

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, April 26, 2019
9:30 a.m.

Members:

William Harris, Metropolitan Planning Commission Chair (Chairman)
Robert Semmler, Beaufort County Planning Commission Chair (Vice Chairman)
Jerry Ashmore, Town of Port Royal Council
Earl Campbell, Beaufort County School Board Chair
Colin Moore, 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 MARCH 22, 2019, MEETING MINUTES ([backup](#))
4. ATTENDEE INTRODUCTIONS
5. CITIZEN COMMENTS
6. AGENDA REVIEW
7. LADY'S ISLAND PLAN – NEXT STEPS
8. LADY'S ISLAND PLAN – NEW SUBCOMMITTEE MEMBERS
9. ROUND THE TABLE COMMENTS
10. OTHER BUSINESS: NEXT MEETING – Friday, May 24, 2019, 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
Executive Conference Room, Beaufort County Administration Building
100 Ribaut Road, Beaufort, SC 29902**

Meeting

Friday, March 22, 2019, 9:30 a.m.

ATTENDANCE

Members Present: William Harris, Metropolitan Planning Commission Chair (Chairman); Robert Semmler, Beaufort County Planning Commission Chair (Vice Chairman); Earl Campbell, Beaufort County School Board Chair; York Glover, Lowcountry Council of Governments; Billy Keyserling, City of Beaufort Mayor; Mike McFee, City of Beaufort Mayor Pro Tem; and Samuel Murray, Town of Port Royal Mayor.

Members Absent: Gerald Dawson, Beaufort County Council; Colin Moore, Town of Yemassee Mayor; Jerry Ashmore, Town of Port Royal Council; Brian Flewelling, Beaufort County Council; and Alice Howard, Beaufort County Council.

Staff Present: Robert Merchant, Beaufort County Assistant Planning Director; Melissa Peagler, Beaufort County Long-range Planner; and Diane McMaster, Beaufort County Senior Admin Specialist.

Other Attendees: Carol Crutchfield, Beaufort County School District; Ginnie Kozak, Lowcountry Council of Governments; Linda Bridges, Town of Port Royal; Dave Pritchard, City of Beaufort; Rikki Parker and Kate Schaefer, Coastal Conservation League; Judy Alling, MPC, Town of Port Royal; City of Beaufort representative; and Chuck Newton, Sea Island Coalition.

CALL TO ORDER: Chairman Harris called the Northern Regional Plan Implementation Committee (NRPIC) meeting to order at 9:39 a.m.

PLEDGE OF ALLEGIANCE: Chairman Harris led those assembled in the Pledge of Allegiance.

CHAIRMAN'S REPORT: Chairman Harris asked all meeting attendees to introduce themselves for the record.

CITIZEN COMMENTS: There were none.

AGENDA REVIEW: There were no changes or additions to the agenda.

REVIEW OF MINUTES: Chairman Harris asked if there were any changes to the November 30, 2018, or March 1, 2019, meeting minutes. No changes were requested. Vice Chairman Semmler made a motion, seconded by Mr. Murray, to approve the minutes as submitted. All in attendance were in agreement, except Mr. McFee who abstained due to his prior absence.

LADY'S ISLAND PLAN 2018

Vice Chairman Semmler and Ms. Kate Schaefer led the discussion regarding the Lady's Island Plan 2018. Vice Chairman Semmler noted that over the past year, seven (7) local entities have

reviewed the Plan: Metropolitan Planning Commission, Beaufort County Planning Commission, Lady's Island Business and Professional Association, Sea Island Coalition, Beaufort Regional Chamber of Commerce, Natural Resources Committee of Beaufort County Council, and Beaufort City Council.

This week, Vice Chairman Semmler, Kate Schaefer, Mayor Keyserling, and City of Beaufort Councilman Stephen Murray III met regarding the final details and edits to the Plan. (An index of edits is made a part of these minutes.) The following recommended changes are proposed today:

Lady's Island Community Preservation Committee

- Formalize CP Committee membership and utilize them for County rezoning and large developments
- City's utilization of committee for rezoning, annexations and large developments will be voluntary
- CP Committee will not oversee implementation of plan

Establishment of Plan Implementation Subcommittee

- Establish a Lady's Island Plan Subcommittee of the Northern Beaufort County Implementation Committee to oversee implementation.
- Membership could include existing Steering Committee members in addition to members of the Implementation Committee
- Planning staffs will be tasked with the work necessary to implement the plan

Sequencing of Implementation Actions

- Reduce density for development on septic systems
- Develop an ordinance restricting fill dirt on low-lying properties
- Develop a Sea Level Rise Overlay District
- Then – move growth boundary

Moving the Growth Boundary

- Adopt related growth management strategies before moving growth boundary
- Study Northern Beaufort County Regional Plan IGA to determine if language is adequate to define roles of City and County inside and outside of the growth boundary
- Adopt revised growth boundary by amending the Northern Beaufort County Regional Plan and the Comprehensive Plans for Beaufort County, City of Beaufort, and Town of Port Royal (A copy of a letter to Vice Chairman Semmler, dated March 18, 2019, from Bft Cnty Councilman York Glover regarding the growth boundary issue is made a part of these minutes.)

