



**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**

CHUCK ATKINSON

**Administration Building**

Beaufort County Government  
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100 Ribaut Road

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(843) 255-2180  
[www.beaufortcountysc.gov](http://www.beaufortcountysc.gov)

# Natural Resources Committee Agenda

Monday, October 05, 2020 at 3:30 PM

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

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: AUGUST 27, 2020 (IMPACT FEE WORK SESSION); AUGUST 31, 2020; SEPTEMBER 3, 2020 (SPECIAL CALLED MEETING)

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## ACTION ITEMS

6. REQUEST FROM THE FRIENDS OF FORT FREMONT AND THE PASSIVE PARKS MANAGER TO AMEND THE NATIONAL HISTORIC PLACES NOMINATION FORM TO INCLUDE BATTERY FORTANCE ON THE NATIONAL REGISTER OF HISTORIC PLACES.
7. RESOLUTION AMENDING R2019-49 FOR PUBLIC ACCESS AND PASSIVE RECREATION PROJECTS - PHASE II.
8. CONTRACT FOR RURAL AND CRITICAL LAND PRESERVATION PROGRAM CONSULTING SERVICES (RFP# 052820 )

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## DISCUSSION ITEMS

9. BEAUFORT COUNTY COMPREHENSIVE PLAN UPDATE & GREENPRINT UPDATE (GLENN WALTERS, DESIGN WORKSHOP CONSULTANT)

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## CITIZEN COMMENTS

10. CITIZEN COMMENTS (*Every member of the public who is recognized to speak shall limit comments to three minutes- Citizens may email sbrock@bcgov.net, or comment on our Facebook Live stream to participate in Citizen Comment*)
11. ADJOURNMENT



# BEAUFORT COUNTY COUNCIL AGENDA ITEM SUMMARY

|   |
|---|
| <b>ITEM TITLE:</b>  |
| APPROVAL OF MINUTES   |
| <b>MEETING NAME AND DATE:</b>   |
| NATURAL RESOURCE MEETING ON OCTOBER 5, 2020   |
| <b>PRESENTER INFORMATION:</b>   |
| COMMITTEE CHAIRMAN HOWARD   |
| <b>ITEM BACKGROUND:</b>   |
| NATURAL RESOURCES MEETING <ul style="list-style-type: none"><li>• AUGUST 27, 2020 (IMPACT FEE WORK SESSION)</li><li>• AUGUST 31, 2020</li><li>• SEPTEMBER 3, 2020 (SPECIAL CALLED MEETING)</li></ul>      |
| <b>PROJECT / ITEM NARRATIVE:</b>  |
| APPROVE MINUTES FROM <ul style="list-style-type: none"><li>• AUGUST 27, 2020 (IMPACT FEE WORK SESSION)</li><li>• AUGUST 31, 2020</li><li>• SEPTEMBER 3, 2020 (SPECIAL CALLED MEETING)</li></ul>           |
| <b>FISCAL IMPACT:</b>   |
| NONE  |
| <b>STAFF RECOMMENDATIONS TO COUNCIL:</b>  |
| APPROVE, MODIFY, OR REJECT  |
| <b>OPTIONS FOR COUNCIL MOTION:</b>  |
| MOTION TO APPROVE MINUTES FROM <ul style="list-style-type: none"><li>• AUGUST 27, 2020 (IMPACT FEE WORK SESSION)</li><li>• AUGUST 31, 2020</li><li>• SEPTEMBER 3, 2020 (SPECIAL CALLED MEETING)</li></ul> |



**County Council of  
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# Natural Resources Committee Minutes

Thursday, August 27, 2020 at 5:00 PM

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

**PRESENT**

Committee Vice-Chair Gerald Dawson  
Committee Chair Alice Howard  
Council Member Joseph F. Passiment  
Council Member D. Paul Sommerville  
Council Member Michael Covert  
Council Member Brian Flewelling  
Council Member Stu Rodman  
Council Member York Glover  
Council Member Chris Hervochon

**CALL TO ORDER**

Chairman Howard called the meeting to order at 5 pm.

**PLEDGE OF ALLEGIANCE**

Chairman Howard Led the Pledge of Allegiance

**FOIA**

Chairman 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 Glover to move the citizens comment to the end of meeting. The motion passed without objection.**

**DISCUSSION ITEMS**

**Impact Fee Update and Study for existing and proposed impact fees covering Transportation, Parks and Recreation, Libraries, Fire, Solid Waste, and EMS.**

Colin McAweeney \* read the Capital Improvement Plan and Development Impact Fee Study\*

Council Member Covert asked what are impact fees ?

Colin McAweeney stated impact fees are one time payments by new developments that offset their capital demands. Without impact fees the county would had to use other funding to pay for other improvements. The fees help alleviate pressure of general funds revenue.

Colin McAweeney \* Continues with the Capital Improvement Plan and Development Impact Fee Study\*

Council Member Sommerville asked can you explain what is offset of debt because some individuals think they are being double charged.

Colin McAweeney stated an example would be the 2019 referendum bond that was passed that had some projects in it but only a portion was capacity increasing projects. It is stated if you pay an impact fee you would not want the same to pay the property tax. Impact fee funds for school can only be used to fund projects that will increase seats used for land school construction or buses.

Council Member Passiment asked does the impact fee have to be used in 3 years, if so are there going to be more school constructed?

Colin McAweeney yes there is several expansions and new within the south of the broad not included in the referendum.

Council Member Rodman asked why are we collecting fees that wont be used for 3 years, why wasn't it included in the referendum , and would the county collect enough to do it?

Colin McAweeney stated it is not construction in the ground it is the design process to start. Referendums can be used for passing increasing but there are technology and safety deficiencies or improvements that are serving all of the residents.

Colin McAweeney \*Continues with the Capital Improvement Plan and Development Impact Fee Study\*

Council Member Flewelling asked if the parks within and owned by municipalities included in the study. included in the referendum , and would the county collect enough to do it?

Colin McAweeney stated the parks are not included in the study. Only the county owned facilities are within this study.

Colin McAweeney \*Continues with the Capital Improvement Plan and Development Impact Fee Study\*

Council Member Passiment asked if it was legal to use square footage to establish the fee.

Colin McAweeney stated yes it is legal. It establishes proportionality to the fee schedule.

Council Member Sommerville asked if the fee is progressive.

Colin McAweeney stated it is progressive. It addresses the issues with the county for housing affordability.

Colin McAweeney \*Continues with the Capital Improvement Plan and Development Impact Fee Study\*

Chairman Howard asked if the fee's could be used to expand an existing library.

Colin McAweeney stated that it could be used for a library, parks, land around park.

Colin McAweeney \*Continues with the Capital Improvement Plan and Development Impact Fee Study\*

Council Member Lawson asked can you expand why it shows more in the south region then the north region when the land is more expensive in the South?

Colin McAweeney stated it is the levels of service. It is based on the facilities being provided. The south has a lower level of service and less people per household.

Council Member Glover asked without a IGA is the City of Beaufort and Port Royal getting free services.

Colin McAweeney stated the county is committed to providing library services to all citizens. It all goes back to when a building permit is pulled.

Council Member Covert asked if a current land owner pays taxes that is put into a general fund for schools, parks, etc. Then build a building on it after the fees go into effect will I be paying the same items again?

Colin McAweeney stated impact fees go into different revenue funds and the capital facility will be funded through the impact fee.

Taxpayer on Facebook asked if the county attorney has been asked about basing impact fees on housing unit size?

Chairman Howard stated No we have not.

Colin McAweeney stated this has been reviewed by the county attorney and also partnered with Cleray and Associates to look through the issues.

Council Member Hervochon asked what effect has it had on the need to raise general fund revenue.

Colin McAweeney stated he can not advise on areas without impact fees however there fiscal impact analysis.

Council Member Glover asked if council can set up a sliding fee scale for affordable housing?

Colin McAweeney stated the fee schedule is based on empirical analysis of demand based on the housing unit size.

Council Member Passiment asked if the fees can be changed by council ?

Colin McAweeney stated yes, the fees that are provided is the maximum portable fee.

Council Member Passiment asked once the fees is adopted can they be changed?

Colin McAweeney stated yes there is already an inflationary factor that will increase fees each year.

Colin McAweeney \*Continues with the Capital Improvement Plan and Development Impact Fee Study\*

Council Member Passiment stated when we adopt fees we will be adopting every line?

Colin McAweeney stated yes it is a county wide service area.

Council Member Lawson asked if EMS is based on units needed?

Colin McAweeney stated in the study is included EMS stations and vehicles.

Colin McAweeney \*Continues with the Capital Improvement Plan and Development Impact Fee Study\*

Council Member Passiment asked if this takes into account the new station being built.

Colin McAweeney stated yes it includes those being built.

Colin McAweeney \*Continues with the Capital Improvement Plan and Development Impact Fee Study\*

Chairman Howard asked how would there be a adjustment for annexed land? Would there be a collection for the impacted piece ?

Colin McAweeney stated there is a legislation in place concerning annexation. In the north they are providing for their own services so there is no need for offset.

Council Member Glover asked what would happen if another town was brought into the county from another county.

Colin McAweeney stated what services that wasn't provided by the municipality would need to be provided by the county. The municipality would need to make up an impact fee.

Colin McAweeney \*Continues with the Capital Improvement Plan and Development Impact Fee Study\*

Question from a taxpayer:

Does the impact fees factor into the two fire stations currently under construction ?

Colin McAweeney stated he believes so however will verify.

Colin McAweeney \*Continues with the Capital Improvement Plan and Development Impact Fee Study\*

Chairman Howard asked if the 80% of the median income for each service area is standard?

Colin McAweeney stated yes it is.

Colin McAweeney \*Continues with the Capital Improvement Plan and Development Impact Fee Study\*

Council Member Glover asked if the Census is undercounted would it have impact on the community?

Colin McAweeney stated if the census is undercounted it will result in the level of services mismatching. however American Community survey does a very good job on staying on top of things.

Colin McAweeney \*Finished with the Capital Improvement Plan and Development Impact Fee Study\*

A citizen asked as the county roadway system increase will the impact fee increase ?

Colin McAweeney the impact fee for transportation is based on a 10 year project list of what is needed.

Chairman Howard said we will address the city of Beaufort and town of Bluffton in a more detailed manner that we will get to all of council and the public.

**Status:** For Informational Purposes Only.

### **CITIZEN COMMENTS**

The public is invited to submit comments before the meeting by clicking [here](#). Comments will be closed at 4 p.m. Citizens may also email [sbrock@bcgov.net](mailto:sbrock@bcgov.net), or comment on our Facebook Live stream to participate in Citizen Comment.

Taxpayer asked is there a fund in place to pay the impact fee for housing affordability.

Chairman Howard stated there is a yearly fund set up however they have to discuss how to fund it.

### **ADJOURNMENT**

The meeting adjourned at 6:43 pm

Ratified by Committee:



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**Natural Resources Committee Minutes**

**Monday, August 31, 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

**PRESENT**

Chairman Howard  
Vice Chairman Dawson  
Council Member Covert  
Council Member Glover  
Council Member Rodman  
Council Member Sommerville  
Council Member Passiment  
Council Member McElynn  
Council Member Flewelling  
Council Member Hervochon

**ABSENT**

Council Member Lawson

**CALL TO ORDER**

Chairman Howard called the meeting to order at 3:30 p.m.

**PLEDGE OF ALLEGIANCE**

Chairman Howard led the Pledge of Allegiance.

**FOIA**

Chairman 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 made by Council Member Rodman, seconded by Council Member Flewelling to move Amendment to the Pepper Hall and Okatie River

Park Joint Development Agreement to be discussed first. Approved by all without objection. The motion passed.

Motion: It was moved by Council Member Flewelling, seconded by Vice-Chair Dawson to approve the agenda as amended. Approved by all without objection. The motion passed.

