

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
January 27, 2017
9:30 a.m.

Members:

Joe DeVito, Metropolitan Planning Commission Chair (Chairman)
Robert Semmler, Beaufort County Planning Commission Chair (Vice-Chairman)
Jerry Cook, Town of Yemassee Mayor
Gerald Dawson, Beaufort County Council
Vernon DeLoach, Town of Port Royal Council
Patricia Felton-Montgomery, 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

REVISED AGENDA

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. REVIEW OF SEPTEMBER 23, 2016, MEETING MINUTES ([backup](#))
4. JOINT LAND USE STUDY (JLUS) PUBLIC OUTREACH (Tyson Smith of White and Smith, LLC)
 - A. Public Outreach ([backup](#))
 - B. Implementation of the Transfer of Development Rights (TDR) Program
5. JLUS SEA LEVEL RISE PRELIMINARY INFRASTRUCTURE ASSESSMENT PROJECT (Geoscience Consultants)
6. PRESENTATION OF LADY'S ISLAND TRAFFIC STUDY (City of Beaufort) (*Withdrawn by City of Beaufort for further work*)
7. DISCUSSION OF LADY'S ISLAND AREA PLAN (Beaufort County Planning Staff)
8. ROUND THE TABLE COMMENTS
9. OTHER BUSINESS: NEXT MEETING—Friday, March 24, 2017 at 9:30 a.m., Executive Conference Room, Beaufort County Administration Building, 100 Ribaut Road, Beaufort, SC
10. ADJOURNMENT



Northern Beaufort County Regional Plan Implementation Committee Meeting
Executive Conference Room, County Administration Building
100 Ribaut Road, Beaufort, SC 29902
September 23, 2016

ATTENDANCE

Members Present: Robert Semmler, Chairman, Northern Regional Plan Implementation (NRPIC) Committee and Beaufort County Planning Commission; Gerald Dawson, Beaufort County Council District 1; Brian Flewelling, Beaufort County Councilman District 5; 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

Members Absent: Joe DeVito; Metropolitan Planning Commission Chair (Vice-Chairman); Mayor Jerry Cook, Town of Yemassee; Mary Cordray, Beaufort County School Board Chair; and Vernon DeLoach, Town of Port Royal Council

Staff Present: Libby Anderson, City of Beaufort Planning Director; Linda Bridges, Town of Port Royal Planning Administrator; Anthony Criscitiello, Beaufort County Planning Director; Carol Crutchfield, Beaufort County School District; Ginnie Kozak, Lowcountry Council of Governments; Gary Kubic, Beaufort County Administrator; Van Willis, Port Royal Town Manager; and Heather Spade, Beaufort County Planning Assistant.

Other Attendees: Reed Armstrong and Rikki Parker of Coastal Conservation League; Martha Billard and Pat Brennen of Habersham; Greg Campbell and Jim Weidman of Lady's Island; Ann Chatfield, Distant Island; Jim Hicks, Chairman of Lady's Island Community Preservation Committee; Mitch Mitchell, Beaufort County Planning Commissioner/Sheldon Township; Stephen Murray, City of Beaufort Councilman; Chuck Newton, Dataw Island; Paul Sommerville, Beaufort County Council Chairman; Peter Summerville of Newport on Lady's Island; Troy Ward and Jim Landis, Marine Corps Air Station; Barbara Wilson, Marine Corps Parris Island; Sea Level Rise Team: Larry Lewis, environmental consultant; David McSweeney of McSweeney Engineering, and Kyle Schmitt of Geo-Science; Tyson Smith, White & Smith, TDR/Land Use Projects consultant.

CALL TO ORDER: Chairman Robert Semmler called the Northern Regional Plan Implementation Committee (NRPIC) meeting to order at approximately 9:30 a.m.

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

REVIEW OF MINUTES: **Motion:** Mayor Bill Keyserling made a motion, and Mr. Mike McFee seconded the motion, **to approve the July 22, 2016, meeting minutes as written.** No discussion occurred. The motion **carried (FOR: Dawson, Flewelling, Howard, Keyserling, McBride, McFee, Murray, and Semmler; ABSENT: Cook, Cordray, DeLoach, and DeVito.)**

CHAIRMAN'S REPORT:

- **Introduction of Attendees:** Mr. Semmler asked the meeting attendees to introduce themselves, for the record.
- **Bay Point Island Annexation:** Mr. Semmler noted that he believed the annexation of Bay Point Island should be included on the agenda. **MOTION:** Councilman Brian Flewelling made a motion, and Councilman Gerald Dawson seconded the motion, **to amend today's agenda to include a discussion of the annexation of Bay Point Island by the Town of Hilton Head Island.** The motion

carried (**FOR: Dawson, Flewelling, Howard, Keyserling, McBride, McFee, Murray, and Semmler; ABSENT: Cook, Cordray, DeLoach, and DeVito**). Mr. Semmler stated that the discussion would occur toward the end of the meeting and no action would be taken by the Committee. However, further discussion included having the discussion right after the Chairman's Report.

