

Northern Beaufort County Regional Plan Implementation Committee
Executive Conference Room
Beaufort County Administration Building
100 Ribaut Road, Beaufort, SC
September 26, 2014
9:30 a.m.

AGENDA

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. RECOGNIZE GUESTS
4. REVIEW OF MEETING MINUTES
 - A. MAY 23, 2014 ([backup](#))
 - B. JULY 25, 2014 ([backup](#))
5. CHAIRMAN'S REPORT
6. JOINT LAND USE STUDY (JLUS) FOR MCAS BEAUFORT AND PARRIS ISLAND: PRESENTATION OF TWO DELIVERABLES (Tyson Smith, White and Smith, LLC, Planning and Law Group; and Lieutenant Colonel Patrick Fitzgerald, Executive Officer, U.S. Marine Corps Air Station Beaufort)
 - A. Revised Land Use Compatibility Assessment for MCAS
 - B. Public Survey Overview & Citizen Input
 - C. Revised Strengths, Weaknesses, Opportunities, and Threats (SWOT) Analyses for MCAS and MCRD
7. NEXT STEPS ON TRANSFER OF DEVELOPMENT RIGHTS (TDR) IMPLEMENTATION AND JLUS
8. REPORTS
 - A. Status of New Development Codes (Planning Staffs)
 - B. Status of Spanish Moss Trail
9. ROUND THE TABLE COMMENTS
10. OTHER BUSINESS: Next Meeting: Friday, November 21, 2014 at 9:30 a.m., Executive Conference Room, Beaufort County Administration Building, 100 Ribaut Road, Beaufort, SC
11. ADJOURNMENT

Northern Beaufort County Regional Plan Implementation Committee Meeting
Executive Conference Room, County Administration Building
100 Ribaut Road, Beaufort, SC 29902
May 23, 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; Samuel Murray, Mayor of Town of Port Royal; William McBride, Lowcountry Council of Governments, and Laura Von Harten, Beaufort County Councilman

Members Absent: Jerry Cook, Town of Yemassee Mayor; Joe DeVito, Metropolitan Planning Commission Chair; Bob Evans, Beaufort County School Board Chairman; Billy Keyserling, City of Beaufort Mayor; and Mike Sutton, City of Beaufort Councilman

Staff Present: Libby Anderson, City of Beaufort Planning Director; Thomas “Tab” Bendell, Jr., County Attorney; Linda Bridges, Town of Port Royal Planning Administrator; Anthony Criscitiello, Beaufort County Planning Director; Ginnie Kozak, Lowcountry Council of Governments; Robert Merchant, Beaufort County Long-Range Planner; and Barbara Childs, Beaufort County Administrative Assistant to the Planning Director.

Other Attendees: Reed Armstrong, Coastal Conservation League; Col. Peter Buck, Commanding Officer, U.S. Marine Corps Air Station Beaufort; 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; and JLUS Consultants: Paul Oskvarek; Tyson Smith of White and Smith, LLC; Vagn Hansen II of Benchmark; and Katherine Bragdon and Elizabeth Scaggs of Marstel Day.

CALL TO ORDER: Chairman Robert Semmler called the Northern Regional Plan Implementation Committee (NRPIC) meeting to order at approximately 9:33 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: The March 28, 2014, minutes were reviewed. No comments were received. **Motion:** Beaufort County Councilman Brian Flewelling made a motion **to approve the March 28, 2014, minutes as written**. Town of Port Royal Mayor Samuel Murray seconded the motion. The **minutes were approved** (FOR: Dawson, DeLoach, Flewelling, McBride, Murray, Semmler, and Von Harten; ABSENT: Cook, DeVito, Evans, Keyserling, and Sutton).

CHAIRMAN’S REPORT: Mr. Semmler noted that he attended the first community meeting yesterday [May 22, 2014] at 3:30 p.m. at Battery Creek High School. He noted that the meeting was well attended and public input was received.