### **APPROVAL OF MINUTES**

Motion: It was moved by Committee Vice-Chair Dawson, seconded by Council Member Flewelling to approve August 10, 2020 minutes. Approved by all without objection. The motion passed.

### **CITIZEN COMMENT**

(Every member of the public who is recognized to speak shall limit comments to three minutes - Citizens may email sbrock@bcgov.net, or comment on our Facebook Live stream to participate in Citizen Comment)

No Comments presented

### **DISCUSSION ITEMS**

#### **An Ordinance Regarding an Amendment to the Pepper Hall and Okatie River Park Joint Development Agreement**

Ben Johnson stated The proposed DA Amendment amends and restates certain sections of the original Development Agreement in order to more clearly detail each party's obligations and rights as far as the construction of Graves and the Park Access Road are concerned as well as clarifying the details associated with creation of the Improvement District. Suggested the details of this should be discussed in executive session.

Council Member Passiment stated the assumption that the park can be separated either 1.8 Million dollars can be assessed in this development. If there is an assigned value of park the citizens will be paying twice for bond and for park improvements. If we remove the park, the park road should also be considered to be removed. We have the ability to the improvements through impact fees.

Council Member Sommerville stated the county should not negotiate against ourselves.

Ben Johnson stated he does not believe the county would want to separate district for the park because there is no body within it who can pay the fees.

Council Member Sommerville stated if the county is going to spend a lot of money on a road but no one knows who owns it if this is done the county should get all the money back.

Council Member Rodman \*Reviewed his partnership observation\*

Chairman Howard asked do we need an executive session

Kurt Taylor stated there is an executive session needed.

Ben Johnson stated he will be available after Monday.

Council Member Passiment stated he suggest that we have it on September 9, 2020

Chairman Howard stated we will Meet September 3, 2020 @ 4 p.m. Executive session and September 9, 2020 @ 4 p.m.

**Status:** To meet September 3, 2020 @ 4 p.m. and September 9, 2020 @ 4 p.m. for an Executive Session.

### **Discussion Regarding K & R Development, Llc Campground Request**

Nicole Scott \* read time line of appeal \*

Council Flewelling stated the council wants the homeowners to be able to interject for the community so they can have a say-so in what the community looks like. The community development code offers everyone in Beaufort County the ability an avenue to address an amendment to the community development code. This is not an appropriate venue for the changes you seek.

Jennifer Tosky stated that they have been treated unfairly during the process by a board member.

Council Member Sommerville stated that we should not have anyone on council or board members who has a conflict of interest.

Mary Lohr stated there are some questions that should be answered during Executive Session. Has submitted a letter that explains the information given. Feels that there are policy considerations that should be looked at.

Vice Chair Dawson stated this should be given with executive session.

Council Member Passiment stated we should add this to September 3, 2020 executive session.

**Status:** To be added to as an agenda item for Executive Session on September 3, 2020 @ 4 p.m.

### **ACTION ITEMS**

#### **Soloco- Regional Housing Trust Fund**

Eric Greenway stated The Purchasing Department recommends that the Natural Resources Committee approve the contract award to Asakura Robinson Consulting Group LLC in the amount of \$120,968.00 for the aforementioned Regional Housing Trust Fund Implementation Services from the funding source listed above.

Council Member Covert asked if this for the entire amount or just the part the council is approving?

Ashley Jacobs stated it is just for the amount coming from council.

Council Member Covert asked if it needs to be done by outside assistance.

Chairman Howard stated after studying this for several years believes that outside assistance is needed since there is a trust fund to be created.

**Motion:** It was moved by Council Member Covert, seconded by Council Member Flewelling to move forward to county council for approval. Voting Yea: The motion passed without objection.

#### **An Ordinance Regarding an Amendment to the Community Development Code (Cdc): Article 5, Section 5.6.50.E(2) to Allow for Minor Modifications to Billboards to Improve Safety Standards During Hurricanes and High Wind Events.**

Bo Hodges \* read PowerPoint Presentation \*

Rob Merchant stated staff does not support this amendment because the current county policy states there can be no improvements to prolong the life of billboards.

Council Member Hervochon stated he does not feel like this is about prolonging life but making things safer.

Rob Merchant stated what the county is looking at is that they would be making structural changes to the billboards.

Bo Hodges stated this is modifying the face of the billboard, it does not attach to the support system.

Council Member Passiment asked was language in section 5.6 of the supporting documents new language.

Bo Hodges believes this ordinance change should be done in section 3 and not in section 5 about the minor modification change.

Eric Greenway stated anything that is decreasing the lateral pressure of the billboard foundation this would ease the pressure of the foundation.

Bo Hodges asked if the billboard poles snapped could we rebuild and put in new poles which would prolong the life. This is very legal under the 50% rule.

Eric Greenway, answered yes, the company could as long as there is documentation with proof.

Council Member Passiment stated with the proposed amendment would it allow the company to add the hurricane frames.

Eric Greenway answered, yes. This would have to be worked with building codes to make sure the poles or supporting structure will bear the weight of the frames.

Council Member Passiment asked if this amendment for an allowance for the hurricane frames?

Eric Greenway stated the staff do not recommend this change. Adam's Outdoor is requesting the change in the amendment. If the poles snapped it could be built as long as the foundation was not broken.

**Motion: It was moved by Council Member Flewelling, seconded by Council Member Covert to amend 5.6.50 section E paragraph 2 to add Minor modification to the sign face to improve hurricane safety, ie "hurricane frames" may be performed as long as the sign foundation is not included so as to improve the structural integrity of the billboard structure in the hurricane safety modification to forward to county council with recommendation of approval. Voting Yea: Committee Vice-Chair Dawson, Council Member Passiment, Council Member Covert, Council Member Flewelling, Council Member Rodman, Council Member Glover, Council Member Hervochon, Council Member McElynn. Voting Nay: Committee Chair Howard, Council Member Sommerville. The motion passes 8:2.**

**AN ORDINANCE REGARDING A ZONING MAP AMENDMENT / REZONING REQUEST FOR 3 PARCELS (R600 021 000 0003 0000; R600 021 000 002A 0000; R600 021 000 003A 0000) ON GRAVES ROAD FROM T2 RURAL TO C3 NEIGHBORHOOD MIXED-USE; APPLICANT: JUDY GRAVES, KEVIN GRAVES, JAN MCKIM**

Noah Krepps \* showed the map and fly over of the 3 parcels that total 4.2 acres. \* Staff does not feel that the C3 zoning will have any adverse affect of the lands. Recommends the approval of the amendment.

Council Member Covert asked if the property is already zoned for this?

Noah Kreeps stated yes it is but at a lower density.

Council Member Covert asked why did the planning commission not approve the request.

Noah Kreeps stated it is a very small imprint of what is already improved for that area.

Council Member Hervochon asked what kind of commercial usage would the property be used for and would this be on sewer or septic?

Noah Kreeps stated there is very small usage up to 3,500 is permitted. Berkley Hall has water and sewer there is nothing running up Graves Road.

Council Member Glover asked what is the set back requirements, which is close to the river?

Noah Kreeps stated there is 60 feet set from the critical lines by DHEC and 100 feet for the septic tank from that same line.

Eric Greenway stated there is development standards which are designed to for the river that are designed to mitigate the impact.

**Motion:** It was moved by Council Member Passiment, seconded by Council Member Covert.to approve the ordinance with the bases of the staff to rezone property to move forward to County Council. Voting Yea: Committee Vice-Chair Dawson, Committee Chair Howard, Council Member Passiment, Council Member Sommerville, Council Member Covert, Council Member Rodman. Voting Nay: Council Member Flewelling, Council Member Glover, Council Member Hervochon, Council Member McElynn. The motion passed 6:4.

**AN ORDINANCE REGARDING A TEXT AMENDMENT TO THE COMMUNITY DEVELOPMENT CODE (CDC): APPENDIX B TO REMOVE THE MAXIMUM LOT SIZE REQUIREMENT FOR MINOR RESIDENTIAL SUBDIVISIONS IN THE D3 GENERAL NEIGHBORHOOD (D3GN), THE D4 MIXED USE (D4MU); THE VILLAGE CENTER (D5VC), AND THE GATEWAY CORRIDOR (D5GC) DISTRICTS ON DAUFUSKIE ISLAND.**

Robert Merchant stated in January 2019, Beaufort County Council adopted a revised code for Daufuskie Island that mirrored the transect zones in the Community Development Code. The plan was developed by the Daufuskie Island Council with the assistance of two consultants from Savannah. One of the goals in the Daufuskie Island Code is to develop walkable communities at the ferry landings to facilitate growth, economic development and quality Planning staff is recommending to keep the maximum lot size requirement, but only make it applicable to major subdivisions (5 or more lots). This would remove the burden for small subdivisions while insuring that larger developments that will have an impact on the character of the area, will develop at the intended density of life on the island. Therefore, the Code applied mixed use, moderate density transects zones to two areas of the island, one near Freeport Landing extending into the center of the island; and a much smaller area near the County boat landing (see attached map). The existing character of these areas is rural residential and very similar to other areas of the island outside of the master planned communities.

Chairman Howard asked how many acres is this?

Rob Merchant stated four lots or less.

**Motion:** It was moved by Council Member Flewelling, seconded by Council Member Covert to move forward to county council. Voting Yea: Committee Vice-Chair Dawson, Committee Chair Howard, Council Member Passiment, Council Member Sommerville, Council Member Covert, Council Member Flewelling, Council Member Rodman, Council Member Glover, Council Member Hervochon, Council Member McElynn. The motion passed 10:0

**ZONING MAP AMENDMENT/REZONING REQUEST FOR 18.3 ACRES (R100 024 000 032A 0000, R100 024 000 0276 0000, R100 024 000 030C 0000, AND R100 024 000 033A 0000) AT THE INTERSECTION OF BAY PINES ROAD AND LAUREL BAY ROAD FROM T2 RURAL AND S1 INDUSTRIAL TO C4-COMMUNITY CENTER MIXED-USE DISTRICT; APPLICANT: ROBERT DEEB.**

Robert Merchant \* read PowerPoint and showed fly over\*, staff recommends the rezoning.

**Motion:** It was moved by Vice Chairman Dawson, seconded by Council Member Flewelling go forward to next County Council meeting. Approved by all without objection. The motion passed.

**BOARDS AND COMMISSIONS**

**CONSIDERATION OF APPOINTMENT FOR ZONING BOARD OF APPEALS**

**Motion:** It was made by Council Member Passiment, seconded by Council Member McElynn to appoint Lynne Hoos for the Zoning Board of Appeals move forward to county council for approval. Motion passed without objection.

**ADJOURNMENT**

The meeting adjourned at 6:09 p.m.

Ratified by Committee:



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## Natural Resources Committee Minutes

Thursday, September 03, 2020 at 4:00 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

### CALL TO ORDER

Chairman Howard called the meeting to order at 4:00 p.m.

### PLEDGE OF ALLEGIANCE

Chairman Howard led the Pledge of Allegiance.

### FOIA

Chairman 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 Covert, seconded by Council Member Flewelling approval of agenda. Approved without objection. The motion passed.

### EXECUTIVE SESSION

**Pursuant to SC Code Section 30-4-70(a)(2) (2) "Discussion of negotiations incident to proposed contractual arrangements and ..., the receipt of legal advice where the legal advice relates to a pending, threatened, or potential claim or other matters covered by the attorney-client privilege."**

Motion: It was moved by Council Member Flewelling, seconded by Council Member Passiment to go into executive session at 4:02 pm. Approved without objection. The motion passed.

