

**Northern Beaufort County Regional Plan Implementation Committee**  
**Executive Conference Room, Beaufort County Administration Building**  
**Beaufort County Government Robert Smalls Complex**  
**100 Ribaut Road, Beaufort, SC 29902**  
**Friday, November 30, 2018**  
**9:30 a.m.**

Members:

Robert Semmler, Beaufort County Planning Commission Chair (Chairman)  
Jerry Ashmore, Town of Port Royal Council  
Earl Campbell, Beaufort County School Board Chair  
Jerry Cook, Town of Yemassee Mayor  
Gerald Dawson, Beaufort County Council  
Brian Flewelling, Beaufort County Council  
York Glover, Lowcountry Council of Governments  
Alice Howard, Beaufort County Council  
Billy Keyserling, City of Beaufort Mayor  
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 PREVIOUS MEETING MINUTES ([backup](#))
4. PRESENTATION OF LADY'S ISLAND PLAN (Lady's Island Steering Committee)
5. ROUND THE TABLE COMMENTS
6. OTHER BUSINESS: NEXT MEETING—Friday, January 25, 2019 at 9:30 a.m., Executive Conference Room, Beaufort County Administration Building, 100 Ribaut Road, Beaufort, SC
7. ADJOURNMENT



**Northern Beaufort County Regional Plan Implementation Committee Meeting**  
**Executive Conference Room, County Administration Building**  
**100 Ribaut Road, Beaufort, SC 29902**  
**June 22, 2018**

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**ATTENDANCE**

**Members Present:** Robert Semmler, Chairman, Northern Regional Plan Implementation (NRPIC) Committee and Beaufort County Planning Commission; Alice Howard, Beaufort County Councilwoman District 4; Billy Keyserling, City of Beaufort Mayor; and Samuel Murray, Mayor of Town of Port Royal

**Members Absent:** Jerry Ashmore, Town of Port Royal Council; Earl Campbell, Beaufort County School Board Chair; Mayor Jerry Cook, Town of Yemassee; Gerald Dawson, Beaufort County Council District 1; Joe DeVito, Metropolitan Planning Commission Chair (Vice-Chairman); Brian Flewelling, Beaufort County Councilman District 5; York Glover, Lowcountry Council of Governments; and Mike McFee, City of Beaufort Councilman/Mayor Pro-Tem;

**Staff Present:** Linda Bridges, Town of Port Royal Planning Administrator; Eric Larson, Beaufort County Environmental Engineering and Land Management Director; Lauren Kelly, City of Beaufort; Robert Merchant, Beaufort County Assistant Planning Director; Ginnie Kozak, Lowcountry Council of Governments; Van Willis, Port Royal Town Manager; Eric Greenway, Beaufort County Planning Director; Heather Spade, Beaufort County Planning Assistant.

**Other Attendees:** Kate Schafer and Rikki Parker, Coastal Conservation League; Gordon Fritz, Greg Campbell, and Chuck Newton, Sea Island Coalition; Wendy Zara, retired, Port Royal Island citizen; Paul & Marilyn Kelly, retired, Lady's Island citizens; and Ariel P. Date, U.S. Marine Corps Air Station

**CALL TO ORDER:** Chairman Robert Semmler called the Northern Regional Plan Implementation Committee (NRPIC) meeting to order at approximately 9:30 a.m.

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

**CHAIRMAN'S REPORT:** Mr. Semmler asked the meeting attendees to introduce themselves, for the record.

**REVIEW OF MINUTES:** Mr. Semmler noted that there were no minutes to review and they probably would be forwarded by email at a later date to Committee members to review.

**TIMELINE AND SCOPE OF LADY'S ISLAND PLAN**

Mr. Semmler noted that the Lady's Island Plan has been worked on and public participation has occurred. We're nearing the end of the 6-month process. Mr. Greg Dale, the consultant, was not able to attend this meeting; however, Robert Merchant and other members of the Steering Group should be able to give a quick update. Members of the Steering Committee include City of Beaufort

Beaufort County in conjunction with the city and the Town of Port Royal recently went through a procurement process to select a consultant to help facilitate the formation of the Lady's Island Area Plan. The County Selected McBride Dale Clarion. This is the same consultant group that constructed the Northern Regional Plan. County Council awarded the contract back in October and staff and the consultant are ready to move forward. Over the past few months Beaufort County staff, along with Town of Port Royal and City of Beaufort have begun to discuss the project timeline and other ideas related to moving forward with the plan.

Rob went on to explain that a lot of activity has been occurring on Lady's Island both commercial and residential bringing major concerns to the future of the Island as a whole. Rob stated that the starting point is to analyze the existing patterns on Lady's Island because much of the island is already developed. Patterns of residential subdivisions already exist in the northern parts of the island some of those subdivisions are: Pleasant Point, Walling Grove, Coosa River estates, Marsh Hawk, Coosaw Plantation. When we look at the future of the island there is a limited amount of land that can play a role in the build out. Coming up with a shared vision between Beaufort County, The City of Beaufort, and Port Royal on the future of the island that reflects the interests of the Lady's Island residents. Rob explained the steering committee made up of various organizations that represent a good cross section of the island. The steering committee would be involved in the regular development of the policy for the island. The staff Committee is made up of planning staff from the effected municipalities in the county. This committee would work with the consultant and provide information to the steering committee in return the steering committee would report to the implementation committee at the Northern Regional Committee Meetings. The Northern Reginal is scheduled to meet bi-monthly so the idea is that the steering committee would meet every month or whenever that committee felt it was necessary, followed by a series of public meetings. Ultimately the plan would be forwarded to the three local jurisdictions for adoption.

