

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
September 23, 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 Governments
Mike McFee, City of Beaufort Council
Samuel Murray, Town of Port Royal Mayor

AGENDA

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. REVIEW OF JULY 22, 2016, MINUTES ([backup](#))
4. CHAIRMAN'S REPORT
5. CONSIDERATION OF RESOLUTION TO REDRAW THE GROWTH BOUNDARY BETWEEN AIRPORT JUNCTION AND CHOWAN CREEK (Chairman)
6. JOINT LAND USE STUDY (JLUS) PUBLIC OUTREACH (Tyson Smith, White and Smith, LLC) ([backup](#))
 - A. Draft Outline of Joint Land Use Public Outreach and Coordination Strategy
 - B. Update on Joint Planning Agreement regarding Growth Area Boundaries
 - C. Update from City, Town, County on status of Overlay Ordinance updates
7. IMPLEMENTATION OF THE TRANSFER OF DEVELOPMENT RIGHTS (TDR) PROGRAM (Tyson Smith, White and Smith, LLC)
8. INTRODUCTION TO JLUS SEA LEVEL RISE PRELIMINARY INFRASTRUCTURE ASSESSMENT PROJECT (Geoscience Consultants)
9. ROUND THE TABLE COMMENTS
10. OTHER BUSINESS: NEXT MEETING—Friday, November 18, 2016 at 9:30 a.m., Executive Conference Room, Beaufort County Administration Building, 100 Ribaut Road, Beaufort, SC



Northern Beaufort County Regional Plan Implementation Committee Meeting
Executive Conference Room, County Administration Building
100 Ribaut Road, Beaufort, SC 29902
July 22, 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; Billy Keyserling, City of Beaufort Mayor; William McBride, Lowcountry Council of Governments; 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;

Staff Present: Linda Bridges, Town of Port Royal Planning Administrator; Anthony Criscitiello, Beaufort County Planning Director; Ginnie Kozak, Lowcountry Council of Governments; Noah Krepps, Beaufort School District intern; Nancy Moss, Beaufort County Planner; Van Willis, Port Royal Town Manager; and Barbara Childs, Beaufort County Administrative Assistant to the Planning Director.

Other Attendees: Reed Armstrong, Coastal Conservation League; Emily Hall and Kate Schaefer, Coastal Conservation League; Caroline Fermin and Jason Hincer, Beaufort County Planning Commission; Jessica Lawrence, Beaufort Today; and Troy Ward, Marine Corps Parris Island Program Manager;

CALL TO ORDER: Chairman Robert Semmler called the Northern Regional Plan Implementation Committee (NRPIC) meeting to order at approximately 9:34 a.m.

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

Mr. Semmler noted there was not a quorum at the moment, but the meeting would proceed with the anticipation of the arrival of another Committee member. Should a quorum occur later in the meeting, then review of the minutes would occur.

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

CHAIRMAN'S REPORT: Mr. Semmler noted that some of the items would not require Committee action. He noted that Ms. Ginnie Kozak of Lowcountry Council of Governments (LCOG) will provide the update on the SC17 Improvements and Roads Supporting the New Port.

**STATUS OF THE JOINT LAND USE STUDY (JLUS) IMPLEMENTATION PLAN -
OVERVIEW OF SCOPE OF WORK, CONSULTANT DELIVERABLES AND NEXT
STEPS**

Ms. Ginnie Kozak noted that the implementation phase of the JLUS is being worked on. Because the JLUS was completed on time and under budget, the Office of Economic Adjustment of the Department of Defense provided additional funding for the implementation phase. Mr. Tyson Smith, the consultant, has been working on deliverables and a joint agreement among the jurisdictions. Mr. Smith has offered to review each of the ordinances before being considered by the respective jurisdictions. Once a workshop occurs with the planning staff, Mr. Smith will review the results with the NRPIC at their September 2016 meeting.

The TDR (Transfer of Development Rights) has the support of Joshua Gruber (Beaufort County Deputy Administrator). They have met with the Beaufort County Open Land Trust. The County will be issuing an RFP for an outside entity to serve as the TDR bank. The TDR program was developed to compensate the small property owners who lost development rights because of the zoning to protect the Air Station. Ms. Kozak would be pleased to email the TDR information, upon request.

