



County Council Meeting Beaufort County, SC

Council Chambers, Administration Building Beaufort County Government Robert Smalls
Complex 100 Ribaut Road, Beaufort

Monday, April 10, 2023

***Immediately following the Community Services and Land Use Committee but no
sooner than 4:30 PM ***

5:00 PM

AGENDA

COUNCIL MEMBERS:

JOSEPH F. PASSIMENT, CHAIRMAN
DAVID P. BARTHOLOMEW
LOGAN CUNNINGHAM
YORK GLOVER
MARK LAWSON
ANNA MARIA TABERNIK

LAWRENCE MCELYNN, VICE CHAIR
PAULA BROWN
GERALD DAWSON
ALICE HOWARD
THOMAS REITZ

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE AND INVOCATION- Council Member York Glover
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- February 27, 2023
6. ADMINISTRATOR'S REPORT
- [7.](#) PROCLAMATION RECOGNIZING LIBRARY WEEK
- [8.](#) PROCLAMATION RECOGNIZING APRIL AS SEXUAL ASSAULT AWARENESS MONTH

CITIZEN COMMENTS

9. CITIZEN COMMENTS PERIOD - 15 MINUTES TOTAL

Anyone who wishes to speak during the Citizen Comment portion of the meeting will limit their comments to AGENDA ITEMS ONLY and speak no longer than three (3) minutes. Speakers will address Council in a respectful manner appropriate to the decorum of the meeting, refraining from the use of profane, abusive, or obscene language.

COMMITTEE REPORTS

10. LIASION AND COMMITTEE REPORTS

PUBLIC HEARINGS AND ACTION ITEMS

11. APPROVAL OF CONSENT AGENDA

12. TIME-SENSITIVE ITEM ORIGINATING FROM THE APRIL 10TH COMMUNITY SERVICES AND LAND USE COMMITTEE - FIRST READING OF AN ORDINANCE FOR TEXT AMENDMENTS TO THE COMMUNITY DEVELOPMENT CODE (CDC): ARTICLE 3, DIVISION 3.4, SECTION 3.4.50- CULTURAL PROTECTION OVERLAY (CPO); SECTION 3.4.10- PURPOSE; AND DIVISION 3.1, SECTION 3.1.70- LAND USE DEFINITIONS, RECREATION FACILITY: GOLF COURSE, TO UPDATE DEFINITIONS, REGULATIONS, AND STANDARDS IN THE CULTURAL PROTECTION OVERLAY ZONE

13. TIME-SENSITIVE ITEM ORIGINATING FROM THE APRIL 10TH COMMUNITY SERVICES AND LAND USE COMMITTEE - FIRST READING OF AN ORDINANCE TO ACCEPT AND TO ALLOCATE FUNDS RECEIVED FROM THE SOUTH CAROLINA OPIOID RECOVERY FUND (\$299,376.00)

14. TIME-SENSITIVE ITEM ORIGINATING FROM THE APRIL 10TH COMMUNITY SERVICES AND LAND USE COMMITTEE - FIRST READING OF AN ORDINANCE TO ACCEPT AND TO ALLOCATE FUNDS RECEIVED FROM THE SOUTH CAROLINA OPIOID RECOVERY FUND (\$612,733.00)

15. SECOND READING OF AN ORDINANCE FOR A ZONING MAP AMENDMENT/REZONING REQUEST FOR 1 ACRE (R600 036 000 0369 0000) AT 3 BENTON LANE FROM T3 EDGE TO T2 RURAL CENTER

(failed at Community Services & Land Use Committee on March 13, 2023 - 3:5)

Vote at First Reading on March 27th, 2023 - 8:3 (Public Hearing will be held at third reading on April 24th)

16. PUBLIC HEARING AND SECOND READING OF AN ORDINANCE FOR TEXT AMENDMENTS TO THE COMMUNITY DEVELOPMENT CODE (CDC): SECTIONS 3.1.60 (CONSOLIDATED USE TABLE), 3.2.60 (T2 RURAL CENTER (T2RC) STANDARDS), AND 4.1.220 (RESIDENTIAL STORAGE FACILITY) TO CONDITIONALLY ALLOW THE USAGE OF RESIDENTIAL STORAGE FACILITY IN T2 RURAL CENTER

Vote at First Reading on March 27, 2023 - 11:0

17. PUBLIC HEARING AND SECOND READING OF AN ORDINANCE FOR A ZONING MAP AMENDMENT/REZONING REQUEST FOR 2.81 ACRES (R600 008 000 0625 0000) AT THE INTERSECTION OF OKATIE HIGHWAY (170) AND LOWCOUNTRY DRIVE (462) FROM T2 RURAL (T2R) TO C4 COMMUNITY CENTER MIXED-USE (C4CCMU)

Vote at First Reading on March 27, 2023- 10:1

18. PUBLIC HEARING AND APPROVAL OF A RESOLUTION AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE THE NECESSARY DOCUMENTS AND PROVIDE FUNDING FOR THE PURCHASE OF REAL PROPERTY IDENTIFIED AS TAX MAP SERIAL NUMBER R300 015 000 076B 0000 AND ALSO KNOWN AS BLOCKER FIELD EXTENSION

19. APPROVAL OF A RESOLUTION TO ACCEPT A 30,000 GRANT FROM AMERICAN SOCIETY FOR THE PREVENTION OF CRUELTY TO ANIMALS (ASPCA) FOR DISASTER RESPONSE

CITIZEN COMMENTS

20. CITIZEN COMMENT PERIOD- 15 MINUTES TOTAL

Anyone who wishes to speak during the Citizen Comment portion of the meeting will limit their comments and speak no longer than three (3) minutes. Speakers will address Council in a respectful manner appropriate to the decorum of the meeting, refraining from the use of profane, abusive, or obscene language.

21. ADJOURNMENT

CONSENT AGENDA

Items Originating from the Public Facilities and Safety Committee

1. APPROVAL TO AWARD RFQ FOR ON-CALL RIGHT OF WAY SERVICES
 2. APPROVAL TO AWARD MEAD & HUNT CONTRACT FOR ENGINEERING SERVICES FOR THE SC 46 WIDENING PROJECT (\$1,053,734.19)
-

END OF CONSENT AGENDA

**TO WATCH COMMITTEE OR COUNTY COUNCIL MEETINGS OR FOR A COMPLETE LIST OF AGENDAS AND
BACKUP PACKAGES, PLEASE VISIT:**

<https://beaufortcountysc.gov/council/council-committee-meetings/index.html>



County Council Meeting Beaufort County, SC

Council Chambers, Administration Building Beaufort County Government Robert Smalls
Complex 100 Ribaut Road, Beaufort

Monday, February 27, 2023
5:00 PM

MINUTES

Watch the video stream available on the County's Website to hear the whole discussion or presentation on a specific topic or the complete meeting. <https://beaufortcountysc.new.swagit.com/videos/209035>

1. CALL TO ORDER

Chairman Passiment called the meeting to order at 5:00 PM.

PRESENT

Chairman Joseph F. Passiment
Vice-Chairman Lawrence McElynn
Council Member David P. Bartholomew
Council Member Paula Brown
Council Member Logan Cunningham
Council Member Gerald Dawson
Council Member York Glover
Council Member Mark Lawson
Council Member Thomas Reitz
Council Member Anna Maria Tabernik

ABSENT

Council Member Alice Howard

2. PLEDGE OF ALLEGIANCE AND INVOCATION

Chairman Passiment led the Pledge of Allegiance, and Vice Chairman McElynn led the Invocation.

3. FOIA

Chairman Passiment noted that public notification of this meeting had been published, posted, and distributed in compliance with the South Carolina Freedom of Information Act.

4. APPROVAL OF AGENDA

Motion: It was moved by Council Member Dawson, seconded by Council Member Reitz, to approve the agenda.

The Vote - The motion was approved without objection.

5. APPROVAL OF MINUTES

Motion: It was moved by Council Member Tabernik, seconded by Council Member Brown, to approve the minutes of February 13, 2023.

The Vote - The motion was approved without objection.

6. ADMINISTRATOR'S REPORT

Please watch the video stream available on the County's website to view the full report.

<https://beaufortcountysc.new.swagit.com/videos/209035?ts=211>

County Administrator Greenway briefed the Council on the appeal made by Bay Point representatives on the Zoning Board of Appeal's decision to deny the Bay Point Ecotourism item and highlighted the work of three employees: Rachel Berrios with the Assessor's Office, Karen Morris with EMS, and Joey Joseph with the Detention Center.

7. CITIZEN COMMENTS

<https://beaufortcountysc.new.swagit.com/videos/209035?ts=777>

1. Megan James
2. Allen Patterson
3. Walter Oliver

Chairman Passiment called for a recess at 5:23 PM.

4. Lynn Greeley

8. LIASION AND COMMITTEE REPORTS

Please watch the video stream available on the County's website to view the full discussion.

<https://beaufortcountysc.new.swagit.com/videos/209035?ts=1580>

Council Member Reitz updated the Council on the Beaufort Executive Airport renovation and April ribbon-cutting event, the Hilton Head Airport bidding timelines and reconstruction, and vacancies on the Airport Board.

Council Member Tabernik commented on her participation in the County Transportation Committee's retreat.

Council Member Lawson discussed the consent agenda items originating from the Finance Committee, including the need for further clarification on consent agenda item 2, which is the Third Reading of an ordinance for a text amendment to the Community Development Code (CDC): Section 5.11.90.D (Penalty for Clear Cutting Prior to Development) to increase the penalties for clear-cutting property and provide guidance on acceptable forestry practices.

9. APPROVAL OF CONSENT AGENDA

Please watch the video stream available on the County's website to view the full discussion.

<https://beaufortcountysc.new.swagit.com/videos/209035?ts=1843>

County Administrator Greenway briefed the Council on consent agenda item 2, including the procedures for tree cutting and the Planning and Zoning Department permit process. Mr. Greenway also clarified that the ordinance does not regulate brush hogging.

Council Member Bartholomew asked about equipment regulations, and County Administrator Greenway said no ordinance governs equipment that can be used.

Council Member Glover asked about the ordinance's impact on property development. Planning Department Director Merchant commented that this ordinance applies to property that is five acres or greater with a focus on forestry and silviculture and that another section of the code regulates the removal of trees prior to development.

Motion: It was moved by Council Member Glover, seconded by Council Member Cunningham, to approve the consent agenda.

Discussion: Council Member McElynn commented that there was a public hearing on consent agenda item 2 and ongoing confusion about the item, and his appreciation of Council Member Lawson's commitment to continue to investigate the matter further to determine if additional action is necessary.

The Vote - The motion was approved without objection.

10. **FIRST READING OF AN ORDINANCE AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE THE NECESSARY DOCUMENTS AND PROVIDE FUNDING FOR THE PURCHASE OF REAL PROPERTY LOCATED AT 1230 N OKATIE HIGHWAY, COMMONLY KNOWN AS THE COOLER TRACT, FOR THE PURPOSE OF CONSOLIDATING COUNTY SHERIFF FACILITIES AND OPERATIONS TO THIS PROPERTY AND FOR OTHER FIRST RESPONDER FACILITIES AS DESIRED**

Motion: It was moved by Council Member Cunningham, seconded by Council Member Brown, to approve the first reading of an ordinance authorizing the County Administrator to execute the necessary documents and provide funding for the purchase of real property located at 1230 N Okatie Highway, commonly known as the Cooler Tract, for the purpose of consolidating county sheriff facilities and operations to this property and for other first responder facilities as desired.

The Vote - The motion was approved without objection.

11. **FIRST READING OF AN ORDINANCE TO AMEND BEAUFORT COUNTY ORDINANCE 2022/33 FOR THE FISCAL YEAR 2022-23 BEAUFORT COUNTY BUDGET TO PROVIDE FOR ADDITIONAL APPROPRIATIONS TO PAY FOR THE PORT ROYAL LIBRARY, TRANSFER FUNDING FROM THE GENERAL FUND TO THE CAPITAL IMPROVEMENT FUND FOR THE BATHROOMS AT BRUCE EDGERLY FIELD AND BURTON WELLS, THE USE OF FUNDS TO COMPLETE THE EMS/ FIRE HOUSE IN BLUFFTON, FUNDING OF THE PLANNING AND DESIGN WORK FOR THE USCB CONVOCATION CENTER FACILITY, FUNDING OF A PATHWAY AT THE DISABILITY AND SPECIAL NEEDS BUILDING, FUNDING OF REPAIRS AND REPLACEMENTS OF CIP, ADDITIONAL FUNDING TO THE ISLAND RECREATION CENTER, FUNDING OF A COST OF LIVING ADJUSTMENT, SUSPEND THE CURRENT YEAR TRANSFER FROM THE HOSPITALITY TAX FUND TO THE GENERAL FUND, FUNDING OF DIRT ROAD CONTRACT 54, AND OTHER MATTERS RELATED THERETO**

Please watch the video stream available on the County's website to view the full discussion.

<https://beaufortcountysc.new.swagit.com/videos/209035?ts=2581>

Motion: It was moved by Council Member Tabernik, seconded by Council Member Glover, to approve the first reading of an ordinance to amend Beaufort County Ordinance 2022/33 for the Fiscal Year 2022-23 Beaufort County Budget to provide for additional appropriations to pay for the Port Royal Library, transfer funding from the General Fund to the Capital Improvement Fund for the bathrooms as Bruce Edgerly Field and Burton Wells, the use of funds to complete the EMS/Fire House in Bluffton, funding of the planning and design work for the USCB Convocation Center Facility, funding of a pathway at the Disability and Special Needs Building, funding of repairs and replacements of CIP, additional funding to the Island Recreation Center, funding of a cost of living adjustment suspend the current year transfer from the Hospitality Tax Fund to the General Fund, funding of Dirt Road Contract 54, and other matters related thereto.

Discussion: Council Member Glover and County Administrator Greenway discussed funding and facility design plans for the USCB Convocation Center.

Council Member Cunningham and County Administrator Greenway discussed public use of the facility.

The Vote - The motion was approved without objection.

12. FIRST READING OF AN ORDINANCE APPROPRIATING FUNDS FROM THE STATE 2% ACCOMMODATIONS TAX FUND AND OTHER MATTERS RELATED THERETO

Motion: It was moved by Council Member Lawson, seconded by Council Member Cunningham, to approve the first reading of an ordinance appropriating funds from the State 2% Accommodations Tax Fund and other matters related thereto.

Discussion: Council Member Bartholomew confirmed accounting would be required and that no entity was awarded over their original ask.

The Vote - The motion was approved without objection.

13. FIRST READING OF AN ORDINANCE APPROPRIATING FUNDS FROM THE LOCAL ACCOMMODATIONS TAX AND LOCAL HOSPITALITY TAX FUND AND OTHER MATTERS RELATED THERETO

Motion: It was moved by Council Member Dawson, seconded by Council Member Glover, to approve the first reading of an ordinance appropriating funds from the Local Accommodations Tax and Local Hospitality Tax Fund and other matters related thereto.

Discussion: County Administrator Greenway commented that any entity receiving funding through this ordinance would have to acknowledge the Beaufort County sponsorship in event materials.

The Vote - The motion was approved without objection.

14. FIRST READING OF AN ORDINANCE AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE THE NECESSARY DOCUMENTS TO PURCHASE AND TO FUND THE PURCHASE OF REAL PROPERTY LOCATED AT 333 & 335 BUCKWALTER PARKWAY

Please watch the video stream available on the County's website to view the full discussion.

<https://beaufortcountysc.new.swagit.com/videos/209035?ts=2901>

Motion: It was moved by Council Member Cunningham, seconded by Council Member Tabernik, to approve the first reading of an ordinance authorizing the County Administrator to execute the necessary documents to purchase and to fund the purchase of real property located at 333 & 335 Buckwalter Parkway.

Discussion: County Administrator Greenway discussed how the property purchased from the United Methodist Church would be used for affordable housing, and this ordinance allows for the purchase of that property.

Council Member Cunningham commented on his support for the affordable housing location and his idea to hold a town hall to inform the public about the affordable housing plan.

Council Member Lawson commented that the County is working to create affordable housing through an open process and with public input.

Council discussed the pathway along Buckwalter Parkway.

The Vote - The motion was approved without objection.

15. FIRST READING OF AN ORDINANCE AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE THE NECESSARY DOCUMENTS TO PURCHASE AND TO FUND THE PURCHASE OF A PORTION OF REAL PROPERTY LOCATED AT 1505 SALEM ROAD

Please watch the video stream available on the County's website to view the full discussion.

<https://beaufortcountysc.new.swagit.com/videos/209035?ts=3154>

Motion: It was moved by Council Member Glover, seconded by Council Member Reitz, to approve the first reading of an ordinance authorizing the County Administrator to execute the necessary documents to purchase and to fund the purchase of a portion of real property located at 1505 Salem Road.

Discussion: Special Projects Director Amundson commented on the requirement to provide space for certain agencies, including DHEC, and the relocation of those entities to move forward with affordable housing plans in downtown Beaufort.

Council Member Cunningham commended County staff for their work to create affordable housing options.

The Vote - The motion was approved without objection.

16. CITIZEN COMMENTS

Please watch the video stream available on the County’s website to view the comments.

<https://beaufortcountysc.new.swagit.com/videos/209035?ts=3316>

- 1. Fred Hamilton
- 2. Grant McClure
- 3. Arnold Brown
- 4. Mare Deckard
- 5. Skip Hoagland

17. ADJOURNMENT

Adjourned: around 6:11 PM

COUNTY COUNCIL OF BEAUFORT COUNTY

BY: _____
Joseph F. Passiment, Jr., Chairman

ATTEST:

Sarah W. Brock, Clerk to Council
Ratified:

~ Proclamation ~

Whereas, libraries provide the opportunity for everyone to pursue their passions and engage in lifelong learning, allowing them to live their best life;

Whereas, libraries have long served as trusted institutions for all members of the community regardless of race, ethnicity, creed, ability, sexual orientation, gender identity, or socio-economic status;

Whereas, libraries strive to develop and maintain programs and collections that are as diverse as the populations they serve and ensure equity of access for all;

Whereas, libraries adapt to the ever-changing needs of their communities, continually expanding their collections, services, and partnerships;

Whereas, libraries play a critical role in the economic vitality of communities by providing internet and technology access, literacy skills, and support for job seekers, small businesses, and entrepreneurs;

Whereas, libraries are accessible and inclusive places that promote a sense of local connection, advancing understanding, civic engagement, and shared community goals;

Whereas, libraries are cornerstones of democracy, promoting the free exchange of information and ideas for all;

Whereas, libraries, librarians, and library workers are joining library supporters and advocates across the nation to celebrate National Library Week;

Now, therefore, be it resolved, that Beaufort County declares the week of April 23rd through April 29th as

“National Library Week”

Dated this 10th day of April 2023

Please visit your library to explore the wealth of resources available.



Joseph Passiment, Chairman
Beaufort County Council

~ Proclamation ~

Whereas, Sexual Assault Awareness Month calls attention to the fact that sexual violence is a pervasive problem in all communities and has public health implications for every individual in Beaufort County; and

Whereas, rape, sexual assault, and sexual harassment impact our community as seen by statistics indicating that nationwide, 81% of women and 43% of men report some form of sexual harassment and/or in their lifetimes; and

Whereas, child sexual abuse prevention must be a priority to confront the reality that 1 in 7 girls, and 1 in 25 boys will experience sexual violence in their lifetime; and

Whereas, Hopeful Horizons, our local Children’s Advocacy, Domestic Violence, and Rape Crisis organization served more than 1,200 primary victims and more than 700 secondary victims in the year 2022; and

Whereas, staff and volunteers of Hopeful Horizons urges every person to speak out against harmful attitudes and actions that lead to violence, however small; and

Whereas, all people are encouraged to report and speak out against all types of violence in the community; and

Whereas, prevention of sexual violence is possible. Therefore, we must work together to increase education, awareness, and community involvement as well as support survivors in an effort to connect them with services.

Now, therefore, be it resolved, that Beaufort County Council joins advocates across the United States and the State of South Carolina to proclaim the month of April 2023 as

“Sexual Assault Awareness Month”

And urges all citizens to observe this month by becoming aware of the tragedy of sexual assault, supporting those who are working towards its end, and participating in community efforts aimed at changing the culture of violence.



Dated this 10th day of April 2023

Joseph Passiment, Chairman
Beaufort County Council



BEAUFORT COUNTY COUNCIL AGENDA ITEM SUMMARY

ITEM TITLE:
<i>Text Amendment to the Community Development Code (CDC) Section 3.1.70 Land Use Definitions, Section 3.4.10 Overlay Zones Purpose, and Section 3.4.50 - Cultural Protection Overlay (CPO) Zone Standards to strengthen the Cultural Protection Overlay District</i>
MEETING NAME AND DATE:
Community Services and Land Use Committee – April 10, 2023
PRESENTER INFORMATION:
<i>Robert Merchant, AICP, Director, Planning and Zoning 10 minutes needed for presentation.</i>
ITEM BACKGROUND:
<p><i>A staff initiated text amendment to Section 3.4.50 Cultural Protection Overlay was brought before the Planning Commission at their January 5, 2023 meeting where they recommended denial of the proposed amendment. At the January 9, 2023 meeting of the Community Services and Land Use Committee, the Committee recommended the following regarding the proposed amendment:</i></p> <p><i>“Postpone this matter until April 10 and refer the matter to the Cultural Protection Overlay District Committee to study the existing ordinance with our [the County’s] legal department and with other outside entities of the Committee’s choosing to suggest revisions that can be added to reinforce the Overlay’s purpose and to improve the protection it provides to St. Helena and the surrounding islands.”</i></p> <p><i>The CPO Committee met 4 times (January 17, January 31, February 21, and March 21). Representatives from the Planning and Zoning and Legal Departments worked closely with the CPO Committee during this time to prepare the proposed amendments that are being brought forward.</i></p>
PROJECT / ITEM NARRATIVE:
<p><i>The proposed amendments include the following;</i></p> <ul style="list-style-type: none"><i>• A recommended change to the definition of “Recreation Facility: Golf Course” in the Land Use Definitions in Section 3.1.70.</i><i>• A recommended amendment to Section 3.4.10 which is the purpose statement for Overlay Zones that is more closely aligned with the SC Local Government Comprehensive Planning Enabling Act of 1994.</i><i>• Amendments to Section 3.4.50 to strengthen the purpose statement and definitions in the Cultural Protection Overlay District.</i>
FISCAL IMPACT:
<i>No Fiscal Impact</i>
STAFF RECOMMENDATIONS TO COUNCIL:
<i>Staff recommends approval.</i>
OPTIONS FOR COUNCIL MOTION:
<i>To approve or deny the Text Amendment to the Community Development Code (CDC) Section 3.1.70 Land Use Definitions, Section 3.4.10 Overlay Zones Purpose, and Section 3.4.50 - Cultural Protection Overlay (CPO) Zone.</i>

ORDINANCE 2023/ _____

**TEXT AMENDMENTS TO THE COMMUNITY DEVELOPMENT CODE (“CDC”):
ARTICLE 3, DIVISION 3.1, SECTION 3.1.70 LAND USE DEFINITIONS, DIVISION 3.4,
SECTIONS 3.4.10 - OVERLAY ZONES PURPOSE AND 3.4.50 - CULTURAL
PROTECTION OVERLAY (CPO) ZONE STANDARDS TO UPDATE LAND USE
DEFINITIONS, RECREATION FACILITY: GOLF COURSE; TO UPDATE
DEFINITIONS, REGULATIONS, AND STANDARDS IN THE CULTURAL
PROTECTION OVERLY ZONE.**

WHEREAS, County Council is authorized to enact ordinances for the implementation and enforcement of powers granted to it pursuant to Sections 4-9-30(9) and (17) of the South Carolina Cod of Laws as amended and to exercise such powers as are necessary to promote the health, safety, and welfare of Beaufort County; and

WHEREAS, among the powers granted to County Council, and which County Council has heretofore exercised, are: (i) the power pursuant to Section 6-29-710(A) of the South Carolina Code of Laws as amended to adopt zoning ordinances for the purpose of guiding development in accordance with existing and future needs and promoting the public health, safety, morals, convenience, order, appearance, prosperity, and general welfare of Beaufort County; (ii) the power pursuant to Section 6-29-720(A) of the South Carolina Code of Laws as ammended to create zoning districts of such number, shape, and size as it determines to be best suited to carry out the purposes of Chapter 29 to Title 6 of the Code of Laws; and (iii) the power pursuant to 6-9-720(C) to utilize certain zoning and planning techniques including overlay zones which are defined as “a zone which imposes a set of requirements . . . when there is a special public interest in a particular geographic area that does not coincide with the underlying zone boundaries”; and

WHEREAS, in this regard, and incident to the adoption of this ordinance, Beaufort County Council, as the governing body of Beaufort County, South Carolina, makes the following legislative findings:

1. St. Helena Island is home to one of the largest Gullah/Geechee communities on the southeast coast. The Gullah/Geechee people are descendants of enslaved people brought from West Africa and indigenous Americans from the Sea Islands.
2. On April 26, 1999, County Council Adopted Ordinance No. 1999/12. This ordinance codified Beaufort County’s Zoning & Development Standards. As part of this ordinance, County Council adopted Appendix C, the Cultural Protection Overlay (CPO) District. As set forth in the Appendix, the District was established to provide opportunities to protect the natural and cultural resources which are found on St. Helena Island, to prevent rural gentrification, the displacement of residents, and to protect St. Helena and the Gullah culture from encroaching development pressures.
3. After County Council adopted the CPO District in 1999, the U.S. Department of the Interior’s National Park Service conducted its own research into Gullah Culture. After exhaustive research the National Park Service issued *Low Country Gullah Culture*:

Special Resource Study and Final Environmental Impact Statement (July 2005). This report in its entirety is included in County Council’s legislative findings.

