

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, March 1, 2019
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 NOVEMBER 30, 2018, MEETING MINUTES (backup)
4. LADY'S ISLAND PLAN (Lady's Island Steering Committee) See link below:

https://ladysislandplan.files.wordpress.com/2018/11/draft-ladys-island-area-plan-11-12-18_sm.pdf
 - a. Status of Plan Adoption
 - b. Review of Proposed Revisions (incorporation of Comments from City Council and Beaufort County Natural Resources Committee) (backup)
 - c. Review of Adoption Resolution (backup)
5. ROUND THE TABLE COMMENTS
6. OTHER BUSINESS: NEXT MEETING—Friday, March 22, 2019, 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
Executive Conference Room, Beaufort County Administration Building
100 Ribaut Road, Beaufort, SC 29902
Meeting - November 30, 2018**

ATTENDANCE

Members Present: Robert Semmler, Beaufort County Planning Commission Chair (Chairman); York Glover, Lowcountry Council of Governments; Brian Flewelling, Beaufort County Council; Gerald Dawson, Beaufort County Council; Billy Keyserling, City of Beaufort Mayor; Samuel Murray, Town of Port Royal Mayor; and Jerry Ashmore, Town of Port Royal Council.

Members Absent: Alice Howard, Beaufort County Council; Earl Campbell, Beaufort County School Board Chair; Colin Moore, Town of Yemassee Mayor; Bill Harris, Metropolitan Planning Commission Chair (Vice Chairman); and Mike McFee, City of Beaufort Mayor Pro Tem.

Staff Present: Lauren Kelly, City of Beaufort Planner; Robert Merchant, Beaufort County Assistant Planning Director; Melissa Peagler, Beaufort County Long-range Planner; Ginnie Kozak, Lowcountry Council of Governments; Van Willis, Port Royal Town Manager; and Diane McMaster, Beaufort County Admin Asst.

Other Attendees: Kate Schaefer, Coastal Conservation League; Chuck Newton and Greg Campbell, Sea Island Coalition; Allen Patterson, Beaufort County builder; Greg Dale, McBride Dale Clarion Consultant; Judy Alling, MPC Port Royal; Blakely Williams, Chamber of Commerce; and Carol Crutchfield, Beaufort County School District.

CALL TO ORDER: Chairman Robert Semmler called the Northern Regional Plan Implementation Committee (NRPIC) meeting to order at approximately 9:38 a.m.

PLEDGE OF ALLEGIANCE: Mr. Semmler led those assembled in 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 asked if there were any changes to the June 22, 2018, meeting minutes. There was unanimous agreement to accept the minutes as written with one meeting date revision under **Other Business:** NEXT MEETING.

AGENDA REVIEW

Mayor Billy Keyserling requested an additional item, Seismic Testing, be added to the November 30, 2018, Northern Regional Plan Agenda. Chairman Semmler made a Motion; seconded by Mr. York Glover, to add Seismic Testing to the current Agenda. The Motion carried with Mr. Brian Flewelling voting no. **(FOR: Semmler, Glover, Dawson, Keyserling, Murray, Ashmore ONE OPPOSED: Flewelling)**

LADY'S ISLAND PLAN 2018

Members of the Steering Committee presented an overview of topics covered in recent public meetings regarding the Lady's Island Plan 2018.

- **Why Plan for Lady's Island**

Widespread concern over a possible decline in the natural environment, growing traffic congestion and the effect on quality of life, inadequate infrastructure, a lack of organized management regarding future growth in general, a lack of development process transparency, and the nonexistence of a multi-jurisdictional plan warranted a large-scale plan. The Lady's Island Steering Committee, among others, were tasked with the intricate process. To date, there have been two (2) public meetings and two (2) online surveys in an attempt to reach out to all members of the community.

- **What Did We Learn**

There are no alternatives but managed growth in order to protect the natural resources and green infrastructure found in and around Lady's Island. A key component for success also requires an efficient road network. With population growth currently at 2.5% per year, there must be a coordinated effort for a detailed plan amongst Beaufort County, City of Beaufort, and the Town of Port Royal.

