

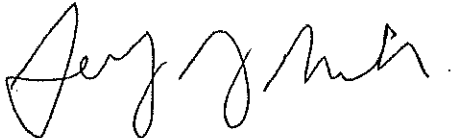
COUNCIL ACTION

18 - 99

DATE: May 9, 2018
TO: County Administrator
FROM: Clerk of Council
RE: Maybank Hwy Improvements Project - Recommendation

At a meeting of County Council held on May 8, 2018, Council voted to authorize staff to update the traffic study for the Maybank Highway Northern Pitchfork Project and work to resolve the Right-of-Way issues with the property owner.

COUNCIL ACTION
FROM THE OFFICE OF THE COUNTY ADMINISTRATOR



RETURN TO AGENDA

10

RECOMMENDATION OF: Finance Committee
COMMITTEE MET: May 3, 2018
SUBJECT: Maybank Hwy Improvements Funding - Request to Approve

COMMITTEE REPORTS:

That it considered the information furnished by County Administrator Jennifer Miller and Director of Transportation Development Steve Thigpen in regards to Maybank Highway Improvements Funding. It was stated that the city recently began discussions with an additional developer creating a neighborhood adjacent to the Cottages. This developer would like to construct a roundabout at Stardust Way, eliminating the need for the added lane on River Road and saving grand trees. The city is expediting a traffic study of the roundabout for SCDOT's review/approval. The city requested that Charleston County contribute the amount that it would cost to construct the additional lane on River Road towards the roundabout, contingent on SCDOT's approval.

Should the roundabout design not receive approval in a timely manner, the city has stated they will support the required additional lane and tree removal in an effort to avoid any further project delay. The county's design consultant submitted an encroachment permit requesting a construction easement on River Road that would encompass either the additional lane or the roundabout. This effort should prevent any further construction delays and allow for the revision of the permit application in approximately 6 months once the SCDOT has the information needed to review the city's roundabout concept.

Due to county staff's concerns regarding wetland permitting, plans for the Southern Pitchfork have been on hold until staff receives the permits for the Northern Pitchfork. The preliminary alignment of the Southern Pitchfork affects critical marsh wetlands and make it unlikely that the ACOE would allow permitting. The preliminary alignment also conflicts with the Mark Clark Extension's preliminary plans.

Since the March 26 meeting, county and city staff have met with the property owner and his representatives to find a feasible alignment that all parties can agree to. The ideal design will avoid wetland impacts, conflicts with utility easements and issues with the proposed Mark Clark Extension project.

The attachment shows the new proposed Southern Pitchfork alignment shown in purple. The SCDOT will require that the design prohibit left-hand turns onto Maybank Highway from the Southern Pitchfork. The SCDOT will also require a two way left turn lane median between Fenwick Hall Allee and the Southern Pitchfork tie in. SCDOT also stated they would not allow signalization at both Fenwick Hall Allee and the Southern Pitchfork since they are within 1000 feet of one another. The new proposed improvements and requirements could affect up to 59 grand trees, which is six more than the original alignment. The wetland impacts will decreased by .4 acres for freshwater and .2 acres less of critical marshland. The city has stated that they will support the removal of the trees to keep the project moving forward.

The property owner has stated that if Council does not approve the project moving forward by May 15, 2018, he is no longer willing to dedicate the ROW. The ROW is estimated to cost \$800,000.

Funding

The estimated cost of the Northern Pitchfork is \$4.2 Million. The estimated cost of the Southern Pitchfork is \$7.5 Million, excluding ROW costs.

Council originally approved \$15 million for the Maybank Highway Improvement Project. To date, \$12.3 Million has been expended, encumbered and/or earmarked. The resurfacing construction cost approximately \$1.4 Million and the additional westbound lane construction cost approximately \$8 Million. Staff has enough carry over from the first half-cent TST bonded projects to cover the Northern Pitchfork shortage, but there are not enough funds available to cover the cost of the Southern Pitchfork.