4. In the nearly two-and-a-half decades since County Council’s adoption of the CPO District, Beaufort County experienced unprecedented population growth and a marked increase in development of all kinds, residential and commercial.
5. On November 8, 2021, County Council adopted the 2040 Comprehensive Plan. The Plan recognizes the need for a balanced approach to development.
 - a. It recognizes challenges to the County’s natural environment. Specifically, it notes “there are still many challenges ahead. Development has not slowed and the County will continually need to reevaluate and update its policies and regulations to make sure that its water quality and resource protection goals are met.”
 - b. It recognizes challenges to the County’s historic, cultural, and scenic resources. It stresses a commitment to “protecting culturally significant communities and resources through sensitive place-based planning and community engagement.”
 - c. It recognizes challenges to St. Helena. It devotes an entire “Spotlight” section to the island. The Plan provides that “Beaufort County’s Gullah/Geechee community makes evident that the region’s cultural resources are not just the historic sites, waterways, sacred grounds, farmlands, open spaces, hunting grounds, and the land on which traditional events have occurred. The most important cultural resource is the people themselves.” The Plan further observes that “[t]he primary threat to the long-term viability of Beaufort County’s Gullah/Geechee communities is land development. Implementing land use policies that concentrate growth in urban areas and protect rural land from suburban development are the most important actions the County can take to protect its unique Gullah/Geechee heritage.” As both a strategy and an action, the Plan calls for County Council to “[r]eevaluate the CPO District by assessing whether additional land use restrictions are necessary to meet the intent of the district.”
6. On January 5, 2023, the Beaufort County Planning Commission considered text amendments to Article 3, Division 3.4, Section 3.4.50.D, Use Limitations as set forth in the Cultural Protection Overlay (CPO) Zone Standards. The Commission’s meeting lasted several hours. The Commission received letters from state, local and regional leaders expressing opposition to the proposed amendments. Dozens of community members attended the meeting. With rare exception, community members, the majority of whom were from St. Helena, spoke against the proposed amendments. The Commission voted unanimously against the proposed amendments. It recommended County Council deny the proposed text amendments.

7. On January 9, 2023, County Council’s Community Services and Land Use Committee considered the amendments to Article 3, Division 3.4, Section 3.4.50.D which the Planning Commission considered just days before, which the Commission rejected, and which it recommended County Council deny. The Committee voted to postpone consideration of the proposed amendments until its meeting of April 10, 2023, to refer the matter to the Cultural Protection Overlay District Committee to review the proposed amendments and to suggest revisions that might be added to reinforce the Overlay’s purpose to improve the protection it provides to St. Helena and the surrounding islands.

8. The Cultural Protection Overlay District Committee received the referral from the Community Services and Land Use Committee. It met four times: January 17th, January 31st, February 21st, and March 21st. It reviewed and evaluated the language of Section 3.4.50 in its entirety – subparts A through D. During the course of its work the Committee received letters from several sources including attorneys who are associated with organizations which are devoted to cultural, historic, and land preservation on a local, regional, and national level. Its meetings were well attended by members of the public, by the residents of St. Helena, and by members of state and local preservation organizations. The information which was received from the community and from these organizations demonstrated unequivocally that there is special public interest in a particular geographic area of the county (St. Helena) that does not coincide with the underlying zone boundaries. During the meeting of March 21, 2023, the CPO District Committee voted unanimously to recommend (i) that County Council deny the text amendments which were proposed to Article 3, Division 3.4, Section 3.4.50.D which the Community Services and Land Use Committee received on January 9th and further (ii) that County Council adopt, instead, the amendments to Article 3, Division 3.4, Section 3.4.50 as set forth in Exhibit “A”.

Beaufort County Council finds, based on the above recitals and the legislative history which has been provided to the Clerk of Council which constitutes part of this record, that (i) it is appropriate to accept the recommendations of the Cultural Protection Overlay District Committee to amend Article 3, Division 3.4, Section 3.4.50 as set forth in Exhibit “A” and (ii) it is appropriate to amend other provisions of Article 3, Divisions 3.1 and 3.4 of the Community Development Code as recommended by the Planning and Zoning Department which are also set forth in Exhibit “A”.

NOW, THEREFORE Be It Ordained by County Council in a meeting duly assembled that Article 3, Division 3.1, Section 3.1.70 (Land Use Definitions), and Division 3.4, Sections 3.4.10 (Overlay Zones Purpose) and 3.4.50 (Cultural Protection Overlay Zone Standard) of the Community Development Code (“CDC”) are hereby amended as set forth in Exhibit “A”. Deletions in the existing code are stricken through. Additions are highlighted and underlined.

Adopted this ___ day of _____ 2023.

COUNTY COUNCIL OF BEAUFORT COUNTY

By: _____
Joseph Passiment, Chairman

ATTEST:

Sarah W. Brock, JD, Clerk to Council

EXHIBIT “A”

Section 3.1.70 Land Use Definitions

RECREATION, EDUCATION, SAFETY, PUBLIC ASSEMBLY (continued)	
Land Use Type	Definition
7. Recreation Facility: Commercial Indoor	An establishment providing indoor amusement and entertainment services, often for a fee or admission charge, including, but not limited to : bowling alleys, coin-operated amusement arcades, movie theaters, electronic game arcades (video games, pinball, etc.), indoor ice skating and roller skating rinks, pool and billiard rooms as primary uses. Does not include adult-oriented businesses. May include bars and restaurants as accessory uses. Any establishment with four or more electronic games or amusement devices (e.g., pool or billiard tables, pinball machines, etc.) or a premise where 50 percent or more of the floor area is occupied by electronic games or amusement devices is considered an indoor recreation facility; three or fewer machines or devices are not considered a use separate from the primary use of the site.
8. Recreation Facility: Commercial Outdoor	A facility for outdoor recreational activities where a fee is often charged for use. Examples include, but are not limited to, amusement and theme parks; go-cart tracks; golf driving ranges; miniature golf courses; marinas; watercraft rentals; and water parks. May also include commercial facilities customarily associated with the above outdoor commercial recreational uses, including bars and restaurants, video game arcades, etc. Marinas may include marine-related retail (bait and tackle, boat supplies), fuel sales, minor boat repair, and boat storage. This use does not include golf courses or campgrounds.
9. Recreation Facility: Community-Based	A community recreation center that may include one or more of the following: gymnasium; indoor swimming pool; indoor tennis, racquetball, and/or handball courts, and other indoor sports activities. This use includes all not-for-profit organizations chartered to provide community-based recreation services. Does not include commercial health/fitness facilities, which are included under “General Offices and Services.”
10. Recreation Facility: Golf Course	This use consists of regulation and par 3 golf courses having nine or more holes, and accessory facilities and uses, including driving ranges, clubhouses with bar and restaurant, locker and shower facilities; “pro shops” for on-site sales of golfing equipment and clothing; and golf cart storage facilities. <u>An area of land with improvements to the grounds on which the sport of golf is played. It typically consists of a series of holes, each consisting of a tee box, a fairway, the rough and other hazards, and/or a green with a cylindrical hole in the ground, known as a cup. Golf course accessory uses may include a clubhouse, restrooms, driving range, and shelters.</u>
11. Recreation Facility: Campground	Form of lodging where guests bring tents, travel trailers, campers, or other similar forms of shelter to experience natural environments. Campgrounds rent two (2) or more pads or spaces to guests. May also include accessory uses such as a camp store, shower/bathroom facilities, and recreational facilities.
12. Ecotourism	Organized, educational and mainly outdoor recreation with or without lodging that invites participants to learn about and promote ecological preservation, conservation, and sustainability. This use shall include at least two of the following characteristics: <ol style="list-style-type: none"> 1. Located near or within a wilderness setting, park, or protected area; 2. Interpretive educational program with or without guides; 3. Outdoor activities; or 4. Cultural experiences.
13. School: Public or Private	A public or private academic educational institution, including elementary (kindergarten through 6th grade), middle and junior high schools (7th and 8th grades), secondary and high schools (9th through 12th grades), and facilities that provide any combination of those levels. May also include any of these schools that also provide room and board.
14. School: Specialized Training/Studios	Small-scale facilities that provide individual and group instruction, education and/or training, including tutoring and vocational training in limited subjects, including, but not limited to: the arts, dance, photography, martial arts training, gymnastics instruction, production studios for individual musicians, painters, sculptors, photographers, and other artists, business and vocational schools, and driver education schools.

15. School: College or University

A facility for post-secondary education that grants associates, bachelors, masters, or doctoral degrees, and may include research functions. Includes professional schools (law, medicine, etc.) and technical colleges.

Division 3.4: Overlay Zones

Sections:

- 3.4.10 Purpose
- 3.4.20 Applicability
- 3.4.30 MCAS Airport Overlay (MCAS-AO) Zone Standards
- 3.4.40 Beaufort County Airport Overlay (BC-AO) Zone Standards
- 3.4.50 Cultural Protection Overlay (CP) Zone Standards
- 3.4.60 Commercial Fishing Village Overlay (CFV) Zone Standards
- 3.4.70 Transfer Development Rights Overlay (TDR) Zone Standards
- 3.4.80 Place Type Overlay (PTO) Zone Standards

3.4.10 Purpose

This Division provides regulatory standards governing land use and building form within special overlay zones. Overlay Zones impose a set of requirements or relax a set of requirements imposed by the underlying zoning district when there is a special public interest in a particular geographic area that does not coincide with the underlying zone boundaries.

These zones are typically applied to certain areas of the County here extreme environmental, physical or cultural constraints need increased planning guidelines and consideration.

3.4.20 Applicability

The requirements of this Division shall apply to all proposed development within the overlay zones, and shall be considered in combination with the standards for specific uses in Article 4 (Specific to Use), if applicable, and the development standards in Article 5 (Supplemental to Zones). If there is a conflict between any standards, the provisions of Article 4 (Specific to Use) control over Article 3 (Specific to Zones) and Article 5 (Supplemental to Zones).

3.4.50 - Cultural Protection Overlay (CPO) Zone Standards

A. Purpose. The Cultural Protection Overlay (CPO) zone is established to provide for the long term protection of the culturally significant resources found on St. Helena Island. The CPO zone acknowledges St. Helena's historic cultural landscape and its importance as a center of Beaufort County's most notable concentration of Gullah culture. The Cultural Protection Overlay (CPO) District is established to preserve the rural character and to protect the cultural, natural, and historic resources on St. Helena Island.

St. Helena Island's most important cultural resource is the people themselves. While the Island's population is very diverse with residents who have been there for generations along with newcomers, St. Helena Island is home to one of the largest Gullah/Geechee communities on the southeast coast. The Gullah/Geechee people are descendants of enslaved people brought from West Africa and indigenous Americans from the Sea Islands. The historic isolation of the County's Sea Islands was crucial to the survival of this culture. This isolation created a unique culture with African roots that are clearly visible in the Gullah/Geechee people's distinctive arts, crafts, foodways, music, and language. While isolation was critical to the development of the Gullah/Geechee culture, the land and land ownership is critical to the survival of this culture into the present day. Shortly after the Civil War, many freedmen in the Sea Islands were successful in acquiring lands that were formerly located on plantations. Gullah/Geechee landowners were able to develop a self-sustaining economy based on small-scale cash crops, subsistence agriculture, and truck farming supplemented with fishing and harvesting shrimp and oysters. This land ownership remains to this day and has been critical in facilitating a stable and self-supporting community.

Beaufort County is undergoing extraordinary growth and development. Preserving the character of rural spaces in the unincorporated areas of the County promotes the health, safety, and welfare of the County's citizens. Large scale development, rapid growth, and otherwise incompatible development in rural areas can adversely affect the character of rural areas. St. Helena Island is one of Beaufort County's remaining rural spaces. It is a living, working landscape of forested lands, Gullah/Geechee family compounds, marsh vistas, family farms - large and small, and small tight-knit rural communities centered around places of worship, connected by two-lane canopy covered roads. The island is home to many historic structures, and sacred burial grounds including graveyards and cemeteries. It is one of the communities that participated in the *National Park Service's Low Country Gullah Culture: Special Resource Study & Final Environmental Impact Statement* which was published in 2005. (The study is incorporated into this Purpose statement.) As noted in the study, to talk about St. Helena is to talk about "life ways and traditions of a living culture in the Low Country and Sea Islands, a semi-tropical area filled with palmetto trees and live oaks draped with Spanish moss..." (*Low Country Gullah Culture: Special Resource Study & Final Environmental Impact Statement* p. 1) The study notes that "[t]he Gullah/Geechee story represents a crucial component of local, regional, and national history. Preserving ... Gullah/Geechee culture and its associated sites is significant to people of all racial, regional, and ethnic backgrounds and is vital to [preserving and] telling the story of the American heritage." (p.2). It is home to Penn Center, the nation's first trade, agricultural, and normal school for freedmen. The historical significance of the Penn Center area has been

formally recognized with a National Historic Landmark designation and comprises two of the four sites in Reconstruction Era National Park.

Beaufort County's 2040 Comprehensive Plan places great value in preserving the rural character of St. Helena and in continuing the natural, cultural, and historic qualities of St. Helena Island. The Comprehensive Plan identifies land development as the primary threat to the Island's rural qualities and its existing culture. It is important to note that the Comprehensive Plan supports steady incremental growth that enhances the Island's existing character and provides services and economic opportunities to the rural community. However, large-scale, rapid, and/or suburban growth, such as gated, master planned communities, golf courses and resort destinations, conflicts with the Island's character and presents the greatest threat to the character and stability of the Island community. Rapid suburban growth would not only change the character of the area and threaten the natural, cultural and historic qualities of St. Helena, it would likely bring with it disproportionate and unsustainable short and long-term demands for urban services and infrastructure and eventually lead to urbanization or suburbanization of the Island, the loss of natural qualities which have sustained generations of islanders and which has resulted in the culture and history of the Island. Therefore, the Cultural Protection Overlay District is designed to complement the underlying zoning districts on St. Helena Island by limiting large-scale development such as large master planned communities and resort destinations, that would substantially alter the rural character and natural landscape, would generate high traffic volume, and/or would otherwise be incompatible with the culture of St. Helena Island.

B. District Boundaries. The boundaries of the CPO zone on St. Helena Island are depicted on the Beaufort County Official Zoning Map. Where the CPO zone is applied, the permitted uses shall be limited to the base zoning, except where additional limitations are established within the CPO zone.

C. Site Design. Design features that restrict access to water and other culturally significant locations, and franchise design are prohibited.

D. Use Limitations. ~~The following specific uses are deemed to be incompatible with the CPO zone; and therefore, are prohibited:~~ Based upon the Purpose statement above, and in particular the National Park Service's Low Country Gullah Culture: Special Resource Study & Final Environmental Impact Statement, Beaufort County finds that golf courses, resorts, fences, beachfront development, boat landings, marinas, and the coastal population explosion are all encroaching upon and in some cases overtaking Gullah/Geechee Culture, it is the public policy of Beaufort County to protect St. Helena Island's rural, historic, and cultural heritage by prohibiting the following uses which are deemed to be incompatible with the Cultural Protection Overlay District:

Restricted Access (Gated Communities) ~~An intentionally designed, secured bounded area with designated and landscaped perimeters, usually walled or fenced, that are designed to prevent access by non-residents.~~ A residential neighborhood where accessibility is controlled by means of a gate, guard, barrier, or other similar improvement for the purposes of controlling the movement of traffic and people into

and out of the neighborhood and usually include common areas, amenities such as swimming pools, clubhouses, restaurants which are open only to residents, property owners, members and guests.

Resort This use includes lodging that serves as a destination point for visitors and designed with some combination of recreation uses or natural areas. Typical types of activities and facilities include marinas, beaches, pools, tennis, golf, equestrian, restaurants, shops, and the like. This restriction does not apply to ecotourism or its associated lodging.

Golf Course ~~This use includes regulation and par three golf courses having nine or more holes.~~ An area of land with improvements to the grounds on which the sport of golf is played. It typically consists of a series of holes, each consisting of a tee box, a fairway, the rough and other hazards, and/or a green with a cylindrical hole in the ground, known as a cup. Golf course accessory uses may include a clubhouse, restrooms, driving range, and shelters.



BEAUFORT COUNTY COUNCIL AGENDA ITEM SUMMARY

ITEM TITLE:
RECOMMEND APPROVAL OF AN ORDINANCE TO ACCEPT AND TO APPROPRIATE FUNDS FROM THE SOUTH CAROLINA OPIOID RECOVERY FUND
MEETING NAME AND DATE:
Community Services and Land Use Committee April 10 th , 2023
PRESENTER INFORMATION:
Steve Donaldson, Director, Alcohol and Drug Abuse Department 10 minutes
ITEM BACKGROUND:
Beaufort County is party to a national opioid lawsuit settlement. As the SCORF Board makes opportunities for Beaufort to apply for funds allocated to Beaufort County, Beaufort applies for funds to enhance capacity or new initiatives towards opiate abatement strategies. Beaufort County received notification of funding to create new programming in December of 2022.
PROJECT / ITEM NARRATIVE:
The award would create 3 FTEs to enhance medication assisted treatment, detention center, and emergency room warm hand-off programming. The new programming would be under the management of the Beaufort County Alcohol and Drug Abuse Department (BCADAD). These are award funded positions which will terminate if annual funding is not received from SCORF.
FISCAL IMPACT:
The SCORF Fund Award is \$299,376 for one year. No matching funds.
STAFF RECOMMENDATIONS TO COUNCIL:
Recommend to approve an ordinance so capacity expansion at BCADAD can occur to do work related to opiate abatement.
OPTIONS FOR COUNCIL MOTION:
Motion to approve an Ordinance to allocate funds received from the South Carolina Opioid Settlement Funds or motion to deny an Ordinance to allocate funds received from the South Carolina Opioid Settlement Funds.

ORDINANCE 2023/_____

AN ORDINANCE TO ACCEPT AND TO APPROPRIATE FUNDS FROM THE SOUTH CAROLINA OPIOID SETTLEMENT

WHEREAS, there has been made available certain opioid lawsuit settlement funds from the 2022 National Opioid Settlement to be administered by the South Carolina Opioid Recovery Fund Board (“Board”), and to be awarded to Beaufort County (“County”) for opiate abatement purposes; and

WHEREAS, in order for the County to obtain settlement funds from the South Carolina Opioid Settlement Fund (“Fund”), the County must first submit an application to the Board explaining the County’s intended use of the funds and then provide proof that the intended use complies with South Carolina’s Approved Uses for Investing Opioid Settlement Funds requirements; and

WHEREAS, in late 2022 Beaufort County filed its first application with the Board. Beaufort County sought to fund and equip three in-house staff persons to help the County in its efforts to address the ongoing opioid crisis (Exhibit “A”). The Board approved the County’s application and awarded the County funds in the amount of \$299,376. The award requires the funds to be used as set forth in the application.

NOW, THEREFORE, BE IT ORDAINED, that Beaufort County Council, in a meeting duly assembled, hereby accepts, and appropriates, funds in the amount of \$299,376 from the South Carolina Opioid Settlement as set forth in Exhibit “A”.

Adopted this ____ day of _____, 2023.

COUNTY COUNCIL OF BEAUFORT COUNTY

BY: _____

Joseph Passiment, Chairman

ATTEST:

Sarah W. Brock, Clerk to Council

EXHIBIT "A"



Beaufort County Opioid Abatement Funding Plans for Beaufort County Alcohol and Drug Abuse Department

The South Carolina Opiate Response Fund Board (SCORF) will soon be opening the SCORF Application process for government entities on October 24th and closing the first request for funding on December 2, 2022. Request is be tied to approved users and strategies tied to opiate abatement. The first amount available to Beaufort County will be up to \$410,807.97. The department is requesting \$300,000 from the available funds.

Summary of Core Strategy and Approved Uses

The Beaufort Alcohol and Drug Abuse Department (BCADAD) will increase the capacity to engage and provide services in Beaufort County. The addition of three full time employees (*A Medication Assisted Treatment Coordinator, Counselor, and Certified Peer Support Specialist*) will allow for potential patients to receive near on-demand services, as well as engaging them through community-based outreach. That team would work in the detention center, the local emergency department, and in the BCADAD offices. Their primary function would be to work with opiate users, their families, and support systems.

Core Strategies:

- (A) Naloxone or Other FDA-Approved Drug to reverse Opioid Overdose
- (B) Medication-Assisted Treatment Distribution and Other Opioid related Treatment
- (E) Expansion of a Warm Hand-Off Program
- (F) Treatment for Incarcerated Population

➤ **A. Naloxone or Other FDA-Approved Drug to reverse Opioid Overdose**

- 1. Purchase Naloxone (Narcan) for Beaufort County First Aid Kits (3-year shelf life). Staff to be trained to the signs of an opioid overdose by BCADAD or First Responder Personnel before installation. First Aid Kits will enable Beaufort County staff to appropriately respond to a suspected opiate overdose of a citizen or a staff member Total..... 50@\$72= **3,600**

➤ **B. MOUD and Other Opioid Related Treatment**

- 1. Expand the availability by:

1.1 Hire a Medication Assisted Treatment Counselor/coordinator \$65k, plus fringe of 22,750 = **\$87,750**

Key Responsibilities

Coordinate Medication Assisted Treatment Program and other services to opiate use patients by:

- Coordinate SBIRT activities and “Fast-Track” of patients with OUD issues from the ED. Developing “Fast Track” protocols to take patients directly from the local emergency department, already inducted on Suboxone. The MAT Counselor hired will ensure the person is seen within 24 hours, and will assess, refer, and develop and manage a plan of care to include treatment as usual, medications, or both, as preferred by the patient (medications for indigent funded by SC-DAODAS).
- Receiving patients from Beaufort County Emergency Department (ED) within 24 hours of referral, especially those inducted on Buprenorphine
- Conduct group, family, and individual services
- Supervise Peer Recovery Support Staff
- Conduct follow-ups with patients to gather performance data
- Produce and maintain all deliverables for the single state authority or other funding bodies.

Other Supplies, training, and contractual services expenses associated with the capacity expansion are:

- > Business Cards/Brochures **\$100**
- > Lunch and learn for emergency department staff **\$250**
- >Surface Pro (1) @\$900 each or **\$900**
- >Monitors and Docking Stations @\$500 ea. or **\$500**

> iPhone (\$500) and monthly service @67.50 (\$810)	\$1,310
> Office supplies (paper, pens, staplers, computer bags, etc.)	\$500
> Electronic Health Record fees @468 ea. annually	\$468
> Workforce development for all counselors, administrators, and peers working with OUD patients will obtain/maintain credentials and licensure through training (\$2,000 annually) and external contracted supervision.	\$28,600
Urine Drug Screens for all patients to monitor for opiate use and recovery.	<u>\$ 7,000</u>
Total =	<u>\$127,378</u>

➤ **E. Expansion of a Warm Hand-off Program**

A Peer will be hired and embedded in the Beaufort Memorial Hospital Emergency Department. The Peer will be doing SBIRT screenings and referrals, which is an evidenced-based intervention, and supported as an approved use of the opiate settlement. The Peer, supervisor, and hospital staff will need training for smooth protocol use.

Embed a Peer Support Specialist into the Beaufort Memorial Hospital Emergency Department @ \$35k + 12,500= **\$47,500**

Other Supplies, training, and contractual services expenses associated with the capacity expansion are:

> SBIRT Training for Beaufort County stakeholders at the local hospital, detention center, the alcohol and drug abuse department, training in the SBIRT model, as applicable. Ea. training by Alan Lyme @\$5,000 x2	\$10,000
>Surface Pro (1) @\$900 each or	\$900
> iPhone (\$500) and monthly service @67.50 (\$810)	\$1,310
> Office supplies (paper, pens, staplers, computer bags, etc.)	\$500

Total= **\$60,210**

F. Address the Needs of Criminal Justice Involved Persons

a. Embed a Counselor/Social Worker into the Beaufort County Detention Center @ \$52,000 + fringe +17,264 = **\$69,264**

Key Responsibilities: would be to coordinate with medical staff to identify new detainees' substance use status, if applicable. Outreach to those in need of opiate or other substance use to screen and assess, as allowable and permitted, and to provide education, transitional coordination, Narcan training, and follow-up to bring about higher engagement in needed wrap-around services.

Other Supplies, training, and contractual services expenses associated with the capacity expansion are:

>Surface Pro (1) @\$900 each or	\$900
> Office supplies (paper, pens, staplers, computer bags, etc.)	\$300
> Carelogic Service Connection	\$468
> Furniture	\$3,000
> Personnel Security	\$20,000

Total= \$93,932

Subtotal: \$285,120

Administrative Cost @ 5%= \$ 14,256

Grand Total= \$299,376

Respectfully submitted: swd

Steve Donaldson

Steve Donaldson, Beaufort Alcohol and Drug Abuse Department
Beaufort, County Government



BEAUFORT COUNTY COUNCIL AGENDA ITEM SUMMARY

ITEM TITLE:
RECOMMEND APPROVAL OF AN ORDINANCE TO ACCEPT AND TO APPROPRIATE FUNDS FROM THE SOUTH CAROLINA OPIOID SETTLEMENT (\$612,733)
MEETING NAME AND DATE:
Community Services and Land Use Committee April 10 th , 2023
PRESENTER INFORMATION:
Steve Donaldson, Director, Alcohol and Drug Abuse Department 10 minutes
ITEM BACKGROUND:
Beaufort County is party to a national opioid lawsuit settlement. As the SCORF board makes opportunities for Beaufort to apply for funds allocated to Beaufort County, Beaufort applies for funds to enhance capacity or new initiatives towards opiate abatement strategies. Beaufort County applied in February 2023 and were approved for a second round of funding.
PROJECT / ITEM NARRATIVE:
Beaufort County Council through resolution allowed Beaufort County to extend a notification of funding to Beaufort County Non-Profits to apply for opiate abatement funds as subawards. Five entities are recommended for awards. Those projects met the criteria to do opiate abatement strategies. Therefore, those strategies were included in Beaufort Counties application. Beaufort County also included two other initiatives in the application to create a Prevention/Media Campaign, and to sustain the 3 FTEs from the initial SCORF Board award to Beaufort County.
FISCAL IMPACT:
The SCORF Fund Award is \$612,733 for one year. No matching funds.
STAFF RECOMMENDATIONS TO COUNCIL:
Recommend approval of an Ordinance to allocate award funds to awardees and Beaufort County so new Beaufort County opiate abatement programming can be sustained, and so a Prevention and Media campaign can be provided through SCORF funds.
OPTIONS FOR COUNCIL MOTION:
Motion to approve an Ordinance to allocate funds received from the South Carolina Opioid Settlement Funds or motion to deny an Ordinance to allocate funds received from the South Carolina Opioid Settlement Funds.

