



**Beaufort County  
Northern Regional Plan  
Implementation  
Committee Meeting**

**Chairman**  
MIKE TOMY

**Vice Chairman**  
ED PAPPAS

**Committee Members**

JERRY ASHMORE  
EARL CAMPBELL  
COLIN MOORE  
GERALD DAWSON  
BRIAN FLEWELLING  
YORK GLOVER  
ALICE HOWARD  
BILLY KEYSERLING  
MIKE MCFEE  
JOE DEVITO

**Interim County Administrator**

ERIC GREENWAY

**Staff Support**

ERIC GREENWAY  
ROBERT MERCHANT

**Administration Building**

Beaufort County Government  
Robert Smalls Complex  
100 Ribaut Road

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# Beaufort County Northern Regional Plan Implementation Committee Agenda

Friday, October 23, 2020, 9:30 a.m.

## Virtual Meeting

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. FOIA – PUBLIC NOTIFICATION OF THIS MEETING HAS BEEN PUBLISHED, POSTED, AND DISTRIBUTED IN COMPLIANCE WITH THE SOUTH CAROLINA FREEDOM OF INFORMATION ACT.
4. APPROVAL OF [MINUTES](#) – September 25, 2020
5. APPROVAL OF MEETING AGENDA
6. ATTENDEE INTRODUCTIONS
7. CITIZEN COMMENTS (*Comments are limited to 3 minutes.*)

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## UPDATES

8. CAPITAL PROJECTS SALES TAX TRANSPORTATION PROJECTS – JARED FRALIX, PE, BEAUFORT COUNTY TRANSPORTATION ENGINEERING
9. LADY’S ISLAND VILLAGE CENTER MASTER PLAN
10. BEAUFORT COUNTY COMPREHENSIVE PLAN – UPCOMING WORKSHOPS
11. PRIORITIZED LIST OF ACTION ITEMS FOR THE NORTHERN BEAUFORT COUNTY REGIONAL PLAN IMPLEMENTATION COMMITTEE TO ADDRESS IN 2020 – 2021

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## ACTION ITEMS

12. [FILL ORDINANCE](#)
13. [COASTAL RESILIENCE OVERLAY DISTRICT](#)
14. APPROVAL OF 2021 NRPIC [MEETING SCHEDULE](#)

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## DISCUSSION ITEMS

15. ROUND THE TABLE COMMENTS

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## NEW / OTHER BUSINESS

16. THE NEXT REGULAR MEETING IS SCHEDULED FOR FRIDAY, NOVEMBER 20, 2020, 9:30 A.M. MEETING DETAILS WILL BE ROUTED PRIOR TO NOVEMBER 20.
17. ADJOURNMENT

**Northern Beaufort County Regional Plan Implementation Committee**  
**Virtual Meeting Minutes**  
**Friday, September 25, 2020, 9:30 a.m.**

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**ATTENDANCE**

**Members Present:** Mike Tomy, MPC Chairman (Chairman); Joe DeVito, Town of Port Royal Mayor; Alice Howard, Beaufort County Council; Mr. Ed Pappas, Beaufort County Planning Commission Chairman (Vice Chairman); Stephen Murray III, City of Beaufort Council; York Glover, Beaufort County Council; Billy Keyserling, City of Beaufort Mayor; and Jerry Ashmore, Town of Port Royal Mayor Pro Tem.

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

**Staff Present:** Eric Greenway, Beaufort County Planning and Zoning Department Director; Robert Merchant, Beaufort County Planning and Zoning Department Deputy Director; Noah Krepps, Beaufort County Long Range Planner; and Diane McMaster, Beaufort County Community Development Senior Administrative Specialist.

**Other Attendees:** Stephanie Rossi, Lowcountry Council of Governments; Linda Bridges, Town of Port Royal Planning; Allen Patterson, Lady's Island Plan Implementation Committee; and Dave Prichard, City of Beaufort Community & Economic Development.

**CALL TO ORDER:** Chairman Mike Tomy called the Northern Regional Plan Implementation Committee (NRPIC) meeting to order at 9:36 a.m.

**PLEDGE OF ALLEGIANCE:** Chairman Mike Tomy led those assembled in the Pledge of Allegiance.

**AGENDA REVIEW:** Robert Merchant, BC Planning and Zoning Deputy Director, requested that Stephanie Rossi, Lowcountry Council of Governments, be added as agenda item #8 regarding information on Parris Island Air Station. Stephen Murray made a motion to amend the meeting agenda, seconded by Ed Pappas. There was unanimous support for the motion to amend.

