ 1,000	\$ 3,360	\$ -	\$ -	\$ -	\$ 1,384	\$ 22,700	\$ 538	
	Marsh Forest	15.6	-	-	-	-	-	-	-	-	-	-	-	
	Pond	0.3	-	-	-	-	-	-	-	-	-	-	-	
	Salt Marsh	24.8	-	-	-	-	-	-	-	-	-	-	-	
	Roads & Open Areas	6.6	-	-	-	-	-	-	-	-	-	-	-	
<b>Total</b>		<b>89.5</b>	<b>9</b>	<b>2.1</b>	<b>\$ 16,956</b>	<b>\$ 1,000</b>	<b>\$ 3,360</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,384</b>	<b>\$ 22,700</b>	<b>\$ -</b>	

**Per Unit Forest Product Value (\$/ton):**

Pine Sawtimber	\$ 27.00
Pine Chip & Saw	\$ 20.00
Pine Pulpwood	\$ 14.00
Hard Hardwood Sawtimber	\$ 30.00
Soft Hardwood Sawtimber	\$ 20.00
Hardwood Pulpwood	\$ 8.00

**New Riverside Tract**  
**+/- 760.1 Acres**  
**Beaufort County South**

## New Riverside Tract

- Stand 1: Acres = 30.3  
Forest Type = Pine-Hardwood – Flat  
Primary Species = Loblolly Pine, Sweetgum, Red Maple, Water Oak  
Age Class = Intermediate  
Forest Stocking Level = Medium-Stocked  
Site/Soil Classification = Wet  
  
» Current Condition: This stand contains a mixture of intermediate pines and hardwoods, with moderate volumes and values of forest products. No recent harvesting activities have been conducted within this stand. The stand understory is relatively open, but some sections contain thickets of Saw Palmetto. This stand currently provides wildlife values of cover, food, and water sources.  
  
» Management Recommendation: Maintain this stand in its current condition. No forest management activities are recommended for this stand.
  
- Stand 2: Acres = 65.3  
Forest Type = Pine – Flat  
Primary Species = Loblolly Pine  
Age Class = Intermediate  
Forest Stocking Level = Over-Stocked  
Site/Soil Classification = Transition  
  
» Current Condition: This stand contains intermediate pines, with high volumes and values of forest products. No recent harvesting activities have been conducted within this stand. The stand understory is relatively thick, with thickets of understory palmetto throughout. This stand currently provides wildlife values of cover.  
  
» Management Recommendation: Perform a silviculture improvement harvest of this forest stand. Specifically, conduct a selective thinning harvest to remove diseased and suppressed pine trees from this stand, in order to improve forest health and stocking levels. The residual tree per acre target following this harvest is 125 TPA. Conduct periodic prescribed burns within this stand.
  
- Stand 3: Acres = 8.7  
Forest Type = Pine-Hardwood – Flat  
Primary Species = Loblolly Pine, Sweetgum, Red Maple, Water Oak  
Age Class = Intermediate  
Forest Stocking Level = Medium-Stocked  
Site/Soil Classification = Wet

» Current Condition: This stand contains a mixture of intermediate pines and hardwoods, with moderate volumes and values of forest products. No recent harvesting activities have been conducted within this stand. The stand understory is relatively open, but some sections contain thickets of Saw Palmetto. This stand currently provides wildlife values of cover, food, and water sources.

» Management Recommendation: Maintain this stand in its current condition. No forest management activities are recommended for this stand.

- Stand 4: Acres = 63.7  
Forest Type = Pine Plantation  
Primary Species = Loblolly Pine  
Age Class = Intermediate  
Forest Stocking Level = Over-Stocked  
Site/Soil Classification = Dry

» Current Condition: This stand contains planted loblolly pines, with high volumes and values of pine forest products. No previous harvesting activities have been conducted within this stand. The stand understory is very dense, with native pine regeneration and wax myrtle. This stand currently provides wildlife values of cover.

» Management Recommendation: Perform a silviculture improvement harvest of this forest stand. Specifically, conduct a selective thinning harvest to remove diseased and suppressed pine trees from this stand, in order to improve forest health and stocking levels. The residual tree per acre target following this harvest is 125 TPA. Conduct periodic prescribed burns within this stand.

- Stand 5: Acres = 27.5  
Forest Type = Pine Plantation  
Primary Species = Loblolly Pine  
Age Class = Intermediate  
Forest Stocking Level = Over-Stocked  
Site/Soil Classification = Dry

» Current Condition: This stand contains planted loblolly pines, with high volumes and values of pine forest products. No previous harvesting activities have been conducted within this stand. The stand understory is very dense, with native pine regeneration, wax myrtle, galberry, and fetterbush. This stand currently provides wildlife values of cover.

» Management Recommendation: Perform a silviculture improvement harvest of this forest stand. Specifically, conduct a selective thinning harvest to remove diseased and suppressed pine trees from this stand, in order to improve forest health and stocking levels. The residual tree per acre target following this harvest is 125 TPA. Conduct periodic prescribed burns within this stand.

• Stand 6:

Acres = 12.5

Forest Type = Pine-Hardwood – Flat

Primary Species = Loblolly Pine, Sweetgum, Red Maple, Water Oak

Age Class = Intermediate

Forest Stocking Level = Medium-Stocked

Site/Soil Classification = Wet

» Current Condition: This stand contains a mixture of intermediate pines and hardwoods, with moderate volumes and values of forest products. No recent harvesting activities have been conducted within this stand. The stand understory is very dense, with thickets of Saw Palmetto and bay trees. This stand currently provides wildlife values of cover, food, and water sources.

» Management Recommendation: Maintain this stand in its current condition. No forest management activities are recommended for this stand.

• Stand 7:

Acres = 28.6

Forest Type = Pine – Flat

Primary Species = Loblolly Pine

Age Class = Intermediate

Forest Stocking Level = Well-Stocked

Site/Soil Classification = Transition

» Current Condition: This stand contains intermediate pines, with moderate volumes and values of forest products. No recent harvesting activities have been conducted within this stand. The stand understory is relatively thick, with thickets of understory palmetto throughout. This stand currently provides wildlife values of cover.

» Management Recommendation: Perform a silviculture improvement harvest of this forest stand. Specifically, conduct a selective thinning harvest to remove diseased and suppressed pine trees from this stand, in order to improve forest health and stocking levels. The residual tree per acre target following this harvest is 125 TPA. Conduct periodic prescribed burns within this stand.

• Stand 8:

Acres = 11.8

Forest Type = Pine-Hardwood – Flat  
Primary Species = Loblolly Pine, Sweetgum, Red Maple, Water Oak,  
White Oak  
Age Class = Intermediate  
Forest Stocking Level = Medium-Stocked  
Site/Soil Classification = Wet

» Current Condition: This stand contains a mixture of intermediate pines and hardwoods, with moderate volumes and values of forest products. No recent harvesting activities have been conducted within this stand. The stand understory is very dense, with thickets of Saw Palmetto and bay trees. This stand currently provides wildlife values of cover, food, and water sources.

» Management Recommendation: Maintain this stand in its current condition. No forest management activities are recommended for this stand.

- Stand 9: Acres = 43.1  
Forest Type = Pine Plantation  
Primary Species = Loblolly Pine  
Age Class = Intermediate  
Forest Stocking Level = Over-Stocked  
Site/Soil Classification = Dry

» Current Condition: This stand contains planted loblolly pines, with high volumes and values of pine forest products. No previous harvesting activities have been conducted within this stand. The stand understory is very dense, with native pine regeneration and some wax myrtle. This stand currently provides wildlife values of cover.

» Management Recommendation: Perform a silviculture improvement harvest of this forest stand. Specifically, conduct a selective thinning harvest to remove diseased and suppressed pine trees from this stand, in order to improve forest health and stocking levels. The residual tree per acre target following this harvest is 125 TPA. Conduct periodic prescribed burns within this stand.

- Hardwood – Bottomland: Acres = 142.0  
Forest Type = Hardwood – Bottomland  
Primary Species = Black Gum, Cypress, Sweetgum, Red Maple, Water Oak  
Age Class = Premerchantable  
Forest Stocking Level = Premerchantable  
Site/Soil Classification = Wet

» Current Condition: This stand contains a mixture of bottomland hardwoods. This stand is currently premerchantable, with no volumes or values of hardwood forest products. A clearcut harvest was last performed within this stand +/- 25 years ago. The stand understory is mostly dense, with thickets of Saw Palmetto. This stand currently provides wildlife values of cover, food, and water sources, along with aesthetic values.

» Management Recommendation: Maintain this stand in its current condition. No forest management activities are recommended for this stand.

• Marsh Forest:

Acres = 51.6

Forest Type = Marsh Forest

Primary Species = Eastern Red Cedar, Live Oak, Loblolly Pine, Palmetto

Age Class = Mature

Forest Stocking Level = Well-Stocked

Site/Soil Classification = Transition

» Current Condition: This stand contains a mixture of live oaks, palmettos, and native pines, with moderate volumes and values of forest products. No recent harvesting activities have been conducted within this stand. The stand understory is very thick, with sections of palmetto thickets and wax myrtle throughout. This stand currently provides wildlife values of cover and food, along with aesthetic values.

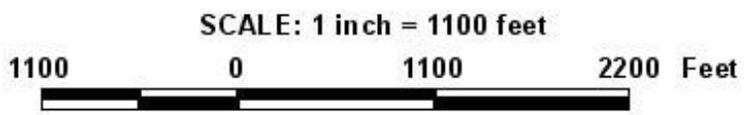
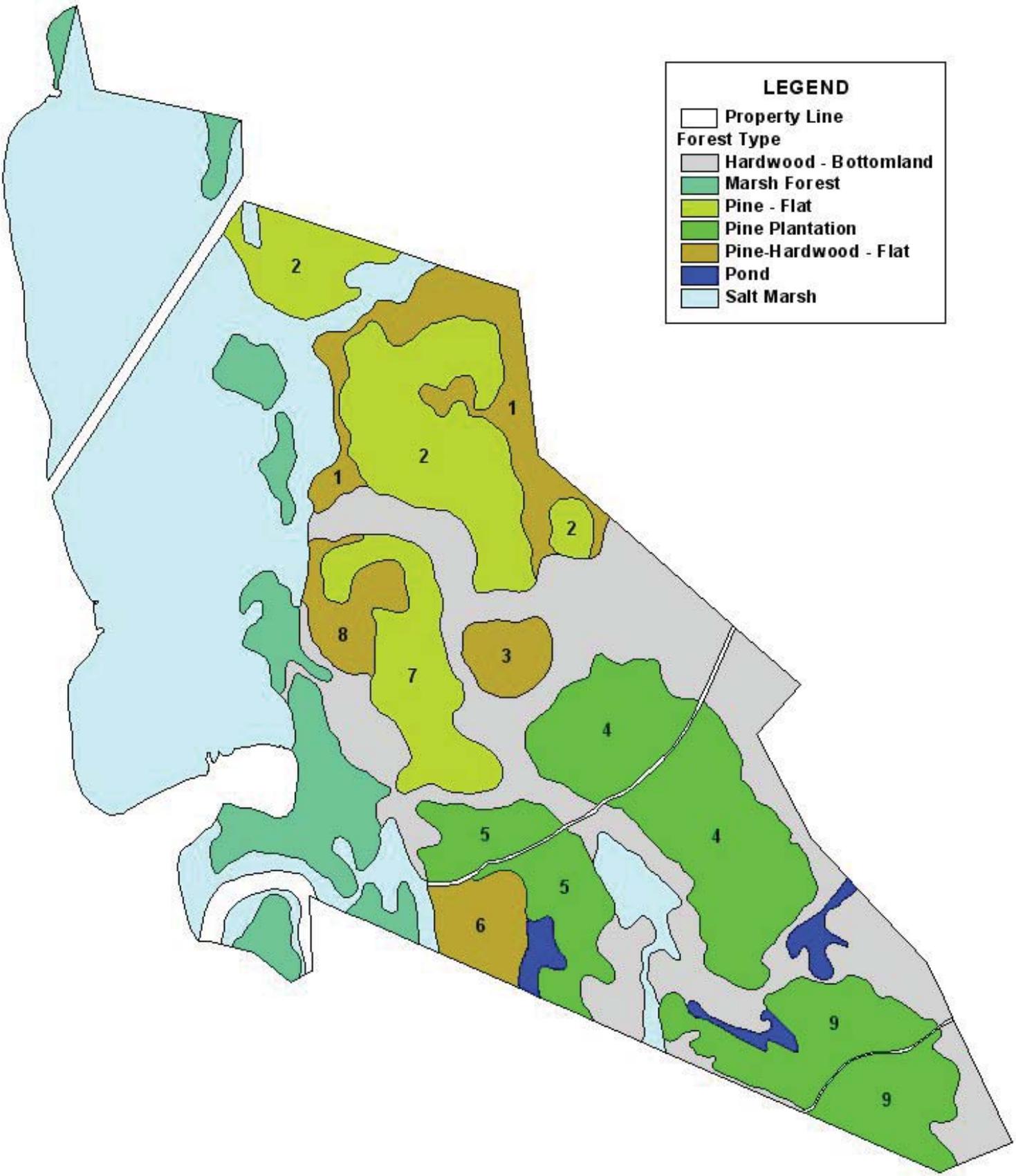
» Management Recommendation: Maintain this stand in its current condition. No forest management activities are recommended for this stand.