### **Matter arising out of executive session**

Motion: It was moved by Council Member Flewelling, seconded by Council Member Sommerville that staff proceeded to bring the proposal for the allegation of funds for the Graves Property development at Pepper Hall according to the outline proposed in executive session. Voting Yea: Committee Vice-Chair Dawson, Committee Chair Howard, Council Member Sommerville, Council Member Flewelling, Council Member Glover. Voting

Nay: Council Member Passiment, Council Member Covert, Council Member Rodman, Council Member McElynn.

**Motion:** It was moved by Council Member Rodman, seconded by Council Member Covert to go back into executive session to consider alternative options to plan. Voting Yea: Council Member Rodman, Council Member Covert, Council Member Passiment, Council Member McElynn. Voting Nay: Committee Vice-Chair Dawson, Council Member Flewelling, Council Member Glover, Council Member Sommerville, Committee Chair Howard. The motion failed 5:4.

**CITIZEN COMMENT**

No comments

**ADJOURNMENT**

The meeting adjourned

Ratified by Committee:



# BEAUFORT COUNTY COUNCIL AGENDA ITEM SUMMARY

Item 6.

|   |
|---|
| <b>ITEM TITLE:</b>  |
| Fort Fremont Battery National Register Nomination Form amendment to include Battery Fornance  |
| <b>MEETING NAME AND DATE:</b>   |
| Natural Resource Committee; October 5, 2020   |
| <b>PRESENTER INFORMATION:</b>   |
| Stefanie M. Nagid, Passive Parks Manager<br>15 minutes  |
| <b>ITEM BACKGROUND:</b>   |
| No prior meetings or approvals have been conducted regarding this item.   |
| <b>PROJECT / ITEM NARRATIVE:</b>  |
| Fort Fremont Battery Jessup was nominated to the U.S. National Register of Historic Places in 1988, determined eligible by the DOI in 1989, and then finally listed in 2010. Fort Fremont Battery Fornance was not included in that original nomination due to a modern house occupying space on top of Battery Fornance. In the time since, the house has been demolished and the County purchased the property. The Friends of Fort Fremont and the Passive Parks Manager would like to amend the original nomination form to include Battery Fornance on the National Register of Historic Places. |
| <b>FISCAL IMPACT:</b>   |
| There is no funding required for this action  |
| <b>STAFF RECOMMENDATIONS TO COUNCIL:</b>  |
| Staff recommends approval to submit the nomination form amendment to the U.S. DOI   |
| <b>OPTIONS FOR COUNCIL MOTION:</b>  |
| Motion to approve the amendment to include Battery Fornance to the Fort Fremont Battery National Register of Historic Places Nomination Form, and move forward to County Council on October 13, 2020 for final approval.<br><br>Motion to deny the amendment to include Battery Fornance to the Fort Fremont Battery National Register of Historic Places Nomination Form, and move forward to County Council on October 13, 2020 for final approval.   |

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 1

Fort Fremont Battery

Beaufort County, South

Item 6.

Name of multiple listing (if applicable)

The following documentation supports a boundary increase for the Fort Fremont Battery National Register Historic Site, on St Helena Island, Beaufort County, South Carolina. The Site was listed on the National Register in 2010 however the original listing was prepared in August 1988 and determined eligible in May 1989. At the time of the nomination's preparation and determination, the southern boundary of the Fort Fremont Battery National Register Historic Site was drawn at the north boundary of tract #181 on the present Beaufort County Tax Map. In 1989, all of the eligible site was private property. The boundary increase is to move the south boundary of the Fort Fremont Battery National Register Historic Site (now the north boundary of tract #181 on the Beaufort County Tax Map), to the south boundary of tract #181, encompassing all of tract #181. This property is now owned by Beaufort County.

In 2004, Beaufort County acquired the nominated property for the Fort Fremont Battery National Register Historic Site along with additional tracts #181, #189 and #191 south of Wharf Road, and Fort Fremont Road, west of Bay Point Road and north of the southern boundary of tract #181. In 2010, the original Site that was determined eligible in 1989 was listed on the National Register of Historic Sites. The original listing "Fort Fremont Battery" only included Fort Fremont's Battery Jesup, referred to as the "10-inch battery". The original listing did not include Battery Fornace, referred to as the "4.7-inch rapid-fire battery". This was because, in the opinion of the person originally preparing the listing nomination, it had "lost integrity due to the construction of a house...on its parapet". This house no longer exists and any remaining elements of the original foundation of the house are very minor. The house only interfaced with a portion of the top of the battery parapet and never intruded into any of the internal structures (magazines). This change in the south boundary of the Fort Fremont Battery National Register Historic Site will allow the inclusion of Fort Fremont's Battery Fornace in the Fort Fremont Battery National Register Historic Site.

Battery Fornace is a classic concrete Endicott Period battery for two Armstrong 4.72-inch quick-fire (rapid-fire) guns whose mission, in defense of Port Royal Sound and the US Naval Station on Parris Island, was to engage any enemy vessels attempting to interfere with (sweep) the controlled mine fields placed in Port Royal Sound and the Beaufort River. These mine fields and the guns to defend them were one of the two primary elements of Fort Fremont's coastal defense system and the reason for its construction on the site selected on St. Helena Island. Battery Fornace, therefore, is a very important and integral element of the history of Fort Fremont.

Battery Fornace was constructed between 1898 and 1899, and is located less than 100 feet south of Battery Jesup. The Battery consisted of two pedestal mounted guns positioned to fire over the parapet wall. Two magazines (15 ft X 25 ft) are located below and to the left of the gun positions. Two steel and iron loading platforms which were included in the gun positions were probably removed during WW II scrap drives. Facing the rear of the battery, gun position #1 is on the right and gun position #2 is on the left. Gun position #1 is completely intact with its gun mounting pedestal. One could say that, should a 4.72-inch gun become available, it could be remounted at the battery with little work. Gun #2 position is where the private home was constructed. It was not a large structure and only some minor remains exist of its brick foundation. Its impact on the integrity of the exterior of the gun #2 position is very small. There is no impact of the previous house structure on any of the interior structures of the battery.

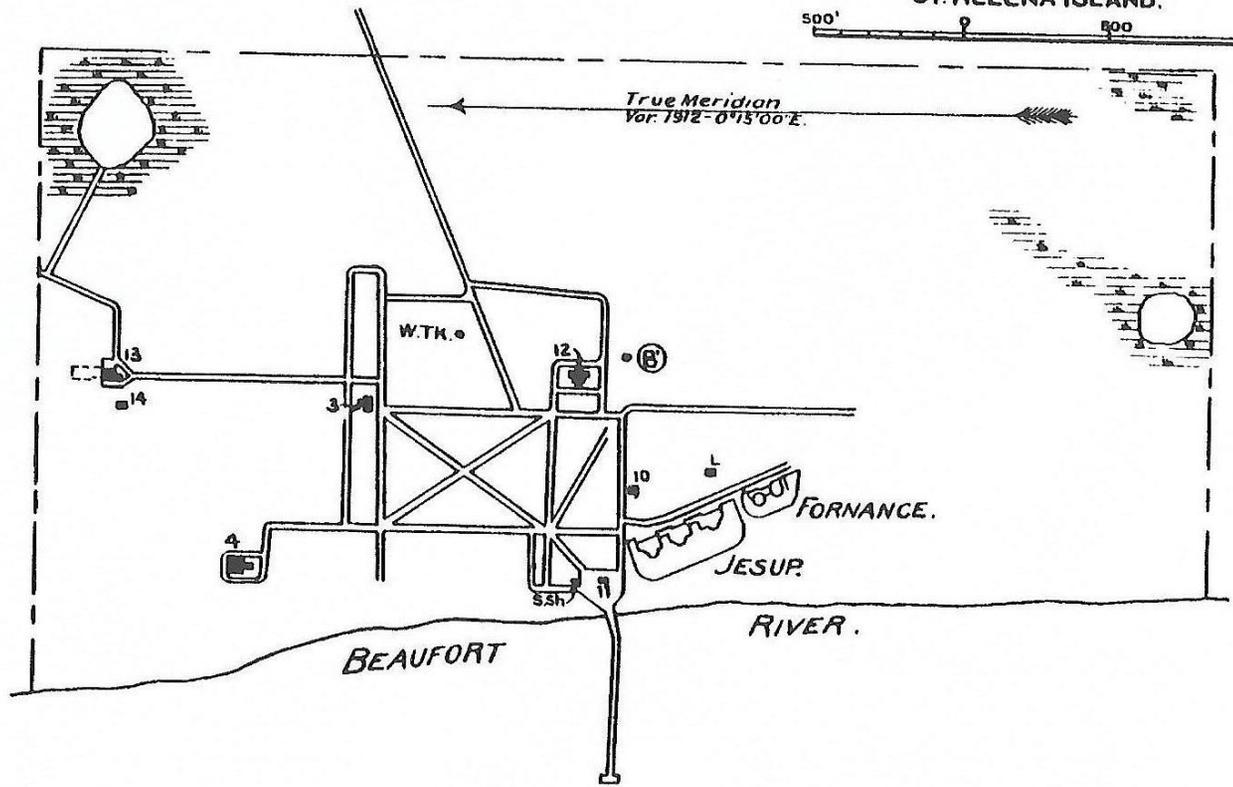
- LEGEND.**
- 3. OFFICERS QRS.
  - 4. HOSPITAL.
  - 10. OIL HOUSE.
  - 11. SCALES.
  - 12. LAVATORY.
  - 13. STABLE.
  - 14. SLEEPING QRS FOR STABLEMEN.

EDITION OF DEC 7, 1915,  
REVISIONS: MAR. 8, 1919.

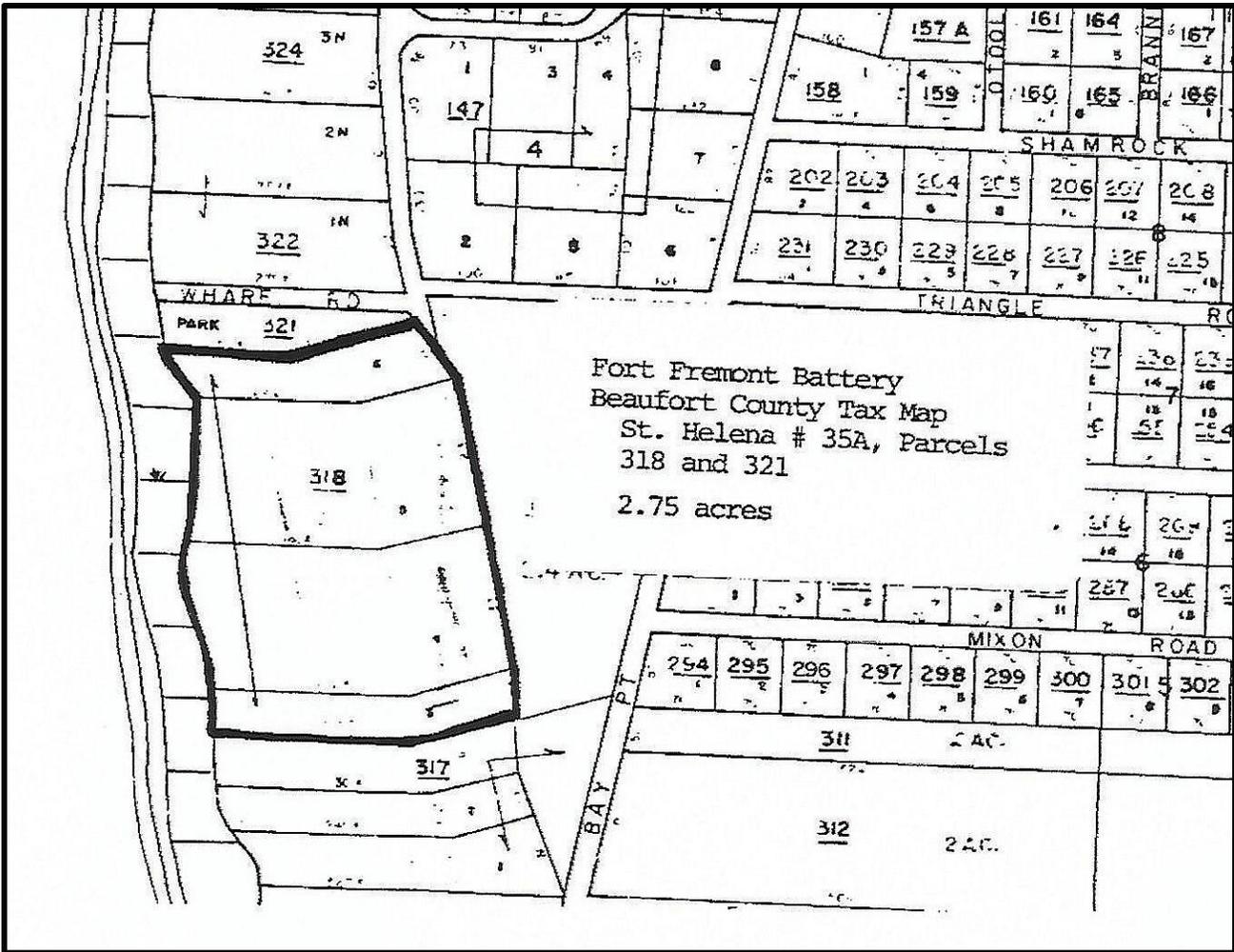
SERIAL NUMBER [REDACTED]  
**CONFIDENTIAL.**

PORT ROYAL HARBOR, B.C.  
**FORT FREMONT**  
ST. HELENA ISLAND.