**CITIZEN COMMENTS:** There were none.

**REVIEW OF MINUTES:** The February 28, 2020, meeting minutes were reviewed. Ed Pappas, Vice Chairman, made a motion to approve the minutes as submitted, and Joe DeVito seconded the motion to approve. There was unanimous support for the motion with Mayor Billy Keyserling abstaining since he was not present at the 02/28/20 NRPIC meeting.

## **UPDATES:**

**Stephanie Rossi, Lowcountry Council of Governments**, gave a brief update regarding a \$475,000 grant award with OEA involving a Resiliency Review of the Parris Island Air Station and Depot. The implementation plan completion date is scheduled for February 2022.

### **Lady's Island Plan Implementation**

Allen Patterson reported Committee review of two (2) ordinances: 1. Sea Level Rise-Coastal Resilience Overlay and 2. Fill. The Ordinances are scheduled for presentation at the BC Chamber of Commerce on October 6, 2020.

Eric Greenway and Mayor Billy Keyserling led discussion regarding the following tasks prior to Ordinance presentation at County/City Councils:

- Need for real estate disclosure / public education
- Stakeholder groups to meet
- Meetings with municipality officials (Workshops) and SoLoCo

The Lady's Island Plan Implementation Committee filled vacancies created by the resignations of Caroline Fermin and Paul Butare. Mike Tomy was elected Vice Chairman while Jason Hincer, BC Planning Commission, David Strickenger, Lady's Island Business Professionals Association, and Jessie White, Coastal Conservation League, were added as Committee members. Members of the Lady's Island Village Plan Committee are as follows: Allen Patterson, Mike Tomy, Chuck Newton, Jessie White, and Jason Hincer.

Stephen Murray stressed the need for County/City zoning alignment and locating a funding source for the Lady's Island Village Master Plan. Discussion also focused on keeping the Town of Port Royal in the information loop and current Lady's Island transportation planning (feeder roads and bridges).

### **Mr. Robert Merchant gave an update on the BC Comprehensive and Green Print Plans.**

The consultant, Design Workshop, has coordinated three (3) Public Workshops and two (2) online Workshops to date with a focus on overall vision, open space values, and growth/economic development. The online survey will remain accessible through October 9, 2020. A draft plan will be presented by winter 2020. The consulting fee for the update will be shared by Beaufort County and the Town of Port Royal. Current legislation extends the Comprehensive Plan update for a period of one (1) year which allows for additional in-person Workshops.

The Green Print Plan will evaluate rural and critical lands, low density zoning, and developmental standards. Conservation priorities from the online survey included water quality, critical habitat areas, floodplain protection, open space/trails, and scenic views.

**The Bicycle and Pedestrian Plan update** was presented by Noah Krepps, BC Long Range Planner. This is a regional effort with a mission to identify routes, recommend facility types, and

suggest policies and ordinances which will foster safer, more accessible walking and bicycling for residents and visitors.

Task Force membership includes: Beaufort County, City of Beaufort, Town of Port Royal, Town of Bluffton, Town of Hilton Head Island, Lowcountry Council of Governments, Friends of Spanish Moss Trail, Coastal Conservation League, Beaufort County School District, East Coast Greenway, Hilton Head Island Bicycle Advisory Committee, Pathway Advocates, Bicycling Advocates, and other individuals in the community.

The July 2020 Bicycle and Pedestrian Survey produced 2,300 responses to the Question/Answer section and 500 responses to the Mapping Exercise. The four (4) most prevalent responses to the mapping exercise were: connect Spanish Moss Trail and downtown, May River Road, Sam's Point Road → Middle Road, and Buck Island Road from Bluffton Parkway to U.S. 278.

Next Steps: draft Plan (stakeholder engagement), incorporate recommendations into Low Area Transportation Study (LATS) Long-Range Transportation Program, and present Plan to municipalities and County for consideration/adoption.

Councilman York Glover asked that SCDOT personnel be included in the planning process.

After discussion, it was suggested to update mapping to include "in works" projects.

**2020 Prioritized List of Items for Consideration/Action** by the Northern Beaufort County Regional Plan Implementation Committee.