The project time frame to develop the plan is between January and June the goal is to be able to present a draft plan to the public by June and have the three jurisdictions formally adopt the Plan shortly after. The timeline is outlined below:

- January 2018: kickoff plan – first steering committee meeting (January 2018)
- February 2018: steering committee and first public meeting
- March 2018: steering committee and implementation committee
- April 2018: steering committee and second public meeting
- May 2018: steering committee and implementation committee
- June 2018: Final public meeting – presentation of draft plan
- July to September 2018: formal adoption process

Rob explained to the members that the Northern Regional Implementation committee would be the appropriate body to choose the representation for the Steering committee. Rob went on to show the staff recommendation of representation on the committee.

Mr. Semmler asked questions as to why Beaufort Jasper water and sewer along with the Beaufort County School District were not a part of the recommendation for the steering committee. Rob explained that Beaufort Jasper Water would be an agency that would be brought in on specific questions regarding infrastructure. Conversation took place that both of groups mentioned would

need to be brought in for technicalities where the steering committee members are going to be involved in policy development

Questions:

Any reasoning that the City of Beaufort along with the Town of Port Royal do not have independent members of the committee. Rob explained that the idea was for the planning commission members to count as that representation

Conversation took place about specific designations from the metropolitan Planning Commission, should allow one from the City and one from the Town. Conversation continued on the importance that the School board would play on the Steering committee.

UPDATE FROM LOWCOUNTRY COUNCIL OF GOVERNMENTS (Ginnie Kozak,  
Lowcountry Council of Governments)

A. TRANSFER OF DEVELOPMENT RIGHTS PROGRAM

B. LOWCOUNTRY AREA TRANSPORTATION STUDY (LATS)

Gennie Kozak reported to the committee that the Transfer of Development Rights (TDR) program has been in the works for more than 10 years now and we have had people interested in selling their property. Currently Tyson Smith has hired a sub consultant to work with him to gauge what the property values might be. Also have been organizing with the County legal department along with BCOLT. Genni stated that she would like to see the first purchases take place this year.

Low country transportation study is a metropolitan planning study mandated by the federal government it is a transportation study that is mandated by the federal government once you have a contiguous area that hits over fifty thousand people. According to the 2010 census the Hilton Head Island small urban area was created; Town of Hilton Head, Town of Bluffton, and the surrounding unincorporated parts of the County. one of the real benefits is that palmetto breeze is getting funding for public transit in urban areas if Beaufort and port Royal become a Urban area in the future the funds would expand and more opportunities would be available.

Genni also briefed the committee on the section of the study outside of Beaufort County specifically the widening of US17 to the Georgia line. Genni told the committee that funds were being set aside every year to go toward the expense of the bridge, due to the cost and location the project will cost around fifty of 60 million dollars.

Discussion took place on a number of projects that the Low Country Area Transportation study has helped plan and seek funding around the county.

Conversation took place on preparing for future snow and ice storms and how the county should better prepare. Members expressed how impressed they were with the notices that were sent out county wide; although it may not be economically fit to invest in snow/ice removing equipment the county handled it well.

ERIC LARSON

Mr. Eric Larson explained to the committee that the Okatie River is unique in the way that many different jurisdictions have a great impact on its future. It flows through Beaufort and Jasper Counties. Mr. Larson explained what Total Max Daily Load (TMDL) report DHEC put together in 2010 that comes up with a plan of 51% reduction of bacteria levels in the Okatie. Mr. Larson went on to show the committee slides depicting changes and the downgrades in hatch area over a seventeen year time period. He explained that the bacteria levels increasing the higher concentrations are found further up in to the head waters due to the shallow grade along with more stormwater influences, because of the slushing tidal effect the fresh water gets trapped in the headwaters taking longer to disperse down river. Mr. Larson also showed data relating to the salinity of the Okatie and explained the salinity levels are decreasing due to the increase in fresh water input.

Mr. Larson stated that although bacteria levels are rising great efforts are being taken to decrease contamination of the Okatie, unfortunately the county is unable to stop development but by having programs in place that are proactive and allow enforcement, this would allow us to curb the increase in bacteria when development occurs.

Mr. Patterson, county resident, explained to the board that a scientific anomaly happens when you preserve large lots of land the fecal coliform levels will increase due to the wildlife that inhabit that land. Mr. Patterson expressed his concern of linking fecal coliform rise with land development when in all reality when land is developed the waste is mandated to be disposed of in a proper way.

**BRIEF ON STATUS OF STORMWATER REGIONALIZATION (Eric Larson, Director, Environments Engineering & Land Management)**

Mr. Larson spoke to the board about the future of a specific storm water task force that would specialize meeting storm water Needs County wide. He was asked to put together a subcommittee made up of storm water professionals in order to better address and review storm water priorities in Beaufort County.

Mr. Larson went on to tell the committee that in Beaufort County as of with now Beaufort Bluffton and Hilton Head all hold MS4 permits and he believes that it is only a matter of time before the other jurisdictions will require one as well. Conversation took place about state legislation may be required to form the voting body.

**ROUND TABLE DISCUSSION:**

**OTHER BUSINESS:** NEXT MEETING—Friday, May 25, 2018 at 9:30 a.m., Executive Conference Room, Beaufort County Administration Building, 100 Ribaut Road, Beaufort, SC

**ADJOURNMENT:** Mr. Semmler adjourned the meeting at approximately 10:35 a.m., with no objections from the Committee members.