Mr. Semmler noted that Defense Base Closure and Realignment Commission (BRAC) was being discussed for 2021. He remembered his first meeting with Ms. Kozak was in 2004 when the last BRAC occurred. Ms. Kozak indicated that the work shows that the community is working to assist the Air Station.

SC 17 IMPROVEMENTS AND ROADS

Ms. Kozak noted that the LCOG and LATS (Lowcountry Area Transportation Study) were funding the \$54 million project. Ms. Kozak noted that a port will be built in Jasper County on the Savannah River. SC17 was built by the state of Georgia in the 1950s. Widening of SC17 was proposed in 2007, and recommendations occurred in 2008. The Panama Canal expansion was completed this year, resurrecting the Jasper Port project where it will be owned and operated by Georgia and South Carolina ports authorities. Construction will begin in 2022, with completion in 2030. The SC17 widening is scheduled by LCOG with an expected construction in 2018 and completion in 2020. Ms. Kozak noted that railroad spurs would be required to accommodate the port activity.

Mr. Semmler noted that Daufuskie Island dock improvements may provide ferry service from Savannah. Ms. Kozak mentioned a presentation by Moffitt-Nichols. Mr. Semmler noted that a portion of SC17 is still 2-lane (Speedway Drive). Ms. Kozak noted the widening is on the list. She agrees that getting the information to the municipalities is important. Ms. Howard noted the Moffitt-Nichols presentation at the LCOG meeting was very informative. The same presentation will be scheduled at the next NRPIC meeting, if possible.

BEACH RENOURISHMENT OF HUNTING ISLAND

Ms. Kate Schaefer of Coastal Conservation League provided a briefing. She noted the Sea Level Rise Study by the County and the City of Beaufort working on additional studies. She forwarded info to County Planning, who will forward to the attendees. There is an OCRM permit being reviewed for renourishing Hunting Island. She noted the environment issues that must be

considered. She supports beach renourishment but not additional groins for Hunting Island. Continual renourishment usually occurs every 5 to 7 years. We have to plan for marshes and wetlands also. She encouraged the governing entities to consider: shore line retreat (moving away from shore lines), mitigation (look at renewables, energy efficiency, filling in wetlands, etc.), and adaptation (looks at drainage, stormwater systems, docks, etc.). She also noted the Shoreline Bill that was passed by the state legislature. The bill will codify the shoreline via OCRM where one can never build closer than the codified shoreline. She noted the Beach Management Plan of 1992 that supported shore line retreat. She encouraged updating the plan.

Mr. Semmler noted that the local areas should take action and disclosure statements should be used for purchasers of property in vulnerable areas. Ms. Schaefer will check if the SC Legislature had codified the ruling. Mr. Sommerville noted some institutional memory of the shoreline history of Harbor to Fripp Islands and the cause and effect of the Fripp Island rip-rap to Harbor Island. Ms. Schaefer noted an Audubon report regarding groins, etc. Mayor Keyserling noted that barrier islands do migrate. He stated we should look at building up areas to evacuate to, rather than retreat from storm surge. Mr. Semmler noted North Topsail Beach, North Carolina's reaction to beach erosion. He also noted the Ribaut Road properties along the river need shoring since septic tank issues are involved.

REPORTS

- **Video Recording of the Metropolitan Planning Commission:** Mr. Anthony Criscitiello noted that Mr. Scott Grooms of Beaufort County Broadcast Services stated that recording at City Hall is not possible, but offered the possibility of using the County Administration Building instead. Mr. Semmler noted that the Metropolitan Planning Commission was the vehicle where citizens would present comments regarding the JLUS implementation, and having a video recording would allow the public to view the proceedings off-site. Mayor Keyserling agreed that broadcasting the meeting was a good idea, and would discuss details with Ms. Libby Anderson, the City of Beaufort Planning Director. Recording could occur at the City if the equipment were upgraded for audio and video recording at a cost of \$70,000.00.
- **Harris Teeter on Lady's Island:** Mr. Criscitiello noted that Ms. Anderson was unable to attend the meeting and comments would be provided at the next NRPIC meeting.
- **Airport Overlay District Adoption:** Mr. Criscitiello noted that JLUS set the adoption to be in September 2016. JLUS is an amendment to the airport overlay map. Mr. Tyson Smith will come to the Metropolitan Planning Commission to present the AICUZ map amendment for consideration by Beaufort County, City of Beaufort, and Town of Port Royal. Mr. Criscitiello noted that the Burlington PUD is part of the receiving area.