- ❖ Review NRPIC Mandate, Plan, and Resolution Ed Pappas & Alice Howard  
The mandate was created in 2005. Input from NRPIC members was requested. Councilwoman Alice Howard will invite SoLoCo representative to NRPIC meeting.
- ❖ Lady's Island Plan – Implementation Committee Stephen Murray III
- ❖ Local option sales tax discussion Joe Devito  
This may be the wrong time to pursue this issue.
- ❖ Uniform yard waste policy  
Decal program has been initiated – will look to Brian Flewelling for a status update; City of Beaufort passed Regulatory measure at 1<sup>st</sup> reading; and County Public Works representative to speak to City of Beaufort.
- ❖ ID future curbside pick-up areas and determine how municipalities may work with the County  
RFI vs RFP consideration Will update group at next meeting.
- ❖ Regional stormwater compliance/septic tank restrictions Eric Greenway  
BC Public Works to give stormwater update. BC Planning Commission recently addressed/revised septic tank restrictions.

- ❖ Bike and pedestrian pathways Robert Merchant
- ❖ Improving the plastic bag ban / recycling issues Stephen Murray  
Seek assistance from Coastal Conservation League
- ❖ Identify and consolidate regional vs community parks Mayor Billy Keyserling  
County Administration and City Managers must meet immediately. This information  
was noted in Park Impact Fees Study.
- ❖ Consolidate fire service  
City of Beaufort and Town of Port Royal – group will discuss at a future meeting.
- ❖ Address utility pollution Joe Devito  
Joe Devito will update group at next meeting.
- ❖ Determine direction of Growth Development (coordinate Master Plans) Dave Prichard & Robert Merchant  
Address growth boundaries - MPC presentation to be scheduled
- ❖ Workforce development  
Eric Greenway – Regional Housing Trust Fund Steering Committee (Asakura Robinson,  
RHTF Consultant)  
Invite John O’Toole and/or Don Ryan Center representative to future NRPIC for update.

**DISCUSSION ITEMS:**

**Round Table Comments** included the following: Parris Island – article regarding potential closing; Beaufort County ZBOA Ecotourism outcome – need to update provisions in BC Community Development Code; and joint meeting of BC Planning Commission and MPC to be scheduled.

**OTHER BUSINESS:** The next regular meeting is scheduled for Friday, October 23, 2020, at 9:30 a.m.

**ADJOURNMENT:** Chairman Mike Tomy adjourned the meeting at 12:05 p.m.

## Division 5.13: Fill Standards

### Sections:

- 5.13.10 Purpose
- 5.13.20 Fill Restrictions
- 5.13.30 Administration

#### 5.13.10 Purpose

To promote public health, safety and general welfare by preserving Beaufort County's natural floodplain and drainage patterns to minimize the impacts of development within the floodplain on neighboring properties.

#### 5.13.20 Fill Restrictions

The following restrictions apply to all lands located at an elevation of 10 feet above sea level or less (North American Vertical Datum of 1988):

- A. The amount of allowable fill must not increase the existing natural grade of the property by more than three vertical feet under the area of development.
- B. The only portion of the property that may be filled is the area underneath the elevated structure, together with driveway access to the structure. Fill shall taper at a maximum slope of 1:3 from the outer foundation to the existing site elevation.
- C. If the lot area is 20 acres or more, in no case shall the maximum lot area of the property filled exceed 33.33 percent of the total area of the lot.
- D. If a new or reconstructed structure is to be elevated utilizing fill material, any required building elevation standard exceeding the three-foot fill limitation as referenced in section 5.13.20.B must be achieved through the use of elevation foundations, piers or similar structural elevation techniques that are in compliance with then-applicable county building code requirements as certified by a structural engineer.
- E. Non-conforming structures may utilize fill to expand up 15% of the gross floor area in accordance with Division 8.3 of the Community Development Code.
- F. Fill is allowed for property maintenance. For purposes of this subsection, the term "property maintenance purposes" means landscaping, gardening or farming activities, erosion control, and filling in of washed-out sections of land. Property maintenance purposes shall only include the placement of such quantities of fill not to exceed the limitations specified herein and that do not inhibit the free flow of water. Said limited amounts of fill for property maintenance purposes need not be compensated by an equivalent amount of excavation area as specified in 5.13.20.C. Exemptions from fill requirements for erosion control purposes must be accompanied by a stabilization plan and narrative approved by the Public Works Director providing reasoning why fill is necessary to solve an erosion issue.

