

**Northern Beaufort County Regional Plan Implementation Committee**  
**Executive Conference Room**  
**Beaufort County Administration Building**  
**100 Ribaut Road, Beaufort, SC**  
**May 22, 2015**  
**9:30 a.m.**

Members:

Joe DeVito, Metropolitan Planning Commission Chair (Chairman)  
Robert Semmler, Beaufort County Planning Commission Chair (Vice-Chairman)  
Jerry Cook, Town of Yemassee Mayor  
Gerald Dawson, Beaufort County Council  
Vernon DeLoach, Town of Port Royal Council  
Bill Evans, Beaufort County School Board Chair  
Brian Flewelling, Beaufort County Council  
Alice Howard, Beaufort County Council  
Billy Keyserling, City of Beaufort Mayor  
William McBride, Lowcountry Council of Government  
Mike McFee, City of Beaufort Council  
Samuel Murray, Town of Port Royal Mayor

**AGENDA**

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. REVIEW OF NOVEMBER 21, 2014, MINUTES ([backup](#))
4. CHAIRMAN'S REPORT
5. NEXT STEPS FOR THE NORTHERN IMPLEMENTATION COMMITTEE
6. REPORTS
  - A. JLUS Implementation
  - B. Status of Spanish Moss Trail
7. ROUND THE TABLE COMMENTS
8. OTHER BUSINESS: Next Meeting: Friday, July 24, 2015 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**  
**November 21, 2014**

**ATTENDANCE**

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

**Members Absent:** Jerry Cook, Town of Yemassee Mayor; Joe DeVito, Metropolitan Planning Commission Chair; Brian Flewelling, Beaufort County Councilman; Mike Sutton, City of Beaufort Councilman; William McBride, Lowcountry Council of Governments; and Laura Von Harten, Beaufort County Councilman.

**Staff Present:** Libby Anderson, City of Beaufort Planning Director; 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; Colleen Barrett and Jason Mann, U.S. Marine Corps Air Station Beaufort; Jim Beckert, Beaufort County School Board member, Phil Cromer, City of Beaufort Council-elect; Jeanne Edwards and Sharon Reilly, citizens; Bill Harris, Metropolitan Planning Commissioner; Alice Howard, Beaufort County Council-elect and Metropolitan Planning Commissioner; Brad Samuel, SCANA; and JLUS Consultants: Tyson Smith of White and Smith, LLC; Vagn Hansen II of Benchmark; and Phil Huber 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 9:43 a.m.

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

Mr. Semmler asked those in the room to introduce themselves, for the record. He then introduced the Committee members that were present at the meeting.

**REVIEW OF NRPIC MEETING MINUTES:** Mr. Semmler noted that the minutes would be reviewed later in the meeting when a quorum hopefully is present.

### **CHAIRMAN'S REPORT:**

- Mr. Semmler mentioned the handout from the citizen committee. He also noted that the Joint Land Use Study (JLUS) public meeting was held last night. He noted the 35 attendees and felt the meeting was well organized.
- Mr. Semmler apologized for a comment he made at last month's meeting that was meant for levity, but was misinterpreted.

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

Mr. Semmler commented on the worksheet that was forwarded to the Committee members earlier, in preparation for this meeting. He noted that a funding timeline was involved to move the study along. He asked that the Committee focus on prioritizing the issues rather than continuing discussions that have occurred in the past. He asked Mr. Smith to be the facilitator during the discussions.

Mayor Billy Keyserling noted that one of the City of Beaufort committee asked why the study was not going forward to Council. He noted that the language is not citizen-friendly / "in English." Mr. Tyson Smith noted that he would try to simplify the language.

Mr. Tyson Smith, of White and Smith LLC, the JLUS consultant, explained that drafts have been provided for courtesy review. The consultants have supplemented their analysis regarding the growth area issue. Mr. Smith noted that questions from the public hearing last night involved modeling data, the landing options, the time-line of the F35B, disclosure issues, the Marine Corps considering compensating affected property owners, and the noise issue.

Mr. Vagn Hansen, a consultant from Benchmark, briefed the Committee on the adopted growth area in relation to the AICUZ between 2003 and 2013.

Mr. Smith noted the implementation categories:

- community-wide coordination: Discussion included concern for staffing, suggested using an infomercial to inform where the public could express their concerns, utilizing the Metropolitan Planning Commission instead of a separate citizen's committee, an MOU/Memorandum of Understanding not being necessary, and adding SCANA.
- military outreach: Discussion included OLF concerns and issues that were bookmarked for another meeting, clarifying that JLUS was for land use only, adding schools and housing, disagreeing that housing should be in the implementation process but added as a text.
- land use planning and environmental resources: Discussion included adding environmental regulatory agencies, adding the Air Station in the cultural section, and removing the cultural resources item.
- amendments to existing overlay ordinances: Discussion included differing F-18 and F35B contours, notifying the differences for present and permit for the future, and informing realtors of both overlay contours.
- transferable development rights (TDR): Discussion included not having a market for the TDR program, the limited sending areas, banking the funds, strategies to utilize grant funds, budgetary constraints preventing the County from implementing the program, the

original intent as a pilot TDR program, and making implementation steps simpler—no more than four steps.

*Note: Mayor Murray entered the meeting at 10:09 a.m.*

Mr. Smith and Mr. Semmler suggested meeting on February 27 before the March meeting. The next scheduled meeting is January 23, 2015. Discussion included having hard copies at the next meeting, and seeing the revisions before the January meeting.

## **REPORTS**

### **A. Status of New Development Codes:**

- Mr. Anthony Criscitiello, County Planning Director, reported that the County's Community Development Code would be heard at County Council for third and final reading on December 8, 2013.
- 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.

**B. Status of Spanish Moss Trail:** Mr. Robert Merchant noted there were two bidders that overbidded the project between Depot Road and Broad River Boulevard. The engineers have revised the bid documents and are awaiting approval from SCDOT before another bid opening. Rails are being taken up by Pender Brothers for the section moving into the Town of Port Royal. There are several complications before the trail can occur into the Town of Port Royal. The design of a trail spur on Allison Road is close to being completed.

**ROUND THE TABLE COMMENTS:** Mayor Samuel Murray noted that the Port Authority was considering the offer by a group. Mayor Keyserling noted that the City of Beaufort has been worrying with the Town of Port Royal. No other comments were offered by the other committee members.

**OTHER BUSINESS:** Next Scheduled Committee Meeting: Friday, January 23, 2014, in the Executive Conference Room, Beaufort County Administration Building, 100 Ribaut Road, Beaufort SC 29902.

**ADJOURNMENT:** Mr. Semmler adjourned the meeting with no dissent from the Committee members. The meeting was adjourned at approximately 12:09 p.m.

*Note: The video link of the November 21, 2014, Northern Regional Plan Implementation Committee meeting is: [http://beaufort.granicus.com/MediaPlayer.php?view\\_id=3&clip\\_id=1882](http://beaufort.granicus.com/MediaPlayer.php?view_id=3&clip_id=1882)*