

**Northern Beaufort County Regional Plan Implementation Committee
Executive Conference Room
Beaufort County Administration Building
100 Ribaut Road, Beaufort, SC
May 23, 2014
9:30 a.m.**

AGENDA

1. CALL TO ORDER
2. RECOGNIZE GUESTS
3. REVIEW OF MARCH 28, 2014 MEETING MINUTES ([backup](#))
4. CHAIRMAN'S REPORT
5. STATUS AND PROGRESS OF THE JOINT LAND USE STUDY (JLUS) FOR MCAS BEAUFORT AND PARRIS ISLAND (Tyson Smith, White and Smith, LLC Planning and Law Group) ([backup](#))
6. REPORTS
 - A. Status of New Development Codes (Planning Staffs)
 - B. Status of Spanish Moss Trail (Dean Moss, Friends of the Spanish Moss Trail)
7. ROUND THE TABLE COMMENTS
8. OTHER BUSINESS: Next Meeting: Friday, July 25, 2014 at 9:30 a.m., Executive Conference Room, Beaufort County Administration Building, 100 Ribaut Road, Beaufort, SC
9. ADJOURNMENT

**Northern Beaufort County Regional Plan Implementation Committee Meeting
Executive Conference Room, County Administration Building
100 Ribaut Road, Beaufort, SC 29902
March 28, 2014**

ATTENDANCE

Members Present: Robert Semmler, Chairman, Northern Regional Plan Implementation (NRPIC) Committee and Beaufort County Planning Commission; Gerald Dawson, Beaufort County Councilman; Vernon DeLoach, Town of Port Royal Councilman; Brian Flewelling, Beaufort County Councilman; Billy Keyserling, Mayor of City of Beaufort; Samuel Murray, Mayor of Town of Port Royal; William McBride, Lowcountry Council of Governments, and Laura Von Harten, Beaufort County Councilman

Staff Present: Linda Bridges, Town of Port Royal Planning Administrator; Ginnie Kozak, Lowcountry Council of Governments; Van Willis, Port Royal Town Manager; and Barbara Childs, Beaufort County Administrative Assistant to the Planning Director.

Other Attendees: Reed Armstrong, Coastal Conservation League; Colleen Barrett and Jason Mann, U.S. Marine Corps Air Station Beaufort; Bill Harris and Alice Howard, Metropolitan Planning Commission; Joe Lee, Town of Port Royal Councilman; Dean Moss, Executive Director of Friends of Spanish Moss Trail; Brad Samuel, SCANA; David Tedder, attorney; and Paul Oskvarek and Tyson Smith, JLUS consultants.

CALL TO ORDER: Chairman Robert Semmler called the Northern Regional Plan Implementation Committee (NRPIC) meeting to order at approximately 9:35 a.m. He asked that those in the room to introduce themselves, for the record.

PLEDGE OF ALLEGIANCE: Mr. Semmler led those assembled with the Pledge of Allegiance to the United States of America.

REVIEW OF NRPIC MEETING MINUTES: Mr. Semmler noted that the May 24, 2013, and January 24, 2014, minutes would be reviewed. No comments were received. Motion: Councilman Brian Flewelling made a motion to approve both minutes as written; the motion was seconded. Both minutes were approved (May 24: FOR: DeLoach, Flewelling, McBride, Murray, and Von Harten; ABSTAINED: Keyserling and Semmler / January 24: FOR: DeLoach, Flewelling, Keyserling, McBride, Murray, Semmler, and Von Harten).

JOINT LAND USE STUDY (JLUS) FOR MCAS BEAUFORT AND PARRIS ISLAND

Mr. Tyson Smith, of White and Smith LLC, JLUS consultant, gave a power point presentation. Committee members noted the following concerns: noise impact, economic impact, social costs/impacts (i.e. police and fire), educational impact, health care impacts, social services including domestic abuse and rape, housing impacts, pending ordinance, the non-inclusion of the non-Beaufort bombing ranges and Beaufort Naval Hospital, the impact of the Transfer of Development Rights (TDR) Program, the perceived disincentive of heirs properties to the TDR Program, and the reduction of receiving areas in the new AICUZ (air installation compatibility use zone). Mr. Paul Oskvarek, another JLUS consultant, reiterated that the JLUS was a study on

compatible development and that the 60 dnl (decibel noise level) always existed but was not shown on the last map. Mr. Smith gave a timeline of public meetings in correlation with the NRPIC meetings from May 22 when the public kick off will occur through to February 2015 when the results of the new JLUS report is expected to be revealed. After a discussion regarding the May meetings being problematic due to the Marine Corps Recruit Depot graduation and state legislature being in session prior to closing for the summer, all parties indicated they would consider alternatives if a problem did arise.

Note: Councilman Gerald Dawson entered the meeting at approximately 9:45 a.m.

ESTABLISHMENT OF NORTHERN REGIONAL PLAN IMPLEMENTATION COMMITTEE SERVING AS POLICY COMMITTEE FOR THE JLUS

Mr. Semmler noted that Ms. Ginnie Kozak had asked that the NRPIC Committee serve as the Policy Committee for the JLUS at the January 24, 2014, NRPIC meeting. There was no quorum so that matter was tabled until this meeting.

