



**County Council of
Beaufort County
County Council Meeting**

Chairman

Stewart H. Rodman

Vice Chairman

D. Paul Sommerville

Council Members

Michael E. Covert

Gerald Dawson

Brian E. Flewelling

York Glover, SR.

Chris Hervochon

Alice G. Howard

Mark Lawson

Lawrence P. McElynn

Joseph F. Passiment, JR.

County Administrator

Ashley M. Jacobs

Clerk to Council

Sarah W. Brock

Administration Building

Robert Smalls Complex

100 Ribaut Road

Contact

Post Office Drawer 1228

Beaufort, South Carolina 29901-1228

(843) 255-2180

www.beaufortcountysc.gov

County Council Agenda

County Council of Beaufort County

Monday, February 10, 2020 at 6:00 PM

Council Chambers, Administration Building

Robert Smalls Complex 100 Ribaut Road, Beaufort

1. CALL TO ORDER - CHAIRMAN RODMAN
2. PLEDGE OF ALLEGIANCE AND INVOCATION – Councilwoman Howard
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. CITIZEN COMMENT [FOR AGENDA ITEMS ONLY] - *(Every member of the public who is recognized to speak shall limit comments to three minutes - total time for Citizen Comment is 15 minutes)*

PROCLAMATIONS AND PRESENTATIONS

6. Proclamation Celebrating the 100th Birthday of the League of Women Voters
7. Proclamation honoring Mr. James Fordham's service and devotion to helping citizens of Beaufort County combat addiction
8. Update from SCDOT on the Highway 278 Corridor Project

CONSENT AGENDA

9. Consent Agenda (Please look to page 3)

ACTION ITEMS

10. Second Reading of an Ordinance authorizing the conveyance of real property known as Automobile Place to the Town of Hilton Head Island

TIME SENSITIVE ITEMS ORIGINATING FROM THE EXECUTIVE COMMITTEE HELD ON FEBRUARY 10TH AT 4:30PM

11. Approval of a Resolution authorizing County Administrator to execute funding agreement with the South Carolina Housing Trust Fund
 12. Appointment of Dr. Sophia Alston to the Lowcountry Council of Governments Workforce Board
-

COMMITTEE REPORTS

- 13. LIAISON AND COMMITTEE REPORTS
 - 14. ADMINISTRATOR'S REPORT
 - 15. CHAIRMAN'S MINUTE
-

EXECUTIVE SESSION

- 16. Receipt of Legal Advice related to potential purchase of Right of Way
- 17. Receipt of Legal Advice regarding Retiree Litigation
- 18. Receipt of Legal Advice regarding pending claim against Beaufort County
- 19. Discussion of negotiations incident to proposed contractual arrangements and the receipt of legal advice that relates to a pending, threatened or potential claim regarding Prospect Road on Daufuskie Island

Matters Arising Out of the Executive Session

END OF EXECUTIVE SESSION

- 20. CITIZEN COMMENT - *(Every member of the public who is recognized to speak shall limit comments to three minutes - total time for Citizen Comment is 15 minutes)*
- 21. ADJOURNMENT

CONSENT AGENDA

Items Originating from the Community Services Committee

- [1.](#) Reappointment of Worth Liipfert to the Alcohol and Drug Abuse Board
- [2.](#) Reappointment of Roosevelt McCollough to the Lady's Island-St. Helena Fire District Board
- [3.](#) Reappointment of Joseph McDomick and Herbert Glaze to the Lowcountry Council of Governments
- [4.](#) Reappointment of James Morral to the Library Board
- [5.](#) Reappointment of Gregory Gilbert, Rudolph Glover, Robert Smalls and George Williams to the Sheldon Township Fire District Board
- [6.](#) Reappointment of David Green and Frankie Middleton to the DSN Advisory Board
- [7.](#) Appointment of Scott Denis to the Lady's Island - St. Helena Fire District Board
- [8.](#) Request Authority for the County Administrator to Negotiate a Contract for Construction Services for Building a Single-Family Home for the Beaufort County Disabilities and Special Needs (DSN) Department

Items Originating from the Natural Resources Committee

- [9.](#) Change order Request for Fort Fremont Historical Park Interpretive Center in the amount of \$205,859
- [10.](#) Second Reading of an Ordinance regarding Text amendment to T4 Hamlet Center District (T4HC) to allow Recreation Facility: Commercial Indoor (Article 3, Section 3.2.100)
- [11.](#) Second Reading of an Ordinance Regarding a Text Amendment to LICP and LIEHB Districts to limit residential density to developments not located on public sewer.

Items Originating from the Public Facilities Committee

- [12.](#) Third Reading of an Ordinance authorizing the execution and delivery of an access and utility easement for a portion of a Right of Way owned by Beaufort County known as Cassidy drive off Buckwalter Parkway in Bluffton Township South Carolina
- [13.](#) Adoption of Value Engineering's Jenkins Island Safety Improvement Recommendations

END OF CONSENT AGENDA



BEAUFORT COUNTY COUNCIL

Agenda Item Summary

Item Title:

AN ORDINANCE AUTHORIZING THE CONVEYANCE OF REAL PROPERTY KNOWN AS AUTOMOBILE PLACE, WITH TMS NO. R510 008 000 0480 0000, TO THE TOWN OF HILTON HEAD ISLAND

Council Committee:

Public Facilities Committee

Meeting Date:

January 21, 2020

Committee Presenter (Name and Title):

Rob McFee, Director of Construction, Engineering and Facilities

Issues for Consideration:

The Town of Hilton Head Island would like the County to convey the real property known as Automobile Place, a right of way located perpendicular to Hwy 278, to the Town. The Town is requesting this conveyance in hopes of redesigning the current intersection and ultimately improving traffic conditions on Hwy 278.

Points to Consider:

The County does not have this ROW included in County Inventory, so the conveyance would help perfect the Town's interest in the ROW and remove any future responsibility associated with the County. The town is requesting a quit claim deed be executed.

Funding & Liability Factors:

N/A

Council Options:

Approve or Not Approve Quit Claim Title to Real Estate for the Town of Hilton Head Island.

Recommendation:

Approve Quit Claim Title to Real Estate for the Town of Hilton Head Island.

ORDINANCE 2020/____

**AN ORDINANCE AUTHORIZING THE CONVEYANCE OF REAL PROPERTY
KNOWN AS AUTOMOBILE PLACE, WITH TMS NO. R510 008 000 0480 0000, TO THE
TOWN OF HILTON HEAD ISLAND**

WHEREAS, Beaufort County (“County”) is the sole owner of the real property (“Property”) known as Automobile Place, with TMS No. R510 008 000 0480 0000, a right of way located perpendicular to U.S. Highway 278, in the Town of Hilton Head Island (“Town”); and

WHEREAS, the County obtained ownership of the Property from the Town by way of quit claim deed dated August 21, 1998, and recorded in the Beaufort County Register of Deeds in deed book 1097 at page 1096; and

WHEREAS, the Town desires to own the Property for purposes of improving traffic conditions on U.S. Highway 278; and

WHEREAS, the Town has requested that Beaufort County convey all interest in the Property to the Town via quit claim deed; and

WHEREAS, Beaufort County Council has determined that it is in its best interest to convey the Property to the Town and authorize the execution and delivery of the requested quit claim deed attached hereto and incorporated by reference as “Exhibit A”, and more particularly shown on the survey attached hereto and incorporated by reference as “Exhibit B”; and

WHEREAS, S.C. Code Ann. §4-9-130 requires that the transfer of any interest in real property owned by the County must be authorized by the adoption of an Ordinance by Beaufort County Council.

NOW, THEREFORE, BE IT ORDAINED by Beaufort County Council as follows:

1. the County Administrator is hereby authorized to execute the quit claim deed referenced herein and as shown in Exhibit A; and
2. the County Administrator is hereby authorized to take all actions as may be necessary to complete the conveyance of the real property known as Automobile Place, with TMS No. R510 008 000 0480 0000 and as shown in the attached Exhibit B, to the Town of Hilton Head Island.

DONE this ____ day of _____ 2020.

COUNTY COUNCIL OF BEAUFORT COUNTY

By: _____
Stewart H. Rodman, Chairman

ATTEST:

Sarah W. Brock, Clerk to Council

Third and Final Reading:

Public Hearing:

Second Reading:

First Reading:

STATE OF SOUTH CAROLINA)

)

QUIT CLAIM TITLE TO REAL ESTATE

COUNTY OF BEAUFORT)

Know all men by these presents that Beaufort County, South Carolina, Post Office Drawer 1228, Beaufort, SC, 29901, in the State aforesaid, for and in consideration of the sum of One and no/100 (\$1.00) Dollars, actual consideration, to it in hand paid at and before the execution and delivery of these presents by The Town of Hilton Head Island, South Carolina, One Town Center Court, Hilton Head Island, SC, 29928, the receipt and sufficiency of which is acknowledged, and subject to the rights described herein, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release to The Town of Hilton Head Island, South Carolina, its successors and assigns, forever the real property described below. This conveyance is subject to the right of Beaufort County to repurchase at the price paid herein, should the Town of Hilton Head, or its successors or assigns, seek to sell or convey all, or any part of, or interest in the subject property to any other party within 20 years of the date of this conveyance, without regard to any improvements made or any bond or mortgage to which the property is made the principal:

All that certain piece, parcel or lot of land, shown and described as "Parcel 48," on a Plat entitled "Boundary Survey of Parcel 48, Automobile Place/US278 Intersection, Hilton Head Island, Beaufort County, South Carolina," dated November 29, 2019, prepared by Mark R. Renew, SCPLS 25437, and which is recorded in the Office of the Register of Deeds for Beaufort County, South Carolina, in Plat Book ___ at Page ___.

This being the same property conveyed to Beaufort County, South Carolina, by deed recorded in the Office of the Register of Deeds for Beaufort County, South Carolina, in Official Record Book 1097 at Page 1096.

Together with, all and singular, the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

To Have and to Hold, all and singular, the said premises before mentioned unto The Town of Hilton Head Island, South Carolina, and its Successors and Assigns forever, subject to the right of Beaufort County to repurchase at the price paid herein, should the Town of Hilton Head, or its successors or assigns, seek to sell or convey all, or any part of, or interest in the subject property to any other party within 20 years of the date of this conveyance, without regard to any improvements made or any bond or mortgage to which the property is made the principal.

Witness the hand and seal of Ashley M. Jacobs, the duly authorized County Administrator of Beaufort County, South Carolina, on this ___ day of February, 2020.

WITNESSES:

BEAUFORT COUNTY, SOUTH CAROLINA

By: Ashley M. Jacobs
Its: County Administrator

STATE OF SOUTH CAROLINA)

)

ACKNOWLEDGMENT

COUNTY OF BEAUFORT)

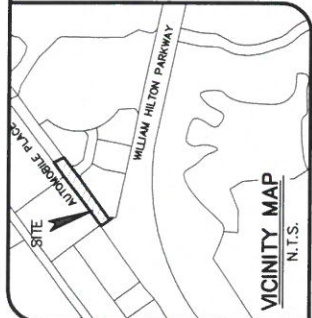
Personally appeared before me Ashley M. Jacobs the duly authorized County Administrator of Beaufort County, South Carolina, and acknowledged the due execution of the foregoing instrument.

Notary Public for South Carolina

My Commission Expires: _____

Exhibit "B"

SOME OR ALL AREAS ON THIS PLAT ARE FLOOD HAZARD AREAS AND HAVE BEEN IDENTIFIED AS HAVING AT LEAST A ONE PERCENT CHANCE OF BEING FLOODED BY A FLOOD OF UNKNOWN ORIGIN OR BY A FLOOD OF POSSIBLE HURRICANE LOCAL REGULATIONS REQUIRE DEVELOPERS WITH HAZARD PROTECTIVE MEASURES BE INCORPORATED IN THE DESIGN AND CONSTRUCTION OF STRUCTURES IN THESE DESIGNATED AREAS. REFERENCE TO THESE DESIGNATED AREAS IS MADE FOR THE PURPOSES OF THIS DEVELOPMENT AND REQUIREMENTS OF THE TOWN BUILDING OFFICIAL. IN ADDITION, FEDERAL LAW REQUIRES MANDATORY PURCHASE OF FLOOD INSURANCE AS A PREREQUISITE TO FEDERALLY INSURED MORTGAGE FINANCING IN THESE DESIGNATED FLOOD HAZARD AREAS.



LINE	LENGTH	BEARING
L1	66.01	S. 36°51'39" E
L2	16.95	N. 53°10'26" E

RS10 008 000 0223 0000
E. M. & M. LLC PALMETTO OFFICE SUITES HPR
40 WILERS CREEK WAY
HILTON HEAD ISLAND SC 29928

RS10 008 000 0216 0000
J. WHEELER ENTERPRISES LLC & JOIN
35 MAIN ST #120
HILTON HEAD ISL SC 29926

RS10 008 000 168A 0000
TOWN OF HILTON HEAD ISLAND
1 TOWN CENTER CT
HILTON HEAD ISLAND SC 29928

SYMBOLS.
IPF ○ - 1/2" IRON PIN FOUND
OMF □ - 3" CONCRETE MONUMENT FOUND

PARCEL 48

U.S. HWY. 278 150' R/W

U.S. HWY. 278 136' R/W

RS10 008 000 0422 0000
SHE PUNCHY SH SC OWNER LLC
NEW YORK NY 10154

RS10 008 000 0312 0000
TOWN OF HILTON HEAD ISLAND
10 TOWN CENTER CT
HILTON HEAD ISLAND SC 29928

RS10 008 000 0310 0000
TOWN OF HILTON HEAD ISLAND
1 TOWN CENTER CT
HILTON HEAD ISLAND SC 29928

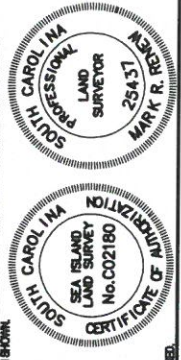
RS10 008 000 0311 0000
TOWN OF HILTON HEAD ISLAND
1 TOWN CENTER CT
HILTON HEAD ISLAND SC 29928

RS10 008 000 0310 0000
TOWN OF HILTON HEAD ISLAND
1 TOWN CENTER CT
HILTON HEAD ISLAND SC 29928

REFERENCE PLATS
1) AN S.C. DEPARTMENT OF TRANSPORTATION PLAT OF:
DOCKET NO. 7408, SHEET 25, PROJECT NO. 106-1037
LAST REVISED: 7-15-77
2) A PARTIAL PLAT OF NORTHBRIDGE PARK, HONEY HORN PLANTATION AREA,
HILTON HEAD ISLAND, BEAUFORT COUNTY, S.C.
BY: ROY HUSSNY S.C.R.L.S. # 2373

PROPERTY AREA = 0.75 Ac. 32,666 Sq. Ft.
ADDRESS: TO BE ASSIGNED
DISTRICT: 510 ,MAP: 8, PARCEL: 48
THIS PROPERTY LIES IN F.E.M.A. ZONE C - N/A
COMMUNITY NO. 450250, PANEL: 00080, DATED: 8/29/88

- NOTES:**
- 1) THIS PLAT HAS BEEN PREPARED WITHOUT BENEFIT OF A COMPLETE TITLE SEARCH AND SHOULD BE SUBJECT TO EASEMENTS OF RECORD AND COVENANT.
 - 2) THIS PROPERTY MAY BE SUBJECT TO EASEMENTS OF RECORD AND COVENANT.
 - 3) BUILDING SETBACKS, WHETHER SHOWN OR NOT, SHOULD BE VERIFIED BY THE LOCAL BUILDING AUTHORITY.



SIS Sea Island Land Survey, LLC.
10 Oak Park Drive, Unit C1,
Hilton Head Island, SC 29928
Tel (843) 861-3948
Fax (843) 868-3871
E-mail: sis@spyn.com
FILE NO.: 18217
DRAWING NO.: 4-2082
DATE: 11/28/19

NOT VALID UNLESS ENDORSED.



BEAUFORT COUNTY COUNCIL

Agenda Item Summary

Item Title:

Council Committee:

Meeting Date:

Committee Presenter (Name and Title):

Issues for Consideration:

Points to Consider:

Funding & Liability Factors:

Council Options:

Recommendation:

RESOLUTION 2020/ ____

A RESOLUTION AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE A FUNDING AGREEMENT WITH THE SOUTH CAROLINA HOUSING TRUST FUND IN THE AMOUNT OF \$100,000.00 TO SUPPORT THE PURCHASE OF 2700 WADDELL ROAD, BEAUFORT, SOUTH CAROLINA

WHEREAS, Beaufort County Disabilities and Special Needs Department (DSN) provides residential habilitation services in Community Training Homes to citizens of Beaufort County with intellectual and other related disabilities; and

WHEREAS, the Beaufort County Council (“Council”) and the South Carolina Housing Trust Fund have historically provided funds to assist the Department providing appropriate homes for the citizens of Beaufort County; and

WHEREAS, Council desires to continue providing appropriate Community Training Homes for these citizens as evidenced by Council’s approval on December 11, 2017 the purchase of new homes to replace the aging and inappropriate Port Royal Community Residential Care Facility; and

WHEREAS, DSN applied for and received from the South Carolina Housing Trust Fund (“SCHTF”) a twenty (20) year forgivable loan in the amount of One Hundred Thousand Dollars (\$100,000) to support the purchase of the home at 2700 Waddell Road in Beaufort, SC; and

WHEREAS, the terms and conditions of the loan in the “Funding Agreement” are attached hereto and incorporated by reference (“Exhibit A”); and

WHEREAS, the loan provides that the SCHTF will place a lien on property owned by Beaufort County which affects the County’s interest in property and, therefore, requires Council’s consent.

NOW, THEREFORE, BE IT RESOLVED that Beaufort County Council does hereby authorize the South Carolina Housing Trust Fund to place a lien in the amount of \$100,000.00 on 2700 Waddell Road property to support a loan in the same amount.

ADOPTED this ____ day of March, 2020

COUNTY COUNCIL OF BEAUFORT COUNTY

By: _____
Stewart H. Rodman, Chairman

ATTEST:

Sarah W. Brock, Clerk to Council

COUNTY COUNCIL OF BEAUFORT COUNTY
OFFICE OF THE COUNTY ADMINISTRATOR
ADMINISTRATION BUILDING
BEAUFORT COUNTY GOVERNMENT ROBERT SMALLS COMPLEX
100 RIBAUT ROAD
POST OFFICE DRAWER 1228
BEAUFORT, SOUTH CAROLINA 29901-1228
TELEPHONE: (843) 255-2023
FAX: (843) 255-9403
www.beaufortcountysc.gov

CHERYL H. HARRIS
EXECUTIVE ASSISTANT

ASHLEY M. JACOBS
COUNTY ADMINISTRATOR

November 1, 2019

Ms. Dorothy Sutton
Advocacy and Outreach Coordinator
South Carolina Housing Trust
SC State Housing Finance and Development Authority
300-C Outlet Pointe Boulevard
Columbia, SC 29210

Email: Sutton.Dorothy@schousing.com

Subj: HTF-29219 for CTH II Project at 2700 Waddell Road, Beaufort, SC

Dear Ms. Sutton:

Please be advised that after the Beaufort County Disabilities and Special Needs (DSN) Department submitted its application to your agency for grant funding to support the subject construction project, the department received internal instruction to hold off on proceeding due to a question about the agreement terms. The former Interim County Administrator John Weaver signed the agreement on April 8, 2019, at which time your agency issued a check for \$100,000 to the closing attorney, Thomas A. Bendle, Jr. at Howell, Gibson and Hughes, PA.

I became the Beaufort County Administrator on April 15, 2019. Upon learning this week that Mr. Bendle's office was holding the check and after a review of the agreement terms, I authorized staff to initiate a formal request process with Beaufort County Council to expend these funds. We understand, per the Funding Agreement, that the department has twelve months from the date of the agreement (March 20, 2019) to expend the award. Beaufort County expects to move the process forward and thereby requests that Mr. Bendle's firm continue to safeguard the check until we can disburse it upon confirmation by Beaufort County Council. We anticipate this to occur by December 2019, if not sooner.

We appreciate your patience and look forward to working with you on this and future projects. Should you have any questions, please contact Monica Spells, Assistant County Administrator, at m Spells@bcgov.net or 843-255-2354.

Sincerely,



Ashley M. Jacobs
Beaufort County Administrator

Cc: Christopher S. Inglese, Deputy County Administrator
Monica N. Spells, Assistant County Administrator
William J. Love, Executive Director, DSN Department



South Carolina State Housing Finance and Development Authority

300-C Outlet Pointe Blvd., Columbia, South Carolina 29210

Telephone: 803.896.8001 TTY: 803.896.8831

SC Housing.com

Donald R. Tomlin, Jr.
Chairman

Beula Shropshire
Executive Director

Wednesday, March 20, 2019

William Love
Beaufort County Disabilities and Special Needs Board
100 Clear Water Way
Beaufort, SC 29906

Re ID No.: HTF-29219

Development Name:	Waddell CTH II
Development Address:	2700 Waddell Road
Development County:	Beaufort
Award Type and Terms:	Grant
Award Amount:	\$100,000.00

Dear Mr. Love:

This letter is to notify you that the above referenced request from the South Carolina State Housing Finance and Development Authority Trust Fund has been approved. Enclosed is a Funding Agreement that you must execute and return to the Authority.