**Beaufort County -- New Riverside Tract  
Forest Type Map**

**LEGEND**

-  Property Line
- Forest Type**
-  Hardwood - Bottomland
-  Marsh Forest
-  Pine - Flat
-  Pine Plantation
-  Pine-Hardwood - Flat
-  Pond
-  Salt Marsh



**Beaufort County -- New Riverside Tract  
Forest Inventory Plot Map**



**FOREST TYPE ACREAGE SUMMARY**  
**Beaufort County Property**  
**New Riverside Tract**  
**October 1, 2019**

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<b>Forest Type</b>	<b>Acres</b>
Hardwood - Bottomland	142.0
Marsh Forest	51.6
Pine - Flat	93.9
Pine Planation	134.3
Pine-Hardwood - Flat	63.3
Pond	9.0
Salt Marsh	257.7
Roads & Open Areas	8.3
<b>Total GIS Acres</b>	<b>760.1</b>

Forest Inventory Summary - Beaufort County Property  
New Riverside Tract  
October 1, 2019

Stand #	Forest Type	Acres	Inventory Plots	Sample %	Forest Product Volume (tons)									
					Pine Sawtimber	Pine Chip & Saw	Pine Pulpwood	Hard Hardwood Sawtimber	Soft Hardwood Sawtimber	Hardwood Pulpwood	Total Volume	Tons per acre	Pine TPA	Hdwd TPA
1	Pine-Hardwood - Flat	30.3	5	1.7	261	877	545	-	-	229	1,912	63	128	22
2	Pine - Flat	65.3	12	1.8	232	2,323	4,483	-	-	211	7,249	111	402	4
3	Pine-Hardwood - Flat	8.7	2	2.3	142	120	190	-	-	163	615	71	130	30
4	Pine Plantation	63.7	13	2.0	1,808	3,021	2,467	-	-	-	7,296	115	269	-
5	Pine Plantation	27.5	5	1.8	1,028	1,760	1,158	-	-	57	4,003	146	310	4
6	Pine-Hardwood - Flat	12.5	2	1.6	260	115	112	-	-	305	792	63	85	45
7	Pine - Flat	28.6	6	2.1	627	1,485	1,485	-	-	59	2,396	84	295	5
8	Pine-Hardwood - Flat	11.8	3	2.5	-	77	116	-	-	539	732	62	63	70
9	Pine Plantation	43.1	22	5.1	1,265	1,913	2,084	-	-	-	5,262	122	286	-
	Hardwood - Bottomland	142.0	-	-	-	-	-	-	-	-	-	-	-	-
	Marsh Forest	51.6	-	-	-	-	-	-	-	-	-	-	-	-
	Pond	9.0	-	-	-	-	-	-	-	-	-	-	-	-
	Salt Marsh	257.7	-	-	-	-	-	-	-	-	-	-	-	-
	Roads & Open Areas	8.3	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total</b>		<b>760.1</b>	<b>70</b>	<b>2.4</b>	<b>5,221</b>	<b>10,833</b>	<b>12,640</b>	<b>-</b>	<b>-</b>	<b>1,563</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

Stand #	Forest Type	Acres	Inventory Plots	Sample %	Forest Product Value (\$)									
					Pine Sawtimber	Pine Chip & Saw	Pine Pulpwood	Hard Hardwood Sawtimber	Soft Hardwood Sawtimber	Hardwood Pulpwood	Total Value	Total Value	\$ per acre	\$
1	Pine-Hardwood - Flat	30.3	5	1.7	\$ 7,047	\$ 17,540	\$ 7,630	\$ -	\$ -	\$ 1,832	\$ 34,049	\$ 1,124	\$ 1,794	\$ -
2	Pine - Flat	65.3	12	1.8	6,264	46,460	62,762	-	-	1,688	117,174	1,794	1,172	-
3	Pine-Hardwood - Flat	8.7	2	2.3	3,834	2,400	2,660	-	-	1,304	10,198	1,172	2,257	-
4	Pine Plantation	63.7	13	2.0	48,816	60,420	34,538	-	-	-	143,774	2,257	2,895	-
5	Pine Plantation	27.5	5	1.8	27,756	35,200	16,212	-	-	456	79,624	2,895	1,066	-
6	Pine-Hardwood - Flat	12.5	2	1.6	7,020	2,300	1,568	-	-	2,440	13,328	1,066	1,394	-
7	Pine - Flat	28.6	6	2.1	6,075	12,540	20,790	-	-	472	39,877	1,394	634	-
8	Pine-Hardwood - Flat	11.8	3	2.5	-	1,540	1,624	-	-	4,312	7,476	634	2,357	-
9	Pine Plantation	43.1	22	5.1	34,155	38,260	29,176	-	-	-	101,591	2,357	-	-
	Hardwood - Bottomland	142.0	-	-	-	-	-	-	-	-	-	-	-	-
	Marsh Forest	51.6	-	-	-	-	-	-	-	-	-	-	-	-
	Pond	9.0	-	-	-	-	-	-	-	-	-	-	-	-
	Salt Marsh	257.7	-	-	-	-	-	-	-	-	-	-	-	-
	Roads & Open Areas	8.3	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total</b>		<b>760.1</b>	<b>70</b>	<b>2.4</b>	<b>\$ 140,967</b>	<b>\$ 216,660</b>	<b>\$ 176,960</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 12,504</b>	<b>\$ 547,091</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

**Per Unit Forest Product Value (\$/ton):**  
Pine Sawtimber \$ 27.00  
Pine Chip & Saw \$ 20.00  
Pine Pulpwood \$ 14.00  
Hard Hardwood Sawtimber \$ 30.00  
Soft Hardwood Sawtimber \$ 20.00  
Hardwood Pulpwood \$ 8.00

**Okatie Evergreen & New Leaf Tracts**  
**+/- 109.8 Acres**  
**Beaufort County South**

## Okatie Evergreen & New Leaf Tracts

- Stand 1:
  - Acres = 26.2
  - Forest Type = Pine Plantation
  - Primary Species = Loblolly Pine
  - Age Class = Intermediate
  - Forest Stocking Level = Well-Stocked
  - Site/Soil Classification = Dry

» Current Condition: This stand contains planted loblolly pines, with moderate volumes and values of pine forest products. A selective first thinning harvest was previously conducted within this stand. The stand understory is very dense, with native pine and hardwood regeneration, and some wax myrtle. This stand currently provides wildlife values of cover.

» Management Recommendation: Perform a silviculture improvement harvest of this forest stand. Specifically, conduct a selective thinning harvest to remove diseased and suppressed pine trees from this stand, in order to improve forest health and stocking levels. The residual tree per acre target following this harvest is 50 TPA. Conduct periodic prescribed burns within this stand.
  
- Stand 2:
  - Acres = 29.2
  - Forest Type = Hardwood – Flat
  - Primary Species = American Holly, Live Oak, Magnolia, Southern Red Oak, Sweetgum, Water Oak, Yellow Poplar
  - Age Class = Mature
  - Forest Stocking Level = Medium-Stocked
  - Site/Soil Classification = Transition

» Current Condition: This stand contains a mixture of hardwoods, with low volumes and values of hardwood forest products. No recent harvesting activities have been conducted within this stand. The stand understory is relatively open, but some sections contain thickets of Saw Palmetto. This stand currently provides wildlife values of cover, food, and water sources.

» Management Recommendation: Maintain this stand in its current condition. No forest management activities are recommended for this stand.
  
- Stand 3:
  - Acres = 17.1
  - Forest Type = Hardwood – Upland
  - Primary Species = Hickory, Live Oak, Magnolia, Sweetgum, Water Oak, Willow Oak
  - Age Class = Mature

Forest Stocking Level = Medium-Stocked  
Site/Soil Classification = Dry

» Current Condition: This stand contains a mixture of upland hardwoods, with moderate volumes and values of hardwood forest products. No recent harvesting activities have been conducted within this stand. The stand understory is very open. This stand currently provides wildlife values of food, along with aesthetic values.

» Management Recommendation: Maintain this stand in its current condition. Conduct periodic prescribed burns within this stand.

- Stand 4: Acres = 19.3  
Forest Type = Hardwood – Bottomland  
Primary Species = Black Gum, Red Maple, Sweetgum, Yellow Poplar  
Age Class = Mature  
Forest Stocking Level = Well-Stocked  
Site/Soil Classification = Wet  
  
» Current Condition: This stand contains a mixture of bottomland hardwoods, with high volumes and values of hardwood forest products. No recent harvesting activities have been conducted within this stand. The stand understory is relatively open, but some sections contain thickets of Saw Palmetto. This stand currently provides wildlife values of cover, food, and water sources, along with aesthetic values.  
  
» Management Recommendation: Maintain this stand in its current condition. No forest management activities are recommended for this stand.

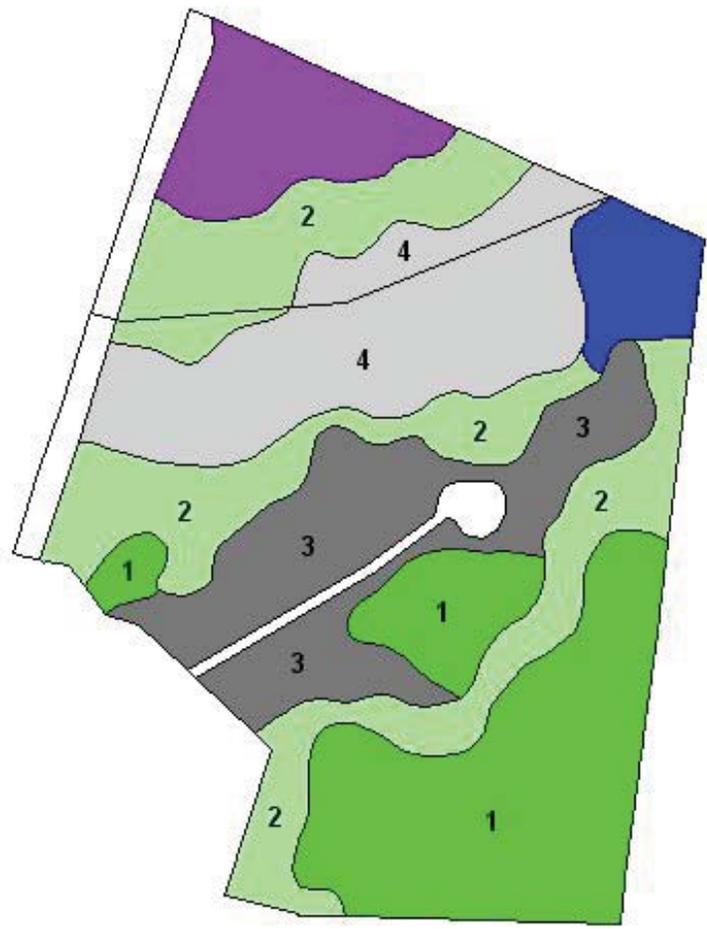
- Natural Regeneration: Acres = 8.2  
Forest Type = Natural Regeneration  
Primary Species = Loblolly Pine  
Age Class = Premerchantable  
Forest Stocking Level = Premerchantable  
Site/Soil Classification = Dry

» Current Condition: This stand contains young natural pine regeneration, with low volumes and values of forest products. No previous harvesting activities have been conducted within this stand. The stand understory is very thick with native pine regeneration. This stand currently provides wildlife values of cover.

» Management Recommendation: Maintain this stand in its current condition. No forest management activities are recommended for this stand.



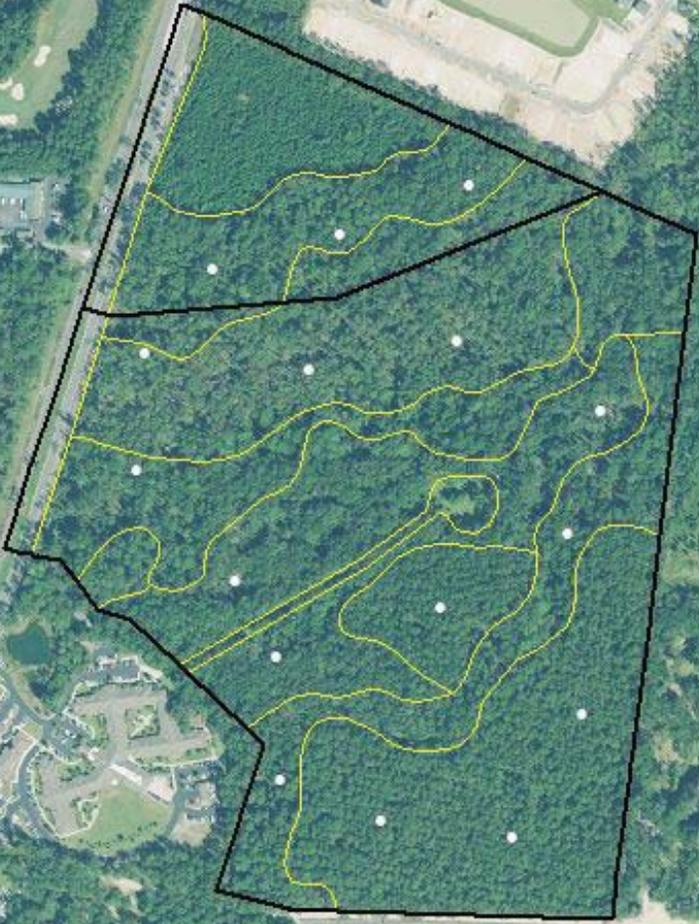
**Beaufort County -- Okatie Evergreen & New Leaf Tracts  
Forest Type Map**



**LEGEND**

- Property Line
- Forest Type**
- Hardwood - Bottomland
- Hardwood - Flat
- Hardwood - Upland
- Natural Regeneration
- Pine Plantation
- Pond

Beaufort County -- Okatie Evergreen & New Leaf Tracts  
Forest Inventory Plot Map



**FOREST TYPE ACREAGE SUMMARY**  
**Beaufort County Property**  
**Okatie Evergreen & New Leaf Tracts**  
**October 1, 2019**

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<b>Forest Type</b>	<b>Acres</b>
Hardwood - Bottomland	19.3
Hardwood - Flat	29.2
Hardwood - Upland	17.1
Natural Regeneration	8.2
Pine Plantation	26.2
Pond	4.1
Roads & Open Areas	5.7
<b>Total GIS Acres</b>	<b>109.8</b>

Forest Inventory Summary - Beaufort County Property  
Okatie Evergreen & New Leaf Tracts  
October 1, 2019

Stand #	Forest Type	Acres	Inventory Plots	Sample %	Forest Product Volume (tons)									
					Pine Sawtimber	Pine Chip & Saw	Pine Pulpwood	Hard Hardwood Sawtimber	Soft Hardwood Sawtimber	Hardwood Pulpwood	Total Volume	Tons per acre	Pine TPA	Hdwd TPA
1	Pine Plantation	26.2	4	1.5	1,457	598	159	-	-	380	2,594	99	95	37
2	Hardwood - Flat	29.2	6	2.1	71	-	99	425	264	565	1,424	49	8	55
3	Hardwood - Upland	17.1	3	1.8	517	40	52	245	-	198	1,052	62	33	43
4	Hardwood - Bottomland	19.3	3	1.6	-	-	-	-	807	1,009	1,816	94	-	130
	Natural Regeneration Pond	8.2	-	-	-	-	-	-	-	-	-	-	-	-
	Roads & Open Areas	4.1	-	-	-	-	-	-	-	-	-	-	-	-
		5.7	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total</b>		<b>109.8</b>	<b>16</b>	<b>1.7</b>	<b>2,045</b>	<b>638</b>	<b>310</b>	<b>670</b>	<b>1,071</b>	<b>2,152</b>	<b>6,886</b>			

Stand #	Forest Type	Acres	Inventory Plots	Sample %	Forest Product Value (\$)									
					Pine Sawtimber	Pine Chip & Saw	Pine Pulpwood	Hard Hardwood Sawtimber	Soft Hardwood Sawtimber	Hardwood Pulpwood	Total Value	Total Value	Total Value	\$
1	Pine Plantation	26.2	4	1.5	\$ 39,339	\$ 11,960	\$ 2,226	\$ -	\$ -	\$ -	\$ 56,565	\$ -	\$ -	\$ 2,159
2	Hardwood - Flat	29.2	6	2.1	1,917	-	1,386	12,750	5,280	4,520	25,853	885	-	885
3	Hardwood - Upland	17.1	3	1.8	13,959	800	728	7,350	-	1,584	24,421	1,428	-	1,428
4	Hardwood - Bottomland	19.3	3	1.6	-	-	-	-	16,140	8,072	24,212	1,255	-	1,255
	Natural Regeneration Pond	8.2	-	-	-	-	-	-	-	-	-	-	-	-
	Roads & Open Areas	4.1	-	-	-	-	-	-	-	-	-	-	-	-
		5.7	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total</b>		<b>109.8</b>	<b>16</b>	<b>1.7</b>	<b>\$ 55,215</b>	<b>\$ 12,760</b>	<b>\$ 4,340</b>	<b>\$ 20,100</b>	<b>\$ 21,420</b>	<b>\$ 17,216</b>	<b>\$ 131,051</b>			

**Per Unit Forest Product Value (\$/ton):**

Pine Sawtimber	\$ 27.00
Pine Chip & Saw	\$ 20.00
Pine Pulpwood	\$ 14.00
Hard Hardwood Sawtimber	\$ 30.00
Soft Hardwood Sawtimber	\$ 20.00
Hardwood Pulpwood	\$ 8.00

**Okatie Marsh & Olsen Tracts**  
**+/- 209.2 Acres**  
**Beaufort County South**

## Okatie Marsh & Olsen Tracts

- Stand 1:
  - Acres = 39.2
  - Forest Type = Native Pine
  - Primary Species = Loblolly Pine
  - Age Class = Intermediate
  - Forest Stocking Level = Over-Stocked
  - Site/Soil Classification = Dry

» Current Condition: This stand contains intermediate loblolly pines, with moderate volumes and values of pine forest products. No previous harvesting activities have been conducted within this stand. The stand understory is relatively open, with some scattered native understory hardwoods. This stand currently provides wildlife values of food.