- **Hilton Head National Map Amendment/Rezoning Request:** Mr. Semmler noted that Beaufort County Planning Commission and the Planning Department have been working to review the Hilton Head National map amendment/rezoning application to redraw the property for housing and a conference center because the owner felt that economically a golf course is not profitable. He noted where another property was planning a golf course and housing; he felt it was a conundrum where one owner felt a golf course was not economical, but another was building one in the Southern Beaufort County.

ANNEXATION OF BAY POINT BY HILTON HEAD ISLAND

Mr. Semmler had copies of an article passed to the Committee members. He felt that beach renourishment for barrier islands such as Hunting, Harbor, and Fripp has to affect the ocean currents. Mr. Semmler noted that sea level rise along with beach erosion are two main factors why Bay Point should not be developed. The beaches have to re-nourish the beach every 7 to 9 years. A barrier island is close to 12 inches above sea level and six months from now it could be under water. Mr. Semmler believes that the annexation of Bay Point Island is a topic that should be addressed by the Northern Regional Plan Implementation Committee.

Mr. Paul Summerville believes Bay Point Island should not be developed. There exists an historical site, Fort Beaugard, and the beach has historically been used by the public from the high water mark. He believes that the beach would no longer be open for public access. He noted the inactive Southern Regional Plan Implementation Committee where the public could have had this same discussion.

Mr. Gary Kubic, at the behest of Councilman Flewelling and the Natural Resources Committee, attended the Hilton Head Island Town Hall meeting regarding the Bay Point Island annexation. The outcome of the town hall meeting was to receive the application for annexation and all of the associated processes with the various public hearings and requirements within Hilton Head Island's application process will occur. Mr. Kubic indicated that the applicant would develop over 200 acres of Bay Point Island. Mr. Kubic noted that the process of annexing a property into another jurisdiction typically takes place when the property owner has a need that cannot be satisfied under the current jurisdiction. The county was not notified and Mr. Kubic had no former knowledge of the annexation until seeing an article in the paper whereby he notified Mr. Anthony Criscitiello who sought out zoning information pertaining to the current uses of Bay Point Island. Mr. Kubic stated that one of the items considered when requesting annexation is the services offered by the annexing jurisdiction. Some of the more important services typically provided by the assigned jurisdiction are law enforcement, fire and medical services, and zoning limitations. Mr. Kubic noted that none of these discussions have yet to take place.

The owners of Bay Point were represented by Attorney Terry Finger and supported by Attorney Ned Tupper. The investment group is Pegasus, a very large global assets management group. The developer is Six Sense, developers of high-end eco-resort complexes, and they indicated that there should be no concerns about their resort impacting the environment.

Mr. Kubic noted that Fire Chief Bruce Kline stated that he was unable to provide fire services at this time to Bay Point Island. Mr. Kubic advised both the fire chief and Sherriff P.J. Tanner to immediately contact if County if they were contacted by the Town of Hilton Head, the buyer, or the developer regarding Bay

Point Island. The assumption is if you are annexed into a new jurisdiction then that jurisdiction is responsible for providing all of the amenities once the annexation is complete.

Mr. Anthony Criscitiello explained that Bay Point Island is zoned T1-Natural Preserve. This designation is assigned to sensitive areas such as the Ace Basin Preserve and other lands acquired by the Rural and Critical land Preservation Program. Under the current zoning eco-tourism was a special use and there are highly regulated standards that the developer must meet. Bay Point Island is not part of the Ace Basin; Mr. Criscitiello was only using it to compare their similar zoning of T1-Natural Preserve.

Mr. Flewelling noted that Bay Point Island is a weekend retreat for the locals. Historically it has been a part of the culture in Northern Beaufort County. His biggest concern is there has to be some sort of security concern. Bay Point Island is directly across from Parris Island. Discussion included concern that unstable countries having “hot money”/unstable investments leaving the County with a mess to clean up when the plan doesn’t work out, and the pros and cons of the Bay Point Island annexation issue being discussed by this public body.

CONSIDERATION OF RESOLUTION TO REDRAW THE GROWTH BOUNDARY BETWEEN AIRPORT JUNCTION AND CHOWAN CREEK ON LADY’S ISLAND

Mr. Semmler noted that this Committee, in the past, discussed and voted on the growth boundaries. Mayor Keyserling asked that discussion occur, but not a resolution. He and other Committee members believe this subject should be deferred until a major traffic study has taken place. The City has no plans for the area and there is no urgency to redraw the boundary until the County and the City have thoroughly studies and discussed the situation.

