



Natural Resources Committee Meeting

Chairman

ALICE HOWARD

Vice Chairman

GERLAD DAWSON

Council Members

LOGAN CUNNINGHAM

YORK GLOVER, SR.

CHRIS HERVOCHON

Interim County Administrator

ERIC GREENWAY

Clerk to Council

SARAH W. BROCK

Staff Support

CHUCK ATKINSON

JARED FRALIX

Administration Building

Beaufort County Government

Robert Smalls Complex

100 Ribaut Road

Contact

Post Office Drawer 1228

Beaufort, South Carolina 29901-1228

(843) 255-2180

www.beaufortcountysc.gov

Natural Resources Committee Agenda

Monday, May 03, 2021 at 2:00 PM

This meeting will be held both in person at Executive Conference Room 100 Ribaut Road, Beaufort, and virtually through Zoom.

Please be aware that there is limited seating available for the inperson meeting and attendees must practice social distancing

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. *PUBLIC NOTIFICATION OF THIS MEETING HAS BEEN PUBLISHED, POSTED, AND DISTRIBUTED IN COMPLIANCE WITH THE SOUTH CAROLINA FREEDOM OF INFORMATION ACT*
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES - 04.05.21
6. **CITIZEN COMMENT:** CITIZENS MAY JOIN VIA WEBEX USING THE LINK AND MEETING INFORMATION BELOW:

MEETING LINK

Meeting number (access code): 160 402 7504

Password: BC123

(ANYONE who wishes to speak during the Citizen Comment portion of the meeting will limit their comments to no longer than three (3) minutes (a total of 15 minutes) and will address Council in a respectful manner appropriate to the decorum of the meeting, refraining from the use of profane, abusive, or obscene language)

AGENDA ITEMS

7. CONTRACT EXTENSION FOR PHASE II PLANNING SERVICES TO WOOD AND PARTNERS, INC. FOR COMPLETION OF CIVIL AND ARCHITECT PLANS FOR WHITEHALL PARK
8. APPOINTMENT OF GAIL MURRAY (DISTRICT 1) OR DANIEL RIEDEL (DISTRICT 4) TO FILL THE NORTHERN BEAUFORT COUNTY OPENING ON THE ZONING BOARD OF APPEALS.
9. APPOINTMENT OF GIRARD HOFFMAN TO THE SOUTHERN BEAUFORT COUNTY CORRIDOR BEAUTIFICAN BOARD.
1ST TERM- DISTRICT 5
EXPIRES ON 2025

EXECUTIVE SESSION

10. PURSUANT TO S.C. CODE SECTION 30-4-70(2): DISCUSSION OF NEGOTIATIONS INCIDENT TO PROPOSED CONTRACTUAL ARRANGEMENTS

AND PROPOSED SALE OR PURCHASE OF PROPERTY THROUGH THE RURAL AND CRITICAL LANDS PROGRAM PROJECT

11. PURSUANT TO SC CODE SECTION 30-4-70(A)(2), THE RECEIPT OF LEGAL ADVICE WHERE THE LEGAL ADVICE RELATES TO A PENDING, THREATENED, OR POTENTIAL CLAIM OR OTHER MATTERS COVERED BY THE ATTORNEY-CLIENT PRIVILEGE, SETTLEMENT OF LEGAL CLAIMS, OR THE POSITION OF THE PUBLIC AGENCY IN OTHER ADVERSARY SITUATIONS INVOLVING THE ASSERTION AGAINST THE AGENCY OF A CLAIM
12. **MATTERS ARISING OUT OF EXECUTIVE SESSION**
13. ADJOURNMENT



BEAUFORT COUNTY COUNCIL AGENDA ITEM SUMMARY

ITEM TITLE:
APPROVAL OF MINUTES
MEETING NAME AND DATE:
NATURAL RESOURCES COMMITTEE MEETING <ul style="list-style-type: none">MAY 3, 2021
PRESENTER INFORMATION:
COMMITTEE CHAIRMAN HOWARD
ITEM BACKGROUND:
NATURAL RESOURCES COMMITTEE MEETING <ul style="list-style-type: none">APRIL 5, 2021
PROJECT / ITEM NARRATIVE:
CONSIDERATION OF APPROVAL FOR NATURAL RESOURCES COMMITTEE MINUTES FROM APRIL 5, 2021.
FISCAL IMPACT:
NONE
STAFF RECOMMENDATIONS TO COUNCIL:
APPROVE, MODIFY, OR REJECT
OPTIONS FOR COUNCIL MOTION:
MOTION TO (APPROVE, MODIFY, REJECT) NATURAL RESOURCES COMMITTEE MINUTES FROM APRIL 5, 2021.



Natural Resources Committee Meeting

Chairman

ALICE HOWARD

Vice Chairman

GERLAD DAWSON

Council Members

LOGAN CUNNINGHAM
YORK GLOVER, SR.
CHRIS HERVOCHON

Interim County Administrator

ERIC GREENWAY

Clerk to Council

SARAH W. BROCK

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Beaufort, South Carolina 29901-1228
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Natural Resources Committee Minutes

Monday, April 05, 2021 at 3:30 PM

PRESENT

Committee Chair Alice Howard
Committee Vice-Chair Gerald Dawson
Council Member Joseph F. Passiment
Council Member Stu Rodman
Council Member York Glover
Council Member Mark Lawson
Council Member Lawrence McElynn
Council Member Logan Cunningham

ABSENT

Council Member Brian Flewelling
Council Member Chris Hervocho
Council Member D. Paul Sommerville

CALL TO ORDER

Chairman Howard called the meeting to order at 3:56 PM

PLEDGE OF ALLEGIANCE

Chairman Howard led the Pledge of Allegiance.