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

Mr. Tyson Smith, of White and Smith LLC, the JLUS consultant, gave a power point presentation. He noted that during the community meetings yesterday brochures and public input surveys were handed out and explained. The website www.lowcountry.jlus.com was established and the brochures and surveys can be viewed at the website. The surveys will be accepted through July 31 via mail, online at the website, and live polling. The meeting attendees and the Committee suggested outreach via the Rotary and Kiwanis Clubs, churches, Lady's Island Professional Business Association, Exchange Club, and County libraries north of the Broad River. The Committee was encouraged to email Mr. Smith with other suggestions for public outreach. Attendance was 22 at the 3:30 p.m. Parris Island meeting, and 25 at the 5:30 p.m. Air Station meeting. The public suggested holding future meetings at later times in the evening and closer to the respective military installations, and advertising the meetings on local radio stations.

Suggestions from the Air Station meeting included flight information, the health impact on humans, relooking at JLUS when the AICUZ (Air Installation Compatibility Use Zone) is in effect, relooking at the disclosure statement in the County Zoning and Development Standards Ordinance (ZDSO), environment impacts, the ability to adjust the JLUS to AICUZ changes, concern for low level flying, and noise abatement.

Mr. Paul Oskvarek assured the Committee that the grant (for the JLUS) can be amended anytime, but advised keeping the work going rather than delaying it. Implementing the JLUS would involve another type of grant.

Col. Peter Buck, Commanding Officer, U.S. Marine Corps Air Station Beaufort, noted that the first squadron will come to Beaufort July 1st. There will be limited flying, but the flying will increase toward the end of the year.

Committee discussion included the pros and cons of delaying the JLUS and the desire to view an All Station Landing Plan as was mentioned in the past.

The Committee unanimously agreed to go forward with the JLUS, and they would ask for an amendment, if needed.

Mr. Smith explained Transfer of Development Rights (TDRs) and Purchase of Development Rights (PDRs), the issues involved, the potential concerns, and desiring direction from the Committee.

Mr. Semmler noted that the County ZDSO contained the TDR program where sending and receiving areas were identified.

Mr. Anthony Criscitiello, County Planning Director, confirmed Mr. Semmler's statement, adding that the proposed Community Development Code also contained the TDR program. He will

discuss with the planning directors of the City of Beaufort and the Town of Port Royal regarding TDR receiving areas in their municipalities.

REPORTS

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

- Mr. Criscitiello reported that the County has scheduled community meetings in Northern and Southern Beaufort County regarding the Code—two have already occurred. He thanked Councilman Brian Flewelling for his leadership. Mr. Criscitiello noted the three-year process regarding this Code. Mr. Semmler noted the times and locations for two community meetings scheduled at Okatie Elementary School and Bluffton Library. Regarding the evaluation of recent developments that used the existing code and how these developments would look with the Code, Mr. Criscitiello noted that he had received a quote but there is a funding issue that must be resolved. Regarding the searchability of the Code, hyperlinks will be contained throughout the document for references, etc.
- Ms. Linda Bridges, Town of Port Royal Planning Administrator, noted that the Town of Port Royal Code and maps were adopted by Town Council in May. It's been a smooth ride, so far. The Town has been accustomed to doing this way of business, so it was not that big a leap.
- Ms. Libby Anderson, City of Beaufort Planning Director, noted that their Code had been put on hold, but she hoped it would be completed by the end of the summer and released for review by committee sometime in August.