Meetings noted are January 28 at 8:30 a.m. at the Lady’s Island Airport sponsored by The Sea Island Coalition and the City’s traffic study meeting is scheduled for January 29 at 6:00 p.m. at the Lady’s Island Middle School.

Mr. Paul Sommerville explained that in 2008 there were meetings and negotiations as to the growth boundaries in Beaufort County. He believes that those boundaries were not appropriately set and should be updated, especially Lady’s Island. He explained that members of the Beaufort City Council have said that there are no future plans for expansion beyond Chowan Creek. He noted that just because this body of elected officials are not planning on expanding, that would not stop future Councilmen. In order for the existing growth boundaries to change, all of the government entities would have to agree upon the resolution.

Motion: Mr. Paul Sommerville made a motion that the councils of Beaufort County, City of Beaufort and Town of Port Royal consider, debate, and discuss moving the growth boundaries back on Highway 21 from Chowan Creek to the Airport Junction on Lady’s Island.

Discussion included giving the Lady’s Island residents peace of mind that no commercial development will occur in that area, noting the various situations (AICUZ, sea level rise, etc.) that could affect the growth boundaries, the traffic concerns for Highway 21.

Amendment to the Motion: Mr. Semmler noted he would table Mr. Sommerville’s motion, Mayor Keyserling seconded that motion.

Mr. Semmler asked the Planning staffs for their input on this topic. Mr. Criscitiello explained that the growth boundaries are greatly affected by the noise boundaries produced by the Marine Corps Air Station.

Mr. Criscitiello noted the potential development of the Burlington property on Port Royal Island. This interrelates with the Transfer of Development Rights program.

Committee discussion included the annexation process where the growth boundary was affected and was brought before the Metropolitan Planning Commission that consists of County, City of Beaufort, and Town of Port Royal representatives; agreement that large-scale annexations should be discussed by this Committee before being acted upon; and recognizing the sensitivities of the City Council regarding the area.

Amendment to the Motion: Ms. Alice Howard amended Mr. Semmler's motion that the study should not be specific to the area (Airport Junction to Chowan Creek). He noted the salient points brought during the previous discussion and wants to generalize the discussion on all the growth boundaries.

Further Committee discussion included looking at all the growth boundaries comprehensively, concern that the redrawn growth boundaries not being in favor of the County and discussions would be problematic, belief that the current growth boundaries are excessive, a reiteration that a purpose of the growth boundaries was to protect the rural character of the county, a desire to open up the discussion of the growth boundaries, and a reiteration that the zoning of the Lady's Island properties annexed by the City of Beaufort not changing much from the County zoning.

Mr. Stephen Murray commented that the goal of Mr. Sommerville's motion was to limit development from Airport Junction to Chowan Creek. Mr. Murray noted that annexation was as a means to regulate development along the corridor. He asked of the existing County zoning from that area. He continued explaining that the Taco Bell site annexed by the City was zoned S1 Industrial and the uses are similar to what the City uses allow after annexation. Mr. Murray recommended downzoning those parcels to discourage further development rather than changing the growth boundaries because the City zoning is similar to the existing County allowable uses.

Mayor Keyserling noted that the City's annexations along Highway 21 have similar zonings to the County.

Mr. Criscitiello showed the zoning map for the area between Airport Junction and Chowan Creek. He explained the current County zonings of T2-Rural, T2-Rural Neighborhood, and T2-Rural Center. Does the City intend to maintain the rural zoning in the area? Drive-throughs are allowed if access is off a major road.

Mr. Chuck Newton believes that a redrawn growth boundary has nothing to do with traffic impact. The Sea Island Coalition would like to protect that stretch of Sea Island Parkway. Mr. Newton explained that the citizens have lost trust in the City of Beaufort after the recent annexations on Sea Island Parkway and that readdressing the growth boundaries would be a good opportunity to gain some of that trust back. There is no political accountability in the City.

Final Motion: Mr. Semmler noted that there were three motions—one from Mr. Sommerville, Mayor Keyserling, and Ms. Howard. Mr. Semmler asked Mr. Sommerville if he would accept Ms. Howard's the amendment. Mr. Semmler acknowledged that Mr. Sommerville accepted the amendment by Ms. Howard. Mr. Semmler, proposing Mr. Sommerville's motion as amended by Ms. Howard, and seconded by Mayor Keyserling, **to have the County, City of Beaufort, and Town of Port Royal work together to study the issue of the growth boundaries.** No further discussion occurred. The motion **carried (FOR: Dawson, Flewelling, Howard, Keyserling, McBride, McFee, Murray, and Semmler; ABSENT: Cook, Cordray, DeLoach, and DeVito).**