FOIA

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

APPROVAL OF AGENDA

Motion: It was moved by Council Member Cunningham, seconded by Council Member Passiment. The motion was approved without objection.

APPROVAL OF MINUTES

Motion: It was moved by Council Member Passiment, seconded by Council Member Cunningham to approve minutes from March 1, 2021. The motion was approved without objection

CITIZEN COMMENTS

CITIZENS COMMENTS

Jocelyn Staiger, Beaufort County Realtors Association, and Hilton Head Association provided a citizen's comment.

Attainable Housing Update

Eric Greenway provided an update on the regional housing trust fund to deal with the attainable affordable housing issue in Beaufort County.

Status: For Informational Purposes Only

A Resolution to Authorize the Interim County Administrator to Execute a Lease Agreement Between Beaufort County, the Town of Hilton Head Island, and Historic Mitchelville Freedom Park for the Property Known as the Beach City Road Parcels

Stefanie Nagid stated the approval of the Historic Mitchelville Freedom Park Landscape and Interpretive Master Plan illustrates the need to use the approximate 5-acres of parcels along Beach City Road and adjacent to the Historic Mitchelville Freedom Park property. The Beach City Road parcels is jointly owned by Beaufort County and the Town of Hilton Head Island. The Town also owns the Historic Mitchelville Freedom Park property, however, the Town and the Historic Mitchelville Freedom Park Executive Director are under a management agreement for use and maintenance of the property. The use of the jointly owned Beach City Road parcels will require a separate agreement between the County, Town, and Historic Mitchelville Freedom Park Executive Director.

Motion: It was moved by Council Member Passiment, seconded by Council Member Rodman to the recommendation to move forward to County Council on April 12, 2021, for the adoption of a resolution to authorize the interim county administrator to execute a lease agreement between Beaufort County, the Town of Hilton Head Island, and the Historic Mitchelville Freedom Park for the property known as the Beach City Road parcels. The motion was approved without objection,

A Resolution to Authorize the Interim County Administrator to Execute a Joint Ownership and Operating Agreement Between Beaufort County and the Town of Hilton Head Island for the Property Known as Ford Shell Ring Preserve

Stefanie M. Nagid stated at the time of the Property acquisition in 2003, an Inter-governmental Agreement was signed between the County and the Town of Hilton Head Island that states the intended use of the property is for a passive park. In November 2019, County Council approved Rural and Critical Lands Preservation bond funding to be used towards the planning and construction of a passive park on the Property. The Town of Hilton Head Council approved the Property conceptual plan and the recommendation to enter into a JOA with the County for maintenance of the Property upon completion of passive park improvements.

Motion: It was moved by Council Member Passiment, seconded by Council Member Cunningham approve a recommendation to move forward to County Council for the adoption of a resolution to authorize the interim county administrator to execute joint ownership and operating agreement between Beaufort County and the Town of Hilton Head Island for the property known as Ford Shell Ring Preserve. The motion was approved without exception.

Contract to award ITB031021 for purchase of timber to S. A. Allen Timber Company

Stefanie Nagid stated on March 10, 2021, Beaufort County received one bid proposal from S. A. Allen Timber for the purchase of timber on six County-owned properties. The County's certified forester contractor and agent, Morrison Forestry, reviewed the purchase prices for each of the timber products and recommends approval of the submitted bid. Anticipated revenue from the timber harvest purchase is \$297,144. This figure could fluctuate depending upon the actual tonnage harvested.

Motion: It was moved by Council Member Passiment, Seconded by Council Member Glover to recommend approval and forward to County Council on April 12, 2021, the contract award to S. A. Allen Timber for the purchase of timber on the identified County-owned properties as stated in ITB031021, the bid proposal, and the Morrison Forestry Memorandum. The motion was approved without objection.

BOARDS AND COMMISSIONS

Reappointment for Art Baer to Rural and Critical Lands Preservation Board

Motion: It was moved by Committee Vice-Chair Dawson, seconded by Council Member Glover to move forward to County Council for approval. The motion was approved without objection.

Reappointment for Walter Mack to Rural and Critical Lands Preservation Board

Motion: It was moved by Council Member Glover, seconded by Committee Vice-Chair Dawson to move forward to County Council for approval. The motion was approved without objection.

Appointment for James Bennett to Rural and Critical Lands Preservation Board

Motion: It was moved by Committee Vice-Chair Dawson, seconded by Council Member Glover to move forward to County Council for approval. The motion was approved without objection.

Reappointment for Natalie Hefter to Historic Preservation Review Board

Motion: It was moved by Council Member Passiment, seconded by Council Member Cunningham to move forward to County Council for approval. The motion was approved without objection.

Reappointment for Katrina Epps to Historic Preservation Review Board

Motion: It was moved by Council Member Passiment, seconded by Council Member Cunningham to move forward to County Council for approval. The motion was approved without objection.

Appointment of Gail Murray (District 1) or Daniel Riedel (District 4) fill the Northern Beaufort County opening on the Zoning Board of Appeals

Motion: It was moved by Committee Vice-Chair Dawson, seconded by Council Member Cunningham to postpone items until the next Natural Resources Committee Meeting. The motion was approved without objection.

Appointment of Girard Hoffman to Southern Beaufort County Corridor Beautification Board

Motion: It was moved by Committee Vice-Chair Dawson, seconded by Council Member Cunningham to postpone items until the next Natural Resources Committee Meeting. The motion was approved without objection.

