

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
March 24, 2017
9:30 a.m.

Members:

Robert Semmler, Beaufort County Planning Commission Chair (Chairman)
Jerry Cook, Town of Yemassee Mayor
Gerald Dawson, Beaufort County Council
Joe DeVito, Metropolitan Planning Commission Chair
Patricia Felton-Montgomery, Beaufort County School Board Chair
Brian Flewelling, Beaufort County Council
Alice Howard, Beaufort County Council
Billy Keyserling, City of Beaufort Mayor
Tom Klein, Town of Port Royal Council
Mike McFee, City of Beaufort Council
Samuel Murray, Town of Port Royal Mayor
VACANT, Lowcountry Council of Governments

REVISED AGENDA

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. REVIEW OF JANUARY 27, 2017, MEETING MINUTES ([backup](#))
4. SEA ISLAND PARKWAY CORRIDOR TRANSPORTATION STUDY (Bret Gillis, Stantec)
5. SUMMARY OF LADY’S ISLAND COMMUNITY PLANNING FORUM HELD ON FEBRUARY 23, 2017 (Rikki Parker, SC Coastal Conservation League)
6. STATUS OF LADY’S ISLAND AREA PLAN (Beaufort County Planning Staff)
7. JOINT LAND USE STUDY (JLUS) (Tyson Smith of White and Smith, LLC)
 - A. Overview of Deliverables from JLUS Public Outreach Project
 - B. Update on state of TDR Implementation Project
8. JLUS SEA LEVEL RISE PRELIMINARY INFRASTRUCTURE ASSESSMENT PROJECT (Geoscience Consultants)
9. ROUND THE TABLE COMMENTS
10. OTHER BUSINESS: NEXT MEETING—Friday, May 26, 2017 at 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 Meeting
Council Chambers, County Administration Building
100 Ribaut Road, Beaufort, SC 29902
January 27, 2016

ATTENDANCE

Members Present: Joe DeVito, Metropolitan Planning Commission Chair and Chairman, Northern Regional Plan Implementation Committee (NRPIC); Robert Semmler, Vice-Chair, Northern Regional Plan Implementation (NRPIC) Committee and Beaufort County Planning Commission; Gerald Dawson, Beaufort County Council District 1; Brian Flewelling, Beaufort County Councilman District 5; Alice Howard, Beaufort County Councilwoman District 4; Billy Keyserling, City of Beaufort Mayor; Samuel Murray, Town of Port Royal Mayor; Mike McFee, City of Beaufort Councilman; Tom Klein, Town of Port Royal Councilman; and Patricia Felton Montgomery, Beaufort County School Board Chair;

Members Absent: Mayor Jerry Cook, Town of Yemassee

Staff Present: Linda Bridges, Town of Port Royal Planning Administrator; Anthony Criscitiello, Beaufort County Planning Director; Carol Crutchfield, Beaufort County School District; Ginnie Kozak, Lowcountry Council of Governments; Gary Kubic, Beaufort County Administrator; Van Willis, Port Royal Town Manager; and Heather Spade, Beaufort County Planning Assistant.

Other Attendees:

Rikki Parker of Coastal Conservation League; Greg Campbell and Jim Weidman of Lady's Island; Ann Chatfield, Distant Island; Jim Hicks, Chairman of Lady's Island Community Preservation Committee; Mitch Mitchell, Beaufort County Planning Commissioner/Sheldon Township; Stephen Murray, City of Beaufort Councilman; Chuck Newton, Dataw Island; Paul Sommerville, Beaufort County Council Chairman; Peter Sommerville of Newpoint on Lady's Island; Troy Ward and Jim Landis, Marine Corps Air Station; Sea Level Rise Team; Larry Lewis, environmental consultant; David McSweeney of McSweeney Engineering, and Kyle Schmitt of Geo-Science; Tyson Smith, White & Smith, TDR/Land Use Projects consultant.

Note: Due to a large number of public attendees, the meeting was moved from the Executive Conference Room to the Council Chambers.

PLEDGE OF ALLEGIANCE: Mr. DeVito led those assembled with the Pledge of Allegiance to the United States of America.