JOINT LAND USE STUDY (JLUS) PUBLIC OUTREACH

- **Update on Joint Planning Agreement regarding Growth Area Boundaries:** Mr. Tyson Smith showed maps of the proposed growth boundaries on Port Royal Island. He discussed the potential policy changes related to the growth boundaries for additional protection from development, and limiting annexations and urban service extensions. Mr. Semmler commented that the growth boundaries were covered in the earlier discussion/motion and asked that the report state: “The JLUS Policy Committee recommended that the proposed growth boundaries be considered under the growth boundary discussion that the Northern Regional Committee had earlier in this meeting.”
- **JLUS Public Outreach and Coordination Strategy:** He noted a 7-page document regarding a Memorandum of Understanding (MOU) among the County, the City of Beaufort, and the Town of Port Royal with the Air Station, Parris Island, and the Naval Hospital. He proposed a Military Working Group that would coordinate with the public as the clearinghouse, the government entities, and the military. The Group, meeting quarterly, would maintain a public awareness campaign, have appointed members from the government entities, and provide updates to the Metropolitan Planning Commission and the Northern Regional Plan Implementation Committee. He recommended a website to provide public awareness, ads on local radio stations, newspaper community releases, and adding an agenda item to the Metropolitan Planning Commission whereby the public can provide comment related to any part of local military activity. Discussion included contacting the Black Chamber of Commerce, commenting that the Greater Beaufort Chamber of Commerce had a Military Enrichment Committee (MEC) that might serve as another liaison point, concern that the public would be charged a fee to attend MEC meetings, .
- **Overlay Ordinance Updates from Government Entities:** Mr. Smith explain the overlay ordinance revisions for the government entities to include the changed boundaries. The entities will attend the respective meetings to explain the changes to the appointed Councilmen.

TRANSFER OF DEVELOPMENT RIGHTS (TDR)

Mr. Smith met with representative of Beaufort County, the Marine Corps Air Station Beaufort, and Beaufort County Open Land Trust regarding developing the TDR Program. He is in the process of working with the staff to change the TDR sending areas. He has engaged a land use economist to calculate the cost of the development rights in the sending area. Establishment of the TDR Bank is critical. Small land owners in the sending area will be contacted. Ms. Kozak commented that she has already had some interest in the TDR program. Potential developers in the receiving areas can contact the property owners in the sending area to purchase their development rights.

NOTE: Mr. Semmler recessed the meeting at approximately 11:32 a.m. and called the meeting back to order at approximately 11:43 a.m.

JOINT LAND USE STUDY (JLUS) SEA LEVEL RISE PRELIMINARY INFRASTRUCTURE ASSESSMENT PROJECT (Geoscience - Consultants)

Ms. Ginnie Kozak explained that the Department of Defense is concerned with sea level rise in order to keep the military bases fully operational. She has met with the Sea Level Rise Task Force.

Mr. Kyle Schmitt, a professional geologist, of Geoscience explained how they will be mapping and assessing the infrastructures in the area. Mr. Larry Lewis, who had to the meeting on a personal commitment, will do the stakeholders outreach. Mr. Dave McSweeney, an engineer, will be working with the Sea Level Rise group to keep them in the loop. Of importance is keeping the bases operational despite sea level rise. His group knows of infrastructure that is now at risk or will potentially be at risk. They will look at more than logistics strategies, including modifying infrastructures to handle sea level rises—their costs and timelines. Mr. Schmitt showed a power point presentation and explained how they

will conduct the studies depending on tidal cycles, LIDAR, etc. Discussion included the use of the risk envelope and the scenarios used, the ramifications from the study, and the pros and cons of the study.

Mr. David McSweeney noted that his firm has work with the City on numerous projects. His firm has a thriving business due to infrastructure that is not designed for existing sea level rise. He spoke about the role of the Army Corps of Engineers identifying the risks for sea level rise and the effects on the communities surrounding the military bases. There are solutions, some simple, to the problems. They will approach the utilities and the government entities regarding sea level rise improvements for their respective infrastructures. He spoke of similar projects that they have been working on in Charleston. Discussion included obtaining input of risk values from the government entities.

Mr. Peter Summerville inquired about flood zones changing depending on new developments and filling in the land; he used the new Walmart, Taco Bell, and Nissan Dealership as examples.

Mr. McSweeney acknowledged the 2013 LIDAR was out of date after see the Lady's Island Walmart site.

Ms. Kozak noted that the study had limited funding and must stick to the scope of work and not everything will be solved.

ROUND TABLE DISCUSSION: Comments included thankfulness for the Bay Point Island annexation information, noting helpful beach erosion/renourishment information, noting the interesting information provided at this meeting and desiring a copy of the power point presentations, and noting appreciation for all the government entities working together.

OTHER BUSINESS: The next Committee meeting is scheduled for November 18, 2016., at 9:30 a.m. in the Executive Conference Room #170, County Administration Building, 100 Ribaut Road, Beaufort, SC.