The Funding Agreement is due to the Authority within seven days from the date of this letter. No work is to begin until the executed Funding Agreement is returned to the Housing Development Division of the Authority. If the Funding Agreement is not received within seven days, the project will be canceled.

Contact Dorothy Sutton at (803) 896-9360, if you have any questions.

Sincerely,

Tracey C. Easton
Interim Development Director

Enclosure (2)

HTF-4B Draw Request Request for Payment

Project Number: <u>HTF-29219</u>	Date of Request: _____
Participant Name: <u>Beaufort County DSNB</u>	Contact Person: <u>William Love</u>
Participant Address: <u>100 Clear Water Way</u>	Federal Tax ID #: <u>57-6000311</u>
City, State, Zip: <u>Beaufort, SC 29906</u>	Phone Number: <u>(843) 255-6290</u>

Beneficiary Name: <u>Waddell CTH II</u>	Use this form for Group Homes & Supportive Housing
Beneficiary Address: <u>2700 Waddell Road, Beaufort, SC 29906</u>	

Request Number	Total Award Amount <small>(Round all numbers to the nearest dollar)</small>	Award Type:
1. Total Award Amount	\$ <u>100,000</u>	<input type="checkbox"/> Grant
2. 10% Retainage	- \$ _____	<input checked="" type="checkbox"/> Loan
3. Award Amt minus 10% retainage	= \$ _____ <small>(Line 1 minus Line 2)</small>	<input type="checkbox"/> Both
4. Subtract total amount of funds previously requested	- \$ _____	Draw Type:
5. Available balance	= \$ <u>100,000</u> <small>(Line 3 minus Line 4)</small>	<input checked="" type="checkbox"/> Acquisition Costs
6. Subtract amount of current draw	- \$ _____	<input type="checkbox"/> Construction Costs
7. Balance after payment	= \$ _____ <small>(Line 5 minus Line 6)</small>	If Group Home Acquisition Only project, provide the closing date:
		<u>TBD</u>

Is this a FINAL Draw? Yes No (If yes go to line 8) Certificates of Occupancy (COs) must be submitted with a Final draw.

8. If this is your final draw include 10% retainage	+ \$ _____ <small>(Line 2)</small>
9. Total requested amount	= \$ <u>100,000</u> <small>(Line 6 plus Line 8)</small>

Documentation required for Group Home Acquisition Only project draws include:

1. HTF-4B - This completed "Draw Request"
2. Executed Funding Agreement, if not already submitted.

Documentation required for processing of all other draws include:

1. HTF-2A - Completed "Request for Inspection."
2. Approved Inspection Report from the Local Building Inspector.
3. Pictures of Roof Replacement, Demolition, other rehab progression work that cannot be seen at inspection, if applicable.
4. Copies of landfill fee receipt, portable toilet receipt, dumpster receipt, and/or other eligible soft costs fee receipts.
5. HTF-4B - This completed "Draw Request."
6. Progress Report of Building Under Construction (used for projects with 5 or less units).
7. AIA Document G702 and AIA Document G703 (used for projects with 5 or more units).

The Participant certifies that this project request is for eligible expended costs in accordance with the HTF Program and that proper documentation has been included to support this request.

		<u>4/8/2019</u>
Sponsor's Signature	Title	Date



SOUTH CAROLINA STATE HOUSING FINANCE AND DEVELOPMENT AUTHORITY
300-C Outlet Pointe Boulevard Columbia, South Carolina 29210 P: 803.896.9001 SCHousing.com

Memorandum

Date: Wednesday, March 20, 2019
To: William Love – Beaufort County Disabilities and Special Needs Board
From: Dorothy Sutton – Project Coordinator
Subject: Closing Attorney Information



Please provide the following information for Project #HTF-29219 – Waddell CTH II Project.

- ___ Attorney's name, address, and telephone number.
- ___ Attorney's Professional Association Biography.
- ___ Copy of an Errors and Omissions Policy.
- ___ Insured Closing Letter from a Title Insurance Company (theft and/or misapplication).

*Closing Date: 6/3/2019 Telephone #: 843-522-2400

Email of Attorney: tbendle@ghpa.com Paralegal: bgiles@ghpa.com

Name of Attorney: Thomas A. Bendle, Jr.

Name of Firm: Howell, Gibson and Hughes PA

Street Address (no P.O. Boxes): 25 Rue Du Bois, Beaufort, SC 29907

Please note, it is the Sponsor's responsibility to inform the Authority of the closing date and request the funds using the appropriate form HTF-4B Draw Request for Payment found online here: http://www.schousing.com/library/HTF/Forms/2017/HTF_4B.pdf. The funds and closing documents will be sent directly to the closing attorney's office. As a general rule, it takes ten (10) to fourteen (14) business days for the Authority to process a request for funds.

**South Carolina State Housing Trust Fund
Group Home Activity – Acquisition ONLY**

FUNDING AGREEMENT

THIS AGREEMENT is entered into this 20th day of March, 2019, by and between the South Carolina State Housing Finance and Development Authority (the "Authority") as administrator of the South Carolina Housing Trust Fund (the "Trust Fund") and Beaufort County Disabilities and Special Needs Board (the "Sponsor") and states the terms and conditions upon which the Authority shall make and the Sponsor shall accept an award in the amount of \$100,000:00 from the Trust Fund to acquire a residential building that contains one or more housing units to serve persons at or below fifty percent (50%) of the area median income as defined by the South Carolina Housing Trust Fund Act.

1. The Project

In its Group Home Application, the Sponsor described the project which it is seeking to acquire using the funds awarded pursuant to this Agreement (the "Award").

The Sponsor agrees to expend the Award and acquire the project not later than twelve (12) months from the date of this Agreement.

2. Compliance with the Housing Trust Fund Manual

The Sponsor agrees to comply at all times with the requirements set forth in the South Carolina Housing Trust Fund Group Home Manual (the "Manual"), a copy of which has been provided to the Sponsor and which is incorporated herein by this reference.

The Sponsor acknowledges that the Authority reserves the right to modify, alter or amend the Manual and that any such modifications, alterations or amendments shall immediately become binding upon the Sponsor.

3. Compliance with all Applicable Laws and Regulations

The Sponsor agrees to ensure compliance with all applicable federal, state or local laws or regulations applicable to this Agreement or the project described in this Agreement.

4. Disbursement and Return of the Award

The Authority will only disburse the Award to the Sponsor through a licensed South Carolina attorney after the execution of an approved Promissory Note and Mortgage.

The Award may be used only for the acquisition of the project as described in the application and the Sponsor agrees to return any unexpended funds to the Authority. Further, the Sponsor agrees to return all funds awarded pursuant to this Agreement if the Authority finds that the Sponsor has failed to perform its obligations under this Agreement.

5. Reports and Accounting

The Sponsor agrees to appropriately account for the Award and agrees to provide the Authority with a report of such accounting upon request.

If the Authority finds that the Sponsor has failed to properly account for the Award, the Sponsor hereby agrees to return any funds which are not properly accounted for to the satisfaction of the Authority.

6. Media and Publicity

The Sponsor is encouraged to publicize its receipt of an award from the Trust Fund so long as copies of all news releases and other information are provided to the Authority prior to publishing and all news releases, on-site signs and other informational material utilized by the Sponsor include the following conspicuously displayed language:

"SOUTH CAROLINA HOUSING TRUST FUND"

"Sponsored by Beaufort County Disabilities and Special Needs Board with financial assistance from the South Carolina Housing Trust Fund".

7. Notices

All notices shall be deemed to have been sufficiently given upon mailing by certified or registered mail with return receipt requested to the following addresses:

To the Authority:

**South Carolina State Housing Finance and Development Authority
Attn: South Carolina Housing Trust Fund
300-C Outlet Pointe Boulevard
Columbia, South Carolina 29210**

To the Sponsor:

**Beaufort County Disabilities and Special Needs Board
100 Clear Water Way
Beaufort, SC 29906**

8. Incorporation into Mortgage Documents

It is the intention of the parties that the terms and conditions of this Funding Agreement shall become terms of the Mortgage as fully and to the same extent as though fully set forth therein.

9. Litigation or Liens

The Sponsor warrants that it is not aware of any litigation, pending or threatened, which would adversely affect the Sponsor's ability to discharge its obligations under this Agreement.

The Sponsor further warrants that there are no outstanding unpaid judgments, liens or other encumbrances which are capable of attaching to the funds awarded pursuant to this Agreement or to the project described in this Agreement.

10. Indemnification

Where not prohibited by state law, the Sponsor agrees to hold the Authority harmless and to indemnify it from any and all liabilities, claims, losses, liabilities, damages, fines, assessments, penalties and expenses (including reasonable attorney fees), arising or alleged to have arisen or in any way related to this Agreement, the Award or the project described in this Agreement.

11. Assignment

The Sponsor agrees that it is not permitted to assign its interest or any part thereof, nor may it delegate any duty or obligation under this Agreement without the prior consent of the Authority. Whether to grant such consent shall be solely at the discretion of the Authority.

12. Amendments

No amendment, change or modification of this Agreement shall be effective unless made in writing signed by the Authority and the Sponsor.

13. Severability

If any provision of this Agreement shall be held illegal or invalid by any court for any reason, the remaining provisions shall be unimpaired and such illegal or invalid provisions shall be construed and applied so as to most legitimately effectuate the intent of this Agreement.

14. Termination

This Agreement may be terminated at any time by the mutual consent of the Authority and the Sponsor. Such consent must be in writing and shall specify a termination date.

If the Authority finds that the Sponsor has failed to perform its obligations under this Agreement in a timely manner, the Authority may terminate this agreement at any time without the consent of the Sponsor. In such event, the Authority shall give written notice of termination to the Sponsor specifying the date of termination.

In the event this Agreement shall be terminated, the Sponsor shall provide an accounting to the Authority of all expended funds (if any) and return within five (5) business days all unexpended funds and all funds which are not properly accounted for to the satisfaction of the Authority.

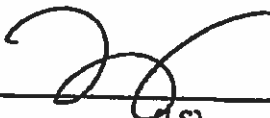
15. Governing Law and Forum

This Agreement shall be governed by the law of the State of South Carolina. The parties agree that any dispute, claim, or controversy in any way relating to this Agreement will be filed and litigated in a court of competent jurisdiction exclusively in the state of South Carolina in the county where the Authority is located.

[Signature Page to Follow]

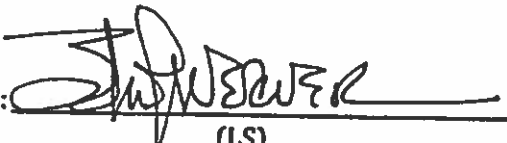
IN WITNESS WHEREOF, the parties have set their names and seals as of the date first above written.

SOUTH CAROLINA STATE HOUSING
FINANCE AND DEVELOPMENT AUTHORITY,
as administrator of the
SOUTH CAROLINA HOUSING TRUST FUND

By:  _____
(LS)

Its: Interim Development Director

Beaufort County Disabilities and Special Needs
Board

* By:  _____
(LS)

Its: County Interim Administrator
4/8/2019

Home	Date Purchased	Purchase Price	Renov Cost	Total	Sold	Received	Result
Broad River	01/28/94	\$54,700.00	\$22,160.00	\$76,860.00	9/15/2017	\$84,542.00	Moved consumers to Cottage Walk
Darby	4/6/1994	\$67,500.00	\$8,600.00	\$76,100.00	7/27/2008	\$145,000.00	Moved Consumers to Little Capers
Palmetto Ridge	2/15/1996	\$79,505.00	\$12,000.00	\$91,505.00	still own		Moved consumers to Chloe
Ivy	12/27/1999	\$107,000.00	\$28,951.00	\$135,951.00	10/14/2015	\$5 Habitat for Humanity donation	
Little Capers	8/31/2006	\$156,895.50		\$156,895.50	GO Bond approved by Council 5/8/06		
Peyton	8/31/2006	\$184,295.50		\$184,295.50			
Chloe	8/31/2006	\$184,295.50		\$184,295.50			
Cottage Walk	1/20/2010	\$230,000.00	\$70,495.86	\$300,495.86			
Lakes Crossing	9/18/2014	\$275,000.00	\$119,625.00	\$394,625.00			
Pinecrest	10/8/2014	\$285,000.00	\$127,475.00	\$412,475.00			
Fraser	3/5/2015	\$219,000.00	\$52,739.90	\$271,739.90			
Waddell	10/12/2018	\$295,425.51		\$295,425.51			
Center	2/26/2019	\$355,671.60		\$355,671.60			
Deanne				\$0.00			
Bostick				\$0.00			

All Requested Information Must Be Complete And Accurate.

A hard copy of this application and all other required information must be submitted for funding consideration.

Applicant Information

Applicant Name: Beaufort County Disabilities and Special Needs Telephone: 843-255-6290
Address: 100 Clear Water Way Cell Phone: 843-812-7202
City: Beaufort SC Zip: 29906 Fax: 843-255-9417
Contact Person: William Love E-mail Address: wlove@bcgov.net
Alternate Contact: Wanda Mayse E-mail Address: wmayse@bcgov.net
Federal Tax ID #: 57-6000311

Application Type

Activity Type (check all that apply): New Construction Acquisition Rehabilitation
Total HTF Requested: \$ 100,000 Estimated Rehabilitation Begin Date: _____
Total Development Costs (TDC): \$ 303,500 Estimated Rehabilitation End Date: _____

Project Address and Identification

Project Name: Waddell Road CTH II Census Tract: 4
Project Address: 2700 Waddell Road Congressional District: 1
State Senate District: 43
City: Beaufort SC Zip: 29902 State House District: 124
County: Beaufort

Project Owner Information

Owner Name: Beaufort County Telephone: 843-255-6290
Address: 100 Clear Water Way Cell Phone: 843-812-7202
City: Beaufort SC Zip: 29906 Fax: 843-255-9417
Contact Person: William Love E-mail Address: wlove@bcgov.net

Description of Project

Project Summary: Describe the proposed project and the supportive services that will be provided.

Plans have been pending for a number of years to replace the Port Royal Community Residential Care Facility (CRCF). The census for the current facility is twelve. The building is old and outdated and needs a number of repairs. The environment is not conducive for the staffing pattern required to provide support to the number of individuals with high medical and behavioral needs. A proviso was needed from South Carolina that the facility could be sold and the funds would be allocated back to Beaufort County to cover the costs of replacement homes. This proviso has been obtained. This project will provide one of the three necessary replacement homes for the Port Royal CRCF. This opportunity will allow for a home that will fit into the HCBS "Final Rule" guidelines of a more homelike environment. The replacement home will provide a place for support to be provided in the community to the same degree as a person who does not receive waiver services. Staff will provide supervision and skills training based on individual needs with supportive care as directed by their service plan. No more than four people will live in the residence.

Site Information

Site Control

Form of Site Control: Deed Option Purchase Contract Purchase Price \$ 288,875

Expiration Date of Contract or Option: _____ (month/year) Exact Area of Site: 0.24 | 1607
(Acres) (Square Feet)

Provide a copy of the most recent recorded deed, or contract, or option. The deed must also include the recordation date, and book and page numbers.

General Site Information - The Applicant must provide:

- a) A map clearly identifying the exact location of the development site.
- b) Labeled photographs (or color copies) of the proposed site front and back photos.

Is site properly zoned for your development? Yes No Zoning Type: T3-Neighborhood

If no, is site currently in the process of rezoning? Yes No Rezoning Type: _____

When will the zoning issue be resolved? _____ (month/year)

Are all utilities (water, sewer, electric) presently available to the site? Yes No

Are property taxes current? Yes No

Is project located in a flood plain? Yes No Flood Plain Zone: _____

Site Information

Acquisition Information

Applicants must provide an independent appraisal that reflects the market value of the property. The appraisal cannot be older than 6 months from application submission.

Building(s) are vacant: Yes No Building(s) last occupied?: _____ Year built?: **2018**

Building(s) acquired or to be acquired by: Related Party Unrelated Party

Appraised value: \$ 290,000 Appraiser: Brian J. Harrelson

Date appraised: 10/11/2018 Appraiser license #: 3183

Name of Seller:	Lopes, LLC
Address:	PO Box 6976
City/State/Zip Code:	Beaufort, SC 29903
Telephone:	843-593-29

Construction Requirement

New Construction: Each Applicant must submit preliminary plans and specifications.

Rehabilitation: Each Applicant must submit work write-ups and specifications.

Buildings:

1 Number of buildings in project _____ Number of three bedroom units
____ Number of one bedroom units 1 Number of 4 bedroom units
____ Number of two bedroom units _____ Other: _____

Please Check and Complete ALL Applicable Items:

- Row/Townhouse Detached Single Family Duplex
 Garden Apartments Crawl Space Basement Full Partial
 Slab on Grade Other: _____ # of Elevators: _____

Exterior Finish: Hardiplank

Cost per Square Foot: \$ 192.50 Total Heated: 1607 Total Non-Heated: _____
(TDC / Total Square feet) (Square Feet) (Square Feet)

of People to be Served: 4 Total # Bedrooms: 4 Total # Bathrooms: 2.5

Project Information

Amenities (check all that apply)

- Oven/Stove Window A/C Unit Microwave Oven Disposal
 Dishwasher Central HVAC Kitchen Exhaust Fan Ceiling Fans
 Refrigerator Washer/Dryer Hookup Washer/Dryer Other: _____

Monthly Utility Allowance Calculations (Round to nearest dollar amount):

Utilities	Type of Utility (Gas, Electric, etc.)	Utilities Paid By	Enter Allowances by Bedroom Size				
			0-Bdrm	1-Bdrm	2-Bdrm	3-Bdrm	4-Bdrm
Heating	Electric <input type="checkbox"/>	<input type="checkbox"/> Owner <input type="checkbox"/> Tenant					65.00
Evap Cooling/AC	Electric <input type="checkbox"/>	<input type="checkbox"/> Owner <input type="checkbox"/> Tenant					60.00
Cooking	Electric <input type="checkbox"/>	<input type="checkbox"/> Owner <input type="checkbox"/> Tenant					50.00
Lighting, etc.	Electric <input type="checkbox"/>	<input type="checkbox"/> Owner <input type="checkbox"/> Tenant					50.00
Hot Water	Electric <input type="checkbox"/>	<input type="checkbox"/> Owner <input type="checkbox"/> Tenant					50.00
Water	<input type="checkbox"/>	<input type="checkbox"/> Owner <input type="checkbox"/> Tenant					55.00
Sewer	<input type="checkbox"/>	<input type="checkbox"/> Owner <input type="checkbox"/> Tenant					45.00
Trash	<input type="checkbox"/>	<input type="checkbox"/> Owner <input type="checkbox"/> Tenant					50.00
Total Utility Allowance for Units:							

Source of utility allowance calculation:

- Local PHA: _____ Utility Company Other: similar homes in area

Population:

- Disabled Elderly Handicapped Abuse Victims
 Homeless Veteran Family Other: DSN-ID/RD

Funding Information

Applicant must provide financial commitments.

Housing Trust Fund amount requested:	\$	<u>100,000</u>
Grants from other sources:	\$	<u>209,343</u>
Loans from other sources:	\$	<u> </u>
TOTAL SOURCES OF FUNDING:	\$	<u>309,343</u>

Funding Sources

Source 1: SC Housing Trust Fund Amount: \$ 100,000

Award Type: Deferred Forgivable Loan

Rate: 0% % per annum Term: 20 years

Terms & Conditions: _____

Source 2: SC Disabilities and Special Needs Amount: \$ 209,343

Award Type: Grant Deferred Forgivable Loan Repayable Loan

Rate: _____ % per annum Term: _____ years Payment Amount: \$ _____

Terms & Conditions: _____

Source 3: _____ Amount: \$ _____

Award Type: Grant Deferred Forgivable Loan Repayable Loan

Rate: _____ % per annum Term: _____ years Payment Amount: \$ _____

Terms & Conditions: _____

Source 4: _____ Amount: \$ _____

Award Type: Grant Deferred Forgivable Loan Repayable Loan

Rate: _____ % per annum Term: _____ years Payment Amount: \$ _____

Terms & Conditions: _____

Source 5: _____ Amount: \$ _____

Award Type: Grant Deferred Forgivable Loan Repayable Loan

Rate: _____ % per annum Term: _____ years Payment Amount: \$ _____

Terms & Conditions: _____

Development Costs

Development Costs	Projected Cost	Housing Trust Fund	Source 2	Source 3	Source 4	Source 5
Acquisition Costs						
Land						
Existing Structures		100,000	188,875			
Other: Life/safety/appliances			11,318			
Site Costs						
Demolition						
On-Site Improvements			6350			
Construction Costs						
Construction						
General Requirements						
Contractor Overhead						
Contractor Profit						
Professional						
Accountant						
Architect						
Attorney						
Engineer/Surveyor						
Consultant						
Construction Interim Costs						
Hazard/Liability Insurance						
Interest						
Payment/Performance Bond						
Title & Recording Fees			1002			
Legal Fees			998			
Soft Costs						
Appraisal			450			
Environmental Study						
Market Study						
Relocation Expenses						
Other: Bldg/Elec Inspection			350			
Project Reserves						
Operating & Rent-up Reserves						
Replacement Reserves						
Developer's Fees						
Total Development Costs		100,000	209,343			

Acknowledgments

The Applicant certifies that all information furnished in support of this application is true and complete to the best of the Applicant's knowledge and belief. The Applicant understands and agrees the Authority has the right to conduct its own independent review and analysis of the application and all documents submitted with the application and may, in its sole discretion, require additional information or make adjustments in required documentation.