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

CHAIRMAN'S REPORT: Mr. DeVito resigned as chairman to the Northern Regional Plan Implementation; he explained that the Chairmanship of the Northern Regional Plan Implementation Committee is offered to him every other year because he chairs the Metropolitan Planning Commission. Mr. DeVito explained that no other member of the Metropolitan Planning Commission would like to Chair the Northern Regional Plan Implementation Committee and he simply cannot give this Committee the time and attention that it needs. Mr. DeVito asked that the Committee allow Mr. Semmler to resume the role of Chairmanship for the Committee. County Councilman Brian Flewelling made a motion to accept Mr. Robert Semmler as chairman of the Committee. The motion was seconded and **carried (FOR: Dawson, DeVito, Flewelling, Howard, Keyserling, Klein, McBride, McFee, Montgomery, Murray, and Semmler).**

Chairman Semmler took over the chairmanship of the meeting. He asked that the Committee members introduce themselves to the audience.

REVIEW OF MINUTES: Motion: Mayor Billy Keyserling made a motion, and Mayor Samuel Murray seconded the motion, **to approve the September 29, 2016, meeting minutes as written.** No discussion occurred. The motion **carried (FOR: Dawson, DeVito, Flewelling, Howard, Keyserling, Klein, McBride, McFee, Montgomery, Murray, and Semmler)**

JOINT LAND USE STUDY (JLUS) PUBLIC OUTREACH (Tyson Smith of White and Smith, LLC, consultant)

The Transfer of Development Rights Program (TDR) is in the process of having a land use economist (Dr. Jim Nicholas) update the value of development rights in the sending area and facilitating the expenditure of the state grant money related to land in the sending area of the Marine Corps Air Station Beaufort. Mr. Smith discussed the preparation of the content for the TDR website for availability to the public. Overview and purpose of the TDR program also links documents that are necessary for citizens to engage with the program.

Mr. Smith outlined the timeline of the TDR Purchase process during the first quarter—informational letters will be mailed to property owners regarding the TDR program, and a public workshop then will be held. A notice of the application period opening will be sent out; the application period will be left open for 90 days giving property owners the time to talk to family members and their attorneys. A second notice of application period opening will be sent. During the second quarter, the application period would be closed. Mr. Smith explained that during the third quarter the applications would be reviewed for completeness and ranked by County Council. The ranking would take place dependent upon priority and the availability of TDR funds. After the properties have been prioritized the selected property owners would be notified and negotiations would begin. During the fourth quarter the easements would be approved, due-diligence performed for the agreed-to easement, property owners would sign and close on the easements, the easements would be recorded, the funds would be distributed to the property owners after the recording the TDR purchase into the TDR registry. This TDR activity hopefully would trigger future transfer of development rights in the private market.

The next steps are to finalize TDR valuation, execute a TDR cooperative agreement between the County and Beaufort County Open Land Trust, conduct a public workshop for the purchase program, and fully implement the TDR program by identifying a bank. Mr. Smith explained that more receiving areas are needed for the transfers to begin on a private level.

Joint Land Use Study (JLUS)

Mr. Smith explained the composition of the Military Planning Working Group (MPWG) that would consist of local planners, the military, Lowcountry Council of Government (LCOG), the Chambers of Commerce, the Board of Realtors, and local citizens. The citizen representative would most likely be appointed by the Metropolitan Planning Commission. The MPWG duties include being the universal point of contact, meeting quarterly to discuss the status of the program, providing expertise as needed, updating the Metropolitan Planning Commission twice annually, updating the Northern Beaufort County Regional Plan Implementation Committee as needed, and implementing/facilitating a public awareness campaign. The Public Awareness Campaign provides updates to the public the three initial public outreach meetings would be located in the Grays Hill area, the Air Station area, and the area of Parris Island; the meetings would be held to talk about current or new operations and to receive public input. Mr. Smith went on to inform the Committee about the website that would be monitored by the working group, the website would include document look up, information on the Joint Land Use study, upcoming events, any changes or new installations, and a contact email list of anyone desiring to be emailed updates. The website would also include handouts, maps, and fact sheets as to how to become involved. Mr. Smith explained the role of the public and the government officials in the program based on the

agreement. He has updated the map overlays and will present it at the Metropolitan Planning Commission on March 20, 2017. Discussion included the location and the time of the meeting.

JLUS SEA LEVEL RISE PRELIMINARY INFRASTRUCTURE ASSESSMENT PROJECT
(Geoscience Consultants)

Mr. Kyle Schmitt of Geoscience stated that this is not a FEMA study, rather they are looking at monthly high tide readings and nuisance flooding. He will discuss some concepts and logic used in coming up with planning scenarios and some of the outputs. The goal is to take a preliminary inventory of the infrastructures in harm's way, determine its value, and plan for/develop cyclical maintenance and projected costs. The data collected is then put through a screening logic test to best reflect the hazard at hand. Mr. Schmitt showed maps of problem areas and the progression of the problem areas over the next few years.