COMMITTEE RECOMMENDS:

That Council authorize staff to update the traffic study for the Maybank Highway Northern Pitchfork Project and work to resolve the Right-of-Way issues with the property owner.

Przygor Johnson
Schwiers - expedite as quickly as possible

COMMITTEE AGENDA ITEM

TO: JENNIFER J. MILLER, COUNTY ADMINISTRATOR

THROUGH: JIM ARMSTRONG, DEPUTY ADMINISTRATOR *JJA*

FROM: STEVE THIGPEN *STK* DEPT. TRANSPORTATION DEVELOPMENT

SUBJECT: MAYBANK HIGHWAY IMPROVEMENTS

REQUEST: APPROVAL OF ADDITIONAL FUNDS NEEDED

COMMITTEE OF COUNCIL: FINANCE DATE: 05/03/18

COORDINATION: This request has been coordinated with: (attach all recommendations/reviews)

	Signature of		Individual Contacted
	Yes	N/A	
Legal Department	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u><i>John Gardner</i></u>
Procurement/Contracts	<input type="checkbox"/>	<input type="checkbox"/>	_____
Zoning Regulations / Comp. Plan Compliance	<input type="checkbox"/>	<input type="checkbox"/>	_____
Community Services	<input type="checkbox"/>	<input type="checkbox"/>	_____
Grants Auditor	<input type="checkbox"/>	<input type="checkbox"/>	_____
Other:	<input type="checkbox"/>	<input type="checkbox"/>	_____
Other:	<input type="checkbox"/>	<input type="checkbox"/>	_____

FUNDING: Was funding previously approved? yes no n/a

If yes, provide the following:	Org.	Object	Balance in Account	Amount needed for item
		TE0320207		

NEED: Identify any critical time constraint.

BUDGET OFFICER SIGNATURE: *Paul Hile*

Fiscal impact:

Funds are available for the Northern Pitchfork in the Roads Program in the first Transportation Sales Tax.

ADMINISTRATOR'S SIGNATURE: *JJ Miller*

ORIGINATING OFFICE PLEASE NOTE:

SITUATION

The original improvements to Maybank Highway, identified in the 2006 TST bond referendum, included widening from two to five lanes beginning at the Paul J. Gelegotis Bridge to Bohicket Road/Main Road (S-20). In November 2007, the City of Charleston adopted the Johns Island Community Plan, which recommended the Town and Country Alternative (Northern and Southern Pitchforks). In September 2009, after a joint evaluation of the Town and Country alternative design completed by the SC Urban Land Institute (ULI), County Council directed Transportation Development staff to move forward with the proposed pitchfork design in lieu of the proposed widening. This decision came after extensive stakeholder input and with the understanding that property owners would negotiate the donation of right of way (ROW).

On April 17, 2014, Transportation Development staff recommended County Council revise the scope of the Maybank Highway Improvement Project due to staff concerns regarding the improbable permitting associated with the pitchforks. These revisions included the resurfacing of Maybank Highway from River Road to Main Road/Bohicket Road with the addition of 4-foot wide paved shoulders. Staff also recommended an additional westbound lane from the Paul J. Gelegotis Bridge to River Road.

Transportation Development completed the resurfacing of Maybank Highway in the fall 2015. The additional westbound lane should reach substantial completion by the beginning of September 2018. These improvements will provide motorists with significant relief during the afternoon rush hour while the county continues to work on the pitchforks' permitting and ROW issues.

Chairman Rawl, Councilmember Johnson, Mayor Tecklenburg, city staff, county staff, property owners along the Southern and Northern Pitchfork alignments, and members of the Johns Island Community Association met on March 26, 2018 to discuss how to best move forward with the pitchforks. Obstacles include South Carolina Department of Transportation (SCDOT) and environmental permitting, alignment revisions, securing ROW/drainage easements and funding.

