

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, October 25, 2019
9:30 a.m.

Members:

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, APRIL 26, 2019, AND JULY 26, 2019, MEETING MINUTES ([backup](#))
4. ATTENDEE INTRODUCTIONS
5. CITIZEN COMMENTS
6. APPOINTMENT OF CHAIRMAN AND VICE CHAIRMAN
7. LADY'S ISLAND PLAN IMPLEMENTATION UPDATE
 - A. Overview of Plan Implementation Status (Robert Merchant, Deputy Director, Beaufort County Community Development Department)
 - B. Report From the Sea Level Rise Task Force (Robert Merchant, Sarah Watson, South Carolina Sea Grant Consortium)
 - C. Appointment of the Lady's Island Plan Implementation Committee (Robert Merchant, Deputy Director, Beaufort County Community Development Department)
8. DISCUSSION/APPROVAL – 2020 NORTHERN REGIONAL PLAN IMPLEMENTATION COMMITTEE MEETING SCHEDULE ([backup](#))
9. ROUND THE TABLE COMMENTS



10. OTHER BUSINESS: NEXT MEETING – Friday, November 22, 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.

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

Meeting

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

ATTENDANCE

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

Members Absent: Gerald Dawson, Beaufort County Council; Colin Moore, Town of Yemassee Mayor; Brian Flewelling, Beaufort County Council; Earl Campbell, Beaufort County School Board Chair; York Glover, Lowcountry Council of Governments; and Mike McFee, City of Beaufort Mayor Pro Tem.

Staff Present: Eric Greenway, Beaufort County Planning Director; Noah Krepps, Beaufort County Long Range Planner; and Diane McMaster, Beaufort County Senior Admin Specialist.

Other Attendees: Ginnie Kozak, Lowcountry Council of Governments; Rikki Parker, Coastal Conservation League; Chuck Newton, Sea Island Coalition; Heather Spade, City of Beaufort; Allen Patterson, local contractor; and Wendy Zara, citizen.

CALL TO ORDER: Vice Chairman Semmler called the Northern Regional Plan Implementation Committee (NRPIC) meeting to order at 9:40 a.m.

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

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

AGENDA REVIEW: Vice Chairman Semmler asked if there were any objections to reordering agenda items 7 and 8. There being no objections, it was decided the Attainable Housing presentation would become agenda item 7 and the Lady's Island Plan presentation would follow as agenda item 8.

REVIEW OF MINUTES: Since there was no quorum at today's meeting, review of the March 22, 2019, and April 26, 2019, meeting minutes was postponed until the next scheduled meeting.

ATTAINABLE HOUSING PRESENTATION: Mr. Eric Greenway, Beaufort County Community Development Director, spoke on the subject of attainable housing. A multi-jurisdiction housing trust fund subcommittee comprised of Eric Greenway; Matt Davis, City of Hardeeville; Matt Lyle, Hilton Head Area Home Builders Association; Brad Mole, Town of Bluffton; Jennifer Ray, Town of Hilton Head Island; Mike Saba, Hilton Head Area Home Builders Association; and Lisa Wagner, Jasper County, met several times to determine regional

needs and strategies to meet future needs. The area is experiencing a 17% annual growth rate, and at that rate, in the next ten years, will need approximately 15,000 additional dwelling units to meet housing demand.

Future Housing Needs: The highest need will consist of moderate market-rate rental housing of \$750 - \$1,250 per month and entry level/workforce for-sale housing priced below \$150,000. The second highest need is anticipated to be affordable rental housing under \$750 per month and moderate for-sale housing priced between \$150,000 and \$250,000. Mr. Greenway went on to say that various solutions are already in place regarding infrastructure, etc., but we are still lacking a comprehensive strategy and comprehensive financing mechanism to achieve our goals.

Housing Trust Funds (HTF) generate more than \$1.5 billion per year for affordable housing and are established by elected governmental bodies at the city, county, or state level. A Regional Housing Trust Fund (RHTF) is defined as a multi-jurisdictional government fund separate from the general fund and established jointly by the governing authorities of one or more municipalities or county governments with one or more dedicated sources of public revenue and authorized expenditures.

The City of Savannah, Georgia, has a hybrid HTF governed by Executive and Advisory Boards. They have minimum funding sources annually: \$150,000 from the City and \$80,000 from Private contributions. Funding goes for Gap Financing, Infill Development, Bridge Financing, and Land Acquisitions. At the time of our study, a \$500,000 Tax Credit Deal was in progress. Each \$1 contributed yields \$5 to \$9 leveraged dollars which is a great return on investment.

Greenville, South Carolina, modeled their HTF after the Austin, Texas, model. They invested \$75,000 in consulting fees conducting the study, creating a 25-member Steering Committee, and an HTF as a private, non-profit utilizing public and private funds in Phase I. In Phase II, they invested \$100,000 in consulting fees to establish a 15-member working group to set up the HTF framework as a separate entity which is governed by Executive Boards. As a separate entity, corporate contributions can be accepted in addition to public funds which will be key here in Beaufort County. Their City Council funded \$2M and the private sector contributed \$1M with leveraged funding of \$1.3M yielding \$47M. At the time of our study, Gap Financing produced four (4) projects.

King County, Washington, created a Regional HTF with 16 jurisdictions governed by a Board with each jurisdiction having a manager. Suggested funding contributions are based on population, and they have deferred loans, secured grants, and tax credit projects.