» Management Recommendation: Perform a silviculture improvement harvest of this forest stand. Specifically, conduct a selective thinning harvest to remove diseased and suppressed pine trees from this stand, in order to improve forest health and stocking levels. The residual tree per acre target following this harvest is 90 TPA. Conduct periodic prescribed burns within this stand.
  
- Stand 2:
  - Acres = 38.3
  - Forest Type = Pine Plantation
  - Primary Species = Loblolly Pine
  - Age Class = Intermediate
  - Forest Stocking Level = Well-Stocked
  - Site/Soil Classification = Dry

» Current Condition: This stand contains planted loblolly pines, with moderate volumes and values of pine forest products. Selective thinning harvesting activities were previously conducted within this stand. The stand understory is very dense, with heavy native pine regeneration. This stand currently provides wildlife values of cover.

» Management Recommendation: Perform a silviculture improvement harvest of this forest stand. Specifically, conduct a clearcut harvest to remove all trees from this stand. Following the completion of the clearcut harvest, perform site preparation activities within the cutover site, and reforest the site with a Longleaf Pine Plantation.
  
- Stand 3:
  - Acres = 3.0
  - Forest Type = Pine Plantation
  - Primary Species = Loblolly Pine
  - Age Class = Intermediate
  - Forest Stocking Level = Over-Stocked

Site/Soil Classification = Dry

» Current Condition: This stand contains planted loblolly pines, with high volumes and values of pine forest products. No previous harvesting activities have been conducted within this stand. The stand understory is very dense with native pine regeneration. This stand currently provides wildlife values of cover.

» Management Recommendation: Perform a silviculture improvement harvest of this forest stand. Specifically, conduct a clearcut harvest to remove all trees from this stand. Following the completion of the clearcut harvest, perform site preparation activities within the cutover site, and reforest the site with a Longleaf Pine Plantation.

- Stand 4: Acres = 6.8  
Forest Type = Hardwood – Upland  
Primary Species = Magnolia, Sweetgum, Water Oak  
Age Class = Intermediate  
Forest Stocking Level = Well-Stocked  
Site/Soil Classification = Dry

» Current Condition: This stand contains a mixture of upland hardwoods, with moderate volumes and values of hardwood forest products. No recent harvesting activities have been conducted within this stand. The stand understory is very open. This stand currently provides wildlife values of food, along with aesthetic values.

» Management Recommendation: Maintain this stand in its current condition. No forest management activities are recommended for this stand.

- Stand 5: Acres = 4.8  
Forest Type = Native Pine  
Primary Species = Loblolly Pine  
Age Class = Mature  
Forest Stocking Level = Well-Stocked  
Site/Soil Classification = Dry

» Current Condition: This stand contains mature loblolly pines, with high volumes and values of pine forest products. No recent harvesting activities have been conducted within this stand. The stand understory is relatively open, with some scattered native understory hardwoods. This stand currently provides wildlife values of food, along with aesthetic values.

» Management Recommendation: Maintain this stand in its current condition. Conduct periodic prescribed burns within this stand.

- Stand 6: Acres = 40.2  
Forest Type = Pine-Hardwood – Upland  
Primary Species = Loblolly Pine, Live Oak, Sweetgum, Water Oak, White Oak  
Age Class = Mature  
Forest Stocking Level = Well-Stocked  
Site/Soil Classification = Dry

» Current Condition: This stand contains a mixture of mature pines and hardwoods, with high volumes and values of forest products. No recent harvesting activities have been conducted within this stand. The stand understory is very open. This stand currently provides wildlife values of food, along with aesthetic values.

» Management Recommendation: Maintain this stand in its current condition. No forest management activities are recommended for this stand.

- Stand 7: Acres = 4.3  
Forest Type = Native Pine  
Primary Species = Loblolly Pine  
Age Class = Mature  
Forest Stocking Level = Over-Stocked  
Site/Soil Classification = Dry

» Current Condition: This stand contains mature loblolly pines, with high volumes and values of pine forest products. No previous harvesting activities have been conducted within this stand. The stand understory is relatively open, with some scattered native understory hardwoods and native pine regeneration. This stand currently provides wildlife values of cover.

» Management Recommendation: Perform a silviculture improvement harvest of this forest stand. Specifically, conduct a selective thinning harvest to remove diseased and suppressed pine trees from this stand, in order to improve forest health and stocking levels. The residual tree per acre target following this harvest is 50 TPA. Conduct periodic prescribed burns within this stand.

- Stand 8: Acres = 7.5  
Forest Type = Hardwood – Upland  
Primary Species = Hickory, Magnolia, Southern Red Oak, Sweetgum  
Age Class = Mature

Forest Stocking Level = Medium-Stocked  
Site/Soil Classification = Dry

» Current Condition: This stand contains a mixture of upland hardwoods, with low volumes and values of hardwood forest products. No recent harvesting activities have been conducted within this stand. The stand understory is very open. This stand currently provides wildlife values of food, along with aesthetic values.

» Management Recommendation: Maintain this stand in its current condition. No forest management activities are recommended for this stand.

- Stand 9: Acres = 20.7  
Forest Type = Native Pine  
Primary Species = Loblolly Pine  
Age Class = Mature  
Forest Stocking Level = Well-Stocked  
Site/Soil Classification = Dry

» Current Condition: This stand contains mature loblolly pines, with high volumes and values of pine forest products. No recent harvesting activities have been conducted within this stand. The stand understory is very dense, with some native pine regeneration and wax myrtle. This stand currently provides wildlife values of cover.

» Management Recommendation: Maintain this stand in its current condition. Conduct periodic prescribed burns within this stand.

- Stand 10: Acres = 11.7  
Forest Type = Pine-Hardwood – Upland  
Primary Species = Loblolly Pine, Live Oak, Sweetgum, Water Oak, White Oak  
Age Class = Mature  
Forest Stocking Level = Well-Stocked  
Site/Soil Classification = Dry

» Current Condition: This stand contains a mixture of mature pines and hardwoods, with high volumes and values of forest products. No recent harvesting activities have been conducted within this stand. The stand understory is very open. This stand currently provides wildlife values of food, along with aesthetic values.

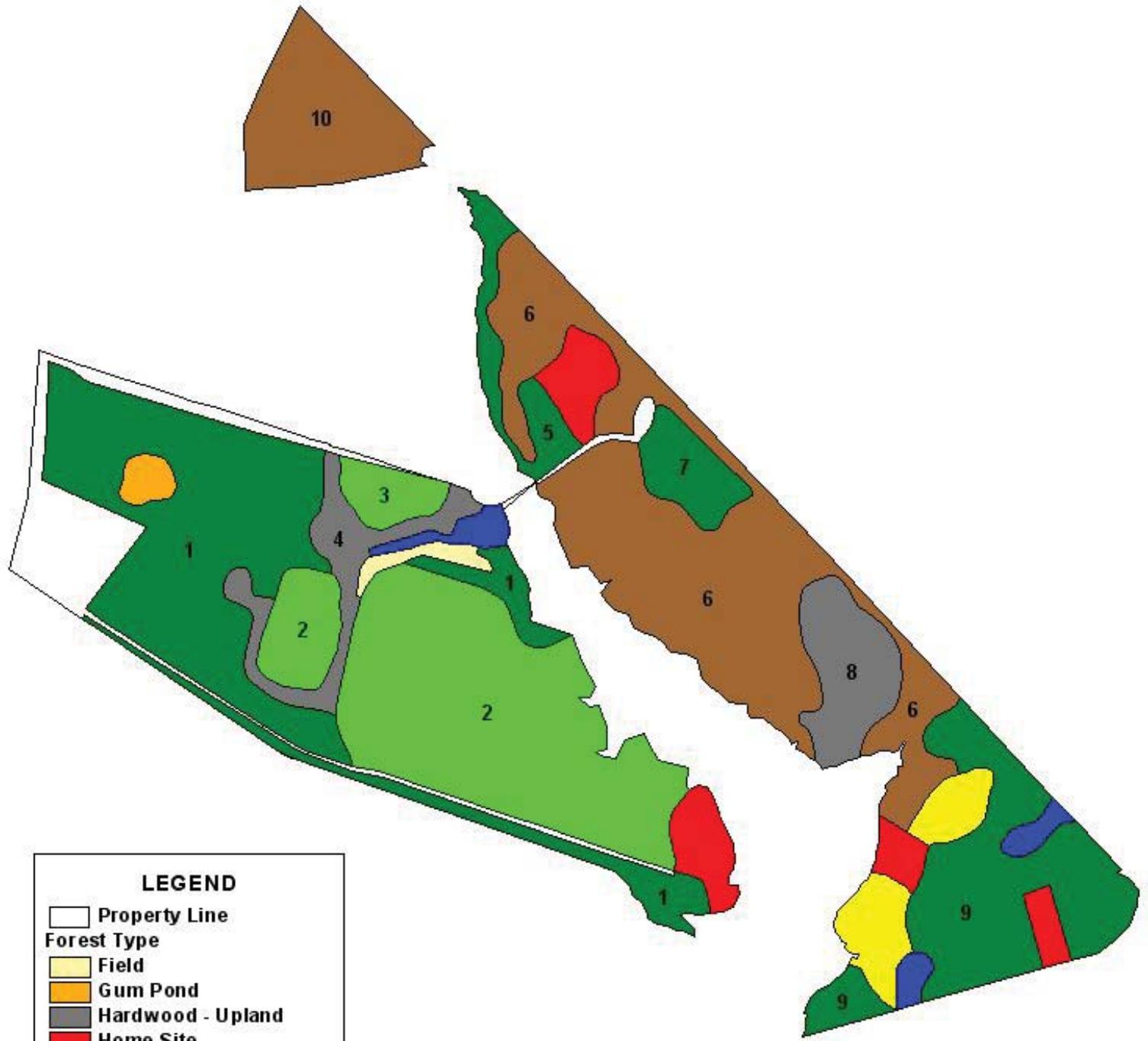
» Management Recommendation: Maintain this stand in its current condition. No forest management activities are recommended for this stand.

- Field: Acres = 1.3  
Forest Type = Field  
Primary Species = N/A  
Age Class = N/A  
Forest Stocking Level = N/A  
Site/Soil Classification = Dry
  - » Current Condition: This stand contains open, old agricultural fields, with no trees, and therefore no volumes and values of forest products. These fields have been abandoned, and are no longer used for agriculture and farming operations.
  - » Management Recommendation: Maintain this stand in its current condition. No forest management activities are recommended for this stand.
  
- Gum Pond: Acres = 1.3  
Forest Type = Gum Pond  
Primary Species = Black Gum, Sweetgum, Red Maple  
Age Class = Intermediate  
Forest Stocking Level = Well-Stocked  
Site/Soil Classification = Wet
  - » Current Condition: This stand contains a mixture of bottomland gums and maples, with no volumes and values of forest products. No recent harvesting activities have been conducted within this stand. The stand understory is very open. This stand currently provides wildlife values of food and water sources, along with aesthetic values.
  - » Management Recommendation: Maintain this stand in its current condition. No forest management activities are recommended for this stand.
  
- Live Oak Grove: Acres = 6.0  
Forest Type = Live Oak Grove  
Primary Species = Live Oak, Palmetto  
Age Class = N/A  
Forest Stocking Level = N/A  
Site/ Soil Classification = Dry
  - » Current Condition: This stand contains a grove of live oaks, with no volumes and values of forest products. No recent harvesting activities have been conducted within this stand. The stand understory is very open. This stand currently provides wildlife values of food, along with aesthetic values.

» Management Recommendation: Maintain this stand in its current condition. No forest management activities are recommended for this stand.

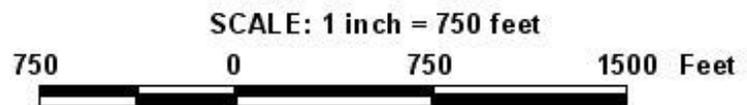


Beaufort County -- Okatie Marsh & Olsen Tracts  
Forest Type Map



**LEGEND**

-  Property Line
- Forest Type**
-  Field
-  Gum Pond
-  Hardwood - Upland
-  Home Site
-  Live Oak Grove
-  Native Pine
-  Pine Plantation
-  Pine-Hardwood - Upland
-  Pond



Beaufort County -- Okatie Marsh & Olsen Tracts  
Forest Inventory Plot Map



**FOREST TYPE ACREAGE SUMMARY**  
**Beaufort County Property**  
**Okatie Marsh & Olsen Tracts**  
**October 1, 2019**

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<b>Forest Type</b>	<b>Acres</b>
Field	1.3
Gum Pond	1.3
Hardwood - Upland	14.3
Home Site	9.0
Live Oak Grove	6.0
Native Pine	69.0
Pine Plantation	41.3
Pine-Hardwood - Upland	51.9
Pond	3.5
Roads & Open Areas	11.6
<b>Total GIS Acres</b>	<b>209.2</b>

Forest Inventory Summary - Beaufort County Property  
Okatie Marsh & Olsen Tracts  
October 1, 2019

Stand #	Forest Type	Acres	Inventory Plots	Sample %	Forest Product Volume (tons)										
					Pine Sawtimber	Pine Chip & Saw	Pine Pulpwood	Hard Hardwood Sawtimber	Soft Hardwood Sawtimber	Hardwood Pulpwood	Total Volume	Tons per acre	Pine TPA	Hdwd TPA	
1	Native Pine	39.2	8	2.0	897	1,606	890	136	-	-	297	3,826	98	161	15
2	Pine Plantation	38.3	10	2.6	2,223	-	290	-	-	-	151	2,664	70	86	15
3	Pine Plantation	3.0	1	3.3	233	43	55	-	-	-	-	-	110	130	-
4	Hardwood - Upland	6.8	1	1.5	85	17	-	-	-	-	389	505	74	20	140
5	Native Pine	4.8	2	4.2	506	155	36	-	-	-	124	647	135	70	55
6	Pine-Hardwood - Upland	40.2	8	2.0	2,540	340	36	400	-	-	608	3,739	93	40	34
7	Native Pine	4.3	2	4.7	571	85	-	-	-	-	10	669	156	115	10
8	Hardwood - Upland	7.5	3	4.0	104	-	-	52	40	-	144	340	45	7	47
9	Native Pine	20.7	5	2.4	2,353	-	55	-	-	-	439	2,847	138	52	40
10	Pine-Hardwood - Upland	11.7	2	1.7	601	-	-	85	114	-	149	949	81	20	40
	Field	1.3	-	-	-	-	-	-	-	-	-	-	-	-	-
	Gum Pond	1.3	-	-	-	-	-	-	-	-	-	-	-	-	-
	Home Site	9.0	-	-	-	-	-	-	-	-	-	-	-	-	-
	Live Oak Grove	6.0	-	-	-	-	-	-	-	-	-	-	-	-	-
	Pond	3.5	-	-	-	-	-	-	-	-	-	-	-	-	-
	Roads & Open Areas	11.6	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total</b>		<b>209.2</b>	<b>42</b>	<b>2.4</b>	<b>10,113</b>	<b>1,937</b>	<b>13,329</b>	<b>673</b>	<b>154</b>	<b>2,311</b>	<b>16,517</b>				

