



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, September 24, 2021, 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](#) – May 28, 2021
5. CITIZEN COMMENTS (*Comments are limited to 3 minutes.*)

[MEETING LINK:](#)

Meeting number (access code): 161 096 6797

Passcode: NRPIC

PRESENTATION ITEMS

6. DISCUSSION OF GROWTH BOUNDARIES – NORTHERN BEAUFORT COUNTY
7. “RE-IMAGINED RIBAUT ROAD” – DISCUSSION OF A JOINT RIBAUT ROAD MASTER PLAN FROM BOUNDARY STREET TO THE RUSSELL BELL BRIDGE

DISCUSSION ITEMS - UPDATES

8. PRIORITIZED LIST OF ACTION ITEMS 2021
 - Review of NRPIC Mandate
 - Local Options Sales Tax
 - Uniform Yard Waste
 - Curb-side Pickup
 - Regional Stormwater
 - Bike & Pedestrian Pathways – Juliana Smith
 - Plastic Bag Ban

Regional / Community Parks

Consolidated Fire Service

Direction of Growth Development

Workforce Development

Rural Community Fire Protection

Rural Community – public water / adequate water

Beaufort County & Municipality Comprehensive Plans

Lady’s Island Community Preservation Committee Update

Lady’s Island Village Center Task Force Update

9. ROUND THE TABLE COMMENTS

NEW/OTHER BUSINESS

10. THE NEXT REGULAR MEETING IS SCHEDULED FOR FRIDAY, OCTOBER 22, 2021, 9:30 A.M. ADDITIONAL DETAILS WILL BE PROVIDED PRIOR TO THE OCTOBER MEETING DATE.

11. ADJOURNMENT

Northern Beaufort County Regional Plan Implementation Committee
Hybrid Meeting Minutes
Friday, May 28, 2021, 9:30 a.m.

ATTENDANCE

Members Present: Mike Tomy, MPC Chairman (Chairman); Alice Howard, Beaufort County Council; Mike McFee, City of Beaufort Mayor Pro Tem; Jerry Ashmore, Town of Port Royal Mayor Pro Tem; and Stephen Murray, City of Beaufort Mayor

Members Absent: Ed Pappas, Beaufort County Planning Commission Chairman (Vice Chairman); Joe DeVito, Town of Port Royal Mayor; York Glover, Beaufort County Council; Gerald Dawson, Beaufort County Council; Earl Campbell, Beaufort County School Board Chair; Brian Flewelling, Beaufort County Council; and Colin Moore, Town of Yemassee Mayor

Staff Present: Robert Merchant, Beaufort County Planning & Zoning Department Acting Director; Noah Krepps, Beaufort County Planning & Zoning Department Long Range Planner; Katie Herrera, Beaufort County Stormwater Utility Management; and Chris DiJulio-Cook, Beaufort County Planning & Zoning Senior Administrative Specialist

Other Attendees: Van Willis, Town of Port Royal Town Manager; General Mitch Mitchell, City of Beaufort Council; Stephanie Rossi, Lowcountry Council of Governments Planning Director; Haythem Shata, Sherwood Design Engineers Consultant; Brianna Frey, Asakura Robinson; Alex Miller, Asakura Robinson; Colonel Karl Arbogast, Commanding Officer MCAS Beaufort; Ginnie Kozak

CALL TO ORDER: Chairman Mike Tomy called the Northern Regional Plan Implementation Committee (NRPIC) meeting to order at 9:37 a.m.

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

APPROVAL OF MINUTES: Beaufort County Councilman Mike McFee made a motion to approve the March 26, 2021 minutes as submitted, and Mayor Stephen Murray seconded the motion to approve. There was unanimous support for the motion. Chairman Mike Tomy asked if there were any modifications to the agenda. Mayor Stephen Murray made a motion requesting item 11 on the agenda, Lady's Island Plan Implementation Status, be moved to item 5, following the Citizen Comments. Beaufort County Councilman Mike McFee seconded the motion. After a unanimous vote the agenda was modified.

