

**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**  
**July 22, 2016**  
**9:30 a.m.**

Members:

Robert Semmler, Beaufort County Planning Commission Chair (Chairman)  
Joe DeVito, Metropolitan Planning Commission Chair (Vice-Chairman)  
Jerry Cook, Town of Yemassee Mayor  
Gerald Dawson, Beaufort County Council  
Vernon DeLoach, Town of Port Royal Council  
Mary Cordray, Beaufort County School Board Chair  
Brian Flewelling, Beaufort County Council  
Alice Howard, Beaufort County Council  
Billy Keyserling, City of Beaufort Mayor  
William McBride, Lowcountry Council of Government  
Mike McFee, City of Beaufort Council  
Samuel Murray, Town of Port Royal Mayor

**REVISED AGENDA**

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. REVIEW OF MAY 20, 2016, MINUTES (backup)
4. CHAIRMAN'S REPORT
5. UPDATE ON JOINT LAND USE STUDY (JLUS) (GINNIE KOZAK, LOWCOUNTRY COUNCIL OF GOVERNMENTS PLANNING DIRECTOR)
6. PRESENTATION ON THE SC 17 IMPROVEMENTS AND ROADS SUPPORTING NEW PORT (GINNIE KOZAK, LOWCOUNTRY COUNCIL OF GOVERNMENTS PLANNING DIRECTOR)
7. RENOURISHMENT OF HUNTING ISLAND (KATE SHAEFER, COASTAL CONSERVATION LEAGUE)
8. REPORTS:
  - A. STATUS ON VIDEO RECORDING OF THE METROPOLITAN PLANNING COMMISSION MEETINGS (ANTHONY CRISCITIELLO, BEAUFORT COUNTY PLANNING DIRECTOR)
  - B. STATUS ON HARRIS TETTER PROJECT ON LADY'S ISLAND (LIBBY ANDERSON, CITY OF BEAUFORT PLANNING DIRECTOR)
  - C. STATUS ON ADOPTING THE NEW AIRPORT OVERLAY DISTRICT BY THE MUNICIPALITIES AND THE COUNTY (ANTHONY CRISCITIELLO, BEAUFORT COUNTY PLANNING DIRECTOR)
9. ROUND THE TABLE COMMENTS
10. OTHER BUSINESS: NEXT MEETING—Friday, September 23, 2016 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**  
**Executive Conference Room, County Administration Building**  
**100 Ribaut Road, Beaufort, SC 29902**  
**May 20, 2016**

**ATTENDANCE**

**Members Present:** Robert Semmler, Chairman, Northern Regional Plan Implementation (NRPIC) Committee and Beaufort County Planning Commission; Vernon DeLoach, Town of Port Royal Councilman; Alice Howard, Beaufort County Councilwoman District 4; William McBride, Lowcountry Council of Governments; Stephen D. Murray III, City of Beaufort Councilman, substituting for Mike McFee, City of Beaufort Councilman/Mayor Pro-Tem; Samuel Murray, Mayor of Town of Port Royal; and Paul Sommerville, Beaufort County Council Chairman, substituting for Brian Flewelling, Beaufort County Councilman, District 5.

**Members Absent:** Jerry Cook, Town of Yemassee Mayor; Mary Cordray, Beaufort County School Board Chairman; Gerald Dawson, Beaufort County Councilman District 1; Joe DeVito, Northern Regional Plan Implementation (NRPIC) Vice-Chairman and Metropolitan Planning Commission Chair; Brian Flewelling, Beaufort County Councilman District 5; Billy Keyserling, City of Beaufort Mayor; and Mike McFee, City of Beaufort Councilman/Mayor Pro-Tem.

**Staff Present:** Libby Anderson, City of Beaufort Planning Director; Linda Bridges, Town of Port Royal Planning Administrator; Anthony Criscitiello, Beaufort County Planning Director; Ginnie Kozak, Lowcountry Council of Governments; Robert Merchant, Beaufort County Long-Range Planner; Heather Spade, Beaufort County Planning Assistant; Van Willis, Port Royal Town Manager; and Barbara Childs, Beaufort County Administrative Assistant to the Planning Director.