ORDINANCE 2023/_____

AN ORDINANCE TO ACCEPT AND TO APPROPRIATE FUNDS FROM THE SOUTH CAROLINA OPIOID SETTLEMENT

WHEREAS, there has been made available certain opioid lawsuit settlement funds from the 2022 National Opioid Settlement to be administered by the South Carolina Opioid Recovery Fund Board (“Board”), and to be awarded to Beaufort County (“County”) for opiate abatement purposes; and

WHEREAS, in order for the County to obtain settlement funds from the South Carolina Opioid Settlement Fund (“Fund”), the County must first submit an application to the Board explaining the County’s intended use of the funds and then provide proof that the intended use complies with South Carolina’s Approved Uses for Investing Opioid Settlement Funds requirements; and

WHEREAS, earlier this year Beaufort County filed a second application with the Board to further assist the County in its efforts to address the ongoing opioid crisis. (Exhibit “A”). The Board approved the County’s application and awarded the County funds in the amount of \$612,733. The award requires the funds to be used as set forth in the application.

NOW, THEREFORE, BE IT ORDAINED, that Beaufort County Council, in a meeting duly assembled, hereby accepts, and appropriates, funds in the amount of \$612,733 from the South Carolina Opioid Settlement as set forth in Exhibit “A”.

Adopted this ____ day of _____, 2023.

COUNTY COUNCIL OF BEAUFORT COUNTY

BY: _____

Joseph Passiment, Chairman

ATTEST:

Sarah W. Brock, Clerk to Council

Beaufort County Technical Plan for Opiate Abatement Application

The Beaufort County Government is going to work with a coalition of providers to provide an array of strategies. The coalition members will be working with Beaufort County for two years. Beaufort County will outline the approved opiate abatement strategies to be adopted by the coalition, and ask for one year of funding, consistent with the opiate settlement agreement and South Carolina Opiate Recovery Fund (SCORF) Board. Furthermore, performance measurement goals and reporting will be required for year two funding to be requested from SCORF for project continuation.

Additionally, given the complexity of Beaufort Counties first award having a calendar year cycle, and cycle two likely on the fiscal year, to sustain year one programming created from the year one cycle, Beaufort County also ask for six months of funding to sustain those programs started from the last award through June 30, 2024. Those programs and amounts for program continuation are:

- B5. MOUD and Other Opioid Related Treatment **\$68,224** (1/2 yr salary, fringe, 3% cola, training, supervision fees, supplies, and technology & Admin fees).
- E.5 Warm Handoff Program **\$32,248** (1/2 yr salary, fringe, 3% cola, training, supervision fees, supplies, and technology & Admin fees).
- F.1 Treatment for Incarcerated Population **\$50,310** (1/2 yr salary, fringe, 3% cola, training, supervision fees, supplies, and technology & Admin fees).

Total for continuation projects: \$150,782

Finally, Beaufort County will have a third strategy of contracting with a vendor to do a Prevention media campaign. Details and budgets to follow.

The coalition members will include Beaufort Memorial Hospital, the Good Neighbor Free Medical Clinic, Alliance Access Health, and the Beaufort and Port Royal Fire District. Those members have detailed their plans to the county and were vetted to have the capability to do the following:

- **Medications for Opioid Use Disorders (MOUD) Distribution and Other Opioid-Related Treatment:** Provide indigent care to patients in need of medical services, labs, and medications through Beaufort Memorial Hospital Addiction Clinic and to expand the capacity of programming from two days a week to five. Traditional counseling services will be referred to local providers, and both the Alliance Access Health and Beaufort Memorial Hospital will do such case management to ensure evidence-based practices are being followed. The measure to be prescribed by Beaufort County to this coalition member would be:

Performance Measures:

a. All recipients of indigent care or services provided by personnel funded through SCORF Funding will be referred to a certified or licensed addiction counselor to be assessed for service needs beyond medication.

b. 28 patients will be provided indigent care in year 1.

\$125,000 (Salary, fringe, medication, SBIRT training for involved personnel, and 4% Administration Cost).

- **Expansion of Warm Hand-off Programs:**

The Good Neighbor Medical Clinic (GNMC) will train staff in SBIRT and provide case management to patients with opiate misuse issues. The health care providers will be properly trained to conduct screening through evidence-based tools (i.e., DAST) and Motivation Interviewing and know how to appropriately counsel, treat, and if appropriate, refer for opiate use disorder treatment.

Performance Measures:

- Six (6) Nurses to be provided with SBIRT training.
- 100% of new will be provided with SBIRT Services.
- 50% of established patients to receive SBIRT screening during year one.

\$61,951 (Salary, fringe, SBIRT training to be expanded to increase such capacity, and modification of electronic health record to monitor program compliance, 4% administrative cost).

- **Naloxone or Other Approved Drug to Reduce Opioid Overdoses by providing Medications for Opioid for Opioid Use Disorders (MOUD) education and awareness to first responders and citizens/Provide targeted Naloxone distribution.** - The Beaufort and Port Royal Fire Districts, through collaboration with Beaufort County, will enhance capacity of personnel to provide. Specific goals of this collaboration are to:

- Hire a Medical Training Officer (New position) to develop training and programming within the Beaufort and Port Royal Fire District on opiate abatement interventions, like the COPE Team model used by neighboring first responders;
- Train 12 other fire district educators to be opioid abatement specialist within the first three months.
- Conduct post opiate overdose follow ups and refer to treatment, if applicable and willing.
- Conduct Narcan and Anti-Stigma training to up to 2,000 citizens annually.

Performance Measures:

- The fire districts will provide information dissemination to up to 2,000 citizens annually.
- The department will successfully engage 10 opioid overdosing citizens into treatment services annually.

\$100,000 (Personnel and Fringe) The fire districts will provide in-kind contributions, including uniforms, Naloxone for distribution, training, and travel.

- **Expansion of Warm Hand-off or Recovery Programs-** The Mercy Me, a recovery house undergoing SCARR Accreditation, the first to embrace the endeavor in Beaufort County will provide access to housing for people with OUD. Currently, there are four beds in Beaufort County, in a Mercy Me Residence, which allow residents to reside in recovery housing if on MOUD. Recognizing such a gap in housing for those in need of safe sober housing, Mercy Me will identify a house for rent for men within

three months of receiving funding and make safe sober housing available for men engaged in medication assisted treatment and recovery.

Performance Measures:

- a. Become SCARR Accredited in year one.
- b. Provide recovery housing to a minimum of 6 residents for a minimum of 3 months each during year one.

\$25,000 (House deposit, Rent, household set-up items)

Prevention: This strategy will take shape using the opiate abatement monies to fund media campaigns to prevent and abate opioid use is a community prevention, education, and awareness strategy. Beaufort county intends to provide funding to consultants and associated expenses to conduct media campaign, such that the SC- Department of Alcohol and Other Drug Abuse Services provides. Beaufort County is a “border” county and the SC-DAODAS campaigns reach here is minimal. Beaufort County will adopt some of SC-DAODAS strategies and ensure Beaufort County gets full benefit of them. Additionally, creating some of our own public service announcements, in the school system, billboards, eblasts, mailings, and other social media posts. An essential element to the media campaign is prevention, anti-stigma messaging, and to alert citizens where help can be found.

Performance Measures:

- a. Analytics will indicate information dissemination has reached 100,000 citizens through multimedia campaigns.

\$ 150,000 (Consultant fees, print ads, billboards, production cost for PSAs)

Collectively from the coalitions built, the media campaigns, and the sustaining funds for the first opiate abatement strategies when funding for year one ends, Beaufort County seeks **\$ 612,733.**

SCEIS #: 700017466

Respectfully submitted: Steve Donaldson



BEAUFORT COUNTY COUNCIL AGENDA ITEM SUMMARY

ITEM TITLE:
<i>Zoning Map Amendment/Rezoning Request for 1 acre (R600 036 000 0369 0000) at 3 Benton Lane from T3 Edge to T2 Rural Center</i>
MEETING NAME AND DATE:
<i>Community Services and Land Use Committee Meeting, February 13, 2023</i>
PRESENTER INFORMATION:
<i>Robert Merchant, AICP, Director, Beaufort County Planning and Zoning (10 minutes needed for item discussion)</i>
ITEM BACKGROUND:
<i>This rezoning application went before the Beaufort County Planning Commission at their February 6, 2023 meeting. At that time the Commission voted 5 for and 1 against to recommend denial of the proposed amendment to County Council.</i>
PROJECT / ITEM NARRATIVE:
<i>The applicant seeks to change the zoning of a 1-acre lot at 3 Benton Lane from T3 Edge (T3E) to T2 Rural Center (T2RC) (see attached map) to accommodate the usage of Medical Service: Clinic/Office. In 2011, the County held a charrette for the Pritchardville community during the creation of the Community Development Code. At that time, the community decided to limit commercial development to a smaller node at the intersection of Gibbet Road and May River Road. In 2014, the Community Development Code was adopted, and 3 Benton Lane was zoned T3E because of its placement outside of the small commercial district that was identified in the charrette. The undeveloped property is surrounded by T3E parcels with the exception of a spot-zoned T2RC parcel.</i>
FISCAL IMPACT:
<i>Not applicable</i>
STAFF RECOMMENDATIONS TO COUNCIL:
<i>The proposed zoning change from T3E to T2RC constitutes as “spot zoning” and cannot be supported by Planning staff. Staff also has concerns about further introducing traffic and disturbance to the surrounding residential area if more intense uses (such as Medical Service: Clinic/Office, General Retail, Bar/Nightclub, Gas Station, and Restaurant) are permitted on the property under the T2RC zoning district.</i>
OPTIONS FOR COUNCIL MOTION:
<i>To approve or deny the zoning amendment for 3 Benton Lane from T3 Edge to T2 Rural Center.</i>

ORDINANCE 2023/_____

AN ORDINANCE TO AMEND THE ZONING MAP OF BEAUFORT COUNTY TO CHANGE PARCEL ID NUMBER R600 036 000 0369 0000 FROM T3 EDGE TO T2 RURAL CENTER

WHEREAS, parcel ID number R600 036 000 0369 0000 is currently zoned as T3 Edge; and

WHEREAS, the owner of the parcel has requested to change the zoning from T3 Edge to T2 Rural Center; and

WHEREAS, the Beaufort County Planning Commission considered the request on February 6, voting to recommend that County Council deny the request; and

WHEREAS, County Council now wishes to amend the zoning map to change the parcel’s zoning from T3 Edge to T2 Rural Center.

NOW, THEREFORE be it ordained by County Council in a meeting duly assembled as follows:

1. The zoning map of the County is hereby amended to reflect the zoning of Parcel ID Number R600 036 000 0369 00000 as T2 Rural Center.
2. Staff is directed to make the changes to the zoning map and to report to all persons necessary or helpful that the zoning has so changed.

Ordained this ___ day of _____, 2023

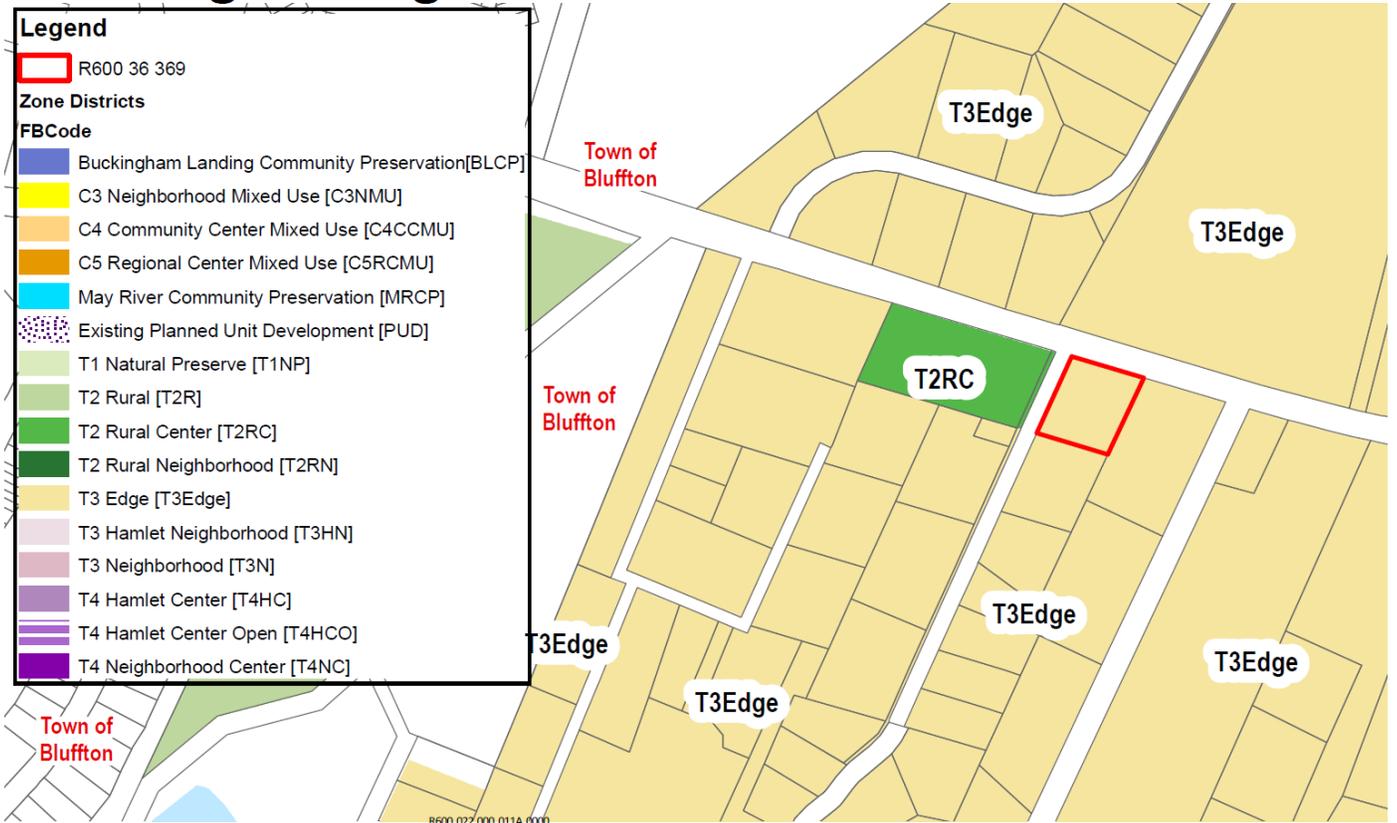
Joseph Passiment, Chairman

Sarah Brock, Clerk to Council

Existing Zoning

Legend

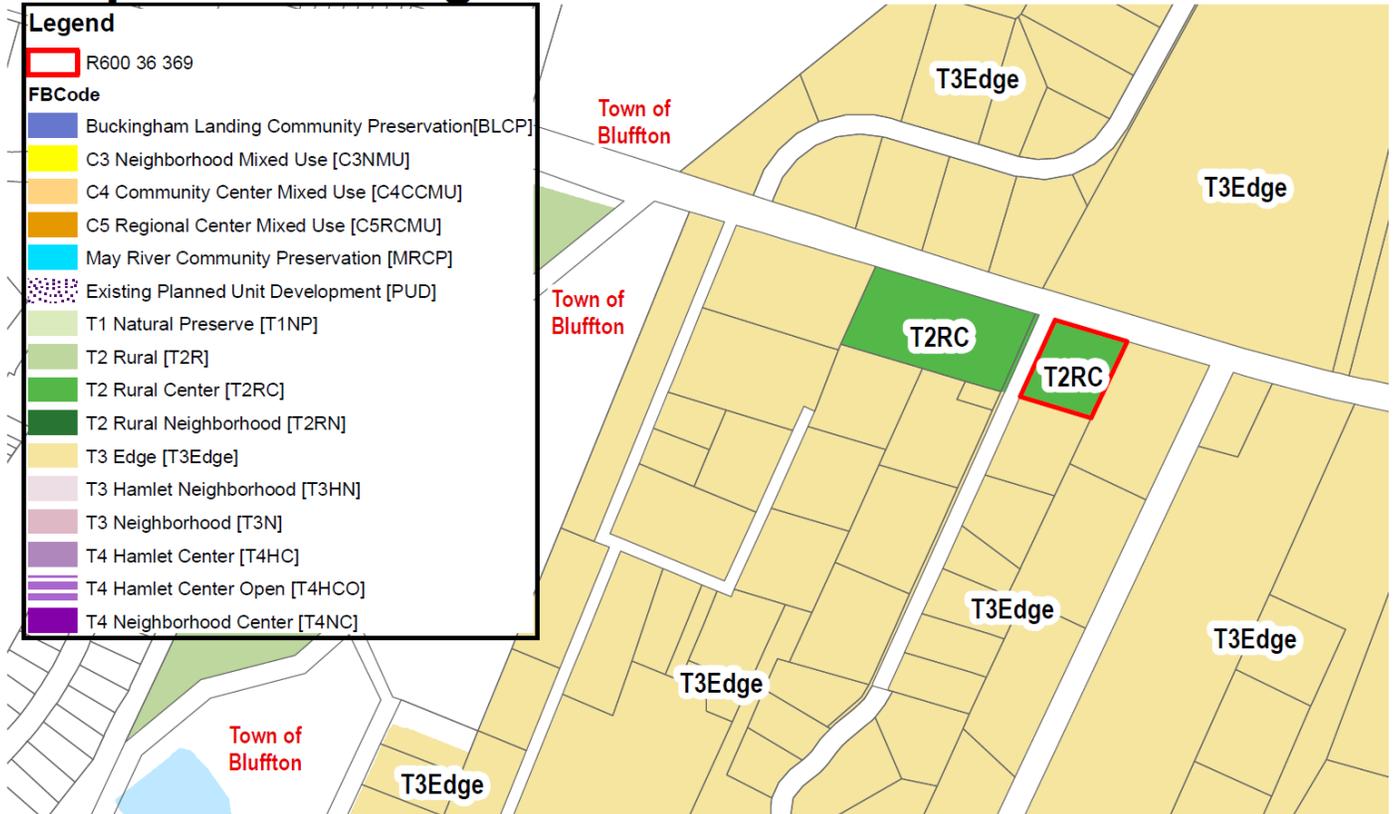
- R600 36 369
- Zone Districts**
- FBCode**
- Buckingham Landing Community Preservation [BLCP]
- C3 Neighborhood Mixed Use [C3NMU]
- C4 Community Center Mixed Use [C4CCMU]
- C5 Regional Center Mixed Use [C5RCMU]
- May River Community Preservation [MRCP]
- Existing Planned Unit Development [PUD]
- T1 Natural Preserve [T1NP]
- T2 Rural [T2R]
- T2 Rural Center [T2RC]
- T2 Rural Neighborhood [T2RN]
- T3 Edge [T3Edge]
- T3 Hamlet Neighborhood [T3HN]
- T3 Neighborhood [T3N]
- T4 Hamlet Center [T4HC]
- T4 Hamlet Center Open [T4HCO]
- T4 Neighborhood Center [T4NC]



Proposed Zoning

Legend

- R600 36 369
- Zone Districts**
- FBCode**
- Buckingham Landing Community Preservation [BLCP]
- C3 Neighborhood Mixed Use [C3NMU]
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- T4 Neighborhood Center [T4NC]





MEMORANDUM

TO: Alice Howard, Chair, Community Facilities and Land Use Committee

FROM: Kristen Forbus, Beaufort County Planning and Zoning Department

DATE: January 5, 2023

SUBJECT: Zoning Map Amendment/Rezoning Request for 1 acre at 3 Benton Lane (R600 036 000 0369 0000) from T3 Edge to T2 Rural Center

STAFF REPORT:

A. BACKGROUND:

Case No. CDPA-000023-2022

Owner/Applicant: Michael Kronimus

Property Location: 3 Benton Lane

District/Map/Parcel: R600 036 000 0369 0000

Property Size: 1 acre

Current Future Land Use Designation: Neighborhood Mixed Use

Current Zoning District: T3 Edge

Proposed Zoning District: T2 Rural Center

B. SUMMARY OF REQUEST: The applicant is seeking to change the zoning of an undeveloped 1-acre lot at 3 Benton Lane from T3 Edge (T3E) to T2 Rural Center (T2RC) (see attached map). The applicant is proposing a rezoning to accommodate the usage of Medical Service: Clinic/Office. The current zoning of T3E allows primarily for residential uses on large single-family lots. In 2011, the County held a charrette for the Pritchardville community during the creation of the Community Development Code. At that time, the community decided to limit commercial development to a smaller area around the intersection of Gibbet Rd and May River Rd. In 2014, the Community Development Code was adopted, and 3 Benton Lane was zoned T3E because of its placement outside of the small commercial district that was identified in the charrette. Rezoning this parcel to the less restrictive zoning district of T2RC would allow small commercial uses such as a Medical Service: Clinic/Office to trickle outside of the established small commercial district.

On April 12, 2021, County Council approved the rezoning to T2 Rural Center of a 2-acre parcel located directly west of this parcel. The applicant is justifying this zoning amendment in part because it matches the zoning of this neighboring property (see attached map).

- C. EXISTING ZONING:** The lot is currently zoned T3 Edge, which reinforces established, rural residential areas that are typically at the transition between more walkable areas and Natural Preserves and Waterways. Under this zoning, only agriculture, residential, and light recreation uses are permitted.
- D. PROPOSED ZONING:** The T2 Rural Center district allows for very modest concentrations of activity within rural areas that are in the immediate vicinity of Rural Crossroads or other rural intersections with existing concentrations of non-residential uses. These consist of service and limited commercial uses that may cluster on more closely spaced buildings of residential character. This zoning allows for agriculture, residential, retail/restaurants, offices/services, recreation, schools, infrastructure, and light industrial uses which would allow Medical Service: Clinic/Office.
- E. COMPREHENSIVE PLAN FUTURE LAND USE MAP:** This 1-acre lot is designated Neighborhood/Mixed-Use on the Future Land Use Map. The Comprehensive Plan states that future development in neighborhood/mixed-use areas should have moderate-density residential zoning, in Pritchardville’s case, T3E zoning, as the primary use with some supporting retail establishments. New development is encouraged to be pedestrian-friendly, have a mix of housing types, a mix of land uses and interconnected streets. The maximum gross residential density in rural areas is two dwelling unit per acre with some denser pockets of development.
- F. TRAFFIC IMPACTS:** According to Section 6.3.20.D of the CDC, *“An application for a rezoning shall include a TIA where the particular project or zoning district may result in a development that generates 50 trips during the peak hour or will change the level of service of the affected street.”* The applicant does not require a TIA. However, the parcel has existing access on Benton Lane and will unlikely have direct access from May River Rd due to access management requirements on minor arterial roads. Therefore, a business will most likely have to utilize the existing curb cut off Benton Ln which currently serves only residential development. Furthermore, the adjacent parcel that is zoned T2RC will also require a curb cut once it is developed thus contributing to the traffic impact on the mainly residential area. The curb cut for that parcel is to be determined.
- G. SCHOOL CAPACITY IMPACTS:** The School District will not be affected by the proposed rezoning.
- H. ZONING MAP AMENDMENT REVIEW STANDARDS:** In determining whether to adopt or deny a proposed Zone Map Amendment, the County Council shall weigh the relevance of and consider whether and the extent to which the proposed amendment:
1. **Is consistent with and furthers the goals, and policies of the Comprehensive Plan and the purposes of this Development Code;**

The Land Use chapter of the 2040 Comprehensive Plan indicates this area as Neighborhood/Mixed-Use on the Future Land Use Map. The Comprehensive Plan states that future development in neighborhood/mixed-use areas should have moderate-density residential as the primary use, with some supporting retail establishments. The “supporting retail establishments” area already exists ¼ mile down the May River Rd along the Gibbet Rd intersection- providing a mix of service, retail, and light industrial uses.
 2. **Is not in conflict with any provision of this Development Code, or the Code of Ordinances;**

The proposed rezoning constitutes as “spot zoning” as it is amidst other T3E parcels and is adjacent to a recently spot zoned T2RC parcel that was formerly recommended denial by the commission. It is also in conflict with the Community Development Code’s intent of maintaining and containing Pritchardville’s existing commercial district.

3. **Addresses a demonstrated community need;**

N/A

4. **Is required by changed conditions;**

N/A

5. **Is compatible with existing and proposed uses surrounding the land subject to the application, and is the appropriate zone and uses for the land;**

Existing uses on the surrounding lands are primarily low density residential. The proposed zoning change would allow for a broader mix intense commercial, service, and light industrial uses. This does not follow the appropriate usage that the Community Development Code has stated.