- **Plan Recommendations**

1. Vision – a gateway to the sea islands
2. Goals and Objectives – quality of place, nature preservation, connectivity
3. Growth Boundaries – need for revisions to current boundaries to safeguard rural areas
4. Land Use Policies – review current policies to address and strengthen all neighborhoods
5. Transportation – improve public transportation and networking of roads, create a safer environment for pedestrian and bicycle traffic with more sidewalks, walkable centers, and bike lanes, postpone plans for a third bridge
6. Civic Engagement – expanded role for Lady's Island Community Preservation Committee (CPC) and improved public notice / education

- **Next Steps**

The Plan's success requires a concerted effort on the parts of the Northern Beaufort County Regional Plan Implementation Committee, City of Beaufort, Town of Port Royal, Lady's Island Business Professionals Association, Sea Island Corridor Coalition, South Carolina Coastal Conservation League to adopt a Resolution implementing the Plan.

Chairman Semmler asked for a Resolution to acknowledge all recommendations and accept the project by presenting the Lady's Island Plan 2018 to Beaufort County Council and City of Beaufort Council. Mr. Keyserling expressed concern over adopting a Resolution without further discussion, focus, public education, and additional planning.

Chairman Semmler explained that he was not asking for a vote regarding the Plan but simply wanted to acknowledge that the Committee had completed its assigned tasks and was now ready

to present the Plan document to both Beaufort County Council and City of Beaufort Council which would result in ongoing work by their respective Planning Department personnel. Chairman Semmler also noted that the Plan would be reviewed in five (5) years and most likely renewed in ten (10) years.

Chairman Semmler asked for a Resolution adopting the Lady's Island Plan 2018. Mr. Brian Flewelling made a Motion; and Mr. Billy Keyserling seconded the Motion, to adopt and move forward with the Lady's Island Plan 2018. There was unanimous agreement from the Committee members present in support of the Resolution.

Mayor Billy Keyserling reported that the Federal Government will begin issuing permits for seismic testing off the coast of South Carolina.

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

ADJOURNMENT: Chairman Semmler adjourned the meeting at approximately 10:51 a.m., with no objections from Committee members.

MEMORANDUM

To: Northern Beaufort County Regional Plan Implementation Committee
From: Lady's Island Steering Committee
Subject: Lady's Island Plan Adoption – Next Steps
Date: February 25, 2019

The Lady's Island Plan began the formal adoption phase in December 2018. The plan has been reviewed by the following entities:

- Metropolitan Planning Commission – December 17, 2018
- Beaufort County Planning Commission – January 7, 2019
- Lady's Island Business and Professional Association (LIPBA) – January 8, 2019
- Natural Resources Committee of Beaufort County Council – January 22, 2019
- Beaufort City Council (Work Session) – January 22 and 29, 2019

During these reviews, the Steering Committee received several comments and recommended revisions to the plan. The purpose of this memo is to outline the comments and provide Committee recommendations on to address the comments. If the Northern Beaufort County Implementation Committee deems the action items outlined in this memo appropriate, then the Steering Committee will make the edits to the plan and present the plan to Beaufort City Council and Beaufort County Council for adoption.

Issue 1 – Airport Runway Extension: Both City and County expressed concern about language opposing any future extension of the runway at Lady's Island Airport. Staff consulted with the Beaufort County Airports Department agreed on the edits that are outlined below.

Proposed Action: Make the following edits in the three sections of the plan that address the airport:

- Page 23. Edit Beaufort County Airport Master Plan as follows: “The Beaufort County Airport is a general aviation airport located on Lady's Island. The airport occupies approximately 110 acres and is owned by the county. ~~The primary concern of this plan as it relates to the airport is consideration of a runway extension. There is concern that a runway extension would have a negative impact on Lady's Island in terms of environmental impact, noise consequence, and potential increase in traffic. The airport plan recommends consideration of an extension of the runway, but this Lady's Island Plan 2018 recommends that no runway extension be considered.~~ The current Airport Master Plan that has been adopted by County Council addresses a number of capital projects including a full parallel taxiway, increased runway safety areas, obstruction removal in the Runway 7 approach, hangar construction, a runway extension, and other facility improvements.
- Page 49. Edit Airport Form Area description as follows: The Airport is an important economic asset for the county. There is light industrial potential in this area, especially for businesses that need general aviation access. There is a County Council-adopted master plan in place for the airport that ~~includes the possibility of a runway extension, but there are concerns about the impact that an expansion would have on the area. This Lady's Island Plan 2018 recommends that no runway extension be considered.~~ addresses a number of capital projects including a full parallel

taxiway, increased runway safety areas, obstruction removal in the Runway 7 approach, hangar construction, a runway extension, and other facility improvements.

