

Lady's Island Plan Implementation Committee Agenda

Thursday, February 6, 2020, 3:00 p.m.

Executive Conference Room, Administration Building

Robert Smalls Complex, 100 Ribaut Road, Beaufort

Members:

Allen Patterson, Lady's Island Resident (**Chairman**)
Paul Butare, Lady's Island Business and Professional Association (**Vice Chairman**)
Paul Sommerville, Beaufort County Council
Mike Tomy, Metropolitan Planning Commission
Caroline Fermin, Beaufort County Planning Commission
Stephen Murray III, Beaufort City Council
Jan Malinowski, Lady's Island Resident
Rikki Parker, SC Coastal Conservation League
Chuck Newton, Sea Island Corridor Coalition

Staff:

Carol Crutchfield, Beaufort County School District
David Prichard, City of Beaufort Staff
Robert Merchant, Beaufort County Staff
Linda Bridges, Town of Port Royal Staff

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 – JANUARY 2, 2020 ([backup](#))
5. APPROVAL OF MEETING AGENDA
6. CITIZEN COMMENTS (Comments are limited to 3 minutes.)

DISCUSSION ITEMS

7. CHAIRMAN'S REPORT
 - A. APPROVAL OF JULIANA SMITH AS SC CCL (COASTAL CONSERVATION LEAGUE) REPRESENTATIVE
 - B. STRUCTURE / RESPONSIBILITIES
8. COMMITTEE REPORTS
 - A. GROWTH MANAGEMENT UPDATE
 1. SEPTIC / TEXT AMENDMENT (ROBERT MERCHANT)
 2. FILL ORDINANCE (RIKKI PARKER)
 3. SEA LEVEL RISE OVERLAY DISTRICT (RICKY PARKER)
 - B. TRANSPORTATION UPDATE (ALLEN PATTERSON)
 - C. COMMUNICATIONS UPDATE (CAROLINE FERMIN/PAUL BUTARE)



9. LADY'S ISLAND COMMUNITY PRESERVATION COMMITTEE (LICPC) UPDATE
(JAN MALINOWSKI)

10. OTHER BUSINESS: NEXT MEETING – THURSDAY, MARCH 5, 2020, 3:00 P.M.,
EXECUTIVE CONFERENCE ROOM, ADMINISTRATION BUILDING, ROBERT SMALLS
COMPLEX, 100 RIBAUT ROAD, BEAUFORT

11. ADJOURNMENT



**Lady's Island Plan Implementation Committee
Council Chambers, Beaufort County Administration Building
100 Ribaut Road, Beaufort, SC 29902**

**Meeting Minutes
Thursday, January 2, 2020, 3:00 p.m.**

ATTENDANCE

Members Present: Allen Patterson, Lady's Island Resident (Chairman); Paul Butare, Lady's Island Business and Professional Association (Vice Chairman); Caroline Fermin, Beaufort County Planning Commission; Jan Malinowski, Lady's Island Resident; Rikki Parker, Coastal Conservation League; Chuck Newton, Sea Island Coalition; Stephen Murray III, Beaufort City Council; Paul Sommerville, Beaufort County Council; and Mike Tomy, Metropolitan Planning Commission

A quorum was achieved.

Members Absent: None.

Staff Present: Robert Merchant, Beaufort County Staff; David Prichard, City of Beaufort Staff; Linda Bridges, Town of Port Royal Staff; and Diane McMaster, Beaufort County Community Development Senior Administrative Specialist

Staff Absent: Carol Crutchfield, Beaufort County School District

CALL TO ORDER: The Lady's Island Plan Implementation Committee (LIPIC) was called to order at 3:02 p.m.

PLEDGE OF ALLEGIANCE: Chairman Allen Patterson led the Pledge of Allegiance.

REVIEW OF MINUTES: Chairman Allen Patterson requested one (1) correction to the December 5, 2019, meeting minutes referencing the prior meeting minutes date, November 7, 2019, instead of December 5, 2019, and asked if there were other corrections or additions. There being none, he requested a motion to approve the minutes with the one (1) requested date correction. There was unanimous support for the motion.

CITIZEN COMMENTS: None.

Chairman Allen Patterson commented on the current status of the Lady's Island Community Preservation Committee (LICPC) and the need to explore options to formalize said Committee. He also stressed the importance of keeping the Community Preservation Committee's review process easy and transparent. Mr. Jan Malinowski stated that the LICPC is most effective as an advisory body, and will continue relying on both the City of Beaufort and Beaufort County to share details regarding applicable project information brought before them.