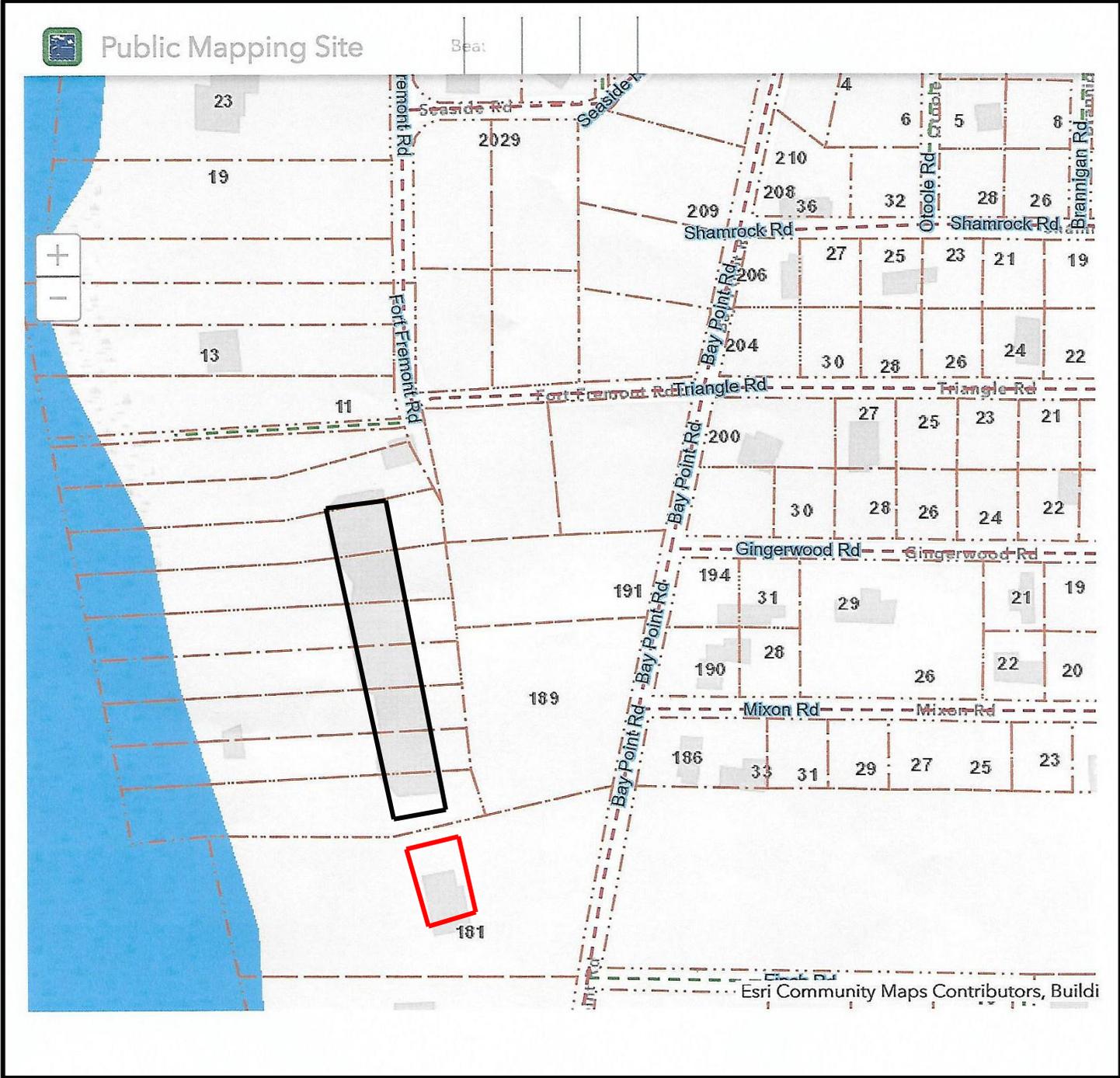
- BATTERIES**
- \* JESUP
  - FORNANCE 2-47
  - \* Dismantled



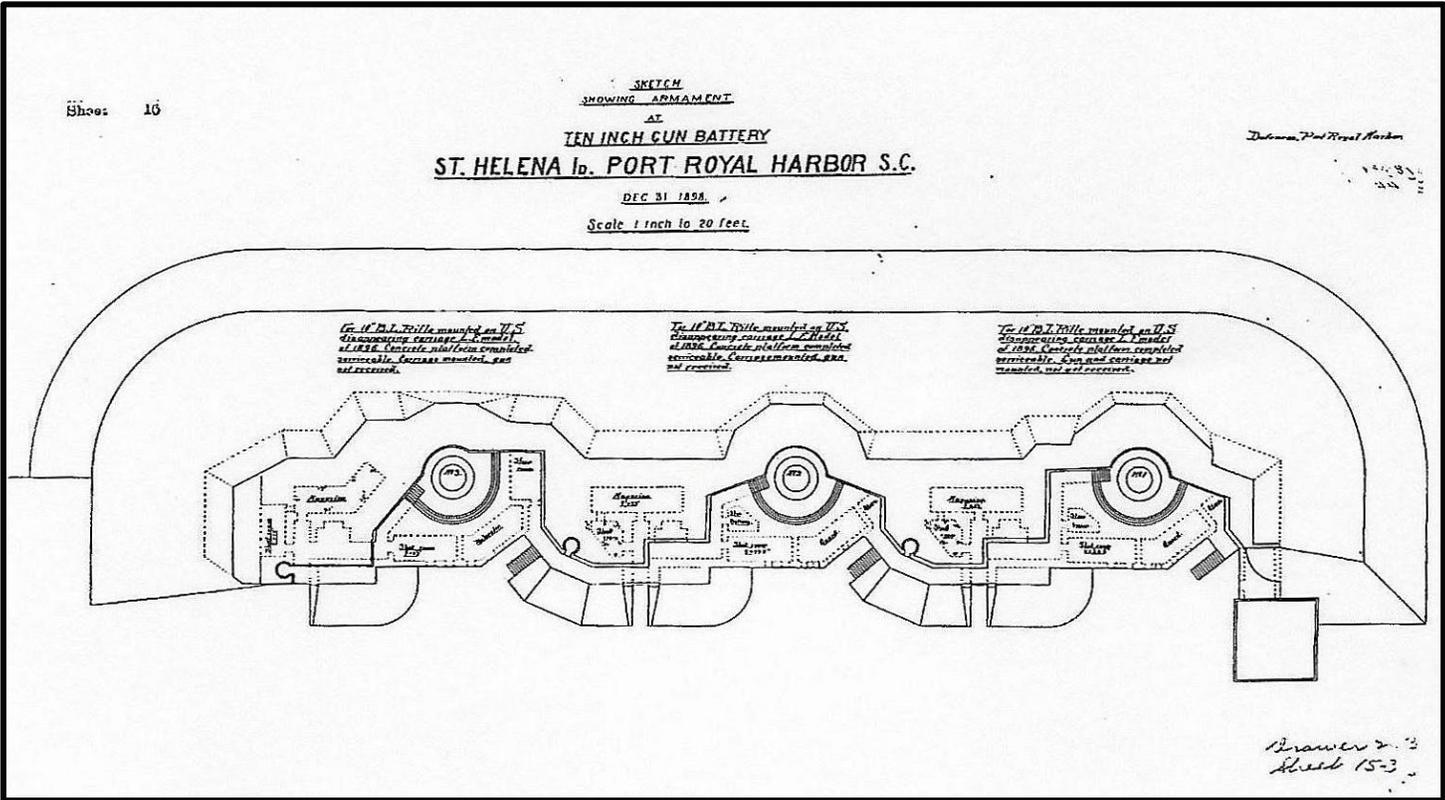
A map of Fort Fremont dated 1919. The locations of Battery Jesup (3 10-inch guns) and Battery Fornance (2 4.72-inch guns) are shown next to each other



A detail from the Beaufort County Tax Map c. 1988 showing the outline of the original site nominated on the National Register of Historic Places Registration Form for "Fort Fremont Battery". This submission was prepared in August 1988 and was determined to be eligible May 26, 1989. It was not designated on the National Register until 2010. The site only included Battery Jesup. Battery Fornance which is just beyond the southern boundary was not included.



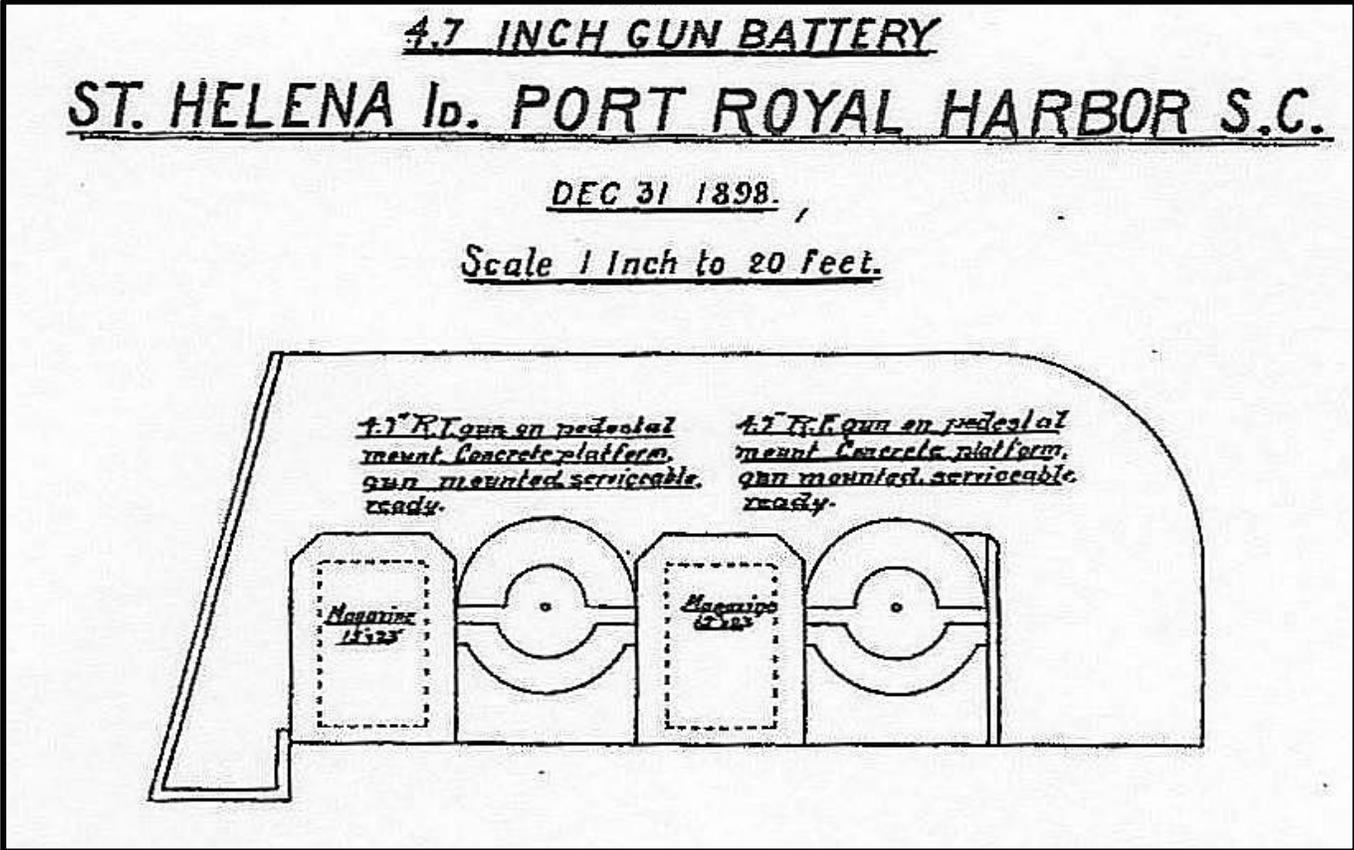
Beaufort County Tax Map c.2020. Battery Jesup (3 10-1inch guns), outlined in black, is inside the 1988 application area. Battery Fornance (2 4.72-inch guns) is outside (south) of the southern boundary of the 1988 application area. Battery Fornance, outlined in red, is included in tract #181 which was acquired by Beaufort County in 2004.