CITIZEN COMMENTS: There were none. Mayor Stephen Murray welcomed Colonel Arbogast, Commanding Officer of Marine Corps Air Station, Beaufort

DISCUSSION ITEM:

Chairman Mike Tomy led discussion regarding updates to the **Lady's Island Plan Implementation Committee Status** – A document for dissolution of the LIPIC, dated May 28, 2021 was read by Chairman Tomy. Upon completion he asked for comments. Mayor Stephen

Murray thanked the members of LIPIC for their efforts, including Rob Merchant, Acting Director of the Beaufort County Planning & Zoning and Allen Patterson, Chairperson of the Lady's Island Plan Implementation Committee and supported the dissolution of the committee. Alice Howard, Beaufort County Council, also commented on the accomplishments of the LIPIC and agreed it was an appropriate time for the dissolution. Mayor Stephen Murray motioned for the dissolution of the LIPIC based on the statements within the document read by Chairman Tomy and asked the letter be included as part of the minutes. Alice Howard seconded. The motion to dissolve the Lady's Island Plan Implementation Committee passed unanimously. Chairman Tomy to forward LIPIC letter of dissolution and Village Task Force mandates to be included with minutes.

PRESENTATIONS:

Ms. Brianna Frey and Ms. Alex Miller, Asakura Robinson, presented an update on the Regional Housing Trust Fund which included draft recommendations and funding discussions as well as an update on philanthropic partners

Ms. Katie Herrera, Beaufort County Stormwater Utility Management, presented the Southern Lowcountry Design Manual Update. Included in her presentation were the implementation timeline, 2021 updates and breakdown of changes in the manual.

Mr. Haythem Shata, Sherwood Design Engineers, presented information regarding the MCAS Beaufort and MCRD Parris Island Military Installation Resilience Review Study which included an update on data collection beginning with the identification and definition phase of the project.

DISCUSSION ITEMS:

Chairman Mike Tomy led discussion regarding updates to the **PRIORITIZED LIST OF ACTION ITEMS FOR THE NORTHERN BEAUFORT COUNTY REGIONAL PLAN IMPLEMENTATION COMMITTEE TO ADDRESS IN 2021.**

- **Review of NRPIC Mandate** - Regional Plan document sent to Council a few months ago, will circle back and discuss as a council and work session sometime after summer.
- **Lady's Island Plan** - Addressed earlier in meeting with Plan Dissolution Document.
- **Local options sales tax** - Town of Yemassee to update the group regarding their collections, no representative from Yemassee present, item to stay on for next month's meeting. Council has moved to put this on the Beaufort County ballot
- **Uniform yard waste** policy - will revisit in the future
- **Curb-side pickup** – Requested a presentation from County Solid Waste, including composting lawn waste, at June 25th meeting.
- **Regional stormwater** – Thanks to Katie Herrera for her presentation. May revisit in future
- **Bike & Pedestrian pathways** - Presentations are being set up for the months of June, July and August to share the final draft document. LATS Technical Committee Friday, June 4th, Port Royal, June 9th, Hilton Head Public Planning Committee June 24th, Tentative meetings include SoLoCo meeting on June 29th, Hilton Head Town Council in July and Beaufort City in August.

- **Convenience Centers** - To be removed from spreadsheet and shown as “completed”
- **Plastic bag ban** recycling issues - Ready to begin focusing more attention on this, Alice Howard to take through Natural Resources and potential need for changes to ordinances as well as education.
- **Regional / Community Parks** - Robert Merchant was asked to make requested revisions to the parks list and reroute for the June 25, 2021, NRPIC meeting.
- **Consolidated fire service** - will revisit in future after Burton FD litigation resolved
- **Direction of growth development** – Comprehensive Plans in draft form will eventually come before NRPIC.
- **Workforce development** - will revisit in future
- **Rural Community Fire Protection** – This item was requested by York Glover, will leave on for June 25, 2021 NRPIC meeting to be addressed due to Mr. Glover’s inability to be at meeting
- **Rural Community Public water/adequate water** – This item was requested by York Glover, will leave on for June 25, 2021 NRPIC meeting to be addressed due to Mr. Glover’s inability to be at meeting
- **Comprehensive Plan** – April Planning Commission meeting unveiling of Comprehensive Plan draft. Website set up www.envisionbeaufortcounty.com. Public meetings have been scheduled including Planning Commission meeting on Monday, June 7, 2021 and two workshops in an open-house style, walk-through format on Tuesday, June 8, 2021 at the Burton Wells Recreation Center and Thursday, June 10, 2021 at St. Helena Public Library. Hoping for public input to update final draft with inclusion of public comments of plan then on to Planning Commission for August meeting.