- Page 49. Edit Airport Principle #3 as follows: “3. ~~Developing a runway extension is not recommended.~~ Any runway extension shall be carefully considered by all affected stakeholders and elected officials for its potential impacts on the environment, noise, traffic and the local economy.”
- Page 80. Edit item titled Lady’s Island Airport as follows: “• *Lady’s Island Airport:* Support projects that enhance the Lady’s Island Airport’s role as a General Aviation facility, ~~but do not involve large scale improvements such as runway extension.~~ Target improvements that support innovations in vertical takeoff and landing (VTOL) vehicles.”

Issue 2 – Growth Boundary: City Council expressed some concerns about the plan’s recommendation to move the growth boundary. In the northern part of the island, they were concerned that the plan did not adequately address the existence of suburban developments located in the area of Lady’s Island characterized as Rural. In the Eustis Community, the City was concerned that moving the growth boundary to the eastern boundary of the Walmart site would create a perpetual “donut hole” between the Walmart site and Distant Island (currently in the City’s jurisdiction). The Lady’s Island Steering Committee supports keeping the recommendation to move the growth boundary in the Eustis Community due to strong community support for this change.

Proposed Action: Make the following edits to clarify the existence of suburban developments in the Rural Form Area:

- Page 52. Replace map with the map in Appendix A
- Page 53. Edit description of Rural Form Area as follows: “The Rural area encompasses the northern and eastern portions of the island. Most of the land is utilized as residential or agricultural property with a few exceptions that include churches and small-scale businesses. The Rural area has several existing residential subdivisions that are suburban in character. These include Pleasant Point, Walling Grove, Somerset Point, and Coosaw Point which were approved prior to the County adopting its Zoning and Development Standards Ordinance in 1999. This plan recommends no new similar developments in the Rural area. The conservation of the rural areas is an important aspect of the overall growth management strategy of the island.”

Issue 3 – Sea Level Rise: The City expressed an interest in having the plan recommend a Sea Level Rise Overlay Zone where disclosure would be required when property is sold in low-lying areas. The Steering Committee felt that issue wasn’t explored adequately during the planning process and would introduce a policy that needed further exploration. In addition, the Steering Committee felt that this issue was not unique to Lady’s Island and should be explored and implemented as a countywide and multi-municipal policy.

Proposed Action: Address this issue when each of the local governments update their comprehensive plans, which is occurring for each jurisdiction within the next year.

Issue 4 – Economic Reuse: City Council expressed concern about the Economic Reuse recommendation on Page 85. They felt that no incentives were needed to attract businesses that would otherwise locate here if market conditions warranted it. Recommend deleting last sentence that reads “explore a variety of economic incentives to attract developers to these underutilized properties.”

Proposed Action: Make the following edit:

- Page 85. Edit the description of Economic Reuse as follows: “Conduct a thorough analysis of economic development opportunities for outdated or underutilized commercial properties along major corridors. ~~Explore a variety of economic incentives to attract developers to these underutilized properties.~~”

Issue 5 Additional Growth Management Strategies: City expressed concern about our growth management strategies not going far enough. Steering Committee agreed that language promoting the use of land purchases and purchase of conservation easements to preserve rural land and reduce development potential could be strengthened in the plan. The Steering Committee recommended elevating this to a major growth management recommendation.

Proposed Action: Make the following edits to elevate land purchases to a major growth management recommendation.

- Page 9. Under Growth Management, after the fourth bullet, insert a bullet to read “Continue to purchase land and conservation easements to reduce potential for future growth.”
- Page 84. Before “Consider other growth management tools” add an item to read as follows: “Purchase Land and Conservation Easements. Utilize the Rural and Critical Lands Preservation Program to purchase land and conservation easements to both protect natural resources and reduce the potential for future development. Target properties that have high potential and probability to be developed.”
- Page 84. Delete the seventh bullet under “Consider other growth management tools”
- Page 89. After the fourth Growth Management Implementation strategy, add an implementation strategy to read as follows: “Purchase land and conservation easements to reduce potential for future growth.” This should be a high cost, long term, and moderate degree of difficulty implementation strategy.