The Applicant certifies it is in compliance with all Authority programs in which it participates or has participated. Neither the Applicant nor any of its officers, principals, advisors, consultants, or any other member of its development team is presently debarred or within the past five years has been debarred from participation in any federal program (including but not limited to: the U.S. Housing and Urban Development, the U.S. Internal Revenue Service and the U.S. Department of Agriculture) or any Authority program. The Applicant certifies it is not delinquent on any financial obligation owed to the Authority and neither it nor any of its officers or principals have been convicted of or are under investigation for civil or criminal fraud with respect to any of the Applicant's activities.

The Applicant agrees to abide by all South Carolina Housing Trust Fund Program rules and regulations. The Applicant understands and agrees the Authority may suspend or debar the applicant and its principals from participation in the Housing Trust Fund or all Authority programs when the Authority determines the Applicant has expended Housing Trust Fund monies inappropriately and/or has acted in a manner that the Authority determines warrants suspension or debarment. If the Authority has sufficient reason to believe an Applicant has violated federal, state, or local laws, the Authority may request the assistance of law enforcement. The Authority may assist law enforcement personnel in completing their investigation and with the prosecution of any criminal acts. The Authority may also seek any available civil remedies in instances where there has been a misappropriation of Housing Trust Fund award proceeds.

The failure to abide by the procedures contained in the Housing Trust Fund Manuals may result in the Authority declining to accept an application. Further, the failure to abide by the program requirements will result in the disqualification of the Applicant and all other persons or organizations involved with the Applicant from further Housing Trust Fund participation. If proceeds subject to recapture are not repaid when requested, the mortgage will be foreclosed where notes and mortgages are used. When restrictive covenants are used, recapture may occur as defined within the Restrictive Covenants document.

The Applicant acknowledges and understands that Submission of a complete application does not guarantee a Housing Trust Fund award.

Applicant: Beaufort County Disabilities and Special Needs

Certified By: _____

Title: Executive Director Date: 01/28/19

**Lowcountry Workforce Board
Appointment**

December 16, 2019

The following Beaufort seat is vacant on the Lowcountry Workforce Board:

One (1) Education Representative

The following nominations have been received:

Education Representatives

Dr. Sophia Alston, Director of Continuing Education, Technical College of the Lowcountry replacing Melanie Gallion of TCL.

As Chief Elected Official for Beaufort County, I hereby appoint the individual listed above to serve as Beaufort County representatives on the Lowcountry Workforce Board.

Stewart Rodman
Chairman
Beaufort County Council

Date

December 16,2019

Stewart Rodman
Chairman Beaufort County Council

Re: Beaufort County LWB Appointment Dr. Sophia Alston

Dear Mr. Rodman:

Please review the appointment form for Dr. Sophia Alston, Director of Continuing Education for the Technical College of the Lowcountry (TCL). Lowcountry Workforce Board (LWB) is asking for Dr. Alston to be approved to fill the TCL seat on the board currently held by Melanie Gallion of TCL. This is a TCL appointed decision to have a different representative on the board.

Please consider appointing Dr. Alston by signing and returning the original, appointment form to me. This can be done either by scanning, emailing the original or hard copy via mail.

A timely turnaround of this appointment is greatly appreciated as we must submit approval and appointment to the board by January 22, 2020 if possible.

If you have any questions or concerns, please don't hesitate to call. Thank you so much for all of your help.

Sincerely,

Michael V. Butler
Workforce Development Director
Lowcountry Workforce Area

Resume

Sophia Alston, Ph.D.

wardsophia@gmail.com; 843-441-9888
<https://www.linkedin.com/in/drsophiaward/>

Formal Education

Ph.D. Department of Curriculum and Instruction; 2009
Major: Multicultural Education; Minor: Rehabilitation Psychology/Special Education
University of Wisconsin-Madison, Madison, WI

M.A., Educational Policy Studies 2006
University of Wisconsin-Madison, Madison, WI

B.A, Education and English 2003
Colgate University, Hamilton, NY

Administrative Experiences

Director of Continuing Education and Workforce Development 2019-Present
Technical College of the Lowcountry, Beaufort, SC
Responsibilities:

- Chief Continuing Education Officer for the College
- Supervise the Allied Health and Industrial Trades certificate programs
- Manage the Life Enrichment Center
- Conduct business development and corporate training
- Manage Apprenticeship Program

Vice President of Operations 2017-2019
Alston Transportation LLC, Yemassee, SC
Responsibilities:

- Conducted all payroll, HR, and payment functions
- Maintained bookkeeping functions and remain in constant contact with the tax accountant
- Researched and seek opportunities (contracts, partnerships, grants/funding) for company
- Ensured IFTA, UCR and other taxes are paid (quarterly and annually)
- Ensured that all truck and trailer inspections are completed on time
- Provided monthly gross and net figures (discuss any forecasting issues)

Assembled and conduct new driver orientation and new driver contract and operations

manual (provide necessary updates)

Provided dispatch support for drivers

Proposed cost saving measures for company

Assistant Dean of Learning Initiatives and Success

2016-2017

Westchester Community College, Valhalla, NY

Responsibilities:

Worked collaboratively with the teaching faculty, non-teaching faculty, Academic Support Center coordinators and administrators to develop and administer the developmental education program

Provided workshops and training on course/program development to faculty

Worked collaboratively with the Westchester Community College Foundation's Director of Institutional Advancement to identify, administer, manage, and report on all grant funded initiatives

Supervised, assigned, tracked, and trained staff members

Worked collaboratively and closely with various committees, departments, support services, and student services in order to implement academic policies and the academic plan for Academic Affairs

Recommended policies and procedures related to Developmental Education

Performed other duties as assigned by the Chief Academic Officer

Academic College Discovery Director

2015-2016

LaGuardia Community College, Long Island City, NY

Responsibilities:

Oversaw the operations of the campus College Discovery Program

Developed and monitored a comprehensive program of academic, counseling, and financial aid services for students in the CD program

Implemented academic interventions and other new initiatives to improve students' academic performance and retention

Evaluated intensive academic support assessments and interventions for probation and at-risk students; making recommendations to improve offerings

Oversaw program budget and daily administration, including scheduling and timely delivery of services

Major Accomplishments:

Revised and implemented orientation and the first year seminar

Built recruitment pipelines with organizations and groups within and outside of LaGuardia

Won a LaGuardia Retention and Graduation Innovation Fund grant

Vice President of Programs

2013-2014

Center for Urban Families, Baltimore, MD

Responsibilities:

Worked in concert with program managers, directors and other senior staff to lead all day-to-day program planning, implementation, and management to ensure the delivery of structured, high-quality services

Designed and developed creative programming ideas that address the needs of the community and achieve the stated goals of the organization, as well as lead continuous program improvement

Constantly assessed program quality through qualitative and quantitative means and developing and implementing strategies to constantly improve program effectiveness and ensure organizational and programmatic learning across the organization

Stayed current with leading workforce development and family service practices and ensuring that CFUF is implementing best-in-class programs and performance measurement strategies

Lead the development of strategic work-plans with clear objectives and achievement benchmarks, long-term and short-term priorities, implementation plans, financial projections and tools for evaluation

Oversaw the ongoing development of procedures and documentation to ensure the consistency, scalability, and sustainability of all programs and to enable the potential replication of the program model according to the strategic plans of the organization

Assisted the program teams in collecting, analyzing, presenting and storing data and in achieving the deliverables of the various programs, and the use of data in decision-making at the program implementation level

Worked closely with the development team to develop project concepts and identify funding sources and programmatic needs.

Ensured regular inputs for the grants management process and compliance with all CFUF and donor regulations by reviewing all programmatic reports prepared by program directors and managers

Ensured staff management and development

Established mutually beneficial relationships with community organizations, corporate entities, and other members of the nonprofit community to make meaningful contributions to each other's missions

Represented CFUF and its programs to diverse constituents including but not limited to presentations to community organizations for program outreach, funding sources for financial support, and other organizations personnel recruitment and professional development

Supported development activities by contributing strategic vision, program-related budgeting, and general organizational leadership and relationship building with external supporters.

Major Accomplishments:

Implemented Maryland House Bill 333: Family Investment Program: Couples Advancing Together Pilot Program

Wrote a grant for the Kellogg Foundation for \$600,000 and grant was awarded

Associate Dean, Promise Academy and Developmental Education

2012-2013

Baltimore City Community College, Baltimore, MD

Responsibilities:

Lead administrator for academic and administrative leadership within the Developmental Education department, managing a departmental budget of over \$400,000 and a budget of \$3,620,800 in grants

Developed, coordinated, and administered all of the academic programs and activities within the department including courses and programs related to student success, and Developmental sections of English and Mathematics

Ensured the transition of students through their academic life which ranges from high school or adult basic education programs to four-year colleges or universities

Advocated for students by representing their needs to constituents inside and outside the college community

Ensured the relevance and vitality of programs within the department

Encouraged professional development opportunities for faculty and staff, championing teaching excellence, and promoting student success principles both in and out of the classroom

Oversaw department resource allocation, personnel management, and development of objectives for educational programs and curricula

Collaborated with faculty to prepare programs and departmental budgets; determining faculty class assignments, organizing and supervising program and department initiatives
Supervised thirteen faculty members, one director, and six coordinators

Major Accomplishments:

Brought over three million dollars of grant funding into compliance
Created and implemented a developmental education plan for the college

Student Success and Engagement Specialist

2010-2012

Washington Adventist University, Takoma Park, MD

Responsibilities:

Director for the First Year Experience Program

All new students participated in this program which consisted of an academic course and extra-curricular programming aimed at improving student retention.

Director for the Bridge Program

This program was designed to support students who did not meet the admissions criteria and through a summer program and continued support helped to facilitate their academic progression.

Director of Supplemental Instruction Program

This is an academic support services program that teaches students how to study and how to increase their participation in the learning process.

Grant manager for the AmeriCorps VISTA and Student In Service Grant Program

This program provided scholarships to students who performed services in the community.

Supervisor for the AmeriCorps VISTA Employee

Director and Creator of the First Generation Ambassadors Program (FGAP)

This program provided academic and social support programming for first generation students. FGAP also encouraged students to participate in community service activities.

Identified and solicited funding sources through grant writing to assist with student retention, strengthening academic programs, and providing financial options for students

Major Accomplishments

Created and implemented the First Generation Ambassadors Program

Reinstituted and revamped the summer bridge program

Created and Implemented the first Supplemental Instruction Program

POSSE Mentor, POSSE Foundation

2006-2008

University of Wisconsin-Madison, Madison, WI

Responsibilities

Counseled and taught Chicago inner city freshman students who enrolled at the University on leadership fellowships

Graduate Assistant Coordinator for the College Access Program (CAP)

2004-2008

Responsibilities

Advised and coordinated summer programs for high school students of color and low- income students interested in attending higher education

Worked directly with instructors to coordinate the Math and Science courses

Hired, trained, and supervised seven instructors

Implemented culturally relevant curriculum in math and science courses

Grants

Grant co-writer 2016
Westchester Community College, Hispanic Serving Institution (HSI) grant partnership with Mercy College, \$700,000.

Grant writer 2015
LaGuardia Community College, LaGuardia Retention and Graduation Innovation Fund grant creating the College Discovery Civic Scholars focusing on service learning projects to support the homeless in New York, \$13,100.00.

Project director and grant supervisor 2012-2013
Baltimore City Community College, Predominately Black Institutions Grant (PBI), PBI Formula Grant, \$1,250,00; U.S Department of Education

Baltimore City Community College, Predominately Black Institutions Grant (PBI), Competitive 4A grant for African American Male Academic Success, \$2,370,800, Project Supervisor; U.S Department of Education

Grant manager and VISTA supervisor 2011-2012
AmeriCorps*VISTA Grant: This grant provides a VISTA (Volunteers in Service to America) who will lead a retention effort to support a cohort of first generation students and link the University to a community center that focuses on literacy and anti-poverty initiatives

Students In Service Grant: Provides educational funding for students who complete at least 300 hours of service to the community, over \$70,000 in grant funding; Grant Manager/Coordinator: 2011-2012

Grant writer and grant manager 2011-2012
Martin Luther King Jr. Day of Service Grant; Corporation of National and Community Service, \$1000.

Committees

Safety, Health & Business Continuity Committee

IRM Committee



BEAUFORT COUNTY COUNCIL

Agenda Item Summary

Item Title:

Reappointment to the Alcohol and Drug Abuse Board

Council Committee:

Community Services

Meeting Date:

February 3, 2020

Committee Presenter (Name and Title):

Issues for Consideration:

Worth Lippert (Alcohol & Drug)

Points to Consider:

Funding & Liability Factors:

None.

Council Options:

Approve, Modify or Reject

Recommendation:

Approve

October 15, 2019

Mr. Stewart H. Rodman
Beaufort County Council
P.O. Drawer 1228
Beaufort, SC 29901-1228

Re: Reappointment

Dear Mr. Stewart Rodman:

I hereby respectfully request that I be considered for reappointment to serve as a member of the Beaufort County Alcohol and Drug Abuse Board of Trustees, effective February 2020.

Sincerely,



Worth Liipfert



BEAUFORT COUNTY COUNCIL

Agenda Item Summary

Item Title:

Reappointment to the Lady's Island-St. Helena Fire District Board

Council Committee:

Community Services

Meeting Date:

February 3, 2020

Committee Presenter (Name and Title):

Issues for Consideration:

Roosevelt McCollough (Lady's Island)

Points to Consider:

Funding & Liability Factors:

None.

Council Options:

Approve, Modify or Reject

Recommendation:

Approve

Bruce Kline

From: Sommerville, Paul [psommerville@bcgov.net]
Sent: Tuesday, July 16, 2019 2:59 PM
To: Kline, Bruce
Subject: Re: Reappointment Request

Thanks. We will be happy to take care of it for you

Sent from my iPhone

On Jul 16, 2019, at 2:56 PM, Bruce Kline <chiefkline@lishfd.org<<mailto:chiefkline@lishfd.org>>> wrote:

<image001.jpg>

Councilman Sommerville and Glover,

Please see attached Reappointment request for Roosevelt McCollough, representing St. Helena Island. Mr. McCollough has served the Commission for several years and seeking reappointment.

I will be sending this request to Chairman Rodman today.

Thank you for your support of our Fire District.

Bruce A. Kline
Fire Chief
146 Lady's Island Drive
Beaufort, SC 29907
Telephone (843)525-7692
e-mail chiefkline@lishfd.org<<mailto:chiefkline@lishfd.org>>

<Letter of Reappointment.pdf>



LADY'S ISLAND - ST. HELENA FIRE DISTRICT

146 LADY'S ISLAND DRIVE
BEAUFORT, SOUTH CAROLINA 29907
PHONE: 843-525-7692



BRUCE KLINE, CHIEF

GORDON BOWERS, CHAIRMAN

July 7th 2019

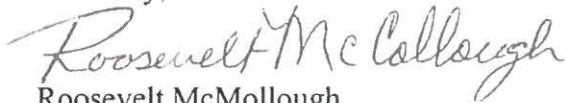
Mr. Stewart Rodman, Chairman
Beaufort County Council
P.O. Drawer 1228
Beaufort, SC 29901-1228

Re: Reappointment to the Lady's Island-St. Helena Fire District

Dear Chairman Rodman,

I hereby respectfully request that I be considered for reappointment to serve as a member of the Lady's Island-St. Helena Fire District Commission.

Sincerely,


Roosevelt McMollough



BEAUFORT COUNTY COUNCIL

Agenda Item Summary

Item Title:

Reappointments to the Lowcountry Council of Governments

Council Committee:

Community Services

Meeting Date:

February 3, 2020

Committee Presenter (Name and Title):**Issues for Consideration:**

1. Joseph McDomick (Lowcountry Council of Gov.)
2. Herbert Glaze (Lowcountry Council of Gov.)

Points to Consider:**Funding & Liability Factors:**

None.

Council Options:

Approve, Modify or Reject

Recommendation:

Approve



BEAUFORT COUNTY COUNCIL

Agenda Item Summary

Item Title:

Reappointment to the Library Board

Council Committee:

Community Services

Meeting Date:

February 3, 2020

Committee Presenter (Name and Title):

Issues for Consideration:

James Morral (Library)

Points to Consider:

Funding & Liability Factors:

None.

Council Options:

Approve, Modify or Reject

Recommendation:

Approve

October 9, 2019

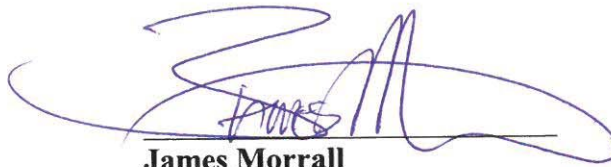
Mr. Stewart H. Rodman, Chairman
Beaufort County Council
P.O. Drawer 1228
Beaufort, SC 29901-1228

Re: Reappointment

Dear Mr. Stewart H. Rodman:

I hereby respectfully request that I be considered for reappointment to serve as a member of the **Library Board**, effective **February 2020**.

Sincerely,



James Morrall



BEAUFORT COUNTY COUNCIL

Agenda Item Summary

Item Title:

Reappointments to the Sheldon Township Fire District Board

Council Committee:

Community Services

Meeting Date:

February 3, 2020

Committee Presenter (Name and Title):**Issues for Consideration:**

1. Gregory Gilbert (Sheldon Fire)
2. Rudolph Glover (Sheldon Fire)
3. Robert Smalls (Sheldon Fire)
4. George Williams (Sheldon Fire)

Points to Consider:**Funding & Liability Factors:**

None.

Council Options:

Approve, Modify or Reject

Recommendation:

Approve

Sheldon Township Fire District

Post Office Box 129
Sheldon, South Carolina 29941
Office (843) 846-9221
Fax (843) 846-8011
Emergency 911

Walter "Buddy" Jones
Chief

August 15, 2019

Mr. D. Paul Sommerville, Chairman
Beaufort County Council
P.O. Box 1228
Beaufort, SC 29901-1228

Re: Reappointment

Dear Mr. Sommerville:

I hereby respectfully request that I be considered for reappointment to serve as a member of the Sheldon Fire District Board, effective February 2020.

Sincerely,



Greggory Gilbert
Board Member

GG/jw

Sheldon Township Fire District

Post Office Box 129
Sheldon, South Carolina 29941
Office (843) 846-9221
Fax (843) 846-8011
Emergency 911

Walter "Buddy" Jones
Chief

August 15, 2019

Mr. D. Paul Sommerville, Chairman
Beaufort County Council
P.O. Box 1228
Beaufort, SC 29901-1228


Re: Reappointment

Dear Mr. Sommerville:

I hereby respectfully request that I be considered for reappointment to serve as a member of the Sheldon Fire District Board, effective February 2020.

Sincerely,

Rudolph Glover
Board Member


RG/jw

Sheldon Township Fire District

Post Office Box 129
Sheldon, South Carolina 29941
Office (843) 846-9221
Fax (843) 846-8011
Emergency 911

Walter "Buddy" Jones
Chief

August 15, 2019

Mr. D. Paul Sommerville, Chairman
Beaufort County Council
P.O. Box 1228
Beaufort, SC 29901-1228

Re: Reappointment

Dear Mr. Sommerville:

I hereby respectfully request that I be considered for reappointment to serve as a member of the Sheldon Fire District Board, effective February 2020.