ADJOURNMENT: Mr. Semmler adjourned the meeting at approximately 12:30 p.m., with no objections from the Committee members.

Note: The video link of the September 23, 2016, Northern Regional Plan Implementation Committee meeting is: http://beaufort.granicus.com/MediaPlayer.php?view_id=3&clip_id=2856

AGENDA

NORTHERN BEAUFORT COUNTY PLAN IMPLEMENTATION COMMITTEE

TDR IMPLEMENTATION

AND

PUBLIC OUTREACH FOR THE 2015 JOINT LAND USE STUDIES

JANUARY 27, 2017

9:30 A.M.

A. TDR Implementation

1. Status of TDR valuation update
2. TDR Website Content
3. Proposed Timeline for State Grant TDR Purchases

B. JLUS Public Outreach

1. Draft Joint Land Use Public Outreach and Coordination Strategy
2. Overview of revisions to City, Town, County Overlay Ordinances

C. Next Steps



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 Marine Corps Air Station Beaufort (MCAS) and Marine Corps Recruit Depot Parris Island (MCRD) are:

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

Pursuant to the direction of the Joint Land Use Study (JLUS) Policy Committee, public input efforts are directed to the existing Metropolitan Planning Commission, which will 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, will oversee this “Outreach and Coordination Strategy” and the on-going “Public Awareness Campaign.” Each of these is outlined below.

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 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 overlay zoning districts are finalized, it is anticipated the “level of effort” associated with maintaining the MPWG will be minimal and triggered only when significant operational or land use proposals occur.

JOINT LAND USE PUBLIC OUTREACH & COORDINATION STRATEGY

This Memorandum of Understanding (“MOU”) is entered into by and between Marine Corps Air Station Beaufort, Marine Corps Recruit Depot Parris Island, Naval Hospital Beaufort, Lowcountry Council of Governments, Beaufort County, City of Beaufort, Town of Port Royal, Beaufort Regional Chamber of Commerce, and the Beaufort County Association of Realtors for the purpose of encouraging compatible growth and land use coordination in the vicinity of Marine Corps Air Station Beaufort, Marine Corps Recruit Depot Parris Island, and Naval Hospital Beaufort.

RECITALS

WHEREAS, Marine Corps Air Station Beaufort (MCAS), Marine Corps Recruit Depot Parris Island (MCRD), Naval Hospital Beaufort, the Local Governments, and the community have historically cooperated to ensure the sustainability of the ongoing mission of the Marine Corps Installations and Naval Hospital and the preservation of quality of life for Beaufort County citizens and businesses; and

WHEREAS, the ongoing presence and operation of the Marine Corps Installations and Naval Hospital is critical to the nation’s defense, the protection and well-being of the citizens of South Carolina, and to the common good of this community; and

WHEREAS, two Joint Land Use Studies, one for MCAS and the other for MCRD, both completed in March 2015 (collectively referred to as “2015 JLUS”), recognized the importance of the ongoing input of community members affected by military land uses; and

WHEREAS, the 2015 JLUS recommended formalization of the coordination mechanisms by and between MCAS, MCRD, Naval Hospital Beaufort, Local Governments, Beaufort County citizens and businesses, and local organizations including the Lowcountry Council of Governments; and

WHEREAS, the Parties wish to adopt a Joint Land Use Public Outreach & Coordination Strategy in order to formalize the procedures guiding coordination, as recommended by the 2015 JLUS; and

WHEREAS, the Parties wish to address joint planning related to the lands in the vicinity of MCAS and MCRD on a countywide basis and to set out a framework for doing so.

NOW THEREFORE, the Parties voluntarily agree to participate in this Joint Land Use Public Outreach & Coordination Strategy for the purpose of formalizing the procedures guiding public outreach and coordination efforts related to military



planning in Beaufort County.

1. Participation by Members of the Public:

In order to ensure decisions related to Marine Corps Air Station Beaufort (MCAS), Marine Corps Recruit Depot Parris Island (MCRD), and Naval Hospital Beaufort are informed by the input of members of the community, this section describes available public input opportunities.

- a. Members of the public may direct comments or questions at any time to the Chair of the “Military Planning Working Group” (MPWG). Contact information for the Chair is available on the dedicated website as described in Section 6a.iii. below.
- b. Members of the public may offer comments directly to the members of the Metropolitan Planning Commission (MPC) at each meeting of the MPC, during a “public comment” section of its agendas held specifically to address matters in the community related to military planning and land use.
- c. Members of the public may join a public email list maintained by the MPWG by contacting the Chair of the MPWG using the contact information on the website noted above.

2. Elected Officials:

In order to ensure elected officials remain well-informed regarding matters related to the Marine Corps Installations and Naval Hospital Beaufort, the MPC and MPWG will coordinate with the Elected Officials as provided in this section.