B. Status of Spanish Moss Trail: Mr. Robert Merchant gave the status on the different phases of the trail. The 3-mile portion between Depot and Ribaut Roads (Segments 3 and 4) is completed. The Path Foundation noted that they soon would be completed with the section between Broad River Boulevard and Roseida Road (Segment 6). The gap between Broad River Boulevard and Depot Road (Segment 5) is where Beaufort County received a federal grant and additional funding from accommodation taxes. The design stage is with SCDOT for their approval; the construction bidding phase would occur this summer with actual construction occurring in the fall. For the portion between Smilex Road and 15th Street (Segment 2) in Port Royal, discussion has occurred between The Path Foundation and the Town of Port Royal. The trail north of Roseida Road and the portion beyond 15th Street (Segment 1) is unfunded and unplanned. The Sheriff's Department has contacted Mr. Merchant regarding public safety along the trail. Future maintenance of the trail is being discussed with the Friends of Spanish Moss Trail and the affected government entities. A median is considered for Highway 170 to provide a safe crossing for trail users, and possibly at the intersection of Highway 21/Parris Island Gateway.

ROUND THE TABLE COMMENTS

- Councilman Vernon DeLoach asked when the All Station Landing Pad would occur.
- Mr. Semmler encouraged all to get the hard copies of the survey and brochure provided by Mr. Smith.

OTHER BUSINESS: Next Meeting: Friday, July 25, 2014, Executive Conference Room, Beaufort County Administration Building, 100 Ribaut Road, Beaufort SC 29902

ADJOURNMENT: Councilman Brian Flewelling made a **motion**, and Councilwoman Laura Von Harten seconded the motion, **to adjourn the meeting**. The motion was passed (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 May 23, 2014, Northern Regional Plan Implementation Committee meeting is: http://beaufort.granicus.com/MediaPlayer.php?view_id=3&clip_id=1595

Northern Beaufort County Regional Plan Implementation Committee Meeting
Executive Conference Room, County Administration Building
100 Ribaut Road, Beaufort, SC 29902
July 25, 2014

ATTENDANCE

Members Present: Robert Semmler, Chairman, Northern Regional Plan Implementation (NRPIC) Committee and Beaufort County Planning Commission; Bob Evans, Beaufort County School Board Chairman; Vernon DeLoach, Town of Port Royal Councilman; Brian Flewelling, Beaufort County Councilman; Billy Keyserling, City of Beaufort Mayor; Joe Lee, representing Samuel Murray, Mayor of Town of Port Royal; and Laura Von Harten, Beaufort County Councilman;

Members Absent: Jerry Cook, Town of Yemassee Mayor; Gerald Dawson, Beaufort County Councilman; Joe DeVito, Metropolitan Planning Commission Chair; William McBride, Lowcountry Council of Governments; Samuel Murray, Mayor of Town of Port Royal, and Mike Sutton, City of Beaufort Councilman

Staff Present: Libby Anderson, City of Beaufort Planning Director; Thomas “Tab” Bendell, Jr., County Attorney; Linda Bridges, Town of Port Royal Planning Administrator; Anthony Criscitiello, Beaufort County Planning Director; Ginnie Kozak, Lowcountry Council of Governments; Robert Merchant, Beaufort County Long-Range Planner; Van Willis, Port Royal Town Manager; and Barbara Childs, Beaufort County Administrative Assistant to the Planning Director.

Other Attendees: Reed Armstrong, Coastal Conservation League; Alice Howard, Metropolitan Planning Commission; Jason Mann, U.S. Marine Corps Air Station Beaufort; Brad Samuel; Paul Sommerville, Beaufort County Council Chair; and JLUS Consultants: Tyson Smith of White and Smith, LLC; Vagn Hansen II of Benchmark; and Phil Hubert and Don Noonan of Marstel-Day.

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.

Councilwoman Laura Von Harten apologized to the municipalities that the Local Option Sales Tax was not passed by Beaufort County Council. Discussion included remembering that she had offered her apologies at an earlier meeting (March 28, 2014).

REVIEW OF NRPIC MEETING MINUTES: The May 23, 2014, minutes were reviewed. No comments were received. Motion: Beaufort County Councilwoman Laura Von Harten made a motion, and it was seconded, to approve the May 23, 2014, minutes as written. The motion

passed (FOR: DeLoach, Flewelling, Lee for Murray, Semmler, and Von Harten; ABSTAINED: Evans and Keyserling; ABSENT: Cook, Dawson, DeVito, McBride, and Sutton).