Sincerely,


Robert Smalls
Board Member

RS/jw

Sheldon Township Fire District

Post Office Box 129
Sheldon, South Carolina 29941
Office (843) 846-9221
Fax (843) 846-8011
Emergency 911

Walter "Buddy" Jones
Chief

August 15, 2019

Mr. D. Paul Sommerville, Chairman
Beaufort County Council
P.O. Box 1228
Beaufort, SC 29901-1228

Re: Reappointment

Dear Mr. Sommerville:

I hereby respectfully request that I be considered for reappointment to serve as a member of the Sheldon Fire District Board, effective February 2020.

Sincerely,



George Williams
Board Member

GW/jw



BEAUFORT COUNTY COUNCIL

Agenda Item Summary

Item Title:

Reappointments to the DSN Board

Council Committee:

Community Services

Meeting Date:

February 3, 2020

Committee Presenter (Name and Title):

Issues for Consideration:

1. David Green (DSN)
2. Frankie Middleton (DSN)

Points to Consider:

Funding & Liability Factors:

None.

Council Options:

Approve, Modify or Reject

Recommendation:

Approve



Beaufort County Disabilities and Special Needs Department
100 Clear Water Way
Beaufort, SC 29906
Telephone: (843) 255-6300 Fax: (843) 255-9417

October 25, 2019

Mr. D. Paul Sommerville, Chairman
Beaufort County Council
P. O. Drawer 1228
Beaufort, SC 29901-1228

Re: Reappointment to: Disabilities and Special Needs Advisory Board

Dear Mr. Sommerville:

I hereby respectfully request that I be considered for reappointment to serve as a member of the Disabilities and Special Needs Advisory Board, effective February 2020.

Sincerely,

A handwritten signature in black ink that reads "David Green". The signature is fluid and cursive, with a long horizontal stroke at the end.

David Green



Beaufort County Disabilities and Special Needs Department
100 Clear Water Way
Beaufort, SC 29906
Telephone: (843) 255-6300 Fax: (843) 255-9417

October 25, 2019

Mr. D. Paul Sommerville, Chairman
Beaufort County Council
P. O. Drawer 1228
Beaufort, SC 29901-1228

Re: Reappointment to: Disabilities and Special Needs Advisory Board

Dear Mr. Sommerville:

I hereby respectfully request that I be considered for reappointment to serve as a member of the Disabilities and Special Needs Advisory Board, effective February 2020.

Sincerely,

Frankie Middleton



BEAUFORT COUNTY COUNCIL

Agenda Item Summary

Item Title:

Appointment of Scott Dennis to Lady's Island Fire District

Council Committee:

Community Services

Meeting Date:

February 3, 2020

Committee Presenter (Name and Title):

Issues for Consideration:

Appointment of Scott Dennis

Points to Consider:

Funding & Liability Factors:

none

Council Options:

Approve, Modify, Reject

Recommendation:



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

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
- ___ 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)
- ___ Solid Waste and Recycling
- ___ Southern Beaufort County Corridor Beautification
- ___ Stormwater Management Utility
- ___ Zoning

DATE: 8/21/19 NAME: Scott Foster Dennis

BEAUFORT COUNTY VOTER REGISTRATION NUMBER: 071763905

OCCUPATION: Contractor

TELEPHONE: (Home) 522-1644 (Office) 321-0944 EMAIL: _____

HOME ADDRESS: 70 Lost Isl Rd. STATE: SC ZIP CODE: 29907

MAILING ADDRESS: SAME STATE: SC ZIP CODE: 11

COUNTY COUNCIL DISTRICT: 10 20 30 40 50 60 70 80 90 100 110

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: _____

Submit by Email



LADY'S ISLAND – ST. HELENA FIRE DISTRICT

146 LADY'S ISLAND DRIVE
BEAUFORT, SOUTH CAROLINA 29907
PHONE: 843-525-7692



BRUCE KLINE, CHIEF

MELINDA ELLIS, CHAIRWOMAN

Stu Rodman, Chairman
Beaufort County Council
P.O. Drawer 1228
Beaufort, SC 29902

November 7, 2019

Mr. Chairman,

After considerable review, the members of the Lady's Island – St. Helena Fire District Commission recommend Mr. Scott Dennis to fill the vacant position as a Lady's Island representative.

As a lifetime resident of Beaufort County, Mr. Dennis is a valued member of the Lady's Island community who will bring many years of experience and education to the commission. Clearly dedicated to the betterment of his community, Mr. Dennis actively supports local high school sports, annual Beaufort Water Festival and now wishes to specifically serve the citizens of this Fire District.

It is our believe that Mr. Dennis is the best candidate to fill the seat left vacant by the recent retirement of Commissioner Gordon Bowers and continue his legacy of great service.

At the November 7th meeting of the Fire Commission, Mr. Dennis was nominated and unanimously approved to be recommended to County Council to fill the open seat for the Lady's Island representative.

Respectfully,

A handwritten signature in cursive script that reads "Melinda Ellis".

Melinda Ellis
Commission Chairwoman

SCOTT F. DENNIS

70 Lost Island Road, Beaufort, SC 29907

843-321-0944

sdennisfamily@embarqmail.com

As a lifetime resident of Beaufort, I am seeking to serve on the Fire Commission in order to help my community.

EXPERIENCE

MAY 1996 - PRESENT

TD COMMERCIAL BUILDERS, CO-OWNER (FORMALLY NBM BUILDERS)

Responsible for overseeing the building and financing of custom homes and commercial projects.

1990 - 1994

MIDDLETON HIGH SCHOOL, TEACHER AND COACH

Responsible for teaching social studies and coaching football, wrestling, and baseball

EDUCATION

AUGUST 1988 – MAY 1990

MASTER'S IN TEACHING, THE CITADEL

AUGUST 1984 – MAY 1988

BACHELOR OF ARTS, POLITICAL SCIENCE

Member of the Corp of Cadets and scholarship football player

COMMUNITY SERVICE/COMMUNITY ACTIVITIES

- LIFETIME MEMBER OF ST. PETER'S CATHOLIC CHURCH
- SPONSOR OF MANY SPORTS TEAMS IN PALS, THE COMMUNITY, AND AT BEAUFORT HIGH SCHOOL
- CO-FOUNDER OF THE EXTRA MILE CLUB
- SPONSOR OF THE BEAUFORT WATER FESTIVAL

Vaughn, Tithanie

From: Weitz, Kristina
Sent: Thursday, November 14, 2019 2:13 PM
To: Vaughn, Tithanie
Subject: RE: Scott Dennis

Mr. Dennis' information is good and he's in district 3.

Kris

From: Vaughn, Tithanie <tithanie.vaughn@bcgov.net>
Sent: Wednesday, November 13, 2019 13:10
To: Weitz, Kristina <kweitz@bcgov.net>
Subject: Scott Dennis

Good Morning ,

Can you check

Scott Foster Dennis
70 Lost Island Road
Beaufort, SC 29907

VR#071763905

Thank you ,

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





BEAUFORT COUNTY COUNCIL

Agenda Item Summary

Item Title:

Request Authority for the County Administrator to Negotiate a Contract for Construction Services for Building a Single-Family Home for the Beaufort County Disabilities and Special Needs (DSN) Department Reference IFB 112019, and to take title to the home after construction is complete

Council Committee:

County Council Meeting

Meeting Date:

February 10, 2020

Committee Presenter (Name and Title):

Dave Thomas, CPPO, Purchasing Director

Issues for Consideration:

The Purchasing Department received a request from the DSN Department to advertise for bid construction services to build a single-family home on the County's lot at 1 Bostick Circle, Battery Point Subdivision, Beaufort, SC. The County held a mandatory pre-bid meeting on October 10, 2019, at 3:00 pm in our Finance Conference Room. Six contractors attended. On November 20, 2019, the County received the following four bid responses:

Vendor Name	Cost
1. Patterson Construction, Inc. Beaufort, SC	\$287,777.77* Withdrew Bid due to scheduling issues.
2. Beau Allen America, LLC, Beaufort, SC	\$337,700.00
3. Kenneth Scott Builders, Inc., Okatie, SC	\$353,263.00
4. Construction Management Services, LLC, Bluffton, SC	\$373,933.00

The project was approved by the Community Services Committee on Monday, February 3, 2020.

Points to Consider:

This home will adhere to all ADA standards and include a staff office, four bedrooms, two full bathrooms, and one half-bathroom to accommodate four full-time residents. One County vehicle will be assigned on-site to support the residents. The Battery Point Architectural Review Committee granted final approval for the application to build at 1 Bostick Circle in October 2019. Staff reviewed the bids and determined that Beau Allen America, LLC is the lowest responsive/responsible bidder. The contractor will have 270 days to complete the home from the Notice to Proceed date.

Funding & Liability Factors:

Fund Balance account# 24500021 - 54410 Disabilities and Special Needs-Building Acquisition. The fund balance as of 1/24/2020 is \$800,000.

Council Options:

Approve or disapprove the Contract Award.

Recommendation:

The Community Services Committee approved the project on Monday, February 3, 2020 and recommends approval to County Council to allowing the County Administrator to negotiate a contract with Beau Allen America, LLC for construction services for building a single-family home for the County's Disabilities and Special Needs Residential Program Reference IFB 112019, and to take title to the home after construction is complete. The total construction cost is \$337,700 plus a 10% contingency of \$33,770.



COUNTY COUNCIL OF BEAUFORT COUNTY

PURCHASING DEPARTMENT

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

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

TO: Councilman Lawrence McElynn, Chairman, Community Services Committee

FROM: David L Thomas, CPPO, Purchasing Director

SUBJ: Negotiate a Contract

Request Authority for the County Administrator to Negotiate a Contract for Construction Services for Building a Single-Family Home for the Beaufort County Disabilities and Special Needs (DSN) Department

DATE: 02/03/2020

BACKGROUND:

The Purchasing Department received a request from the DSN Department to advertise for bid construction services to build a single-family home on the County's lot at 1 Bostick Circle, Battery Point Subdivision, Beaufort, SC. The County held a mandatory pre-bid meeting on October 10, 2019, at 3:00 pm in our Finance Conference Room. Six contractors attended. On November 20, 2019, the County received the following four bid responses below.

Staff reviewed the bids and determined that Beau Allen America is the lowest responsive/responsible bidder. This home will adhere to all ADA standards and include a staff office, four bedrooms, two full bathrooms, and one half-bathroom to accommodate four full-time residents. One County vehicle will be assigned on-site to support the residents. The Battery Point Architectural Review Committee granted final approval for the application to build at 1 Bostick Circle in October 2019.

VENDOR INFORMATION:

1. Patterson Construction, Inc., Beaufort, SC*
*Withdrawn bid on January 14, 2020, due to scheduling issues.

2. Beau Allen America, LLC, Beaufort, SC

3. Kenneth Scott Builders, Inc., Okatie, SC

4. Construction Management Services, LLC, Bluffton, SC

COST:

\$287,777.77*

\$337,700.00

\$353,263.00

\$373,933.00

FUNDING: Account 24500021-54410, Disabilities and Special Needs-Building Acquisition. The available fund balance as of 1/24/2020 is \$800,000.

Funding approved: Yes By: aholland Date: 01/24/2020

FOR ACTION: Community Services Committee meeting occurring February 3, 2020.

RECOMMENDATION:

The Purchasing Department recommends that the Community Services Committee recommend approval to County Council allowing the County Administrator to negotiate a contract with Beau Allen America, LLC, for construction services for building a single-family home for DSN Residential Program (reference IFB 112019) and to take title to the home after construction is complete. The total construction cost is \$337,700 plus a 10% contingency of \$33,770.

Attachment:  NewAgendaPacketforDSNBosticCircleHomeCommunitySERCommittee020320.pdf 7.58 MB  No file attached

cc: Ashley Jacobs, County Administrator

Approved: Yes Date: 01/24/2020

Check to override approval: Overridden by:

Override Date:

Alicia Holland, Assistant County Administrator, Finance

Approved: Yes Date: 01/24/2020

Monica Spells, Assistant County Administrator, Civic Engager

Approved: Yes Date: 01/24/2020

Check to override approval: Overridden by:

Override Date: ready for admin:

William Love, Director, Disabilities and Special Needs Division

Approved: Yes Date: 01/24/2020

Check to override approval: Overridden by:

Override Date: ready for admin:

After Initial Submission, Use the Save and Close Buttons



COUNTY COUNCIL OF BEAUFORT COUNTY
PURCHASING DEPARTMENT

102 Industrial Village Road, Bldg 2—Post Office Drawer 1228
Beaufort, South Carolina 29901-1228

TO: Councilman Lawrence McElynn, Chairman, Community Services Committee

FROM: Dave Thomas, CPPO, Purchasing Director

SUBJ: **Request Authority for the County Administrator to Negotiate a Contract for Construction Services for Building a Single-Family Home for the Beaufort County Disabilities and Special Needs (DSN) Department**

DATE: December 30, 2019

BACKGROUND: The Purchasing Department received a request from the DSN Department to advertise for bid construction services to build a single-family home on the County's lot at 1 Bostic Circle, Battery Point Subdivision, Beaufort, SC. The County held a mandatory pre-bid meeting on October 10, 2019, at 3:00 pm in our Finance Conference Room. Six contractors attended. On November 20, 2019, the County received the following four bid responses:

CONTRACTOR INFORMATION

BID PRICE

1. Patterson Construction, Inc. Beaufort, SC	\$287,777.77*
2. Beau Allen America, LLC, Beaufort, SC	\$337,700.00
3. Kenneth Scott Builders, Inc., Okatie, SC	\$353,263.00
4. Construction Management Services, LLC, Bluffton, SC	\$373,933.00

*Withdraw Bid on January 14, 2020 due to scheduling issues.

Staff reviewed the bids and determined that Beau Allen America is the lowest responsive/responsible bidder. This home will adhere to all ADA standards and include a staff office, four bedrooms, two full bathrooms, and one half-bathroom to accommodate four full-time residents. One County vehicle will be assigned on-site to support the residents. The Battery Point Architectural Review Committee granted final approval for the application to build at 1 Bostick Circle in October 2019.

FUNDING: Fund Balance account# 24500021 - 54410 Disabilities and Special Needs-Building Acquisition. The fund balance as of 1/24/2020 is \$800,000.

FOR ACTION: Community Services Committee meeting occurring February 3, 2020.

RECOMMENDATION: The Purchasing Department recommends that the Community Services Committee recommend approval to County Council to allowing the County Administrator to negotiate a contract with Beau Allen America, LLC for construction services for building a single-family home for the County's Disabilities and Special Needs Residential Program Reference IFB 112019, and to take title to the home after construction is complete. The total construction cost is \$337,700 plus a 10% contingency of \$33,770.

CC: Ashley Jacobs, County Administrator
Christopher S. Inglese, Deputy County Administrator
Alicia Holland, Assistant County Administrator, Finance
Monica Spells, Assistant County Administrator, Civic Engagement and Outreach
Bill Love, Disabilities and Special Needs Executive Director

Attachments: Home Plans, Pricing Information, Bid Compliance

PRELIMINARY BID TABULATION
PURCHASING DEPARTMENT



Project Name:	DSN New Home Bostic Circle
Project Number:	IFB 112019
Project Budget:	
DUE Date:	11.20.2019
Time:	3:00
Location:	BIV #2 Conference Room
Bid Administrator:	Dave Thomas
Bid Recorder:	Marlene Myers

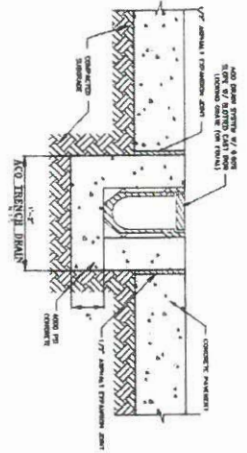
The following bids were received for the above referenced project:

BIDDER	BID FORM	BID BOND	ALL ADDENDA	SCH OF VALUES	SUB LISTING	SMBE DOCS	Grand Total Price
Beau Allen America	✓	✓	✓	✓	✓	✓	\$ 337,700.00
Kenneth Scott Builders	✓	✓	✓	✓	✓	✓	\$ 353,263.00
Construction Management Services	✓	✓	✓	✓	✓	✓	\$ 373,933.00
Patterson Inc	✓	✓	✓	✓	✓	✓	\$ 287,777.77

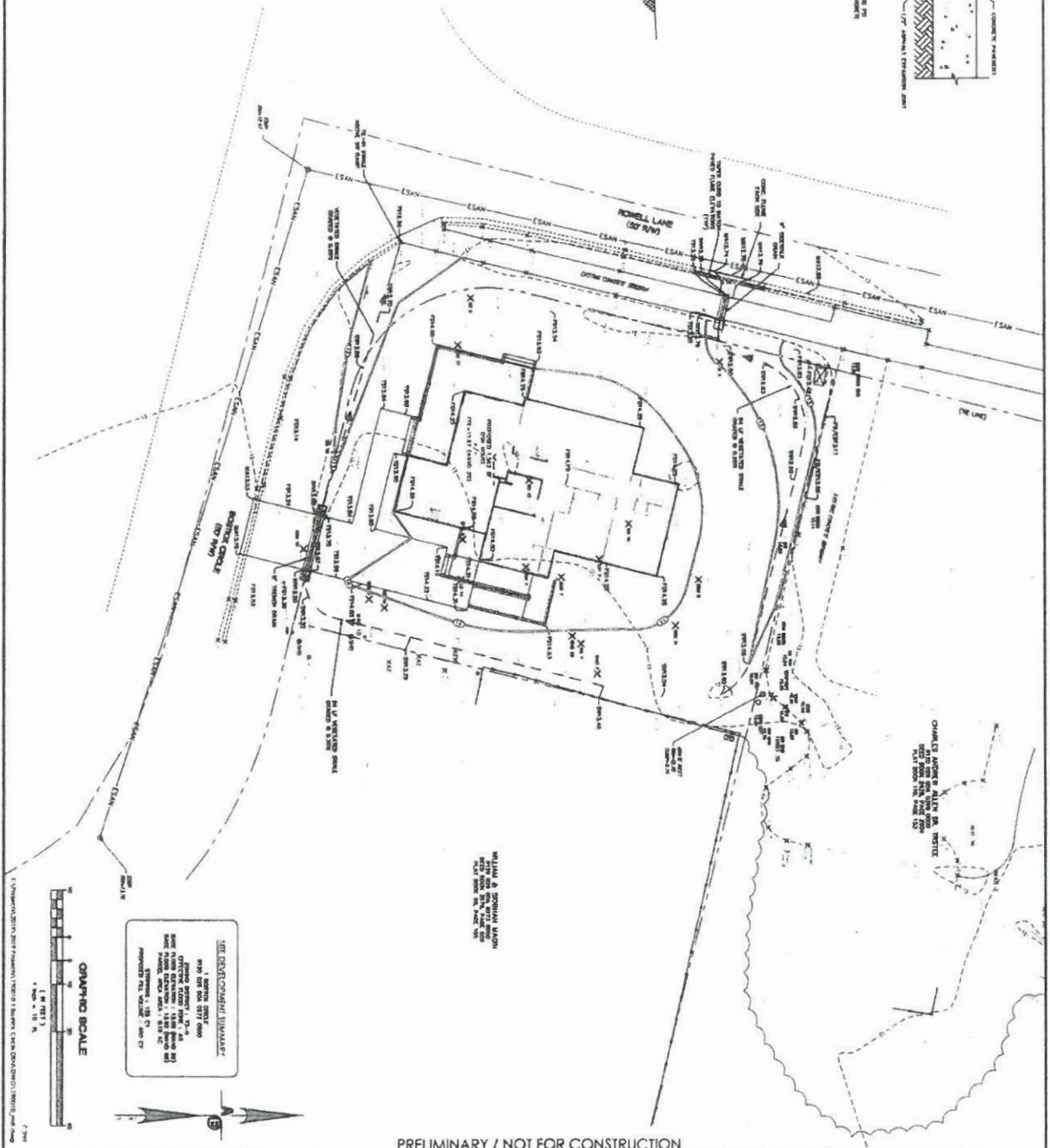
Beaufort County posts PRELIMINARY bid tabulation information within 2 business days of the advertised bid opening. Information on the PRELIMINARY bid tabulation is posted as it was read during the bid opening. Beaufort County makes no guarantees as to the accuracy of any information on the PRELIMINARY tabulation. The bid results indicated here do not necessarily represent the final compliance review by Beaufort County and are subject to change. After the review, the final award will be made by Beaufort County Council and a certified bid tab will be posted online.

Bid Administrator Signature

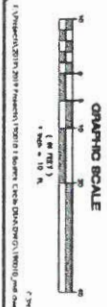
Bid Recorder



TYPICAL SECTION
GRASS SWALE
N.E.S.



PRELIMINARY / NOT FOR CONSTRUCTION



THE ENGINEER'S LIABILITY
LIMITED TO THE DESIGN OF THE
WORK SHOWN HEREON. THE ENGINEER
DOES NOT WARRANT THE ACCURACY
OF ANY INFORMATION NOT SHOWN
HEREON. THE ENGINEER'S LIABILITY
IS LIMITED TO THE DESIGN OF THE
WORK SHOWN HEREON.