**Other Attendees:** Reed Armstrong, Coastal Conservation League; David Coleman, City of Beaufort Senior Project Manager Boundary Street Project; Chuck Newton, citizen; Jim Riser, Marine Corps Parris Island and Air Station representative; and Tyson Smith, consultant, White & Smith Planning and Law Group.

**CALL TO ORDER:** Chairman Robert Semmler called the Northern Regional Plan Implementation Committee (NRPIC) meeting to order at approximately 9:35 a.m.

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

Mr. Semmler noted that there was not a quorum and asked Beaufort County Council Chairman Paul Sommerville to stand in for Beaufort County Councilman Brian Flewelling. Mr. Semmler noted that the agenda has numerous topics that would be presented. He noted the absent Committee members, saying he believed many had busy schedules; however, the scheduled presentations will occur. Mr. Semmler stated that the more information that can be passed on to the community, the easier it is to digest by the public.

He asked those non-members to introduce themselves, for the record.

**CHAIRMAN'S REPORT:** Mr. Semmler asked for a status update on video recording the Metropolitan Planning Commission meetings, since the Metropolitan Planning Commission was the Joint Land Use Study point of contact for the community. Mr. Anthony Criscitiello, Beaufort County Planning Director, noted that he is awaiting an answer.

**STATUS OF JLUS IMPLEMENTATION PLAN - OVERVIEW OF SCOPE OF WORK, CONSULTANT DELIVERABLES AND NEXT STEPS**

Mr. Tyson Smith, consultant with White & Smith LLC, noted his tasks included the Joint Land Use Study community outreach and the TDR Implementation.

- **Transfer of Development Rights (TDR) Implementation:** Mr. Smith noted that draft forms and applications were created, implementation recommendations to activate the TDR program were provided, and identifying how to expand the TDR program for policy consideration. He showed a power point presentation that included the current sending and receiving TDR areas, an explanation of the transfer and purchase of development rights processes, his scope of work regarding the TDR Liaison designation and a TDR Co-Holder Agreement, the County setting up a TDR website, TDR outreach materials to educate the public, involvement of Beaufort County Open Land Trust (BCOLT) as the TDR Co-Holder, calculating the value of the TDRs, and setting up a TDR Bank. Discussion included clarification of the sending and receiving areas, clarification on small property owners who can sell their development rights to the TDR Bank, the viability of planned unit developments (PUDs) to use the TDR process, and the scenario based on the Burlington PUD in the TDR sending area.
- **Joint Land Use Study (JLUS) Public Outreach:** Mr. Smith continued his power point presentation that included his scope of work that included the deliverables that were outlined in the contract, a joint meeting with elected officials, a public meeting, an opportunity to meet one-on-one with elected officials, providing final deliverables to the committee, and to review and advise/help the jurisdictions on the overlay revisions. The GIS data have been provided to the jurisdictions to map the overlay. The deliverables include a public involvement strategy; public official approach to the JLUS implementation—identifying agencies involved and their roles and responsibilities, etc.; and a joint planning agreement—including growth area revisions based on the F-35 contours, annexation policies, and service provision policies.

Mr. Smith will provide an outline of the deliverables and review it with the local staffs/Technical Committee, then he will provide the outline to the NRPIC. Mr. Smith anticipates 8 total trips for both projects over a 6-9 month timeframe. Trips included 2 public meetings, 3-4 meetings with the NRPIC, and 1-2 meetings with elected officials.

*Note: Stephen D. Murray III, City of Beaufort Councilman, entered meeting at 10:05 a.m.*

Mr. Semmler welcomed Councilman Murray to the meeting and indicated Mr. Murray was substituting for City of Beaufort Councilman Mike McFee.

Mr. Smith showed the map of the sending and receiving TDR areas, for Mr. Murray's benefit. Mr. Semmler noted that consideration to expand the receiving areas had been

mentioned by the Committee. Mr. Smith noted that he has seen a large demand for the TDR concept. He proposed using an early entry bonus as an incentive to begin activity. The S.C. Special Military Task Force provided the funding for the County TDR Bank.