Mr. Stephen Murray III stated that he felt the LICPC should be the "keeper" of the Lady's Island Plan and that bylaws, term limits, minutes, etc. should exist in order to assist with formalizing the community preservation group. He also reminded everyone present that the City of Beaufort agreed to continue supporting the LICPC as long as the applicant process was voluntary. As a

result of this discussion to formalize the LICPC, Mr. Jan Malinowski was tasked with providing a list of recommendations to the Lady's Island Plan Implementation Committee for future consideration.

Mr. Chuck Newton agreed with Mr. Stephen Murray's comments and general focus. He commented that it will be important to elevate the LICPC's standing and expand its reach within the community.

Vice Chairman Paul Butare stressed the importance of educating the public regarding the LICPC, ensuring there is continued, added value to the community as a whole, and improving two-way communication between the Committee and the public.

Mr. Robert Merchant, Beaufort County Community Development Department Deputy Director, spoke from a staff perspective confirming that applicants are strongly encouraged to go before the LICPC with questions/potential projects. He did point out the pitfalls regarding by-rights projects, zoning areas already allowing specific uses, and the public approaching the LICPC in an effort to deny that allowed use.

Mr. Mike Tomy, Metropolitan Planning Commission Chairman, suggested receiving feedback from the LICPC when applicants go before that group. The information would be discussed at MPC meetings, helping to circulate information regarding the applicant process and other feedback to the public.

REPORT OF STANDING COMMITTEES:

This Committee will receive monthly updates from the three (3) standing committees:

A. TRANSPORTATION

Mr. Rob McFee, Beaufort County Division Director of Construction, Engineering and Facilities, has addressed all FAQ's. The LIPIIC will review the FAQ's and publish all information. Mr. McFee will be asked to post the transportation feedback to an appropriate website and various links to the chosen site will then be created.

Chairman Allen Patterson asked for a motion to request Mr. Rob McFee post the transportation FAQ information to the appropriate website with links to the chosen site. Vice Chairman Paul Butare made the motion, and it was seconded by Mr. Mike Tomy. There was unanimous support for the motion.

B. COMMUNICATIONS

Vice Chairman Paul Butare discussed the importance of the LIPIIC having a unified voice while maximizing the distribution of information to the public. The need for additional Web presence is also crucial.

Mr. Eric Greenway, Beaufort County Community Development Department Director, suggested scheduling a meeting with communications staff for the City and County of Beaufort in order to utilize existing communication tools/avenues.

C. GROWTH MANAGEMENT

1. Septic Text Amendment - Mr. Robert Merchant stated that the Septic Text Amendment is scheduled for its second and third readings before County Council during the month of January 2020. The Amendment limits the minimum lot size for minor subdivisions (4 lots or fewer) to ½ acre and limits the density of major subdivisions (greater than 4 lots) that are served by on-lot septic systems to one dwelling unit per two acres. The amendment, as written, applies to two Lady's Island districts: Lady's Island Community Preservation District (LICP) and Lady's Island Expanded Home Business District (LIEHB).

2. Fill Ordinance - Mr. Robert Merchant stated that a draft ordinance would be brought before the LICP for comment/input. A baseline must be identified before finalizing the wording.

3. Sea Level Rise Overlay District - Ms. Rikki Parker, SC Coastal Conservation League, commented that as work continues on this project, mapping and a flooding disclosure document are among the first tasks to be addressed.

LADY'S ISLAND COMMUNITY PRESERVATION COMMITTEE UPDATE:

Mr. Jan Malinowski stated that the LICPC will continue to exist as an advisory body. In line with the Committee's rebirth, a number of changes will be required to achieve formalization.

LICPC Mission Statement: The future of Lady's Island belongs in the hands of invested Lady's Island residents, both recent arrivals and long-time residents, including businessmen and businesswomen guided by reasonable, but not inflexible, County and City policies and charged with the responsibility to make Lady's Island a great place to live and work.

The next meeting of the LICPC is scheduled for Monday, January 13, 2020, 10:00 a.m., Lady's Island airport.

OTHER BUSINESS: The next regular Committee meeting is scheduled for Thursday, February 6, 2020, at 3:00 p.m., Executive Conference Room, Beaufort County Administration Building, 100 Ribaut Road, Beaufort, SC.

ADJOURNMENT: Chairman Allen Patterson adjourned the meeting at 4:57 p.m. There were no objections from Committee members.