Screening logic is screening for sensitivity, storm water transportation, and water utilities. The highest concern with transportation is the overtopping/undermining of road ways and the potential of sea water contact on bridges. Another important roadway infrastructure is drainage.

Mr. Schmitt went on to explain the amount of infrastructure that would be labeled vulnerable in year 2040. He explained that the screenings help to break down which structures are more critical in order to better direct funding. Mr. Schmitt discussed some of the adaptive measures that can be taken in order to reduce overall future repairs. Some measures that can be taken are raising structures, installing proper drainage, installing proper bulkheads and berms, promoting dune growth, and building pump stations. Mr. Schmitt explained that Beaufort-Jasper Water and Sewer Authority has already ensured a future water source that has less risk for salinity increases. He noted several solutions that have been used elsewhere.

The next steps are to complete vulnerability assessment on all the infrastructure for all time periods, provide a planning example for vulnerable and critical infrastructure for the year 2040, provide and examine the total cost for planning and modifications of infrastructure, and recommending future cyclical maintenance.

Committee discussion included using a software that will compare the Ft. Pulaski tides to the local tides in Beaufort, and completing the study at the end of March with maps of Northern Beaufort County.

Ms. Ginnie Kozak of Lowcountry Council of Governments commented that not many communities, military or otherwise, are at this level of analysis on the sea level rise issue, and, at this point, this is a Department of Defense issue.

PRESENTATION OF LADY'S ISLAND TRAFFIC STUDY (City of Beaufort) (*Withdrawn by City of Beaufort for further work*)

Mayor Keyserling explained that the draft concept paper has not been circulated broadly enough and there are neighborhoods that could be impacted. The City felt it would not be fair to show the draft concept paper on television before the community is able to share their input. The study will be on next month's agenda.

DISCUSSION OF LADY'S ISLAND AREA PLAN (Beaufort County Planning Staff)

Mr. Robert Merchant explained that the Beaufort Gazette newspaper erroneously reported that he would give a presentation on the vision for Lady's Island. Rather, he hopes to present the steps to get there. He explained that a lot of changes are taking place on Lady's Island (including the WalMart, a Harris Tetter, and numerous residential homes—Oyster Bluff and Celadon). The County would like to look at the policies in place and put together an island-wide plan—including the future growth capacity based on zoning; and constraints such as transportation and accessibility, especially the Highway 21/Sam's Point Road intersection—and make refinements to the future land use plan for Lady's Island based on input from the residents and an assessment of future growth. Mr. Merchant explained that the County would

like to focus on the Village Center Zoning District which is the commercial district. He explained that the County has had policies in place for the past twenty years to promote more of a main street development, with development coming up to the street versus businesses being set back behind parking. The staff will look at whether the existing policies are working or will projects be needed to spur development. Development of public facilities based on future growth of the island should be considered. He noted that the Transportation Study that is underway should be built upon, after being received by the public and vetted by the government entities. Mr. Merchant noted that the Coastal Conservation League will hold a workshop next month for the community to have more of a hands-on approach on what future development they would like to see on Lady's Island. He stated that successful planning must be a joint effort between Beaufort County and the City of Beaufort along with significant public participation. Mr. Merchant asked the Committee for a recommendation on which direction the staff should take and what would be the scope of work.

Committee discussion included desiring renewed discussion on a third bridge on and off Lady's Island; placing high priority on resolution of traffic woes returning to Lady's and St. Helena Islands through the Town of Port Royal and the City of Beaufort; involving the municipalities in traffic discussions; including of sea level rise in future expansion discussions; an expansion of southbound traffic at the Highway 21/Sam's Point Road intersection; agreeing that traffic impact is a major problem affecting multijurisdictional boundaries; believing that the Lady's Island Village Center plan was outdated due to the residential growth outpacing the ability to implement the plan; believing that the traffic and commercial development is driven by residential growth; believing that the Lady's Island Walgreens was to be the start of the non-existent pedestrian-friendly Lady's Island; believing that the traffic study is not the answer since if the traffic issues are addressed/fixed then more people would move onto Lady's Island and create further growth problems; counter-believing that the known amount of houses on Lady's Island was not to be blamed solely on residential development since the original plan was abandoned when the City of Beaufort annexations occurred; working together without annexing into the City of Beaufort; believing that the jurisdictions and the various groups throughout the County have worked together to try to resolve the problems; desiring public comment on the Lady's Island growth; concern that the residential 5,600 trips a day could potentially increase with the complete buildout of 4,500 more houses in 25 years under the current zoning; and concern that the third bridge for traffic on and off of Lady's Island would increase those road trips despite its necessity to alleviate the traffic flow.