Northern Pitchfork

Transportation Development completed plans for the Northern Pitchfork in November 2016. Staff then submitted the Army Corp of Engineers (ACOE) permit for the wetland impacts to Parcel 346-00-00-004 in February 2017. Before the ACOE would review the permit, they required the property owners to submit a request to revise the Conservation Area/Restrictive Covenants because of the proposed roadway impacts. In fall 2017, one of the property owners went into foreclosure and the other secured the entirety of the property. The now singular owner of the parcel has stated that they have a revised wetland map, and is working with the county to submit the revised permit to the ACOE. Staff is also working with the property owner to secure a drainage easement gratis. Staff anticipates the approval of the Conservation Area/Restrictive Covenants by ACOE will take an additional 6 months.

The county submitted a SCDOT encroachment permit application on December 16, 2016. After reviewing the application, the SCDOT is requiring an additional lane on River Road to tie into a new city development, Cottages at Johns River Creek, to prevent an "hour glass" effect between the new development and the Northern Pitchfork. The additional lane may warrant the removal of 12 grand trees, and adds an additional \$375,000 to the total cost of the project.

The city recently began discussions with an additional developer creating a neighborhood adjacent to the Cottages. This developer would like to construct a roundabout at Stardust Way, eliminating the need for the added lane on River Road and saving grand trees. The city is expediting a traffic study of the roundabout for SCDOT's review/approval. The city requested that Charleston County contribute the amount that it would cost to construct the additional lane on River Road towards the roundabout, contingent on SCDOT's approval.

Should the roundabout design not receive approval in a timely manner, the city has stated they will support the required additional lane and tree removal in an effort to avoid any further project delay. The county's design consultant submitted an encroachment permit requesting a construction easement on River Road that would encompass either the additional lane or the roundabout. This effort should prevent any further construction delays and allow for the revision of the permit application in approximately 6 months once the SCDOT has the information needed to review the city's roundabout concept.

Southern Pitchfork

Due to county staff's concerns regarding wetland permitting, plans for the Southern Pitchfork have been on hold until staff receives the permits for the Northern Pitchfork. The preliminary alignment of the Southern Pitchfork affects critical marsh wetlands and make it unlikely that the ACOE would allow permitting. The preliminary alignment also conflicts with the Mark Clark Extension's preliminary plans.

Since the March 26 meeting, county and city staff have met with the property owner and his representatives to find a feasible alignment that all parties can agree to. The ideal design will avoid wetland impacts, conflicts with utility easements and issues with the proposed Mark Clark Extension project.

The attachment shows the new proposed Southern Pitchfork alignment shown in purple. The SCDOT will require that the design prohibit left-hand turns onto Maybank Highway from the Southern Pitchfork. The SCDOT will also require a two way left turn lane median between Fenwick Hall Allee and the Southern Pitchfork tie in. SCDOT also stated they would not allow signalization at both Fenwick Hall Allee and the Southern Pitchfork since they are within 1000 feet of one another. The new proposed improvements and requirements could affect up to 59 grand trees, which is six more than the original alignment. The wetland impacts will decreased by .4 acres for freshwater and .2 acres less of critical marshland. The city has stated that they will support the removal of the trees to keep the project moving forward.

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ACTION REQUESTED OF COUNCIL

Approve the council budget increase of the Northern Pitchfork in order to move the project forward, while the department continues to identify funding for the Southern Pitchfork.

DEPARTMENT HEAD RECOMMENDATION

- Approve the revised budget of \$4.2 Million to construct the Northern Pitchfork. Should the city receive approval from SCDOT for the proposed roundabout, the estimated \$375,000 for partial funding would come from the \$4.2 Million. Construction of the roundabout would eliminate the costs associated with the required lane extension.
- Identify a funding source for the Southern Pitchfork design/construction, estimated at \$7.5 Million.
- Funds are available for the Northern Pitchfork in the Roads Program in the first Transportation Sales Tax.