ADJOURNMENT

The meeting was adjourned at 4:39 PM



April 19, 2021

Dear Chairwoman Howard, members of the Beaufort County Natural Resources Committee, members of Council and staff,

On behalf of the 1800 plus REALTORS® and affiliate members of the Hilton Head Area REALTORS® and the Beaufort-Jasper County REALTORS® we express our opposition to the proposed Coastal Resilience Overlay Zone (CRO) Standards and our concerns over the proposed Fill Standards.

The Associations are concerned that the disclosure requirements of the CRO Ordinance are unnecessary and redundant to existing standard-practice real estate disclosures. **The CRO Ordinance may be susceptible to claims that its disclosure requirements are preempted by the South Carolina Residential Property Condition Disclosures Act.** Because South Carolina has a state statute that addresses disclosure requirements in residential property transactions, there might be challenges to the disclosure requirements of the CRO Ordinance on the grounds of preemption. In particular, the South Carolina Residential Property Condition Disclosures Act (the "SC Disclosure Act") appears to require an owner selling real property to disclose certain information in a "written disclosure statement" provided to the purchaser of the property. In addition, pursuant to the SC Disclosure Act, the South Carolina Real Estate Commission has created the South Carolina Residential Property Condition Disclosure Statement (the "State Disclosure Statement"), which requires the seller of residential property to answer "yes," "no," or "no representation" to each item in a list of required disclosures established by Section 27-50-40 of the SC Disclosure Act. These required disclosure topics include flood hazards, wetlands, or flood hazard designations; flood insurance; and erosion or erosion control affecting the property.

Furthermore, requiring that the CRO Disclosure Form be provided at closing would not further the ordinance's stated purpose of "assisting individuals in making decisions that involve investments that will last at least 30 years in light of projected coastal flooding conditions in that time frame." If the intent of the CRO Ordinance is to address the inadequacy of current disclosure requirements for timely evaluation of sea level rise and coastal flooding risks in a real estate transaction, requiring that the CRO District disclosure be delivered at closing does not give a prospective buyer an opportunity to adequately evaluate those risks. By the time a real estate transaction reaches the closing, the parties have already negotiated a purchase price and presumably are contractually obligated, through a purchase and sale agreement, to proceed with the transaction but for certain contingencies. The buyer has also presumably already purchased insurance that will become effective upon closing. The disclosure might educate a buyer about potential flooding risk, but only at a point in the transaction where the buyer may have little or no practical recourse. By contrast, the SC Disclosure Act requires that a seller provide a written disclosure "before a real estate contract is signed by the purchaser and owner" unless the real estate contract stated otherwise. By requiring that the required disclosures be made before entering a real estate contract, the SC Disclosure Act gives buyers ample time to make an informed purchase decision. The CRO Ordinance, by contrast, requires that the disclosure be given too late to serve its intended purpose.

Section 3.4.90(C)(1) of the CRO Ordinance states that the “the buyer, seller and witnesses” must all sign the CRO Disclosure Form. However, the CRO Ordinance is unclear with regard to whether the property owner or the listing agent is responsible for ensuring that the CRO disclosure is properly signed and recorded. By contrast, the SC Disclosure Act expressly requires that the listing agent or any real estate licensee inform (in writing) the property owner of their obligation to provide a prospective purchaser with a disclosure statement. It also states that once the listing agent performs this duty, he or she cannot be held liable for the owner’s failure to deliver the disclosure statement.

Does the County intend to provide property owners with an accurate, reliable, and accessible means of determining whether the elevation of their property places it within the CRO District? The CRO Ordinance establishes a CRO District that encompasses all property at an elevation of 10 feet or less and imposes disclosure obligations on that basis. The Fill Ordinance also applies only to land with an elevation of 10 feet or less. Each of those ordinances specifies that the relevant standard for determining whether a property is at elevation 10 feet or less is “the North American Vertical Datum of 1988.” It is unclear whether the County intends to make available to property owners an accessible and reliable source of information regarding the exact elevation of a property based on North American Vertical Datum of 1988. While the County apparently does have a Public (GIS) Mapping Site, it does not appear to include either a “Base Map” or “Layer” that contains North American Vertical Datum of 1988 data. The County’s GIS mapping tool does include an “Elevation Map,” but it appears to depict “2013 Digital Elevation” data, not the North American Vertical Datum of 1988 standard used by the CRO Ordinance and Fill Ordinance. The Elevation Map uses a gradient color scale to depict elevation ranging from approximately 50 feet above sea level to a low of 7 feet below sea level. This type of mapping would not be precise or detailed enough for use in determining with certainty whether a particular property is in the CRO District. In contrast, for example, FIRMs clearly delineate flood hazards associated with a property and are at a scale that makes it possible to see whether and to what extent a particular property falls within a flood hazard area, enabling parties to a real estate transaction to determine whether flood insurance is required. Does the County intend to map the proposed CRO District and, if not, how does it expect owners to determine whether their property is located within the CRO District and therefore is subject to the CRO Ordinance and the Fill Ordinance? Without an accurate, detailed, and reliable source of elevation data, property owners would be forced to incur the cost of a professional survey or elevation certificate to determine whether the CRO Ordinance applies. This could add additional cost and complication to property transactions and might discourage some residential rental property owners from entering into written leases with their tenants.