JOB: 190010
SHEET # 1

Client: **City of Raleigh**
Project: **1100 S. 1st St. / 1100 S. 1st St. / 1100 S. 1st St.**
Engineer: **Andrews Engineering & Surveying**

Andrews Engineering & Surveying
2712 Dual Street, Suite A
Raleigh, NC 27602
919.779.2222
Fax 919.779.2223



PLAN REVISIONS			
NO.	DESCRIPTION	DATE	BY
1			
2			
3			
4			
5			
6			
7			
8			



Small and Minority Business Participation Bid Compliance Review of Good Faith Efforts

Construction Services for Building a Single-Family Home
 for the Beaufort County Disabilities and Special Needs (DSN) Department
 (IFB #110619/112019)

Prime Bidder/Proposer		Beau Allen	CM Services	K. Scott Builders	Patterson
1.	Included Completed Good Faith Efforts Checklist Form	1	1	1	1
2.	Included Copy of Written Notice to SMBE	1	0	1	1
3.	Provided Proof of Sending Written Notice to SMBE	1	0	1	1
4.	Sent Bid Notice to SMBE 10 Days in Advance	1	0	1	1
5.	Signed Non-Discrimination Statement Form (Exhibit 1)	1	1	1	1
6.	Included Completed Outreach Documentation Log (Exhibit 2)	1	1	1	1
7.	Included Completed Proposed Utilization Plan (Exhibit 3)	1	1	1	1
Total		7	4	7	7

Total of 7 Possible Points
 Scoring:
 0 = No | 1 = Yes

THIS IS NOT AN ORDER

*VENDOR ORIGINAL


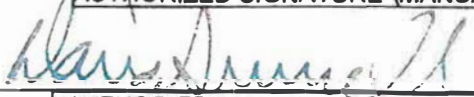
*ONE VENDOR ORIGINAL & ONE VENDOR COPY TO BE

*VENDOR COPY

Dates Advertised: September 26, 2019

SUBMITTED BY EACH BIDDER

Page 1 of 28 Pages

	<p>INVITATION FOR BID (IFB)</p>	<p>FORMAL SEALED BID (X) REQUEST FOR QUOTE () We require bids to be electronically submitted through our Vendor Registry Program. Please go to www.beaufortcountysc.gov and sign up to submit your bid. If you do not have access to a computer, you may hand deliver your bid. HAND DELIVERED AND/OR Purchasing Department EXPRESS MAIL BIDS TO: Beaufort Industrial Village 106 Industrial Village Rd., Bldg. 2 Beaufort, SC 29906-4291 (FAX BID NOT ACCEPTED)</p>
<p>*BIDS WILL BE RECEIVED UNTIL 3:00 P.M. ON: November 6, 2019</p>		<p>IFB 110619 / 11/2019</p>
<p>LOCAL TIME-THEN PUBLICLY OPENED IF SEALED BID</p>		
<p>BID TITLE: Construction Services for Building a Single-Family Home for the Beaufort County Disabilities and Special Needs (DSN) Department</p>		
<p>PREBID CONFERENCE: A mandatory pre-bid conference will be held on October 10, 2019 at 3:00 pm in the Finance Conference room located at Beaufort Industrial Village, 106 Industrial Village Road, Bldg. 2, Beaufort, SC 29906. This is a mandatory meeting, all interested bidders must attend.</p>		
<p>David L. Thomas, CPPO Purchasing Director</p>	<p>Mailing Date</p>	<p>E-MAIL QUESTIONS TO: Dave Thomas dthomas@bcgov.net At least calendar 10 before bid opening. E-mail questions are preferred.</p>
<p>VENDOR NAME BEAU ALLEN AMERICA, LLC</p>	<p>REASON FOR NO BID</p>	
<p>VENDOR MAILING ADDRESS 2015 BOUNDARY ST. #226</p>	<p>Amend Number(s) Received: 1</p>	
<p>CITY-STATE-ZIP-CODE BEAUFORT, SC 29902</p>	<p>S.C. TAX NO. 117419604</p>	
<p>Telephone Number (843)986-4986</p>	<p>FEDERAL I.D. OR SOCIAL SECURITY NO. 35-2607021</p>	
<p>Toll-Free Number NONE</p>	<p>AUTHORIZED SIGNATURE (MANUAL)</p>	
<p>Fax Number NONE</p>		
<p>I certify that this bid is made without prior understanding, agreement, or connection with any corporation, firm or any corporation, firm, or person submitting a bid for the same materials, supplies, or equipment, and is in all respects fair and without collusion or fraud. I agree to abide by all conditions of this bid and certify that I am authorized to sign this bid for the bidder.</p>	<p>AUTHORIZED SIGNATURE (TYPE/TITLE)</p>	
<p>DAVID A. SUMMERALL - PRESIDENT</p>		
<p>Bid Security is attached (if required) in the amount of: 5% of Bid if over \$30,000.00.</p>		

IF A SUMMARY OF BIDS IS DESIRED, ENCLOSE A SELF-ADDRESSED STAMPED

BID ACCEPTANCE AND DELIVERY (Prices bid must be firm for a minimum of 90 days). In compliance with the invitation, and subject to all conditions thereof, the above signed offers and agrees, if this bid is accepted within 180 days from date of opening, to furnish any or all items quoted on at prices as set forth after the item and to make delivery within 270 days after receipt of order with transportation cost included and prepaid. Unless otherwise stated and accepted herein, I agree to complete this proposed contract in less than two hundred seventy (270) days after issue date of purchase order. The Beaufort County School District or any other Beaufort County Department at their option, shall be eligible for use of any contract awarded pursuant to this solicitation.

DISCOUNTS

Discount will be allowed as follows: Thirty (30) calendar days 0 per cent.

IMPORTANT
IF YOU CONSIDER THESE SPECIFICATIONS AS RESTRICTIVE,
SEE GENERAL PROVISIONS, PARAGRAPH #20, DISCREPANCIES

*** Bids received after the time specified for opening cannot be considered.**

Scope of Services: Beaufort County Facility Management intends to have constructed a 1600sf single family home in the Battery Point subdivision in the city of Beaufort S.C. In accordance with drawings provided in the Bid package. Drawings include Site Development drawings, Landscape drawings, Structural drawings, and Architectural drawings.

Bidders shall be responsible for design and layout of Plumbing and HVAC systems as well as Fire Sprinkler and Alarm systems. A landscape irrigation system is required and will be designed and installed by the successful contractor.

Beaufort County has secured building approval from the Battery Point HOA however; the successful contractor shall be responsible for all other approvals for the project including the building permit, fire sprinkler and alarm approvals and will be subject to the community guidelines for construction in the Battery Point sub-division.

The home will be a wood framed single story masonry supported structure and will include a monitored fire alarm system and automatic fire sprinkler system meeting the requirements of Section 903.3.1.3 or Section P2904 of the International Residential Building Code.

The occupancy class is R-3/ CTH II

Water tap required; 1" min. with 1.5" water line to riser. The Bidder is responsible for coordination with BJWSA to verify service cost and availability and include any fees in the bid.

The home will be ADA compliant and include:

- Wheelchair Ramp
- Roll-in shower
- Grab bars
- 44" clear hall way
- ADA compliant counters and sinks
- Levered door hardware
- Entry door thresholds
- Exit lights will be required at entry doors -Emergency lights (must generate 8 Watts/ 6 Volts)
- Rough-in for up to four (4) security cameras (cameras by Beaufort County)
- Cable rough-in and termination to each bedroom, home office, and living room
- Windows shall be impact rated
- Operable shutters on all windows facing the street (front and side)
- Gas Renni water heater capable of maintaining temperature between 100 and 120 degrees
- CO2 Detectors

Additional requirements are stipulated in Attachment "B" Spec Sheet

BID SCHEDULE

PRICES INDICATED HEREIN REFLECT STRICT COMPLIANCE WITH TERMS, CONDITIONS, PROVISIONS AND SPECIFICATIONS OF THIS INVITATION FOR BID, OR WITH EXCEPTION DETAILED IN AN ENCLOSURE APPENDED HERETO.

ITEM.	U/M	COMMODITY OR SERVICES	TOTAL PRICE
1	EA	Beaufort County Disabilities and Special Needs Turn-Key Price for building a home on Bostic Circle:	
2	EA	Reference Scope of Services	<u>\$ 337,700.00</u>
3	EA	Vendors must attach a schedule of values with their bid response. Number of days to complete the work <u>270</u> . (From the contract award date)	

BID SURETY IS REQUIRED ON BIDS OVER \$30,000.00 IN THE FORM OF A BIDDER'S BOND, CASHIER'S CHECK OR CERTIFIED CHECK IN AN AMOUNT OF 5% OF THE BID AMOUNT, PAYABLE TO THE BEAUFORT COUNTY TREASURER.

***Bidders must attach a Schedule of values detailing your bid pricing.**

I, the undersigned, certify that this bid does not violate any Federal or State Antitrust Laws.

Bidders Federal Social Security Identification (E.I.) No. 35-2607021

(Company Name)

Beau Allen America, LLC
(Mailing Address)

2015 Boundary St. #226
(Street Address)

Beaufort, SC 29902
(CITY/STATE/ZIP)

BY David A. Summerall TITLE President
(Please print)


(Signature – Bids Must Be Signed)

TELEPHONE 843-986-4986 DATE 11/19/2019

FAX #: NONE

EMAIL ADDRESS: david@summerallcc.com

Good Faith Efforts Checklist

This form and supporting documents are due with the bid package, if not self-performing 100% of the work.

- Include copies of the written notice to SMBs notifying them of bid opportunities. Notices only need to be sent to those subcontractors and suppliers offering the services which the bidder intends to subcontract and purchase. Notices can be e-mailed or faxed. If emailed, the notice may be sent to all applicable subcontractors with one email. If faxed, include a copy of the fax transmittal confirmation slip.

The notice should contain the following:

- Bidder's name and contact information
- Project name and number
- Scope of work/bid packages available for subcontracting
- Information on availability of plans and specifications
- Bidder's insurance, bonding, and financial requirements

- Include Exhibits 1, 2 and 3, with all requested supporting documentation, where applicable. These exhibits are available on the Beaufort County website (www.beaufortcountysc.gov) under the Purchasing Department page.

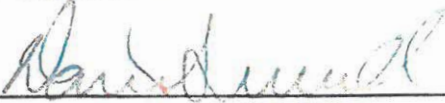
The undersigned acknowledges making a good faith effort to comply with the above areas checked.

BEAU ALLEN AMERICA, LLC

Name of Company

DAVID A. SUMMERALL

Owner or Authorized Representative Name



Signature

PRESIDENT

Title

11/19/2019

Date

Exhibit 1
Non-Discrimination Statement

This form is due with the bid package.

The bidder certifies the following:

- No person shall be excluded from participation in, denied the benefit of, or otherwise discriminated against on the basis of race, color, national origin, age, sex/gender, disability, religion, language, or income in connection with any bid submitted to Beaufort County or the performance of any contract resulting thereof;
- That it is and shall be the policy of the bidder to provide equal opportunity to all businesses or persons seeking to contract or otherwise interested in contracting with the bidder for Beaufort County contracts, including those businesses owned and controlled by socio-economic and racial minorities;
- In connection herewith, we acknowledge and warrant that this bidder has been made aware of, understands, and agrees to take affirmative action to provide such companies with the maximum practicable opportunities to do business with this bidder;
- That this promise of non-discrimination as made and set forth herein shall be continuing in nature and shall remain in full force and effect without interruption throughout the life of the referenced contract with Beaufort County;
- That the promises of non-discrimination as made and set forth herein shall be and are hereby deemed to be made a part of and included by reference into any contract or portion thereof which this bidder may hereafter obtain and;
- That the failure of this bidder to satisfactorily discharge any of the promises of non-discrimination as made and set forth herein shall constitute a material breach of contract entitling Beaufort County to declare the contract in default and to exercise any and all applicable right and remedies including, but not limited to cancellation of the contract, termination of the contract, suspension and debarment from future contracting opportunities, and withholding and/or forfeiture of compensation due and owing on a contract.

Name of Company

Beau Allen America, LLC

Owner or Authorized Representative Name

David A. Summerall

Signature of Owner or Authorized Representative



Title

President

Date

11/19/2019

EXHIBIT 2
Outreach Documentation Log

Bidder Name: BEAU ALLEN AMERICA, LLC
 Bid No.: 112019
 Bid Date: 11.20.19
 Project Name: Construction Services for Building a Single-Family Home for the Beaufort County Disabilities and Special Needs (DSN) Department

LIST INFORMATION FOR THE SMBs YOU CONTACTED FOR INTEREST AND POTENTIAL PARTICIPATION IN THE REFERENCED PROJECT:

Name of SMB	Source, e.g. OSMB or SCDOT, if applicable	City	State	Trade/Commodity	Email/Fax Sent e.g. Email	Response, e.g. No Response, Will Quote, Will Not Quote	Result, e.g. Accepted, Not Included
Cane Branch Site Construction	SCSMBCC	Walterboro	SC	Site Prep	canebranchsiteconstruction@gmail.com;	No Bid	No Bid
B & F Mechanical	SCSMBCC	Walterboro	SC	Plumbing	manysue.warner@gmail.com	No Bid	No Bid
Grass Masters of SC	SCSMBCC	Orangeburg	SC	Landscaping	grassmasters_sc@yahoo.com	No Bid	No Bid
R&W Wiring	SCSMBCC	Adams Run	SC	Data	rwiring@yahoo.com	No Bid	No Bid
Southern Roofing	SCSMBCC	Sumter	SC	Roofing	dbozeman@southernroofing.com	No Bid	No Bid
Clements Electrical Inc.	SCSMBCC	Seneca	SC	Electrical	janet@clementselectrical.com	No Bid	No Bid
Glory Painting Company, LLC	SCSMBCC	Columbia	SC	Painting	glorypaintingco@gmail.com	No Bid	No Bid
PST Group, Inc. d/b/a Designer (SCSMBCC	SCSMBCC	Gaston	SC	cabinetry	pfanders@mac.com	No Bid	No Bid

The undersigned confirms contacting the above listed SMBs regarding subcontracting and/or purchase opportunities for the referenced contract.

Representative Name: DAVID A. SUMMERALL Title: PRESIDENT
 Signature: *David Summerall* Date: 11/19/2019

**EXHIBIT 3
Proposed Utilization Plan**

Bidder Name: BEAU ALLEN AMERICA, LLC
Bid No.: 112019
Bid Date: 11.20.19
Project Name: Construction Services for Building a Single-Family Home for the Beaufort County Disabilities and Special Needs (DSN) Department

LIST INFORMATION FOR THE SMBs YOU INTEND TO UTILIZE FOR THE REFERENCED PROJECT:

Name of SMB Firm	City	State	Tel # with Area Code	Point of Contact	Trade/Commodity	Contract/PO Amount
None						\$ -
						\$ -
						\$ -
						\$ -
						\$ -
						\$ -
						\$ -
						\$ -

Total Anticipated SMB Participation Dollar Value \$ -

The undersigned proposes to enter into a formal agreement with the SMBs identified for work and value listed conditioned upon execution of a contract with Beaufort County for the referenced project.

Representative Name: DAVID A SUMMERALL
Signature: *David Summerall*
Title: PRESIDENT
Date: 11/19/2019

PROOF

From: David Summerall
Sent: Monday, October 14, 2019 3:07 PM
To: canebranchsiteconstruction@gmail.com; marysue.warner@gmail.com;
grassmasters_sc@yahoo.com; rwwiring@yahoo.com; dbozeman@southernroofing.com;
janet@clementselectrical.com; glorypaintingco@gmail.com; pflanders@mac.com
Subject: Invitation to Bid IFB 110619 - Construction Services for Building a Single-Family Home for the Beaufort County Disabilities and Special Needs(DSN) Department

To whom it may concern,

Beau Allen America, LLC will be bidding IFB 110619 - Construction Services for Building a Single-Family Home for the Beaufort County Disabilities and Special Needs (DSN) Department. All current plans and specifications are attached. Please respond to this with your intent to bid so that we may keep you posted with addendums as they come out. We will accept bids from sub-contractors through close of business on 11/01/2019. Please make sure to review the project documents to assure that you carry the required insurance. Please email me with any questions that you might have. We are accepting bids on all trades.

Thanks

David A. Summerall
843-986-4986

David A. Summerall
843-986-4986

LOCAL VENDOR PREFERENCE – PARTICIPATION AFFIDAVIT

SECTION 2.537.1

A competitive procurement made by Beaufort County shall be made from responsive and responsible resident vendors in the County for procurement, if such bid does not exceed the lowest qualified bid from a non-county vendor by more than five (5%) percent or Ten Thousand (\$10,000.00) Dollars, whichever is less, of the lowest non-county bidder. The resident vendor has the discretion to match the bid submitted by the non-county vendor and receive the contract award.

A vendor shall be deemed to be a "local vendor" if such vendor is an individual, partnership, association or corporation that is authorized to transact business within the state, maintains an office in Beaufort County, has a business license of Beaufort County or one of the municipalities within Beaufort County, and maintains a representative inventory of commodities within Beaufort County or one of the municipalities on which the bid is submitted and has paid all taxes duly assessed.

If no bids are received from a Beaufort County Local Vendor a vendor shall be deemed to be a "local vendor" if such vendor is an individual, partnership, association or corporation that is authorized to transact business within the state, maintains an office in Jasper, Hampton, and Colleton Counties (local preference only applies if Jasper, Hampton and Colleton Counties offer reciprocity to Beaufort County). A competitive procurement made by the county shall be made from responsive and responsible resident vendors in the respective counties for procurement, if such bid does not exceed the lowest qualified bid from a non-local vendor by more than five (5%) percent or \$10,000.00, whichever is less, local vendor has the discretion to match the bid submitted by the non-local vendor and receive the contract award.

If the procurement is to be made pursuant to state or federal guidelines which prohibit or restrict a local or state preference, there shall be no local or state preference unless a more restricted variation is allowed under the guidelines. Local/state preference shall not be applied to the procurement of construction services.

The undersigned hereby attests that the criteria of the "RESIDENT VENDOR PREFERENCE, SECTION 2.537.1" are met for the purposes of bid document IFB 112019, dated 9/26/2019.

Company Name: BEAU ALLEN AMERICA, LLC Principal Name: DAVID A. SUMMERALL

Company Address: 2015 BOUNDARY ST. #226
BEAUFORT, SC 29902

Secretary of State Designation: (Corporation, Individual, Partnership, other) LLC

Beaufort County Business License/Classification: 19090

Tax Obligation Current: NONE

Signature of Principal/Date: *David Summerall* 11/19/2019

Witness/Date: *Alison Cook* 11/29/2019

REFERENCES

Each bidder shall furnish all information requested below. Bids shall be received from qualified contractors.

Years in business: 1

Please list at least five (5) customer references.

