



## Beaufort County Northern Regional Plan Implementation Committee Meeting

**Chairman**  
MIKE TOMY

**Vice Chairman**  
ED PAPPAS

**Committee Members**

JERRY ASHMORE  
EARL CAMPBELL  
GERALD DAWSON  
JOE DEVITO  
BRIAN FLEWELLING  
YORK GLOVER  
ALICE HOWARD  
MIKE McFEE  
MITCH MITCHELL  
COLIN MOORE  
STEPHEN MURRAY

**County Administrator**  
ERIC GREENWAY

**Staff Support**  
ROBERT MERCHANT  
JULIANA SMITH

**Administration Building**  
Beaufort County Government  
Robert Smalls Complex  
100 Ribaut Road

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# Beaufort County Northern Regional Plan Implementation Committee Agenda

Friday, April 22, 2022, 9:30 AM

## Hybrid Meeting

Executive Conference Room, Administration Building  
Robert Smalls Complex, 100 Ribaut Road, Beaufort

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](#) – March 25, 2022
5. CITIZEN COMMENTS (*Comments are limited to 3 minutes.*)

**MEETING LINK:**

Meeting number (access code): 161 617 8084

Passcode: NRPIC

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### ACTION ITEM

6. STEPHANIE ROSSI, LOWCOUNTRY COUNCIL OF GOVERNMENTS – ENDORSEMENT OF LOWCOUNTRY MILITARY INSTALLATION RESILIENCE REVIEW (“MIRR”) [REPORT](#)

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### DISCUSSION ITEMS - UPDATES

8. PRIORITIZED [LIST OF ACTION ITEMS](#) 2022
9. ROUND THE TABLE COMMENTS

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### NEW/OTHER BUSINESS

10. THE NEXT REGULAR MEETING IS SCHEDULED FOR FRIDAY, MAY 27, 2022, AT 9:30 A.M. ADDITIONAL DETAILS WILL BE PROVIDED PRIOR TO THE MEETING DATE.
11. ADJOURNMENT

**Northern Beaufort County Regional Plan Implementation Committee**  
**Hybrid Meeting Minutes**  
**Friday, March 25, 2022 9:30 a.m.**

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**ATTENDANCE**

**Members Present:** Mike Tomy, MPC Chairman (Chairman); Ed Pappas, Beaufort County Planning Commission Chairman (Vice Chairman); Alice Howard, Beaufort County Council; Mike McFee, City of Beaufort Mayor Pro Tem; Jerry Ashmore, Town of Port Royal Mayor Pro Tem; Stephen Murray, City of Beaufort Mayor; Gerald Dawson, Beaufort County Council; and Mitch Mitchell, City of Beaufort Council

**Members Absent:** Joe DeVito, Town of Port Royal Mayor; York Glover, Beaufort County Council; Chair; Brian Flewelling, Beaufort County Council; Earl Campbell, Beaufort County School Board; and Colin Moore, Town of Yemassee Mayor

**Staff Present:** Robert Merchant, Beaufort County Planning & Zoning Director; Mark Davis, Beaufort County Planning & Zoning Deputy Director; Juliana Smith, Beaufort County Long Range Planner and Chris DiJulio-Cook, Beaufort County Senior Administrative Specialist

**Other Attendees:** Stephanie Rossi, Lowcountry Council of Governments Planning Director; Noah Krepps, Town of Port Royal Planning Director, Matthew Garnes, Yemassee Town Council, Jessie White Coastal Conservation League, Chuck Newton, Sea Islands Coalition, Mary Ryan Krieger, MCAS; Haythem Shata, Sherwood Design Engineers

**CALL TO ORDER:** Chairman Mike Tomy called the Northern Regional Plan Implementation Committee (NRPIC) meeting to order at 9:32 a.m.

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

**APPROVAL OF MINUTES:** Mr. Mike McFee made a motion to approve the November 19, 2021 minutes as submitted, and Mayor Stephen Murray seconded the motion to approve. There was unanimous support for the motion.

**CITIZEN COMMENTS:** There were none.

**PRESENTATIONS:**

Ms. Stephanie Rossi, Lowcountry Council of Governments and Mr. Haythem Shata, Sherwood Design Engineers, gave a presentation of current updates to the Beaufort Military Resiliency Project, "MIRR". Should have final report out to members in early April and be ready to vote at April 22<sup>nd</sup> meeting.

**DISCUSSION ITEMS:**

Chairman Tomy mentioned that item number 7 on the agenda could actually just be added to the ongoing action list. Mr. Merchant agreed with Mr. Tomy, regarding adding it to the list, and gave an overview of the vision behind a joint land use plan and growth boundaries.