- G. Filling on public property is prohibited with the exception of property maintenance purposes of public facilities, upon approval of the Director coordinating with the appropriate department head or governmental agency. Exemptions for Public Improvements: Public roads, pump stations, stormwater management improvements, levees, and other public facilities that are necessary to provide for health, safety, and public welfare needs are exempt from the requirements of this section.
- H. Any fill project must be designed to limit negative impacts upon adjacent and affected upstream and downstream property owners during flood events to the maximum extent practicable.
- I. The provisions of this section shall not apply to infill and redevelopment areas identified in Map A. [this exception applies to municipal versions of this ordinance].
- J. No fill project shall fill in or obstruct any local drainage channels without an alternative drainage plan design, and shall limit soil erosion and water runoff onto adjacent properties to the maximum practicable extent, and in compliances with the NPDES standards and with the Beaufort County Manual for Stormwater Best Management and Design Practices.
- K. All fill material that is brought in from offsite and will be placed at elevations below the seasonal high water table or within 1ft above the seasonal high water table will be required to meet the following clean fill requirements. Offsite soils brought in for use as fill shall be tested for Total Petroleum Hydrocarbons (TPH), Benzene, Toluene, Ethyl Benzene, and Xylene (BTEX) and full Toxicity Characteristic Leaching Procedure (TCLP) including ignitability, corrosivity and reactivity. Fill shall contain a maximum of 100 parts per million (ppm) of total petroleum hydrocarbons (TPH) and a maximum of 10 ppm of the sum of Benzene, Toluene, Ethyl Benzene, and Xylene and shall pass the TCPL test. Determine TPH concentrations by using EPA 600/4-79/020 method 418.1. Determine BTEX concentrations by using EPA SW-846. 3- 3 Method 5030/8020. Perform TCLP in accordance with TCLP from a composite sample of material from the borrow site, with at least one test from each borrow site. Within 24 hours of conclusion of physical tests, submit 3 copies of test results, including calibration curves and results of calibration tests. Fill material shall not be brought on site until tests have been approved by the Stormwater Department.
- L. Modulation from Fill Requirements: The Director may grant flexibility from the fill requirements in the following cases:
1. Lots 3 acres or less and all single-family residential lots with sloping terrain may provide greater than 3 feet of fill to provide a level foundation as long as the average fill does not exceed 3 feet.
  2. Where no other suitable site configuration is practicable, depressions, sinkholes, and borrow pits that are not part of the natural drainage of the site that are not delineated as tidal or non-tidal wetlands may be filled to provide for a level foundation.

3. Single-family residential structures utilizing raised slabs with a curtain wall may contain more than 3 feet of fill if it is limited to the footprint of the building.

**5.13.30 Administration**

Fill activities in accordance with this section may be permitted upon approval by the Director. All fill application permits shall be valid for a period of six months from the date of issuance, may be renewed only upon filing of an application for renewal with the Community Development Department, and then may only be renewed upon a showing of demonstrated progress towards completion of the fill activity. All fill application permits must be accompanied by a detailed plan describing the area to be filled, the estimated amount of fill to be used and the purpose of the fill project. A professional engineer registered in the state must also submit elevation and topographic data illustrating changes in the topography and estimating impacts upon local flood flows. Except as provided in sections 5.13.20.F and 5.13.G, adjacent property owners shall be identified and notified of the fill project by the applicant with proof of notification provided to the Director.



### 3.4.90 Coastal Resilience Overlay (CRO) Zone Standards

**A. Purpose** - The Coastal Resilience Overlay Zone is established to provide for the general health, safety and welfare by requiring notification at all real estate closings of the vulnerability of low-lying property to sea level rise and coastal flooding. This provision is specifically designed to assist individuals in making decisions that involve investments that will last at least 30 years in light of projected coastal flooding conditions in that time frame.

Sections of Beaufort County are low lying with elevations of less than 10 feet making them vulnerable to coastal flooding caused by increasingly intense storm events, king tides, and rising sea level. Coastal flooding caused by these types of events significantly affects private property, public infrastructure, and the natural environment. The impacts of sea level rise will only increase in the future. Since 1935, sea level has risen approximately 1 foot and is projected to rise between an additional 4 and 9 feet before the year 2100.