ACTION REQUESTED TODAY

1. Endorsement of Plan by the Northern Implementation Committee conditioned upon necessary edits as discussed above;
2. Staff prepares edited plan and distributes to Committee members;
3. Plan is forwarded to City and County Councils for adoption; and

4. Appoint Lady's Island Plan Subcommittee.

Mayor Keyserling recognized the high level of intergovernmental cooperation, stakeholders working together, and the overall dedication and long hours that produced the final Plan. A special thank you was extended to Mr. Robert Merchant, Beaufort County Community Development Assistant Director, for his coordination and effort during the process.

Mayor Keyserling made a motion, seconded by Beaufort County Councilman York Glover, to approve and endorse the Plan with all edits discussed to date. There was unanimous support for the motion.

ROUND THE TABLE COMMENTS:

Councilman York Glover noted that any future airport runway extension would require extensive public input/involvement. He also shared discussion arising from a recent Transportation Committee meeting regarding the Warsaw Community Causeway floodwater issue.

OTHER BUSINESS: A SPECIAL MEETING was scheduled for Friday, April 26, 2019, at 9:30 a.m., Executive Conference Room, Beaufort County Administration Building, 100 Ribaut Road, Beaufort, SC, now that the Plan has been adopted.

ADJOURNMENT: Chairman Harris requested a motion to adjourn the meeting at approximately 10:36 a.m. Vice Chairman Semmler made a motion, seconded by Mr. Mike McFee, to adjourn the meeting. There were no objections from Committee members.

Lady's Island Plan - Index of Edits

Page 9 – new 5th bullet under Growth Management

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 23 - Edit description of Beaufort County Airport Master Plan

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 49 – Eliminate “Airport Principle #3”

Page 51 - 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 52 – Show existing suburban subdivisions in the Rural form area.

Page 53 – Amend description of Rural form area to mention existing suburban subdivisions.

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.”

Page 64 – Add intersection improvements to Ribaut Road/Lady’s Island Drive to Phase One table.

Page 65 - Add intersection improvements to Ribaut Road/Lady’s Island Drive to Phase One Map.

Page 66 – Remove intersection improvements to Ribaut Road/Lady’s Island Drive to Phase Two table.

Page 67 – Remove intersection improvements to Ribaut Road/Lady’s Island Drive to Phase One Map.

Page 79 – Make necessary edits to recognize that the intersection improvements to Ribaut Road/Lady’s Island Drive are a Phase One project.

Page 80 – Edit reference to correctly name the airport the “Beaufort County Airport at Lady’s Island” and to remove language about runway extension and VTOL vehicles.

Page 81 – Eliminate reference to Local Option Gas Tax.

Page 83 – Change density of development without public sewer from 1 dwelling unit per acre to 1 dwelling unit per two acres.

Page 84 – Add land purchases as a major growth management strategy. Add Sea Level Rise Overlay Zone as a consideration under other growth management tools.

Page 85 – eliminate references to land purchases from “other growth management tools” since it is now a major growth management strategy.

Page 89 – Add land purchases as a Growth Management strategy in Implementation Action Matrix.

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ALICE G. HOWARD
MARK LAWSON
LAWRENCE P. MCELYNN
JOSEPH F. PASSIMENT, JR.

JOHN L. WEAVER
INTERIM COUNTY ADMINISTRATOR

CONNIE L. SCHROYER
CLERK TO COUNCIL

March 18, 2019

Mr. Robert Semmler, Chairman
Northern Regional Plan Implementation Committee
10 Salt Kettle Court
St. Helena Island, SC 29920

Dear ~~Mr. Semmler~~ ^{Bob},

I have reviewed the Draft Lady's Island Plan 2018 and have noted in particular the Steering Committee's recommendation to move the Growth Boundary at Chowan Creek.

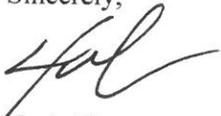
The goal of this recommendation is the same as when the Growth Boundary was established in 2004 – to limit the expansion of growth and retain the rural character on Lady's Island as it merges into St. Helena.

However, between today and the time the growth boundary was established, major changes have occurred along the Sea Island Parkway. Most significant has been the arrival of Walmart and the Island Shops, which has raised community concerns that further commercial development will creep eastward from Walmart toward St. Helena.

In my capacity as the County Council Member for this district, I recently convened a meeting of property owners on Lady's Island east of Walmart ("Eustis Plantation") to hear their concerns. To my surprise, and despite a small number of residents having had discussions with the City regarding annexation, not a single property owner at that meeting, some 30 individuals, expressed any desire for further commercial development east of Walmart. In fact, they were adamant that I do whatever I could to forestall such development.

I am responding to the community's concerns with this letter, urging you, the Northern Regional Plan Implementation Committee, Beaufort County Council and City of Beaufort to adopt the Lady's Island Plan 2018 Steering Committee's recommendation as written. Moving the Growth Boundary this small but critical distance inward is an important step in protecting both Lady's Island and St. Helena's rural character and future personality, and I ask your support.

Sincerely,



York Glover
County Council District 3