6. **Would not adversely affect nearby lands;**

As stated in F and 5, there is potential for adverse impacts on the existing rural properties in the adjacent area. The possibility of a curb cut and some light traffic for an office/commercial building off Benton Ln (a residential no-through road) arises.

7. **Would result in a logical and orderly development pattern;**

See 5 and 6 above.

8. **Would not result in adverse impacts on the natural environment – including, but not limited to, water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment:**

Any development on the site would be required to adhere to the natural resource protection, tree protection, wetland protection, and stormwater standards in the Community Development Code and the Stormwater BMP Manual.

9. **Would result in development that is adequately served by public facilities (e.g., streets, potable water, sewerage, stormwater management, solid waste collection and disposal, schools, parks, police, and fire and emergency medical facilities):**

Water and sewer are not available to service the property currently. The applicant has proposed potable water distribution to be provided by BJWSA, wastewater collection to initially be handled through septic systems as permitted by SDHEC and then wastewater service through BJWSA, electric to be provided by SCE&G, and telecommunications to be provided by Hargray Communications. EMS and Fire facilities are located within a mile of the site.

- I. STAFF RECOMMENDATION:** The proposed zoning change from T2RC to T3E is inconsistent with the intended character of the surrounding areas of the Pritchardville Rural Crossroad. Staff also has concerns about expanding on an existing T2RC parcel that was spot zoned two years ago. This parcel has been vacant as the need for T2RC zoning appears to be low. Furthering this zoning may open the surrounding rural areas along May River Rd from SC 170 intersection to the Gibbet Rd intersection to similar up zonings that were not intended per the 2040 Comprehensive Plan nor the Community Development Code. Therefore, staff recommends denial for the rezoning of 3 Benton Ln.
- J. PLANNING COMMISSION RECOMMENDATION:** At their February 6, 2023 meeting, the Planning Commission recommended to deny the proposed rezoning.
- K. ATTACHMENTS**
- Zoning Map (existing and proposed)

Existing Zoning

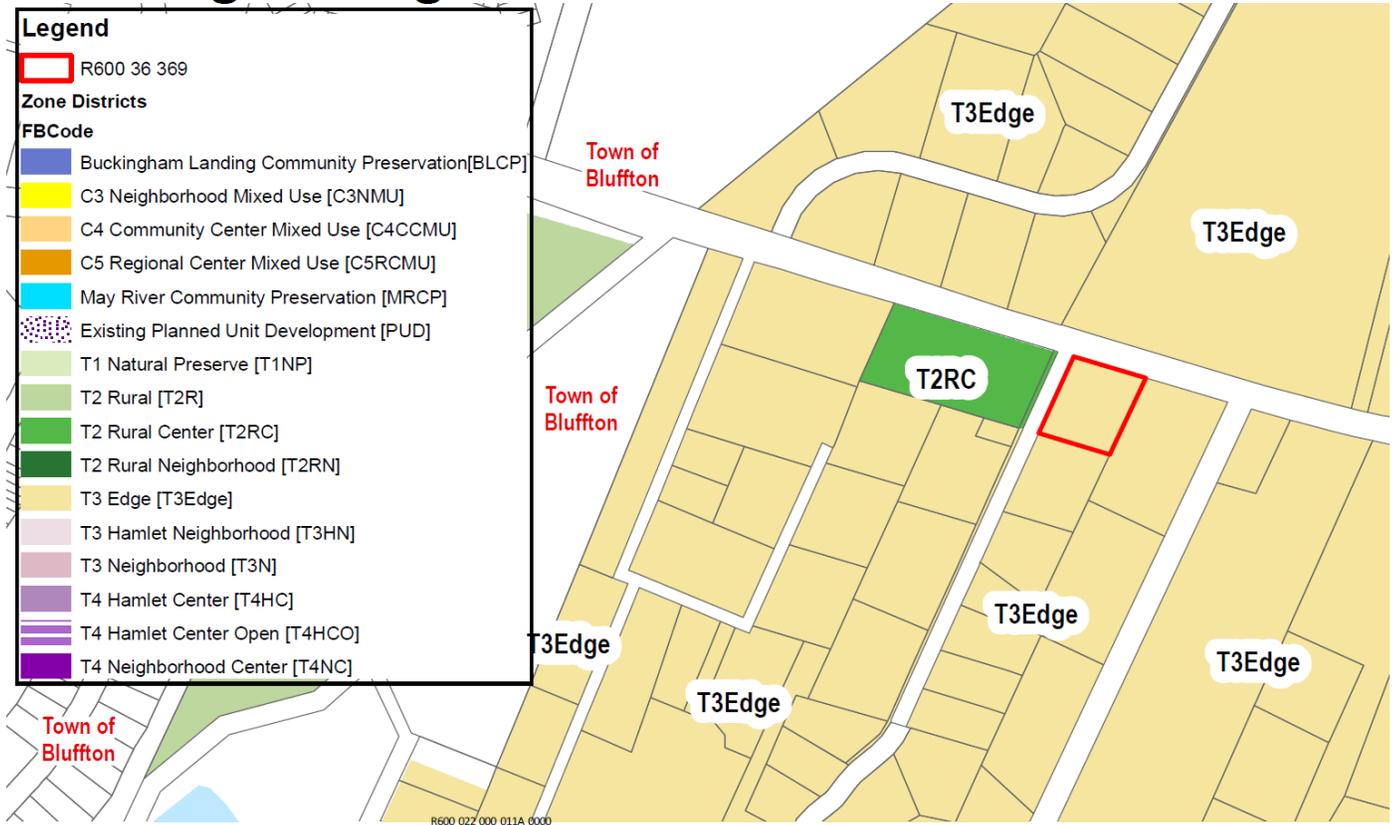
Legend

R600 36 369

Zone Districts

FBCode

- Buckingham Landing Community Preservation [BLCP]
- C3 Neighborhood Mixed Use [C3NMU]
- C4 Community Center Mixed Use [C4CCMU]
- C5 Regional Center Mixed Use [C5RCMU]
- May River Community Preservation [MRCP]
- Existing Planned Unit Development [PUD]
- T1 Natural Preserve [T1NP]
- T2 Rural [T2R]
- T2 Rural Center [T2RC]
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Proposed Zoning

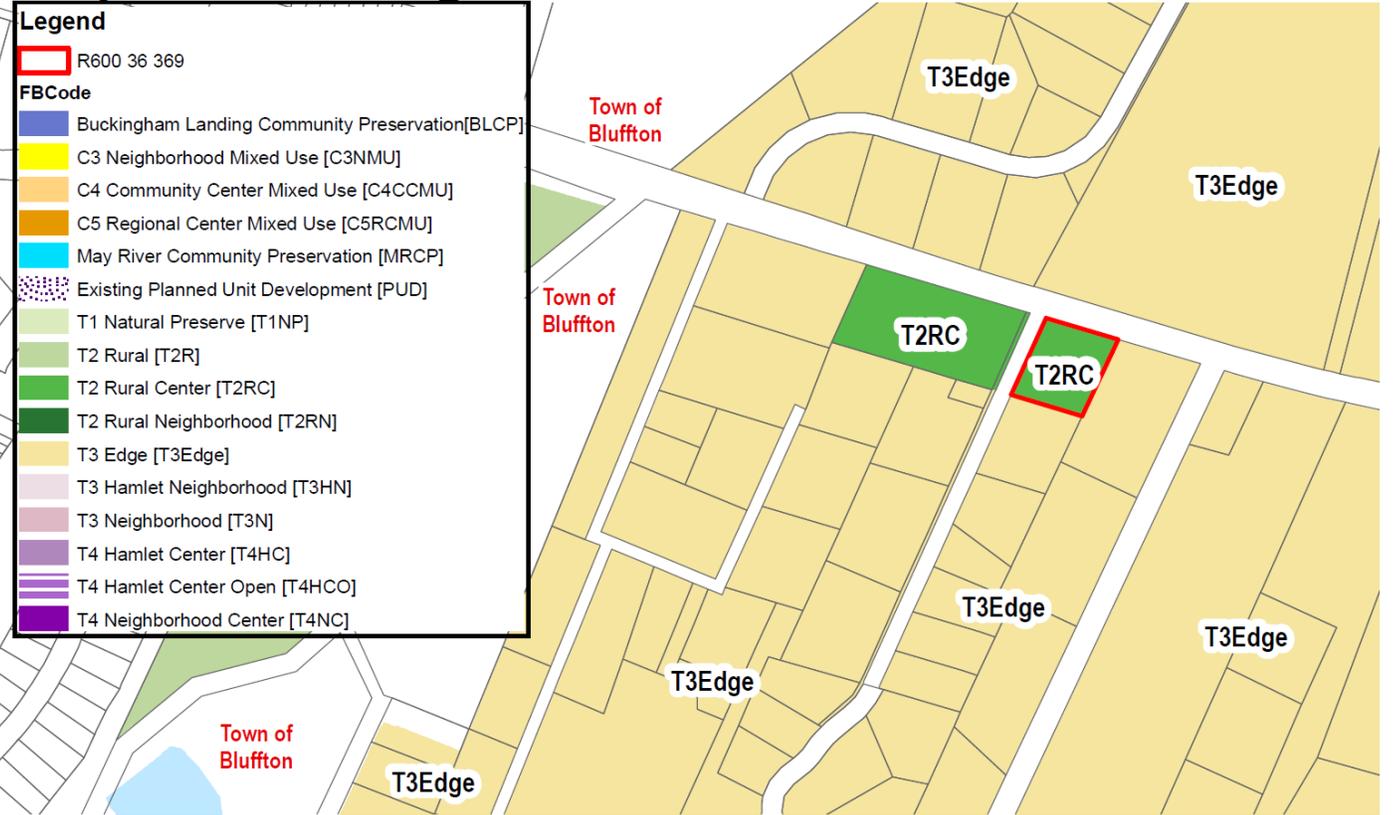
Legend

R600 36 369

Zone Districts

FBCode

- Buckingham Landing Community Preservation [BLCP]
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BEAUFORT COUNTY COUNCIL AGENDA ITEM SUMMARY

ITEM TITLE:
<i>Text Amendments to the Community Development Code (CDC): Sections 3.1.60 (Consolidated Use Table), 3.2.60 (T2 Rural Center (T2RC) Standards), and 4.1.220 (Residential Storage Facility) to conditionally allow the usage of Residential Storage Facility in T2 Rural Center</i>
MEETING NAME AND DATE:
<i>Community Services and Land Use Committee Meeting, February 13, 2023</i>
PRESENTER INFORMATION:
<i>Robert Merchant, AICP, Director, Beaufort County Planning and Zoning (10 minutes needed for item discussion)</i>
ITEM BACKGROUND:
<i>A private citizen, Nancy Hawes, applied to amend the Community Development Code to allow Residential Storage Facilities in the T2 Rural Center district. This CDC Text Amendment application went before the Beaufort County Planning Commission at their February 6, 2023 meeting. At that time the Commission voted 5 for and 1 against to recommend denial of the proposed amendment to County Council.</i>
PROJECT / ITEM NARRATIVE:
<i>Residential Storage Facility is a use defined in the Community Development Code as a building or buildings consisting of individual, small, self-contained units that are leased or owned for the storage of household goods. Outdoor storage of boats, trailers, and vehicles may be provided as an accessory use. The use is conditionally allowed in Hamlet Center (T4HC), Hamlet Center- Open (T4-HCO), Neighborhood Center (T4NC), Community Center Mixed Use 4 (C4), Community Center Mixed Use 5 (C5), and Industrial (SI). The Rural Center (T2RC) Zone applies to areas that are in the immediate vicinity of a Rural Crossroads or other important rural intersections, where service and limited commercial uses can cluster in more closely spaced buildings of residential character. This zoning district allows Retail/Restaurants, Offices/Services, and light Industrial uses such as Vehicle Sales, Outdoor Maintenance/Storage Yard, Warehousing, and Wholesaling and Distribution.</i>
FISCAL IMPACT:
<i>Not applicable.</i>
STAFF RECOMMENDATIONS TO COUNCIL:
<i>Staff recommends approval.</i>
OPTIONS FOR COUNCIL MOTION:
<i>To approve or deny the proposed amendments to the Community Development Code (CDC): Sections 3.1.60 (Consolidated Use Table), 3.2.60 (T2 Rural Center (T2RC) Standards), and 4.1.220 (Residential Storage Facility)</i>



MEMORANDUM

TO: Alice Howard, Chair, Community Facilities and Land Use Committee
FROM: Robert Merchant, AICP, Beaufort County Planning and Zoning Director
DATE: February 6, 2023
SUBJECT: Text Amendment to the Community Development Code (CDC)

STAFF REPORT:

A. BACKGROUND AND SUMMARY OF REQUEST:

The applicant is proposing an amendment to the following Code Sections: 3.1.60, 3.2.60, and 4.1.220. The request would be to allow the usage of Residential Storage Facility as a Conditional Use in the T2RC zoning district. This would reflect in Section 3.1.60 in the Consolidated Use table along with adding Residential Storage Facility to the Land Use Type chart for T2RC in Section 3.2.60. Thirdly, conditional use standards are being proposed in Section 4.1.220, F. **Residential Storage Facilities in T2 Rural Center.**

Residential Storage Facilities is a use defined in the Community Development Code as a building or buildings consisting of individual, small, self-contained units that are leased or owned for the storage of household goods. Outdoor storage of boats, trailers, and vehicles may be provided as an accessory use. It is conditionally allowed in Hamlet Center (T4HC), Hamlet Center- Open (T4-HCO), Neighborhood Center (T4NC), Community Center Mixed Use 4 (C4), Community Center Mixed Use 5 (C5), and Industrial (SI).

The Rural Center (T2RC) Zone applies to areas that are in the immediate vicinity of a Rural Crossroads or other important rural intersections, where service and limited commercial uses can cluster in more closely spaced buildings of residential character. This zoning district allows Retail/Restaurants, Offices/Services, and light Industrial uses such as Vehicle Sales, Outdoor Maintenance/Storage Yard, Warehousing, and Wholesaling and Distribution

B. TEXT AMENDMENT REVIEW STANDARDS: The advisability of amending the text of this Development Code is a matter committed to the legislative discretion of the County Council and is not controlled by any one factor. In determining whether to adopt or deny the proposed text amendment, the County Council shall weigh the relevance of and consider whether, and the extent to which, the proposed amendment:

1. **Is consistent with the goals, objectives, and policies of the Comprehensive Plan;**
 Yes, the text amendment would be supported by Action E4.1 of the Comprehensive Plan which states:

- Provide more flexibility in commercial zoning districts to permit smaller non-retail commercial uses such as small assembly facilities and light industrial operations, or contractor's offices that do not adversely impact surrounding retail uses.
2. **Is not in conflict with any provision of this Development Code or the Code of Ordinances;**
No, this would not affect any provision of the Development Code.
 3. **Is required by changed conditions;**
N/A
 4. **Addresses a demonstrated community need;**
Beaufort County is one of the fastest growing counties in South Carolina. As growth occurs in the area, the need for storage facilities for nearby residents does as well. Opening this use to T2RC would give those in rural areas closer options.
 5. **Is consistent with the purpose and intent of the zones in this Development Code, or would improve compatibility among uses and ensure efficient development within the County;**
Conditionally allowing this use in T2RC is consistent with the purpose and intent of the Community Development Code along with having compatibility with other uses already allowed in the district such as Vehicle Sales, Outdoor Maintenance/Storage Yard, Warehousing, and Wholesaling and Distribution.
 6. **Would result in a logical and orderly development pattern; and**
Yes, similar, if not, more intense uses are already conditionally permitted in T2RC. This zoning district also minimizes the impact as there is a 2-story height maximum and a 25% building coverage maximum. This would contain the usage as to not negatively affect neighboring residences and next-door businesses.
 7. **Would not result in adverse impacts on the natural environment, including but not limited to water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment.:**
Any development on the site would be required to adhere to the natural resource protection, tree protection, wetland protection, and stormwater standards in the Community Development Code and the Stormwater BMP Manual.
- C. **STAFF RECOMMENDATION:** Staff recommends approval of the request to add Residential Storage Facilities as a conditional use in T2RC by amending Sections 3.1.60, 3.2.60, and 4.1.220. Currently, T2RC allows more intense uses such as Outdoor Maintenance/Storage Yard, Warehousing, and Wholesaling and Distribution; therefore, the proposed use is not going to further intensify the impact of the zoning district. The intended nature of a Residential Storage Facility is to be accessible and near residents that utilize it.
- D. **PLANNING COMMISSION RECOMMENDATION:** At their February 6, 2023 meeting, the Planning Commission recommended to deny the proposed amendment to County Council.

ORDINANCE 2023 / __

**TEXT AMENDMENTS TO THE COMMUNITY DEVELOPMENT CODE (CDC):
SECTIONS 3.1.60 (CONSOLIDATED USE TABLE), 3.2.60 (T2 RURAL CENTER
(T2RC) STANDARDS), AND 4.1.220 (RESIDENTIAL STORAGE FACILITY) TO
CONDITIONALLY ALLOW THE USAGE OF RESIDENTIAL STORAGE FACILITY
IN T2 RURAL CENTER**

WHEREAS, the Community Development Code currently does not allow Residential Storage Facilities as a use in T2 Rural Center; and

WHEREAS, the district currently permits comparable yet more intense uses, therefore demonstrating the appropriateness of the use; and

WHEREAS, it is necessary for the Community Development Code to provide coherent development standards to achieve orderly development; and

WHEREAS, the Beaufort County Planning Commission considered the ordinance amendments on February 6, 2023, voting to recommend that County Council deny the proposed amendments; and

NOW, THEREFORE be it ordained by County Council in a meeting duly assembled that Sections 3.1.60 (Consolidated Use Table), 3.2.60 (T2 Rural Center (T2RC) Standards), and 4.1.220 (Residential Storage Facility) of the Community Development Code are hereby amended as set forth in Exhibit A hereto. Deletions in the existing code are stricken through. Additions are highlighted and underlined.

Adopted this ___ day of _____ 2023.

COUNTY COUNCIL OF BEAUFORT COUNTY

By: _____
Joseph Passiment, Chairman

ATTEST:

Sarah W. Brock, JD, Clerk to Council

Exhibit A

3.1.60 - Consolidated Use Table

Table 3.1.60: Consolidated Use Table																			
	Land Use Type	T 1 N	T2 R	T 2 RL	T2 R N	T2 RN O	T2 R C	T3 E	T3 H N	T 3 N	T3 N O	T4 H C	T4 V C	T4 HC O	T4 N C	C3	C 4	C 5	SI
AGRICULTURE																			
15.	Medical Service: Clinics/Offices	—	—	—	—	P	P	—	—	—	P	P	P	P	P	TC P	P	P	—
16.	Medical Service: Hospital	—	—	—	—	—	—	—	—	—	—	—	—	—	S	—	—	—	—
17.	Residential Storage Facility	—	—	—	—	—	C	—	—	—	—	C	—	C	C	—	C	C	C
18.	Vehicle Services: Minor Maintenance and Repair	—	—	—	—	—	C	—	—	—	—	—	C	C	C	—	C	C	—
19.	Vehicle Services: Major Maintenance and Repair	—	—	—	—	—	C	—	—	—	—	—	—	C	C	—	C	C	C
<p>"P" indicates a Use that is Permitted By Right. "C" indicates a Use that is Permitted with Conditions. "S" indicates a Use that is Permitted as a Special Use. "TCP" indicates a Use that is permitted only as part of a Traditional Community Plan under the requirements in Division 2.3. "—" indicates a Use that is not permitted.</p>																			

Section 3.2.60 T2 Rural Center Standards

G. T2RC Allowed Uses		
Offices & Services		
General Offices & Services < 10,000 SF		P
General Offices & Services: with Drive-Through Facilities	4.1.70	C
Animal Services: Clinic/Hospital		P
Animal Services: Kennel	4.1.40	C
Day Care: Family Home (up to 8 Clients)		P
Day Care: Commercial Center (9 or more clients)	4.1.60	C
Lodging: Short-Term Housing Rental (STHR)	4.1.360	S
Lodging: Inn (up to 24 rooms)		P
Medical Service: Clinics/Offices		P
Residential Storage Facility	4.1.220	C
Vehicle Services: Minor Maintenance and Repair	4.1.270	C
Vehicle Services: Major Maintenance and Repair	4.1.270	C

4.1.220 - Residential Storage Facility

Residential storage facilities shall comply with the following:

A. Operation.

1. The only uses allowed on-site shall be the rental of storage bays and the pickup and deposit of goods or property in dead storage, and limited incidental sales of storage materials (e.g., boxes, tape). Storage bays shall not be used to manufacture, fabricate, or process goods, to service or repair vehicles, small engines or electrical equipment, or conduct similar repair activities, to conduct garage sales or retail sales of any kind, or to conduct any other commercial or industrial activity on the site.
2. Individual storage bays or private postal boxes within a self-service storage facility shall not be considered premises for the purpose of assigning a legal address.
3. No more than one security quarters may be developed on the site, and shall be integrated into the building's design.
4. Except as otherwise authorized in this Section, all property stored on the site shall be enclosed entirely within enclosed buildings.
5. There shall be no storage of toxic, hazardous, flammable, explosive or noxious materials.

B. Parking and Circulation.

1. Interior circulation shall be provided in the form of aiseways adjacent to the storage bays. These aiseways shall be used both for circulation and temporary customer parking while using storage bays. The minimum width of these aiseways shall be 22 feet if only one-way traffic is permitted, and 30 feet if two-way traffic is permitted.
2. The one- or two-way traffic flow patterns in aiseways shall be clearly marked. Marking shall consist, at a minimum, of standard directional signage and painted lane markings with arrows.
3. All aiseways shall be paved with asphalt, concrete, or comparable paving materials.

C. Building Standards.

1. Garage doors serving individual storage units shall be perpendicular to a public or private street so as to not be visible from adjacent streets.
2. With the exception of a structure used as a security guard or security quarters, the maximum height of a personal storage facility shall be 20 feet.
3. Fences shall be no shorter than six feet or taller than eight feet and meet the standards of Division 5.4 (Fences and Walls). One evergreen shrub shall be installed for every five linear feet of fence or wall on the side of the fence or wall facing a neighboring property or public right-of-way.

D. Open Storage.

Open storage of recreational vehicles, travel trailers, and dry storage of pleasure boats of the type customarily maintained by persons for their personal use shall be permitted within a residential storage facility, provided that the following standards are met:

1. No outdoor storage shall be visible from off-site.
2. The storage shall occur only within a designated area that is clearly delineated.
3. Outdoor storage areas shall be located to the rear of the principal structure and be screened with a solid fence or masonry wall at least eight feet high.

E. Residential Storage Facilities in T4 Hamlet Center, T4 Hamlet Center Open, and T4 Neighborhood Center.

Residential storage facilities shall be sited so that storage buildings are located in the interior of the block and do not face a street. The site shall incorporate outparcels to screen and separate the storage buildings from the street. The leasing office and/or security quarters may face and address the street. In the T4 Hamlet Center District where and adaptive

reuse of an existing building is sought to preserve commercial stability on a street, the building and parcel upon which it resides may be remodeled and converted into a residential storage facility.

F. **Residential Storage Facilities in T2 Rural Center. Residential storage facilities shall be sited so that storage buildings are located in the interior of the block and do not face any major collector and arterial streets. The site shall incorporate outparcels to screen and separate the storage buildings from any major collector and arterial streets. The leasing office and/or security quarters may face and address the street.**

([Ord. No. 2015/32, § 1, 11-9-15](#) ; [Ord. No. 2015/37, 12-14-15](#)



BEAUFORT COUNTY COUNCIL AGENDA ITEM SUMMARY

ITEM TITLE:
<i>Zoning Map Amendment/Rezoning Request for 2.81 acres (R600 008 000 0625 0000) at the intersection of Okatie Highway (170) and Lowcountry Drive (462) from T2 Rural (T2R) to C4 Community Center Mixed-Use (C4CCMU).</i>
MEETING NAME AND DATE:
<i>Community Services and Land Use Committee Meeting, March 13, 2023</i>
PRESENTER INFORMATION:
<i>Robert Merchant, AICP, Director, Beaufort County Planning and Zoning (10 minutes needed for item discussion)</i>
ITEM BACKGROUND:
<i>This is a staff initiated rezoning application that went before the Beaufort County Planning Commission at their February 6, 2023, meeting. At that time the Commission voted 6 for and 1 against to recommend denial of the proposed amendment to County Council.</i>
PROJECT / ITEM NARRATIVE:
<i>Staff is requesting to change the zoning of a 2.81- acre lot at the intersection of Okatie Highway (170) and Lowcountry Drive (462) from T2 Rural (T2R) to C4 Community Center Mixed-Use (C4CCMU) (see attached map). When Okatie Highway (SC 170) was widened and realigned, it rendered two remnants of the greater Cooler tract on the other side of the highway. One of the remnants (R600 008 000 0623 0000) is currently C4, and the County is requesting for the other parcel (R600 008 000 0625 0000) to match in zoning.</i>
FISCAL IMPACT:
<i>Not applicable</i>
STAFF RECOMMENDATIONS TO COUNCIL:
<i>Staff recommends approval.</i>
OPTIONS FOR COUNCIL MOTION:
<i>To approve or deny the zoning amendment for parcel R600 008 000 0625 0000 at the intersection of Okatie Highway (170) and Lowcountry Drive (462) from T2 Rural (T2R) to C4 Community Center Mixed-Use (C4CCMU).</i>

ORDINANCE 2023/_____

AN ORDINANCE TO AMEND THE ZONING MAP OF BEAUFORT COUNTY TO CHANGE PARCEL ID NUMBER R600 008 000 0625 0000 FROM T2 RURAL TO C4 COMMUNITY CENTER MIXED-USE

WHEREAS, parcel ID number R600 008 000 0625 0000 is currently zoned as T2 Rural; and

WHEREAS, staff has requested to change the zoning from T2 Rural to C4 Community Center Mixed-Use; and

WHEREAS, the Beaufort County Planning Commission considered the request on March 6, 2023, voting to recommend that County Council deny the request; and

WHEREAS, County Council now wishes to amend the zoning map to change the parcel’s zoning from T2 Rural to C4 Community Center Mixed- Use.