HTF RECOMMENDATIONS: The HTF subcommittee recommends pursuing a multi-jurisdictional housing trust fund which would allow for high financial leverage capabilities, production of hundreds of attainable units per year if managed correctly, and the ability to leverage nongovernmental entities as potential funding partners. The process would involve securing funding from each jurisdiction and expanding beyond the SoLoCo area to include municipalities north of the Broad, namely City of Beaufort, Town of Port Royal, and Town of Yemassee, appointing a steering committee, and preparing a contract/hiring a consultant.

The HTF subcommittee will draft a Request for Qualifications (RFQ) for SoLoCo Board approval to begin the consultant search and serve as the RFQ language review/selection team. The Beaufort County Purchasing Department will distribute the RFQ and collect responses.

In late July 2019, Mr. Greenway sent an email to all jurisdictions (Beaufort County, Town of Hilton Head, Town of Bluffton, Jasper County, City of Hardeeville, City of Beaufort, Town of Port Royal, and Town of Yemassee) with a funding request and applicable resolution to be presented/considered at an August Council meeting. The costs listed are not-to-exceed amounts.

Funding for Consultant

Jurisdiction	Cost
Beaufort County	\$65,000
Town of Hilton Head	\$25,000
Town of Bluffton	\$15,000
Jasper County	\$10,000
City of Hardeeville	\$5,000
City of Beaufort	\$5,000
Town of Port Royal	\$5,000
Town of Yemassee	\$1,000

The Steering Committee will consist of two (2) representatives from each participating jurisdiction and one (1) representative from each of the following: Home Builders Association, Habitat for Humanity, Housing Authority, Realtors Association, Jasper Neighbors United, and the Financial Industry. The HTF subcommittee will serve as an Advisory Committee to the consultant.

Mr. Chuck Newton asked about impediments to attainable housing. Mr. Greenway explained that water/sewer tap fees, impact fees, and development permit review timeframe/processes are the greatest obstacles for our region.

Mayor Keyserling brought up the issue of sustainability. Mr. Greenway explained that all attainable units would have, for example, a 20 – 25 year restriction clause where resale would involve the 80/30 Rule regarding potential buyers.

Mayor Keyserling also suggested that the HTF subcommittee meet with Beaufort-Jasper and the Legislative Delegation to develop some type of graduated rate scale to help with initial development costs.

LADY’S ISLAND PLAN IMPLEMENTATION GROUP:

Vice Chairman Semmler presented a list of members and ex officio members:

Members

Stephen Murray (Beaufort City Council)
Paul Sommerville (Beaufort County Council)
Caroline Fermin (Metropolitan Planning Commission)
Bob Semmler (Beaufort County Planning Commission)
Lady’s Island Residents:
 Paul Butare
 Jan Malinowski
 Allen Patterson

Ex Officio Members

Sea Island Corridor Coalition
Coastal Conservation League
Beaufort County School District
Beaufort County Planning Staff
City of Beaufort Planning Staff

Vice Chairman Semmler noted that representation from the Metropolitan Planning Commission and Beaufort County Planning Commission would be finalized at their upcoming meetings.

Vice Chairman Semmler also noted that meetings regarding the Sea Level Rise-No Fill Ordinance are currently ongoing. The next step will be to implement the sea level rise overlay district.

ROUND THE TABLE COMMENTS:

Mayor Keyserling noted there may be instances where County Planning rezoning requests involving properties adjacent to City property have not been presented at the Metropolitan Planning Commission. A commercial property located on Hwy 21 across from the air station was given as an example. Vice Chairman Semmler stated that he was not aware of such instances as a member of the Beaufort County Planning Commission and would contact Mr. Dave Prichard with the City to obtain more information.

Vice Chairman Semmler stated that at the most recent Lady’s Island Community Preservation Committee meeting, a LI property owner requested converting her property to an RV park/campground. Current Lady’s Island zoning guidelines do not allow for this type of property use.

Vice Chairman Semmler gave a public ‘thank you’ to Mr. Bill Harris for his time serving on the Metropolitan Planning Commission.

OTHER BUSINESS: The next regular meeting is scheduled for Friday, September 27, 2019, at 9:30 a.m., Executive Conference Room, Beaufort County Administration Building, 100 Ribaut Road, Beaufort, SC.

ADJOURNMENT: Vice Chairman Semmler adjourned the meeting at 10:55 a.m. There were no objections from Committee members.

2020 Meeting Schedule			
Northern BC Regional Plan Implementation Committee			
<u>Date</u>	<u>Day</u>	<u>Time</u>	<u>Location *</u>
January 24, 2020	Friday	9:30 a.m.	Executive Conference Room, Administration Building, 100 Ribaut Road, Beaufort, SC
March 27, 2020	Friday	9:30 a.m.	Executive Conference Room, Administration Building, 100 Ribaut Road, Beaufort, SC
May 22, 2020	Friday	9:30 a.m.	Executive Conference Room, Administration Building, 100 Ribaut Road, Beaufort, SC
July 24, 2020	Friday	9:30 a.m.	Executive Conference Room, Administration Building, 100 Ribaut Road, Beaufort, SC
September 25, 2020	Friday	9:30 a.m.	Executive Conference Room, Administration Building, 100 Ribaut Road, Beaufort, SC
*November 20, 2020	Friday	9:30 a.m.	Executive Conference Room, Administration Building, 100 Ribaut Road, Beaufort, SC
*November 20 is the			
3rd Friday of the			
month.			