CHAIRMAN’S REPORT: Mr. Semmler had nothing to report.

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

Mr. Tyson Smith, of White and Smith LLC, the JLUS consultant, explained the power point presentation on the SWOT.

Mr. Phil Hubert of Marstel-Day, providing a power point presentation, noted that SWOT is a strategic planning tool—that noted the overlying strengths, weaknesses, opportunities and threats. The objective is to achieve “compatible land use.” The process is an iterative process—continuing throughout the process. Input will occur from the public and the Committee. He proceeded to point out the SWOT (strengths, weaknesses, opportunities, and threats) for both the Marine Corps Depot and the Air Station.

- Marine Corps Depot:
 - Strengths: excellent community support and a positive reputation as a strong strategic value to the Marine Corps as the only recruit depot on the east coast.
 - Weakness: physical constraints preventing further acquisition of real estate, lack of development, high traffic volume during graduation, and environmental concerns due to range ammunition.
 - Threats: redevelopment of the Port of Port Royal, increased recreational boating, population and political power shifts within Beaufort County, potential impacts of climate change on operations (sea level rise, inclement weather, etc.), and increasing stormwater management requirements and/or fees. The Committee suggested adding the lack of affordable housing or housing choices to be nearer amenities/job opportunities for military dependents.
 - Opportunities: formalize interaction/communication between Parris Island and its neighbors, and coordinate with relevant stakeholders.
- Marine Corps Air Station:
 - Strengths: strong community support and a successful 2014 JLUS. The Committee suggested identical wording as the Marine Corps Depot due to perception; however, there was public outcry at the community meeting regarding the Air Station.
 - Weakness: 2013 AICUZ relies on the modeling data from F-35As. The Committee suggested looking at noise data from F-35Bs and F-35Cs and how it is mitigated; detailed Committee discussion included computer modeling, desiring new data on F-35B, and considering an outlying/off-site landing field.
 - Threats: unknown effects of the new aircraft, public mistrust of information, population and political power shifts within Beaufort County, significant impacts of climate change on operations, and unresolved stormwater management requirements.
 - Opportunities: educate the public on noise modeling, acknowledge and explore various noise impact mitigation, formalize interaction/communication between Air Station and its neighbors, and coordinate with the stakeholders on various concerns such as incompatible development, noise concerns, and stormwater management fees.

Mr. Hubert also summarized the public survey where 373 responses were received to date (319 online, 50 live polling, and 4 paper surveys submitted). The Committee was concerned with the low number of responses in relation to the population, but the consultants were pleased with the number. The online survey is at lowcountry-jlus.org. Lowcountry Council of Governments (LCOG) placed a newspaper ad regarding the public survey.

Committee discussion included using decommissioned land for economic development such as solar energy and crop growth, and the historic relevance of Parris Island and Air Station.

Mr. Smith noted that the public meetings were set for August 2014. He did not believe the assessment would be ready by the public meetings; however, survey results and SWOT analyses could be presented those meetings. The Committee wanted the assessment to be included at the public meetings.

Motion: Beaufort County Councilman Brian Flewelling made a motion **to delay the public meeting until the land use assessment has been reviewed and confirmed by the Committee.** Beaufort County Councilwoman Laura Von Harten seconded motion. The motion **passed** (FOR: DeLoach, Evans, Flewelling, Keyserling, Lee for Murray, Semmler, Sommerville, Von Harten; ABSENT: Cook, Dawson, DeVito, McBride, and Sutton).

Further discussion included meeting off-cycle other than every other month on the odd months to accommodate the JLUS consultants.