Stand #	Forest Type	Acres	Inventory Plots	Sample %	Forest Product Value (\$)										
					Pine Sawtimber	Pine Chip & Saw	Pine Pulpwood	Hard Hardwood Sawtimber	Soft Hardwood Sawtimber	Hardwood Pulpwood	Total Value	Total Value	\$ per acre	\$ per acre	
1	Native Pine	39.2	8	2.0	\$ 24,219	\$ 32,120	\$ 12,460	\$ 4,080	\$ -	\$ -	\$ 2,376	\$ 75,255	\$ 1,920	\$ -	\$ 1,705
2	Pine Plantation	38.3	10	2.6	60,021	-	4,060	-	-	-	1,208	65,289	2,640	-	2,640
3	Pine Plantation	3.0	1	3.3	6,291	860	770	-	-	-	7,921	6,027	886	-	886
4	Hardwood - Upland	6.8	1	1.5	2,295	620	-	-	-	-	3,112	6,027	886	-	886
5	Native Pine	4.8	2	4.2	13,662	340	-	-	-	-	992	14,994	3,124	-	3,124
6	Pine-Hardwood - Upland	40.2	8	2.0	68,580	3,100	504	12,000	-	-	4,864	89,048	2,215	-	2,215
7	Native Pine	4.3	2	4.7	15,417	1,700	42	-	-	-	80	17,239	4,009	-	4,009
8	Hardwood - Upland	7.5	3	4.0	2,808	-	-	1,560	800	-	1,152	6,320	843	-	843
9	Native Pine	20.7	5	2.4	63,531	-	770	-	-	-	3,512	67,813	3,276	-	3,276
10	Pine-Hardwood - Upland	11.7	2	1.7	16,227	-	-	2,550	2,280	-	1,192	22,249	1,902	-	1,902
	Field	1.3	-	-	-	-	-	-	-	-	-	-	-	-	-
	Gum Pond	1.3	-	-	-	-	-	-	-	-	-	-	-	-	
	Home Site	9.0	-	-	-	-	-	-	-	-	-	-	-	-	
	Live Oak Grove	6.0	-	-	-	-	-	-	-	-	-	-	-	-	
	Pond	3.5	-	-	-	-	-	-	-	-	-	-	-	-	
	Roads & Open Areas	11.6	-	-	-	-	-	-	-	-	-	-	-	-	
<b>Total</b>		<b>209.2</b>	<b>42</b>	<b>2.4</b>	<b>\$ 273,051</b>	<b>\$ 38,740</b>	<b>\$ 18,606</b>	<b>\$ 20,190</b>	<b>\$ 3,080</b>	<b>\$ 18,488</b>	<b>\$ 372,155</b>				

**Per Unit Forest Product Value (\$/ton):**

Pine Sawtimber	\$ 27.00
Pine Chip & Saw	\$ 20.00
Pine Pulpwood	\$ 14.00
Hard Hardwood Sawtimber	\$ 30.00
Soft Hardwood Sawtimber	\$ 20.00
Hardwood Pulpwood	\$ 8.00

**Okatie Regional Preserve Tract**  
**+/- 189.9 Acres**  
**Beaufort County South**

## Okatie Regional Preserve Tract

- Stand 1: Acres = 30.4  
Forest Type = Pine-Hardwood – Upland  
Primary Species = Hickory, Loblolly Pine, Southern Red Oak, White Oak  
Age Class = Mature  
Forest Stocking Level = Well-Stocked  
Site/Soil Classification = Dry  
  
» Current Condition: This stand contains a mixture of mature pines and hardwoods, with high volumes and values of forest products. No recent harvesting activities have been conducted within this stand. The stand understory is relatively open, with some sections of native pine regeneration and wax myrtle. This stand currently provides wildlife values of cover and food, along with aesthetic values.  
  
» Management Recommendation: Maintain this stand in its current condition. No forest management activities are recommended for this stand.
  
- Stand 2: Acres = 24.7  
Forest Type = Pine-Hardwood – Flat  
Primary Species = Live Oak, Loblolly Pine, Palmetto, Swamp Chestnut Oak, Sweetgum, Water Oak, Willow Oak  
Age Class = Mature  
Forest Stocking Level = Over-Stocked  
Site/Soil Classification = Transition  
  
» Current Condition: This stand contains a mixture of mature pines and hardwoods, with high volumes and values of forest products. No recent harvesting activities have been conducted within this stand. The stand understory is relatively open, but some sections contain thickets of Saw Palmetto. This stand currently provides wildlife values of cover, food, and water sources.  
  
» Management Recommendation: Maintain this stand in its current condition. No forest management activities are recommended for this stand.
  
- Stand 3: Acres = 24.6  
Forest Type = Hardwood – Flat  
Primary Species = American Holly, Laurel Oak, Live Oak, Swamp Chestnut Oak, Sweetgum, Water Oak, Willow Oak  
Age Class = Mature  
Forest Stocking Level = Well-Stocked  
Site/Soil Classification = Transition

» Current Condition: This stand contains a mixture of hardwoods, with high volumes and values of hardwood forest products. No recent harvesting activities have been conducted within this stand. The stand understory is relatively open, but some sections contain thickets of Saw Palmetto. This stand currently provides wildlife values of cover, food, and water sources.

» Management Recommendation: Maintain this stand in its current condition. No forest management activities are recommended for this stand.

- Stand 4: Acres = 6.7  
Forest Type = Pine Plantation  
Primary Species = Loblolly Pine  
Age Class = Intermediate  
Forest Stocking Level = Over-Stocked  
Site/Soil Classification = Dry

» Current Condition: This stand contains planted loblolly pines, with high volumes and values of pine forest products. No previous harvesting activities have been conducted within this stand. The stand understory is very dense, with native pine and hardwood regeneration, and some wax myrtle. This stand currently provides wildlife values of cover.

» Management Recommendation: Maintain this stand in its current condition. No forest management activities are recommended for this stand.

- Stand 5: Acres = 16.0  
Forest Type = Native Pine  
Primary Species = Loblolly Pine  
Age Class = Mature  
Forest Stocking Level = Over-Stocked  
Site/Soil Classification = Dry

» Current Condition: This stand contains mature loblolly pines, with high volumes and values of pine forest products. No recent harvesting activities have been conducted within this stand. The stand understory is relatively open, with some scattered native understory hardwoods. This stand currently provides wildlife values of food.

» Management Recommendation: Maintain this stand in its current condition. No forest management activities are recommended for this stand.

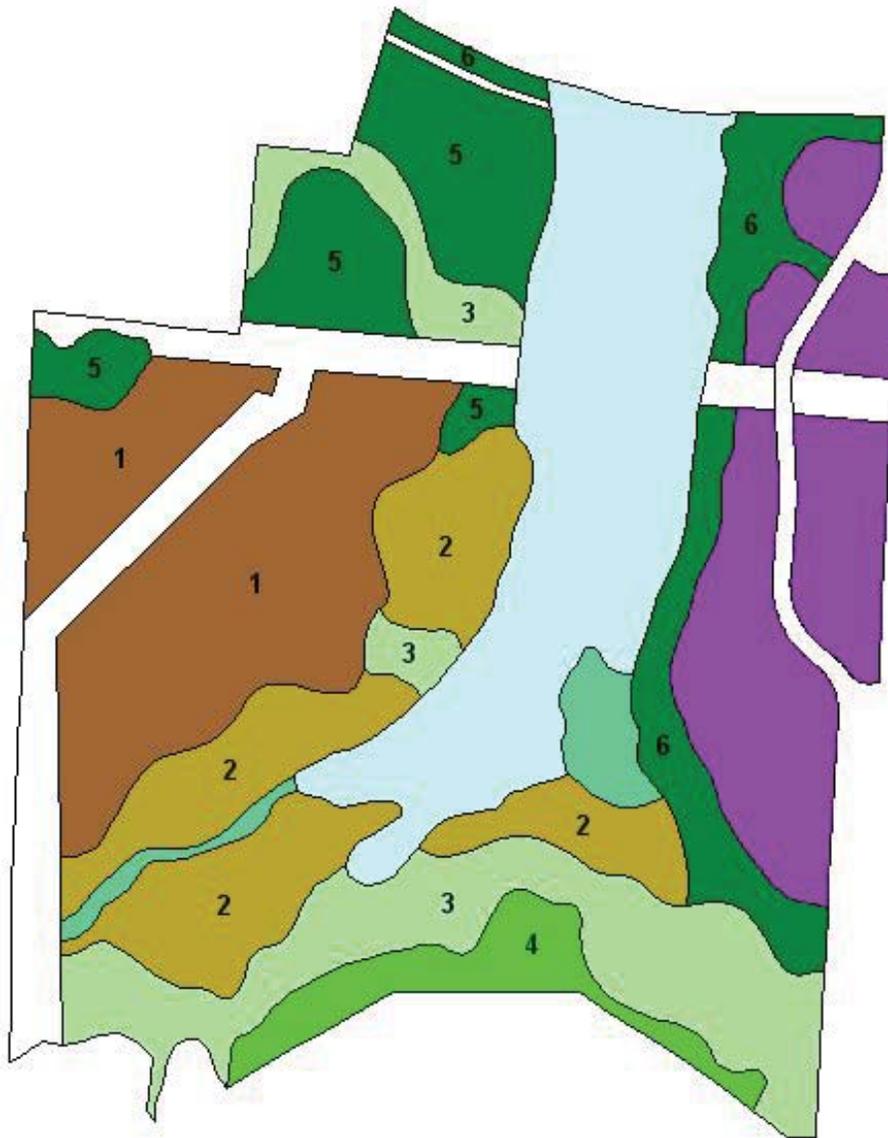
- Stand 6: Acres = 12.4  
 Forest Type = Native Pine  
 Primary Species = Loblolly Pine  
 Age Class = Mature  
 Forest Stocking Level = Over-Stocked  
 Site/Soil Classification = Dry
  - » Current Condition: This stand contains mature loblolly pines, with high volumes and values of pine forest products. No recent harvesting activities have been conducted within this stand. The stand understory is relatively open, with some scattered native understory hardwoods. This stand currently provides wildlife values of food, along with aesthetics.
  - » Management Recommendation: Maintain this stand in its current condition. No forest management activities are recommended for this stand.
  
- Marsh Forest: Acres = 3.8  
 Forest Type = Marsh Forest  
 Primary Species = Eastern Red Cedar, Live Oak, Loblolly Pine, Palmetto  
 Age Class = Mature  
 Forest Stocking Level = Well-Stocked  
 Site/Soil Classification = Transition
  - » Current Condition: This stand contains a mixture of live oaks, palmettos, and native pines, with moderate volumes and values of forest products. No recent harvesting activities have been conducted within this stand. The stand understory is very thick, with sections of palmetto thickets and wax myrtle throughout. This stand currently provides wildlife values of cover and food, along with aesthetic values.
  - » Management Recommendation: Maintain this stand in its current condition. No forest management activities are recommended for this stand.
  
- Natural Regeneration: Acres = 23.0  
 Forest Type = Natural Regeneration  
 Primary Species = Loblolly Pine  
 Age Class = Premerchantable  
 Forest Stocking Level = Premerchantable  
 Site/Soil Classification = Dry
  - » Current Condition: This stand contains young natural pine regeneration, with low volumes and values of forest

products. No previous harvesting activities have been conducted within this stand. The stand understory is very thick with native pine regeneration. This stand currently provides wildlife values of cover.

» Management Recommendation: Maintain this stand in its current condition. No forest management activities are recommended for this stand.



Beaufort County -- Okatie Regional Preserve Tract  
Forest Type Map



**LEGEND**

-  Property Line
- Forest Type**
-  Hardwood - Flat
-  Marsh Forest
-  Native Pine
-  Natural Regeneration
-  Pine Plantation
-  Pine-Hardwood - Flat
-  Pine-Hardwood - Upland
-  Salt Marsh



Beaufort County -- Okatie Regional Preserve Tract  
Forest Inventory Plot Map

**FOREST TYPE ACREAGE SUMMARY**  
**Beaufort County Property**  
**Okatie Regional Preserve Tract**  
**October 1, 2019**

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<b>Forest Type</b>	<b>Acres</b>
Hardwood - Flat	24.6
Marsh Forest	3.8
Native Pine	28.4
Natural Regeneration	23.0
Pine Plantation	6.7
Pine-Hardwood - Flat	24.7
Pine-Hardwood - Upland	30.4
Salt Marsh	33.4
Roads & Open Areas	14.9
<b>Total GIS Acres</b>	<b>189.9</b>

Forest Inventory Summary - Beaufort County Property  
Okatie Regional Preserve Tract  
October 1, 2019

Stand #	Forest Type	Acres	Inventory Plots	Sample %	Forest Product Volume (tons)									
					Pine Sawtimber	Pine Chip & Saw	Pine Pulpwood	Hard Hardwood Sawtimber	Soft Hardwood Sawtimber	Hardwood Pulpwood	Total Volume	Tons per acre	Pine TPA	Hdwd TPA
1	Pine-Hardwood - Upland	30.4	7	2.3	1,830	-	93	548	175	691	3,337	110	25	53
2	Pine-Hardwood - Flat	24.7	4	1.6	2,483	61	91	-	-	372	3,007	122	68	32
3	Hardwood - Flat	24.6	4	1.6	290	-	49	680	720	655	2,394	97	10	85
4	Pine Plantation	6.7	2	3.0	392	487	180	-	-	-	1,059	158	245	-
5	Native Pine	16.0	4	2.5	1,226	104	34	218	-	470	2,052	128	55	65
6	Native Pine	12.4	4	3.2	1,003	217	156	-	-	170	1,546	125	110	25
	Marsh Forest	3.8	-	-	-	-	-	-	-	-	-	-	-	-
	Natural Regeneration	23.0	-	-	-	-	-	-	-	-	-	-	-	-
	Salt Marsh	33.4	-	-	-	-	-	-	-	-	-	-	-	-
	Roads & Open Areas	14.9	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total</b>		<b>189.9</b>	<b>25</b>	<b>2.2</b>	<b>7,224</b>	<b>869</b>	<b>603</b>	<b>1,446</b>	<b>895</b>	<b>2,358</b>	<b>13,395</b>			