OTHER BUSINESS: - Ms. Alice Howard took a moment to recognize time spent with Real Estate Association for Fill Ordinance and Flood Overlay. Updates to follow, moreso with the Flood Overlay than Fill Ordinance. Mayor Murray commented regarding the public review process regarding the ordinances and wanted to make sure there is fairness and transparency in formulation of these ordinances before going to Committee. Robert Merchant mentioned the necessity of reviewing before moving on. A copy of the letter from the Real Estate Association regarding the Flood Overlay has been requested to be shared with the NRPIC.

The next regular NRPIC meeting is scheduled for Friday, June 25, 2021, 9:30 a.m.

ADJOURNMENT: Chairman Mike Tomy adjourned the meeting at 11:42 a.m.

Beaufort County Northern Regional Plan Implementation Committee				
List of Action Items to address 2021				
5/28/2021				
	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 jurisdiction's 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. Need Update on Actions!	5/28/2021		
2	Lady's Island Plan - Implementation Committee			SM, MT
	The task force is continuing to meet every 2 to 3 weeks since organized in late October 2020. Current Agenda items include: A. Transportation Update • Access roads • 21 Corridor B. Zoning Presentation • Graphic delineation of Differences County vs City C. Outreach Update • Stake Holder Lists Presentation / Discussion D. Pathways Work / Secondary Roadways • Update / Discussion E. Consultant Funding • Update / Discussion F. Transfer Task Force to NRPIC DISSOLUTION DOCUMENT COMPLETED - TO BE REMOVED FROM LIST	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. Update Yemassee update at next meeting Council has moved to put this on the Beaufort County ballot	5/28/2021		
4	Uniform yard waste policy			EG
	The County public works representative will set up a meeting to speak with the city of Beaufort Update	5/28/2021		
5	Identify future areas in unincorporated areas for curbside pick-up and how municipalities may work with County			EG, 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. Update Would like a presentation from County Solid Waste, including composting lawn waste, at the June 25th NRPIC meeting	5/28/2021		
6	Regional Stormwater Sea Level Rise and Fill Ordinance future compliance and incorporate the septic tank restrictions in Lady's Island code & elsewhere			EG
	Ms. Katie Herrera, Beaufort County Stormwater Dept., will present an update (new stormwater Ordinance) at the April 23, 2021, NRPIC meeting. The Town of PR presented at the March 2021 MPC. The City of Beaufort is planning an April 2021 presentation Update Thank you Katie Herrera for presentation	5/28/2021		
7	Pathways			RM
	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. Update Document is ready to be shared. Several meetings set up for the months of June-August	5/28/2021		
8	Convenience centers			EG
	Still working through detail 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 Remove from list and show as completed	5/28/2021	5/28/2021	
9	What next on improving the plastic bag ban recycling issues			SM, AH
	Alice Howard and the coastal conservation league will be working on this issue after COVID. Update Alice Howard to take through Natural Resources. Potential need for changes to ordinances as well as education	5/28/2021		
10	Identify & consolidated regional vs community parks			EG
	Robert Merchant was asked to make requested revisions to the parks list and reroute for the June 25, 2021, NRPIC meeting.	5/28/2021		
11	consolidated fire service			JD, SM
	This agenda item will be moved for discussion later in 2021 after law suit	1/19/2021		
12	utility pollution			JD
	Joe DeVito updated the board and asked to remove from Task List	1/19/2021	1/19/2021	
13	Direction of Growth Development (coordinate Master Plans)			DP, RM
	Dave Prechard and Robert merchant to continue to work on this issue and schedule a presentation to the MPC Later in March / April. Update Comprehensive Plans in draft form, will eventually come before NRPIC	5/28/2021		
14	Workforce development			SM
	will revisit in future	5/28/2021		
15	Rural Community Fire Protection			YG
	This item was requested by York Glover. Will leave on for June 25th NRPIC meeting	5/28/2021		
16	Rural Community – public water / adequate water			YG
	This item was requested by York Glover. Will leave on for June 25th NRPIC meeting	5/28/2021		
17	Comprehensive Plan			RM
	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		