NOW, THEREFORE be it ordained by County Council in a meeting duly assembled as follows:

1. The zoning map of the County is hereby amended to reflect the zoning of Parcel ID Number R600 008 000 0625 0000 as C4 Community-Center Mixed-Use.
2. Staff is directed to make the changes to the zoning map and to report to all persons necessary or helpful that the zoning has so changed.

Ordained this ____ day of _____, 2023

Joseph Passiment, Chairman

Sarah Brock, Clerk to Council

Existing Zoning

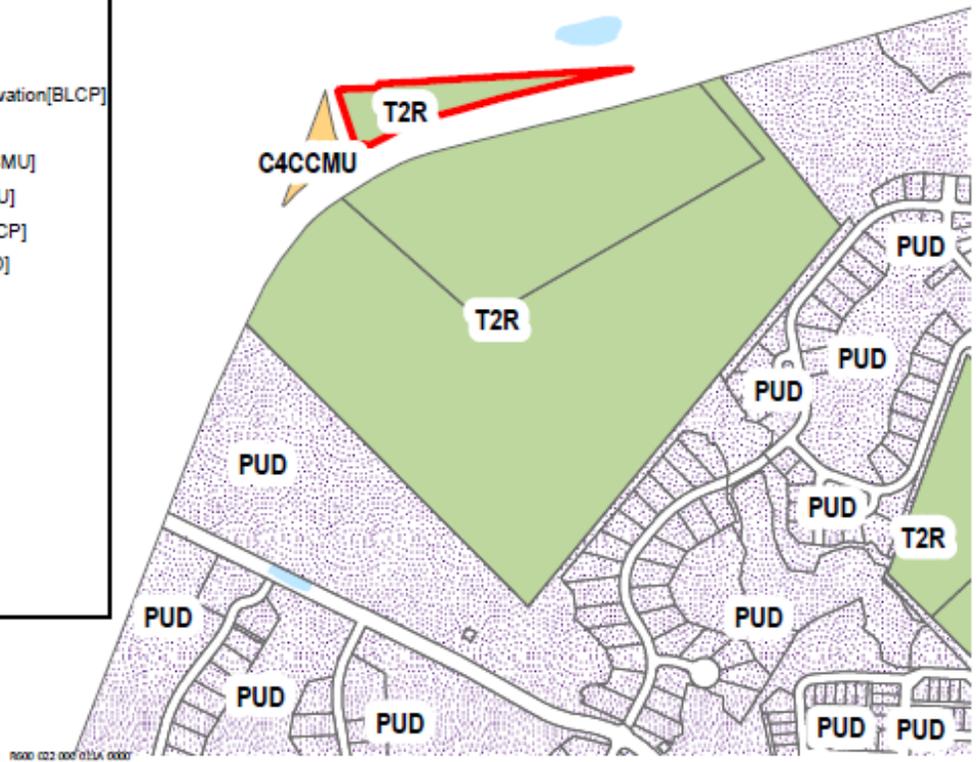
Legend

 R600 8 625

Zone Districts

FBCode

-  Buckingham Landing Community Preservation [BLCP]
-  C3 Neighborhood Mixed Use [C3NMU]
-  C4 Community Center Mixed Use [C4CCMU]
-  C5 Regional Center Mixed Use [C5RCMU]
-  May River Community Preservation [MRCP]
-  Existing Planned Unit Development [PUD]
-  T1 Natural Preserve [T1NP]
-  T2 Rural [T2R]
-  T2 Rural Center [T2RC]
-  T2 Rural Neighborhood [T2RN]
-  T3 Edge [T3Edge]
-  T3 Hamlet Neighborhood [T3HN]
-  T3 Neighborhood [T3N]
-  T4 Hamlet Center [T4HC]
-  T4 Hamlet Center Open [T4HCO]
-  T4 Neighborhood Center [T4NC]



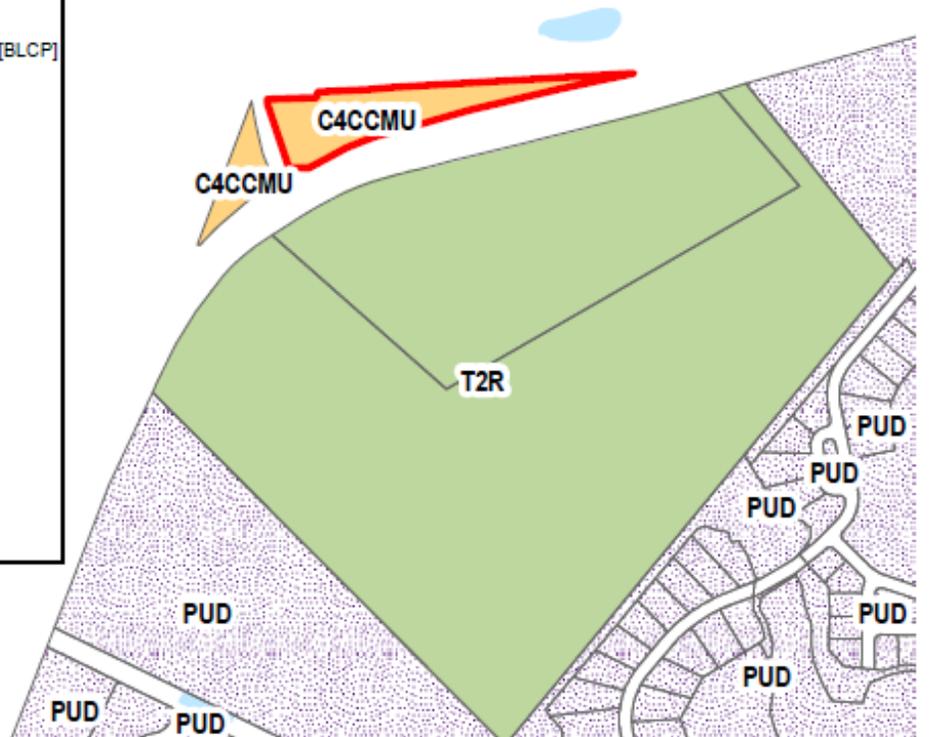
Proposed Zoning

Legend

 R600 8 625

FBCode

-  Buckingham Landing Community Preservation [BLCP]
-  C3 Neighborhood Mixed Use [C3NMU]
-  C4 Community Center Mixed Use [C4CCMU]
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-  T3 Neighborhood [T3N]
-  T4 Hamlet Center [T4HC]
-  T4 Hamlet Center Open [T4HCO]
-  T4 Neighborhood Center [T4NC]





MEMORANDUM

TO: Alice Howard, Chair, Community Services and Land Use Committee of County Council

FROM: Robert Merchant, AICP, Beaufort County Planning and Zoning Department

DATE: March 13, 2023

SUBJECT: ZONING MAP AMENDMENT/REZONING REQUEST FOR 2.81 ACRES (R600 008 000 0625 0000) LOCATED AT THE INTERSECTION OF OKATIE HIGHWAY (170) AND LOWCOUNTRY DRIVE (462) FROM T2 RURAL (T2R) TO C4 COMMUNITY CENTER MIXED-USE (C4CCMU).

STAFF REPORT:

A. BACKGROUND:

Case No. CDPA-000026-2023

Owner: Richard Varn Cooler, Cooler Corner LLC

Property Location: Located at the Intersection of Okatie Highway (SC 170) and Lowcountry Drive (SC 462)

District/Map/Parcel: R600 008 000 0625 0000

Property Size: 2.81 Acres

Current Future Land Use Designation: Rural

Current Zoning District: T2 Rural

Proposed Zoning District: C4 Community Center Mixed-Use

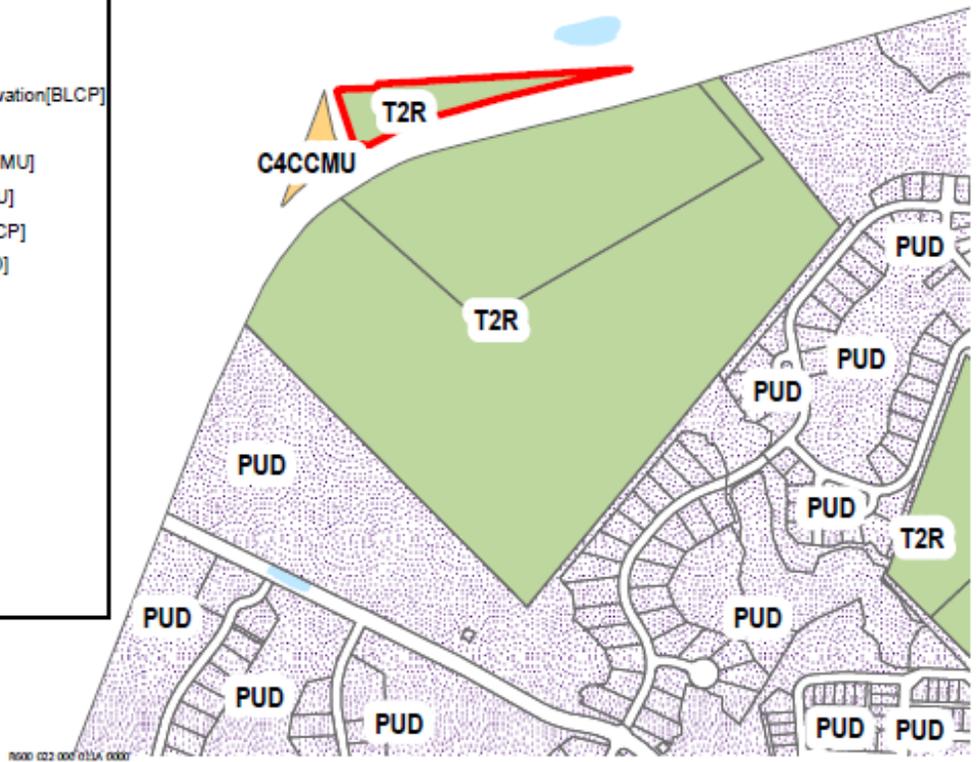
B. SUMMARY OF REQUEST: When Okatie Highway (SC 170) was widened and realigned, it rendered two remnants of the greater Cooler tract on the other side of the highway. One of the remnants (R600 008 000 0623 0000) is currently C4, and the County is requesting for the other parcel (R600 008 000 0625 0000) to match in zoning (see attached map).

Therefore, the County seeks to change the zoning of a 2.81-acre parcel at the corner of Okatie Highway (SC 170) and Lowcountry Drive (SC 462). The property is currently zoned T2 Rural. This rezoning seeks C4 Community Center Mixed-Use.

- C. EXISTING ZONING:** The lot is currently zoned T2 Rural (T2R), which permits residential development at a density of one dwelling unit per three acres. T2 Rural also permits very limited non-residential uses.
- D. PROPOSED ZONING:** The CDC defines the Community Center Mixed Use district as “The Community Center Mixed Use (C4) Zone provides for a limited number of retail, service, and office uses intended to serve the surrounding neighborhood. These are smaller uses and not highway service types of uses. The intensity standards are set to ensure that the uses have the same suburban character as the surrounding suburban residential areas. They are intended to blend with the surrounding areas, not threaten the character of the area. This Zone shall not consist of strip developments but rather neighborhood centers with a sense of place.” Businesses such as General Retail, Restaurant, General Offices, and Light Industrial are some of the permitted/conditional uses. The proposed 2.81 acres of C4 zoning could potentially yield approximately 25,000 square feet of commercial space or approximately 28 multi-family dwelling units, or a combination thereof.
- E. COMPREHENSIVE PLAN FUTURE LAND USE MAP:** The Beaufort County Comprehensive Plan specifically addresses development along the SC 170 corridor. The plan calls for careful coordination between Jasper County and the City of Hardeeville on a shared vision for the corridor. This corner of SC 170 is surrounded by Jasper County, and Jasper County has it designated as a commercial node (see attached map).
- F. TRAFFIC IMPACT ANALYSIS (TIA):** According to Section 6.3.20.D of the CDC, *“An application for a rezoning shall include a TIA where the particular project or zoning district may result in a development that generates 50 trips during the peak hour or will change the level of service of the affected street.”* The proposed zoning will most likely not accommodate a use that will trigger a TIA.
- G. SCHOOL CAPACITY IMPACTS:** The proposed zoning will not accommodate a use that will trigger a great school capacity impact.
- H. STAFF RECOMMENDATION:** Staff recommends approval.
- I. PLANNING COMMISSION RECOMMENDATION:** At their March 6, 2023, meeting, the Planning Commission recommended denial of the proposed rezoning.
- J. ATTACHMENTS**
- Zoning Map (existing and proposed)
 - Jasper County Comprehensive Plan Future Land Use Map

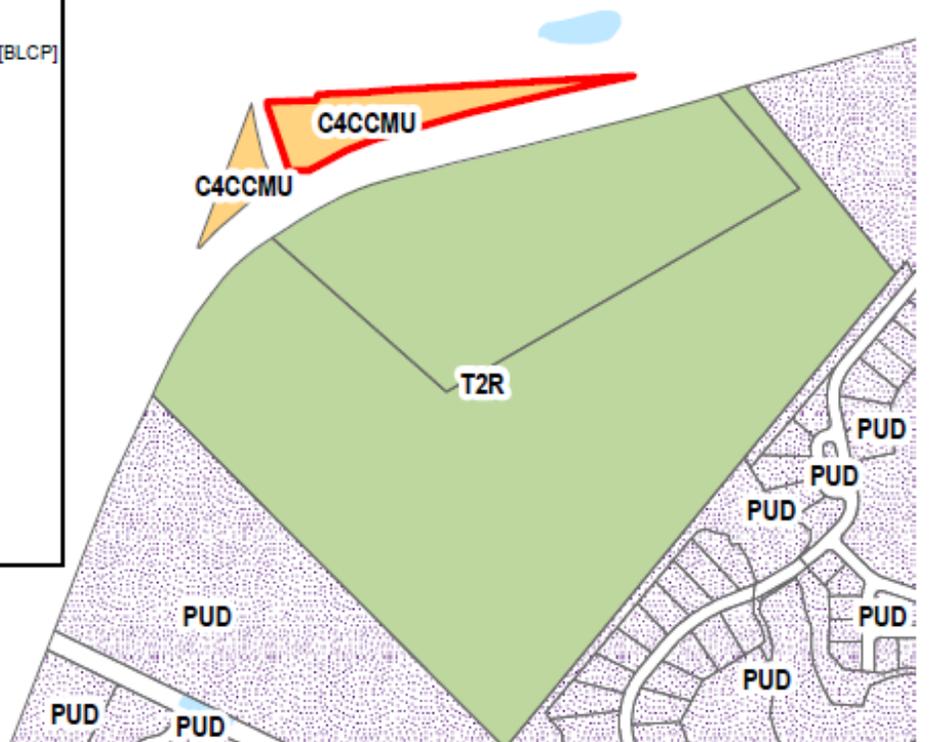
Existing Zoning

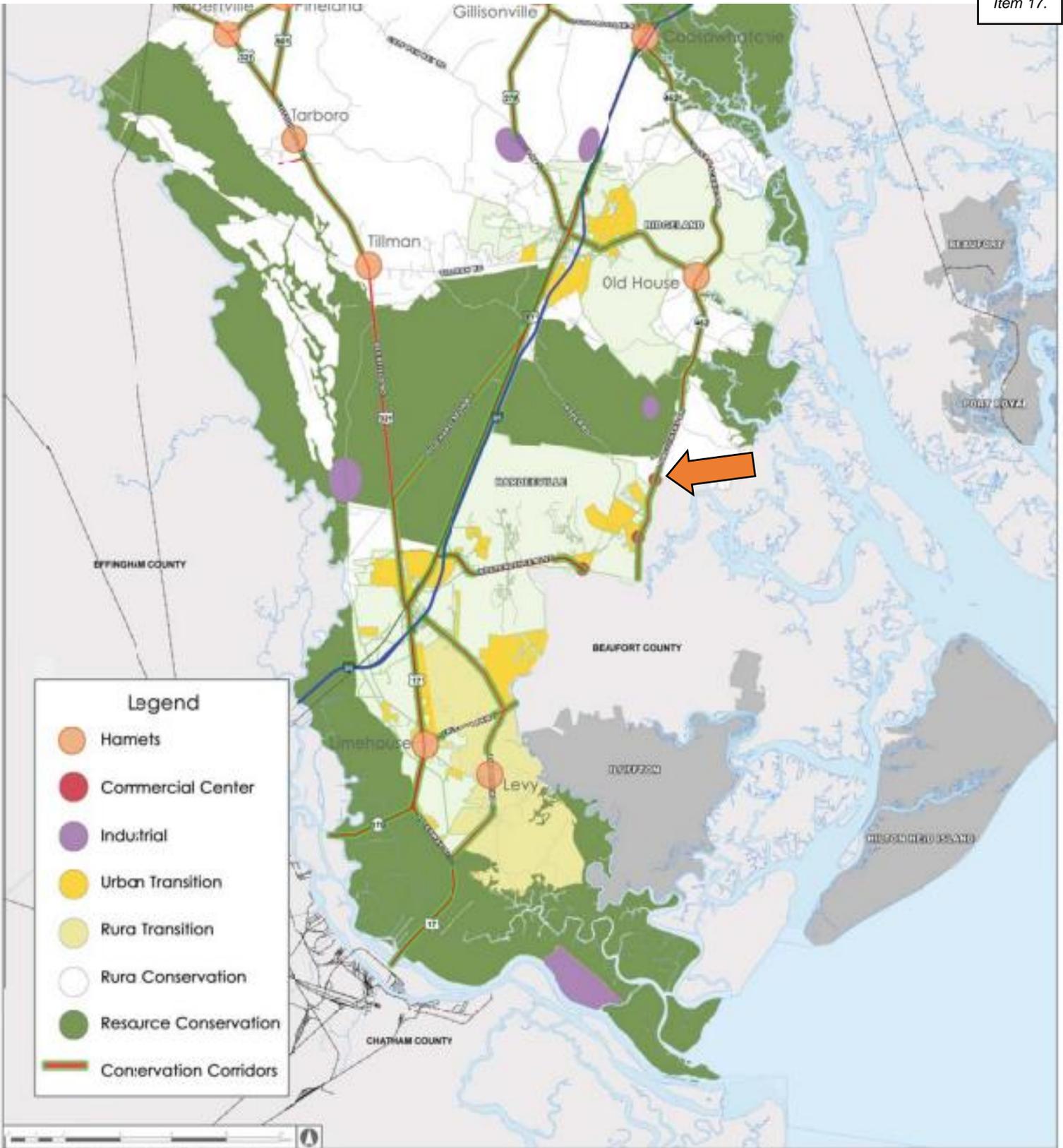
Legend	
	R600 8 625
Zone Districts	
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Proposed Zoning

Legend	
	R600 8 625
Zone Districts	
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	T4 Hamlet Center Open [T4HCO]
	T4 Neighborhood Center [T4NC]





<p>Jasper County Comprehensive Plan Future Land Use Map sybioscity PEOPLE + PLACE + PLANET</p>	<p>THOMAS & HUTTON 50 PARK OF COMMERCE WAY SAVANNAH, GA 31405 • 912.234.5300 www.thomashutton.com GEOGRAPHIC INFORMATION SYSTEMS</p>
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BEAUFORT COUNTY COUNCIL AGENDA ITEM SUMMARY

ITEM TITLE:
A RESOLUTION AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE THE NECESSARY DOCUMENTS AND PROVIDE FUNDING FOR THE PURCHASE OF REAL PROPERTY IDENTIFIED AS TAX MAP SERIAL NUMBER R300 015 000 076B 0000 AND ALSO KNOWN AS BLOCKER FIELD EXTENSION
MEETING NAME AND DATE:
Community Services and Land Use Committee, Monday, March 13, 2023
PRESENTER INFORMATION:
Kate Schaefer, Open Land Trust 5 minutes
ITEM BACKGROUND:
Rural and Critical Land Preservation Board recommended approval for due diligence on 5/19/22 Rural and Critical Land Preservation Board recommended approval for purchase on 1/12/23
PROJECT / ITEM NARRATIVE:
Blocker Field extension fee is recommended for purchase. Purchase would protect a scenic vista on St Helena. OLT has given approval to manage the property, mowing etc in accordance with OLT management of Blocker Field. Purchase Price is \$80,000 for 1.15 acres with clean Phase 1 report.
FISCAL IMPACT:
\$80,000 purchase price with funds coming from Beaufort County Rural and Critical Land Preservation Program Bond Referendum (Account # 4500)
STAFF RECOMMENDATIONS TO COUNCIL:
Staff recommends approval
OPTIONS FOR COUNCIL MOTION:
Motion to approve purchase of Blocker Field extension Motion to modify purchase of Blocker Field extension Motion to reject purchase of Blocker Field extension



Project Analysis: Blocker Field Fee

PROPOSAL FOR: Approval of Fee Simple purchase

PROPERTY ID:	TMS# R300 015 000 076B 0000
OWNER:	Lize Washington
ACREAGE:	1.15 acre as surveyed
PARTNERS:	none, BCOLT to assume maintenance
TOTAL PRICE:	\$80,000
PRICE Negotiated/Acre:	\$69,000
RCLPP FUNDS:	\$80,000
APPRAISED VALUE:	\$80,000
ZONING:	T2 Rural, CPO overlay
COUNCIL DISTRICT:	3 (Glover)
LOCATION:	549 Sea Island Parkway, St Helena

Project Location and Attributes:

- 1.15 total acres as surveyed
- serves river buffer along marsh and highway frontage on Highway 21 and connects other properties in view corridor along Highway 21

RCLP Attributes:

- Proximate to protected property (Blocker Field) and Highway 21 vista
- Protecting waterfront buffers and tidal creeks
- Protected vistas help reinforce land use policies as transition from Lady's Island to St Helena occurs; urban growth boundary establishes growth areas and is bounded by protected land
- Shallow lots along marshes, when protected, enhance resilience and help protect critical infrastructure (Highway 21)

Maps:

Beaufort County Rural & Critical LAND PRESERVATION PROGRAM



Figure 1: Blocker Field Extension

SAINT HELENA ISLAND: CENTRAL TO BEAUFORT COUNTY’S HISTORY AND WAY OF LIFE

SOUNDS AND RIVERS, SALT MARSH AND HIGHER GROUND:

St. Helena Island is part of a complex and dynamic ecosystem made up of numerous islands — both large and small — crisscrossed and separated from the mainland by a maze of tidally-influenced rivers and creeks. Situated between St. Helena Sound to the north and Port Royal Sound to the south, St. Helena Island was home to large plantations in the 18th and 19th centuries, where the labor and ingenuity of enslaved Africans produced the famed long-staple “Sea Island Cotton” and other commodities up through the Civil War. During the Reconstruction Era many Gullah/Geechees on the island continued to farm, which allowed these crops to be mainstays for the region’s agriculture into the modern era.

In the first half of the 20th Century, much of the forested land that characterizes the Island today was not here. The majority of the island’s land was fields cleared for agriculture. Trees were actually scarce, so much so that residents would row out to small islands like the one directly across from this point to cut firewood.

St. Helena continued to be the home of “freedmen” after the Civil War. Their descendants continue to sustain and live their Gullah/Geechee culture on the island to this day. This has exerted a profound influence on the development of this unique cultural heritage in a myriad of ways from food to art and even spirituality. In fact, “The Spirituals”, sacred songs handed down through decades of oral tradition, were first codified in writing on St. Helena Island and are now the official music of South Carolina and the Gullah/Geechee Nation.

A PEOPLE SUSTAINED AND A WAY OF LIFE:

The end of the 19th Century brought with it some wrenching economic changes for Beaufort County and for the Sea Islands in particular. But tough times make for tough people, as the saying goes, and the resiliency of St. Helena Island’s people proved up to the challenges placed in front of them during this time period. The Great Sea Island Storm of 1893 struck with a fury and caused widespread property damage and loss of life. It also decimated the area’s once-thriving phosphate mining operations that had provided good jobs and some degree of economic prosperity after the devastation wrought by the Civil War. Rice had already taken a large hit, and cotton production also began waning during this time period, finished off by depleted soils and the spread of the boll weevil.

Enterprising farmers bounced back and soon made the switch from cotton and other commodities to growing “truck” crops — vegetables such as tomatoes, lettuce, asparagus, squash and cucumbers — that could be picked, packed shipped to inland markets by rail. That strategy would prove successful and endures on the island even today. Making a living by harvesting the bounty provided by the land was nothing new for the island’s Gullah/Geechee residents, and today, those traditional subsistence-based foodways are the basis of delicious Gullah-inspired cuisine found everywhere from roadside food trucks to the finest restaurants in Charleston or on Hilton Head.