<u>Company</u>	<u>Address</u>	<u>Contact</u>	<u>Phone Number</u>
<u>Pifel</u>	<u>116 Fort Marion Rd</u>	<u>Bruce</u>	<u>240-695-7897</u>
<u>Hamilton Vill.VOA</u>	<u>15 Sunset Blvd</u>	<u>Kevin Conroy</u>	<u>843-441-5771</u>
<u>Bundy, Inc</u>	<u>1204 Boundary St</u>	<u>Todd Keyserling</u>	<u>864-363-4141</u>
<u>Due North Dev.</u>	<u>167 Little Capers Rd</u>	<u>Fred White</u>	<u>843-297-0690</u>
<u>Secession Golf</u>	<u>100 Islands causeway</u>	<u>Chijp Rutland</u>	<u>843-441-7572</u>

Trade	Company Name		Value of Bid (\$)
Site work	Malphrus Utilities	Ridgeland, SC	\$16,500.00
Concrete + Foundation	Tom Bueche	Seabrook, SC	\$22,000.00
Framing + Siding	C.E. Lowther & Son	Ridgeland, SC	\$18,000.00
Roofing	Donjuan	Beaufort, SC	\$6,400.00
Plumbing	TAP Plumbing	Hardeeville, SC	\$18,000.00
Electrical	Kintz Electric	Beaufort, SC	\$11,200.00
Insulation + Sheetrock	Ecofoam	Hardeeville, SC	\$10,500.00
Paint	Longstar Association	Beaufort, SC	\$11,400.00
Flooring	Creative Interiors	Beaufort, SC	Allowance
Countertops	Granite Solutions Plus	Hilton head Island, SC	\$4,900.00
Tile	Sea Island Tile and Marble	Beaufort, SC	\$3,000.00
Fire Alarm	H2 Systems	Beaufort, SC	\$5,800.00
Sprinkler	Sentry	Hilton Head, SC	\$10,500.00
Landscaping + Irrigation	Salt Marsh	Beaufort, SC	\$13,000.00

SCHEDULE OF VALUES

AIA DOCUMENT G703

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing Contractor's signed certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO: 0
 APPLICATION DATE: 1/10/2019
 PERIOD TO: NA
 CONTRACTORS PROJECT NO: 37

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED THIS PERIOD		E TOTAL COMPLETED AND STORED TO DATE (D+E+F)	F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G % (G ÷ C)	H BALANCE TO FINISH (C - G)	I RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
1	General Requirements	\$ 34,225.00	\$ -	\$ -	\$ -	\$ -	0.00%	\$ 34,225.00	\$ -
2	Earthwork	\$ 18,750.00	\$ -	\$ -	\$ -	\$ -	0.00%	\$ 18,750.00	\$ -
3	Foundation	\$ 30,019.00	\$ -	\$ -	\$ -	\$ -	0.00%	\$ 30,019.00	\$ -
4	Framing	\$ 42,775.00	\$ -	\$ -	\$ -	\$ -	0.00%	\$ 42,775.00	\$ -
5	Roofing	\$ 6,420.00	\$ -	\$ -	\$ -	\$ -	0.00%	\$ 6,420.00	\$ -
6	Windows & Doors	\$ 22,878.00	\$ -	\$ -	\$ -	\$ -	0.00%	\$ 22,878.00	\$ -
7	Exterior Cladding & Trim	\$ 32,701.00	\$ -	\$ -	\$ -	\$ -	0.00%	\$ 32,701.00	\$ -
8	HVAC	\$ 8,018.00	\$ -	\$ -	\$ -	\$ -	0.00%	\$ 8,018.00	\$ -
9	Plumbing	\$ 12,400.00	\$ -	\$ -	\$ -	\$ -	0.00%	\$ 12,400.00	\$ -
10	Sprinkler	\$ 10,500.00	\$ -	\$ -	\$ -	\$ -	0.00%	\$ 10,500.00	\$ -
11	Electrical	\$ 17,800.00	\$ -	\$ -	\$ -	\$ -	0.00%	\$ 17,800.00	\$ -
12	Insulation	\$ 3,466.00	\$ -	\$ -	\$ -	\$ -	0.00%	\$ 3,466.00	\$ -
13	Sheetrock	\$ 7,110.00	\$ -	\$ -	\$ -	\$ -	0.00%	\$ 7,110.00	\$ -
14	Paint	\$ 11,400.00	\$ -	\$ -	\$ -	\$ -	0.00%	\$ 11,400.00	\$ -
15	Finish Floor	\$ 12,939.00	\$ -	\$ -	\$ -	\$ -	0.00%	\$ 12,939.00	\$ -
16	Cabinets & Countertops	\$ 10,170.00	\$ -	\$ -	\$ -	\$ -	0.00%	\$ 10,170.00	\$ -
17	Interior Trim	\$ 7,200.00	\$ -	\$ -	\$ -	\$ -	0.00%	\$ 7,200.00	\$ -
18	Appliances	\$ 4,200.00	\$ -	\$ -	\$ -	\$ -	0.00%	\$ 4,200.00	\$ -
19	Sidewalks & Pads	\$ 1,200.00	\$ -	\$ -	\$ -	\$ -	0.00%	\$ 1,200.00	\$ -
20	Landscaping	\$ 13,529.00	\$ -	\$ -	\$ -	\$ -	0.00%	\$ 13,529.00	\$ -
21	Profit	\$ 30,000.00	\$ -	\$ -	\$ -	\$ -	0.00%	\$ 30,000.00	\$ -
GRAND TOTALS		\$ 337,700.00	\$ -	\$ -	\$ -	\$ -	0.00%	\$ 337,700.00	\$ -

Users may obtain validation of this document by requesting of the license a completed AIA Document D401 - Certification of Document's Authenticity

Selective Insurance Company of America
40 Wantage Avenue
Branchville, New Jersey 07890
973-948-3000

B 1222621

BID BOND

KNOW ALL MEN BY THESE PRESENTS:

That **Beau Allen America LLC**

2015 Boundary St, Suite 226 Beaufort, SC 29902

(hereinafter called the Principal)

as Principal, and the **SELECTIVE INSURANCE COMPANY OF AMERICA**, a corporation created and existing under the laws of the State of New Jersey, with its principal office in Branchville, New Jersey (hereinafter called the Surety), as Surety,

are held and firmly bound unto **Beaufort County**

P.O. Drawer 1228, County Courthouse Beaufort, SC 29901-1228

(hereinafter called the Obligee)

in the full and just sum of **5 % Percent of the Total Bid Amount**

(**5%**), good and lawful money of the United States of America, to the payments of which sum of money well and truly to be made, the said Principal and Surety bind themselves, their and each of their heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

Signed, sealed and dated this **4th** day of **November** A.D. **2019** .

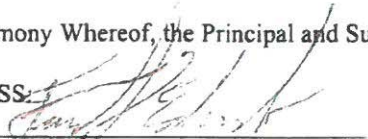
THE CONDITION OF THIS OBLIGATION IS SUCH, That, if the Obligee shall make any award within 60 days to the Principal for

New single family home with ADA bath and sprinkler system

according to the terms of the proposal or bid made by the Principal therefor, and the Principal shall duly make and enter into a contract with the Obligee in accordance with the terms of said proposal or bid and award and shall give bond for the faithful performance thereof with Surety or Sureties approved by the Obligee; or if the Principal shall, in case of failure so to do, pay to the Obligee the damages which the Obligee may suffer by reason of such failure, not exceeding the penalty of this bond, then this obligation shall be null and void; otherwise it shall be and remain in full force and effect.

In Testimony Whereof, the Principal and Surety have caused these presents to be duly signed and sealed.

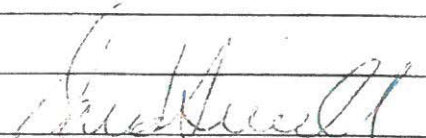
WITNESS:



(If individual or Firm)

Beau Allen America LLC

NO Seal

(SEAL)


(SEAL)

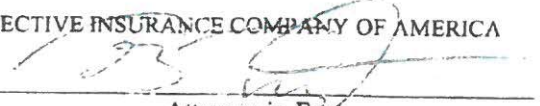
(SEAL)
Principal

ATTEST:

(If Corporation)

SELECTIVE INSURANCE COMPANY OF AMERICA

By:

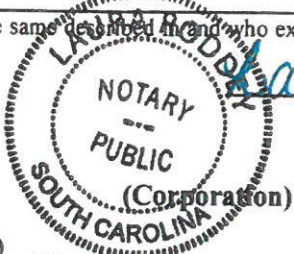


Attorney-in-Fact
Thomas Fryloe

ACKNOWLEDGMENT OF PRINCIPAL
(Individual or Partnership)

STATE OF Sc
COUNTY OF Beaufort } ss:
On this 4th day of November, 2019, before me personally
appeared the above named David Summerville

to me known and known to me to be the same person who executed the above instrument and dully acknowledged the execution of the same.



Laura D Roddey
Notary Public Beaufort County

STATE OF _____
COUNTY OF _____ } ss:
On this _____ day of _____, _____, before me personally
appeared _____

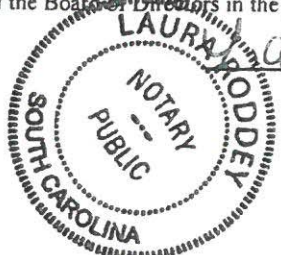
to me known, who, being by me duly sworn, did depose and say that he/she resides in _____
that he/she is the _____ of _____
the corporation described in and which executed the foregoing instrument; that he/she knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was affixed by order of the Board of Directors of said corporation and that he/she signed his/her name thereto by like order.

Notary Public _____ County

ACKNOWLEDGMENT OF SURETY

STATE OF Sc
COUNTY OF Beaufort } ss:
On this 4th day of November, 2019, before me personally
appeared Thomas Tayloe

to me known, who, being by me
duly sworn, did depose and say that he/she resides in 55 Thomas Sumner St. Beaufort, Sc 29907
that he/she is the Attorney-in-Fact of the
Selective Insurance Company of America
the corporation described in and which executed the foregoing instrument; that he/she knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the Board of Directors of said corporation and that he/she signed his/her name thereto by like order; and deponent further says that he/she is acquainted with Thomas Tayloe and knows him/her to be the
Attorney-in-Fact subscribed to the within instrument is in the genuine handwriting of the said Thomas Tayloe
and was subscribed thereto by like order of the Board of Directors in the presence of deponent.



Laura D Roddey
Notary Public BEAUFORT County



Selective Insurance Company of America
 40 Wantage Avenue
 Branchville, New Jersey 07890 Bond No. B 1222621
 973-948-3000

POWER OF ATTORNEY

SELECTIVE INSURANCE COMPANY OF AMERICA, a New Jersey corporation having its principal office at 40 Wantage Avenue, in Branchville, State of New Jersey ("SICA"), pursuant to Article VII, Section 1 of its By-Laws, which state in pertinent part:

The Chairman of the Board, President, Chief Executive Officer, any Executive Vice President, any Senior Vice President or any Corporate Secretary may, from time to time, appoint attorneys in fact, and agents to act for and on behalf of the Corporation and they may give such appointee such authority, as his/her certificate of authority may prescribe, to sign with the Corporation's name and seal with the Corporation's seal, bonds, recognizances, contracts of indemnity and other writings obligatory in the nature of a bond, recognizance or conditional undertaking, and any of said Officers may, at any time, remove any such appointee and revoke the power and authority given him/her.

does hereby appoint **Thomas Tayloe**

, its true and lawful attorney(s)-in-fact, full authority to execute on SICA's behalf fidelity and surety bonds or undertakings and other documents of a similar character issued by SICA in the course of its business, and to bind SICA thereby as fully as if such instruments had been duly executed by SICA's regularly elected officers at its principal office, in amounts or penalties not exceeding the sum of: **Three Hundred Sixty Thousand Dollars (\$360,000.00)**

Signed this 4th day of November, 2019

SELECTIVE INSURANCE COMPANY OF AMERICA

By:

Brian C. Sarisky
 Its SVP, Strategic Business Units, Commercial Lines



STATE OF NEW JERSEY :

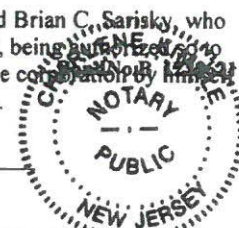
:ss. **Branchville**

COUNTY OF SUSSEX :

On this 4th day of November, 2019 before me, the undersigned officer, personally appeared **Brian C. Sarisky**, who acknowledged himself to be the Sr. Vice President of SICA, and that he, as such Sr. Vice President, being duly sworn, do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Sr. Vice President and that the same was his free act and deed and the free act and deed of SICA.

Charlene Kimble
 Notary Public of New Jersey
 My Commission Expires **6/2/2021**

Notary Public



The power of attorney is signed and sealed by facsimile under and by the authority of the following Resolution adopted by the Board of Directors of SICA at a meeting duly called and held on the 6th of February 1987, to wit:

"RESOLVED, the Board of Directors of Selective Insurance Company of America authorizes and approves the use of a facsimile corporate seal, facsimile signatures of corporate officers and notarial acknowledgements thereof on powers of attorney for the execution of bonds, recognizances, contracts of indemnity and other writing obligatory in the nature of a bond, recognizance or conditional undertaking."

CERTIFICATION

I do hereby certify as SICA's Corporate Secretary that the foregoing extract of SICA's By-Laws and Resolutions in full force and effect and this Power of Attorney issued pursuant to and in accordance with the By-Laws is valid.

Signed this 4th day of November, 2019

Michael H. Lanza, SICA Corporate Secretary



Important Notice: If the bond number embedded within the Notary Seal does not match the number in the upper right-hand corner of this Power of Attorney, contact us at 973-948-3000.

CERTIFIED COPY



Selective Insurance Company of America Bond No. B 1222621
 40 Wantage Avenue
 Branchville, New Jersey 07890
 973-948-3000

STATEMENT OF FINANCIAL CONDITION

Public

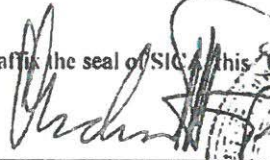
I hereby certify that the following information is contained in the Annual Statement of Selective Insurance Company of America ("SICA") to the New Jersey Department of Banking and Insurance as of December 31, 2018:

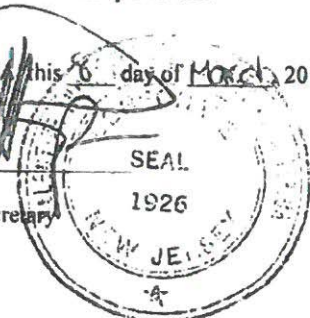
<u>ADMITTED ASSETS (in thousands)</u>		<u>LIABILITIES AND SURPLUS (in thousands)</u>	
Bonds	\$1,645,203	Reserve for losses and loss expenses	\$1,067,538
Preferred stocks at convention value	15,958	Reserve for unearned premiums	407,747
Common stocks at convention values	108,870	Provision for unauthorized reinsurance	613
Subsidiary common stock at convention values	0	Commissions payable and contingent commissions	28,217
Short-term investments	118,739	Other accrued expenses	27,209
Mortgage loans on real estate (including collateral loans)	32,517	Other liabilities	<u>375,544</u>
Other invested assets	104,132	Total liabilities	1,906,868
Interest and dividends due or accrued	13,554		
Premiums receivable	378,538	Surplus as regards policyholders	<u>632,803</u>
Other admitted assets	<u>122,160</u>		
Total admitted assets	<u>2,539,671</u>	Total liabilities and surplus as regards policyholders	<u>2,539,671</u>

I further certify that the following is a true and exact excerpt from Article VII, Section 1 of the By-Laws of SICA, which is still valid and existing.

The Chairman of the Board, President, Chief Executive Officer, any Executive Vice President, any Senior Vice President or any Corporate Secretary may, from time to time, appoint attorneys in fact, and agents to act for and on behalf of the Corporation and they may give such appointee such authority, as his/her certificate of authority may prescribe, to sign with the Corporation's name and seal with the Corporation's seal, bonds, recognizances, contracts of indemnity and other writings obligatory in the nature of a bond, recognizance or conditional undertaking, and any of said Officers may, at any time, remove any such appointee and revoke the power and authority given him/her.

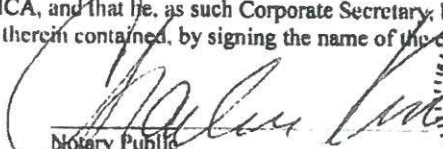
IN WITNESS WHEREOF, I hereunto subscribe my name and affix the seal of SICA this 6 day of MARCH, 2019.

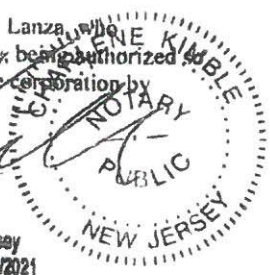

 Michael H. Lanza
 SICA Corporate Secretary



STATE OF NEW JERSEY :
 :ss. Branchville
 COUNTY OF SUSSEX :

On this 6 day of March, 2019, before me, the undersigned officer, personally appeared Michael H. Lanza, who acknowledged himself to be the Corporate Secretary of SICA, and that he, as such Corporate Secretary, being authorized to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Corporate Secretary.


 Notary Public
 My Commission Expires Charlene Kimble
 Notary Public of New Jersey
 My Commission Expires 6/2/2021



Selective Insurance Company of America
40 Wantage Avenue
Branchville, New Jersey 07890
973-948-3000

BondNumberB 1222621

SURETY DISCLOSURE STATEMENT AND CERTIFICATION

Selective Insurance Company of America, surety on the attached bond, hereby certifies the following:

(1) The surety meets the applicable capital and surplus requirements of R.S.17:17-6 or R.S.17:17-7 as of the surety's most current annual filing with the New Jersey Department of Banking and Insurance.

(2) The capital and surplus, as determined in accordance with the applicable laws of the State of New Jersey, of the surety issuing the attached bond are in the following amounts as of the calendar year ended December 31, 2018, which amounts have been certified by certified public accountants:

<u>Company</u>	<u>Capital</u>	<u>Surplus</u>	<u>CPA</u>
Selective Insurance Company of America	\$4,400,000	\$632,803,000	KPMG LLP 345 Park Avenue New York, NY 10154

(3) With respect to the surety issuing the attached bond that has received from the United States Secretary of the Treasury a certificate of authority pursuant to 31 U.S.C. sec 9305, the underwriting limitation established therein and the date as of which the limitation was effective is as follows:


<u>Company</u>	<u>Underwriting Limitation</u>	<u>Effective Date</u>
Selective Insurance Company of America	\$63,280,000	July 1, 2019

(4) The amount of the bond to which this statement and certification is attached is
\$ 360,000.00

CERTIFICATE

(To be completed by an authorized certifying agent/officer for each surety on the bond)

I, Timothy A. Marchio, as Vice President, Bond SBU for Selective Insurance Company of America, a corporation domiciled in New Jersey, DO HEREBY CERTIFY that, to the best of my knowledge, the foregoing statements made by me are true, and ACKNOWLEDGE that, if any of those statements are false, this bond is VOIDABLE.


(Signature of certifying agent/officer)

Timothy A. Marchio
(Printed name of certifying agent/officer)

Vice President, Bond SBU
(Title of certifying agent/officer)

Dated: November 4th 2019
(month, day, year)



BEAUFORT COUNTY COUNCIL

Agenda Item Summary

Item Title:

Fort Fremont - Savannah Construction and Preservation Change Order #2 to Bid # 092217 Fort Fremont Historical Park Interpretive Center

Council Committee:

County Council Meeting

Meeting Date:

February 10, 2020

Committee Presenter (Name and Title):

Dave Thomas, Purchasing Director

Issues for Consideration:

1. Change Order #2 to Savannah Construction and Preservation's contract for cost increases due to a 2 year project delay and scope of work changes at Fort Fremont.
2. The original bid price was \$1,029,755.
3. The request for approval for the change order was approved by the Natural Resources Committee on Monday, February 3, 2020.

Points to Consider:

- 1) Bid were received in October 2017.
- 2) Contract was signed in April 2018.
- 3) Ground breaking began in May 2019.
- 4) Delays between contract execution and ground breaking were due to latrine relocation, delayed response from Architect during permitting, and addition of fire sprinkler system during permitting. Also the project manager changed three times.
- 5) Cost increase requires full Council approval. The cost increases are considered to be fair and reasonable by County Staff.
- 6) Funding will be provided from the Fort Fremont allocation in Account 45020011-54405, which was approved by County Council on May 28, 2019.

Funding & Liability Factors:

1. Change Order #1-\$54,603.88 was for the relocation of the Historic Latrine, which increased the current contract to \$1,084,358.88. The new Change Order# 2 for \$205,859 request will cover the cost of the contractors delays due to rebidding subcontractor prices and price increases. The new contract total will be \$1,290,217.88.
2. Resolution 2019/23 approved by County Council on May 28, 2019, specifically identified amounts for passive park projects. \$610,000 was identified for Fort Fremont Preserve (Safety/Security). As of 1/24/2020, \$122,896 has been expended/encumbered. There is an available balance of \$487,104.

The total cost increase of \$205,859 will be funded from the available balance above (Passive Parks Program GL Account 45020011-54405). The current PO for this contract is #20200184.

Including this change order, the new total cost for the construction contract will be \$1,290,217.88. \$961,463.03 is funded by the Rural & Critical Lands Program and \$328,754.85 is funded by the Passive Parks Program.

Council Options:

- 1) Approve Change Order #2 as submitted, 2) Approve Change Order #2 with revisions, 3) Do not approve Change Order #2

Recommendation:

The Natural Resources Committee recommends to County Council approval of Change Order #2 to Savannah Construction & Preservation in the amount of \$205,859 for the aforementioned project delay and scope of work changes cost increases from the funding source listed above. The new total cost for the construction contract is \$1,290,217.88.



BEAUFORT COUNTY COUNCIL

Agenda Item Summary

Item Title:

Text amendment to T4 Hamlet Center District (T4HC) to allow Recreation Facility: Commercial Indoor (Article 3, Section 3.2.100)

Council Committee:

County Council

Meeting Date:

January 27, 2020

Committee Presenter (Name and Title):

Noah Krepps, Long Range Planner, Community Development

Issues for Consideration:

The amendment would allow indoor recreation facilities which usually charge a fee for admission (bowling alleys, arcades, movie theaters, skating rinks, etc.) in the T4 Hamlet Center District.

Points to Consider:

Staff believes this use would not adversely effect the intent of the T4HC District. Approval of the amendment would be consistent with goals of the Land Use and Transportation Elements of the Comprehensive Plan (e.g. reinforce sense of high quality places, centralize the needs of the community, promote internal trip capture).