Stand #	Forest Type	Acres	Inventory Plots	Sample %	Forest Product Value (\$)									
					Pine Sawtimber	Pine Chip & Saw	Pine Pulpwood	Hard Hardwood Sawtimber	Soft Hardwood Sawtimber	Hardwood Pulpwood	Total Value	\$ per acre	\$	\$
1	Pine-Hardwood - Upland	30.4	7	2.3	\$ 49,410	\$ -	\$ 1,302	\$ 16,440	\$ 3,500	\$ 5,528	\$ 76,180	\$ 2,506	\$ -	\$ -
2	Pine-Hardwood - Flat	24.7	4	1.6	\$ 67,041	\$ 1,220	\$ 1,274	\$ -	\$ -	\$ 2,976	\$ 72,511	\$ 2,936	\$ -	\$ -
3	Hardwood - Flat	24.6	4	1.6	\$ 7,830	\$ -	\$ 686	\$ 20,400	\$ 14,400	\$ 5,240	\$ 48,556	\$ 1,974	\$ -	\$ -
4	Pine Plantation	6.7	2	3.0	\$ 10,584	\$ 9,740	\$ 2,520	\$ -	\$ -	\$ -	\$ 22,844	\$ 3,410	\$ -	\$ -
5	Native Pine	16.0	4	2.5	\$ 33,102	\$ 2,080	\$ 476	\$ 6,540	\$ -	\$ 3,760	\$ 45,958	\$ 2,872	\$ -	\$ -
6	Native Pine	12.4	4	3.2	\$ 27,081	\$ 4,340	\$ 2,184	\$ -	\$ -	\$ 1,360	\$ 34,965	\$ 2,820	\$ -	\$ -
	Marsh Forest	3.8	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Natural Regeneration	23.0	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Salt Marsh	33.4	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Roads & Open Areas	14.9	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total</b>		<b>189.9</b>	<b>25</b>	<b>2.2</b>	<b>\$ 195,048</b>	<b>\$ 17,380</b>	<b>\$ 8,442</b>	<b>\$ 43,380</b>	<b>\$ 17,900</b>	<b>\$ 18,864</b>	<b>\$ 301,014</b>			

**Per Unit Forest Product Value (\$/ton):**

Pine Sawtimber	\$ 27.00
Pine Chip & Saw	\$ 20.00
Pine Pulpwood	\$ 14.00
Hard Hardwood Sawtimber	\$ 30.00
Soft Hardwood Sawtimber	\$ 20.00
Hardwood Pulpwood	\$ 8.00

**Pinckney Point Tract**  
**+/- 233.4 Acres**  
**Beaufort County South**



» Current Condition: This stand contains a grove of live oaks, with no volumes and values of forest products. No recent harvesting activities have been conducted within this stand. The stand understory is very open. This stand currently provides wildlife values of food, along with aesthetic values.

» Management Recommendation: Maintain this stand in its current condition. No forest management activities are recommended for this stand.

• Natural Regeneration:

Acres = 14.6

Forest Type = Natural Regeneration

Primary Species = Loblolly Pine

Age Class = Premerchantable

Forest Stocking Level = Premerchantable

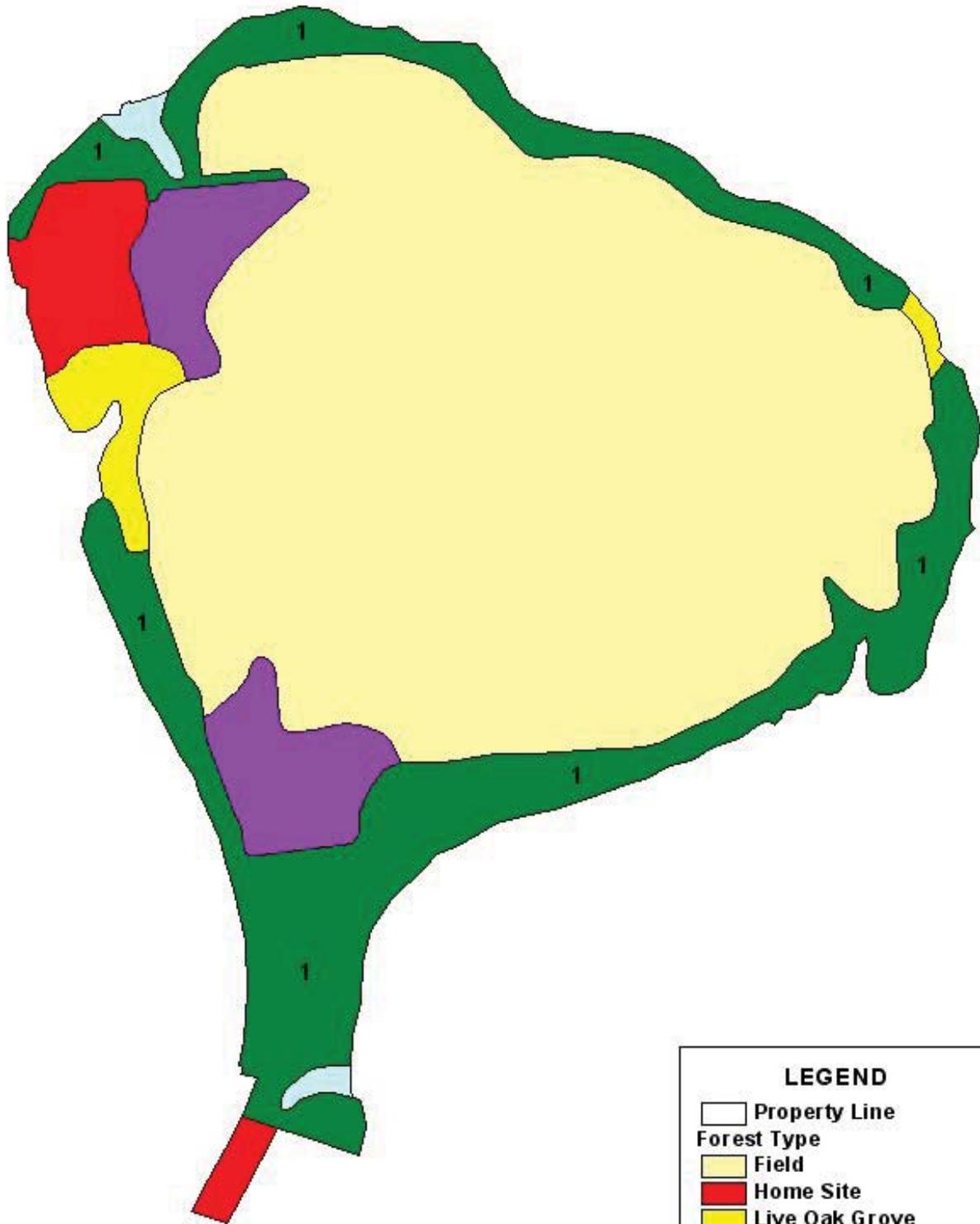
Site/Soil Classification = Dry

» Current Condition: This stand contains young natural pine regeneration, with low volumes and values of forest products. No previous harvesting activities have been conducted within this stand. The stand understory is very open. This stand currently provides minimal wildlife values.

» Management Recommendation: Maintain this stand in its current condition. No forest management activities are recommended for this stand.



Beaufort County -- Pinckney Point Tract  
Forest Type Map



**LEGEND**

- Property Line
- Forest Type
  - Field
  - Home Site
  - Live Oak Grove
  - Native Pine
  - Natural Regeneration
  - Salt Marsh

SCALE: 1 inch = 660 feet



**Beaufort County -- Pinckney Point Tract  
Forest Inventory Plot Map**



**FOREST TYPE ACREAGE SUMMARY**  
**Beaufort County Property**  
**Pinckney Point Tract**  
**October 1, 2019**

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<b>Forest Type</b>	<b>Acres</b>
Field	153.3
Home Site	8.8
Live Oak Grove	5.2
Native Pine	49.7
Natural Regeneration	14.6
Salt Marsh	1.8
<b>Total GIS Acres</b>	<b>233.4</b>

Forest Inventory Summary - Beaufort County Property  
Pinckney Point Tract  
October 1, 2019

Stand #	Forest Type	Acres	Inventory Plots	Sample %	Forest Product Volume (tons)									
					Pine Sawtimber	Pine Chip & Saw	Pine Pulpwood	Hard Hardwood Sawtimber	Soft Hardwood Sawtimber	Hardwood Pulpwood	Total Volume	Tons per acre	Pine TPA	Hdwd TPA
1	Native Pine	49.7	11	2.2	2,772	1,008	713	195	26	981	5,695	115	110	42
	Field	153.3	-	-	-	-	-	-	-	-	-	-	-	-
	Home Site	8.8	-	-	-	-	-	-	-	-	-	-	-	-
	Live Oak Grove	5.2	-	-	-	-	-	-	-	-	-	-	-	-
	Natural Regeneration	14.6	-	-	-	-	-	-	-	-	-	-	-	-
	Salt Marsh	1.8	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total</b>		<b>233.4</b>	<b>11</b>	<b>2.2</b>	<b>2,772</b>	<b>1,008</b>	<b>713</b>	<b>195</b>	<b>26</b>	<b>981</b>	<b>5,695</b>			

Stand #	Forest Type	Acres	Inventory Plots	Sample %	Forest Product Value (\$)							
					Pine Sawtimber	Pine Chip & Saw	Pine Pulpwood	Hard Hardwood Sawtimber	Soft Hardwood Sawtimber	Hardwood Pulpwood	Total Value	Total Value \$
1	Native Pine	49.7	11	2.2	\$ 74,844	\$ 20,160	\$ 9,982	\$ 5,850	\$ 520	\$ 7,848	\$ 119,204	\$ 2,398
	Field	153.3	-	-	-	-	-	-	-	-	-	-
	Home Site	8.8	-	-	-	-	-	-	-	-	-	-
	Live Oak Grove	5.2	-	-	-	-	-	-	-	-	-	-
	Natural Regeneration	14.6	-	-	-	-	-	-	-	-	-	-
	Salt Marsh	1.8	-	-	-	-	-	-	-	-	-	-
<b>Total</b>		<b>233.4</b>	<b>11</b>	<b>2.2</b>	<b>\$ 74,844</b>	<b>\$ 20,160</b>	<b>\$ 9,982</b>	<b>\$ 5,850</b>	<b>\$ 520</b>	<b>\$ 7,848</b>	<b>\$ 119,204</b>	

**Per Unit Forest Product Value (\$/ton):**  
Pine Sawtimber \$ 27.00  
Pine Chip & Saw \$ 20.00  
Pine Pulpwood \$ 14.00  
Hard Hardwood Sawtimber \$ 30.00  
Soft Hardwood Sawtimber \$ 20.00  
Hardwood Pulpwood \$ 8.00

Silviculture Activity Schedule - Beaufort County Properties  
 Updated: March 1, 2020

Tract	Stand #	Forest Type	Acres	Silviculture Activity	Revenue / Expense Projection				
					2020	2021	2022	2023	2024
Adams	1	Pine Plantation	3.1	Selective Thin Harvest	\$ 6,155	\$ -	\$ -	\$ -	\$ -
Adams	3	Native Pine	6.0	Selective Thin Harvest	\$ 10,125	\$ -	\$ -	\$ -	\$ -
Adams	4	Native Pine	18.1	Clearcut Harvest	\$ 16,128	\$ -	\$ -	\$ -	\$ -
Adams	4	Native Pine	18.1	Site Preparation - Herbicide Application	\$ -	\$ (2,082)	\$ -	\$ -	\$ -
Adams	4	Native Pine	18.1	Reforestation - Longleaf Pine	\$ -	\$ -	\$ (4,253)	\$ -	\$ -
Barrel Landing	2	Pine Plantation	27.1	Selective Thin Harvest	\$ 32,965	\$ -	\$ -	\$ -	\$ -
Battley Wilson	2	Native Pine	18.4	Selective Thin Harvest	\$ 22,266	\$ -	\$ -	\$ -	\$ -
Battley Wilson	3	Native Pine	10.8	Selective Thin Harvest	\$ 8,929	\$ -	\$ -	\$ -	\$ -
Battley Wilson	4	Pine-Hardwood - Upland	11.4	Selective Thin Harvest	\$ 6,533	\$ -	\$ -	\$ -	\$ -
Garvey Hall	1	Pine Plantation	10.2	Clearcut Harvest	\$ 32,222	\$ -	\$ -	\$ -	\$ -
Garvey Hall	1	Pine Plantation	10.2	Site Preparation - Herbicide Application	\$ -	\$ (1,173)	\$ -	\$ -	\$ -
Garvey Hall	1	Pine Plantation	10.2	Reforestation - Longleaf Pine	\$ -	\$ -	\$ (2,397)	\$ -	\$ -
Garvey Hall	2	Native Pine	32.9	Clearcut Harvest	\$ 52,357	\$ -	\$ -	\$ -	\$ -
Garvey Hall	2	Native Pine	32.9	Site Preparation - Herbicide Application	\$ -	\$ (3,784)	\$ -	\$ -	\$ -
Garvey Hall	2	Native Pine	32.9	Reforestation - Longleaf Pine	\$ -	\$ -	\$ (7,732)	\$ -	\$ -
Garvey Hall	4	Pine-Hardwood - Upland	9.7	Selective Thin Harvest	\$ 7,665	\$ -	\$ -	\$ -	\$ -
Ihly & Lucky	F	Field	41.6	Site Preparation - Herbicide Application	\$ (4,784)	\$ -	\$ -	\$ -	\$ -
Ihly & Lucky	F	Field	41.6	Reforestation - Longleaf Pine	\$ -	\$ (9,152)	\$ -	\$ -	\$ -
Manigault Neck	4	Pine Plantation	1.2	Selective Thin Harvest	\$ 913	\$ -	\$ -	\$ -	\$ -
Manigault Neck	5	Native Pine	18.7	Selective Thin Harvest	\$ 32,971	\$ -	\$ -	\$ -	\$ -
Manigault Neck	6	Pine Plantation	13.1	Selective Thin Harvest	\$ 16,345	\$ -	\$ -	\$ -	\$ -
New Riverside	2	Pine - Flat	65.3	Selective Thin Harvest	\$ 80,739	\$ -	\$ -	\$ -	\$ -
New Riverside	4	Pine Plantation	63.7	Selective Thin Harvest	\$ 76,965	\$ -	\$ -	\$ -	\$ -
New Riverside	5	Pine Plantation	27.5	Selective Thin Harvest	\$ 47,518	\$ -	\$ -	\$ -	\$ -
New Riverside	7	Pine - Flat	28.6	Selective Thin Harvest	\$ 22,980	\$ -	\$ -	\$ -	\$ -
New Riverside	9	Pine Plantation	43.1	Selective Thin Harvest	\$ 57,189	\$ -	\$ -	\$ -	\$ -
Okatie Evergreen & New Leaf	1	Pine Plantation	26.2	Selective Thin Harvest	\$ 26,794	\$ -	\$ -	\$ -	\$ -
Okatie Marsh & Olsen	1	Native Pine	39.2	Selective Thin Harvest	\$ 33,187	\$ -	\$ -	\$ -	\$ -
Okatie Marsh & Olsen	2	Pine Plantation	38.3	Clearcut Harvest	\$ 65,289	\$ -	\$ -	\$ -	\$ -
Okatie Marsh & Olsen	2	Pine Plantation	38.3	Site Preparation - Herbicide Application	\$ -	\$ (4,405)	\$ -	\$ -	\$ -
Okatie Marsh & Olsen	2	Pine Plantation	38.3	Reforestation - Longleaf Pine	\$ -	\$ -	\$ (9,000)	\$ -	\$ -
Okatie Marsh & Olsen	3	Pine Plantation	3.0	Clearcut Harvest	\$ 7,921	\$ -	\$ -	\$ -	\$ -
Okatie Marsh & Olsen	3	Pine Plantation	3.0	Site Preparation - Herbicide Application	\$ -	\$ (345)	\$ -	\$ -	\$ -
Okatie Marsh & Olsen	3	Pine Plantation	3.0	Reforestation - Longleaf Pine	\$ -	\$ -	\$ (705)	\$ -	\$ -
Okatie Marsh & Olsen	7	Native Pine	4.3	Selective Thin Harvest	\$ 9,744	\$ -	\$ -	\$ -	\$ -
Okatie Marsh & Olsen	9	Native Pine	20.7	Prescribed Burning	\$ -	\$ (518)	\$ (518)	\$ -	\$ -
Pinckney Point	1	Native Pine	49.7	Selective Thin Harvest	\$ 15,697	\$ -	\$ -	\$ -	\$ -
Pinckney Point	F	Field	153.3	Site Preparation - Herbicide Application	\$ (17,630)	\$ -	\$ -	\$ -	\$ -
Pinckney Point	F	Field	153.3	Reforestation - Longleaf Pine	\$ -	\$ (33,726)	\$ -	\$ -	\$ -

\*Note: The above revenue and expense estimates are based upon market conditions as they existed on the effective date of this schedule (March 1, 2020), and are subject to change without notice.