Drawing of Battery Jesup mounting three 10-inch guns.



Photograph of the rear of Battery Jesup



Drawing of Battery Fornance mounting two 4.72-inch guns.



Photograph of the rear of Battery Fornance



The rear of battery Fornance. The two down arrows point to the two gun positions; #1 gun on the right and #2 gun on the left. The up arrows point to the two magazines; on the right is the #1 gun magazine and on the left is gun #2 magazine.



The parapet of Battery Fornance at gun #1. Left is looking north toward Battery Jesup, the right is looking south toward the #2 gun position at Battery Fornance. The large concrete column in the center is the pedestal on which the 4.72-inch gun was mounted.



(Left) The rear of Battery Fornance #1 gun position, note the stairs up to the gun position. (Right) The iron and steel loading platform, which was removed at Battery Fornance for scrap, probably during WW II. This existing platform is at Battery Bingham, a similar 4.72-inch battery at Fort Moultrie, Sullivan's Island, SC.



(Left) The door to #1 gun magazine at the rear of the #1 gun position. (Right) The interior of the #1 gun magazine. The condition of the magazine is very good. It has been cleaned subsequent to this photo.



Battery Fornance looking south from the traverse between gun #1 and gun #2. This concrete slab was probably part of the house constructed on the battery. The hold down bolts, circled in the left photo, have been removed for visitor safety as they were a tripping hazard.



Battery Fornance #2 gun position. (Left) This is looking north toward the traverse and gun #1 position. (Right) This is a detail of the #2 gun position. The arrow is pointing to a low course of bricks that surrounded the gun position. The concrete pedestal was removed. The few bricks are the only remnants of the house that was constructed on top of the #2 gun position.



(Left) Battery Fornance #2 gun position from the rear. Note that it is largely intact except for the missing gun pedestal. (Right) The door to #2 gun magazine to the left of the #2 gun position.



(Left) Battery Fornance The top of the #2 gun magazine. Circled are remaining hold down bolts from the house construction. These have been removed to improve visitor safety as they are tripping hazards. (Right) This is the 4.72-inch magazine at Battery Bingham, Fort Moultrie. This magazine, 15 ft X 25 ft, is the same size as the two at Battery Fornance. This illustrates how the magazines at Battery Fornance could look.



(Above) A 4.72-inch Quick Fire Armstrong gun on display in Georgia. This is exactly the type of gun that was mounted at Battery Fornance. The two guns at Battery Fornance were removed in 1920. One gun was donated to a town in Pennsylvania where it remained until scrapped in WW II. The other was retained by the Army but cannot be located today.

United States Department of the Interior  
National Park Service

RECEIVED

Item 6.

National Register of Historic Places  
Registration Form

AUG 22 1988

NATIONAL REGISTER

Determined Eligible  
5/26/89

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Fort Fremont Battery  
other names/site number \_\_\_\_\_

2. Location

street & number Bay Point Rd., .3 miles from Land's End Road  not for publication  
city, town St. Helena Island  vicinity  
state South Carolina code 045 county Beaufort code 013 zip code 29920

3. Classification

|   |   |                                     |                  |
|---|---|-------------------------------------|------------------|
| Ownership of Property                       | Category of Property                          | Number of Resources within Property |                  |
| <input checked="" type="checkbox"/> private | <input type="checkbox"/> building(s)          | Contributing                        | Noncontributing  |
| <input type="checkbox"/> public-local       | <input type="checkbox"/> district             | _____                               | _____ buildings  |
| <input type="checkbox"/> public-State       | <input type="checkbox"/> site                 | _____                               | _____ sites      |
| <input type="checkbox"/> public-Federal     | <input checked="" type="checkbox"/> structure | <u>1</u>                            | _____ structures |
|   | <input type="checkbox"/> object               | _____                               | _____ objects    |
|   |   | <u>1</u>                            | <u>0</u> Total   |

Name of related multiple property listing:  
Historic Resources of St. Helena Island, c1740-c1935

Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register criteria.  See continuation sheet.

George L. Vogt, State Historic Preservation Officer, SC Department of Archives & History  
Signature of certifying official Mary W. Edmunds Date 8/11/88  
State or Federal agency and bureau \_\_\_\_\_

In my opinion, the property  meets  does not meet the National Register criteria.  See continuation sheet.

Signature of commenting or other official \_\_\_\_\_ Date \_\_\_\_\_  
State or Federal agency and bureau \_\_\_\_\_

5. National Park Service Certification

I, hereby, certify that this property is:

- entered in the National Register.
- See continuation sheet.
- determined eligible for the National Register.  See continuation sheet.
- determined not eligible for the National Register.

5/26/89

- removed from the National Register.
- other, (explain:)

Signature of the Keeper

Date of Action

**6. Function or Use**

Historic Functions (enter categories from instructions)

Defense/Fortification

Current Functions (enter categories from instructions)

Vacant/Not in use

Item 6.

**7. Description**

Architectural Classification

(enter categories from instructions)

Other/Coastal Fortification

Materials (enter categories from instructions)

foundation Concrete

walls Concrete

roof

other

Describe present and historic physical appearance.

This battery conforms to the general description under the property type "Structures Associated with Coastal Defense". It served as a battery of three 10-inch rifled guns and was the primary armament of this coastal fortification. An adjacent rapid-fire battery of two 4.7-inch guns is extant but has lost integrity due to the construction of a house, which has since burned, on its parapet. The 10-inch battery measures approximately 250 feet wide and fifty feet deep. The floors of the magazines at this battery are approximately thirteen feet above the low-water mark; the top of the parapet at the 10-inch battery is approximately twenty-five feet above the low-water mark, as is the top of the parapet at the rapid-fire battery. No guns or other equipment remain in place at either battery.(1)

See continuation sheet

**B. Statement of Significance**

Certifying official has considered the significance of this property in relation to other properties:

Item 6.

nationally     statewide     locally

Applicable National Register Criteria     A     B     C     D

Criteria Considerations (Exceptions)     A     B     C     D     E     F     G

Areas of Significance (enter categories from instructions)

Military

Architecture

Period of Significance

1898-1911

Significant Dates

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

U.S. Army Corps of Engineers

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The Fort Fremont Battery is significant as an intact example of late nineteenth and early twentieth century military architecture. It is also significant as the major armament at one of two surviving coastal fortifications in the United States intact from the Spanish-American War era. Fort Fremont was one of the fortifications built under the direction of the Endicott Board, a body created in 1886 to evaluate the coastal defenses of the United States and named for its head, Secretary of War William C. Endicott. After a thorough study and review of the defenses, the board determined that they were badly outdated. It made the construction of new fortifications and strengthening of existing fortifications a top priority of the United States Army. Although the board's plans were never fully implemented, there were twenty-six installations constructed or modified between 1890 and 1910 as a result of the recommendations. Of those twenty-six installations, six were constructed specifically as a result of the United States' war with Spain in 1898. Fort Fremont was one of those six fortifications.(2) It and Fort Dade, on Egmont Key at Tampa Bay, Florida, are the only two extant Spanish-American War fortifications which retain their character from that period; the others were extensively modified during World War I and/or World War II.(3)

Fort Fremont was authorized soon after the Spanish-American War began in April 1898. It was named for Major General John C. Fremont, explorer, first presidential candidate of the Republican Party in 1856, and Civil War general.(4) A strategic location, at Land's End across the Beaufort River and Port Royal Sound from Parris Island, was chosen to protect Beaufort from possible enemy incursions into the sound. Although the war ended in the fall of 1898 and the sound was never threatened, construction continued as planned. The complex was built by the Corps of Engineers with hired labor from the Beaufort area and was completed by 1900, when it was turned over to the Coast Artillery.

See continuation sheet

9. Major Bibliographical References

Item 6.

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_

See continuation sheet

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository:

SC Dept of Archives and History

10. Geographical Data

Acreage of property 2.75 acres

UTM References

A     
 Zone Easting Northing

C

B     
 Zone Easting Northing

D

See continuation sheet

Verbal Boundary Description

The boundary of the nomination is shown as the black line on the accompanying Beaufort County Tax Map, St. Helena Sheet #35A, Parcels 318 and 321, drawn at a scale of 1" = 200'.

See continuation sheet

Boundary Justification

The nominated property includes the 10-inch battery and its immediate setting.

See continuation sheet

11. Form Prepared By

name/title J. Tracy Power, NR Historian  
 organization SC Dept of Archives & History date 15 February 1988  
 street & number 1430 Senate St., PO Box 11669 telephone (803) 734-8608  
 city or town Columbia state SC zip code 29211

# Register of Historic Places Location Sheet

er 8 Page 2

A notable feature of Endicott-era fortifications was their emphasis on THE guns rather than on the fortifications themselves. As a result THEse fortifications were made of concrete poured into forms, usually SIT uated so that they would be much less noticeable than their masonry PREdecessors. The batteries were placed on a ridge overlooking Port Royal Sound, set into the land side of the ridge and barely visible, if AT ~~THE~~ <sup>ALL</sup> to ships in the sound. The fort's armament, consisting of THREE 10-inch rifled guns on disappearing carriages and a rapid-fire BATTERY of two 4.7-inch guns, was standard for the period. The DISappearing carriages for the large guns were ingeniously designed, so THAT the recoil of the guns carried them down and back to a position BELOW the level of the parapet, where their crews could reload them in SAFETY. (5)

THE complex at Fort Fremont, when completed, covered nearly seventy ACRES; the central portion of the installation, which included the ADMINISTRATION building, guard house, barracks, hospital, stable, ENGI neer building, carpenter shop, storehouse, pumphouse, coal house, MESS hall, bakery, commissary, post exchange, lavatory, and water tower, COVERED nearly nearly twenty-three acres. Of the complex, only the 10-1 nch battery, the rapid-fire battery, and the brick hospital built IN 1906 survive; the rest of the buildings were of frame construction AND HAVE since been demolished. (6) Fort Fremont's garrison in 1901 was THE 116th Coast Artillery, United States Army, under the command of LE UENANT Colonel Frederick Marsh. Forts Pulaski and Screven, at SAVANNAH, Georgia, were manned by the 78th, 144th, and 145th Coast ARTILLERY and Fort Screven served as the headquarters for all three FORTS. (7) The War Department planned to phase out the post at Fort FREMONT as early as 1906, but a garrison normally numbering some one HUNDRED officers and men was stationed there, usually conducting ARTILLERY practice and maintaining the fort and its guns, until 1911. OFFICERS and men from Forts Pulaski and Screven often came to St. HELENA to play baseball or hold dances atop the parapet. In early 1911 THE 127th Coast Artillery, which was then stationed at Fort Fremont, WAS ORDERED to Fort Crockett, at Galveston, Texas. When Fort Crockett BECAME the mobilization center for border patrols into Mexico not only FREMONT'S garrison but its guns were sent to Texas. The fort was DECOMMISSIONED and the new training center for the Marine Corps was ESTABLISHED at Parris Island instead of St. Helena, and after nineteen YEARS, the War Department sold the property at public auction in June 1930. (8) It has been privately owned since that time.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 8 Page 3

Although no archaeological survey has been conducted at the battery, the early and extensive occupation, limited amount of landscape disturbing activities, and historically and architecturally significant activities at the battery suggest that the site has the potential to yield valuable archaeological data.

