

Northern Beaufort County Regional Plan Implementation Committee
Executive Conference Room
Beaufort County Administration Building
100 Ribaut Road, Beaufort, SC
September 25, 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 MAY 22, 2014, MINUTES ([backup](#))
4. CHAIRMAN'S REPORT
5. REVISITING THE NORTHERN BEAUFORT COUNTY REGIONAL PLAN
6. REPORTS
 - A. JLUS Implementation
 - B. Status of Spanish Moss Trail
7. ROUND THE TABLE COMMENTS
8. OTHER BUSINESS: Next Meeting: Friday, November 20, 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
May 22, 2015

ATTENDANCE

Members Present: Joe DeVito, Chairman, Northern Regional Plan Implementation (NRPIC) Committee and Metropolitan Planning Commission; Gerald Dawson, Beaufort County Councilman; Vernon DeLoach, Town of Port Royal Councilman; Brian Flewelling, Beaufort County Councilman; Alice Howard, Beaufort County Councilman; William McBride, Lowcountry Council of Governments; Mike McFee, City of Beaufort Councilman/Mayor Pro-Tem; Samuel Murray, Mayor of Town of Port Royal; and Robert Semmler, Vice-Chairman, Northern Regional Plan Implementation (NRPIC) Committee and Chairman, Beaufort County Planning Commission Chair

Members Absent: Jerry Cook, Town of Yemassee Mayor; Bill Evans, Beaufort County School Board Chairman, and Billy Keyserling, City of Beaufort Mayor

Staff Present: Anthony Criscitiello, Beaufort County Planning Director; Ginnie Kozak, Lowcountry Council of Governments; and Robert Merchant, Beaufort County Long-Range Planner.

Other Attendees: Reed Armstrong, Coastal Conservation League; and Jason Mann, USMC Air Station representative.

CALL TO ORDER: Chairman Joe DeVito called the Northern Regional Plan Implementation Committee (NRPIC) meeting to order at approximately 9:35 a.m. He noted there was no quorum, so the meeting will continue for informational purposes only—no voting will occur.

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

REVIEW OF NRPIC MEETING MINUTES: Mr. DeVito stated that there was no quorum so the minutes listed on the agenda will be heard at the next Committee meeting.

CHAIRMAN'S REPORT

1. City of Beaufort:

- **Form-Based Code:** The Planning staff has taken over the review of their Code and anticipates final review during the third quarter of 2015. The staff plans to select a couple of members from each of their Boards and Committees that will use the Code to form a 7- or 9-member committee to review the draft Code that staff has vetted. The Committee will include City Councilmen, Metropolitan Planning Commissioners, and Zoning Board of Appeal members. Discussion included the selection process, and committee meeting schedule.
- **Comprehensive Plan:** The Planning staff and the Metropolitan Planning Commission will embark on the 5-year review of the City's Comprehensive Plan. The staff has

provided the Commission with a summary update of where the City is, and the Commission will select the top five items where they would like to see activity occurring or focused on in the next five years. Discussion included the Town of Port Royal completing its five-year review, the municipalities not requiring Council approval on the five-year review, clarification that amendments would require Council approval, the municipalities' Code review serving as a part of their Comprehensive Plan review, a suggestion to review the Comprehensive Plan legislation to insure the County is not doing more than is required, each government entity being the authority over its own Comprehensive Plan—not having to report to any other higher authority,

2. **Beaufort County** won two awards for their Community Development Code (CDC). Mr. Anthony Criscitiello, County Planning Director, thanked the leadership of Councilman Brian Flewelling and Council Chair Paul Sommerville, and the hard work of Mr. Robert Merchant, County Long-range Planner. Mr. Criscitiello noted the two awards were: A Congress of New Urbanism (CNU) Award, and the prestigious Driehaus Award. Mr. Criscitiello noted that he had the opportunity to read the award, for the record, during the South Carolina Association of Counties webinar yesterday (March 26, 2015), then proceeded to read the award for the Committee. Councilman Flewelling noted that Councilmen Gerald Dawson and William McBride were members of the 8-member committee that reviewed the draft CDC. Discussion included the cooperative work between the County and the municipalities, the NRPIC serving as a cornerstone for the development of the CDC, the Daufuskie Plan and Boundary Street Plan serving as building blocks for the CDC, the six-month review of the CDC that is to occur shortly, the CDC overall working well, the Port Royal Island Code also working well with minor changes occurring along the way, the CDC being a living document where changes will occur, kudos to the County and the municipalities on the progressive and forward looking regulations—especially stormwater and transportation,