Issue 6 – Lady’s Island Community Preservation Committee: The City expressed concern that utilizing the Lady’s Island CP Committee would create an additional level of bureaucracy. Staff has been working with the Steering Committee to draft an intergovernmental agreement that outlines the makeup and duties of the “formalized” Lady’s Island CP Committee, but realizes that input from both the County and the City would be helpful before presenting the draft IGA to the local governments for approval.

Proposed Action: The Lady’s Island Plan calls for the creation of an interim Lady’s Island subcommittee of the Northern Beaufort County Implementation Committee with the responsibility of overseeing the implementation of the plan. The Steering Committee recommends that the Implementation Committee appoint a subcommittee with representation from both the County and the City to oversee the development of the IGA.

Issue 7 – Transportation Projects: There is an increasing awareness that the transportation projects recommended in the Lady’s Island Corridor Study (Stantec) and implemented through the one cent sales tax referendum will directly impact island residents and businesses. The Committee recommends a process be set up to empower the public to participate in the design phase of the projects.

Proposed Action: The plan adoption resolution that will have specific language making this recommendation to set up a process to empower the public to participate in the design phase of the projects.

Issue 8 – Residential Development without Public Sewer: The Natural Resources Committee of County Council requested that the plan be modified to require new developments that do not access public sewer to have a maximum density of 1 dwelling unit per 2 acres.

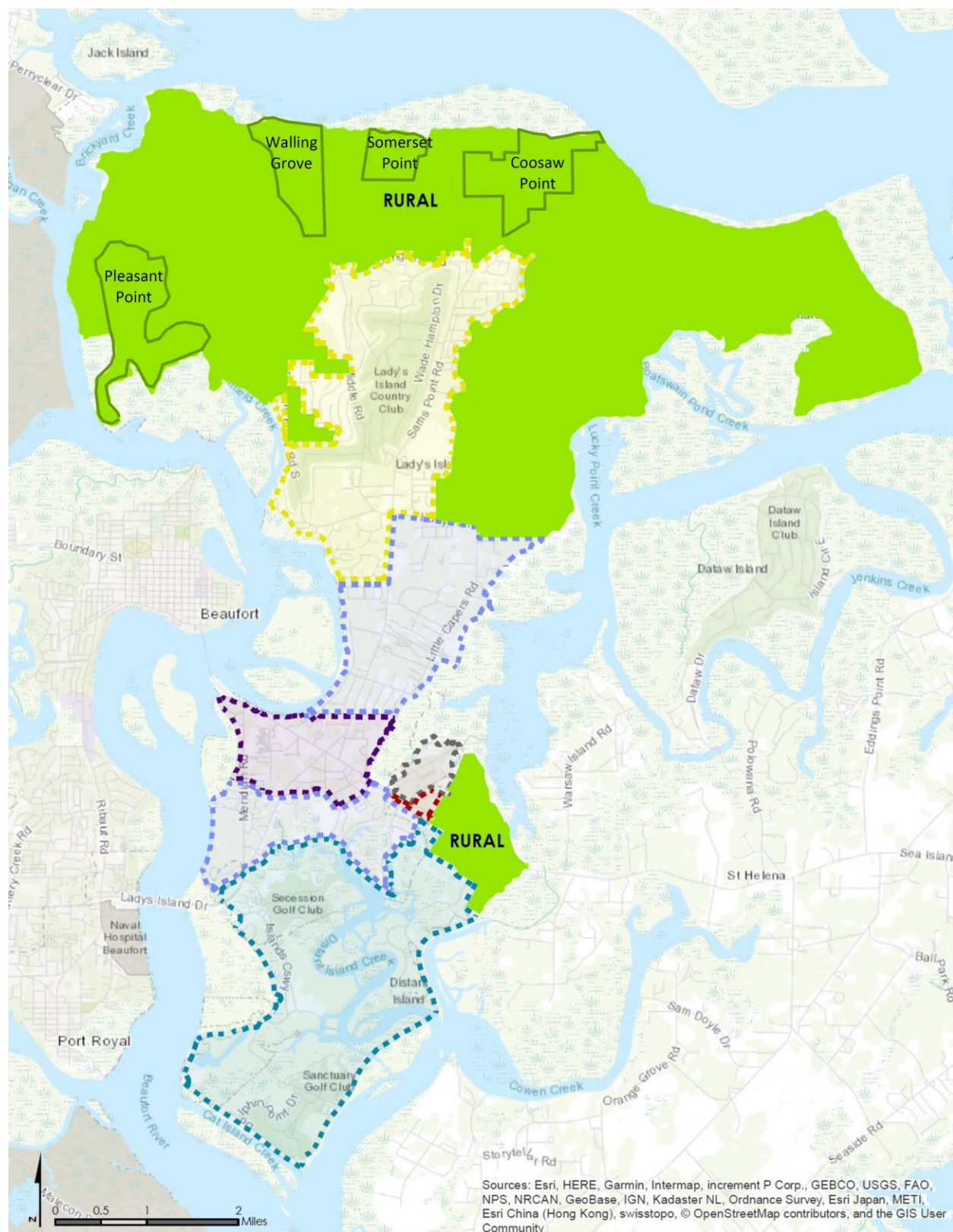
Proposed Action: Make the following edit on Page 83 of the plan. Edit description of second Growth Management Item as follows: “When public sewer is not available, residential density should be limited to no more than 1 unit per 2 acres or base zoning, whichever is less dense. If density increases, connection to public sewer is encouraged.”