Issues raised by the Fill Ordinance

The Fill Ordinance would arbitrarily limit the amount of fill permitted on a site rather than focusing on the actual impact of the use of fill on a site’s drainage patterns. Rather than focusing on the actual impact of the use of fill on a site’s drainage patterns, the Fill Ordinance proposes a one-size-fits all approach that simply limits the use of fill to a maximum of three vertical feet within the area of development. Unlike the fill ordinances adopted by many sea-side communities the proposed Fill Ordinance focuses exclusively on the amount of fill added to a site rather than taking into consideration factors such as post-development infiltration and absorption performance in evaluating the impact of fill.

The County should focus on enforcement and refinement of the existing Flood Damage Prevention Ordinance rather than adopting a new and potentially inconsistent set of fill regulations. The County

has already adopted a Flood Damage Prevention Ordinance that is designed to “control filling, grading, dredging, and other development which may increase erosion or flood damage.” It appears that the Flood Damage Prevention Ordinance already regulates the use of fill in “special flood hazard areas” and the use of landscaping/aesthetic fill in coastal high hazard areas. “Special flood hazard areas” are defined as land with a one percent or greater chance of flooding in any given year (i.e., a 100-year flood). According to the Beaufort County Sea Level Rise Adaptation Report, two-thirds of the County’s dry land is located within a flood zone. Under the Flood Damage Prevention Ordinance, the use of fill in floodways is prohibited unless it “has been demonstrated through hydrologic and hydraulic analysis performed in accordance with standard engineering practice that the proposed encroachment would not result in any increase in the flood levels during the occurrence of the base flood.” This standard appears to allow for consideration of a site’s infiltration and absorption characteristics. The applicability of the Fill Ordinance and the Flood Damage Prevention Ordinance presumably will overlap in many instances since the County’s flood hazard areas would include land 10 feet below sea level or less. The Fill Ordinance does not address coordination with the Flood Damage Prevention Ordinance or how the Fill Ordinance would be applied in cases where the requirements of the Fill Ordinance are inconsistent with the requirements of the Flood Damage Prevention Ordinance. It also appears that the Fill Ordinance would be administered by the Director of Community Development while the Flood Damage Prevention Ordinance is administered by the building department at the development permit or building permit stage. As a result, it appears that any development requiring the use of fill would be subject to two separate and seemingly unconnected review processes, administered by two separate departments, which could add delay and expense to the development permitting process. **Why does the County believe it is necessary or appropriate to adopt the Fill Ordinance to limit the use of fill within the CRO District, rather than amending the Flood Damage Prevention Ordinance to incorporate the additional regulatory requirements of the Fill Ordinance?**

The County should consider providing developers with incentives to encourage the use of best stormwater management practices. Unlike the Fill Ordinance, some stormwater management ordinances provide a variety of incentives to encourage developers to voluntarily use innovative stormwater best management practices. We urge the County to consider providing developers with incentives such as expedited permit processing, discounted fees, and density bonuses to encourage the use of best stormwater management practices rather than adopting the Fill Ordinance.

It should also be noted that **neither of the ordinances proposed are being considered by the Town of Hilton Head or the Town of Bluffton.** Passage of the ordinances would cause a patchwork of regulations in Beaufort County and a confusing situation for property owners and developers.

As previously stated, we are strongly opposed to the proposed Coastal Resilience Overlay Zone (CRO) Standards and have concerns over the proposed Fill Standards. We thank you for the consideration of our views. We look forward to working with you to prevent unintended consequences to property owners across Beaufort County.

Best regards,

DocuSigned by:

Shawn McTernan

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Shawn McTernan

2021 President

Hilton Head Area REALTORS®

Bob Bundy

Bob Bundy

2021 President

Beaufort Jasper County REALTORS®



BEAUFORT COUNTY COUNCIL AGENDA ITEM SUMMARY

ITEM TITLE:
Contract extension for Phase II Planning Services to Wood and Partners, Inc. for completion of civil and architect plans for Whitehall Park
MEETING NAME AND DATE:
Natural Resource Committee, May 3, 2021
PRESENTER INFORMATION:
Stefanie M. Nagid, Passive Parks Manager 10 minutes
ITEM BACKGROUND:
Natural Resource Committee approved bid and contract for Phase I Planning Services in October 2019
PROJECT / ITEM NARRATIVE:
Wood and Partners, Inc. was the selected bidder in the planning services bid (RFP #073119) for Whitehall Park. The bid included a provision to allow the selected bidder to provide a proposal for Phase II planning services, which include civil and architect plans, permitting and geotechnical investigation, and construction oversight. Wood and Partners, Inc. has provided an acceptable proposal for Phase II planning services.
FISCAL IMPACT:
County Council approved a total of \$600,000 from the Rural and Critical bond funds to be used towards planning and construction of Whitehall Park (R2019/23 and R2019/49). To date, \$28,247.50 of those funds have been expended. Wood and Partners, Inc. proposal for Phase II planning services will encumber \$136,900 of funds in account 45020011-54417.
STAFF RECOMMENDATIONS TO COUNCIL:
Staff recommends approval of the contract extension.
OPTIONS FOR COUNCIL MOTION:
Motion to recommend approval to County Council for a contract extension to Wood and Partners, Inc. in the amount of \$136,900 for Phase II Planning Services for Whitehall Park.



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

TO: Councilwoman Alice Howard, Chairwoman, Natural Resources Committee

FROM: Dave Thomas, CPPPO, Purchasing Director

SUBJ: Recommendation of Contract Extension for Whitehall Park Phase II Planning Services for Beaufort County

DATE: April 16, 2021

BACKGROUND: On July 31, 2019, Beaufort County received eight proposals for planning services for Whitehall Park in Beaufort, South Carolina. This service included conceptual park planning, stakeholder workshops, and presentations to County and City councils. It also included a provision for the selected bidder to be approved to provide additional civil and architect planning services for project management consistency. The selected bidder at the time was Wood and Partners, Inc. The Passive Parks Manager would like to execute the additional services provision as provided for in the original bid solicitation and proposal and hire Wood and Partners, Inc. to provide Phase II planning services, which will include civil and architect drawings, construction details and specifications, permitting and geotechnical investigations, and construction oversight.

