

Lady's Island Plan Implementation Committee Agenda

Thursday, April 1, 2021, 3:00 p.m.

Virtual Meeting

Members:

Allen Patterson, Lady's Island Resident (**Chairman**)
Paul Sommerville, Beaufort County Council
Mike Tomy, Metropolitan Planning Commission (**Vice Chairman**)
Stephen Murray III, City of Beaufort Mayor
Jan Malinowski, Lady's Island Resident
Jessie White, SC Coastal Conservation League
Chuck Newton, Sea Island Corridor Coalition
Jason Hinchey, Beaufort County Planning Commission

Staff:

Carol Crutchfield, Beaufort County School District
David Prichard, City of Beaufort Staff
Robert Merchant, Beaufort County 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 MEETING AGENDA
5. CITIZEN COMMENTS (Comments are limited to 3 minutes.)

DISCUSSION ITEMS

6. REVIEW DRAFT MANDATE LADY'S ISLAND VILLAGE CENTER TASK FORCE
7. UPDATE – SEA LEVEL RISE & FILL ORDINANCE (Robert Merchant)
8. UPDATE – STORMWATER REGIONAL PLAN (Robert Merchant)
9. UPDATE – PENNY SALES TAX ROAD & PATHWAY PROJECTS (Allen Patterson)
10. UPDATE – WHITE HALL (Allen Patterson)
11. GROWTH BOUNDARIES / MASTER PLANS
12. UPDATE – LADY'S ISLAND VILLAGE CENTER PLAN (Robert Merchant)
13. STATUS OF LI COMMUNITY PRESERVATION COMMITTEE (Jason Hinchey)
14. CHAIRMAN'S REPORT
15. ADJOURNMENT



Lady's Island Village Center Task Force

Mandate

Background:

For the last 20 years, Beaufort County and the City of Beaufort have shared a vision that Lady's Island should have a vibrant, mixed-use, walkable Village Center. This vision is supported in planning documents such as the Civic Master Plan and the Lady's Island Plan. It is also reinforced through form-based zoning that crosses jurisdictional boundaries. However, even with this solid policy and regulatory framework to advance the vision, progress toward this vision has been modest to date.

Today, there are several key opportunities that if coordinated and executed properly, can significantly advance the Village Center vision into a reality. They are as follows:

- **Development/Redevelopment Opportunities:** These are specific sites that have the potential to develop into mixed-use walkable nodes. Each of them call for public/private coordination to develop conceptual master plans. These include Whitehall, the Lady's Island Marina, Lady's Island Shopping Center, and the former Publix site and adjoining property owned by the Grays.
- **Second tier development of the shopping centers properties in the near future and their development into a connected commercial / mixed use Village.**
- **One-Cent Sales Tax Projects:** \$30 million is slated for transportation improvements in the center of Lady's Island. These projects have the potential to improve interconnectivity for automobiles as well as pedestrians. They also can serve as catalysts for private development/redevelopment.
- **Existing and Proposed Recreation Facilities:** These are important assets that will function better if connected and coordinated with other development in the Village Center. They include Whitehall Park, Lady's Island Boat Landing and adjoining property, Crystal Lake Park, and the proposed multi-use path on Meridian Road.

Proposed Village Center Master Plan: The vehicle to seize these opportunities and advance the Vision is the development of a Village Center Master Plan. The Master Plan should do the following:

- Engage the local governments, business owners, property owners, developers, and the public.
- Develop conceptual plans for each of the redevelopment opportunity sites that provide concrete incremental steps to develop the plans.
- Provide input into the design and execution of the transportation projects to enhance the Lady's Island Village Center Vision and
- Provide specific recommendations for streetscape improvements, sidewalks, multi-use paths, and other facilities that connect the community's assets and catalyze redevelopment.
- Identify regulatory barriers and provide specific changes that advance the vision"