The Coastal Resilience Overlay (CRO) shall overlay other zoning classifications that shall be referred to as base zoning. The CRO District includes all lands within an established footprint affected by sea level rise.

**B. District Boundaries** - The district boundaries of the Coastal Resilience Overlay Zone is defined as all lands located at an elevation of 10 feet above sea level or less (North American Vertical Datum of 1988).

**C. Notification**

1. At all real estate closings involving a property in the CRO district, the buyer, seller and witnesses shall sign the following form which shall be filed with the deed and/or plat at the Beaufort County Register of Deeds Office.

a. Coastal Resilience Overlay Disclosure Form

The property at \_\_\_\_\_ (address/location) is located at 10 feet or less in elevation (North American Vertical Datum of 1988). Beaufort County has determined that the property on the premises have the potential to be subject to flooding and/or significant damage to property as a result of coastal flooding caused by increasingly intense storm events, king tides, and rising sea level. The County has placed a requirement of disclosure within these areas.

b. Certification

As the owner of the subject property, I hereby certify that I have informed \_\_\_\_\_, as a prospective purchaser, that the subject property is located in the Coastal Resilience Overlay District.

Dated this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

Witness \_\_\_\_\_ Owner \_\_\_\_\_

As a prospective purchaser of the subject property, I hereby certify that I have been informed that the subject property is in the Coastal Resilience Overlay District, and I understand the potential for sea level rise related flooding on the subject property.

Dated this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

Witness \_\_\_\_\_ Purchaser \_\_\_\_\_

2. All prospective renters signing a commercial or residential lease shall be notified by the property owner through a written provision contained in the lease agreement if the leased property is located within the Coastal Resilience Overlay District.
3. All subdivision plats, planned unit development plats, townhouse plats, and/or condominium documents shall contain the following disclosure statement:

a. Coastal Resilience Overlay Disclosure Form

The property lies within the Coastal Resilience Overlay District, which applies to property at 10 feet or less in elevation (North American Vertical Datum of 1988). Beaufort County has determined that the property on the premises have the potential to be subject to flooding and/or significant damage to property as a result of coastal flooding caused by increasingly intense storm events, king tides, and rising sea level. Purchasers are required to sign a Disclosure Form per Division 3.4.90 of the Beaufort County Community Development Code and file the form with the deed and/or plat at the Beaufort County Register of Deeds Office.

4. In the case of new construction, a signed Coastal Resilience Overlay Disclosure Statement shall accompany the building permit application.

## 2021 Meeting Schedule

### Northern BC Regional Plan Implementation Committee

<u>Date</u>	<u>Day</u>	<u>Time</u>	<u>Location *</u>
January 22, 2021	Friday	9:30 a.m.	Executive Conference Room, Administration Building, 100 Ribaut Road, Beaufort, SC
February 26, 2021	Friday	9:30 a.m.	Executive Conference Room, Administration Building, 100 Ribaut Road, Beaufort, SC
March 26, 2021	Friday	9:30 a.m.	Executive Conference Room, Administration Building, 100 Ribaut Road, Beaufort, SC
April 23, 2021	Friday	9:30 a.m.	Executive Conference Room, Administration Building, 100 Ribaut Road, Beaufort, SC
May 28, 2021	Friday	9:30 a.m.	Executive Conference Room, Administration Building, 100 Ribaut Road, Beaufort, SC
June 25, 2021	Friday	9:30 a.m.	Executive Conference Room, Administration Building, 100 Ribaut Road, Beaufort, SC
July 23, 2021	Friday	9:30 a.m.	Executive Conference Room, Administration Building, 100 Ribaut Road, Beaufort, SC
August 27, 2021	Friday	9:30 a.m.	Executive Conference Room, Administration Building, 100 Ribaut Road, Beaufort, SC
September 24, 2021	Friday	9:30 a.m.	Executive Conference Room, Administration Building, 100 Ribaut Road, Beaufort, SC
October 22, 2021	Friday	9:30 a.m.	Executive Conference Room, Administration Building, 100 Ribaut Road, Beaufort, SC
*November 19, 2021	Friday	9:30 a.m.	Executive Conference Room, Administration Building, 100 Ribaut Road, Beaufort, SC
*November 20 is the			
3rd Friday of the			
month.			