- a. City, Town, and County Elected Officials will receive updates, queries, and requests for action or input from the MPC as they arise. As issues are brought before the MPC as agenda items or as concerns are raised by the members of the public, the MPC Chair may bring individual matters to the attention of City, Town, and County Elected Officials, as deemed appropriate by the MPC.
- b. In addition, Elected Officials will receive an annual written update from the MPWG, as provided in Section 4.d., below.



3. Marine Corps Installations and Naval Hospital Beaufort

In order to ensure the Marine Corps Installations and Naval Hospital Beaufort have opportunities to provide input into the local land use planning process, the following coordination strategies will be utilized.

- a. **Military Planning Working Group:** In order to remain fully informed of ongoing land use activities in the community, MCRD, MCAS, and the Naval Hospital Beaufort will each appoint a representative to the MPWG. The participation of the Marine Corps Installations and Naval Hospital Beaufort also will create the opportunity for ongoing input from the military into City, Town, and County land use decisions before they are made.
- b. **MPC Coordination:** In order to create a direct connection between the MPC and the military in the community, the MPC may request at any time that MCRD, MCAS, or the Naval Hospital Beaufort provide input to the MPC before it makes final decisions on land use matters within its jurisdiction. When such input is desired, the Chair of the MPC may contact the Chair of the MPWG or the military representative on the MPWG directly to request said input.
- c. **Public Awareness Campaign:** MCRD, MCAS, and the Naval Hospital Beaufort will each participate as a responsible party in the Public Awareness Campaign described in Section 6 of this Joint Land Use Public Outreach & Coordination Strategy.

4. Metropolitan Planning Commission (MPC)

As the advisory body for Beaufort County planning matters, the MPC serves as a direct link from the community to the Local Government Elected Officials and other participants in this Public Outreach & Coordination Strategy. The MPC will provide regular opportunities for public input on military-related land use issues as described below. The MPC may also delegate action to, request input from, and report to various other participants and stakeholders as described in this section.

- a. **Public Comment:**
 - i. In order to ensure the public has regular opportunities to provide input, the MPC will include an open agenda item during each of its regular meetings for the specific purpose of receiving public input (written or oral) on military-related

- land use issues within the jurisdiction of the MPC.
 - ii. Anyone may speak during this open public comment agenda 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:** The MPC will receive bi-annual updates from the MPWG Chair, or as requested by the MPC Chair.
 - 1. One of the bi-annual updates will be a verbal update summarizing the current status of Joint Land Use Study (JLUS) implementation and other military-related land use matters;
 - 2. The other bi-annual update will be a written memorandum summarizing the current status of JLUS implementation and other military-related land use matters.
 - ii. **Advisory Capacity:** The MPC acts in an advisory capacity to the MPWG, providing policy input to the MPWG as needed.
- c. **Delegation of Action or Requested Input:** The MPC may direct 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); or
 - vi. Other Agency or Party.
- d. **MPC Reports to Other Planning Agencies:** The MPC reports as needed to:
- i. Local Government Elected Officials (City, Town, County);
 - ii. LCOG; and
 - iii. Northern Beaufort County Regional Plan Implementation Committee.

5. Military Planning Working Group (MPWG)

A Military Planning Working Group is hereby established in order to ensure coordination between the Local Governments, Marine Corps



Installations, Naval Hospital Beaufort, Lowcountry Council of Governments, the local business community, and Beaufort County residents.

a. **MPWG Composition:** The MPWG will be comprised of the following individuals:

- i. City planning official;
- ii. Town planning official;
- iii. County planning official;
- iv. MCAS representative;
- v. MCRD representative;
- vi. Naval Hospital Beaufort representative;
- vii. LCOG official;
- viii. Beaufort Regional Chamber of Commerce appointed member from Military Enhancement or Military Affairs Committee;
- ix. Board of Realtors representative;
- x. Member of the public, appointed by MPC; and
- xi. Other members, appointed and approved by the other MPWG members, as needed.

b. **MPWG Chair:**

i. **Appointed:** The MPWG Chair will be a Local Government staff member, selected by the other MPWG members for a one-year term.

ii. **Duties of the MPWG Chair.** The MPWG Chair will have the duty to:

1. Act as the Single Point of Contact for:
 - a. Members of the public;
 - b. Elected Officials; and
 - c. the MPC.
2. Prepare meeting agendas and coordinate MPWG activities;
3. Call meetings of the MPWG, as requested by MPWG members or as needed based on direction from the MPC; and
4. Address public questions and input; transmit such public input to MPWG members, the Marine Corps Installations, the Naval Hospital Beaufort, the MPC, and/or Elected Officials, as appropriate.

c. **Role of the MPWG:**

i. **MPWG Meetings:**

1. The MPWG will meet in-person at least once per quarter, but may meet as frequently as needed.
2. All MPWG meetings should be held in a central location and should be in-person, except when special circumstances warrant a teleconference meeting.