FUNDING: The Phase II planning services will cost \$136,900.00. Funding is from the Rural and Critical Preservation Bond Fund (45020011-54417), as approved by Council on May 28, 2019 via Resolution 2019/23. As of March 31, 2021, there was \$571,752.50 in the aforementioned account.

FOR ACTION: Natural Resources Committee meeting on Monday, May 3, 2021 and County Council on Monday, May 10, 2021.

RECOMMENDATION: The Planning and Zoning Department recommends that the Natural Resources Committee and County Council approve the contract extension to Wood and Partners, Inc. in the amount of \$136,900.00 for the aforementioned Phase II Planning Services from the funding source listed above.

CC: Eric Greenway, Interim County Administrator
 Pinky Harriot, Budget Director
 Robert Merchant, Planning and Zoning Department Director
 Stefanie M. Nagid, Passive Parks Manager



BEAUFORT COUNTY COUNCIL AGENDA ITEM SUMMARY

ITEM TITLE:
APPROVAL OF APPOINTMENT
MEETING NAME AND DATE:
COUNTY COUNCIL MEETING <ul style="list-style-type: none">• May 3 , 2021
PRESENTER INFORMATION:
COMMITTEE CHAIRMAN HOWARD
ITEM BACKGROUND:
APPOINTMENT OF GAIL MURRAY (District 1) or DANIEL RIEDEL (District 2) FILL THE NORTHERN BEAUFORT COUNTY OPENING ON THE ZONING BOARD OF APPEALS.
PROJECT / ITEM NARRATIVE:
CONSIDERATION OF APPOINTMENT FOR GAIL MURRAY OR DANIEL RIEDEL TO ZONING BOARD OF APPEALS
FISCAL IMPACT:
N/A
STAFF RECOMMENDATIONS TO COUNCIL:
APPROVE, MODIFY OR REJECT
OPTIONS FOR COUNCIL MOTION:
MOTION TO (APPROVE, MODIFY, REJECT) APPOINTMENT GAIL MURRAY OR DANIEL RIEDEL TO ZONING BOARD OF APPEALS FOR COUNTY COUNCIL FOR FINAL APPROVAL .

APPLICATION

Beaufort County Boards/Commissions Application

Item 8.

Date 03/29/2021 Name Gail E Murray

Beaufort County Voter Registration Number [Redacted] Occupation Community Support Specialist

Phone (Home) [Redacted] Phone (Office) [Redacted] Email [Redacted]

Home Address [Redacted]

City [Redacted] State SC Zip Code [Redacted]

Mailing Address [Redacted]

City Yemassee State SC Zip Code [Redacted]

District 1 Ethnicity African American

Presently Serving on a Board/Agency/Commission/Authority or Committee?

Yes No

BOARDS AND COMMISSIONS

Top Three Priorities: Please indicate by placing a "1", "2", or "3" alongside your choices.

Accommodations Tax (2% State)

Airports

Alcohol and Drug Abuse

Assessment Appeals

Beaufort County Transportation

Beaufort -Jasper Economic Opportunity

Beaufort -Jasper Water & Sewer

Beaufort Memorial Hospital

Bluffton Township Fire

Burton Fire

Coastal Zone Management Appellate (inactive)

Construction Adjustments and Appeals

Daufuskie Fire

Design Review

DSN

Economic Development Corporation

Forestry (inactive)

Historic Preservation Review

Keep Beaufort County Beautiful

Lady's Island / St. Helena Island Fire

Library

2

Lowcountry Council of Governments

Lowcountry Regional Transportation Authority

Parks and Recreation

Planning *

Rural and Critical Lands Preservation

1

Sheldon Fire

Social Services (inactive)

Solid Waste and Recycling

Southern Beaufort County Corridor Beautification

Stormwater Management Utility

3

Zoning

**Beaufort County Planning Commission
Supplemental Application Questionnaire**

This questionnaire will assist the County Council in assessing your qualifications and experience for the Planning Commission vacancy.

Please explain why you want to serve on the Planning Commission.

What qualifications, experience and expertise make you a good candidate for the Planning Commission?

What role do you feel the Planning Commission plays in making Beaufort County a desirable community in which to live and work?

What do you believe are the most important planning issues facing the County during the next five years?

What previous experience have you had in serving on a Planning Commission? Give some examples of the items typically handled by the Planning Commission.

Attachments

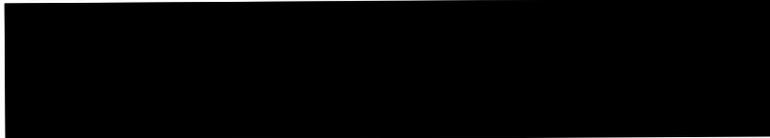


Gail Murray resume.docx



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GAIL MURRAY



Provide leadership and accountability in providing case management coordination services to include assessing, counseling, monitoring, planning, advocacy, and direct intervention to enable persons with disabilities to achieve and maintain competitive employment.