Mr. Tomy led discussion regarding updates to the **PRIORITIZED LIST OF ACTION ITEMS FOR THE NORTHERN BEAUFORT COUNTY REGIONAL PLAN IMPLEMENTATION COMMITTEE TO ADDRESS IN 2022.**

- **Review of NRPIC Mandate** - Will revisit at future meeting, updates from Yemassee in approximately 60 days.
- **Uniform yard waste policy** - Will discuss updates and follow-ups at next meeting.
- **Curb-side pickup** – Solid Waste is working through an updated plan. Will revisit at future meeting. Mrs. Howard also mentioned the availability of composting bins for the public’s purchase.
- **Regional stormwater** – Stormwater currently working in certain areas doing a comprehensive study on drainage and also a groundwater study is underway. Will discuss further at future meetings.
- **Plastic bag ban recycling issues** - Waiting until January to further discuss new ordinances. Will revisit at a future meeting
- **Community Parks** - Robert Merchant was asked to make requested revisions to the parks list and reroute for a future meeting.
- **Boat Landings** – Robert Merchant was asked to make requested revisions to the parks list and reroute for a future meeting.
- **Consolidated Fire Service** - Will revisit in future
- **Future Land Use Plans (formerly “Direction of Growth Development” and “Comprehensive Plan”)** – There was discussion about the NRPIC Mandate and Future Land Use Plans items were basically one in the same. Will discuss further next month.
- **Workforce development** – Significant progress has been made, Mayor Murray stated this item can be removed from the list. There was no objection to removing this item.
- **Rural Community Fire Protection and Rural Community Public Water/Adequate Water** – It was decided this is more of a County issue and could be removed from the list of this Committee.

Mayor Murray suggested adding two more items to the list.

#1 - Regional Parks and Recreation, added as part of Community Parks to discuss the County’s consultant’s study outcome. Expand “Community Parks” to “Community Parks and Recreation”

#2 - Impact Fees. After much discussion on the subject, it was stated that it could be listed as an update item but not an action item for this group to address.

**ROUND TABLE COMMENTS:**

Councilwoman Howard reminded folks to get out and get a compost bin.

Mayor Murray mentioned an upcoming meeting with the Naval Hospital to build an ambulatory care facility and stated the City passed their Comprehensive Plan.

Juliana Smith mentioned a grant application she was working on and asked if anyone would be interested in joining. Application deadline is end of April.

Councilman Mitchell thanked Mr. Tomy for his assistance with the Lady's Island Plan

The next regular NRPIC meeting is scheduled for Friday, April 22, 2022 at 9:30 a.m.

**ADJOURNMENT:** Chairman Tomy adjourned the meeting at 11:33 a.m.

# Beaufort County Northern Regional Plan Implementation Committee

## List of Action Items to address 2022

3/25/2022

|   | Action Item  | Latest Meeting Response Date | Action Meeting Date Complete | Individual Task Responsibility |
|---|--|------------------------------|------------------------------|--------------------------------|
| 1 | Review NRPIC mandate, plan & Resolution  |                              |                              | EP,AH                          |
|   | It was unanimously decided that each jurisdictions administration and staff review the documents in meetings in January. A subsequent meeting with all jurisdictions would then be scheduled to discuss modifications providing a revised document for signature. The revised document would then be presented to the NRPIC for final discussion. <b>Need Update on Actions!</b>   | 3/25/2022                    |                              |                                |
| 2 | Lady's Island Plan - Implementation Committee  |                              |                              | SM,MT                          |
|   | <p>The task force is continuing to meet every 2 to 3 weeks since organized in late October 2020. Current Agenda items include:</p> <p>A<br/>                     Transportation Update<br/>                     •Access roads<br/>                     •21 Corridor</p> <p>B.Zoning Presentation<br/>                     •Graphic delineation of Differences County vs City</p> <p>C.Outreach Update<br/>                     •Stake Holder Lists Presentation / Discussion</p> <p>D.Pathways Work / Secondary Roadways<br/>                     •Update / Discussion</p> <p>E.Consultant Funding<br/>                     •Update / Discussion</p> <p>F.Transfer Task Force to NRPIC</p> <p>DISSOLUTION DOCUMENT COMPLETED - TO BE REMOVED FROM LIST</p> | 5/28/2021                    | 5/28/2021                    |                                |
| 3 | Local option sales tax discussion  |                              |                              | JD                             |
|   | This is a critical issue for decisions of all municipalities to be a County agenda item for the October Ballot. A marketing effort needs to be started for Sales & or Capitol tax 2021. Need update from all municipalities and County. <b>Update</b> Yemassee update at next meeting<br><b>Council has moved to put this on the Beaufort County ballot</b>  | 5/28/2021                    | 11/19/2021                   |                                |
| 4 | Uniform yard waste policy  |                              |                              | RM                             |
|   | The County public works representative will set up a meeting to speak with the city of Beaufort <b>Update</b>  | 3/25/2022                    |                              |                                |
| 5 | ID future areas in unincorporated areas for curbside pick-up and how municipalities may work with County   |                              |                              | RM                             |
|   | Town and city will both review current contracts and dates of renewal decide if a combined contract makes sense other local municipalities are invited to participate in these discussions. <b>Update</b><br><b>Would like a presentation from County Solid Waste, including composting lawn waste, at the June 25th NRPIC meeting</b>   | 3/25/2022                    |                              |                                |
| 6 | Regional Stormwater Sea Level Rise and Fill Ordinance future compliance and incorporate the septic tank restrictions in Lady's Island code & elsewhere   |                              |                              | RM                             |
|   | Ms. Katie Herrera, Beaufort County Stormwater Dept., will present an update (new stormwater Ordinance) at the April 23, 2021, NRPIC meeting.<br>The Town of PR presented at the March 2021 MPC. The City of Beaufort is planning an April 2021 presentation<br><b>Update</b><br><b>Thank you Katie Herrera for presentation</b>  | 3/25/2022                    |                              |                                |