### NOTES

(1) Annual Reports of the War Department for . . . 1898. Report of the Chief of Engineers, Part 1 (Washington: U.S. Government Printing Office, 1898), pp. 703-05 (cited below as Chief of Engineers' Report with the year); Military Field Branch, Harbor Defense Files, Record Group 77, National Archives, Washington, D.C. (Including Q.M. 13W-3, Complete Report on Fort Fremont, and "Fort Fremont, S.C.," Plans from the Quartermaster General's Office, October 1906), copies in possession of Carl J. Dorr, Land's End Plantation, St. Helena Island, S.C.

(2) Graham A. Cosmas, An Army for Empire: The United States Army in the Spanish-American War (Columbia: University of Missouri Press, 1971), pp. 7, 38-41, 84-87; Emanuel R. Lewis, Seacoast Fortifications of the United States: An Introductory History (Washington: Smithsonian Institution Press, 1970), pp. 74-80, 140-41.

(3) The nine installations, including eighteen forts, were Fort Rosecrans, San Diego Harbor, California; Forts Dade and DeSoto, Egmont Key, Tampa Bay, Florida; Fort Screven, Tybee Island, Georgia; Forts Mansfield, Michie, Terry, Tyler, and E.G. Wright, Long Island Sound, New York and Rhode Island; Forts Getty, Greble, Philip Kearny, and Wetherill, Narragansett Bay, Rhode Island; Fort Fremont, St. Helena Island, Port Royal Sound, South Carolina; Fort Crockett, Galveston Bay, Texas; and Forts Casey, Flagler, and Worden, Puget Sound, Washington. Information on the integrity of the forts was provided by the staffs of the Florida, Georgia, New York, Oregon, Rhode Island, and Texas State Historic Preservation Offices; also Lewis, pp. 140-41; Anthony F. Turhollow, A History of the Los Angeles District U.S. Army Corps of Engineers 1898-1965 (Los Angeles: U.S. Army Corps of Engineers, 1975), pp. 261, 270-71, 317-18; Aubrey Parkman, Army Engineers in New England: The Military and Civil Work of the Corps of Engineers in New England (Waltham, Massachusetts: U.S. Army Corps of Engineers, 1978), pp. 117-19; Marshall Hanft, Fort Stevens: Oregon's Defender at the River of the West (Salem: Oregon State Parks and Recreation Branch, 1980),

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National Park Service

## National Register of Historic Places Continuation Sheet

Section number 8 Page 4

pp. 213-226; and Lynn M. Alperin, Custodians of the Coast: History of the United States Army Engineers at Galveston (Galveston, Texas: U.S. Army Corps of Engineers, 1977), pp. 179, 181, 185, 195-96, 255-56.

(4) Chief of Engineers' Report, 1898, pp. 8, 25, 703-06; Ezra J. Warner, Generals in Blue: Lives of the Union Commanders (Baton Rouge: Louisiana State University Press, 1964), pp. 160-61.

(5) Lewis, pp. 74-80; Chief of Engineers' Report, 1898, pp. 8, 25, 703-06; Chief of Engineers' Report, 1899, pp. 27, 865-68; Chief of Engineers' Report, 1900, pp. 24-25, 915-17.

(6) "Fort Fremont, S.C.," Plans from the Quartermaster General's Office, October 1906.

(7) Q.M. 13W-3, Complete Report on Fort Fremont.

(8) Edith M. Dabbs, Sea Island Diary: A History of St. Helena Island (Spartanburg: The Reprint Company, Publishers, 1983), pp. 199; J.E. McTeer, Beaufort Then and Now (Beaufort: Beaufort Book Company, 1971), pp. 95-97.

Item 6.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

PHOTOGRAPHS

Section number \_\_\_\_\_ Page 1

The following information is the same for each of the photographs:

- Name of property: Fort Fremont Battery (Historic Resources of St. Helena Island, c.1740-c. 1935 multiple property listing)
- Location of property: Beaufort County, South Carolina
- Photographer: South Carolina Department of Archives and History Staff
- Location of negative: South Carolina Department of Archives and History

Additional information for each photograph follows:

1. Fort Fremont Battery Disappearing Gun Placement  
April 1987  
View looking east.
2. Fort Fremont Battery  
April 1987  
Rear elevation, view looking east.

332

Fort Fremont Hospital  
Beaufort County Tax Map  
St. Helena # 35A, Parcel 332  
2.4 acres

6.65 AC

331 10N  
330 9N  
329 8N  
328 7N  
327 6N  
326 5N  
325 4N  
324 3N  
322 1N  
321

94 1.66 AC  
93 45AC

92 3.33 AC

HOTEL RD.  
95 96 97 98 99

LAFFIT RD  
100 101 102 103 104 105

RIBAUDI  
112 119 120 121 122  
113 118 125 123  
114 117 126 124  
115 116 127

128 1 AC TOT.  
129 130  
142 143 144 145  
135 136 137 138

147 148 149 150  
151 152 153 154  
155 156 157 158 159

SEASIDE  
162 163 168  
161 164 167 171  
160 165 166 172  
176 175 174 173

SHAMROCK RD.  
202 203 204 205 206 207 208 209 210  
221 230 223 226 227 228 225 224 222

WHARF RD  
PARK 321  
318  
317

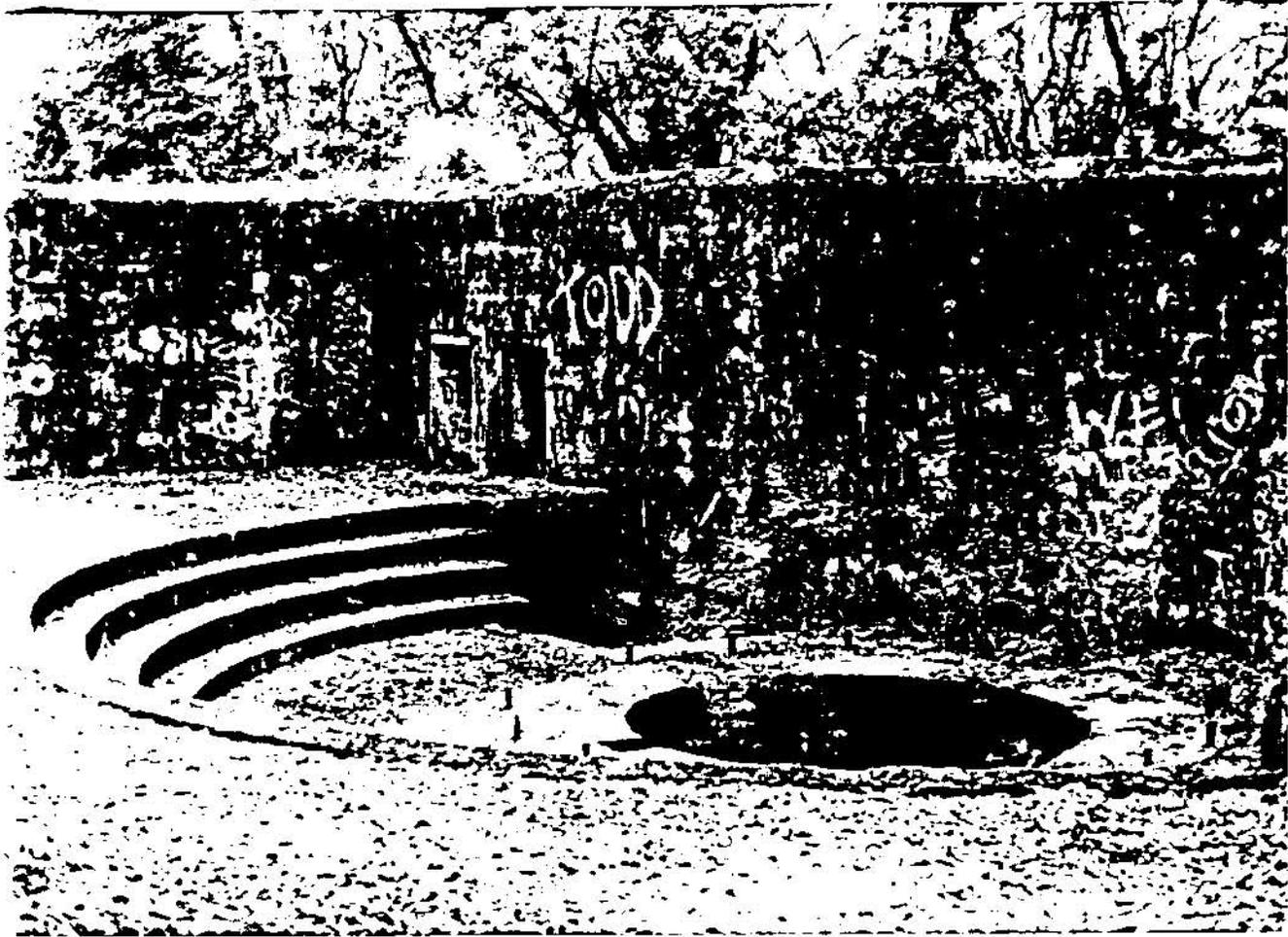
Fort Fremont Battery  
Beaufort County Tax Map  
St. Helena # 35A, Parcels  
318 and 321  
2.75 acres