# ATTACHMENT E

Morrison Forestry & Real Estate Company, Inc.  
"Timber & Land - Sales, Management & Appraisals"



Harry S. Morrison, Jr  
1927-2002

H. Stro Morrison, III - ACF  
Forester  
SC Reg. No 791  
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Real Estate Salesmen - SC  
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Forester/Wildlife Biologist  
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Karen C. Mixon  
Administrative Assistant

## Memorandum

TO: Beaufort County Community Development Department

FROM: Morrison Forestry & Real Estate Company  
H. Stroh Morrison IV

DATE: April 8, 2020 

SUBJECT: Proposal for Silviculture Activity Services – Beaufort County, SC

---

I am writing to provide you with a proposal to implement silviculture operations on county-owned properties located throughout Beaufort County, South Carolina. These silviculture operations are listed on the Silviculture Activity Schedule from the Forest Management Plan for Beaufort County Properties.

Per RFP# 120618, project goals "include an evaluation of each property to determine silviculture opportunities and needs, conducting forest inventories, drafting long-term silviculture plans, and coordinating harvest sales." This proposal is designed to accomplish the goals of coordinating harvest sales in an efficient and cost-effective manner. This proposal is also designed to ensure that property goals align with Sustainable Forestry Initiative Standards and South Carolina's Forestry Best Management Practices.

Morrison Forestry & Real Estate Company (MFRE) proposes to coordinate harvest sales by implementing the aforementioned Silviculture Activity Schedule over the next 5-year period (2020, 2021, 2022, 2023, 2024), and to coordinate all proposed timber harvests and silviculture activities from this schedule. MFRE offers the following fee rates in connection with future timber harvests and silvicultural activities:

Timber Sale Commission – Thinning Harvest = 10% of gross revenue  
Timber Sale Commission – Clearcut Harvest = 8% of gross revenue

---

Supervision – Site Preparation & Reforestation = \$30.00 per treated acre  
Supervision – Herbicide Release Treatments = \$10.00 per treated acre  
Prescribed Burning = \$30.00 per treated acre

For details on services provided by MFRE in connection with timber harvests and silviculture activities, please see the Proposed Fee Schedule for Beaufort County (attached).

MFRE recommends that all forest product harvests be marketed for sale via a Per Ton Timber Sale Method (a sample per ton timber sale contract is attached for review). This method is also known as a “pay as cut” sale, and provides the most flexibility for selling landowners. Under this method, timber buyers offer per ton prices for each different forest product. The sales contract is then awarded to the buyer with the best mix of prices. The buyer then pays for the timber as it is cut and hauled to various sawmills and paper mills, and the landowner receives gross revenues on a weekly basis, as the timber is harvested.

At contract execution, and prior to beginning harvesting operations, the buyer is required to submit a down payment based upon the total projected harvest revenue (average is 25% down, but negotiable prior to contract execution). So the landowner receives revenue in the form of this advance payment prior to beginning actual harvesting operations. Once harvesting operations begin, the advance payment is deducted from the books as the buyer cuts and hauls forest products to various mills. Once revenues from harvesting operations exceed the advance payment amount, then the buyer will pay for each ton of forest products, as the forest products are harvested, for the remainder of the contract.

To begin the sales process, MFRE will email per ton bid invitations (a sample bid invitation is attached for review) to various timber buyers who specialize in either selective thin harvests or clearcut harvests, depending upon the type of harvest to be implemented. Bid invitations will include property details, harvesting timelines and constraints, and property maps. MFRE will meet timber buyers on site if necessary for review of harvest areas prior to bidding. Once per ton bids are received, MFRE will provide final recommendations to Beaufort County, including the high bidder based upon harvest volume projections and individual per ton prices, contract terms, advance payment revenue, and tract specific recommendations if necessary. Once harvest contracts are finalized, MFRE will manage all harvesting contracts from start to finish (as described in the attached documents).

Thank you for the opportunity to submit this proposal. MFRE very much appreciates the possibility of working with you to assist in the forest management of the Beaufort County Property. Please feel free to contact me with any questions about this proposal.

**Proposed Fee Schedule for Beaufort County**

1. Timber Sales

Provided services in connection with timber sales include recommendations in regard to area, timing, and method of sale; inventory of volume of forest products to be sold and market valuation of same; marking of forest products to be sold and/or boundaries of area to be harvested; preparation of advertisement of sale to include mapping of sale area; sealed bid opening or negotiation of sale with buyers; assistance with timber sales agreement/contract preparation, supervision of harvest operations; and summary reports to include cordage/tonnage and value summary (per unit sales), reports on condition of residual stands, roads, boundaries, etc., at completion of harvest; and further management recommendations for maximum utilization/production of site/stands.

This includes all preparation of sale (mapping, cruising, sale area delineation, customary advertisement, assisting attorneys in contract preparation, and supervision of harvesting operations).

Commission Rates:

- First & Second Thinnings (Pulpwood Sales/Marked Sales) ..... 10%
- Clear Cut Sales .....8%

Note: All commission rates are based on the gross sales price.

2. Supervision – Site Preparation & Reforestation

These services include recommendations for most productive and cost effective methods; securing bids for site preparation and planting; cost estimation; supervision of site preparation and planting; procurement of top quality seedlings; all handling, cold storage and delivery of seedlings to sites to be planted; follow up report at completion of planting; survival and growth inspection and report at the end of the first growing season.

Fee - \$30.00 per treated acre

Note: This fee includes the supervision of both site preparation and reforestation activities combined (**NOT** \$30.00 per acre for the site preparation, and another \$30.00 per acre for the reforestation). The \$30.00 per acre rate is only payable once, even when both activities are performed.

3. Supervision – Herbicide Release Treatments

These services include recommendations for most productive and cost effective methods; securing bids for herbicide release treatments; cost estimation; supervision of herbicide release treatments; inspection following treatment application.

Fee - \$10.00 per treated acre

Note: This fee only applies to mid rotation herbicide release treatments that are not associated with site preparation and reforestation activities. This fee does not apply to herbicide treatments associated with site preparation and reforestation.

4. Prescribed Burning

MFRE offers prescribed burning services. This includes creating a prescribed burn plan for each burn, pre-burn planning, onsite implementation of the burn, and appropriate post-burn mop-up. MFRE foresters and forest technicians are all Certified Prescribed Fire Managers, and our firm maintains appropriate liability insurance that covers these services.

Fee - \$30.00 per burned acre

Note: This fee only applies when MFRE foresters and forest technicians perform the prescribed burning service. In certain scenarios, MFRE is able to outsource prescribed burning services to reliable and qualified third parties (such as the SC Forestry Commission – current SCFC Rate is \$21.00 per burned acre). In these instances, the lower per acre rate will be applied.

5. Other Services

MFRE offers a full range of forestry and real estate services including forest inventories, growth and yield studies and performance calculations and predictions, forest and wildlife management plans, digitized mapping and gps acreage measurements independently or in conjunction with the creation of a gis database, supervision of road and pond construction, fire line plowing, and forest and farm land appraisals. These services, when not done in connection with a timber sale, a reforestation project, or a “full-service” general management scenario, are billed at a negotiated hourly rate or per acre rate, plus expenses.

Silviculture Activity Schedule - Beaufort County Properties  
Date: March 1, 2020

Tract	Stand #	Forest Type	Acres	Revenue / Expense Projection					Contractual Expenses
				2020	2021	2022	2023	2024	
Adams	1	Pine Plantation	3.1	\$ 6,155	\$ -	\$ -	\$ -	\$ -	\$ 615.50
Adams	3	Native Pine	6.0	\$ 10,125	\$ -	\$ -	\$ -	\$ -	\$ 1,012.50
Adams	4	Native Pine	18.1	\$ 16,128	\$ -	\$ -	\$ -	\$ -	\$ 1,290.24
Adams	4	Native Pine	18.1	\$ -	\$ (2,082)	\$ -	\$ -	\$ -	\$ 181.00
Adams	4	Native Pine	18.1	\$ -	\$ -	\$ (4,253)	\$ -	\$ -	\$ 543.00
Barrel Landing	2	Pine Plantation	27.1	\$ 32,965	\$ -	\$ -	\$ -	\$ -	\$ 3,296.50
Battley Wilson	2	Native Pine	18.4	\$ 22,266	\$ -	\$ -	\$ -	\$ -	\$ 2,226.60
Battley Wilson	3	Native Pine	10.8	\$ 8,929	\$ -	\$ -	\$ -	\$ -	\$ 892.90
Battley Wilson	4	Pine-Hardwood - Upland	11.4	\$ 6,533	\$ -	\$ -	\$ -	\$ -	\$ 653.30
Garvey Hall	1	Pine Plantation	10.2	\$ 32,222	\$ -	\$ -	\$ -	\$ -	\$ 2,577.76
Garvey Hall	1	Pine Plantation	10.2	\$ -	\$ (1,173)	\$ -	\$ -	\$ -	\$ 102.00
Garvey Hall	1	Pine Plantation	10.2	\$ -	\$ -	\$ (2,397)	\$ -	\$ -	\$ 306.00
Garvey Hall	2	Native Pine	32.9	\$ 52,357	\$ -	\$ -	\$ -	\$ -	\$ 4,188.56
Garvey Hall	2	Native Pine	32.9	\$ -	\$ (3,784)	\$ -	\$ -	\$ -	\$ 329.00
Garvey Hall	2	Native Pine	32.9	\$ -	\$ -	\$ (7,732)	\$ -	\$ -	\$ 987.00
Garvey Hall	4	Pine-Hardwood - Upland	9.7	\$ 7,665	\$ -	\$ -	\$ -	\$ -	\$ 766.50
Ihly & Lucky	F	Field	41.6	\$ (4,784)	\$ -	\$ -	\$ -	\$ -	\$ 416.00
Ihly & Lucky	F	Field	41.6	\$ -	\$ (9,152)	\$ -	\$ -	\$ -	\$ 1,248.00
Manigault Neck	4	Pine Plantation	1.2	\$ 913	\$ -	\$ -	\$ -	\$ -	\$ 91.30
Manigault Neck	5	Native Pine	18.7	\$ 32,971	\$ -	\$ -	\$ -	\$ -	\$ 3,297.10
Manigault Neck	6	Pine Plantation	13.1	\$ 16,345	\$ -	\$ -	\$ -	\$ -	\$ 1,634.50
New Riverside	2	Pine - Flat	65.3	\$ 80,739	\$ -	\$ -	\$ -	\$ -	\$ 8,073.90
New Riverside	4	Pine Plantation	63.7	\$ 76,965	\$ -	\$ -	\$ -	\$ -	\$ 7,696.50
New Riverside	5	Pine Plantation	27.5	\$ 47,518	\$ -	\$ -	\$ -	\$ -	\$ 4,751.80
New Riverside	7	Pine - Flat	28.6	\$ 22,980	\$ -	\$ -	\$ -	\$ -	\$ 2,298.00
New Riverside	9	Pine Plantation	43.1	\$ 57,189	\$ -	\$ -	\$ -	\$ -	\$ 5,718.90
Okatie Evergreen & New Leaf	1	Pine Plantation	26.2	\$ 26,794	\$ -	\$ -	\$ -	\$ -	\$ 2,679.40
Okatie Marsh & Olsen	1	Native Pine	39.2	\$ 33,187	\$ -	\$ -	\$ -	\$ -	\$ 3,318.70
Okatie Marsh & Olsen	2	Pine Plantation	38.3	\$ 65,289	\$ -	\$ -	\$ -	\$ -	\$ 5,223.12
Okatie Marsh & Olsen	2	Pine Plantation	38.3	\$ -	\$ (4,405)	\$ -	\$ -	\$ -	\$ 383.00
Okatie Marsh & Olsen	2	Pine Plantation	38.3	\$ -	\$ -	\$ (9,000)	\$ -	\$ -	\$ 1,149.00
Okatie Marsh & Olsen	3	Pine Plantation	3.0	\$ 7,921	\$ -	\$ -	\$ -	\$ -	\$ 633.68
Okatie Marsh & Olsen	3	Pine Plantation	3.0	\$ -	\$ (345)	\$ -	\$ -	\$ -	\$ 30.00
Okatie Marsh & Olsen	3	Pine Plantation	3.0	\$ -	\$ -	\$ (705)	\$ -	\$ -	\$ 90.00
Okatie Marsh & Olsen	7	Native Pine	4.3	\$ 9,744	\$ -	\$ -	\$ -	\$ -	\$ 974.40
Okatie Marsh & Olsen	9	Native Pine	20.7	\$ -	\$ (518)	\$ (518)	\$ -	\$ -	\$ 1,863.00
Pinckney Point	1	Native Pine	49.7	\$ 15,697	\$ -	\$ -	\$ -	\$ -	\$ 1,569.70
Pinckney Point	F	Field	153.3	\$ (17,630)	\$ -	\$ -	\$ -	\$ -	\$ 1,533.00
Pinckney Point	F	Field	153.3	\$ -	\$ (33,726)	\$ -	\$ -	\$ -	\$ 4,599.00
				\$ 667,183	\$ (65,185)	\$ (24,605)	\$ (518)	\$ -	\$ 79,240.36
<b>TOTAL COUNTY REVENUE*</b>				<b>\$ 507,634.64</b>					

\*Note: The above revenue and expense estimates are based upon market conditions as they existed on the effective date of this schedule (March 1, 2020), and are subject to change without notice.