Issue 9 – Typos and Wordsmithing: Several instances of awkward wording and typos were brought to the attention of staff during the review of the plan by the Natural Resources Committee and by City Council.

Proposed Action: Make the following edits to the plan:

- Page 20. Edit the second and third sentences as follows: “As it relates to Lady’s Island, the city’s Comprehensive Plan focused on the commercial corridor, ~~because at the time it was the only major commercial corridor in the city. Since the plan was adopted, other corridors have since been developed.~~”
- Page 47. Edit item 8 to read as follows: “~~Continue to conserve the waterfront by restricting the amount of dirt fill permitted.~~ Limit fill dirt on flood prone and low-lying properties.”
- Page 50. Edit item 3 to read as follows: “~~Continue to conserve the waterfront by restricting the amount of dirt fill permitted.~~ Limit fill dirt on flood prone and low-lying properties.”
- Page 55. Edit item 6 to read as follows: “~~Continue to conserve the waterfront by restricting the amount of dirt fill permitted.~~ Limit fill dirt on flood prone and low-lying properties.”
- On page 86, edit the first sentence under Plan Monitoring to read “Monitor this plan on the same schedule as city and county comprehensive plans.”

Appendix A



A RESOLUTION OF BEAUFORT COUNTY COUNCIL CONCERNING THE ADOPTION OF THE
LADY'S ISLAND PLAN

WHEREAS, Beaufort County and the City of Beaufort recognize that growth, traffic congestion, natural resource protection, and quality of life issues have created the need to plan jointly for Lady's Island; and

WHEREAS, Beaufort County, the City of Beaufort, the Town of Port Royal, community organizations, and local citizens engaged in a twelve month planning process; and

WHEREAS, the planning process actively engaged the public through multiple public meetings and citizen surveys; and

WHEREAS, the Lady's Island Plan has been reviewed and recommended for adoption by the Lady's Island Steering Committee and the Northern Beaufort County Regional Plan Implementation Committee; and

WHEREAS, the Lady's Island Plan contains within it a multitude of recommendations which will necessitate cooperation and a proactive implementation framework; and

WHEREAS, Beaufort County Council wishes to maintain its leadership role in this vitally important collaborative effort, and for this reason is moving forward with implementation of the recommendations, with the expectation that the Municipalities will match the County in a commitment toward that objective.

NOW, THEREFORE, BE IT RESOLVED, that Beaufort County Council concurs with the findings and recommendations of the Lady's Island Plan by adopting the Plan in the following manner:

1. Beaufort County Council commits to working jointly with Beaufort City Council to formalize and appoint members to the Lady's Island Community Preservation Committee which will prioritize and oversee the implementation of the plan.
2. Beaufort County Council commits to working jointly with Beaufort City Council and the Northern Beaufort County Plan Implementation Committee to revise the growth boundary as recommended in the Lady's Island Plan.
3. Beaufort County Council commits to working closely with the public during the design phase of the proposed transportation improvements on Lady's Island funded by the Capital Projects Sales Tax.
4. The recommendations of this plan will be incorporated into the Beaufort County Comprehensive Plan the next time that it is updated.

AND IT IS SO RESOLVED THIS _____ DAY OF MARCH 2019.

Stewart H. Rodman, Chairman

ATTEST:

Clerk to Council

REVIEWED BY:

County Attorney