|    | Action Item  | Latest Meeting Response Date | Action Meeting Date Complete | Individual Task Responsibility |
|----|--|------------------------------|------------------------------|--------------------------------|
| 7  | Pathways<br>A Bike/Ped meeting is scheduled for April 13, 2021, to review/revise the final draft document. SCDOT has hired Kimley-Horne to assist with the statewide planning process. County Councilman York Glover reminded everyone about the Harbor Island Bridge missed opportunity. Mayor Joe Devito also mentioned the Broad River Bridge missed opportunity. Noah Krepps, Beaufort County Long Range Planner, will give an update at the April 23, 2021, NRPIC meeting.<br><a href="#">Update</a><br>Document is ready to be shared. Several meetings set up for the months of June-August <b>This has been adopted as part of the 2040 Comprehensive Plan</b> | 5/28/2021                    | 11/19/2021                   | RM                             |
| 8  | Convenience centers<br>Still working through decal issues; the solid waste and recycling enterprise system will become a line item on County tax notices – there will be no increase in taxes assessed<br>Remove from list and show as completed   | 5/28/2021                    | 5/28/2021                    | EG                             |
| 9  | What next on improving the plastic bag ban recycling issues<br>Alice Howard and the coastal conservation league will be working on this issue after COVID.<br><a href="#">Update</a><br><b>Alice Howard to take through Natural Resources. Potential need for changes to ordinances as well as education</b>   | 3/25/2022                    |                              | SM, AH                         |
| 10 | Community Parks and Recreation<br>Robert Merchant was asked to make requested revisions to the parks list and reroute for future NRPIC meeting. Mayor Murray asked to discuss the County's consultant's study outcome once it's completed.   | 3/25/2022                    |                              | RM, SM                         |
| 11 | Boat Landings<br>Requested that this be split from the Community Parks and made its own category   | 3/25/2022                    |                              | RM                             |
| 12 | Consolidated Fire Service<br>This agenda item will be moved for discussion later in 2021 after law suit  | 3/25/2022                    |                              | JD, SM                         |
| 13 | utility pollution<br>Joe DeVito updated the board and asked to remove from Task List   | 1/19/2021                    | 1/19/2021                    | JD                             |
| 14 | Future Land Use Plans<br>Dave Prechard and Robert merchant to continue to work on this issue and schedule a presentation to the MPC Later in March / April.<br><b>Comprehensive Plans in draft form, will eventually come before NRPIC Update: Decided at 11/19/21 meeting to combine "Direction of Growth Development" and "Comprehensive Plan" into one category</b>   | 3/25/2022                    |                              | RM                             |
| 15 | Workforce development<br>will revisit in future  | 11/19/2021                   | 3/25/2022                    | SM                             |
| 16 | Rural Community Fire Protection/Rural Community – public water / adequate water<br>Requested that "Rural Community Fire Protection" and "Rural Community Public Water/Adequate Water" be combined into one category. York Glover to have update for 1/28/22 meeting and BJWSA to be invited.   | 3/25/2022                    | 3/25/2022                    | YG                             |
| 17 | Rural Community – public water / adequate water<br>This item was requested by York Glover. Will leave on for June 25th NRPIC meeting;  | 5/28/2021                    | 11/19/2021                   | YG                             |
| 18 | Comprehensive Plan<br>April Planning Commission Meeting unveiling of Comp Plan draft. Website set up <a href="http://www.envisionbeaufortcounty.com">www.envisionbeaufortcounty.com</a> . Public meetings have been scheduled for June 7, 8 and 10, 2021. Hoping to compile all public input into final draft for Planning Commission's August meeting   | 5/28/2021                    | 11/19/2021                   | RM                             |

|    | Action Item   | Latest Meeting Response Date | Action Meeting Date Complete | Individual Task Responsibility |
|----|---|------------------------------|------------------------------|--------------------------------|
|    | April Planning Commission Meeting unveiling of Comp Plan draft. Website set up www.envisionbeaufortcounty.com. Public meetings have been scheduled for June 7, 8 and 10, 2021. Hoping to compile all public input into final draft for Planning Commission's August meeting | 5/28/2021                    | 11/19/2021                   |                                |
| 19 | Northern Plan Intergovernmental Agreement Revisions   |                              |                              | RM, EP                         |
|    | Suggested this should be an ongoing Action List item<br>Eustis Community Joint Land Use Plan - Beaufort County and City of Beaufort<br>Northern Lady's Island Rural<br>Town of Yemassee Growth Boundary   | 3/25/2022                    |                              |                                |
| 20 | Impact Fees   |                              |                              | SM                             |
|    | Updates on Impact Fees (for discussion purposes only)   | 3/25/2022                    |                              |                                |