## INVITATION TO BID

FROM: Morrison Forestry & Real Estate Company  
H. Stroh Morrison IV

DATE: April 8, 2020

SALE TYPE: Price Per Unit Sale – Selective Thin Harvest

PROPERTY: Beaufort County – New Riverside Tract (+/- 228.2 acres)

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Enclosed you will find a Location Map and a Timber Sale Area Map for the Beaufort County New Riverside Tract. Following are sale details:

- **Property Location:**

The Beaufort County New Riverside Tract is located west of Bluffton, SC. The property is located south of SC Hwy 46 and west of New Riverside Road. A location map of the property is included with this invitation.

- **Sale Type and Description:**

This sale includes a selective thinning harvest (shown in yellow on the attached map), of pine forest products found within the sale area boundary.

All roads, ditches, and fire lines are to be protected and maintained during harvesting operations. All harvesting should follow SC Best Management Practices for Forestry.

Total sale area equals +/- 228.2 acres.

- **Harvesting Timeline:**

Twelve months will be given to cut and remove the timber. No logging will be allowed when the ground is subject to excessive rutting, but a wet weather extension, not to exceed six months, will be given in the event logging is terminated by the seller to prevent rutting.

- **Access:**

Access roads are identified (with a red dashed line) on the attached Timber Sale Area Map. Before entering the property to view these sale areas, please contact Morrison Forestry (803-625-2757) to schedule a time to tour the property.

Access gates are identified on the attached Timber Sale Area Map.

- Sale Time and Place:

Per Unit Bids will be opened on **Tuesday, April 28 at 11:00 am at the MFRE Office**. This office is located at 1469 Browning Gate Road, Estill, SC. Bids should include prices for each individual forest product, along with specs of each product.

Bids may be submitted via fax to Morrison Forestry (803-625-2757) or email ([stroh4@earthlink.net](mailto:stroh4@earthlink.net)). **Fax and email bids must be received prior to 11:00 am on the sale date.**

- Advance Payment:

The landowner requests that the successful bidder submit an advance payment in the amount of 25% of the total projected harvest value of this sale. This advance payment is due in full at the time of the timber sales contract execution.

- Performance Bond:

The landowner will require the successful bidder to deposit a performance bond in the amount of \$5,000 into the escrow account of Morrison Forestry & Real Estate Company, at the time of final contract execution. This performance bond will be held in the escrow account of Morrison Forestry until the completion of the harvesting contract, at which time it will be refunded to the successful bidder, minus any road repair fees that may, or may not, be required following harvesting operations.

- Additional Notes:

All maps included with this Invitation to Bid are provided to assist potential buyers in locating the subject sale areas. All boundary lines, sale area lines, acreage values, and other information displayed on said maps are believed to be reliable and reasonably accurate. However, the seller and Morrison Forestry & Real Estate Company do not guarantee said information. Bidders should examine the property lines and sale area boundaries to make their own determinations with respect to the acreage contained within the sale area, and the accuracy of the sale area boundary/property lines.

Finally, the landowner reserves the right to reject any or all bids.

Please feel free to contact me with any questions regarding this sale.



Real Estate Company, Inc. Judgment of the quality of said road grading shall also be the responsibility of Seller's agent. Furthermore, all logging operations shall be temporarily terminated when the ground is subject to rutting. If logging is temporarily suspended for rutting by the Seller or the Seller's agent, Morrison Forestry & Real Estate Company, Inc., this contract will be automatically extended for a time equal to the amount of time of said temporary suspension. Said extension time shall not exceed 6 months. Purchaser further agrees that all logging, harvest operations, and removal of trees and timber shall be in accordance with South Carolina's Best Management Practices for Forestry.

(c) The Purchaser will protect all boundary lines and boundary line markers, and will not cut any line or witness to the line trees.

(d) The Purchaser expressly assumes all risk of any damage to its equipment or personal injury to its personnel or to any other person or property during the period of the cutting and removal of the timber which is on the subject property and will hold Seller harmless in the event of such an occurrence. The Purchaser will maintain at all times during the term of this contract adequate property and workers compensation insurance to assure the complete protection of the Seller. The Purchaser will provide liability insurance in the amount of a minimum of \$1,000,000.00. The Purchaser will provide proof of this insurance at the signing of this agreement and at such other times as the Seller(s) or their duly authorized agent shall determine. The Purchaser will maintain the insurance in full force and effect for the entire term of this Timber Sales Agreement.

(e) In case of any dispute arising from the performance of this Timber Sales Agreement, the parties will submit the controversy to binding arbitration. There shall be three (3) arbitrators with one chosen by the party making the demand for the arbitration, one chosen by the party against whom the demand is made, and a third being chosen by the two arbitrators chosen by the parties.

- (I) The arbitration panel will convene and meet at the BEAUFORT County Courthouse;
- (ii) The powers of the arbitrators may be exercised by a majority;
- (iii) The arbitration panel will render an award within thirty (30) days of the closing of testimony;
- (iv) The expenses of the fees for arbitration, including attorneys' fees, shall be awarded to the successful party.

(f) Special Provisions:

1. This is a per ton sale. A ton is defined as 2,000 lbs.
2. Prices per ton shall be as follows:

PINE SAWTIMBER (14" Butt - 8" Top) -----	\$ 27.00/TON
PINE CHIP & SAW (12" Butt - 6" Top) -----	\$ 20.00/TON
PINE PULPWOOD -----	\$ 14.00/TON
PINE TOPS -----	\$ 7.00/TON

3. The Purchaser fully understands and acknowledges that a major reason the Seller is entering into this agreement with the Purchaser is to generate the maximum monetary return from the sale of Seller's forest products. The Purchaser further acknowledges that the proper separation of the forest products, for payment purposes to the Seller, is an instrumental factor to

insure the highest financial return of this sale to the Seller. The Purchaser will be diligent in his efforts and will make all reasonable efforts to separate the forest products in such a manner as to produce the maximum economic return to the Seller from this forest products sale.

Seller, through its agent, Morrison Forestry and Real Estate Company, Inc., reserves the right to review the separation of the forest products. If in the opinion of Seller's agent the separation is not being made in keeping with the specifications set forth in the special provisions of this Timber Sales Agreement, and in a manner sufficient to provide the greatest economic return to the Seller, then and in that event, Seller may terminate this agreement. If this agreement is terminated for failure to properly separate the forest products, Seller will refund to Purchaser any of the advance payment that has not been depleted, as provided for in the special provisions of this agreement, to the point in time at which the contract was terminated. The Seller will make this refund within 14 working days of the Purchaser providing to Seller's agent a final report of all wood harvested from Seller's property which was conveyed under this Timber Sales Agreement. If Seller's agent elects to terminate this agreement for failure to properly separate the forest products, Purchaser shall complete the loading and delivery of all forest products severed from the stump at the point of time of the termination, but shall immediately cease any further cutting and harvesting operations.

In the event this agreement is terminated for any reason all protective provisions in the agreement or under common law including but not limited to liability, hold harmless, removal of logging debris, etc. shall survive termination and Purchaser shall be responsible therefore.

4. Purchaser shall make all settlements for all forest products cut on a per ton basis to Seller's agent, Morrison Forestry and Real Estate Company, Inc., during the term of the logging. The Purchaser will ensure that all settlements have a copy of the mill weight tickets, for all loads of timber and pulpwood cut and delivered. It is understood that an advance payment in the amount of SEVENTY-ONE THOUSAND & FIVE-HUNDRED & NO/100 DOLLARS (\$ 71,500.00), is being made from the Purchaser to the Seller. At such time that the harvest operations exceed the advance payment, Purchaser will begin to make payment to Seller's agent on a weekly basis, at the rates set forth above. In the event the proceeds from the harvest do not equal or exceed the advance payment as a result of a deficiency in the amount of stumpage in the timber sale area, Seller will provide additional stumpage to Purchaser at the rates set forth above, or make a cash refund for the amount of the deficit between the harvest and the advance, at Seller's option. In the event the proceeds from the harvest do not equal or exceed the advance payment as a result of a failure on the part of the Purchaser to commence logging on the tract or to complete logging on the tract during the term of this contract for any reason, then the Purchaser will forfeit this advance payment to the Seller as liquidated and agreed damages. The parties hereto acknowledge that it is impossible to precisely estimate the damages to be suffered by Seller upon Purchaser's default, and the parties expressly acknowledge that retention of the Advance Payment by Seller upon Purchaser's default is intended not as a penalty, but as fully liquidated damages.

5. The Purchaser will use a feller-buncher for purposes of felling during the logging on this tract. The Purchaser will employ a logger that is mutually acceptable to both the Seller and the Purchaser. The Purchaser will conduct

all logging operations under the supervision of Seller's Agent, Morrison Forestry & Real Estate Company, Inc.

ARTICLE III: The Seller hereby guarantees its title to said timber and trees hereby sold and guarantees its right to cut and its power to sell the same and to vest in the Purchaser the right and power to cut and remove said timber is free of lien.

ARTICLE IV: This written agreement expresses the entire agreement between the parties and shall be binding upon them and their successors and assigns, and there are no representations or warranties from either party to the other except those herein expressed.

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## BEAUFORT COUNTY COUNCIL

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### Agenda Item Summary

#### Item Title:

Text Amendment To The Community Development Code (CDC): Article 1, Section 1.3.50 Applicability And Jurisdiction – Exemptions To Address County Public Service Uses

#### Council Committee:

Natural Resources

#### Meeting Date:

May 4, 2020 Meeting

#### Committee Presenter (Name and Title):

Eric Greenway, AICP, Director, Community Development Department

#### Issues for Consideration:

The aim of this amendment is allow the County to provide necessary services in any zoning district with the requirement that County Council provide notification and hold a public hearing and approve such a use. The purpose of this amendment is to provide greater flexibility for the county government to respond to public safety and service needs throughout the county where these needs warranted. This amendment failed to be approved for 2nd reading on a 5-5 vote during the March, 23rd, 2020 County Council meeting due to concerns that the amendment treats the county projects different than private sector projects and that some uses be allowed to be approved without consideration of the Comprehensive Plan.

#### Points to Consider:

Whether this zoning amendment is needed to assist County government in responding to public safety and service needs throughout the county where these needs are warranted. This amendment will accomplish the same goals as the original amendment within the same time-frame but this version requires 2 public hearings before a use can be approved. The 1st public hearing is before the Planning Commission for the purpose of reviewing these projects in relation to the Comp. Plan and they will forward a recommendation with findings of fact regarding Comp. Plan compliance to the County Council who will conduct the 2nd public hearing on the appropriateness of the use for the intended area/site.

#### Funding & Liability Factors:

N/A

#### Council Options:

Approve or Deny

#### Recommendation:

Staff recommends approval of the text amendment as submitted.



# MEMORANDUM

**To:** Beaufort County Planning Commission  
**From:** Robert Merchant, AICP, Deputy Community Development Director  
**Subject:** Text Amendment To The Community Development Code (CDC): Article 1, Section 1.3.50 Applicability And Jurisdiction – Exemptions To Address County Public Service Uses  
**Date:** May 4, 2020

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## STAFF REPORT:

### A. BACKGROUND:

**Case No.** ZTA 2020-01  
**Applicant:** Beaufort County Staff  
**Proposed Text Change:** Text Amendment to The Community Development Code (CDC): Article 1, Section 1.3.50 Applicability and Jurisdiction – Exemptions to Address County Public Service Uses

### B. SUMMARY OF REQUEST:

Beaufort County Staff is requesting an amendment to Article 1, Section 1.3.50 of the Community Development Code (CDC) to provide an exemption for Public Service Uses. The aim of this amendment is allow the County to provide necessary services in any zoning district with the requirement that County Council provide notification and hold a public hearing and approve such a use. The purpose of this amendment is to provide greater flexibility for the county government to respond to public safety and service needs throughout the county where these needs warranted. This version adds a provision for 2 public hearings with the first being conducted by the Planning Commission and the second by the County Council.

The proposed amendment language is attached (additions are highlighted and underlined).

### C. ATTACHMENTS:

- Proposed changes to the CDC

## Division 1.3: Applicability and Jurisdiction

### 1.3.10 General Applicability

The provisions of this Development Code shall apply to the development of all land within unincorporated Beaufort County unless it is expressly exempted by a specific section or subsection of this Development Code.

### 1.3.20 Application to Governmental Units

- A. The provisions of this Development Code shall apply to development by the County or its agencies and departments, or on land owned or otherwise controlled by the County.
- B. To the extent allowed by law, the provisions of this Development Code shall also apply to development by any city, town, state, or federal government or its agencies, departments, or corporate services, or on land owned or otherwise controlled by a city, town, state, or federal government.

### 1.3.30 Appropriate Development Permits or Approvals Required

No development shall occur without the development permits or approvals appropriate for the development, as set forth in this Development Code.

### 1.3.40 Compliance with Development Code Required

No land shall be developed without full compliance with the provisions of this Development Code and all other applicable county, state, and federal standards.

### 1.3.50 Exemptions

- A. The provisions of this Development Code shall not require formal subdivision of land as a result of actions taken by the State of South Carolina and its political subdivisions to acquire land or interests in land for public right-of-way and easements.
- B. County Council, public utilities, or County agencies may be exempt from the provisions of this Development Code when an emergency exists such that it is impossible to submit to the normal procedures and standards of this Development Code and quick and instant action is necessary to secure the public health, safety, or welfare. The County Council shall ratify such exemption after the fact at its next regularly scheduled meeting, and shall base its ratification on specified findings of fact related to the emergency involved.
- C. A public utility or public infrastructure installation (water, sewer, roads, gas, stormwater, telephone, cable, etc.) is exempt from the standards of this Development Code, except:
  - 1. Thoroughfare standards, in Division 2.9 (Thoroughfare Standards);
  - 2. Wetland standards, in Section 5.11.30 (Tidal Wetlands), and Section 5.11.40 (Non-Tidal Wetlands);
  - 3. River Buffer standards, in Section 5.11.60 (River Buffer);
  - 4. Tree Protection standards, in Section 5.11.90 (Tree Protection);

5. Stormwater management standards, in Section 5.12.30 (Stormwater Standards);
  6. Utility standards, in Section 4.1.210 (Regional (Major) Utility);
  7. Wireless communication facilities standards, in Section 4.1.320 (Wireless Communications Facility).
  8. Historic Preservation standards, in Division 5.10 (Historic Preservation).
- D. The Department of Defense shall be exempt from the standards of this Development Code.
- E. The paving of dirt roads are deemed not to constitute "development" and shall be exempt from the standards of this Development Code if the action meets one of the following conditions:
1. Existing County maintained dirt roads which are improved and/or paved as part of Beaufort County's Dirt Road Paving Program as set forth in Beaufort County Policy Statement 15 and Policy Statement 17;
  2. Private dirt roads with adequate existing Stormwater conveyance systems where the project is not related to a pending or proposed development of adjacent land, and the proposed paving meets the Thoroughfare Construction Specifications in Section 2.9.80. Private dirt roads without adequate existing Stormwater conveyance systems will be required to construct a conveyance system per the County's Stormwater Best Management Practices (BMP) Manual but will not be required to meet the Effective Impervious Values in Table 5.12.30.A or provide Retention/Detention Facilities.