231 230 229 228 227 226 225 224 223

MIXON ROAD  
294 295 296 297 298 299 300 301 302 303 304

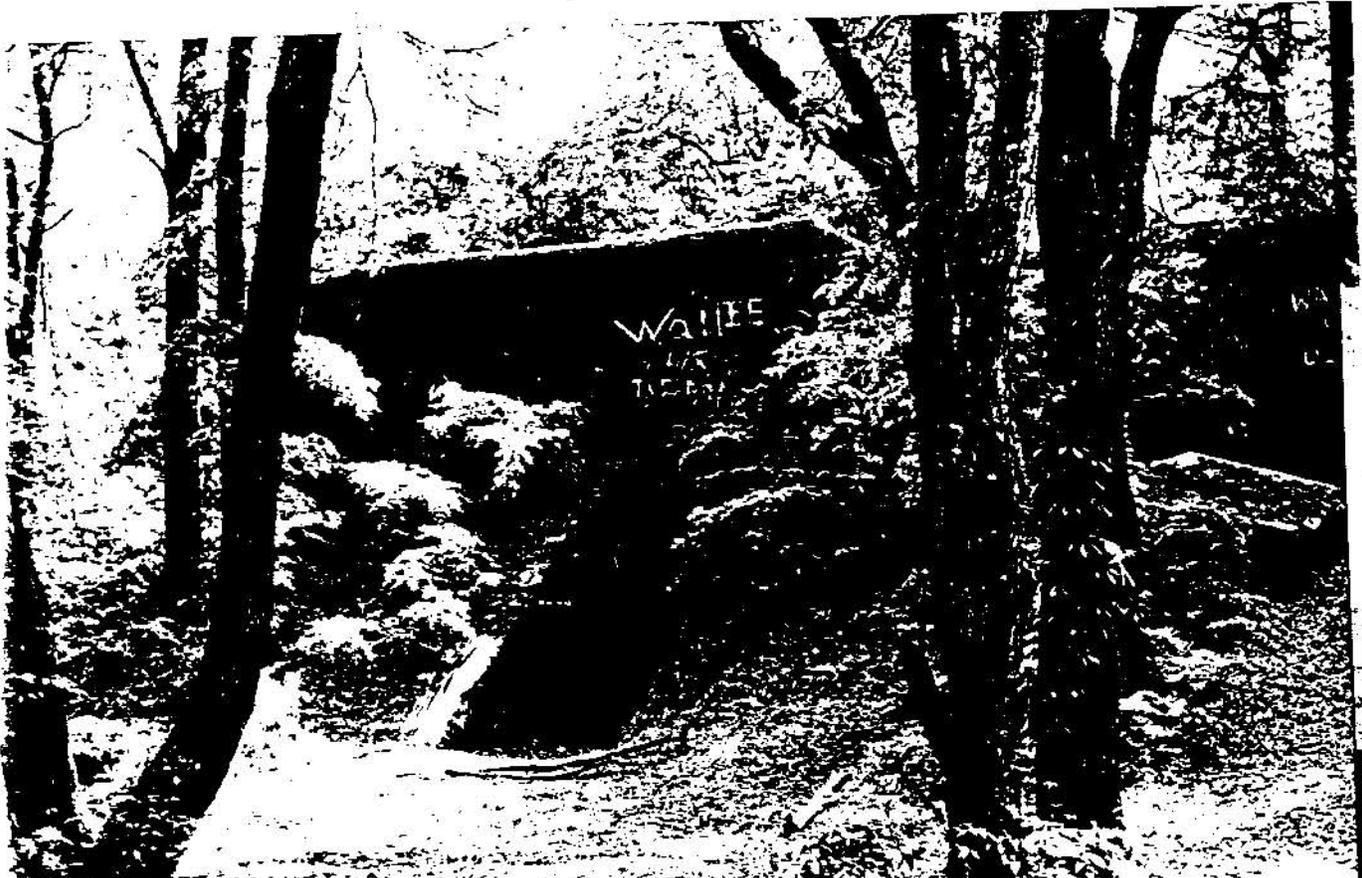
311 2 AC  
310

312 2 AC



10/10/10

10/10/10





# BEAUFORT COUNTY COUNCIL AGENDA ITEM SUMMARY

|   |
|---|
| <b>ITEM TITLE:</b>  |
| Resolution amending Resolution 2019/49 for Public Access and Passive Recreation Projects – Phase II   |
| <b>MEETING NAME AND DATE:</b>   |
| Natural Resources Committee; October 5, 2020  |
| <b>PRESENTER INFORMATION:</b>   |
| Eric Greenway, Planning and Zoning Department Director<br>10 minutes  |
| <b>ITEM BACKGROUND:</b>   |
| R2019/49 was approved by County Council on November 18, 2019  |
| <b>PROJECT / ITEM NARRATIVE:</b>  |
| The co-owners of the Mobley property no longer desire to amend the current Joint Ownership Agreement and do not desire to move forward with construction of a passive park at this time. The Graves Development Agreement (DA) is moving at an accelerated pace and funding for the planning and development of the Okatie River Park, as per the DA, will need to begin this fiscal year.  |
| <b>FISCAL IMPACT:</b>   |
| R2019/49 allocated \$1,000,000 to the Mobley property for planning and construction of a passive park. This amendment would instead allocate those funds to the Okatie River Park for planning and construction of a passive park. No additional funding will be needed.  |
| <b>STAFF RECOMMENDATIONS TO COUNCIL:</b>  |
| Staff recommend approval of the reallocation of funds from the Mobley property to the Okatie River Park property.   |
| <b>OPTIONS FOR COUNCIL MOTION:</b>  |
| Motion to approve the Resolution to amend R2019/49 to reallocate the \$1,000,000 Mobley property funding to the Okatie River Park for the planning and construction of a passive park and to move forward to County Council on October 13, 2020 for adoption.<br><br>Motion to deny the Resolution to amend R2019/49 to reallocate the \$1,000,000 Mobley property funding to the Okatie River Park for the planning and construction of a passive park and to move forward to County Council on October 13, 2020 for adoption. |

**RESOLUTION 2020/\_\_\_**

**A RESOLUTION TO AMEND RESOLUTION 2019/49 WHICH SUPPORTS PUBLIC ACCESS AND PASSIVE RECREATION PROJECTS ON RURAL AND CRITICAL LAND PRESERVATION PROGRAM PASSIVE PARK PROPERTIES**

**WHEREAS** Beaufort County adopted the Passive Parks Public Use Work Plan (Resolution 2018/22) on October 22, 2018, and the Passive Parks Ordinance (2018/53) on December 10, 2018; and

**WHEREAS** Beaufort County adopted by Resolution (2019/18) the right to reserve Land Preservation Bond funds for the implementation of public access and passive recreation park improvement projects on a first come, first serve basis with \$5 million (20%) from the 2018 Land Preservation Bond funding; and

**WHEREAS** on May 20, 2019, Beaufort County adopted by Resolution (2019/23) a reservation request of \$765,000 (3.1%) from the 2018 Land Preservation Bond funding towards the implementation of public access and passive recreation projects on County owned fee-simple Rural and Critical Preservation Land Program passive parks; and

**WHEREAS** on November 18, 2019, Beaufort County adopted by Resolution (2019/49) a reservation request of \$4,235,000 (16.9%) from the 2018 Land Preservation Bond funding towards the implementation of public access and passive recreation projects on County owned fee-simple Rural and Critical Preservation Land Program passive parks; and

**WHEREAS** on February 1, 2019 the County entered into a Development Agreement with Mr. Robert L. Graves whereby the County is obligated to pay the cost of designing and constructing the Okatie River Park improvements; and

**WHEREAS** Mr. Robert L. Graves has requested the County to accelerate the Okatie River Park improvements to coincide with his pending development.

**NOW THEREFORE, BE IT RESOLVED, THAT THE COUNTY COUNCIL OF BEAUFORT COUNTY, SOUTH CAROLINA** amends Resolution 2019/49 to strike the “Mobley Preserve” from its Exhibit A and replace it with “Okatie River Park”, as listed in Exhibit A attached hereto. All other text and fund allocations remain as originally written.

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

COUNTY COUNCIL OF BEAUFORT COUNTY

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

ATTEST:

\_\_\_\_\_  
Sarah Brock  
Clerk to Council

**Exhibit A**

**Public Access and Passive Recreation Projects**

|   |             |
|---|-------------|
| <del>Mobley Preserve</del> Okatie River Park Design/Build | \$1,000,000 |
| Okatie Marsh Regional Preserve Planning/Construction      | \$1,000,000 |
| Pinckney Point Preserve Planning/Construction             | \$1,000,000 |
| Whitehall Park Design/Build                               | \$500,000   |
| Ford Shell Ring Park Planning/Construction                | \$250,000   |
| Pocket Parks Design/Build                                 | \$485,000   |
| <br>  |             |
| TOTAL   | \$4,235,000 |

**RESOLUTION 2019 / 49**

**A RESOLUTION TO SUPPORT PUBLIC ACCESS AND PASSIVE RECREATION PROJECTS  
ON RURAL AND CRITICAL LAND PRESERVATION PROGRAM PASSIVE PARK  
PROPERTIES**

**WHEREAS** Beaufort County has been a frontrunner among local governments in land preservation since 1999 with the creation of the Rural and Critical Land Preservation Program; and

**WHEREAS** the 2018 Land Preservation Bond referenda passed with 70% approval by the citizens of Beaufort County; and

**WHEREAS** the 2018 Land Preservation Bond referenda states that an amount “not to exceed 20%” of the funds may be used to improve existing and newly acquired open space and natural areas protected under the Program; and

**WHEREAS** Beaufort County has acquired over 13,000 acres of fee-simple properties with Land Preservation funding, and anticipates acquiring additional fee-simple properties with Land Preservation funding; and

**WHEREAS** Beaufort County understands and recognizes the benefits of open space and passive recreation on community health and vibrancy, tourism, education, and quality of life for its citizens; and

**WHEREAS** Beaufort County believes and supports that the preserved lands should be publically accessible with passive recreation improvements; and

**WHEREAS** Beaufort County adopted the Passive Parks Public Use Work Plan (Resolution 2018/22) on October 22, 2018, and the Passive Parks Ordinance (2018/53) on December 10, 2018; and

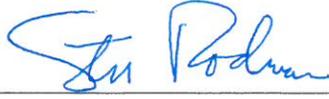
**WHEREAS** Beaufort County adopted by Resolution (2019/18) the right to reserve Land Preservation Bond funds for the implementation of public access and passive recreation park improvement projects on a first come, first serve basis with \$5 million (20%) from the 2018 Land Preservation Bond funding; and

**WHEREAS** on May 20, 2019, Beaufort County adopted by Resolution (2019/23) a reservation request of \$765,000 (3.1%) from the 2018 Land Preservation Bond funding towards the implementation of public access and passive recreation projects on County owned fee-simple Rural and Critical Preservation Land Program passive parks.

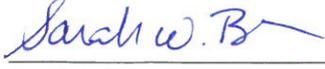
**NOW THEREFORE, BE IT RESOLVED, THAT THE COUNTY COUNCIL OF BEAUFORT COUNTY, SOUTH CAROLINA** reserves an amount not to exceed \$4,235,000 (16.9%) from the 2018 Land Preservation Bond funding towards the implementation of public access and passive recreation projects, as listed in Exhibit A, on County owned fee-simple Rural and Critical Preservation Land Program passive parks.

Adopted this 18<sup>th</sup> day of November, 2019.

COUNTY COUNCIL OF BEAUFORT COUNTY

BY:   
Stewart H. Rodman, Chairman

ATTEST:

  
Sarah W. Brock  
Clerk to Council

**Exhibit A**

**Public Access and Passive Recreation Projects**

|  |                    |
|--|--------------------|
| Mobley Preserve Design/Build                         | \$1,000,000        |
| Okatie Marsh Regional Preserve Planning/Construction | \$1,000,000        |
| Pinckney Point Preserve Planning/Construction        | \$1,000,000        |
| Whitehall Park Design/Build                          | \$500,000          |
| Ford Shell Ring Park Planning/Construction           | \$250,000          |
| Pocket Parks Design/Build                            | \$485,000          |
| <b>TOTAL</b>   | <b>\$4,235,000</b> |



COUNTY COUNCIL OF BEAUFORT COUNTY

PURCHASING DEPARTMENT

106 Industrial Village Road, Bldg. 2, Post Office Drawer 1228  
Beaufort, South Carolina 29901-1228

David L Thomas, Purchasing Director  
dthomas@bcgov.net 843.255.2353

**TO:** Councilwoman Alice Howard, Chairman, Natural Resources Committee

**FROM:** David L Thomas, CPPO, Purchasing Director

**SUBJ:** New Contract as a Result of Solicitation  
RFP 052820, Rural and Critical Land Preservation Program Consulting Services

**DATE:** 10/05/2020

**BACKGROUND:**

On June 15, 2020, Beaufort County received three (3) qualifications/proposals for the Rural and Critical Land Preservation Program consulting services. This service includes opportunity to submit a proposal that contains a scope of services for providing various support services to the Beaufort County Administration with the implementation and management of the Rural and Critical Land Preservation Program. The service contract is for one (1) year of consulting services which is estimated to end on October 1, 2021. The evaluation committee consisting of: Michael Mathews, Chairman of the Rural and Critical Land Preservation Program Board; Amanda Flake, Beaufort County Natural Resource Planner; Phil Foot, Assistant County Administrator for Public Safety; Brittany Ward, Deputy County Attorney; and Eric Greenway, Director of Beaufort County Planning and Zoning Department, evaluated the proposals from the following firms: ECS Southeast, LLC; RES Environmental Operating Company, LLC (RES); and the Beaufort County Open Land Trust (BCOLT). After reviewing the written submittals, the committee elected to interview all three (3) firms for an initial interview and then, after the initial ranking and discussion, decided to offer second round interviews to RES Environmental Operating Company, LLC (RES) and the Beaufort County Open Land Trust (BCOLT) in order to verify an understanding of the requested scope of services and that each applicant understood the requirements of the contract, ensuring the price provided by each firm was accurate. The second round also gave each firm an opportunity to answer questions addressing committee members' concerns.