THE HUMBLE OYSTER—STAR OF THE SALT MARSH:

- Biologists sometimes refer to the Eastern oyster (*Crassostrea virginica*) as the engineer of South Carolina’s estuary ecosystems.
- Oyster beds develop along the edges of marsh creeks and in some areas grow into large mounds, or oyster reefs, that develop entire estuarine communities, providing food and shelter for many organisms.
- Because oysters grow quickly, they can stay above the surrounding soft sediments that would bury other stationary organisms. This constant addition of new oysters on top of existing oysters creates reefs, or “rakes” that are vital habitat for many other species. Small invertebrates such as grass shrimp and juvenile brown and white shrimp along with larval blue crabs seek refuge from predators among the growing oysters.
- This critical species has also been a major food source for humans inhabiting the sea islands for thousands of years. From Native American tribes along the coast to the formerly enslaved working to build their communities and feed their families, right up to the present day, it’s easy to see why oysters are the unheralded rock stars of the saltmarsh.



PROTECTION AND CONSERVATION:

In addition to these marsh-side view-sheds, with their important historical and cultural context, the Beaufort County Open Land Trust has also worked hard to protect many other properties on St. Helena Island, including working farmland, primarily through the use of conservation easements. Promoting sustainable agriculture that is compatible with the historic character of St. Helena Island’s long-term residents helps maintain the island’s rural character. This is important to the residents, and also to maintaining water quality in St. Helena and Port Royal sounds, as well as providing a bulwark of resiliency against the realities of rising sea levels, higher tides and stronger, more frequent storms during hurricane season. The island’s creeks and tributaries are still utilized by locals as a direct source of food, and overdevelopment of waterfront property could negatively impact this traditional use.



KIOSK FUNDING PROVIDED BY:



Figure 2: Example of Kiosk on St Helena viewed

Beaufort County Rural & Critical LAND PRESERVATION PROGRAM

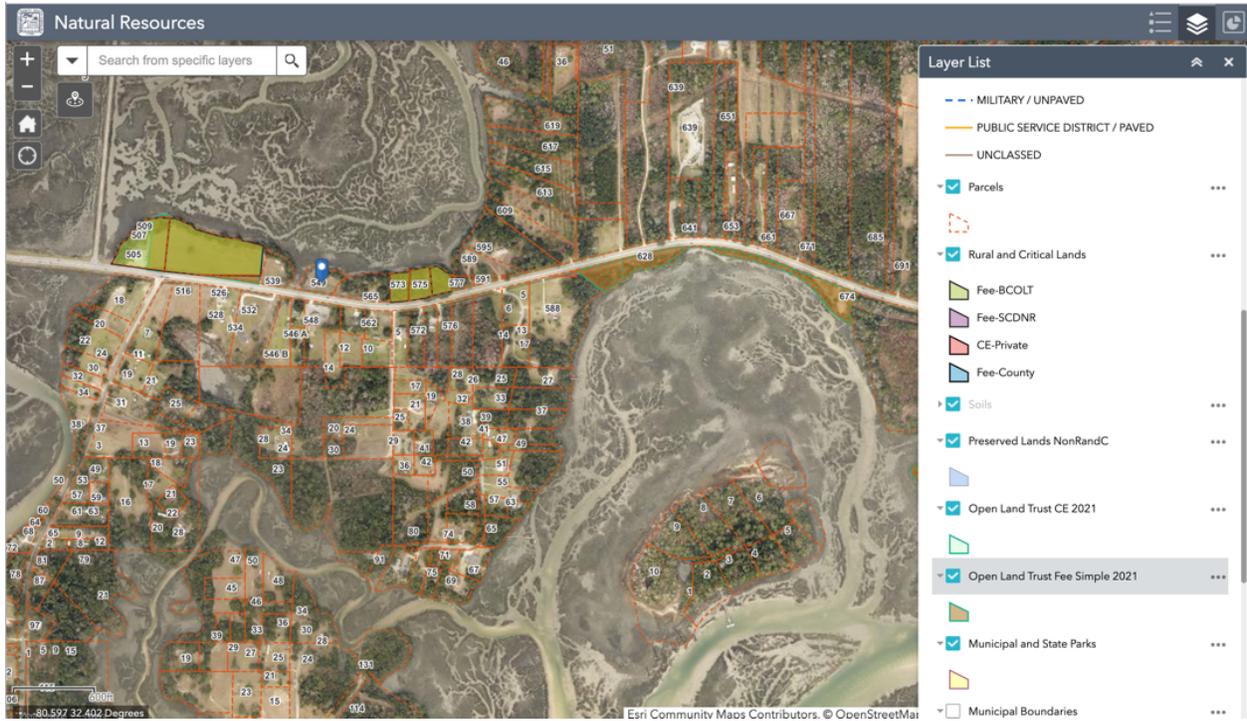


Figure 3: Blocker Field Extension in context with other protected lands.

5. **Inspection.** Purchaser hereby acknowledges and agrees that Purchaser has or will thoroughly inspect and examine the Property prior to closing. Purchaser is responsible for obtaining inspection reports from qualified professionals to assess the Property.

a) Inspection Period. Purchaser may cancel this Agreement at any time prior to **March 31, 2023** (the "Inspection Period"). Purchaser shall notify Seller in writing of its desire to cancel this Agreement. This Agreement shall be cancelled immediately upon Seller's receipt of written cancellation notice, and neither party shall have any further obligations hereunder.

b) Right of Access for Inspection. Purchaser and/or its agents shall have the privilege of going upon the Property at any time during the existence of this Agreement to inspect, examine, survey and to make test borings, soil boring tests and any other tests which the Purchaser may deem necessary, at Purchaser's expense. Purchaser assumes all responsibility for the acts of itself, its agents or representatives in exercising its rights under Agreement.

6. **Closing.** The Closing occurs when Purchaser transfers the Purchase Price to Seller and Seller conveys title of the Property to Purchaser.

a) Closing. The Closing shall occur on or before **April 30, 2023** ("Closing Date") at the office of Purchaser's attorney, or on such other date, place and/or time as the Parties may mutually agree.

b) Closing Costs and Prorations. All current real estate taxes, assessments, dues and other proratable items, if any, shall be apportioned pro rata on a per diem basis as of the Closing Date. All taxes for any years prior to 2023 shall be the responsibility of the Seller. Seller shall be responsible for paying the South Carolina recording fee (formerly referred to as documentary stamps), transfer tax to be affixed to the deed and related transfer documents, if any such fee or tax be applicable to this transaction. Purchaser shall be responsible for any other fees for recording the deed and for any of its financing costs. Each party shall be responsible for its own legal fees.

7. **Brokerage Fees.** Seller represents that the Property is not subject to a listing contract with any real estate broker. The Parties agree to indemnify and hold each other harmless from any claim of commission by others arising by, through or on account of the acts of the Parties.

8. **Seller's Delivery of Documentation.** Seller shall deliver to Purchaser at or before the Closing Date (at such times as Purchaser may reasonably request) a General Warranty Deed, the delivery and accuracy of which shall be a condition to Purchaser's obligation to consummate the purchase and sale herein contemplated.

9. **Conditions Precedent.** Notwithstanding anything to the contrary stated herein, the obligations of Purchaser to purchase the property are expressly made subject to the Seller's representation that as of the Closing Date the warranties and representations of Seller shall be true and correct. The foregoing conditions are for the sole benefit of and may be waived by Purchaser by written notice to Seller.

10. **Default.** If Purchaser or Seller fails to perform any provision of this Agreement, the other party may elect to seek any remedy provided in equity (but not at law for money damages) as a result of such failure to perform, including an action for specific performance of Seller's obligations under this Agreement, or terminate this Agreement with a written notice. If terminated, both Parties agree to cooperatively pursue their obligations set forth herein in good faith.

11. **Notices.** Any notice, communication, request, approval or consent which may be given or is required to be given under the terms of this Agreement shall be in writing and shall be transmitted (1) via hand delivery or express overnight delivery service to the Seller or the Purchaser, (2) via facsimile with the original to follow via hand delivery or overnight delivery service, or (3) via e-mail, provided that the sending party can show proof of delivery, as the case may be, at the addresses/numbers set forth below:

TO PURCHASER: Beaufort County
 Attn: Amanda Flake
 Post Office Drawer 1228
 Beaufort, SC 29901-1228
 E-mail: aflake@bcgov.net
 (843) 255-2140

Copy to: Beaufort County
 Post Office Box 1228
 Beaufort, SC 29901
 Attn: Brittany Ward, County Attorney
 Email: ward@bcgov.net
 (843) 255-2025

 Thomas A. Bendle, Jr.
 Howell, Gibson and Hughes PA
 Post Office Box 40
 Beaufort, SC 29901
 (843) 522-2400
 Email: tbendle@hghpa.com

TO SELLER: Lize Washington
 Attn: Napoleon Washington
 E-mail: napoleonfw@gmail.com

12. **Assignment by Purchaser.** Purchaser shall have the right to assign this Agreement to a related entity by giving Seller notice of such assignment (which shall include the name and address

of the Assignee) together with an executed counterpart of the assignment wherein such Assignee assumes the performance of all of the terms and conditions of this Agreement on the part of the Purchaser to be performed.

13. **Condemnation.** In the event that at the time of Closing all or any part of the Property is acquired, or is about to be acquired, by authority of any governmental agency in the exercise of its power of eminent domain or by private purchase in lieu thereof (or in the event that at such time there is any threat or imminence of any such acquisition by any such governmental agency), Purchaser shall have the right, at its option, to terminate this Agreement and recover its deposit hereunder, or to purchase only so much of the Property not condemned or under threat of condemnation, in which event the purchase price and terms shall be adjusted accordingly.

14. **No Joint Venture.** It is understood and agreed between the Parties hereto that this is an agreement for the sale of real estate and is in no way to be considered a joint venture between the Parties. It is further understood and agreed that Purchaser is assuming no liabilities, whether fixed or contingent, of Seller, and that this is a purchase of real estate assets.

15. **Entire Agreement.** This Agreement incorporates any and all prior agreements, covenants, and understandings between the Parties hereto concerning the subject matter hereof, and all such covenants, agreements and understandings have been merged into this agreement. No prior agreement or understandings, verbal or otherwise, of the Parties or their agent shall be valid or enforceable unless embodied in this Agreement.

16. **Counterparts.** This Agreement may be executed in counterparts. Each of the counterparts shall be deemed an original instrument, but all of the counterparts shall constitute one and the same instrument.

17. **Severability.** If any portion of this Agreement shall be held to be invalid or unenforceable for any reason, the remaining provisions shall continue to be valid and enforceable. If a court finds that any provision of this Agreement is invalid or unenforceable, then such provision shall be deemed to be written, construed and enforced as so limited.

18. **Amendment.** This Agreement cannot be amended orally or by a single party. No amendment or change to this Agreement shall be valid unless in writing and signed by both Parties to this Agreement.

19. **Authority.** Each individual and entity executing this Agreement hereby represents and warrants that he, she or its has the capacity set forth on the signature pages hereof with full power and authority to bind the party on whose behalf he, she or it is executing this Agreement to terms hereof.

20. **Governing Law.** The laws of the State of South Carolina shall govern the interpretation, validity, performance and enforcement of this Agreement, and, of any personal guarantees given in connection with this Agreement.

21. **Time is of the Essence.** The time and dates specified in this Agreement shall be enforced; however, the time and dates may be modified for reasonable cause when both Parties agree in writing to a reasonable extension.

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.

WITNESSES:

PURCHASER:

Eric L. Greenway
Beaufort County Administrator

WITNESSES:

SELLER:

By: _____
Its: _____

*Exhibit A***PROPERTY DESCRIPTION**

All those certain tracts of land situation in St. Helena Township, Beaufort County, South Carolina and shown collectively on the plat surveyed by Gasque and Associates, Inc of dated 29 November 2022 and recorded in Plat Book _____ at Page _____ at the office of the Register of Deeds for Beaufort County, South Carolina, said parcels being designated on the referenced plat as high ground consisting of 1.15 acres.

Beaufort County Tax Map: R300 015 000 076B 0000

RESOLUTION 2023/_____

A RESOLUTION AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE THE NECESSARY DOCUMENTS AND PROVIDE FUNDING FOR THE PURCHASE OF REAL PROPERTY IDENTIFIED AS TAX MAP SERIAL NUMBER R300 015 000 076B 0000 AND ALSO KNOWN AS BLOCKER FIELD EXTENSION

WHEREAS, Seller wishes to sell and Purchaser wishes to purchase the real property identified as identified as TMS No. R300 015 000 076B 0000 consisting of 1.15 acres and also known as Blocker Field Extension; collectively hereinafter “Blocker Field Extension” and

WHEREAS, the purchase of Blocker Field Extension has been demonstrated to meet the Critical Lands Criteria of the Rural and Critical Lands Program (“RCLP”); and

WHEREAS, the proposal to purchase Blocker Field Extension is for a fee simple interest with a purchase price of up to \$80,000.00 plus closing costs; and

WHEREAS, the proposed purchase of Blocker Field Extension was presented to the Rural and Critical Land Preservation Board (RCLPB) at the January 12, 2023 meeting and the RCLPB recommended approval of the purchase; and

WHEREAS, the proposed purchase of Blocker Field Extension was presented to the Land Use and Community Services Committee at the March 13, 2023 meeting at which time it was referred to County Council; and

WHEREAS, County Council finds that it is in the best interest of the citizens and residents of Beaufort County for the County Administrator to execute the necessary documents for the purchase of Beach City Road.

NOW, THEREFORE, BE IT RESOLVED that Beaufort County Council, duly assembled, does hereby authorize the County Administrator to execute the necessary documents and provide funding in the amount of up to \$80,000 plus closing costs for the purchase of real property identified as TMS No. R300 015 000 076B 0000 and also known as Blocker Field Extension.

Adopted this ____ day of _____, 2023.

COUNTY COUNCIL OF BEAUFORT COUNTY

BY: _____
Joseph Passiment, Chairman

ATTEST:

Sarah W. Brock, Clerk to Council



BEAUFORT COUNTY COUNCIL AGENDA ITEM SUMMARY

ITEM TITLE:
Resolution
MEETING NAME AND DATE:
Public Facilities and Safety Committee
PRESENTER INFORMATION:
John Robinson Public Safety Assistant County Administrator <i>2 minutes</i>
ITEM BACKGROUND:
ASPCA (American Society for the Prevention of Cruelty to Animals) \$30,000 grant for Disaster Response (Council Vote History, etc.)
PROJECT / ITEM NARRATIVE:
FISCAL IMPACT:
\$0 impact, no matching funds required
STAFF RECOMMENDATIONS TO COUNCIL:
Recommend send to full council for acceptance.
OPTIONS FOR COUNCIL MOTION:
Motion to approve a resolution to accept \$30,000 grant funds from the ASPCA (American Society for the Prevention of Cruelty to Animals) for Disaster Response. Move forward to council for April 10, 2023

RESOLUTION 2023 / 12

A RESOLUTION TO ACCEPT THE 2022 AMERICAN SOCIETY FOR THE PREVENTION OF CRUELTY TO ANIMALS DISASTER RESPONSE GRANT OF \$30,000 FOR IMPROVING DISASTER RESILIENCE EFFORTS IN BEAUFORT COUNTY SOUTH CAROLINA.

WHEREAS, Beaufort County Council is in good standing with the American Society for the Prevention of Cruelty to Animals (ASPCA) and submitted the application on October 26, 2022.

WHEREAS, Beaufort County Animal Control Services received notification of the grant award on December 12, 2022. This award is to be used exclusively for costs incurred directly in connection with disaster preparation, mitigation, and recovery efforts by Beaufort County Animal Services for the preservation and care of domestic and livestock animals in Beaufort County South Carolina.

WHEREAS, the Beaufort County Animal Control Services staff will execute the grant’s requirements during the calendar year 2023 and complete all applicable reporting deadlines that are specified in the award.

NOW, THEREFORE, BE IT RESOLVED by the County Council of Beaufort County, South Carolina that:

County Council hereby approves the acceptance of the 2022 American Society for the Prevention of Cruelty to Animals Disaster Response Grant Award in the amount of \$30,000.

Adopted this ____ day of April 2023.

COUNTY COUNCIL OF BEAUFORT COUNTY

By: _____
Joseph Passiment, Chairman

ATTEST:

Sarah W. Brock, Clerk to Council

**Grant Agreement Reference:**

NAME: **Beaufort County Animal Services**
PROJECT: **2022 ASPCA Disaster Response Grant**
AMOUNT: **\$ 30,000**
GRANT NUMBER: **202210-29892**
GRANT EFFECTIVE DATE: **12/10/2022**
GRANT EXPIRATION DATE: **12/31/2023**
ASPCA GRANT OFFICER: **Tim Rickey**
ASPCA GRANT MANAGER: **Ellen Vancelette**

December 12, 2022

Tallulah McGee
Post Office Drawer 1228
Beaufort, SC 29901

Dear Tallulah McGee,

The American Society for the Prevention of Cruelty to Animals (the “ASPCA”) is deeply honored to be able to grant to Beaufort County Animal Services (the “Grantee,” and together with the ASPCA, the “Parties” and each a “Party”) the amount of \$ 30,000 (the “Grant”). These funds are designated for 2022 ASPCA Disaster Response Grant, as described in the Grant request, the Grant Request Documents, and, if applicable, its amendments (the “Project”) and subject to the terms of this agreement (the “Agreement”).

Unless otherwise noted in the payment schedule below, the ASPCA shall issue the Grant to the Grantee approximately two to six weeks following receipt of the signed original contract, including all pages. By signing this Agreement, you represent and warrant that Grantee will meet the obligations specified in this Agreement.

Intending to be legally bound and in consideration of the Grant provided to the Grantee and the desire of the Grantee to conduct the Project, the parties hereby agree to the following terms and conditions as of the first date listed above (the “Effective Date”):

1. Grant Requirements. The ASPCA shall pay the Grant to the Grantee according to the following schedule:

Payment ID	Due at	Amount Due
21352143	12/10/2022	\$ 30,000

Payment is contingent upon ASPCA's receipt of the signed Agreement from Grantee. The ASPCA will not advance Grant payment until all required documents have been received and reviewed.

The Grantee acknowledges and agrees that the Grant shall be used exclusively for costs incurred directly in connection with the Project and as set forth in this Agreement, and that failure to do so will result in the Grantee having to return the Grant to the ASPCA within ten (10) days of the ASPCA's request to do so.

The Grantee acknowledges and agrees that any proposed changes to the Project, including, but not limited to, the Project goals and objectives, the use or purpose of funds, the distribution of funds across approved budget items, or any other substantive changes to the Project shall be fully approved by the Grant Officer and memorialized with an amendment to the Agreement prior to initiating any such changes.

Unless Grantee is expressly exempt from this requirement (e.g. as an agency or instrumentality of government), it shall meet the ASPCA Grantee Organizational Standards (the "Standards"), attached hereto as **Schedule 1**. If Grantee does not meet the standards by the Effective Date, the ASPCA may, in its sole discretion, grant additional time for the Grantee to come into compliance with the Standards. If additional time is granted, Grantee shall have 12-months or until the Expiration Date, whichever is sooner, to comply with the requirements and provide proof of compliance as a part of its required reporting.

The Grantee agrees that at no time will any funds it receives from the ASPCA be used to attempt to influence the outcome of any selection, nomination, election, or appointment of any individual to any public office or office of a political organization within the meaning of Internal Revenue Code Section 527(e)(2), and shall furthermore not use any of the funds it receives from the ASPCA to participate in, or intervene in (including the publishing or distributing of statements) any political campaign on behalf of (or in opposition to) any candidate for public office.

For projects that include grant funds used to purchase food for a gathering of individuals, the Grantee will limit the use of ASPCA funds to purchase vegetarian, vegan, fish or welfare-certified meat products only. "Welfare-certified meat products" shall mean products that are from farms, obtained either directly or through another supplier (restaurant, retailer, etc.), that are certified by at least one of the following certification programs: (a) Animal Welfare Approved; (b) Certified Humane; and/or (c) Global Animal Partnership, Steps 2 and above. For more information about welfare-certified products or where to locate welfare-certified products, please visit <http://www.asPCA.org/take-action/help-farm-animals/finding-higher-welfare-products>.

Employees, volunteers or other associates of the Grantee whose food expenses are reimbursed or otherwise paid from ASPCA grant funds, including, but not limited to beneficiaries of travel stipends

and scholarships, are strongly encouraged to choose higher-welfare meat products, fish, vegan or vegetarian food.

Grant Reporting:

The Grantee must submit reports (the “Grant Reports”) to provide the ASPCA with information about the Project and to ensure the Grant is being used as described in this Agreement. Grant Reports shall be due per the following schedule and must be submitted through the Grantee’s Fluxx account:

Report Type	Due Date
Final Report (as of 2021)	01/14/2024

The Grantee acknowledges it may be subject to additional reporting requirements as assigned by its ASPCA Grant Officer and set forth in the Grant record in Fluxx (the “Additional Reporting”). Additional Reporting shall be submitted as a part of the regular Grant Reports.

Grantees that fail to submit required documentation by the Final Report Due Date may jeopardize future grants and/or grant payments.

Grant Extensions:

Extension requests will not be considered for the Final Report Due Date. However, should the Grantee need a Grant extension due to unforeseen delays in the Project timeline, Grantee may request an extension by emailing grants@aspc.org before the Grant Expiration Date. The ASPCA shall review the Grantee’s request and may grant an extension to the Grant term. If the ASPCA declines the request for an extension, or if the Project is completed but carries a balance of unspent funds, the Grantee shall promptly refund and pay back to the ASPCA the unexpended balance.

Ad Hoc Requirements:

The ASPCA may request additional information regarding the Project. Upon such a request, the Grantee must provide the requested information in a timely manner. Such additional information may include but is not limited to receipts, photographs, and press information.

The ASPCA may choose to conduct site visits of the Grantee’s location(s). The Grantee must provide the ASPCA with access to such locations at a date and time mutually agreed upon by the Parties.

2. Compliance with the Law and Maintenance of Tax-Exempt Status. In carrying out the Project, the Grantee shall comply with all applicable federal, state and local laws and regulations including but not limited to all applicable federal, state, and local employment laws, regulations, and rules.

The Grantee agrees that it is the sole employer of all individuals who are compensated in whole or in part with Grant funds, or whose employment, fellowship or internship position arises in any way as a direct or indirect result of the Grant (each a “Funded Position”). The Grantee further agrees that it is

exclusively responsible for the classification and engagement of any contractors whose fees and/or expenses are paid in whole or in part with Grant funds (“Funded Contractor”). Accordingly, the Grantee agrees that with respect to any Funded Position and/or any Funded Contractor, the Grantee is exclusively responsible for compliance with, and will comply with, any and all applicable federal, state and local employment laws, regulations and rules, including, but not limited to, any employer obligations to: (a) timely pay all wages or other compensation due; (b) withhold and remit employment taxes; (c) administer any required discipline; (d) provide insurance coverages; (e) prohibit discrimination or harassment based on any protected characteristic; and (f) provide any required leave or accommodation. The Grantee acknowledges and agrees that the parties to this Agreement are in the relationship of Grantor and Grantee, and the use of Grant funds for Funded Positions and/or Funded Contractors does not constitute a joint venture, affiliation, or joint employment relationship of any kind.

If the Grantee is a 501(c)(3) organization, the Grantee certifies that it is in good standing with the Internal Revenue Service and shall notify the ASPCA immediately of any change in, or challenge by the Internal Revenue Service to, its status as a 501(c)(3) tax-exempt organization.

3. License. Each Party hereby grants to the other party a license to use the Party’s name and trademarks on materials directly related to the activities of the Project and/or the Grant.

All use of the ASPCA name and trademarks must comply with the ASPCA’s style guide. “ASPCA Trademarks” are: “ASPCA®”, which must always appear in PMS 422 and 021, unless used in materials that are completely black and white in nature, in which case it may appear in black; and “The American Society for the Prevention of Cruelty to Animals®”.

4. Acknowledgement of ASPCA Support. In consideration of the Grant, the Grantee may publicly acknowledge that the Project was made possible through a generous grant from the ASPCA. If the Grantee chooses to make an acknowledgment, Grantee shall submit any Project acknowledgements that include the ASPCA’s name or trademarks to press@aspca.org for review and approval prior to its inclusion in any materials prepared and intended to be distributed regarding the activities of the Project. No changes on the approved version of any Project acknowledgements shall be instituted by the Grantee without the prior written approval of the ASPCA. The ASPCA has the right in its sole discretion to require the Grantee to remove all references to the ASPCA’s involvement if the ASPCA determines that the Grantee is not fulfilling its obligations under this Agreement or if for any other reason the ASPCA determines that it is no longer in the ASPCA’s best interest to be referenced in such manner.

For further assistance regarding recognition of the Grant, including press releases, advisories, or general media outreach, please contact the ASPCA’s Media Department at press@aspca.org or visit <https://www.aspcapro.org/media-and-promotional-materials-aspcar-grant-recipients> for press release templates, logos, and other media materials.

5. Records. The Grantee will keep accurate books and records with respect to the grant in accordance with Generally Accepted Accounting Principles (GAAP) and business practices. The Grantee will keep records of receipts and expenditures made of Grant funds as well as copies of the reports submitted to the ASPCA and supporting documentation for at least three (3) years after completion of the use of the Grant funds, and will furnish or make available such books, records, and

supporting documentation to the ASPCA for inspection at reasonable times from the time of the Grantee's acceptance of the Grant through such period.