ROUND TABLE DISCUSSION:

- Ms. Alice Howard, Beaufort County Councilperson, noted that there had not been attendance at the NRPIC meetings from the Beaufort County School Board. Mr. Semmler noted that he will contact Ms. Mary Cordray, Beaufort County School Board chairman, to ask her to attend or to select a representative to attend the NRPIC meetings.
- Mr. Vernon DeLoach, Town of Port Royal Councilman, stated "stay out of the heat."

- Mayor Samuel Murray, Town of Port Royal, noted there was a quorum and the minutes should be reviewed. Mr. Semmler thanked Mayor Murray for the reminder and noted that the minutes would be reviewed after the round table discussion.
- Mayor Billy Keyserling, City of Beaufort, noted that he had two items to raise:
 - Discussion on the traffic impact on Lady's Island that should occur at the NRPIC. Mr. Semmler noted that the Lady's Island CP Committee has discussed the traffic impact and the Level of Service (LOS) was collapsing due to the development along Sea Island Parkway. Mr. Criscitiello noted that the County and the City of Beaufort are working on a scope of work on the land use standpoint. The County will look at a master plan of the Lady's Island Community Preservation District. Mayor Keyserling asked for a report from the County and City planning departments.
 - Mayor. Keyserling noted the emails and public contact regarding the flyovers of the F35s. Mr. Semmler noted that the Military Enhancement Committee attended a meeting in Washington D.C. regarding a possible Defense Base Closure and Realignment Commission (BRAC) study. Mr. Sommerville noted that he was meeting with someone regarding the same matter. Mayor Keyserling noted that BRAC protection may not be supported by some of the community.

REVIEW OF MINUTES: **Motion:** Beaufort County Council Chairman Paul Sommerville (representing Beaufort County Councilman Brian Flewelling) made a motion, and it was seconded by Town of Port Royal Mayor Samuel Murray, **to approve the minutes** as written. No discussion occurred. The motion **carried (FOR: DeLoach, Howard, McFee, Semmler, Sommerville for Flewelling, and S. Murray; ABSTAIN: Keyserling; ABSENT: Cook, Cordray, Dawson, DeVito, and McBride.)**

OTHER BUSINESS: **The next scheduled committee meeting** is Friday, September 22, 2016, in the Executive Conference Room, Beaufort County Administration Building, 100 Ribaut Road, Beaufort SC 29902. Mr. Semmler reiterated that the Committee would appreciate hearing at the next meeting the Highway 17 presentation that Ms. Kozak mentioned.

ADJOURNMENT: Mr. Semmler adjourned the meeting at approximately 11:03 a.m., with no objections from the Committee members.

Note: The video link of the July 22, 2016, Northern Regional Plan Implementation Committee meeting is: http://beaufort.granicus.com/MediaPlayer.php?view_id=3&clip_id=2764

JOINT LAND USE PUBLIC OUTREACH AND COORDINATION STRATEGY

ORGANIZATIONAL FRAMEWORK

This “Joint Land Use Public Outreach and Coordination Strategy” simply formalizes existing arrangements and coordination efforts in the community.

The primary participants in the ongoing military planning efforts in communities surrounding MCAS and MCRD are:

- a. Members of the Public
- b. Elected Officials (City, Town, and County)
- c. Marine Corps Installations and Naval Hospital Beaufort
- d. Metropolitan Planning Commission (MPC)
- e. Newly-created “Military Planning Working Group” (MPWG)
- f. Chamber of Commerce Military Enhancement and Military Affairs Committees

Pursuant to the direction of the JLUS Policy Committee, public input efforts are directed to the existing Metropolitan Planning Commission, which would now have “as-needed” support from a staff-based “Military Planning Working Group,” loosely based on the Technical Committee that supported the 2015 JLUS.

The “Military Planning Working Group” (MPWG), comprised of local planners, military officials, and community stakeholders, and would oversee this “Outreach and Coordination Strategy” and the on-going “Public Awareness Campaign.” Each of these is outlined below. The MPWG would serve as a subcommittee to the Metropolitan Planning Commission.