Note: Chairman Semmler recessed the meeting at approximately 10:46 and reconvened the meeting at approximately 10:51 a.m.

Public Comment:

1. Ms. Kate Schaffer invited the public to a public meeting that is set for February 23, 2017, at 5:30 p.m. She explained that the meeting will be co-hosted by the Coastal Conservation League and the Sea Island Coalition. They had 200 registered for the first meeting that had to be rescheduled. The meeting will include discussion on land use, engaging new people in conversation, and supporting and recognizing all of the work done by the different jurisdictions for the overall plan. She is requesting advance sign-ups to accommodate the attendees. She will share an aggregate form of the community feedback from the workshop.
2. Mr. William Gallaway, a Lady's Island resident near Chowan creek, believes the moratorium on annexations is unfair because the surrounding property owners get no benefit from the now neighboring commercial lot. He referenced the new Walmart on Lady's Island, stating the Black community cannot reap the benefits that the Trask family reaped. The annexations did not go to Chowan Creek; he believes that the Black community will not benefit because the White developers will come in and buy out the properties for a profit. The community would like to be treated equally as Mr. Trask. *(Mr. Semmler assured Mr. Gallaway that he has brought his complaints to the correct board. Mayor Keyserling believes it would be beneficial for Mr. Gallaway to attend the planning meeting that Ms. Schaffer commented on earlier in the meeting.)*

3. Mr. Chuck Newton noted his history as a planning commissioner elsewhere. There is a traffic cycle where increased roads will produce increased traffic. He spoke of the different governmental jurisdictions working together, and their political accountability. Mr. Newton explained the importance of public participation in the upcoming meeting on the 23rd that Ms. Schaeffer mentioned.
4. Mr. Jim Hicks explained the history of the Lady's Island Community Preservation Plan. He noted the joint process with citizen involvement. He also noted the unexpected commercial growth which affected the infrastructure. The past zoning ordinance had numerous changes. Now that there is a cooperative effort between the City of Beaufort and the County, make the changes to the plan and move forward.
5. Mr. Peter Summerville, a Lady's Island resident, stated that he has listened to several presentations and commented that the Comprehensive Plan is not being followed by the City of Beaufort. He is concerned with not having a set end-date to get all of the questions answered before everything goes out of control. Mr. Summerville also expressed his concerns as to where the funding will be coming from for all of the studies that were discussed earlier in the meeting.

Round the Table Discussion: Committee discussion included:

- the Jasper County Ocean Terminal and the Army Corps of Engineers holding a community meeting on January 31 with a walk-through of exhibits from 5:30 to 7:00 p.m. and at 7:00 p.m. formal meeting at the Hardeeville Elementary School;
- supporting Mr. Semmler as Chair of the Committee;
- welcoming the City of Beaufort to designate an alternate on the Committee for Mr. DeVito;
- clarifying the Committee membership through the Metropolitan Planning Commission to provide equal representation of the municipalities;
- focusing on expanding the sidewalk network in Northern Beaufort County and collaborating with the municipalities where the jurisdictions overlap;
- requesting municipal participation, physical and financial, in the housing needs assessment that Beaufort County will begin, has asked the different municipalities to participate in the assessment; he stated that he has already spoke with many council members along with the Mayor.
- noting that Councilman Mike McFee was a part of Beaufort Dancing With The Stars program and donations are for a good cause;
- commenting that the Spanish Moss Rail Board has started the long term planning for the next phases of the trail, both further out on Highway 21 and to the port terminal in Port Royal;
- thanking the different jurisdictions on cleanup efforts on the trail after Hurricane Matthew passed through Beaufort;
- noting that the Town of Port Royal has already recommended more areas for sidewalks within the Town and encouraging the City of Beaufort to identify areas as well;
- requesting that Ms. Kozak forward the census update that was presented at the Lowcountry Council of Governments meeting to the NRPIC; and
- Councilman Mike McFee countering Mr. Chuck Newton's comment regarding dealing with traffic on Lady's Island.

OTHER BUSINESS: NEXT MEETING—Friday, March 24, 2017 at 9:30 a.m., Executive Conference Room, Beaufort County Administration Building, 100 Ribaut Road, Beaufort, SC

ADJOURNMENT: Mr. Semmler adjourned the meeting at approximately 12 p.m., with no objections from the Committee members.

Note: The video link of the January 27, 2017, Northern Regional Plan Implementation Committee meeting is: http://beaufort.granicus.com/MediaPlayer.php?view_id=3&clip_id=3034