6. Termination. The ASPCA may, in its sole discretion (i) withhold payment of funds until in its opinion the situation has been corrected or (ii) declare the Grant terminated in any of the following circumstances:

- a. If, as the result of the consideration of reports and information submitted to it by the Grantee or from other sources, the ASPCA, in its sole discretion, determines that continuation of the Project is not reasonably in furtherance of the ASPCA's mission to provide effective means for the prevention of cruelty to animals throughout the United States (the "ASPCA Mission") or that the Project is not being executed in substantial compliance with the grant request (or work plan as revised) or that the Grantee is incapable of satisfactorily completing the work of the Project;
- b. In the case of any violation by the Grantee of the terms and conditions of this Agreement;
- c. In the event of any change in, or challenge by the Internal Revenue Service to, the Grantee's status as a 501(c)(3) tax-exempt organization if applicable; or
- d. If it is revealed that, during the Project, the Grantee is or was involved in any activity or makes any statement disparaging of, or reflecting unfavorably upon the ASPCA, tarnishes the reputation of the ASPCA or is not in alignment with the ASPCA Mission.

If the ASPCA terminates the Grant, it shall so notify the Grantee, whereupon it, if so requested by the ASPCA, shall promptly refund and pay back to the ASPCA any unexpended balance of the Grant funds in the Grantee's hands or under its control or any expended Grant funds deemed to have been misappropriated per the terms of this Agreement.

Upon completion of the Project or termination of this Agreement for any reason, the ASPCA will withhold any further payments of Grant funds. All such determinations by the ASPCA under this **Section 6** will be final, binding and conclusive upon the Grantee.

7. Future Funding. The Grantee acknowledges that the ASPCA and its representatives have made no actual or implied promise of funding except for the amounts specified in this Agreement. If any of the Grant funds are returned or if the Grant is rescinded, the Grantee acknowledges that the ASPCA will have no further obligation to the Grantee in connection with this Grant as a result of such return or rescission.

8. Miscellaneous. This Agreement is intended to be binding upon the Grantee and the ASPCA. This Agreement represents the final agreement between the parties with respect to the subject matter hereto, and supersedes any and all prior agreements, written or oral, between the parties with respect to the matters contained herein. This Agreement is not intended to, nor shall it be deemed to create, any partnership or joint venture between the Grantee and the ASPCA. This Agreement shall be interpreted, governed by and construed in accordance with the internal laws of the State of New York, without regard to the conflict of laws principles thereof. The parties hereto acknowledge and consent to personal jurisdiction and venue exclusively in New York, New York with respect to any action or proceeding brought in connection with this Agreement. This Agreement may be executed by the parties hereto in counterparts, each of which, when executed and delivered, shall be deemed to be an original and all of which shall constitute together the same document.

If the terms and conditions of this Agreement are acceptable, please sign this Agreement and return it to us. By signing this Agreement, you represent and warrant that you are capable of binding the Grantee to the terms set forth in this Agreement.

Sincerely,

THE AMERICAN SOCIETY FOR THE PREVENTION OF CRUELTY TO ANIMALS

DocuSigned by:
Lauren Martin
EB2960AC9B3D436...
Lauren Martin

Vice President, Deputy General Counsel

ACCEPTED AND AGREED:

Beaufort County Animal Services

By (signature of CEO/President/Director):

DocuSigned by:
Tallulah Trice
A1CDE45283C74C3...

Name/Title: Tallulah Trice Director

Schedule 1

ASPCA Grantee Organizational Standards

- Must have at least 4 board members
- Majority of the board must be independent¹
- Chairperson and Treasurer shall not be compensated
- Business registration must be current/active in the Grantee's state of incorporation
- Charitable registration must be current/active in the state of the Grantee's primary location **(for grants =>\$25,000)**
- No overdue reports for any ASPCA grants, if applicable
- No overdue balances on prior grants, if applicable

¹ This means that fewer than half of Grantee's Board members may be paid employees and/or family members or close relatives.

CITIZEN COMMENTS

County Council
April 10, 2023

1st comment

CITIZEN COMMENT PERIOD- 15 MINUTES TOTAL

Anyone who wishes to speak during the Citizen Comment portion of this meeting will limit their comments to AGENDA ITEMS ONLY and speak no longer than three (3) minutes. Speakers will address Council in a respectful manner appropriate to the decorum of the meeting, refraining from the use of profane, abusive, or obscene language.

	FULL NAME (print only)	Agenda Item Number
1.	JANET McCauley	CPO
2.	Queen Quet	CPO
3.	Dionne Hoskins-Brown	CPO
4.	Arnold L Brown	CPO
5.	Queen Quet Elvio Trapano	CPO
6.	Tom Donahue	CPO
7.	JAMES P. SMITH	CPO
8.	Dr Maria Gubios	CPO
9.		
10.		
11.		
13.		
14.		
15.		

CITIZEN COMMENTS

County Council
April 10, 2023

2nd Comment Period

CITIZEN COMMENT PERIOD- 15 MINUTES TOTAL

Anyone who wishes to speak during the Citizen Comment portion of this meeting will limit their comments and speak no longer than three (3) minutes. Speakers will address Council in a respectful manner appropriate to the decorum of the meeting, refraining from the use of profane, abusive, or obscene language.

FULL NAME (print only)

Agenda Item Number

1. ~~Bishop Kenneth C. Doe~~

2. Ed Atkins

3. Peter Smalls

4. Carrie Major
~~Shirley Jenkins~~

5. Elder Jack Ladson

6. Robert Sample

7. ^{SC} Representative Michael R. Rivers

CPO

8.

9.

10.

11.

13.

14.

15

Fish, Game and Forestry Committee

GEORGE E. "CHIP" CAMPSER III
CHAIRMAN

THE SENATE OF SOUTH CAROLINA
305 GRESSETTE OFFICE BUILDING
P. O. BOX 142
COLUMBIA, SOUTH CAROLINA 29202



BRIAN COHL
DIRECTOR OF RESEARCH
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JULIE BOWERS
ADMINISTRATIVE ASSISTANT
JULIEBOWERS@SCSENATE.GOV

TEL: (803) 212-6340
SFGFCOMM@SCSENATE.GOV

April 8, 2023

Mr. Joe Passiment, Chairman
Beaufort County Council
100 Ribaut Road
Beaufort, South Carolina 29902

Via E-Mail: jpassiment@bcgov.net

Dear Chairman Passiment:

As the South Carolina Senator that represents Saint Helena Island I wish to express my strong support for amendments to the Cultural Protection Overlay (CPO) Zone Standards as proposed by the Community Services and Land Use Committee. These amendments strengthen and clarify the intent of CPO protections and prohibitions in accordance with the Envision Beaufort County 2040 Comprehensive Plan.

I encourage County Council to in turn give the CPO amendments a first reading at your Monday, April 10 Council meeting, and a final reading in due course.

The proposed CPO amendments will protect Saint Helena from suffering the fate so many other sea islands have suffered — gated communities, golf courses and resultant gentrification. Hilton Head is similar in size to Saint Helena and has over 20 golf courses. But Saint Helena chose a different path — a path that values and preserves its rich history, culture and natural resources.

Some ask, "Why is protecting Saint Helena so important?" Any who would ask such a question fail to comprehend the unique and fragile nature of Saint Helena Island as a historical, natural and cultural resource.

I represent one-half of South Carolina's coast — from Bulls Bay in Charleston County to Port Royal Sound in Beaufort County. As a 5th generation Lowcountry native and avid outdoorsman I know our coast like the back of my hand. Beautiful Saint Helena Island is unquestionably the most culturally rich — and consequently the most culturally vulnerable — sea island on the South Carolina Coast. It is the heart of South Carolina's Gullah-Geechee culture that is suffering gentrification everywhere else along the coast. Saint Helena is one of the last accessible sea islands that remains relatively untouched by high density development. This did not happen by chance. The Saint Helena community has fought and defended itself against numerous outside threats to its culture, history and way of life for generations.

The Gullah-Geechee culture fights for Saint Helena because Saint Helena has been its historic refuge for centuries. From Saint Helenaville where freed slaves settled during and after the Civil War, to the Penn Center where generations received the education they had so long been denied, to historic and bountiful Port Royal and Saint Helena Sounds that supply their sustenance, to Martin Luther King's covert meetings at the Penn Center during the Civil Rights Movement — the history and heritage of the Gullah-Geechee culture is inextricably intertwined with Saint Helena. The proposed CPO amendments will help avert existential threats to this rich and irreplaceable cultural heritage.

I attended the Penn Center's 160th anniversary celebration last year where I announced that Representative Michael Rivers and I secured almost \$2M to preserve the Penn Center and further its important work. Strengthening the CPO would be a fitting complement to our state appropriation designed to preserve Saint Helena's past and equip its future.

To date the CPO has helped protect Saint Helena from suffering the fate of so many other sea islands in the face of massive population migration to our coast. But imminent threats loom large on the horizon that call for adoption of the proposed amendments. Please support the Saint Helena community in their effort to strengthen the CPO's protections. The preservation of Saint Helena Island and a most unique and threatened culture hangs in the balance.

Thank you for your consideration and for your service to Beautiful Beaufort by the Sea.

Respectfully submitted,



Senator Chip Campsen

cc: Beaufort County Council
 Eric Greenway, Beaufort County Administrator
 Mayor Stephen Murray, City of Beaufort
 Representative Michael Rivers, South Carolina House of Representatives
 Queen Quet, Chieftess of the Gullah/Geechee Nation
 Mr. Bernie Wright, Interim Director, Penn Center
 Kristin Williams, Director, Beaufort Open Land Trust
 Jessie White, South Coast Office Director, South Carolina Coastal Conservation League



BEAUFORT COUNTY COUNCIL AGENDA ITEM SUMMARY

ITEM TITLE:
Recommendation to Award RFQ 122022E On-Call Right of Way Services
MEETING NAME AND DATE:
Public Facilities and Safety Committee – March 27, 2023
PRESENTER INFORMATION:
Jared Fralix, Assistant County Administrator – Infrastructure (5 mins)
ITEM BACKGROUND:
On November 18, 2022, Beaufort County Transportation Engineering Department published a solicitation to contract with up to 5 qualified consultants experienced in providing right of way services for the purpose of acquiring right of way on various projects throughout Beaufort County which could include local and state maintained road projects and Stormwater management projects.
PROJECT / ITEM NARRATIVE:
5 responsive submissions were received on December 20, 2022, and reviewed by an evaluation team which determined the most qualified firms to be: <ol style="list-style-type: none">1. Michael Baker International2. THC3. ORC4. Telics5. Freehold Focus
FISCAL IMPACT:
The on-call consultants will provide proposals for each project they are assigned and will be brought before Committee and Council as outlined in the Beaufort County Procurement Code. The project will determine the funding source which could include, but not limit to, Road Use Fees, Impact Fees, C-Funds, Grants, Sales Tax, and any future funding source available for traffic and transportation projects. Amounts expended in each contract will not exceed budgeted amounts for the services rendered.
STAFF RECOMMENDATIONS TO COUNCIL:
Staff recommends approval to award RFQ 122022E On-Call Right of Way Services
OPTIONS FOR COUNCIL MOTION:
Motion to approve/deny recommendation to award RFQ 122022E On-Call Right of Way Services. <i>Next Step: Move forward to County Council for recommendation to award RFQ 122022E On-Call Right of Way Services.</i>

On Call Right Of Way Services					
RFQ 122022E					
Summary Score Sheet					
Evaluators	Name of Company	Name of Company	Name of Company	Name of Company 2	Name of Company 3
	<u>Freehold Focus</u>	<u>Telics</u>	<u>ORC</u>	<u>Michael Baker International</u>	<u>THC</u>
Meetze	62	79	85	85	89
Ward	68	59	68	75	66
Wilson	78	78	79	85	83
TOTALS:	208	216	232	245	238
1. Michael Baker International	245				
2. THC	238				
3. ORC	232				
4. Telics	216				
5. Freehold Focus	208				



BEAUFORT COUNTY COUNCIL AGENDA ITEM SUMMARY

ITEM TITLE:
Recommendation of Award to Mead & Hunt for Engineering Services for the SC 46 Widening Project (\$1,053,734.19)
MEETING NAME AND DATE:
Public Facilities and Safety Committee – 03/27/2023
PRESENTER INFORMATION:
Jared Fralix, PE – Assistant County Administrator, Infrastructure Division Eric Claussen, PE, PTOE – Director of Engineering, Alternate (5 mins)
ITEM BACKGROUND:
Mead & Hunt is one of the award firms for Beaufort County’s On-Call Transportation Consultants RFQ#051922E and asked to provide a scope and fee for engineering services related to improvements on SC 46 from the roundabout at SC 170 to the Melanie Lowther Memorial Bridge. The improvements include widening SC 46 from a two-lane section to a four-lane divided and/or five-lane section including safety enhancements to the SC 170 & SC 46 roundabout.
PROJECT / ITEM NARRATIVE:
The project will consist of roadway improvements to approximately 2 miles of SC 46 from the New River to SC 170. The proposed work will consist of widening SC 46 from two to four lanes. It is assumed that the roadway section will be four lanes, with a raised median, designated bike lane, and shared-use path with open drainage systems. The scope of services will include all work associated with the development of construction plans. It is anticipated that the NEPA process will be followed for this contract.
FISCAL IMPACT:
The contract fee is for time & materials in the amount of \$957,940.19. Staff recommends a 10% contingency of \$95,794.00, bringing the project’s total cost to \$1,053,734.19. The funding for this project is Capital Funds approved in the 2022/41 Budget Amendment Ordinance – account 10401243-54500 with a balance of \$5,852,448.23.
STAFF RECOMMENDATIONS TO COUNCIL:
Staff recommends approval to award Mead & Hunt for Engineering Services for the SC 46 Widening Project
OPTIONS FOR COUNCIL MOTION:
Motion to approve/deny the recommendation to award Mead & Hunt for Engineering Services for the SC 46 Widening Project. <i>Next Step: Move forward to County Council to award Mead & Hunt for Engineering Services for the SC 46 Widening Project.</i>

December 5, 2022
ERIC CLAUSSEN
DIRECTOR OF ENGINEERING
BEAUFORT COUNTY
2266 BOUNDARY STREET
BEAUFORT, SC 29902

RE: SC 46 WIDENING, BLUFFTON, SC
SCOPE AND FEE

Dear Mr. Claussen:

Mead & Hunt is pleased to submit this proposal to provide design services for the SC 46 Widening Project. As requested, we have submitted a detailed scope of services and a cost-plus fixed fee proposal for your consideration. Mead & Hunt, in partnership with F&ME, McCormick Taylor, Platinum Geomatics and Brockington and Associates, is proud to offer our services for this project. The Mead & Hunt team will provide the County with reliable engineering services of the highest integrity and value.

The project will consist of the development of 30% plans to widen SC 46 to four lanes as detailed in the attached scope. The tasks associated with this project will be performed on a time and expense contract not to exceed a price of \$957,940.19

We appreciate this opportunity and look forward to continuing to build our relationship with you and the Beaufort County team.

Sincerely,
Mead & Hunt, Inc.



Christopher Baker, PE
Project Manager

Beaufort County

Scope of Services

SC 46 Widening

SUMMARY OF WORK

The project will consist of roadway improvements to approximately 2 miles of SC 46 from the New River to SC 170. The proposed work will consist of widening SC 46 from two to four lanes. It is assumed that the roadway section will be four lanes, with a raised median, designated bike lane, shared use path with open drainage systems.

The scope of services will include all work associated with the development of construction plans. It is anticipated that the NEPA process will be followed for this contract.

Task 1: Project Management and Coordination	\$60,850.00
Task 2: Public Involvement and Stakeholder Interaction	\$54,444.00
Task 3: Environmental Documentation/Process	\$66,998.44
Task 4: Aerial & Field Surveys	\$148,696.00
Task 5: Roadway Design and Plan Preparation	\$259,972.00
Task 6: Traffic Analysis and Signal Warrant	\$20,172.00
Task 7: Hydrology and Hydraulic Design and Plans	\$133,713.75
Task 8: Roadway Structures	\$39,629.00
Task 9: Utility Coordination	\$34,240.00
Task 10: Subsurface Utility Engineering	\$93,500.00
Task 11: Geotechnical Engineering	\$25,475.00
Direct Costs:	\$20,250.00
TOTAL PROJECT COSTS	\$957,940.19

TASK 1: PROJECT MANAGEMENT AND COORDINATION

Project goals and objectives will be determined through coordination between Mead & Hunt, Inc. (Consultant), Beaufort County (County), Town of Bluffton (Town) and the South Carolina Department of Transportation (SCDOT), assuming that this project will be executed in accordance with the Intergovernmental Agreement (IGA) between the County and SCDOT.

Project Management and Coordination

The Consultant will manage the project to conform to the “SCDOT Standards for Highway Construction in compliance with all Federal standards”. The process will include the following duties:

- Coordinate with County’s and SCDOT’s Project Managers. Arrange and attend project meetings, conferences, and on-site review meetings. Prepare and distribute meeting minutes.
- Manage and monitor the project schedule as set forth in the contract. Keep the county up to date on the schedule and items that may affect the overall project schedule.
- Prepare monthly invoices for county review, approval, and payment. Review subconsultant invoices and cost submittals included for payment in monthly invoices. Monitor payments to subconsultants for services provided.
- Provide monthly status reports detailing the progress of the project to include milestones reached and issues encountered that were satisfactorily resolved during the previous month.
- Provide overall management of all design efforts including the management of subconsultants and team members. Monitor subconsultant activities for adherence to overall project schedule and budget.

Assumptions:

- 1) *Management time for the project is assumed to be 12 months*
- 2) *4 project meetings in Beaufort*
- 3) *3 meetings with the County and SCDOT*
- 4) *2 miscellaneous meetings*

Deliverables:

- 1) *12 Monthly status reports will be provided.*
- 2) *Meeting minutes for each meeting.*

TASK 2: PUBLIC INVOLVEMENT & STAKEHOLDER INTERACTION

Community Relations Support – The Consultant will coordinate with the County to identify the stakeholders and determine at what stages throughout the project development process to engage the stakeholders and solicit feedback.

- Initial Stakeholder Meetings – If requested by the County, the Consultant will hold meetings with community stakeholders.

- Public Information Meeting (PIM) – The Consultant will organize one (1) Public Information Meeting. This PIM will be held near the project location to facilitate discussions and obtain public feedback. The PIM will be held prior to finalizing the 30% Roadway Plans.
- PIM Materials – The Consultant will develop a Project Handout and a display layout illustrating the proposed improvements, typical sections, limits of the project, etc.
- PIM Material Review Meeting - One (1) meeting will be held with the County and SCDOT to review the materials that will be presented at the PIM.

Assumptions:

- 1) *Responses will be provided to comments received from the PIM.*

Deliverables:

- 1) *Comment forms collected and reviewed after the PIM*
- 2) *Three (3) project layout drawings will be provided for the PIM.
One hundred fifty (150) project handouts will be provided at the PIM.*

TASK 3: ENVIRONMENTAL DOCUMENTATION/PROCESS

Jurisdictional Determination

- The Consultant shall perform a Jurisdictional Delineation utilizing the three-parameter approach (hydric soils, hydrophilic vegetation, and wetland hydrology) set forth in the 1987 USACOE Wetland Delineation Manual and the applicable supplemental specification.
- The Consultant shall provide an assessment and documentation of site conditions as to the presence and/or absence of wetland areas to include identification and marking of any upland/wetland boundaries with sequentially numbered flags. Additionally, using submeter GPS or survey data, the Consultant will plot the wetland boundaries on a surveyed map. The Consultant shall also provide electronic copies of any GIS CAD files that are produced.
- Following the delineation of the upland/wetland boundaries, the Consultant shall submit a request to the Charleston District U.S. Army Corps of Engineers (USACE) for a Jurisdictional Determination, and copy (cc) the County.

Coordination with USACE

- Due to the complexity of this project, the Consultant shall schedule an onsite meeting with the USACE to review the wetland boundaries, and discuss any particular regulatory concerns related to the proposed project. The Consultant shall make a determination of the aquatic significance of all wetlands, and confirm these findings with USACE personnel.

- **Section 7 Compliance** - In accordance with regulatory requirements, the Consultant will prepare and provide the USACE documentation (Biological Assessment) to demonstrate compliance with Section 7 of the Endangered Species Act. The Consultant shall utilize IPaC (Information for Planning and Consultation).
 - No Critical Habitats are identified on IPaC as of October 2022.
 - Surveys will need to be conducted for the following terrestrial species which have the potential for habitat:
 - Northern Long-Eared Bat (*Myotis Septentrionalis*) (T)
 - Eastern Black Rail (*Laterallus Jamaicensis Ssp. Jamaicensis*) (T)
 - Piping Plover (*Charadrius Melodus*) (T)
 - Red Knot (*Calidris Canutus Rufa*) (T)
 - Red-Cockaded Woodpecker (*Picooides Borealis*) (E)
 - American Wood Stork (*Mycteria Americana*) (T)
 - Frosted Flatwood Salamander (*Ambystoma Cingulatum*) (T) > Critical Habitat Identified West Of The New River
 - American Chaffseed (*Schwalbea Americana*) (E)
 - Canby’s Dropwort (*Oxypolis Canbyi*) (E)
 - Pondberry (*Lindera Melissifolia*) (E)
 - Please note: The U.S. Fish and Wildlife Service (USFWS) plans to update their listing of the Monarch Butterfly (*Danaus Plexippus*) and the tri-colored bat (*Perimyotis Subflavus*) to a threatened and/or endangered species, which would result in the need for surveys of these species as well.
- **Cultural Resources Survey** -Brockington and Associates (Subconsultant) will perform a cultural resources survey in compliance with Section 106 of the Historic Preservation Act in anticipation of a Nationwide wetlands permit through the USACE. The survey will include:
 - A search of the subscriber’s version of the state’s online cultural resources database
 - Archival research of historic maps, plats, and aerial photographs of the property.
 - Archaeological survey following the SC Standards and Guidelines updated in 2013
 - Technical report summarizing the results of the survey and recommendations for SHPO and USACE review.
 - QA/QC of Permit Materials

NEPA Coordination

- The project is eligible for a non-programmatic categorical exclusion (NPCE) based on the need for additional right-of-way and potential for cultural and wetland impacts.
- The project limits include the May River Scenic Byway designated by the State of South Carolina Department of Transportation. This byway starts on SC 46 at the

Jasper/Beaufort County line and goes for 11 miles through historic Bluffton to Brighton Beach located on the May River. The route is characterized by wetlands, oak canopies, plantations, historic sites, and scenic vistas. Coordination with SCDOT during design will be needed to ensure retention of the characteristics that make the area scenic. A portion of this Byway has already been expanded from two to four lanes.

TASK 4: AERIAL & FIELD SURVEYS

Consultant will develop survey basemaps for use in plan development.

- **Aerial Mapping** – Consultant will obtain new color aerial imagery and LiDAR data to support one-foot DTM collection and 1”=50’ scale planimetric features. The corridor is assumed to be for 300’ (150’ each side of centerline) along SC 46. Aerial LiDAR data will be collected simultaneously at a nominal point spacing which exceeds the usual ppm for transportation projects. The resulting Digital Terrain Model (DTM) will be enhanced by collecting breaks in the terrain to enhance the surface. All mapping and control shall be done in accordance with the most recent version of SCDOT’s Survey Manual.
 - The ground control will consist of aerial panels/photo-identifiable features on paved surfaces at >1,500’ intervals. Vertical check shots will be observed at intervals between each pair of the aerial panels/photo-identifiable features to serve as check.
- **Field Surveys** – Consultant will provide additional onsite field surveys to supplement the aerial mapping. The onsite field surveys will:
 - Verify stormwater features
 - Include existing right-of-way and property frontages
 - Supplement obscured areas
 - Set control points
- **Courthouse Research:** Consultant will conduct courthouse research to obtain deeds and/or plats of record from the County Register of Deeds in order to plot the property. Consultant will obtain SCDOT record plans for the most current dockets and other R/W information to assist in the establishment of the right of way and plot existing properties.

TASK 5: ROADWAY DESIGN AND PLAN DEVELOPMENT

Preliminary Roadway Plans

Prior to beginning plan development the consultant will analyze alternative alignments for consideration by the County/SCDOT. The alternatives will consider impacts such as utilities, property owners, constructability, wetland impacts etc. Preliminary cross sections, profiles and limits of construction will be developed to analyze the impacts.

To preliminary plans submittal will consist of:

- Roadway geometric alignment and profile in sufficient detail and in the appropriate format, to clearly illustrate significant design features of the project.

- Preliminary roadway plans per SCDOT Roadway Design Manual guidelines. Development of preliminary plans will begin immediately upon receipt of survey data. Sections of the preliminary plans shall be completed as soon as the requisite decisions of the conceptual roadway development process have been made and the typical sections have been established then approved by the County.
- Documented QC/QA materials
- Preliminary Cost Estimate

Preliminary plans layout will be developed and serve as the base documents for further refinement into the final R/W plans and construction documents.

Representatives from the Town, County, SCDOT and the Consultant, involved in roadway, traffic, and hydrologic design, will perform one (1) Design Field Review (DFR) meeting during the preliminary plan development. All information gathered during field investigations will be evaluated and the plans revised accordingly.

- *The preliminary plans shall contain sufficient details of pertinent physical features to illustrate the design which will include:*
 1. *Detail plan layout, including all geometric data*
 2. *If necessary, section on structure type, size, and centerline location*
 3. *Horizontal and vertical alignments*
 4. *Typical sections*
 5. *Limits of existing R/W and adjacent properties*
 6. *Type, size, and location of major above ground utility facilities*
 7. *Preliminary cross-sections per SCDOT standards*
 8. *Limits and configuration of proposed R/W*
 9. *Preliminary cost estimate*

Assumptions:

- 1) *The project will be reviewed by SCDOT’s Design Support group.*
- 2) *The Consultant will submit the roadway design criteria for approval to the SCDOT prior to Preliminary Plan submittal.*
- 3) *SCDOT to provide one round of written comments within four (4) weeks after initial submittal.*
- 4) *One Design Field Review (DFR) will be scheduled at the completion of 30% plans.*
- 5) *The typical section(s) will be submitted for approval to the SCDOT prior to Preliminary Plan submittal.*

Deliverables:

- 1) *Preliminary Roadway Plans*
- 2) *One (1) electronic copy of all Microstation files upon request*
- 3) *Preliminary Construction Cost Estimate*

TASK 6: TRAFFIC ANALYSIS AND SIGNAL WARRANT

This task will involve the collection of traffic counts and analysis for the intersection of SC 46 with the two intersections of Heritage Parkway.