Motion: Councilman Laura Von Harten made a motion, and Councilman Gerald Dawson seconded the motion, **to establish that the Northern Regional Plan Implementation Committee (NRPIC) serves as the Policy Committee for the Joint Land Use Study (JLUS).** No discussion occurred. The motion **was carried unanimously** (FOR: Dawson, DeLoach, Flewelling, Keyserling, McBride, Murray, Semmler, and Von Harten).

REPORTS

A. Status of Spanish Moss Trail: Mr. Dean Moss noted that two segments of the Spanish Moss Trail have been completed—from Depot to Allison Roads and from Allison to Smilex Roads. He noted that construction will occur between Laurel Bay Road and Broad River Boulevard. Path Foundation agreed to lay 1,800 feet of the trail from Parris Island Gateway to Broad River Boulevard. The fundraising process raised \$250,000.00 with support from local businesses and the public. When the County's section is complete, there will be a total of 7 miles from Ribaut to Laurel Bay Roads. Mr. Moss stated the segment from Port Royal Port to Ribaut will cost about \$450,000.00. Path Foundation advanced funds for engineering and design of this segment. The fundraising website is spanishmosstrail.org.

B. Status of New Development Codes (Planning Staffs):

- Ms. Linda Bridges, Town of Port Royal Planning Administrator, noted that their Code received first reading by Town Council and public hearing and final reading would occur in May.
- Mr. Semmler, with assistance by Councilman Flewelling, noted the following dates for the County Code: Metropolitan Planning Commission reviewed and recommended approval at their March 17 meeting. The Beaufort County Planning Commission will review the Code at its April 7 meeting. The Natural Resources Committee of County Council is scheduled to review the code at its April 7 meeting with a final recommendation potentially to occur at its May 5 meeting. County Council potentially would have its three readings and public hearing in May and June.

- Mr. David Tedder noted that the committee chairs were reconvening since the adoption of the City of Beaufort Civil Master Plan to determine the next step regarding the City's Code.
- C. **JLUS:** Discussion occurred regarding a legal opinion on whether resolutions by the municipalities and the County were required (Mr. Oskvarek, from his point of view, does not believe it is required); the 10% match required from the municipalities and County based on population; and the \$10,000.00 SCANA donation toward the last JLUS.

ROUND THE TABLE COMMENTS:

- Community Development Code (Code): Pending ordinance regarding the Code was not recommended by the Council Chair Paul Sommerville, but Councilman Flewelling will raise the topic with Council Chair; public hearings will occur with the Planning Commission and County Council; there were several public charrettes prior to this point; and groups may schedule with the Planning staff for a briefing of the Code.
- Local Option Sales Tax: Councilman Laura Von Harten personally apologized for not doing more when the tax was not placed on the voting ballot by County Council; Councilman Vernon DeLoach expressed his disappointment at the County not giving the taxpayers the opportunity to choose whether or not to support the needed tax; and Mayor Billy Keyserling and Mayor Samuel Murray agreed with Mr. DeLoach's opinion.

OTHER BUSINESS: Next Meeting: Friday, May 23, 2014, Executive Conference Room, Beaufort County Administration Building, 100 Ribaut Road, Beaufort SC 29902

ADJOURNMENT: Councilman Gerald Dawson made a **motion**, and Mayor Keyserling seconded the motion, **to adjourn the meeting**. The motion was carried unanimously (FOR: Dawson, DeLoach, Flewelling, Keyserling, McBride, Murray, Semmler, and Von Harten). Mr. Semmler adjourned the meeting at approximately 11:09 a.m.

Note: The video link of the March 28, 2014, Northern Regional Plan Implementation Committee meeting is: http://beaufort.granicus.com/MediaPlayer.php?view_id=3&clip_id=1478



FOR IMMEDIATE RELEASE

**Joint Land Use Studies for
Marine Corps Recruit Depot, Parris Island
Marine Corps Air Station, Beaufort**

May 22, 2014

On May 22, 2014, the Lowcountry Council of Governments will host two Public Kick-Off sessions for Joint Land Use Studies (JLUS) being conducted for Marine Corps Recruit Depot – Parris Island and Marine Corps Air Station – Beaufort. The public is invited to both sessions and input will be received.

The Joint Land Use Studies will evaluate land uses on and in proximity to each of the Marine Corps bases. The Studies are being conducted by a consulting team of land use experts and are guided by a local Policy Committee and a Technical Committee appointed by the Lowcountry COG. The final JLUS report will identify tools for encouraging and enhancing compatibility between the use of Marine Corps lands and the non-military lands surrounding them.

The Lowcountry COG and its consultants currently are gathering initial input and background information and data related to lands in the study areas. This information and the input received from the public will inform the final Study and recommendations.

The purpose of the May 22nd public “kick-off” meetings is to provide information about the Study and to begin gathering public input from residents, business persons, and other community members on local issues, opportunities, and priorities.

Each meeting will be held in the Media Room (turn right as you come through the front door) at Battery Creek High School.

The Kick-Off meeting for the Marine Corps Recruit Depot – Parris Island will be held at 3:30 p.m. on May 22nd. The Kick-Off meeting for the Marine Corps Air Station – Beaufort will follow and will begin at 5:30 p.m. on May 22nd, at the same location.

Additional public work sessions will be held throughout the study.



For more information, contact Ginnie Kozak at the Lowcountry Council of Governments, gkozak@lowcountrycog.org or at 843-726-5536.

