

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 22, 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 NOVEMBER 30, 2018, AND MARCH 1, 2019, MEETING MINUTES
([backup](#))
4. CITIZEN COMMENTS
5. AGENDA REVIEW
6. LADY'S ISLAND PLAN 2018 – REQUESTED EDITS INDEX ([backup](#))

[Please access the link below for the **revised** Lady's Island Plan document by holding down the Ctrl key and clicking the mouse button.]

<https://www.bcgov.net/departments/Planning-and-Development/planning/northern-regional-plan-implementation-committee/2019/ladys-island-plan-3-18-19.pdf>

7. ROUND THE TABLE COMMENTS
8. OTHER BUSINESS: NEXT MEETING – Friday, May 24, 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.

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

**Special Meeting
Friday, March 1, 2019, 9:30 a.m.**

ATTENDANCE

Members Present: Robert Semmler, Beaufort County Planning Commission Chair (Vice Chairman); Alice Howard, Beaufort County Council; Brian Flewelling, Beaufort County Council; Billy Keyserling, City of Beaufort Mayor; and Jerry Ashmore, Town of Port Royal Council.

Members Absent: Gerald Dawson, Beaufort County Council; York Glover, Lowcountry Council of Governments; Earl Campbell, Beaufort County School Board Chair; Colin Moore, Town of Yemassee Mayor; William Harris, Metropolitan Planning Commission Chair (Chairman); Samuel Murray, Town of Port Royal Mayor; and Mike McFee, City of Beaufort Mayor Pro Tem.

Staff Present: Robert Merchant, Beaufort County Assistant Planning Director; Melissa Peagler, Beaufort County Long-range Planner; Paul Sommerville, Beaufort County Council; John Weaver, Interim County Administrator; Eric Larson, Director of Environmental Engineering & Land Management; and Diane McMaster, Beaufort County Senior Admin Specialist.

Other Attendees: Ginnie Kozak, Lowcountry Council of Governments; Linda Bridges, Town of Port Royal; Van Willis, Port Royal Town Manager; Dave Pritchard, City of Beaufort; Rikki Parker and Kate Schaefer, Coastal Conservation League; Stephen Murray III, City of Beaufort Council; Bob Greene and Greg Campbell, Sea Island Coalition; Peter Sommerville, Lady's Island; Mary Sommerville, Sea Island Coalition; Jim Atkins and Jean Sulc, Beaufort Aviation Association; and Chuck Newton, Sea Island Coalition.

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

PLEDGE OF ALLEGIANCE: Vice Chairman Semmler led those assembled in the Pledge of Allegiance to the United States of America.

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

REVIEW OF MINUTES: Vice Chairman Semmler asked if there were any changes to the November 30, 2018, meeting minutes. No changes were requested by committee members present, but due to lack of a quorum, no vote approving said minutes occurred at today's special meeting.

LADY'S ISLAND PLAN 2018

Mr. Robert Merchant opened discussion regarding proposed edits made by the Steering Committee to the Lady's Island Plan. He noted seven (7) local entities which 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. Requested edits from the named entities will be discussed today:

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.

Mr. Brian Flewelling suggested eliminating all verbiage opposing an airport runway extension because it creates confusion and has already been addressed and agreed upon by County Council (CC Master Plan) to consider an extension in the future. He clarified that the facility is the *Beaufort County Airport* located on Lady's Island. There was a general consensus that revisions to pages 23, 49, and 80 were needed.

Mr. Jim Atkins, Beaufort Aviation Association, pointed out that a runway extension would change the facility's status through the State from a General Aviation to a Corporate Aviation facility.

ISSUE 2

Growth Boundary

City Council expressed 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).

Mr. Stephen Murray III and Mayor Keyserling reiterated concerns regarding densities, development/growth management, and the proposed growth boundary moving closer to Walmart and involving Distant Island. Mr. Murray also asked that the Appendix A map be revised to show the specific suburban densities.

Chairman Semmler noted there was no quorum for today's meeting and suggested waiting until Committee member Glover was present to continue growth boundary discussions, but he did state that current revisions to the Plan on this subject reflect public feedback. He asked that Issue 2, Growth Boundary, be placed on the March 22, 2019, meeting agenda.

Mayor Keyserling is asking for more detailed planning and realistic action steps before implementing general ideas within the current Plan. This level of detail requires everyone involved answering the who, what, when, and how questions. He feels City and County staff should continue working together to develop ordinances to achieve specific action steps. He looks to the County to curb growth inside/outside the current boundaries before asking the City to tighten existing boundaries.

Mr. Paul Sommerville, Beaufort County Council, suggested running the boundary line up Distant Island Road and left across Rt. 21.

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 issues 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.

Mayor Keyserling stated that as the availability of Federal dollars comes forth regarding sea level rise, the more we can demonstrate our efforts/commitment in this regard, the more dollars we will qualify to receive for infrastructure improvement.

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."

Mr. Stephen Murray III discussed two points:

1. Primary business, those bringing revenue into the community, should receive incentives. The secondary businesses will expand automatically as a result of need.
2. Local residents were asked if they wanted to accelerate development along the corridor, and they did not. Furthermore, an in-depth analysis of outdated/underutilized commercial property along the major corridor should be curtailed. Due to the projected residential growth, the sites will redevelop themselves.

Mayor Keyserling pointed out the importance of investing in the parallel streets as it relates to redevelopment and traffic patterns.

Mr. Stephen Murray III requested the Port Royal - McTeer Bridge project be moved to Phase One.

ISSUE 5

Additional Growth Management Strategies

The City expressed concern about 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.

ISSUE 6

Lady's Island Community Preservation Committee (CPC)

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.

Mr. Stephen Murray III cautioned County Planning personnel when suggesting a developer go before the Community Preservation Committee, as this step is not required by Code. Mr. Robert Merchant explained that any conversation regarding the CPC would be a suggestion only and not presented as a required step.

OTHER BUSINESS: NEXT MEETING—Friday, March 22, 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 11:35 a.m., with no objections from Committee members. A second review of requested edits and Plan details will occur at the March 22, 2019, Committee meeting.

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.