EDUCATION

OCTOBER 2005

MASTER OF ARTS, WEBSTER UNIVERSITY

Rehabilitation Counseling

MAY 2003

BACHELOR OF ARTS, UNIVERSITY OF SOUTH CAROLINA – BEAUFORT

Interdisciplinary Studies

CERTIFICATIONS AND ACTIVITIES

05/2007 Completed a Professional Development Leadership Program (PDLP) certification

06/2017 Nonviolent Crisis Prevention Intervention (CPI) certification

2017 Chairperson for the Vocational Assessment work group appointed to streamline and restructure the assessment procedures statewide for SC Vocational Rehabilitation.

2017 Wrote new job descriptions for several positions at the request of the Vocational Rehabilitation's Commissioner.

REFERENCES

- Carol Anderson - PO Box 15 West Columbia, SC 29170 – 843-230-4933 – canderson@SCVRD.net
- Felicia Johnson – PO Box 15 West Columbia, SC 29170 – 803-361-8711 – fphnson@SCVRD.net
- Allison Kitler – 919 Thunderbolt Dr. Walterboro, SC 29488 – 843-908-1179 – akitler@SCVRD.net

GAIL MURRAY

SKILLS

- Proficient in SCEIS and Covey
- Proficient in Microsoft Office (Outlook, Word, PowerPoint, Excel)
- Ability to analyze and evaluate complex issues
- Case Management
- Presenting information and negotiating resolutions
- Ability to lead and direct others

EXPERIENCE

10/2019- PRESENT

COMMUNITY SUPPORT SPECIALIST, BEAUFORT-JASPER EOC, INC.

Provide intake assistance to individuals following policies, procedures, case management procedures, administrative guideline and oral and written instructions. Make appropriate referrals for individuals to receive services from other agencies, programs, organizations, etc.

07/2015 – 06/2018

AREA DEVELOPMENT DIRECTOR, SC VOCATIONAL REHABILITATION DEPT.

Provide advanced planning, direction, and management to area/client services, supervisors, and agency officials towards the achievement of the agency mission of employment for eligible individuals with disabilities. Serve as an advanced resource in advising agency leadership and staff members on complex programmatic issues.

07/2008 – 06/2015

AREA SUPERVISOR, SC VOCATIONAL REHABILITATION DEPT.

Provided general/specific supervision of programmatic and administrative functioning of the assigned local area office operations in its mission to assist eligible clients to prepare for, achieve, and maintain competitive employment.

07/2007 – 06/2008

AREA CLIENT SERVICES MANAGER, SC VOCATIONAL REHABILITATION DEPT.

Serve as primary trainer for all staff regarding client service delivery and the rehabilitation process. Identify area trends and follow up on findings from QA. Develop training to address areas of concern to educate the staff on new initiatives, processes, policy changes, etc.

03/2006 – 06/2007

COUNSELOR, SC VOCATIONAL REHABILITATION DEPT.

APPLICATION



COUNTY COUNCIL OF BEAUFORT COUNTY
County Boards, Agencies, Commissions, Authorities and Committees



Item 8.

County Council of Beaufort County selects citizens for service on Council appointed Boards, Agencies, Commissions, Authorities and Committees from a roster of individuals who have either volunteered or have been recommended for appointment. The Clerk to Council uses this form to keep an up-to-date roster of volunteers and to provide Council basic information about each volunteer.

Top Three Priorities: Please indicate by placing a "1", "2", or "3" alongside your choices.

BOARDS AND COMMISSIONS

- Accommodations Tax (2% State)
- Airports
- Alcohol and Drug Abuse
- Assessment Appeals
- Beaufort County Transportation
- Beaufort-Jasper Economic Opportunity
- Beaufort-Jasper Water & Sewer
- Beaufort Memorial Hospital
- Bluffton Township Fire
- Burton Fire
- Coastal Zone Management Appellate (inactive)
- Construction Adjustments and Appeals
- Daufuskie Island Fire
- 2 Design Review
- Disabilities and Special Needs
- Economic Development Corporation
- Forestry (inactive)
- Historic Preservation Review
- Keep Beaufort County Beautiful
- Lady's Island / St. Helena Island Fire
- Library
- Lowcountry Council of Governments
- Lowcountry Regional Transportation Authority
- Parks and Recreation
- 1 Planning *
- Rural and Critical Lands Preservation
- Sheldon Fire
- Social Services (inactive)
- Solid Waste and Recycling
- Southern Beaufort County Corridor Beautification
- Stormwater Management Utility
- 3 Zoning

DATE: 1/9/2020 NAME: Daniel P Riedel

BEAUFORT COUNTY VOTER REGISTRATION NUMBER: [REDACTED]

OCCUPATION: Retired; Real Estate Consultant

TELEPHONE: (Home) [REDACTED] (Office) [REDACTED] EMAIL: [REDACTED]

HOME ADDRESS: [REDACTED] STATE: SC ZIP CODE: [REDACTED]

MAILING ADDRESS: Same as above STATE: SC ZIP CODE: [REDACTED]

COUNTY COUNCIL DISTRICT: 1 2 3 4 5 6 7 8 9 10 11

ETHNICITY: Caucasian African American Other

Are you presently serving on a Board, Agency, Commission, Authority or Committee? Yes No

If "yes", what is the name of the board and when does term expire? _____

• Please return completed form **and a brief resume'** either Email or U.S. Mail:

o Email: boardsandcommissions@bcgov.net

o U.S. Mail: Clerk to Council, County Council of Beaufort County, P.O. Drawer 1228, Beaufort, SC 29901

• Applications without a brief resume' cannot be considered.

• Applications will be held **three (3) years** for consideration.

• All information contained on this application is subject to public disclosure.