As detailed below, the Public Awareness Campaign will include public information (handouts, websites, social media platforms) and public involvement (process and notice requirements) in order to ensure that the public is involved and given the opportunity for input prior to significant changes in military operations or land use policies related to the military.

Please note, once the public information components are set up (e.g., the website and handouts) and the initial amendments to the local government overlays are finalized, it is anticipated that the “level of effort” associated with maintaining the MPWG would be minimal and would be triggered only when significant operational or land use proposals occur.

1. **Public:**
 - a. May direct comments or questions at any time to the Chair of the Military Planning Working Group (MPWG)
 - b. May offer comments directly to the members of the MPC at each meeting of the MPC, during a newly-added “public comment” section of its agendas
 - c. May join a public email list maintained by the MPWG
2. **Elected Officials:**
 - a. Receive updates, queries, requests for action or input from MPC, as they arise
 - b. Receives annual written update from Military Planning Working Group (MPWG) (see below)
3. **Marine Corps Installations and Naval Hospital Beaufort**
 - a. **Military Planning Working Group:** Appoint MCRD, MCAS, and Naval Hospital representatives to the MPWG
 - b. **MPC Coordination:** Provides input upon request to the Metropolitan Planning Commission
 - c. **Public Awareness Campaign:** Participate as a responsible party in the Public Awareness Campaign as detailed below
4. **Metropolitan Planning Commission (MPC)**
 - a. **Public Comment:**
 - i. Receives public comments (written or oral) at each regular meeting of the MPC
 - ii. The MPC will include a monthly open agenda item during each of its regular meetings for the specific purpose of receiving public input on military-related land use issues within the jurisdiction of the MPC
 - iii. Anyone may speak during this public comment item, including members of the public, members of the MPWG, government officials, members of the business community, and military officials.
 - b. **Military Planning Working Group (MPWG):**
 - i. **Bi-Annual Updates:** Receives bi-annual updates from MPWG Chair, or as requested by MPC Chair
 1. Once/year verbal update

2. Once/year written memorandum summarizing status of JLUS implementation and other military-related land use matters
 - ii. **Advisory Capacity:** Acts in advisory capacity to MPWG
 - c. **Delegation of Action or Requested Input:** Directs appropriate action to be taken by or requests input from:
 - i. Local Government Officials (Elected or staff, as appropriate)
 - ii. Northern Beaufort County Regional Plan Implementation Committee
 - iii. Marine Corps Installations and Naval Hospital Beaufort
 - iv. Military Planning Working Group
 - v. Lowcountry Council of Governments (LCOG)
 - vi. Other Agency or Party
 - d. **MPC Reports to Other Planning Agencies:** Reports as needed to:
 - i. Local Government Elected Officials (City, Town, County)
 - ii. LCOG
 - iii. Northern Beaufort County Regional Plan Implementation Committee
5. **Military Planning Working Group (MPWG)**
- a. **MPWG Composition:**
 - i. City Planner
 - ii. Town Planner
 - iii. County Planner
 - iv. MCAS Representative
 - v. MCRD Representative
 - vi. Naval Hospital Representative
 - vii. LCOG Planner
 - viii. Beaufort Regional Chamber of Commerce appointed member from Military Enhancement or Military Affairs Committee
 - ix. Board of Realtors Representative
 - x. Other members, appointed and approved by the other MPWG members, as needed

b. **MPWG Chair:**

- i. **Appointed:** Local Government staff member appointed by the other MPWG members, for a one-year term
- ii. **Duties of the MPWG Chair:**
 1. Single Point of Contact for
 - a. Public
 - b. Elected Officials
 - c. MPC
 2. Prepares Agendas and Coordinates MPWG activities
 3. Calls meetings of the MPWG, as requested by MPWG members or as needed based on direction of the MPC
 4. Addresses public questions and input; transmit public input to MPWG members, Marine Corps Installations, the Naval Hospital, MPC, or Elected Officials as appropriate

c. **Role of the MPWG:**

- i. **MPWG Meetings:**
 1. Meets in-person once a quarter, or as frequently as needed
 2. Meetings should be held in a central location and face-to-face except when special circumstances warrant a teleconference meeting.
- ii. **Outside expertise:** The MPWG may seek outside input from subject matter expertise in order to inform its decision making and recommendations to other appointed and elected bodies as provided herein.
- iii. **Metropolitan Planning Commission:**
 1. Serves as a subcommittee to the MPC
 2. Provides two updates to the MPC each year
 - a. one oral and
 - b. one by written memorandum (also transmitted to the chair of each Local Government Council)
 3. Requests input/direction from MPC, as needed
- iv. **Northern Beaufort County Regional Plan Committee:** Appear before the Northern Beaufort County Regional Plan Committee as needed and as requested by the chair of the Committee
- v. **Public Awareness Campaign:** Oversees "Public Awareness Campaign"