THE NEXT STEP FOR THE NRPIC

Mr. DeVito noted that the Committee has been a catalyst for many changes within the government entities involved. He suggested reviewing the Northern Regional Plan, including the recreational parks. Discussion included agreement to having the review similar to the one required for the Comprehensive Plans, encouraging annexation/changes in the municipalities' growth boundaries, contacting the County staff regarding copies of the Northern Regional Plan to be reviewed, reaching out to the Town of Yemassee for participation in the Committee, addressing sea level rise in the Plan, updating the transportation section since being designated an MPO (metropolitan planning organization), and economic development concerns.

REPORTS

- A. **Joint Land Use Study:** Ms. Ginnie Kozak of Lowcountry Council of Governments noted that the Committee at its March 27, 2015, meeting passed a resolution endorsing both studies—the Beaufort Air Station and the Parris Island Recruit Depot. The Town of Port Royal has adopted the studies; the County and the City of Beaufort are in the process of adopting the studies. The consultants and the Department of Defense agencies involved were pleased by the adoption process. The Committee worked efficiently with the consultants and the project was completed on time and under budget. The Office of Economic Adjustment of the Department of Defense noted that they had set aside additional money for the

implementation of the JLUS. Ms. Kozak cautioned that the new AICUZ (Air Installation Compatibility Use Zone) may cause some difficulty. Mr. Criscitiello noted that the implementation of the JLUS included the new AICUZ map.

B. Status of Spanish Moss Trail:

- Mr. Robert Merchant stated that the South Carolina Department of Transportation (SCDOT) approved the selection of Llewellyn Construction for the construction work on phase 5 (Broad River Boulevard to Depot Road). Construction will begin in July 2015, focusing on the bridge work first, and anticipate completion in the fall of 2015.
- Mr. DeVito noted that from the Friends of Spanish Moss Trail (hereafter known as “The Friends”) perspective there had been some maintenance work along the trail, cooperatively performed by the County, City of Beaufort, and Beaufort-Jasper Water and Sewer Authority. 46 youth from the South Carolina Youth Conference housed at USC-B volunteered their time to pick up litter, clipped overhanging branches, weeded, and spread mulch at the trail this past weekend. He noted that Eliza Hill of the City of Beaufort was on site to give advice regarding care of the flower beds. Mr. DeVito noted that the first water fountain is almost completed near the depot. The May 7th fundraiser was rained out, but another will occur to raise operational dollars for the Friends. The Friends are now looking at Sector 7 from Roseida Road on out toward Whale Branch River and have begun talks with Clarendon Farm. Sector 2 in Port Royal is awaiting the sale of the port; the Friends have a complete “shovel ready” design. The Friends Board is looking at future plans of connectivity outside the trail to the community. Discussion included clarification on the Sectors 7 and 8 routes, clarification on the McLeod property involvement in Sector 8 or 9, the possible fundraising difficulty for sectors beyond Highway 116/Laurel Bay Road, connecting the trail to the McTeer bridge, the formation/funding of a historic sign committee for historic markers along the trail, the formation of a directional sign committee for signage along the trail, receiving grant funds for an app about the trail, the trail being highly rated on Trip Advisor, proposing enhancing the trail on Highway 116 and connecting it to the rail-trail for a connection from Laurel Bay housing to Parris Island, and a suggestion to use the Air Station Construction Squadron to enhance the existing trail along Highway 116.

ROUND THE TABLE COMMENTS: No comments were offered.

OTHER BUSINESS: Next Scheduled Committee Meeting: Friday, May 22, 2014, in the Executive Conference Room, Beaufort County Administration Building, 100 Ribaut Road, Beaufort SC 29902.

ADJOURNMENT: Mayor Keyserling made a **motion**, and Councilwoman Alice Howard seconded the motion, **to adjourn the meeting**. No discussion occurred. The motion **was carried (FOR: Dawson, DeLoach, DeVito, Flewelling, Howard, McBride, and Murray; ABSENT: Cook, Evans, Keyserling, McFee, Semmler)**. The meeting was adjourned at approximately 10:15 a.m.

Note: The video link of the May 22, 2015, Northern Regional Plan Implementation Committee meeting is: http://beaufort.granicus.com/MediaPlayer.php?view_id=3&clip_id=2141