

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

Members:

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, AND APRIL 26, 2019, MEETING MINUTES ([backup](#))
4. ATTENDEE INTRODUCTIONS
5. CITIZEN COMMENTS
6. AGENDA REVIEW
7. LADY'S ISLAND PLAN – NEW SUBCOMMITTEE MEMBERS (Bob Semmler, Vice Chairman)
8. ATTAINABLE HOUSING – PRESENTATION (Eric Greenway, BC Comm Deve Director)
9. ROUND THE TABLE COMMENTS
10. OTHER BUSINESS: NEXT MEETING – Friday, September 27, 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.

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

**Special Meeting
Friday, April 26, 2019, 9:30 a.m.**

ATTENDANCE

Members Present: William Harris, Metropolitan Planning Commission Chair (Chairman); Robert Semmler, Beaufort County Planning Commission Chair (Vice Chairman); Mike McFee, City of Beaufort Mayor Pro Tem; and Brian Flewelling, Beaufort County Council.

Members Absent: Gerald Dawson, Beaufort County Council; Colin Moore, Town of Yemassee Mayor; Jerry Ashmore, Town of Port Royal Council; York Glover, Lowcountry Council of Governments; Billy Keyserling, City of Beaufort Mayor; Samuel Murray, Town of Port Royal Mayor; Earl Campbell, Beaufort County School Board; 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: Ginnie Kozak, Lowcountry Council of Governments; Linda Bridges, Town of Port Royal; Kate Schaefer, Coastal Conservation League; Chuck Newton, Sea Island Coalition; Joe Barth, Beaufort County property owner; Gordon Fritz, Sea Island Coalition; Greg Campbell, Sea Island Coalition; Paul Butare, Friends of Whitehall Park; and Ken Meola, City of Beaufort Code Enforcement.

CALL TO ORDER: Chairman Harris called the Northern Regional Plan Implementation Committee (NRPIC) special meeting to order at 9:30 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: Mr. Joe Barth, Highway 21 Drive In property owner, shared his interest in having his property become a county park or have the Beaufort County Rural and Critical Lands Program purchase development rights. Councilmen Brian Flewelling and Gerald Dawson will meet with Mr. Barth regarding his ideas.

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

REVIEW OF MINUTES: Chairman Harris suggested postponing review of the March 22, 2019, minutes until the May 24, 2019, regular meeting since a quorum did not exist at today's meeting. Mr. Mike McFee made the motion, seconded by Chairman Harris, to table the review.

LADY'S ISLAND PLAN 2018 – NEXT STEPS

Vice Chairman Semmler spoke about the progress made with adopting the Plan. Beaufort County Council officially adopted the Plan Monday, April 22, 2019, with the City of Beaufort Council officially adopting on Tuesday, April 23, 2019.

An implementation subcommittee will be formed to ensure ongoing commitment and representation by the City of Beaufort, Town of Port Royal, and Beaufort County. The subcommittee's first tasks were presented in their order of priority:

1. Match provision of sewer or septic to development density;
2. Enact a county and city development code to regulate and minimize dirt fill on flood-prone or low-lying properties;
3. Enact a Sea Level Rise Overlay Zone that, at a minimum, would require disclosure when real estate is transferred that is located in low-lying areas; and
4. Modify the growth boundary.

LADY'S ISLAND PLAN 2018 – IMPLEMENTATION SUBCOMMITTEE MEMBERS

The following subcommittee representation was suggested:

- Beaufort City Council 1 rep
- Beaufort County Council 1 rep
- Metro Planning Commission 1 rep
- Beaufort County Planning Commission 1 rep
- Lady's Island Resident 3 reps
- City of Beaufort Staff Support - Community and Economic Development Dept
- Beaufort County Staff Support - Community Development Dept
- Town of Port Royal, School District, BJWSA, etc. - as needed

A meeting is scheduled for Thursday, May 2, 2019, 2:30 p.m., at Crystal Lake, to address the subcommittee member selection process and then bring those recommendations back to the Friday, May 24, 2019, meeting of this committee. Mr. Chuck Newton, Sea Island Coalition, stressed the importance of selecting members who are willing to work hard and capable of performing the intellectual work which lies ahead.

ROUND THE TABLE COMMENTS:

Chairman Harris asked if the Warsaw community causeway floodwater issue mentioned by Mr. York Glover at the last committee meeting had been properly addressed. Mr. Robert McFee confirmed the issue is being addressed and considered a transportation issue.

OTHER BUSINESS: The next committee meeting is scheduled for Friday, May 24, 2019, at 9:30 a.m., Executive Conference Room, Beaufort County Administration Building, 100 Ribaut Road, Beaufort, SC.

ADJOURNMENT: Chairman Harris made a motion to adjourn the meeting at approximately 10:04 a.m. Vice Chairman Semmler seconded his motion. There were no objections from Committee members.