**YOU MUST BE A BEAUFORT COUNTY REGISTERED VOTER TO APPLY
YOU MUST ATTACH YOUR RESUME' WITH THIS APPLICATION TO BE CONSIDERED**

An incomplete application will be returned

* Anyone submitting an application to serve on the Planning Commission must fill out the questionnaire on page 2.

Applicant's Signature: [Handwritten Signature]

Submit by En

Supplemental Application Questionnaire

- Why do you wish to serve on Planning Commission?

I am a retired real estate developer and consultant. I have prior experience is submitting Planning and Zoning proposals as a petitioner.

- Qualifications, experience, and expertise as a candidate for Planning Commission.

Served as a CEO of a development and building company, with 5 divisions. I have planned and built many SF and MF communities.

- Role Planning Commission should play in making Beaufort a desirable community?

To establish and maintain high planning and architectural standards consistent with the history and character of this historic place.

- Important planning issues facing Beaufort County.

Density, Plan excellence in conformity with surrounding neighborhood, and traffic issues.

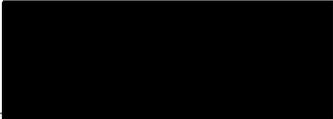
- Previous experience

I have planned and developed 25 Single-family and multi-family developments, including resort and marina developments. My company won many awards in their respective cities and communities, and magazines, including cover stories in Professional Builder.

I have particular interest in maintaining high architectural standards and maintaining consistency in neighborhoods.

Daniel P Riedel

Daniel B. Riedel



Profile

Mr. Riedel has a diverse background in manufacturing, building, real estate development, marketing, financing, and management. Mr. Riedel's family began in the timber and lumber business in 1905, and is a 3rd generation builder. He is veteran of 50 years in the Industrialized Housing business in the Midwest and Southeast. Benchmark Industries and its affiliates began operations in 1969 and were the first factory-built housing company to be approved under rules set forth in the Ohio Industrialized Housing Act of 1969. Mr. Riedel has worked in every position in the company from production, purchasing, engineering and sales to managerial positions of General Manager, Chief Operating Officer, and CEO. He has personally directed the planning, development, building, financing, and management of over 25 multi-family and single-family residential communities.

Mr. Riedel is currently semi-retired but is active with the planning and development of several senior, student, and workforce housing projects. He is involved in the development and financing of several senior assisted living communities in the Midwest and southeast. His company is also involved in humanitarian projects including housing for returning veterans, homeless shelters and several international projects.

Personal

Widow: Married 23 years to Bonita L. Riedel (Dec). Married to Susan M. Taylor (Dec).
3 Children, ages 43 to 52 all graduates with college bachelor or masters degrees.

Dan is an avid sailor and has logged over 35,000 miles in his 50' sailboat, "Far Niente" including over 250 days on offshore passages in the Atlantic and Caribbean Sea. He lives on the water in Beaufort, SC.

Employment History

Vindale Corporation (Successor Company to Benchmark Homes) 1961-1969

Positions:

- Material Manager, Ohio Division
- Engineering Manager, Ohio Division
- Production Manager, Ohio Division
- General Manager, Florida Division

General Sales Manager
Executive Vice President
President & COO

Accomplishments:

Managed growth of company from 1 to 5 divisions and Sales from \$5 million to \$35 million.
Assisted in design and engineering of first multi-unit sectional homes in manufactured housing industry.

Benchmark Companies & Affiliates

1969-2007

Position:

Chairman & CEO

Accomplishments:

- Developed first multi-story apartment communities utilizing industrialized housing technology.
- Pioneered design and engineering standards to overcome negative perception of industrialized housing.
- Built 25 multi-family apartment communities valued over \$100 million in the Midwest.
- Developed first resort marina condominium development utilizing factory-built modules.
- Participated in first multi-family REMIC in Wall Street with DLJ Investment firm
- Designed and built first factory-built homes to participate in Builder's Homerama shows in Ohio.
- Patented first integral HVAC system preinstalled in industrialized housing components.
- Advanced the acceptance of industrialized housing in suburban subdivisions
- Introduced first Neo-Traditional housing designs for urban historic neighborhoods.

LH Riedel Lumber Co., Inc. (Holding Company for Benchmark affiliates)

2007-Present

Position:

Chairmen & CEO

Education

Michigan State University, E. Lansing, Michigan
Bachelors Degree in Business Administration (*Cum Laude*)
Minor in Personnel and Industrial Management

1957-1961

Extra-circular Activities

Vice-President, Sophomore Class
President, Student Body
Member, Blue Key Honorary
Member, Excalibur
Officer, Beta Theta Pi Fraternity

Accreditations and Memberships

Member, Governor's Task Force on Manufactured Homes	1974-1975
Member, Governors Council on State Housing Goals	1975-1976
Delegate, National FHA-HUD Mfg. Housing Advisory Council	1975-1977
President, Director, Southern Manufacturing Housing Institute	1970-1974
Vice-Pres, Director, Manufacturing Housing Institute	1973-1976
President's Club, Michigan State University	1965-2011
Member, Dayton Home Builders Association	1999-2006
Commodore, Seven Seas Cruising Association	1994-2011

From: [Weitz, Kristina](#)
To: [Vaughn, Tithanie](#)
Subject: RE: Daniel Riedel
Date: Thursday, July 9, 2020 1:11:44 PM
Attachments: [image001.png](#)

There is too many digits in his VR #. It should be [REDACTED] otherwise he is good and in [REDACTED]

From: Vaughn, Tithanie <tithanie.vaughn@bcgov.net>
Sent: Thursday, July 9, 2020 10:04
To: Weitz, Kristina <kweitz@bcgov.net>
Subject: Daniel Riedel

Good Morning,

Daniel P. Riedel
[REDACTED]
[REDACTED]
[REDACTED]

Tithanie Vaughn
Senior Administrative Assistant to Clerk to Council
Beaufort County Government, SC
843-255-2182 (Office)



Stay Safe ! Stay Healthy !