Funding & Liability Factors:

N/A

Council Options:

Approve or Deny

Recommendation:

Staff recommends approval of the text amendment as submitted; approved at 12/16/19 NRC



MEMORANDUM

To: Natural Resources Committee – Beaufort County Council
From: Noah Krepps, Long Range Planner
Subject: Text amendment to the T4 Hamlet Center District (T4HC) to allow Recreation Facility: Commercial Indoor (Article 3, Section 3.2.100)
Date: December 3, 2019

STAFF REPORT:

A. BACKGROUND:

Case No. ZTA 2019-02
Applicant: Stephen Van Hout
Proposed Text Change: Amend Section 3.2.100 of the Community Development Code to allow Recreation Facility: Commercial Indoor in the T4 Hamlet Center (T4HC) District.

B. SUMMARY OF REQUEST:

The applicant leases property at 31 Professional Village Circle and would like to use it as an indoor playground.

The Community Development Code (CDC) allows Recreation Facility: Commercial Indoor in the T4VC, T4HCO, T4NC, C4 and C5 districts. The applicant is requesting to allow Recreation Facility: Commercial Indoor in the T4 Hamlet Center District as well.

The CDC defines Recreation Facility: Commercial Indoor as the following:

- 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.

C. ANALYSIS: Sec. 7.7.30(C). Code 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:** The proposed amendment is consistent with multiple goals of the Comprehensive Plan. It would contribute to a livable and sustainable community with compatible land uses and reinforce a sense of high quality places within the region (Land Use Element 4-1). The amendment would also promote internal trip capture by diversifying the uses allowed in the T4HC District and centralize the needs of the community (Transportation Element 10-18).
2. **Is not in conflict with any provision of this Development Code or the Code of Ordinances:** The proposed change does not conflict with any provisions of the CDC or the Code of Ordinances.
3. **Is required by changed conditions:** Not applicable.
4. **Addresses a demonstrated community need:** There are currently no indoor playgrounds in Northern Beaufort County, so this would alleviate the need to travel to Bluffton or Savannah to visit similar establishments.
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:** The T4 Hamlet Center District is intended to provide medium-density residential development in an environment conducive to biking and walking. The sub-zone T4 Hamlet Center-Open (T4HC-O) allows for a broader amount of retail and services, including commercial indoor recreation facilities. Allowing these facilities in the T4HC district would have minimal impact on traffic volume and infrastructure.

It is staff's opinion that allowing commercial indoor recreation facilities in T4HC would improve compatibility between the T4HC and T4HCO districts without disrupting the character or intent of the T4HC district. Further, staff recommends that Recreation Facility: Community-Based also be allowed in T4HC, as the trips generated to and operating hours of such a facility would be similar to Commercial Indoor, and the use itself is entirely indoors.
6. **Would result in a logical and orderly development pattern:** See #5.
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:** Not applicable.

D. RECOMMENDATION: Staff recommends approval.

E. BEAUFORT COUNTY PLANNING COMMISSION: This text amendment was reviewed by the Beaufort County Planning Commission at their November 4, 2019 meeting where they voted to support the staff recommendation

E. ATTACHMENTS:

- Proposed changes to the CDC

ORDINANCE 2019 / __

TEXT AMENDMENT TO ARTICLE 3, SECTION 3.2.100 OF THE COMMUNITY DEVELOPMENT CODE (CDC) TO ALLOW RECREATION FACILITY: COMMERCIAL INDOOR IN THE T4 HAMLET CENTER DISTRICT (T4HC).

WHEREAS, added text is highlighted in yellow and underlined.

Adopted this ____ day of _____ 2019.

COUNTY COUNCIL OF BEAUFORT COUNTY

By: _____
Stewart H. Rodman, Chairman

ATTEST:

Sarah W. Brock, Clerk to Council

H. T4HC, T4VC, and T4 HCO Allowed Uses

Land Use Type ¹	Specific Use Regulations	T4HC	T4VC	T4HCO
Recreation, Education, Safety, Public Assembly				
Community Oriented Cultural Facility (less than 15,000 SF)		P	P	P
Community Oriented Cultural Facility (15,000 SF or greater)	7.2.130	---	S	P
Community Public Safety Facility		P	P	P
Institutional Care Facility		---	---	P
Meeting Facility/Place of Worship (less than 15,000 SF)	4.1.140	C	C	C
Meeting Facility/Place of Worship (15,000 SF or greater)	4.1.140	C	C	C
Park, Playground, Outdoor Recreation Area		P	P	P
Recreation Facility: Commercial Indoor		P	P	P
Recreation Facility: Commercial Outdoor	4.1.200	---	C	C
Recreation Facility: Community-Based		---	P	P
School: Public or Private		P	P	P
School: Specialized Training/Studio		P	P	P
School: College or University	7.2.130	S	---	S

Land Use Type ¹	Specific Use Regulations	T4HC	T4VC	T4HCO
Infrastructure, Transportation, Communications				
Infrastructure and Utilities: Regional (Major) Utility	4.1.210	C	C	C
Parking Facility, Public or Commercial		---	P	P
Transportation Terminal		---	P	P
Wireless Communication Facility	4.1.320	S	S	S
Industrial				
Manufacturing, Processing & Packaging - Light (less than 15,000 SF)	4.1.140	C	C	C
Warehousing	4.1.280	---	---	C
Wholesaling and Distribution	4.1.280	---	---	C

Key

P	Permitted Use
C	Conditional Use
S	Special Use Permit Required
---	Use Not Allowed

End Notes

¹A definition of each listed use type is in Table 3.1.70 Land Use Definitions.

3. Parking Facility: Public or Commercial	--	--	--	--	--	P	--	--	--	--	--	P	P	P	--	P	P	P
4. Transportation Terminal	--	--	--	--	--	S	--	--	--	--	--	P	P	P	--	P	P	P
5. Waste Management: Community Waste Collection & Recycling	--	C	--	--	--	C	--	--	--	--	--	--	--	--	--	C	C	C
6. Waste Management: Regional Waste Transfer & Recycling	--	S	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	C

-W



BEAUFORT COUNTY COUNCIL

Agenda Item Summary

Item Title:

Text Amendment to LICP and LIEHB Districts to limit residential density to developments not located on public sewer.

Council Committee:

County Council

Meeting Date:

January 27, 2020

Committee Presenter (Name and Title):

Robert Merchant, AICP, Deputy Director, Community Development Department

Issues for Consideration:

The amendment would do the following in the Lady's Island Community Preservation (LICP) and the Lady's Island Expanded Home Business District (LIEHB) Districts:

- Limit minimum lot size for minor subdivisions (4 lots or fewer) to ½ acre.
- Limit density of major subdivisions (greater than 4 lots) that are served by on-lot septic systems to one dwelling unit per 2 acres.

Points to Consider:

This amendment was initiated by the Beaufort County Community Development Department to implement one of the recommendations of the Lady's Island Plan.

Funding & Liability Factors:

None

Council Options:

Approve or disapprove

Recommendation:

Approve zoning text changes as submitted. Approved at 10/21/19 NRC.



MEMORANDUM

To: Natural Resources Committee – Beaufort County Council
From: Robert Merchant, AICP, Deputy Community Development Director
Subject: Text amendment to the Lady’s Island Community Preservation District (LICP) and the Lady’s Island Expanded Home Business District (LIEHB) to limit residential density to developments not located on public sewer (Appendix A, Division A.2 and A.3).
Date: October 21, 2019

STAFF REPORT:

A. BACKGROUND:

Case No. ZTA 2019-01
Applicant: Community Development Department
Proposed Text Change: Amend Appendix A of the Community Development Code to limit residential density when public sewer is not available in the Lady’s Island Community Preservation District (LICP) and the Lady’s Island Expanded Home Business District (LIEHB).

B. SUMMARY OF REQUEST. Both the Community Preservation District and the Expanded Home Business District on Lady’s Island allow residential development of up to three dwelling units per acre to occur with no requirement to tap into public sewer. This amendment would limit residential density in these districts to one dwelling unit per two acres for development served by on-lot septic systems. The purpose of the proposed amendment is to manage growth on Lady’s Island by encouraging more orderly development patterns. This amendment also promotes environmental health by limiting the proliferation of on-lot septic systems on small lots.

The amendment would do the following in the LICP and LIEHB Districts:

- Limit minimum lot size for minor subdivisions (4 lots or fewer) to ½ acre.
- Limit density of major subdivisions (greater than 4 lots) that are served by on-lot septic systems to one dwelling unit per 2 acres.

The minimum lot size for minor subdivisions provides flexibility for owners of small properties without public sewer access. These owners would otherwise not be permitted to subdivide their properties if an outright density restriction of 1 dwelling unit per 2 acres were applied.

C. LADY’S ISLAND PLAN. This proposed amendment is specifically recommended in the Lady’s Island Plan as one component of an overall growth management strategy for the island. The plan raised concern that the amount of growth that could happen under current policies and regulations could exceed the capacity of infrastructure and natural systems on the island. The plan offers the following framework for growth management on Lady’s Island:

1. Match provision of sewer or septic to development density.
2. Consider policies and regulations to limit fill dirt.
3. Consider establishment of a Sea Level Rise Overlay Zone.
4. Modify the growth boundary.
5. Monitor growth trends to ensure infrastructure concurrency.
6. Purchase land and conservation easements.
7. Consider other growth management tools.

The Community Development Department is currently working with other local governments and stakeholders to address other items in the list above.

D. ANALYSIS: Sec. 7.7.30(C). Code 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:

The proposed amendment is consistent with the goal of the Comprehensive Plan to maintain a distinct regional form of compact urban and suburban development surrounded by rural development for the purpose of reinforcing the valuable sense of unique and high quality places within the region (Land Use Element pg. 4-1). Also, Beaufort County should not target the expansion and location of new regional sewage collection and transmission facilities in rural areas except where a documented public health or environmental safety issue has been identified (Community Facilities Element pg. 11-51). Finally, this amendment implements a key growth management recommendation in the Lady's Island Plan.

2. Is not in conflict with any provision of this Development Code or the Code of Ordinances:

The proposed change does not conflict with any other provisions of the Community Development Code or Code of Ordinances.

3. Is required by changed conditions: Not Applicable

4. Addresses a demonstrated community need: The Lady's Island Plan expresses the need for a clearly defined and coordinated pattern of growth that respects the capacity of the island's infrastructure, public services, and natural resources, including emergency evaluation needs (pg. 31). This amendment would address that need by limiting the density of single family development which will help to establish a more orderly growth pattern.

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: This amendment is consistent with the intent of the LICP and LIEHB districts. It is the intent of the LICP to guide residential development in such a manner as to encourage and plan for the availability of public services and infrastructure, and this amendment would align with that purpose. The same standards should be adopted in the LIEHB, as development in this district must blend into and maintain the residential fabric of the area.

6. Would result in a logical and orderly development pattern: See response to Item 4 above.

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: The proposed amendment would not result in adverse impacts on the natural environment.

E. RECOMMENDATION: Staff recommends approval.

F. METRO PLANNING COMMISSION (MPC): This text amendment was reviewed by the Metro Planning Commission at their August 19, 2019 meeting where they unanimously voted to support the staff recommendation.

G. BEAUFORT COUNTY PLANNING COMMISSION: This text amendment was reviewed by the Beaufort County Planning Commission at their October 7, 2019 meeting where they unanimously voted to support the staff recommendation

H. ATTACHMENTS:

- Proposed changes to the CDC
- Map of Impacted Zoning Districts

2020 /

TEXT AMENDMENT TO THE LADY’S ISLAND COMMUNITY PRESERVATION DISTRICT (LICP) AND THE LADY’S ISLAND EXPANDED HOME BUSINESS DISTRICT (LIEHB) TO LIMIT RESIDENTIAL DENSITY TO DEVELOPMENTS NOT LOCATED ON PUBLIC SEWER (APPENDIX A, DIVISION A.2 AND A.3).

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

Adopted this _____ day of January, 2020.

COUNTY COUNCIL OF BEAUFORT COUNTY

BY: _____
Stu Rodman, Chairman

APPROVED AS TO FORM:

Thomas J. Keaveny, II, County Attorney

ATTEST:

Sarah W. Brock, Clerk to Court

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

- Chronology
- Third and final reading occurred (Date) / Vote ???
 - Public hearing occurred (Date)
 - Second reading occurred (Date) / Vote ???
 - First reading occurred (Date) / Vote ???
 - Natural Resources Committee discussion and recommendation to adopt the resolution occurred October 21, 2019 / Vote ???

Lady’s Island Community Preservation (LICP)

A.2.50 Conditional and Special Use Standards

This section describes the standards governing conditional and special uses as designated in Table A.2.40.A of this division. These standards are in addition to other standards required elsewhere in the Beaufort County Community Development Code (CDC), but supersede the conditional, special use, and accessory use standards in Article 4 of the CDC.

M. Single-family detached, single-family cluster, and duplexes

1. **Major Subdivisions**
 - a. **With public sewer.** Major subdivisions (see Subsection 6.1.30.B) with public sewer shall have a maximum gross density of two dwelling units per acre and a minimum site area of one acre, as per Table A.2.60.A.
 - b. **Without public sewer.** Major subdivisions without public sewer shall have a maximum gross density of one dwelling unit per two acres.
2. **Minor Subdivisions** (see Subsection 6.1.30.A) without internal streets and served by public sewer shall have a minimum site area of one-half acre, as per Table A.2.60.A.
3. **Single-family clusters** (see Table A.3.40.A) and duplexes (see Subsection 5.1.90) are required to be served by public sewer.

A.2.60 Development Standards

Table A.2.60.A Open Space and Density Standards

Residential Type	Minimum open space requirement (% of site area)	Density (per acre)		Wastewater Treatment	Minimum Site Area (acres)
		Max. Gross	Max. Net		
Single-family without sewer	20%	0.5	0.5	OS	0.5
Single-family with sewer	20%	2.0	3.0	OS P	1
Single-family Cluster	35%	2.2	3.2	OS P	5
Duplex	35%	3.0	3.7	OS P	5
Multifamily (mansion apartments and apartment houses)	45%	4.0	3.8	P	15
Traditional Community Plan	See Article 2, Section 2.3.80	3.5	n/a	P	See Article 2, Table 2.3.40
Other Permitted Uses	35%	n/a	n/a	OS	10,000 SF

Table A.2.60.B Lot and Building Standards

Land Use	Minimum Lot Size	Minimum Lot Width	Minimum Setback			Maximum Building Height
			Street	Side Yard	Rear Yard	
Single-family without sewer	21,780 SF	100 feet	20 feet	15 Feet	20 Feet	35 Feet
Single-family	10,890 SF	80 Feet	20 Feet	15 Feet	20 Feet	35 Feet

Lady's Island Expanded Home Business (LIEHB)

A.3.50 Conditional and Special Use Standards

This section describes the standards governing conditional and special uses as designated in Table A.3.40.A of this division. These standards are in addition to other standards required elsewhere in the Beaufort County Community Development Code (CDC), but supersede the conditional, special use, and accessory use standards in Article 4 of the CDC.

G. Single-family detached, single-family cluster, and duplexes

1. **Major Subdivisions**
 - a. **With public sewer.** Major subdivisions (see Subsection 6.1.30.B) with public sewer shall have a maximum gross density of two dwelling units per acre and a minimum site area of one acre, as per Table A.3.60.A.
 - b. **Without public sewer.** Major subdivisions without public sewer shall have a maximum gross density of one dwelling unit per two acres.
2. **Minor Subdivisions** (see Subsection 6.1.30.A) without internal streets and served by public sewer shall have a minimum site area of one-half acre, as per Table A.3.60.A.
3. **Single-family clusters** (see Table A.3.40.A) and **duplexes** (see Subsection 5.1.90) are required to be served by public sewer.

A.3.60 Development Standards

Table A.3.60.A Open Space and Density Standards

Residential Type	Minimum open space requirement (% of site area)	Density (per acre)		Wastewater Treatment	Minimum Site Area (acres)
		Max. Gross	Max. Net		
Single-family without sewer	20%	0.5	0.5	OS	0.5
Single-family with sewer	20%	2.0	3.0	OS P	1
Single-family Cluster	35%	2.2	3.2	OS P	5
Duplex	35%	3.0	3.7	OS P	5
Multifamily (mansion apartments and apartment houses)	45%	4.0	3.8	P	15
Traditional Community Plan	See Article 2, Section 2.3.80	3.5	n/a	P	See Article 2, Table 2.3.40

Table A.3.60.B Lot and Building Standards

Land Use	Minimum Lot Size	Minimum Lot Width	Minimum Setback			Maximum Building Height
			Street	Side Yard	Rear Yard	
Residential without sewer	21,780 SF	100 feet	20 feet	15 Feet	20 Feet	35 Feet
Residential with sewer	10,890 SF	80 Feet	20 Feet	15 Feet	20 Feet	35 Feet
Non-Residential	10,000 SF	60 Feet	30 Feet	10 Feet	20 Feet	35 Feet

Lady's Island Community Preservation (LICP)

A.2.50 Conditional and Special Use Standards

This section describes the standards governing conditional and special uses as designated in Table A.2.40.A of this division. These standards are in addition to other standards required elsewhere in the Beaufort County Community Development Code (CDC), but supersede the conditional, special use, and accessory use standards in Article 4 of the CDC.

M. Single-family detached, single-family cluster, and duplexes

a. Major Subdivisions

- i. **With public sewer.** Major subdivisions (see Subsection 6.1.30.B) with public sewer shall have a maximum gross density of two dwelling units per acre and a minimum site area of one acre, as per Table A.2.60.A.
- ii. **Without public sewer.** Major subdivisions without public sewer shall have a maximum gross density of one dwelling unit per two acres.

b. Minor Subdivisions (see Subsection 6.1.30.A) without internal streets and served by public sewer shall have a minimum site area of one-half acre, as per Table A.2.60.A.

c. Single-family clusters and duplexes are required to be served by public sewer.

A.2.60 Development Standards

Table A.2.60.A Open Space and Density Standards

Residential Type	Minimum open space requirement (% of site area)	Density (per acre)		Wastewater Treatment	Minimum Site Area (acres)
		Max. Gross	Max. Net		
Single-family without sewer	20%	0.5	0.5	OS	0.5
Single-family with sewer	20%	2.0	3.0	OS P	1
Single-family Cluster	35%	2.2	3.2	OS P	5
Duplex	35%	3.0	3.7	OS P	5
Multifamily (mansion apartments and apartment houses)	45%	4.0	3.8	P	15
Traditional Community Plan	See Article 2, Section 2.3.80	3.5	n/a	P	See Article 2, Table 2.3.40
Other Permitted Uses	35%	n/a	n/a	OS	10,000 SF

Table A.2.60.B Lot and Building Standards

Land Use	Minimum Lot Size	Minimum Lot Width	Minimum Setback			Maximum Building Height
			Street	Side Yard	Rear Yard	
Single-family without sewer	21,780 SF	100 feet	20 feet	15 Feet	20 Feet	35 Feet
Single-family	10,890 SF	80 Feet	20 Feet	15 Feet	20 Feet	35 Feet

Lady's Island Expanded Home Business (LIEHB)

A.3.50 Conditional and Special Use Standards

This section describes the standards governing conditional and special uses as designated in Table A.3.40.A of this division. These standards are in addition to other standards required elsewhere in the Beaufort County Community Development Code (CDC), but supersede the conditional, special use, and accessory use standards in Article 4 of the CDC.