**F. County public service uses.** Due to the unique nature of certain county public service uses and the need to locate these uses in certain areas of the county irrespective of prevailing zoning district regulations, Beaufort County may establish in any zoning district any public service use authorized to county government by S.C. Code § 4-9-30, as amended, or any other statute or law of the State of South Carolina; provided that all public service uses meet the following requirements:

1. The use shall meet the applicable requirements in Article 5 (Supplemental to Zones) of the Community Development Code.
2. Public hearing for county public service uses. Prior to the granting of a zoning compliance for county public service uses, a site plan in accordance with standards contained herein must be submitted and approved. The Beaufort County Planning Commission will hold a public hearing on the matter at least 15 days' notice of the time and place of which will be published in a newspaper of general circulation in Beaufort County. Notice will be given by adequately posting the properties affected, with at least one notice being visible from each public thoroughfare that abuts the property, at least 15 days prior to the public hearing. The Beaufort County Planning Commission will, after conducting the public hearing, provide a recommendation to the County Council with findings of fact regarding compliance with the Beaufort County Comprehensive Plan. Upon the Planning Commission's recommendation being received and, -the Beaufort County Council shall ~~will~~ hold a second public hearing on the matter at least 15 days' notice of the time and place of which will be published in a newspaper of general circulation in Beaufort County. Notice will be given by adequately posting the properties affected, with at least one notice being visible from each public thoroughfare that abuts the property, at least 15 days prior to the public hearing. Based on the review of the planning commission's recommendation, information presented at the public hearing's and probable impact of such uses on contiguous uses and conditions, the Council may elect to deny the

request in favor of a more acceptable site elsewhere, approve the use or approve the use with conditions and/or restrictions.

2020 /

TEXT AMENDMENT TO THE COMMUNITY DEVELOPMENT CODE (CDC): ARTICLE 1,  
SECTION 1.3.50 APPLICABILITY AND JURISDICTION – EXEMPTIONS TO ADDRESS  
COUNTY PUBLIC SERVICE USES

WHEREAS, added text is highlighted in yellow and deleted text is struck through.

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

COUNTY COUNCIL OF BEAUFORT COUNTY

BY: \_\_\_\_\_  
Joe Passiment, Chairman

ATTEST:

\_\_\_\_\_  
Sarah W. Brock, Clerk to Council

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

- Chronology
- Third and final reading occurred (Date) / Vote ??
  - Public hearing occurred (Date)
  - Second reading occurred (Date) / Vote ??
  - First reading occurred (Date) / Vote ??
  - Natural Resources Committee discussion and recommendation to adopt the resolution occurred \_\_\_\_\_ / Vote ??

**Division 1.3: Applicability and Jurisdiction**

**1.3.10 General Applicability**

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### **1.3.50 Exemptions**

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- B. County Council, public utilities, or County agencies may be exempt from the provisions of this Development Code when an emergency exists such that it is impossible to submit to the normal procedures and standards of this Development Code and quick and instant action is necessary to secure the public health, safety, or welfare. The County Council shall ratify such exemption after the fact at its next regularly scheduled meeting, and shall base its ratification on specified findings of fact related to the emergency involved.
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- 2. **Public hearing for county public service uses.** Prior to the granting of a zoning compliance for county public service uses, a site plan in accordance with standards contained herein must be submitted and approved, and the Beaufort County Council will hold a public hearing on the matter at least 15 days' notice of the time and place of which will be published in a newspaper of general circulation in Beaufort County. Notice will be given by adequately posting the properties affected, with at least one notice being visible from each public thoroughfare that abuts the property, at least 15 days prior to the public hearing. Based on the hearing and probable impact of such uses on contiguous uses and conditions, the Council may elect to deny the request in favor of a more acceptable site elsewhere.



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## BEAUFORT COUNTY COUNCIL

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### Agenda Item Summary

#### Item Title:

Memorandum of Understanding (MOU) between Beaufort County and the City of Beaufort related to Mossy Oaks Drainage Project

#### Council Committee:

Natural Resources Committee

#### Meeting Date:

May 4, 2020

#### Committee Presenter (Name and Title):

Neil Desai, P.E., Public Works Director

#### Issues for Consideration:

Beaufort County has committed to financially contributing to the City of Beaufort's Mossy Oaks Drainage Project starting in FY19 for a \$5,000 contribution and again in FY20 for \$15,404 both towards the engineering study/analysis for this project. An additional \$205,000 was committed and approved by the Stormwater Utility Board and Beaufort County Council for FY20. A formal agreement instrument was never executed and the proposed MOU will establish this formal instrument. The project is multi-jurisdictional with portions of unincorporated Beaufort County within the project boundary.

#### Points to Consider:

To date, Beaufort County has contributed a total of \$20,404 and with the counsel of the Legal Department a MOU is needed for any future committed obligations.

#### Funding & Liability Factors:

Funding is available within the FY21 Stormwater Division budget.

#### Council Options:

Beaufort County options include entering into the proposed MOU or not to enter into the agreement.

#### Recommendation:

Staff recommends to enter into the proposed MOU to proceed with disbursement of the committed funds to the project.

STATE OF SOUTH CAROLINA            )  
  )  
COUNTY OF BEAUFORT                )     **MEMORANDUM OF  
UNDERSTANDING**

**THIS MEMORANDUM OF UNDERSTANDING (MOU)** is between the City of Beaufort (“City”) and Beaufort County (“County”), hereinafter collectively referred to as the “Parties”, and directly relates to the Mossy Oaks drainage project and the drainage network which is largely defined by a jointly funded engineering study that includes a 500 acre water shed found in the area centering largely in the vicinity of Southside Park and the Dowling Pond. The work conducted as on behalf of the Mossy Oaks drainage project will be referred to as the “Project”.

**WHEREAS**, the Mossy Oaks area encompassing portions of Port Royal, the City of Beaufort, Beaufort County, SCDOT roads, and the Beaufort County School District suffered damage from a series of severe weather events (storm surge, rain, and wind) within a very compressed timeframe (2016-2018); and

**WHEREAS**, the repetitive flooding events are responsible for a significant amount of damage that impacted private and public infrastructure; and

**WHEREAS**, based on the repeated flooding events, the Mossy Oaks Drainage Task Force (MODTF) was formed in September of 2017 to focus on this issue. Subsequent to the task force being formed, a major engineering study was commissioned and funded through a multijurisdictional effort; and

**WHEREAS**, the engineering report indicates the need for immediate routine maintenance and major construction to provide enduring relief to those who are affected by a 500-acre water shed; and

**WHEREAS**, the Parties desire to enter into an agreement in order to establish the terms, conditions, and basic framework that will ultimately support the larger efforts to improve drainage and reduce the potential for catastrophic damage to public and private infrastructure, as well as, provide the terms and conditions regarding funds and other types of non-monetary project assistance to lessen the effects of flooding in the area.

**NOW, THEREFORE**, the City and County, for good and valuable consideration, the receipt and sufficiency of which hereby are acknowledged, hereby agree as follows:

1. **PURPOSE.** This MOU endeavors to facilitate funding or those activities directly related to relieving or mitigating the effects of flooding within the area defined articulated in the engineering analysis.
2. **TERM.** This MOU shall be effective as of the date first written above and continue until the completion of the Parties’ responsibilities as set forth in this MOU, but shall not exceed three (3) years from the date first stated above. The terms and obligations set forth in this MOU shall not be renewed.

3. **AREA.** The area affecting this MOU includes the drainage system that is defined by the engineering study completed by Infrastructure Consulting and Engineering (Volume I&II) completed in August 2018, as further described in Exhibit 1 attached hereto and incorporated herein by reference.

4. **UNDERSTANDING OF THE PARTIES.**

a. *Responsibilities of The City of Beaufort.* The City shall:

- i. Invoice, based on a pledge from the County, the County for \$205,000 in support of construction and other direct mitigation efforts designed to reduce or eliminate the effect of flooding in the area defined by the engineering study as Mossy Oaks; and
- ii. Provide a dedicated project management team to ensure the appropriate use of pledged funds in support of the project; and
- iii. Ensure that the County receives regular updates regarding the use of the pledged funds complete with the impact; and
- iv. Holds the County harmless for any unforeseen adverse actions resulting from the use of the pledged funds (i.e. construction accidents or incidents); and
- v. Work in concert with the Beaufort County Public Information Officer, craft public information releases to the public identifying the contributions and impact of the pledged county funds for the project; and
- vi. Ensure the appropriate County representatives are invited to all meetings that determine the method and manner of leveraged pledged County funds; and
- vii. Coordinate directly with the appropriate County designee for non-monetary support like requesting construction staging areas or the use of County controlled real estate for the specific purpose of supporting the project; and
- viii. Assume all responsibility for any contributed Beaufort County funds deployed in support of the Mossy Oaks project.

b. *Responsibilities of Beaufort County.* The County shall:

- i. Upon receipt of an invoice from the City, provide \$205,000 to the City for the specific purpose of reducing or eliminating the impact of flooding within the Mossy Oaks drainage area as identified by the August 2018 engineering study; and
- ii. Provide a representative to the project, when available, to ensure all the County's concerns, questions, or comments are addressed in a timely fashion; and
- iii. Assist where and when possible to facilitate the construction staging areas or input into proposed construction or other flood mitigation efforts; and
- iv. When appropriate and deemed necessary by Beaufort County leadership, coordinate briefs from the City of Beaufort Mossy Oaks project management team to the appropriate audience at the County; and
- v. Coordinate with the City of Beaufort prior to releasing information to the public or press.

5. **COMMUNICATION.** Any communication required by the terms and conditions set forth in this MOU shall be made to the following Points of Contact, or any future individual in the same position:

To County: Mr. Neil Desai, P.E.  
*Public Works Director*  
Ph. (843) 255-2740  
nilesh.desai@bcgov.net

To City: Mr. Matt St. Clair  
*Public Projects & Facilities Director*  
Ph. (843) 470-3512  
mstclair@cityofbeaufort.org

6. **NOTICES.** Each party shall give the other notice of any adverse circumstances or situations arising in connection with the use of the Property including notice of any claim or dispute arising from its use. Any such notice including and any other notice necessary or appropriate under this Agreement shall be given as follows:

To County: Beaufort County  
Attn: County Administrator  
P.O. Box 1228  
Beaufort, SC 29901

If to County, with Copy to: Beaufort County  
Attn: Mr. Neil Desai, P.E.  
P.O. Box 1228  
Beaufort, SC 29901

To City: City of Beaufort  
Attn: City Manager (Mr. William A. Prokop)  
1911 Boundary Street  
Beaufort, SC 29902

If to City, with Copy to: City of Beaufort  
Attn: Matt St. Clair  
1911 Boundary Street  
Beaufort, SC 29902

7. **TERMINATION.** Either party shall have the right to terminate this MOU for cause upon a thirty (30) day written notice.

8. **GENERAL PROVISIONS**

- a. ***Mutual Cooperation.*** The Parties shall cooperate with each other and will use all reasonable efforts to cause the fulfillment of the terms and conditions of this Agreement.

- b. **Disputes.** All claims, disputes, and controversies arising out of or in relation to the performance, interpretation, application, or enforcement of this Agreement, including but not limited to breach thereof, shall be first submitted to an agreed upon mediator. The Parties shall be equally responsible for the cost of mediation.
- c. **Entire Agreement.** This Agreement contains the entire agreement between the Parties pertaining to the subject matter contained herein. All prior agreements by or between the parties shall be deemed to have merged into this Agreement.
- d. **Amendment or Modification.** This Agreement cannot be amended or modified orally or by a single party. No amendment or modification to this Agreement shall be valid unless in writing and signed by both Parties to this Agreement.
- e. **Binding Nature and Assignment.** This Agreement shall bind the Parties and their respective successors in interest as may be permitted by law. Neither party to this Agreement may assign their rights or obligations arising under this Agreement without the prior written consent of the other party.
- f. **No Third-Party Beneficiaries.** This Agreement is intended solely for the benefit of the Parties and not for the benefit of any other person or entity.
- g. **Assignability or Transfer.** This MOU, in its entirety or partially, shall not be assigned or transferred to another party.
- h. **Counterparts.** This Agreement may be executed in multiple counterparts, and all such executed counterparts shall constitute the same agreement. The Parties agree that this Agreement may be communicated by use of a fax or other electronic means, such as electronic mail and the internet, and that the signatures, initials and handwritten or typewritten modifications to any of the foregoing shall be deemed valid and binding upon the Parties as if the original signatures, initials and handwritten or typewritten modifications were present on the documents.
- i. **Captions.** The section headings appearing in this Agreement are for convenience of reference only and are not intended to any extent for the purpose, to limit or define the test of any section or any subsection hereof.
- j. **Severability.** If any provision of this Agreement is determined by a court of competent jurisdiction to be invalid or unenforceable, the remainder of this Agreement shall nonetheless remain in full force and effect.
- k. **Waiver.** No waiver of any provision of this Agreement shall be effective unless in writing and signed by the party waiving its rights. No delay or omission by either party to exercise any right or remedy it has under this Agreement shall impair or be construed as a waiver of such right or remedy. A waiver by either party of any covenant or breach of this Agreement shall not constitute or operate as a waiver of any succeeding breach of the covenant or of any other covenant.
- l. **Applicable Law.** This Agreement is enforceable in the State of South Carolina and shall in all respects be governed by, and constructed in accordance with, the substantive Federal laws of the United States and the laws of the State of South Carolina. Any claims for default, non-performance or other breach shall be filed in Beaufort County, South Carolina.

**IN WITNESS WHEREOF**, and in acknowledgement that the parties hereto have read and understood each and every provision hereof, the Parties have caused this Agreement to be executed on the date first written above.

**BEAUFORT COUNTY**

\_\_\_\_\_  
Witness

\_\_\_\_\_  
**Ashley M. Jacobs**  
*Beaufort County Administrator*

\_\_\_\_\_  
Witness

**CITY OF BEAUFORT**

\_\_\_\_\_  
Witness

\_\_\_\_\_  
**William A. Prokop**  
*City of Beaufort Manager*

\_\_\_\_\_  
Witness

**RESOLUTION 2020 /**

**A RESOLUTION TO ENTER INTO A MEMORANDUM OF UNDERSTANDING WITH THE CITY OF BEAUFORT RELATING TO THE MOSSY OAKS DRAINAGE PROJECT.**

**WHEREAS**, the Beaufort County (the “**County**”) Stormwater department operates its utility to provide services to the citizens of Beaufort County; and

**WHEREAS**, the County has agreed to cost-share in the Mossy Oaks drainage project with the City of Beaufort, South Carolina (the “**City**”); and

**WHEREAS**, the City and the County have negotiated a Memorandum of Understanding to facilitate funding of those activities directly related to relieving or mitigating the effects of flooding within the Mossy Oaks area and desire to enter into this mutually beneficial arrangement.

**NOW THEREFORE, BE IT RESOLVED, THAT BEAUFORT COUNTY COUNCIL**, in a meeting duly assembled, does hereby authorize the County Administrator to execute the Memorandum of Agreement with the City of Beaufort attached hereto and made part of this Resolution:

**ADOPTED**, this \_\_\_ day of \_\_\_\_\_, 2020.

COUNTY COUNCIL OF BEAUFORT COUNTY

BY: \_\_\_\_\_  
Joseph Passiment, Chairman

ATTEST:

\_\_\_\_\_  
Sarah W. Brock, Clerk to Council