BEAUFORT COUNTY COUNCIL AGENDA ITEM SUMMARY

ITEM TITLE:
APPROVAL OF APPOINTMENT
MEETING NAME AND DATE:
NATURAL RESOURCES COMMITTEE MEETING <ul style="list-style-type: none">• APRIL 5, 2021
PRESENTER INFORMATION:
COMMITTEE CHAIRMAN HOWARD
ITEM BACKGROUND:
SOUTHERN BEAUFORT COUNTY CORRIDOR BEAUTIFICAN BOARD FOR GIRARD HOFFMAN 1st TERM - DISTRICT 5 EXPIRES IN 2025
PROJECT / ITEM NARRATIVE:
APPOINTMENT FOR GIRARD HOFFMAN TO SOUTHERN BEAUFORT COUNTY CORRIDOR BEAUTIFICAN BOARD
FISCAL IMPACT:
N/A
STAFF RECOMMENDATIONS TO COUNCIL:
APPROVE, MODIFY OR REJECT
OPTIONS FOR COUNCIL MOTION:
MOTION TO (APPROVE, MODIFY, REJECT) APPOINTMENT FOR GIRARD HOFFMAN TO SOUTHERN BEAUFORT COUNTY CORRIDOR BEAUTIFICAN BOARD FOR COUNTY COUNCIL FOR FINAL APPROVAL .



County Council of Beaufort County selects citizens for service on Council appointed Boards, Agencies, Commissions, Authorities and Committees from a roster of individuals who have either volunteered or have been recommended for appointment. The Clerk to Council uses this form to keep an up-to-date roster of volunteers and to provide Council basic information about each volunteer.

Top Three Priorities: Please indicate by placing a "1", "2", or "3" alongside your choices.

BOARDS AND COMMISSIONS

- ___ Accommodations Tax (2% State)
- ___ Airports
- ___ Alcohol and Drug Abuse
- 3** ___ Assessment Appeals
- ___ Beaufort County Transportation
- ___ Beaufort-Jasper Economic Opportunity
- ___ Beaufort-Jasper Water & Sewer
- ___ Beaufort Memorial Hospital
- ___ Bluffton Township Fire
- ___ Burton Fire
- ___ Coastal Zone Management Appellate (inactive)
- ___ Construction Adjustments and Appeals
- ___ Daufuskie Island Fire
- ___ Design Review
- ___ Disabilities and Special Needs
- ___ Economic Development Corporation
- ___ Forestry (inactive)
- ___ Historic Preservation Review
- ___ Keep Beaufort County Beautiful
- ___ Lady's Island / St. Helena Island Fire
- ___ Library
- ___ Lowcountry Council of Governments
- ___ Lowcountry Regional Transportation Authority
- ___ Parks and Recreation
- ___ Planning *
- ___ Rural and Critical Lands Preservation
- ___ Sheldon Fire
- ___ Social Services (inactive)
- 2** ___ Solid Waste and Recycling
- 1** ___ Southern Beaufort County Corridor Beautification
- ___ Stormwater Management Utility
- ___ Zoning

DATE: 2/17/2021 NAME: Girard Hoffman

BEAUFORT COUNTY VOTER REGISTRATION NUMBER: [REDACTED]

OCCUPATION: Retired

TELEPHONE: (Home) [REDACTED] Office) [REDACTED] EMAIL: [REDACTED]

HOME ADDRESS: [REDACTED] STATE: SC ZIP CODE: [REDACTED]

MAILING ADDRESS: [REDACTED] STATE: SC ZIP CODE: [REDACTED]

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Applicant's Signature: Girard F Hoffman

Submit by Email

Brief Resume for Volunteer Position

I have been a resident of Beaufort (Battery Shores subdivision) since December 2019. I have a BS degree in Business Administration with a concentration in accounting. I spent my working career as a corporate accountant, financial planner, and auditor. My interest in becoming a volunteer is to support Beaufort County in its mission. As a retiree I have time available to devote to the Board activities and responsibilities.

Girard F Hoffman

[Redacted contact information]

Vaughn, Tithanie

From: Weitz, Kristina <kweitz@bcgov.net>
Sent: Monday, March 22, 2021 9:55 AM
To: Vaughn, Tithanie
Subject: RE: Can you check ?

He is active and in CC 5.

Respectfully,

Kristina Weitz
Voter Registration and Elections Manager

Board of Voter Registration and Elections of Beaufort County
15 John Galt Road – Post Office Box 1228
Beaufort, SC 29906 – Beaufort, SC 29901
Voice: (843) 255-6900 -- Fax: (843) 255-9429 -- Website: <https://www.beaufortcountysc.gov/vote/>

From: Vaughn, Tithanie <tithanie.vaughn@bcgov.net>
Sent: Friday, March 19, 2021 15:12
To: Weitz, Kristina <kweitz@bcgov.net>
Subject: Can you check ?

Good Afternoon,

Can you check :

Girard Hoffman



T. Vaughn
Senior Administrative Assistant to Clerk to Council
Beaufort County Government, SC
843-255-2182 (Office)



“ Success isn’t about how much money you make, it’s about the difference you make in people’s lives. “ – Michelle Obama