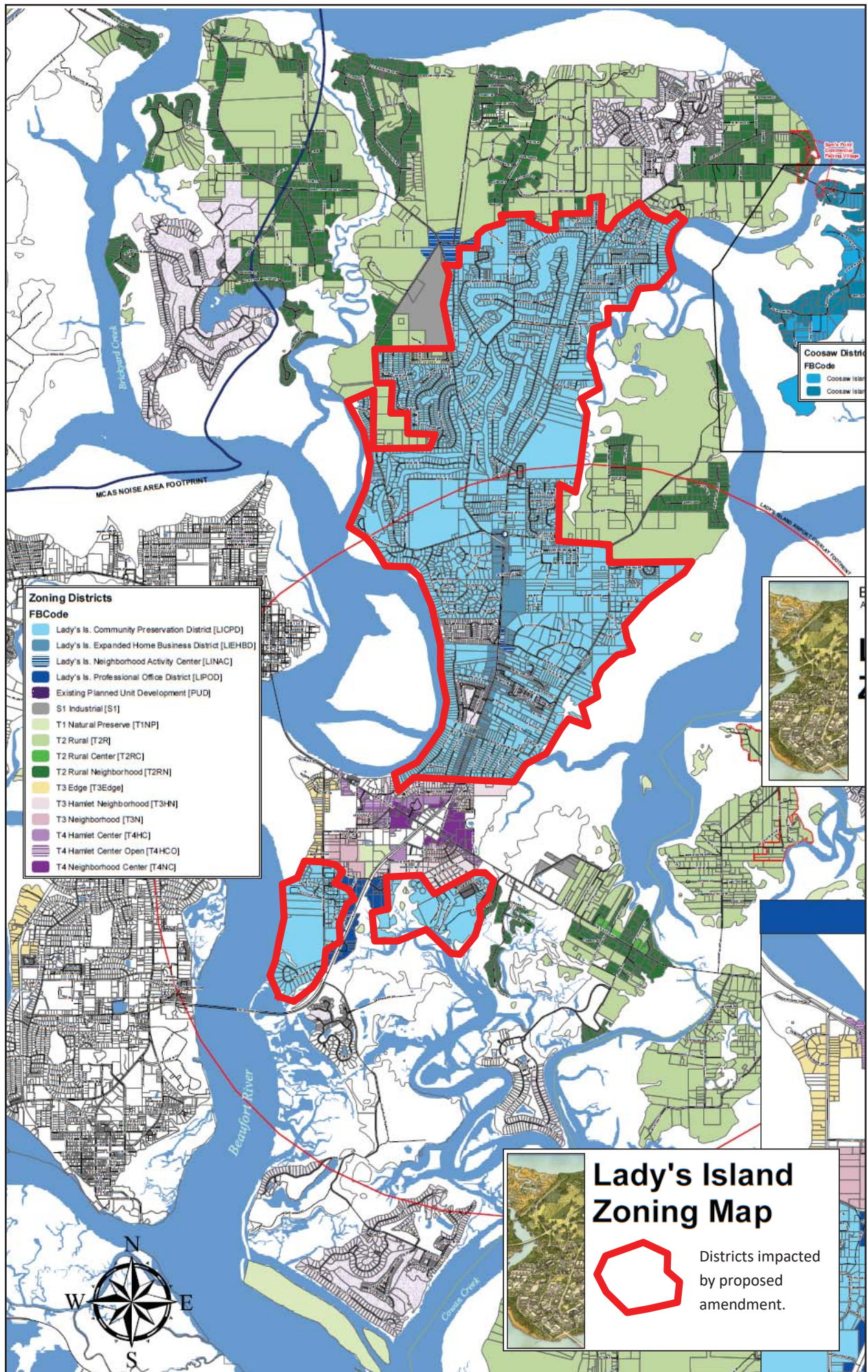
G. Single-family detached, single-family cluster, and duplexes

1. Major Subdivisions
 - a. **With public sewer.** Major subdivisions (see Subsection 6.1.30.B) with public sewer shall have a maximum gross density of two dwelling units per acre and a minimum site area of one acre, as per Table A.3.60.A.
 - b. **Without public sewer.** Major subdivisions without public sewer shall have a maximum gross density of one dwelling unit per two acres.
2. Minor Subdivisions (see Subsection 6.1.30.A) without internal streets and served by public sewer shall have a minimum site area of one-half acre, as per Table A.3.60.A.
3. Single-family clusters and duplexes are required to be served by public sewer.

A.3.60 Development Standards

Residential Type	Minimum open space requirement (% of site area)	Density (per acre)		Wastewater Treatment	Minimum Site Area (acres)
		Max. Gross	Max. Net		
Single-family without sewer	20%	0.5	0.5	OS	0.5
Single-family with sewer	20%	2.0	3.0	OS P	1
Single-family Cluster	35%	2.2	3.2	OS P	5
Duplex	35%	3.0	3.7	OS P	5
Multifamily (mansion apartments and apartment houses)	45%	4.0	3.8	P	15
Traditional Community Plan	See Article 2, Section 2.3.80	3.5	n/a	P	See Article 2, Table 2.3.40

Land Use	Minimum Lot Size	Minimum Lot Width	Minimum Setback			Maximum Building Height
			Street	Side Yard	Rear Yard	
Residential without sewer	21,780 SF	100 feet	20 feet	15 Feet	20 Feet	35 Feet
Residential with sewer	10,890 SF	80 Feet	20 Feet	15 Feet	20 Feet	35 Feet
Non-Residential	10,000 SF	60 Feet	30 Feet	10 Feet	20 Feet	35 Feet





BEAUFORT COUNTY COUNCIL

Agenda Item Summary

Item Title:

AN ORDINANCE AUTHORIZING THE EXECUTION AND DELIVERY OF AN ACCESS AND UTILITY EASEMENT FOR A PORTION OF A RIGHT OF WAY OWNED BY BEAUFORT COUNTY KNOWN AS CASSIDY DRIVE OFF BUCKWALTER PARKWAY IN BULFFTON TOWNSHIP SOUTH CAROLINA

Council Committee:

Public Facilities Committee December 2, 2019

Meeting Date:

December 9, 2019

Committee Presenter (Name and Title):

Rob McFee, Director of Construction, Engineering and Facilities

Issues for Consideration:

Conveying an Access and Utility Easement to BJWSA for a portion of parcel R610 022 000 1125 0000 located on Cassidy Drive.

Points to Consider:

BJWSA needs the easement to provide various water/sewer functions in the Cassidy Drive area.

Funding & Liability Factors:

N/A

Council Options:

Approve or Not Approve Access and Utility Easement to BJSWA.

Recommendation:

Approve Access and Utility Easement to BJWSA

Ordinance No. 2020/_____

AN ORDINANCE AUTHORIZING THE EXECUTION AND DELIVERY OF AN ACCESS AND UTILITY EASEMENT FOR A PORTION OF A RIGHT OF WAY OWNED BY BEAUFORT COUNTY KNOWN AS CASSIDY DRIVE OFF BUCKWALTER PARKWAY IN BLUFFTON TOWNSHIP SOUTH CAROLINA.

WHEREAS, Beaufort County owns real property (“County Parcel”) known as TMS No. R610 022 000 1125 0000 Right of Way located in the Town of Bluffton, also known as Cassidy Drive off of Buckwalter Parkway; and

WHEREAS, Beaufort Jasper Water Sewer Authority has requested that Beaufort County grant an Access and Utility Easement of said property for the purpose of accessing, constructing and servicing various water/sewer functions more particularly described in document entitled “Access and Utility Easement” prepared by the Law firm of Tupper, Grimsley, Dean & Canandy, P.A (attached as Exhibit “A”) and shown on a plat entitled "Easement Plat, Access & Utility Easement within Cassidy Drive, Portion of Buckwalter" prepared by Thomas & Hutton, certified by Robert K. Morgan, III, SCPLS, dated November 14, 2019 attached as Exhibit “B”; and

WHEREAS, Beaufort County Council has determined that it is in its best interest to authorize the execution and delivery of the requested Access and Utility Easement attached as Exhibit “A” and more particularly shown as "Easement Plat, Access & Utility Easement within Cassidy Drive, Portion of Buckwalter" attached as Exhibit “B”; and

WHEREAS, S.C. Code Ann. § 4-9-130 requires that the transfer of any interest in real property owned by the County must be authorized by Beaufort County Council and a public hearing must be held.

NOW, THEREFORE, BE IT ORDAINED BY BEAUFORT COUNTY COUNCIL that the County Administrator is hereby authorized to execute any and all necessary documents for the conveyance of an Access and Utility Easement for a portion of a right of way owned by Beaufort County and as described on the attached Exhibit “A” (Access and Utility Easement) and Exhibit “B” (Easement Plat, Access & Utility Easement within Cassidy Drive, Portion of Buckwalter).

DONE this ____ day of _____ 20____.

COUNTY COUNCIL OF BEAUFORT COUNTY

By: _____
Stewart H. Rodman, Chairman

ATTEST:

Sarah W. Brock, Clerk to Council

Third and Final Reading
Public Hearing
Second Reading
First Reading

any permanent improvement thereupon and agrees to put the Easement Area, to include landscaping, back to its pre-construction condition (to the extent Grantee is responsible therefor).

The permanent easement hereby granted to the Grantee consists of a strip of land as hereinafter described on property as shown on the drawing referenced herein and more particularly described as follows (herein referred to as "Easement Area"):

ALL that certain piece, parcel or tract of land, situate, lying and being in the Town of Bluffton, Beaufort County, South Carolina, consisting of 0.215 acres, 9,385 SF, more or less, and lying within the right-of-way of Cassidy Drive as will be more fully shown on that certain plat entitled "Easement Plat, Access & Utility Easement within Cassidy Drive, Portion of Buckwalter" prepared by Thomas & Hutton, certified by Robert K. Morgan, III, SCPLS, dated November 14, 2019, a copy of which is recorded in the Office of the Register of Deeds for Beaufort County, South Carolina, in Plat Book _____ at Page _____.

This being a portion of the property conveyed to the Grantor herein by deeds recorded in the Office of the Register of Deeds for Beaufort County, South Carolina, in Records Book 3710 at Page 141 and Deed Book 3710 at Page 147.

TAX REF: R600 022 000 1125 0000 (PORTION OF)

AND ALSO, the Grantor grants to the Grantee the right and authority to approve the location of any additional utility easement that might be located within the above-described easement.

To have and to hold said permanent easement unto the Grantee, its Successors and Assigns, forever.

Grantor hereby covenants with the Grantee that it is lawfully seized and possessed of the real estate above-described, that it has good lawful right to convey it, or any part thereof, and that it will forever warrant and forever defend the title thereto against the lawful claims of its successors and assigns.

IN THE PRESENCE OF:

GRANTEE:

BEAUFORT-JASPER WATER &
SEWER AUTHORITY

witness signature

By: _____
(authorized signature)

(printed name of witness)

(printed name)

Notary Public signature

Its: _____
(printed title)

(printed name of Notary Public)

STATE OF SOUTH CAROLINA)

PROBATE

COUNTY OF BEAUFORT)

PERSONALLY appeared before me the undersigned witness who made oath that s/he saw the within named Beaufort-Jasper Water & Sewer Authority by _____ its _____ sign, seal and as its act and deed, deliver the within written instrument, and that s/he with the other witness above-named witnessed the execution thereof.

SWORN TO BEFORE ME, this _____ day of _____, 20__.

(Notary Public signature)

witness signature

(printed name of Notary Public)
Notary Public for South Carolina
My Commission Expires:

(printed name of witness)

Z:\25732\25732.1000\Survey\DWG\25732.1000\BJWSA.Ermi.dwg - Nov 14, 2019 - 6:50:51 AM

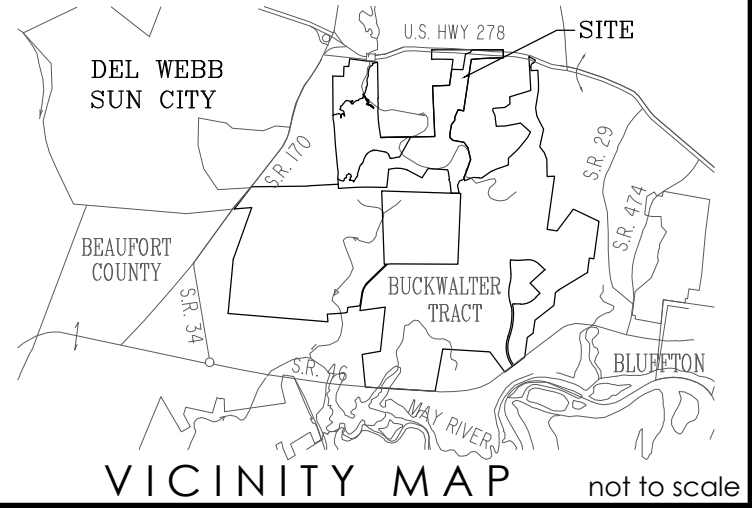
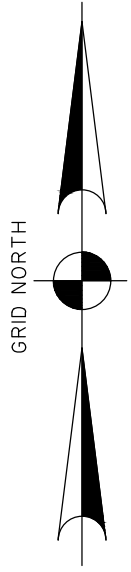
EXHIBIT "B"

CURVE TABLE					
CURVE	RADIUS	LENGTH	CH BEARING	CH LENGTH	DELTA
C1	235.00'	20.62'	S 89°31'30" E	20.62'	5°01'42"
C2	235.00'	13.83'	S 79°55'43" E	13.83'	3°22'21"

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 02°58'01" W	15.01'
L2	N 85°17'12" E	35.72'
L3	N 01°47'16" W	10.98'
L4	N 87°22'07" E	15.00'
L5	S 01°47'16" E	10.54'
L6	N 86°02'44" E	18.80'
L7	N 86°08'00" E	221.14'
L8	N 11°45'16" E	2.03'
L9	N 43°47'36" E	4.86'
L10	S 43°47'36" W	5.45'
L11	N 86°08'00" E	25.85'
L12	S 78°14'33" E	30.37'
L13	S 11°45'27" W	3.62'
L14	S 86°08'00" W	76.83'
L15	N 11°45'16" E	35.32'
L16	S 78°14'44" E	23.99'
L17	S 11°45'16" W	10.00'
L18	N 78°14'44" W	40.00'
L19	N 02°37'53" W	10.00'
L20	N 11°45'16" E	30.54'
L21	S 86°02'44" W	26.53'
L22	S 85°17'12" W	43.26'

NOTES

- TAX MAP NO. (PARENT TRACT): R610 022 000 1125 0000.
- ACCORDING TO F.I.R.M. MAP NO. 450025, PANEL 0055D & 0085D, REVISED SEPTEMBER 29, 1986, THE PROPERTY SHOWN ON THIS PLAT IS LOCATED OUTSIDE A FLOOD HAZARD AREA IN ZONE C.
- COORDINATES AND DIRECTIONS SHOWN ON THIS SURVEY ARE BASED ON SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM (NAD83). DISTANCES SHOWN ARE GROUND DISTANCES, NOT GRID DISTANCES.
- THIS SURVEY IS VALID ONLY IF THE PRINT OF SAME HAS THE ORIGINAL SIGNATURE AND EMBOSSED SEAL OF THE LAND SURVEYOR.
- A TITLE SEARCH WAS NOT PERFORMED BY THOMAS & HUTTON ENGINEERING CO. AT THE TIME OF THIS SURVEY.
- THE PROPERTY PLATTED HEREON IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
- THE POSITION OF UNDERGROUND UTILITIES SHOWN ON THIS DRAWING IS BASED UPON THE LOCATION OF SURFACE APPURTENANCES AND/OR SURFACE MARKINGS AND SHOULD BE CONSIDERED APPROXIMATE.
- FOR WETLAND BUFFERS AND SETBACKS REFER TO BUCKWALTER P.U.D. AND ANNEXATION DOCUMENTS.
- PLAT REFERENCES: PB 150 PAGE 33.

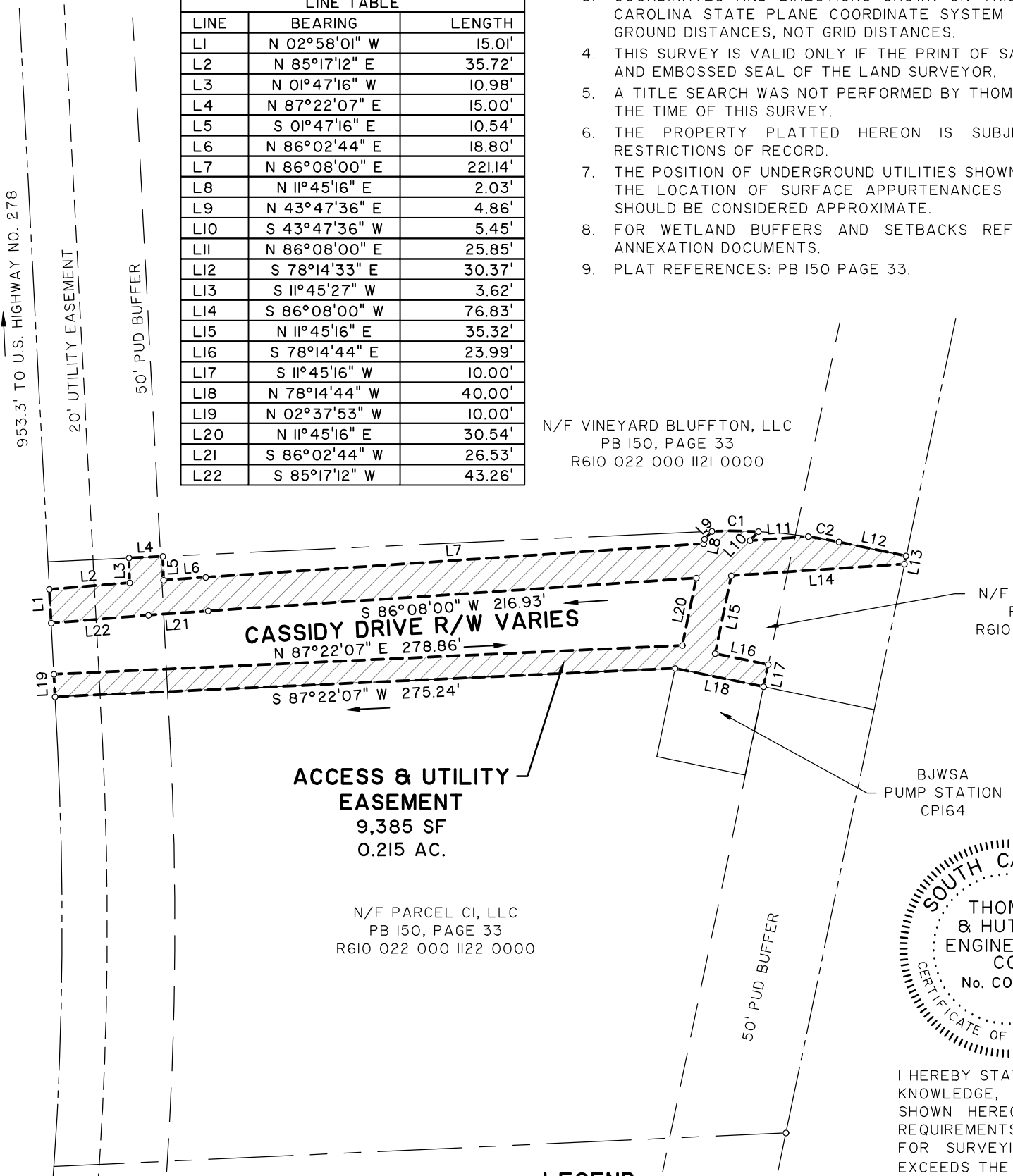


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EASEMENT PLAT ACCESS & UTILITY EASEMENT WITHIN CASSIDY DRIVE PORTION OF BUCKWALTER TOWN OF BLUFFTON BEAUFORT COUNTY, SOUTH CAROLINA

prepared for
BJWSA

BUCKWALTER PARKWAY 120' R/W

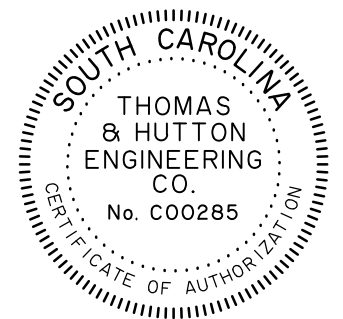


N/F VINEYARD BLUFFTON, LLC
PB 150, PAGE 33
R610 022 000 1121 0000

N/F BEAUFORT COUNTY
PB 150, PAGE 33
R610 022 000 1125 0000

N/F RAYMOND A. AND
JOHNNIE S. BOYLES, TRUSTEE
R600 022 000 0013 0000

N/F PARCEL CI, LLC
PB 150, PAGE 33
R610 022 000 1122 0000

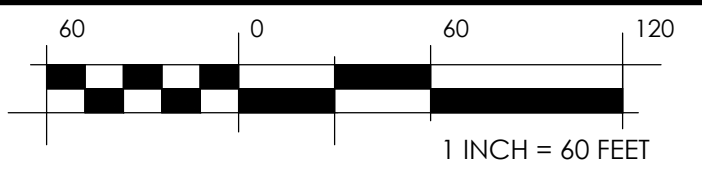


I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.

ROBERT K. MORGAN, III
SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR
LICENSE NO. 26957

LEGEND

- MEANDER POINT (NO MONUMENT)
- CONCRETE MONUMENT (FOUND)
- IRON PIPE (FOUND)



plat	drawn	reviewed	field	crew
11-14-19	LPO	RKM	N/A	N/A
job 25732.1000			SHEET 1 OF 1	

US 278 REVIEW from JENKINS ISLAND to SQUIRE POPE ROAD



Prepared for:



December 2, 2019

Submitted by:



SUMMARY of SCOPE ITEMS

- ❖ Proposed Jenkins Island “Superstreet Intersection” design and its relationship with the six (6) Alternatives for US 278 Corridor Improvements
- ❖ Other Immediate Improvements options on Jenkins Island
- ❖ Potential Immediate Improvements to Squire Pope Road Intersection

POTENTIAL ALTERNATIVES