REPORTS

A. Status of New Development Codes:

- Ms. Linda Bridges, Town of Port Royal Planning Administrator, had nothing to report.
- Ms. Libby Anderson, City of Beaufort Planning Director, had nothing to report.
- Mr. Anthony Criscitiello, County Planning Director, reported that County Council had authorized the Planning staff to use consultants to analyze the effect of the Code on five development types that were formerly approved under the current ordinance.
- County Councilman Brian Flewelling noted that second reading on the County Code would be delayed until the consultants' report is received. He noted that the Natural Resources Committee would be opening the Development Code for minor amendments. He also noted that Planned Unit Developments (PUDs) were not necessary in the Code. He gave kudos to the Planning Staff and the Planning Commission on their work with the Code.

B. Status of Spanish Moss Trail: Mr. Robert Merchant noted that three miles between Depot and Ribaut Road, and 1-1/2 miles between Roseida Road and Broad River Boulevard are completed. The gap between Broad River Boulevard and Depot Road (Segment 5) is where Beaufort County received a federal grant and additional funding from accommodation taxes. The design stage is with SCDOT for their approval; the construction bidding phase should occur this summer with actual construction occurring sometime in the fall. For the portion between Smilex Road and 15th Street (Segment 2) in Port Royal, Mr. Dean Moss has discussed with the Ports Authority and the trail will go to Appleton Road in the Town of Port Royal. Discussion included the short-term safety solution of activated pedestrian buttons

(called Hawk) across Highway 170 and Ribaut Road and the long term solution being above grade/bridge crossings, using copies of locally known bridges to be identifiable to the area for above grade crossings, handicap access, and Town of Port Royal considering solutions for the trail in their municipality.

ROUND THE TABLE COMMENTS

- Mr. Bob Evans noted that Building a Better Beaufort (B3) Scholarship Fund raised \$135,000 to go to the Technical College of the Lowcountry (TCL) for graduates from Beaufort County to attend TCL for free for 2 years. The endowment goal is \$1 million. The first graduate class of 2014 will begin at TCL. A national certification program will begin at the local high schools where automotive, pre-engineering, healthcare, culinary arts, etc., certificates will be available. He congratulated the Town of Port Royal for the opening of Parkers where on first Wednesdays \$0.01 for each gallon purchased goes to the Beaufort County School Board.
- Beaufort County Councilman Brian Flewelling noted that other than the Community Development Code, a recommendation will be forwarded to County Council for a referendum for the Rural and Critical Land Preservation Program. The Natural Resources Committee of County Council will be reviewing the Greenprint map that is used by the program as a guide for purchasing land; the map is available on the County website for public viewing.
- Beaufort County Councilwoman Laura Von Harten stated that she attended a St. Helena Library presentation regarding bio-fabrication of tissue. She commended the Creation Station at that Library.
- Town of Port Royal Councilman Joe Lee believed that the Committee has not been convinced about the modeling, and the public probably would not believe it either. He suggested that Mr. Jason Mann have someone brief the Committee regarding the modeling to convince the Committee. Mr. Lee believes the Air Station is lax on maintaining the flight paths.
- Mr. Robert Semmler believed the community gets very involved, agreed with Mr. Lee that the people who live here must understand what is going on, and noted that Mr. Brad Samuels might be able to field questions about the process.

OTHER BUSINESS: Next Meeting: Friday, September 26, 2014, in the Executive Conference Room, Beaufort County Administration Building, 100 Ribaut Road, Beaufort SC 29902.

ADJOURNMENT: Mr. Flewelling made a **motion**, and Mr. Lee seconded the motion, **to adjourn the meeting**. The motion passed (FOR: DeLoach, Evans, Flewelling, Keyserling, McBride, Lee for Murray, Semmler, Sommerville, and Von Harten). Mr. Semmler adjourned the meeting at approximately 11:30 a.m.

Note: The video link of the July 25, 2014, Northern Regional Plan Implementation Committee meeting is: http://beaufort.granicus.com/MediaPlayer.php?view_id=3&clip_id=1695