6. Public Awareness Campaign

a. Public Information

i. *JLUS Updates by the MPWG:*

1. Hold at least 3 public sessions in order to update residents and the business community on the status of the 2015 Joint Land Use Studies for MCRD and MCAS and their implementation, at:
 - a. A location in the Gray's Hill community; and
 - b. Other location within the MCAS influence areas
 - c. A location in Port Royal, near MCAS influence areas; and
2. Hold in the first quarter of 2017 in order to report on current JLUS Implementation efforts and TDR Program updates
3. Gray's Hill public session may be combined with TDR public outreach Open House

ii. *Marine Corps Installations*

1. Annual Public Updates: Provide an annual update to the public
2. Location: to be held either on-site at MCAS and MCRD or at a public location within the military influence areas
3. Content:
 - a. Status of current operations
 - b. Anticipated changes in operations or other activities impacting land use off-base
 - c. Receive public questions and input

iii. *Dedicated Website*

1. Content and Hosting: The MPWG will be responsible for the content of the dedicated website and will work with the LCOG and the local governments to identify the appropriate agency to host the website
2. Property Look-up: "Am I in a military influence area?"
3. New Residents: "Moving to Beaufort County?"
4. Noise Complaints: Link to Forms on Marine Corps websites/Public Affairs Officers for complaints
5. Contact Information: MPWG Chair Contact Information provided

6. Events:

a. Public Meetings re:

- i. Increased military or hospital operational impacts on the civilian community
- ii. Development projects proposed within military influence areas
- iii. Proposed amendments to military-related plan policies or ordinances

b. Marine Corps or Naval Hospital events or operational changes impacting land use

c. Marine Corps Annual Public Updates

d. MPC Meeting Schedule, including monthly opportunities for public input

7. Document Library:

a. 2015 Joint Land Use Studies for MCAS and MCRD

b. Most recent MCAS AICUZ Study

c. F-35B Environmental Impact Statement

d. Local Government Overlay ordinances

e. Copies of Real Estate Disclosure Forms

f. Briefs/presentations by the MPWG to MPC, Elected Officials, NBCCPIC, others

g. Annual written updates of the MPWG to MPC

h. Handouts for download (see below)

8. Links to outside websites, including:

a. Beaufort County TDR Website

b. Board of Realtors

c. Chamber of Commerce (Military Enhancement/Military Affairs Committees)

iv. **Handouts**

1. F-35B Fact Sheet

2. FAQs

3. Military influence area maps

4. Summary of 2015 JLUS and JLUS Implementation processes

5. Overview of “Joint Land Use Public Outreach & Coordination Strategy”

6. “How can I get involved?” Fact Sheet

v. **Social Media**

1. Facebook: Maintain a Facebook page
2. Other Social Media: Maintain as reasonably available and appropriate

b. **Public Involvement**

i. **Monthly Input:**

1. Public dialogue with the MPC each month during special open public input agenda item
2. Join public email list maintained by the MPWG through the dedicated webpage

ii. **Public Notice - When:** Public Notice appropriate prior to:

1. Increased military or hospital operational impacts
2. Development projects proposed within military influence areas
3. Proposed amendments to military-related plan policies or ordinances
4. Issuance of Requests for Proposals to undertake work related to land use and the military

iii. **Public Notice – What:** When Public Notice is required, it will include:

1. Public input sessions to be held within the military influence areas
2. Notice to MPC of increased military impacts, development project, or amendment to plans/ordinances
3. Email to members of public email list maintained through the MPWG dedicated website
4. Posting to dedicated website and to social media
5. Existing/traditional forms of notice (e.g., websites, newspapers, newsletters, mailings)