Please see below the three (3) firms that submitted proposals for this project and their final ranking.

**VENDOR INFORMATION:**

**COST:**

|   |                                  |
|---|----------------------------------|
| 1. RES Environmental Operating Company, LLC (RES), Charleston, SC | \$ 97,039                        |
| 2. Beaufort County Open Land Trust (BCOLT), Beaufort, SC          | \$179,000                        |
| 3. ECS Southeast, LLC, North Charleston, SC                       | Full contract price not obtained |

All firms are self-performing this project.

Insert Addition Vendor Info.

**FUNDING:**

Contract services will be paid from the RCLP bond.

Funding approved: Yes  By: raymond.williams Date: 09/03/2020

**FOR ACTION:** Natural Resources Committee meeting on October 5, 2020.

**RECOMMENDATION:**

The Purchasing Department recommends that the Natural Resources Committee approve the contract award to RES Environmental Operating Company, LLC (RES) in the amount of \$97,039 for the aforementioned services from the funding source listed above.

Attachment: RCLPConsultingServices.pdf  
460.47 KB

Click here to attach a file

Item 8.

cc: Ashley Jacobs, County Administrator  
Approved: Yes  Date: 09/04/2020

Check to override approval:  Overridden by:  Override Date:

Raymond Williams, Finance Director  
Approved: Yes  Date: 09/03/2020

Eric Greenway Director, Planning and Zoning   
Approved: Yes  Date: 09/04/2020

Check to override approval:  Overridden by:  Override Date:  ready for admin:

CC others

Approved by Committee:

Approved by Council:

After Initial Submission, Use the Save and Close Buttons

Item 8.



COUNTY COUNCIL OF BEAUFORT COUNTY  
PURCHASING DEPARTMENT  
106 Industrial Village Road  
Post Office Drawer 1228  
Beaufort, South Carolina 29901-1228

TO: Councilwoman Alice Howard, Chairman, Natural Resources Committee  
FROM: Dave Thomas, CPPO, Purchasing Director  
SUBJ: **Recommendation of Contract Award for RFP #052820 Rural and Critical Land Preservation Program Consulting Services**  
DATE: September 1, 2020

**BACKGROUND:** On June 15, 2020, Beaufort County received three (3) qualifications/proposals for the Rural and Critical Lands Preservation Program consulting services. This service includes opportunity to submit a proposal that contains a scope of services for providing various support services to the Beaufort County Administration with the implementation and management of the Rural and Critical Land Preservation Program. The service contract is for one (1) year of consulting services which is estimated to end on October 1, 2021. The evaluation committee consisting of: Michael Mathews, Chairman of the Rural and Critical Lands Preservation Program Board; Amanda Flake, Beaufort County Natural Resources Planner; Phil Foot, Assistant County Administrator for Public Safety; Brittany Ward, Deputy County Attorney; and Eric Greenway, Director Beaufort County Planning and Zoning evaluated the proposals from the following firms: ECS Southeast, LLC; RES Environmental Operating Company, LLC (RES); and The Beaufort County Open Land Trust (BCOLT). After reviewing the written submittals, the committee elected to interview all three (3) firms for an initial interview and then after the initial ranking and discussion, decided to offer second round interviews to RES Environmental Operating Company, LLC (RES), and The Beaufort County Open Land Trust (BCOLT) in order to verify an understanding of the requested scope of services and that each applicant understood the requirements of the contract, ensuring the price provided by each firm was accurate. The second round also gave each firm an opportunity to answer questions addressing committee members' concerns.

Please see below the three firms that submitted proposals for this project, then their final ranking.

**FIRMS FINAL RANKING:**

**Cost:**

- |   |                                  |
|---|----------------------------------|
| 1. RES Environmental Operating Company, LLC (RES), Charleston, SC | \$ 97,039.00                     |
| 2. The Beaufort County Open Land Trust (BCOLT), Beaufort, SC      | \$ 179,000.00                    |
| 3. ECS Southeast, LLC, North Charleston, SC                       | Full contract price not obtained |

\*All firms are self-performing this project.

**FUNDING:** Contract Services will be paid from the RCLPP Bond.

**FOR ACTION:** Natural Resources Committee meeting on October 5, 2020 at 3:30 p.m.

**RECOMMENDATION:** The Purchasing Department recommends that the Natural Resources Committee approve the contract award to RES Environmental Operating Company, LLC (RES) in the amount of \$ 97,039.00 for the aforementioned from the funding source listed above.

CC: Ashley M. Jacobs, County Administrator  
Raymond Williams, Interim CFO, Finance  
Eric Greenway, Community Development Department Director

Att: Final Ranking Summary

| Rural and Critical Lands Consulting Services |                 |                 |                 |                 |
|--|-----------------|-----------------|-----------------|-----------------|
| RFQ 052820                                   |                 |                 |                 |                 |
| Summary Score Sheet                          |                 |                 |                 |                 |
| Round 1 Interview Scores                     |                 |                 |                 |                 |
| Evaluators                                   | Name of Company | Name of Company | Name of Company | Name of Company |
|  | <u>BCOLT</u>    | <u>ECS</u>      | <u>RES</u>      |                 |
| Eric Greenway                                | 72              | 52              | 84              |                 |
| Phil Foot                                    | 79              | 55              | 81              |                 |
| Michael Mathews                              | 89              | 33              | 69              |                 |
| Brittany Ward                                | 75              | 40              | 81              |                 |
| Amanda Flake                                 | 87              | 52              | 97              |                 |
| <b>TOTALS:</b>                               | <b>402</b>      | <b>232</b>      | <b>412</b>      | <b>0</b>        |
| 1. RES                                       |                 |                 |                 |                 |
| 2. BCOLT                                     |                 |                 |                 |                 |
| 3. ECS                                       |                 |                 |                 |                 |

| Rural and Critical Lands Consulting Services |                 |                 |                 |                 |
|--|-----------------|-----------------|-----------------|-----------------|
| RFQ 052820                                   |                 |                 |                 |                 |
| Summary Score Sheet                          |                 |                 |                 |                 |
| Round 2 Interview Scores                     |                 |                 |                 |                 |
| Evaluators                                   | Name of Company | Name of Company | Name of Company | Name of Company |
|  | <u>BCOLT</u>    | <u>RES</u>      |                 |                 |
| Eric Greenway                                | 72              | 84              |                 |                 |
| Phil Foot                                    | 79              | 81              |                 |                 |
| Michael Mathews                              | 85              | 86              |                 |                 |
| Brittany Ward                                | 70              | 84              |                 |                 |
| Amanda Flake                                 | 87              | 97              |                 |                 |
| <b>TOTALS:</b>                               | <b>393</b>      | <b>432</b>      |                 |                 |
| 1. RES                                       |                 |                 |                 |                 |
| 2. BCOLT                                     |                 |                 |                 |                 |



# BEAUFORT COUNTY COUNCIL AGENDA ITEM SUMMARY

|   |
|---|
| <b>ITEM TITLE:</b>  |
| Contract for Rural and Critical Land Preservation Program Consulting Services (RFP# 052820 )  |
| <b>MEETING NAME AND DATE:</b>   |
| Natural Resources Committee- October 5, 2020  |
| <b>PRESENTER INFORMATION:</b>   |
| Eric Greenway, Planning and Zoning Director and Dave Thomas, Director of Purchasing<br>15-20 minutes  |
| <b>ITEM BACKGROUND:</b>   |
| Requesting that the NRC make a recommendation to the County Council for providing various support services to the Beaufort County Administration with the implementation and management of the Rural and Critical Land Preservation Program (RFP# 052820).  |
| <b>PROJECT / ITEM NARRATIVE:</b>  |
| On June 15, 2020, Beaufort County received three (3) qualifications/proposals for the Rural and Critical Lands Preservation Program consulting services. The selection committee interviewed all three firms and then conducted 2nd interviews with two of the firms. The two firms that were recommended for second round interviews were RES Environmental Operating Company, LLC (RES), and The Beaufort County Open Land Trust (BCOLT) in order to verify an understanding of the requested scope of services and that each applicant understood the requirements of the contract as well as ensuring the price provided by each firm was accurate. Also, each firm was allowed to answer questions to address any committee member's concerns. |
| <b>FISCAL IMPACT:</b>   |
| Contract Services will be paid from the RCLPP Bond. This contract request authorizes an amount of \$97,039 for the 20/21 budget year.   |
| <b>STAFF RECOMMENDATIONS TO COUNCIL:</b>  |
| Staff recommends that the Natural Resources Committee approve the contract award to RES Environmental Operating Company, LLC (RES) in the amount of \$ 97,039.00 from the funding source listed above.  |
| <b>OPTIONS FOR COUNCIL MOTION:</b>  |
| Motion to approve the contract award to RES Environmental Operating Company, LLC (RES) in the amount of \$ 97,039.00 from the RCLPP Bond.<br><br>Motion to deny the contract award to RES Environmental Operating Company, LLC (RES) in the amount of \$97,039.00 from the RCLPP Bond.  |



# BEAUFORT COUNTY COUNCIL AGENDA ITEM SUMMARY

|  |
|--|
| <b>ITEM TITLE:</b>   |
| Update of the 2020 Beaufort County Comprehensive Plan and the Greenprint Plan  |
| <b>MEETING NAME AND DATE:</b>  |
| Natural Resources Committee of County Council – October 5, 2020  |
| <b>PRESENTER INFORMATION:</b>  |
| Glenn Walters, Principle, Design Workshop – length of presentation – 10 minutes  |
| <b>ITEM BACKGROUND:</b>  |
| In October 2019, Beaufort County Council awarded a contract to Design Workshop to reformulate the County’s Comprehensive Plan. Work on the plan began in January 2020. The contract was amended in April 2020 for Design Workshop to update the Greenprint Plan, a plan that provides a framework for the Rural and Critical Lands Preservation Program. |
| <b>PROJECT / ITEM NARRATIVE:</b>   |
| The consultant will give an update of the Comprehensive Plan and the Greenprint Plan. The update will include the results of recent public workshops and surveys.  |
| <b>FISCAL IMPACT:</b>  |
| The contract was awarded to Design Workshop in October 2019 for \$238,000 (\$60,000 to be paid by the Town of Port Royal) to reformulate the Comprehensive Plan. The contract was amended in April 2020 for an additional \$49,000 for Design Workshop to update the Greenprint Plan.  |
| <b>STAFF RECOMMENDATIONS TO COUNCIL:</b>   |
| No action is being requested.  |
| <b>OPTIONS FOR COUNCIL MOTION:</b>   |
| No action is being requested.  |