### **BOUNDARY STREET PROJECT**

Mr. David Coleman, City of Beaufort engineer, briefed the Committee on the scope of the project (Neal to Ribaut Roads) that included improving safety and traffic flow, an underground utility network, promoting redevelopment, balancing vehicles and pedestrians, creating a landmark entrance, and expanding interconnectivity. The project has 4 funding sources for a total of \$33,287,459. He showed before and after shots of several areas along Boundary Street. He explained the dynamics of no left turns and the new 4-way intersection of Boundary and Robert Smalls Parkway. He noted the recycling of the trees and concrete sidewalks/curbs that were removed during the project.

Discussion included the new computerized traffic signaling and its back-up plan, accommodating emergency vehicles via the computerized traffic, the Boundary Street traffic count estimated at over 40,000 a day, a proposed master plan that included the green space along the water parallel to Boundary Street, and kudos to informing the community of the Boundary Street project.

### **REPORTS**

- **Spanish Moss Trail:** Mr. Robert Merchant briefed the Committee. He noted the areas being worked on for Phase 7B which included diverting at Laurel Bay Road and before Clarendon at Poppy Hill Road and back onto Highway 21 at Bruce K. Smalls Drive at the Gray's Hill area. He noted that the area between Laurel Bay Road and Poppy Hill Road (Phase 7A) would be worked on soon. SCDOT is working on a turning lane at Highway 21 and Parris Island Gateway and is scheduled to be complete in August. Discussion included clarification on the Clarendon Plantation purchase in the area.
- **CDC Update:** Mr. Merchant briefed the Committee. He noted the adoption of the CDC included a codicil to include a 6-month and a 1-year review of the CDC. The 1-year review includes amendments to the County's tree ordinance that prioritizes specimen trees. The Planning Commission will go over the tree ordinance to determine if additional amendments are needed. Discussion included a clarification on what the Planning Commission is reviewing, an explanation on the removal of the willow oak trees in the Waterfront Park, the different approaches to tree preservation in the County and in the municipalities, and PUDs not offered in the County since the Community Development Code offers other options.

**REVIEW OF MINUTES: Motion:** Beaufort County Councilwoman Alice Howard made a motion, and it was seconded, **to approve the minutes** as written. Discussion included amending page 2, where Mr. Hicks mentioned the Taco Bell property being annexed--since the City of Beaufort Mayor Billy Keyserling stated that the property has not been annexed, Mr. Semmler asked if changing the verbiage to "being considered for annexation" would be acceptable and Mayor Keyserling agreed. The motion **carried** to approve the minutes as amended (**FOR: DeLoach, Howard, McBride, Semmler, Sommerville for Flewelling, and D. Murray for McFee, and S. Murray**).

**ROUND THE TABLE COMMENTS:**

- Mayor Murray thanked the presenters for the information they provided.
- Councilman McBride asked for an update of the Harris Tetter project. Ms. Libby Anderson, City of Beaufort Planning Director, indicated that the project going through review by the City.

**OTHER BUSINESS:** **Next Scheduled Committee Meeting** is Friday, July 22, 2016, in the Executive Conference Room, Beaufort County Administration Building, 100 Ribaut Road, Beaufort SC 29902. Mr. Semmler requested an update from Coastal Conservation League on the renourishment of Hunting Island, as an agenda item for July.

**ADJOURNMENT:** Mayor Samuel Murray made a **motion to adjourn the meeting**, and Councilman William McBride seconded the motion. The motion **carried** (FOR: DeLoach, Howard, McBride, Murray, Semmler, and Sommerville for Flewelling; ABSENT: Cook, Cordray, Dawson, DeVito, Keyserling, and McFee). Mr. Semmler adjourned the meeting at approximately 11:00 a.m.

*Note: The video link of the May 20, 2016, Northern Regional Plan Implementation Committee meeting is: [http://beaufort.granicus.com/MediaPlayer.php?view\\_id=3&clip\\_id=2696](http://beaufort.granicus.com/MediaPlayer.php?view_id=3&clip_id=2696)*