COORDINATION

- Email and telephone conversations with the County regarding known traffic operational issues, history of problems, etc.
- One in person meeting to discuss results
- Coordination with subconsultant

DATA COLLECTION

- Turning Movement Counts
 - Two (2) - 12 - Hour Turning Movement Count for a typical weekday when school is in session
 - One (1) - 3 day – 24-hour directional counts
- Evaluate Sight Distances
 - Evaluate sight distance to confirm they exceed AASHTO minimum requirements.
- Peak Period Traffic Data Collection and Observations. The work during each peak period will include general traffic observations of queues, delays, driver behaviors; field measuring delays on the STOP controlled side street and the main roadway left turns; and field measuring queues (average, minimum, maximum). We will photograph commonly observed unusual or erratic behaviors by vehicles or pedestrians that may be contributing to operation deficiencies. Photograph long queues or blocking issues. Review intersection for tell-tale signs of possible un-reported crashes.
 - One peak period (highest volumes of Weekday AM or PM peak period)

HISTORICAL CRASH DATA ANALYSIS

- Review the crash data provided by Beaufort County for the prior five (5) year period. We assume the crash data will be provided by the County (or SCDPS/SCDMV) at no cost to consultant.
- Identify and review trends by time of day, day of week, season, lighting, pavement conditions, approach, crash type, etc.
- Correlate crash patterns with geometric, traffic control and traffic operations to identify potential causes of the crash patterns, if any.

SIGNAL WARRANT ANALYSIS

- MUTCD Signal Warrant Analysis
 - This analysis assumes the existing geometric configuration, as well as proposed safety countermeasure improvements.
 - Prepare an MUTCD signal warrant analysis using HCS software under weekday traffic volumes.

- Safety Countermeasures
 - Identify mitigation measures for safety improvements including alternative intersections, signing/markings improvements, geometric improvements
 - Analyze impact of countermeasure using HCM methodology
 - Provide high level schematic improvement plan

TECHNICAL MEMO

- Prepare a brief (2-3 pages) technical memo. The memo will outline:
 - Existing Conditions and Intersection Characteristics
 - Crash Data Analysis
 - Signal Warrant Analysis
 - Conclusion
- Receive and respond to comments from County/SCDOT on the technical report.

TASK 7: HYDROLOGY AND HYDRAULIC DESIGN AND PLANS

All designs and documents will follow the following design criteria:

- SCDOT’s Requirements for Hydraulic Design Studies, latest edition;
- SCDOT Standard Drawings, latest edition;
- The Environmental Protection Agency’s (EPA) National Pollution Discharge Elimination System (NPDES) as administered under general permit by the SC Department of Health and Environmental Control (DHEC);
- FEMA Regulations, 44CFR Chapter 1;
- State Stormwater and Sediment and Erosion Control Regulations administered by DHEC, 26 S.C. Code Ann. Regs. 72-405 (Supp. 1995) et seq.; South Carolina State Water Law;
- AASHTO “Highway Drainage Guidelines” dated 2007;
- “SoLoCo Stormwater Design Manual”;
- SCDOT Supplemental Technical Specifications.

FLOODPLAINS

Based on the results of a hydraulic design study performed according to SCDOT Guidelines for Hydraulic Design Studies the following statements should be included in the environmental document where applicable: Regarding FEMA designated floodways, McCormick Taylor shall include either a ‘no effect’ statement or a ‘conditional letter of map revision;’ otherwise McCormick Taylor will include a statement that “based on the hydraulic analysis of the pre-construction and post-construction discharges, the planned roadway improvements will have no significant impact on either flood elevations or flood widths.” A floodplain checklist will be completed and included as an Appendix to the environmental document. In the event a

no rise certification or no significant impact can be achieved a supplement may be required to provide the necessary efforts associated with a CLOMR/LOMR.

ROADWAY DRAINAGE

McCormick Taylor will perform all aspects of the preliminary roadway drainage and drainage design and will follow all guidelines for roadway surface drainage and sediment and erosion control. The impacts to the existing hydrology due to the proposed project will be evaluated. Based on this evaluation, design alternatives to control flooding and manage the runoff associated with the project will be examined. Designs will be performed for ditches, storm sewer facilities, cross line culverts and energy dissipaters as necessary. McCormick Taylor will provide the roadway hydrologic services listed below:

- Establish design criteria.
- Perform field investigation(s) to:
 - Inventory the location and condition of the existing storm drainage appurtenances.
 - Determine the boundaries of tributary watersheds draining through the area.
 - Identify and evaluate the usability of drainage outfall ditches.
 - Determine preliminary location of inlets, catch basins and sediment damn/basins.
- Data Collection
 - Land use data for existing and proposed developments.
 - Determine if there is any involvement in floodways or flood hazard areas.
 - Identify flooding problems associated with the project based on historical information.
 - Identify receiving stream(s) for the project and cross check with SC DHEC's most current 303(d) list and table for water bodies with approved TMDL's.
 - Obtain plans of existing roads that will impact the project.
- Preliminary Roadway Plans Engineering Services for Hydraulic/Hydrologic Design
 - Prepare the appropriate drainage basin map using existing topographic maps, information gathered from the field investigation(s) and available information from federal, state and local agencies.
 - Perform a hydrologic study of the watershed(s) affected by the roadway and pedestrian improvements.
 - Verify the adequacy of the existing storm drainage facilities for any additional flows caused by the proposed improvements.
 - Development of preliminary storm drainage plan and type, size, invert elevation and location of major storm drainage features including outfall ditches, sediment basins and roadway ditches;
 - Prepare CAD drawings of preliminary drainage system layout and provide to Mead and Hunt to incorporate into their plans. Provide drainage related details. Profiles and cross sections will not be completed at this stage.
 - Prepare a report summarizing the findings of the hydrologic analysis and computations, including cost estimates for upgrading any undersized storm water appurtenances affected by the proposed improvements.
 - Attend DFR and one field meeting with Prime, Beaufort County and other stakeholders.

FEMA FLOODPLAIN ANALYSIS

- A portion of the project is located in FEMA Zone A (no elevation provided) and just upstream of a FEMA Zone AE with an elevation of 5 feet, indicating that the area is determined to be inside the 1.0% annual chance flood. The flood plain is shown adjacent to both sides of the roadway, with a portion of the roadway being shown as overtopped during the 1.0% annual chance flood, near the intersection of SC 46 and Heritage Parkway. The proposed roadway widening will be constructed in fill which may create an impact to the FEMA regulated water surface elevation, an analysis will be required to ascertain a no rise certification. As this route is an Emergency Evacuation Rout, the proposed road will need to be outside the 1.0% annual chance floodplain. FEMA Flood Insurance Rate Maps for Beaufort County shows the flooding source, as New River Creek. McCormick Taylor will coordinate with Mead and Hunt on the proposed grading and potential impacts to the FEMA flood plain.
- McCormick Taylor will obtain the FEMA Effective Model and create a second model incorporating the obtained survey data. A model for existing conditions will be prepared to compare against the proposed roadway alignment. A preliminary final conditions model will be prepared based on the chosen alternative and preliminary roadway design. McCormick Taylor will follow requirements in the SCDOT Hydraulic Design Studies as well as coordinate with the County’s Floodplain Administrator. It is anticipated that a no impact to the 100-year water surface elevation can be achieved with this project. A no rise certification will be prepared in the subsequent phases as final design commences to accompany the proposed roadway and submitted to the County’s Floodplain Administrator. It will not be prepared under this scope of services.
- McCormick Taylor will provide Quality Control and Quality Assurance of the FEMA study for completeness, correctness, accuracy, and consistency with the above referenced standards.

POST CONSTRUCTION STORMWATER MANAGEMENT

- The post construction stormwater management will follow the 2020 Southern Lowcountry Stormwater Design Manual (SoLoCo). The SoLoCo design manual indicates that the project location is within the Bacteria and Shellfish Watershed Protection Area. The Bacteria and Shellfish Watershed Protection Areas are either impaired or have TMDLs, or the receiving waters are classified for shellfish harvesting. These watersheds require greater protection due to their Clean Water Act status or water quality classification. McCormick Taylor will collaborate with Mead and Hunt to identify suitable locations for the post construction stormwater bmp locations. McCormick Taylor will provide locations of geotechnical borings and infiltration tests to Mead and Hunt. McCormick Taylor will coordinate with Mead and Hunt to ensure proposed stormwater BMP locations are captured in the topographic survey. The project shall meet the following performance requirements:
 - Water Quality: Implementation of Better Site Design and retain 95th percentile storm on-site with approved infiltration/filtering BMPs. Fulfill MEP requirements or as a last resort, fulfill off-site credit and/or fee in lieu requirements

- As a pollutant removal minimum, intercept and treat stormwater runoff volume to at least an 80 percent reduction in total suspended solids load, 30 percent reduction of total nitrogen load and 60 percent reduction in bacteria load.
- Peak Control: Control the post development peak runoff discharge rate for the 2, 10, and 25-year 24 design storm events to the pre-development discharge rates.
- Accommodate the 100-year, 24-hour storm event conveyance through the site and downstream without causing damage/inundation of structures. Provide 10% rule analysis
- Complete a natural resources inventory for new site development applications. This is a requirement of the permit application.
- McCormick Taylor will prepare a Stormwater Management Concept Plan and Report based upon Mead and Hunt’s Preliminary Roadway Plans. This plan will include low impact style post construction stormwater BMPs. The concept plan will include:
 - Pre and Post Hydrology and Hydraulics
 - Siting and preliminary sizing of post construction stormwater BMPs
 - Typical details
 - Engineer’s opinion of probable costs
- McCormick Taylor will provide Quality Control and Quality Assurance of the Stormwater Management Concept Plan and Report

PROJECT MEETINGS

- McCormick Taylor will conduct a preliminary site visit and attend a project kickoff meeting to gain greater familiarity of the project location and identify potential project challenges.
- McCormick Taylor will attend monthly project meetings with the design team. It is anticipated that there will be 12 meetings over the course of the project.
- Representatives from McCormick Taylor will attend one (1) design field review meetings following each of the milestone submissions for a total of three review meetings. All information gathered during these field investigations will be evaluated and plans revised accordingly. McCormick Taylor will provide a summary of each field review.

Deliverables:

1. Preliminary set of electronic drainage, stormwater, and associated plan sheets.
2. Preliminary Drainage and Stormwater Management Design Study/Report.
3. Preliminary FEMA HECRAS Model and summary, data and models.
4. Electronic PDF file of correspondence to the local municipal floodplain coordinator(s).
5. Preliminary Quantities and cost estimate information for drainage, and stormwater management.

Assumptions:

1. All services described herein will be conducted with reference to SCDOT requirements and guidelines, such as “Requirements for Hydraulic Design Studies,” the “Plan Preparation Guide,” and the SCDOT Standard Drawings.
2. The project falls within a TMDL for Dissolved Oxygen, Fecal Coliform Impairments.

3. *The project falls within the 303d list for Fecal.*
4. *Project must comply with 2020 Southern Lowcountry Stormwater Design Manual*

Task 7 Exclusions:

1. *Semi-Final, Final, and Advertisement level design services*
2. *Erosion and Sediment Control Plans*
3. *Geotechnical exploration, analysis, and design including slope stability computations. Mead and Hunt will be required to provide geotechnical borings and infiltration tests at proposed post construction stormwater bmp locations. McCormick Taylor will provide these locations to Mead and Hunt. This will be performed under a separate contract.*
4. *Utility test pits to determine vertical location of underground utilities are to be provided to MT from Mead and Hunt. These will be performed under a separate contract.*
5. *Design of drainage system components that would be categorized by SCDOT as a “small structure” or bridge. This includes box culverts.*
6. *H&H Analysis and FEMA modeling or coordination with the New River Bridge crossing*
7. *FEMA CLOMR/LOMR*
8. *Attendance at public meetings or stakeholder meetings, other than meetings with the Client or design team.*
9. *Advertisement phase and Construction Phase services and support*
10. *As-Built review and certifications*
11. *Development of mitigation design plans onsite or offsite to establish mitigation areas.*
12. *SCDOT Encroachment Permits*

TASK 8: ROADWAY STRUCTURES

This task will consist of the design and plan development for the replacement of the bridge over the New River Trail with a box culvert. The Consultant will conform to the applicable design manuals, standards, and guidelines in preparation of roadway structure designs for SCDOT roadways.

Box Culvert Design and Plans

Design Basis Statement – The Consultant will perform preliminary design activities and a basic alternative analysis necessary for one single barrel precast concrete box culvert (<20 feet total span) with an estimated length of 120 LF.

The Consultant will conform to the following SCDOT and FHWA design standards in preparation of the box culvert plans:

- SCDOT Road Standard Drawings and Details, latest versions
- SCDOT Bridge Drawings and Details, latest versions
- SCDOT Geotechnical Design Manual, 2019, Version 2.0, with latest Geotechnical Design Bulletins
- SCDOT Bridge Design Manual, 2006 edition

- SCDOT Bridge Design Memorandums (to RPG Structural Engineers and Design Consultants, issued after April, 2006)
- SCDOT Standard Specifications for Highway Construction, 2007 edition
- Standard Special Provisions and Supplemental Specifications used by SCDOT
- AASHTO LRFD Bridge Design Specifications, 2017 8th Edition

Box Culvert Preliminary Plans

The Consultant will develop preliminary roadway structure plans to replace the existing bridge structures within the project limits. Preliminary plans shall be prepared in conformance with the current practice of the SCDOT. The plans will also incorporate pedestrian lighting needs through the box culvert.

Preliminary Box Culvert Quantities and Cost Estimates

The Consultant will develop quantities and associated construction material costs for preliminary plans.

Plans QA/QC

Prior to submittal to the County/SCDOT, all plan sheets and documents shall be thoroughly reviewed by the Consultant for completeness, correctness, accuracy, and consistency with the above referenced requirements and in accordance with internal QA/QC procedures. Roadway structure plans will be included in road plan submittals and will be reviewed by SCDOT Structural Design Support group and other groups as necessary for Quality Assurance review in conjunction with the road plans. The Consultant shall respond to all comments and provide verification plan sets as necessary to close out all comments.

Deliverables:

- 1) *One (1) electronic pdf copy of special provisions in Word format*

Assumptions:

- 1) *It is assumed that one (1) single-barrel precast concrete box culvert (<20 feet total span) will be necessary for this project, at 120 LF*
- 2) *It is assumed the culvert will be precast concrete and the structural design of the precast boxes will be performed by the precast supplier.*

TASK 9: UTILITY COORDINATION

General Responsibilities and Duties:

- The Consultant shall have the responsibility of coordinating the Project development with all utilities that may be affected. All utility relocations shall be handled in accordance with the SCDOT’s “A Policy for Accommodating Utilities on Highway Rights of Way” and the Code of Federal Regulations, Title 23, Chapter 1, Subchapter G, part 645, subparts A & B.
- These services shall be performed by individuals skilled and experienced in utility coordination services.
- The Consultant shall work with designers of the Project to avoid conflicts with utilities where possible and minimize impacts where conflicts cannot be avoided. This may include, but is not limited to, utilizing all available utility data, whether obtained from SUE services, as-built plans, or provided by the County or some other source. The Consultant will be expected to determine all utility conflict points, including all work to properly analyze each conflict point, and make recommendations for resolution of the conflict where possible.
- The utility company shall not begin their relocation work until authorized in writing by the County.

Early Utility Coordination

- **Project Preliminary Review:** The Consultant shall coordinate with the County to collect and review available project plans and the proposed scope of construction.
- **Utility Introduction Letter:** The Consultant shall develop a Utility Introduction Letter for each utility company. This letter shall be populated by the Consultant with the utility company’s information (to include the company’s email address) and electronically sent to the County for signature. The Consultant will then distribute the letters via e-mail to the utilities.
- **Utility Record Collection and Review:** The Consultant shall initiate early coordination with all utility companies that are located within the Project limits. Coordination shall include, but shall not be limited to, contacting each utility company to advise the company of the proposed Project, obtaining copies of as-built plans for the existing utility facilities (if available), perform a review of utility as-built plans and determine the utility company’s requirements for the relocation of their facilities.
- **Site Visit:** The Consultant shall perform a site visit for a visual inventory of existing utilities within the proposed project limits.
- **Coordination Meeting with Utility Companies:** The Consultant shall coordinate and conduct a preliminary review meeting with the utility companies (if deemed necessary) for the completion of Early Utility Coordination.
- **Early Utility Coordination Email:** The Consultant shall prepare and send the Early Utility Coordination Email to the County. Email to be used as an informal summary of the Early Utility Coordination tasks.

Deliverables: The Consultant shall prepare and submit to the County an Early Utility Coordination Email which includes:

- 1) *List of all utility companies and contact information within the project limits*
- 2) *Utility Introduction Letter*
- 3) *Early assessment of each Utility Company’s facilities located within project limits*

- 4) *Site Visit documentation (notes, photographs, drawings, etc.).*
- 5) *Utility Companies Coordination Meeting Notes*
- 6) *Utility Records*

TASK 10: SUBSURFACE UTILITY ENGINEERING

Consultant will provide a Quality Level B (QL-B) SUE investigation for this corridor. This task will begin with thorough research of the records for all utilities, public and private, located within the project limits. Once the records research has been completed, field staff will designate and mark all observable utilities found within the corridor marking each utility with a designated color to discern the utilities present and their location. Once the utilities have been designated, Consultant will survey each utility and collect all utility poles to include overhead connectivity. A thorough QAQC of all designated and located utilities will be performed to ensure all data has been thoroughly investigated, designated, and located in accordance with SCDOT's SUE specifications. The final deliverables for this work will be provided in a composite drawing.

Itemized SUE tasks:

- Records Research
- Recover Survey Control
- Designate & Mark Existing Utilities
- Survey Designated Markings/Above Ground Utility Surface Features
- Survey Utility Poles and Record Overhead Connectivity
- Develop Utility Composite Drawing (UTLE.dgn)
- Final QA/QC

TASK 11: GEOTECHNICAL ENGINEERING

- FME will contact the SC811 prior to our field exploration services. Beaufort County is responsible for locating and marking any utilities that are not located by SC811. FME is not responsible for damage to unmarked or incorrectly marked utility lines.
- FME will provided traffic control for safe access to the test locations. FME anticipates that SCDOT style traffic control will be needed with a flagger.
- FME will file an encroachment permit application with SCDOT unless FME is instructed that one is not needed per the County's agreement with the SCDOT.
- FME proposes to advance five (5) Standard Penetration Test (SPT) borings. Four (4) SPT borings will be performed for the roadway widening, and one (1) SPT boring will be performed for the box culvert placement. Borings for this exploration will be extended to depths ranging from five (5) to fifty (50) feet below the ground surface depending on boring location. FME estimates the total drilling depth to be one hundred (100) feet. Sampling will be conducted continuously in the top ten (10) feet, then in five (5) feet intervals thereafter.
- FME proposes to preform one (1) or more Multi-Channel Analysis of Surface Waves (MASW) arrays at the box culvert to approximate shear wave velocities. In the upper 100

feet.

- Borings will occur from the roadway with an on-road drill rig. Clearing will not be needed
- FME will obtain two (2) bulk soil samples for analysis and FME may attempt up to two (2) Shelby Tube samples if soft clays are encountered.
- FME will collect the asphalt pavement cores from the borings performed in the roadway
- FME will submit the Consultant Seismic Request Form to the SCDOT for an ADRS curve
- Groundwater level will be measured at the time of boring and then backfilled with auger cuttings, and the asphalt pavement cores will be patched with cold patch asphalt pavement.
- Recovered hand auger samples will be classified in the field per the Unified Soil Classification System (USCS) by the Visual-Manual Soil Classification method. Samples will be placed in plastic bags and sealed after classification. Samples will be transported to FME’s laboratory where a select number of samples will be tested. The laboratory test program will include six (6) grain size distributions, Atterberg limits, and moisture content determinations. The results of the laboratory test program will aid in the approximation of soil properties and will supplement classifications made by the Visual-Manual method. Each bulk soil sample will be tested by Standard Proctor. One (1) bulk soil sample will be tested for 3-Point CBR. FME will also perform one (1) shear test either on a bulk sample or Shelby Tube sample. FME may also perform a consolidation testing on a Shelby Tube sample.
- FME will provide a conceptual geotechnical report. This report is not intended to be used as a preliminary geotechnical report or to meet the SCDOT GDM requirements for preliminary roadway or preliminary bridge report. The conceptual report will include a summary of our exploration, boring logs, laboratory data, ground water measurements, SCDOT ADRS curve, and boring location plan in SCDOT format. The report will also include commentary on the following:
 - Liquefaction potential and possible mitigation that may be needed at the new culvert;
 - Available pavement Structural Number;
 - Reuse of onsite soils as embankment fill;
 - Anticipated ground water elevation and possible mitigation techniques; and
 - Foundation concept for culvert;
 - Ground improvements for culvert approaches; and
 - Embankment stability for sliver fills under static loading.

BEAUFORT COUNTY - SC 46 WIDENING
 BEAUFORT, SOUTH CAROLINA
 FEE BREAKDOWN
 December 5, 2022



TASK	Principal	PROJECT MANAGER	SENIOR ROADWAY ENGINEER	ROADWAY ENGINEER	SENIOR TRAFFIC ENGINEER	TRAFFIC ENGINEER	SENIOR STRUCTURAL ENGINEER	STRUCTURAL ENGINEER	SENIOR ENV. SCIENTIST	ENV. SCIENTIST	SR. UTILITY PROJECT MANAGER	SR. UTILITY COORDINATOR	UTILITY COORDINATOR	JR. UTILITY COORDINATOR	REGISTERED LAND SURVEYOR	SURVEY CREW CHIEF	SURVEY INSTRUMENT MAN	ENGINEERING TECHNICIAN	PUBLIC INVOLVEMENT SPECIALIST	ADMIN. ASSIST.	TOTAL HOURS	TASK TOTAL	
Task 1: Project Management and Coordination	80	180																	50	40	350	\$60,850.00	
Task 2: Public Involvement & Stakeholder Interaction	30	30	26	50														60	116	30	342	\$54,444.00	
Task 3 - Environmental Documentation/Process									160	184											344	\$45,208.00	
Task 3 - Environmental Documentation/Process (Subconsultant)	SEE SUBCONSULTANT PROPOSAL																						\$21,790.44
Task 4: Aerial & Field Surveys															262		864				1126	\$121,196.00	
Task 4: Aerial & Field Surveys (Subconsultant)	SEE SUBCONSULTANT PROPOSAL																						\$27,500.00
Task 5: Roadway Design & Plan Development		16	360	760														540			1676	\$259,972.00	
Task 6: Traffic Analysis and Signal Warrant					12	48												48			108	\$17,172.00	
Task 6: Traffic Analysis and Signal Warrant (Subconsultant)	SEE SUBCONSULTANT PROPOSAL																						\$3,000.00
Task 7: Hydrology and Hydraulic Design and Plans (Subconsultant)	SEE SUBCONSULTANT PROPOSAL																						\$133,713.75
Task 8: Roadway Structures							16	80			8	24	60					65			253	\$39,629.00	
Task 9: Utility Coordination											20		80	140							240	\$34,240.00	
Task 10: Subsurface Utility Engineering (Subconsultant)	SEE SUBCONSULTANT PROPOSAL																						\$93,500.00
Task 11: Geotechnical Engineering (Subconsultant)	SEE SUBCONSULTANT PROPOSAL																						\$25,475.00
MAN HOUR TOTAL:	110	226	386	810	12	48	16	80	160	184	28	24	140	140	262	0	864	713	166	70	4329		
HOURLYRATE	\$210.00	\$177.00	\$177.00	\$160.00	\$191.00	\$177.00	\$191.00	\$167.00	\$148.00	\$117.00	\$210.00	\$167.00	\$148.00	\$130.00	\$146.00	\$130.00	\$96.00	\$133.00	\$167.00	\$96.00			
BUDGETED COST	\$23,100.00	\$40,002.00	\$68,322.00	\$129,600.00	\$2,292.00	\$8,496.00	\$3,056.00	\$13,360.00	\$23,680.00	\$21,528.00	\$5,880.00	\$4,008.00	\$20,720.00	\$18,200.00	\$38,252.00	\$0.00	\$82,944.00	\$94,829.00	\$27,722.00	\$6,720.00			
																						LABOR TOTAL: \$937,690.19	
Mileage	10000 Miles		\$0.585 / Mile																			\$5,850.00	
Prints (8.5x11)	Pages		\$0.25 / Pages																			\$0.00	
Prints (22x36)	Rolls		\$50.00 / Roll																			\$0.00	
Postage	Lump Sum		\$15.00 Each																			\$0.00	
Permitting	Lump Sum		\$1,000.00 Each																			\$0.00	
Per-Diem	80 Lump Sum		\$30.00 Per Day Based on two man crew																			\$2,400.00	
Lodging	60 Per Night		\$200.00 Per Night																			\$12,000.00	
																						DIRECT TOTAL COST (ROUNDED): \$20,250.00	
TOTAL PROJECT FEE:																						\$957,940.19	