- ii. **Outside expertise:** The MPWG may seek outside input from subject matter experts in order to inform its decision-making and formulate its recommendations to other appointed and elected bodies, as provided herein.

iii. **Metropolitan Planning Commission:**

1. The MPWG will provide two updates to the MPC each year:
 - a. one oral; and
 - b. one by written memorandum, which is also transmitted to the Chair of each Local Government Council.
2. The MPWG may request advisory input and/or direction from the MPC, as needed.

- iv. **Northern Beaufort County Regional Plan Implementation Committee:** The MPWG will appear before the Northern Beaufort County Regional Plan Implementation Committee as needed and as requested by the Chair of the Committee.

- v. **Public Awareness Campaign:** The MPWG will oversee the “Public Awareness Campaign” described in Section 6. of this document.

6. **Public Awareness Campaign**

In order to ensure Beaufort County residents and the business community are aware of the status of JLUS implementation; the status of current operations at the Marine Corps Installations and Naval Hospital Beaufort; and anticipated changes, if any, to installation or

hospital operations or other activities impacting land use off-base; the MPWG will undertake the public awareness campaign described in this section. While other parties have a role in this campaign, the primary implementation efforts will be managed by the MPWG.

a. **Public Information**

i. ***JLUS Updates by the MPWG:***

1. The MPWG will hold at least three (3) public outreach 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, as well as current operations at Naval Hospital Beaufort. The public outreach sessions will be held at:
 - a. A location in the Gray's Hill community;
 - b. Another location within the MCAS influence areas; and
 - c. A location in Port Royal, near the MCRD influence areas and Naval Hospital Beaufort.
2. The first public outreach session will be held in the first quarter of 2017 in order to report on current JLUS Implementation efforts and Transfer of Development Rights (TDR) Program updates.
3. The Gray's Hill public outreach session may be combined with the TDR Program public outreach session.

ii. ***Marine Corps Installations***

1. Annual Public Updates: MCAS and MCRD will each provide an annual update to the public (in addition to, and separate from, updates to the local Chambers of Commerce).
2. Location: The Annual Public Updates will be held either on-site at MCAS and MCRD or at a public location within the military influence areas.

3. Content: The Annual Public Updates will include information regarding:
 - a. The status of current operations; and
 - b. Anticipated changes in operations or other activities impacting land use off-base or the community at-large.
4. Public Input: The Annual Public Updates will include an opportunity for members of the public to ask questions and provide input.

iii. ***Dedicated Website***

1. Hosting: The MPWG will work with the LCOG and the Local Governments to identify the appropriate agency to host the website.
2. Content: The MPWG will be responsible for the content of the dedicated website. At a minimum, the website will include the following features and information:
 - a. Property Look-up: This feature will allow property owners and other members of the public to determine whether a particular property is located within a military influence area.
 - b. New Residents: This feature will provide information and/or links to information for new and prospective residents concerning the military installations, military influence areas, overlay zoning districts, and other pertinent information.
 - c. Noise Complaints: The website will provide links to forms on the Marine Corps websites and/or to contact information for Marine Corps Public Affairs Officers so that the Air Station can become aware of noise concerns and address them in a timely manner.
 - d. Contact Information: The website will provide contact information for the MPWG Chair.

3. Events: The website will provide information concerning public meetings and public outreach sessions, including:
 - a. Public meetings regarding:
 - i. Increased military or hospital operational impacts on the civilian community;
 - ii. Development projects proposed within military influence areas; and/or
 - iii. Proposed amendments to military-related plans, policies, or ordinances.
 - b. Marine Corps or Naval Hospital Beaufort events or operational changes impacting land use and the community at-large;
 - c. Marine Corps Annual Public Updates; and
 - d. The MPC Meeting Schedule, including a notice or statement that opportunities for public input are available at each regular MPC meeting.
4. Document Library: The website will house a Document Library where the documents listed below will be posted for use by the public. Other relevant documents may be posted as well.
 - a. 2015 Joint Land Use Studies for MCAS and MCRD;
 - b. Most recent MCAS Air Installation Compatible Use Zone (AICUZ) Study;
 - c. F-35B Environmental Impact Statement;
 - d. Local Government overlay zoning district ordinances;
 - e. Real Estate Disclosure Forms;
 - f. Any briefs or presentations by the MPWG to the MPC, Elected Officials, the Northern Beaufort County Regional Plan Implementation Committee, or other entities;
 - g. Annual written updates of the MPWG to the MPC; and
 - h. Handouts, as identified in Section 6.a.iv. below.
5. Outside Websites: The website will provide links to outside websites, including those for the following programs and organizations:

- a. Beaufort County TDR Program;
- b. Beaufort County Association of Realtors;
- c. Beaufort Regional Chamber of Commerce (Military Enhancement/Military Affairs Committees); and
- d. Beaufort County Black Chamber of Commerce.

iv. **Handouts**

1. The MPWG will compile or prepare the handouts listed below for use on the dedicated website and at public outreach events.
 - a. F-35B Fact Sheet;
 - b. Frequently Asked Questions (FAQs);
 - c. Military influence area maps;
 - d. A summary of the 2015 JLUS and JLUS Implementation processes;
 - e. An overview of the “Joint Land Use Public Outreach & Coordination Strategy”; and
 - f. A fact sheet identifying ways for the public to become involved.
2. The MPWG will review the handouts, and update them as needed.

v. **Social Media**

1. Facebook: The MPWG will maintain a Facebook page.
2. Other Social Media: The MPWG will maintain other social media accounts, as reasonably available and appropriate.

b. **Public Involvement**

- i. **Regular Public Input**: Members of the public may regularly provide input by:

1. Participating in a public dialogue with the MPC at each MPC regular meeting, during the open public comment agenda item; and
 2. Joining the public email list maintained by the MPWG through the dedicated website.
- ii. **Public Notice - When:** The MPWG will provide Public Notice when the following are proposed or issued:
1. Proposed increased military or hospital operational impacts;
 2. Proposed development projects within military influence areas;
 3. Proposed amendments to military-related plans, policies, or ordinances;
 4. Public input sessions, to be held within the military influence areas; and
 5. 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. Notice to the MPC;
 2. Email to members of the public email list maintained by the MPWG through the dedicated website;
 3. Posting to the dedicated website and to social media; and
 4. Existing/traditional forms of notice (e.g., outside websites, newspapers, newsletters, mailings, and radio programs).

7. Joint Planning Framework

- a. **Northern Beaufort County Plan Implementation Committee.** Through the development of the 2015 Joint Land Use Studies, the Northern Beaufort County Plan Implementation Committee identified the areas of Northern Beaufort County appropriate for future growth, based in part, on the revised AICUZ impact areas associated with the incoming F-35B aircraft at MCAS. During the development of this strategy document, the Implementation Committee reevaluated those findings and reviewed the revised areas. As a result of that review, the Committee recommended that any revisions to the growth areas in Northern Beaufort County should be considered in the context of the entirety of unincorporated Beaufort County and its incorporated municipalities.
- b. **Joint Planning.** Therefore, within one-year of the execution of this document by the Local Governments, City, Town, and County staff will evaluate the following to address countywide future growth trends and will make joint planning recommendations to local government elected officials:
- i. Current and future missions at MCAS and MCRD;
 - ii. Service delivery capacities of each local government within existing and proposed growth areas;
 - iii. Current or revised annexation policies;
 - iv. Project population trends and anticipated areas of high-, moderate-, and low-growth within the entirety of incorporated and unincorporated Beaufort County;
 - v. Economic and demographic trends countywide; and
 - vi. Other growth factors described in the County's 2010 Comprehensive Plan, the Town's Comprehensive Plan 2009 (and Update of 2014), and the City's 2009 Comprehensive Plan and Civic Master Plan.
- c. **Party Coordination.** The City, Town, and County will coordinate the joint planning activities identified in Section 7.b. above with the Marine Corps Installations and the Northern Beaufort County Plan Implementation Committee in order to ensure that the planning of civilian lands in the jurisdictions reflects current and future known missions at the Marine Corps Installations.
- d. **Recommendations to Elected Officials.** Based on the above joint planning activities and following coordination with the Marine

Corps Installations and the Implementation Committee, staff representatives of the City, Town, and County will provide appropriate recommendations to each jurisdiction's elected body for any needed changes to existing growth and service areas.

8. Nature of the Joint Land Use Public Outreach & Coordination Strategy

- a. **Generally:** This strategy document reflects a commitment of the Parties to maintain a dialogue and to coordinate on land use activities on and in the vicinity of the Marine Corps Installations in a formalized manner. Although this document is not legally-binding and cannot be enforced by court action; each Party intends to pursue its obligations in good faith.
- b. **Review**
- i. If deemed advisable by the MPWG or upon the recommendation of the MPC, the MPWG will review and make recommendations for modifications to this document.
 - ii. Review by the Parties may consider, in addition to any other related matters:
 1. the need for additional encroachment protections if development trends change or intensify in the vicinity of the Marine Corps Installations;
 2. clarification of administrative procedures;
 3. addressing significant changes in the missions at the Marine Corps Installations, or to pursue mitigation;
 4. the need for additional studies; and
 5. the need to invite additional Parties to join the MPWG or this document.
- c. **Modification:** Modifications to this joint land use strategy, including the addition of new Parties, shall be valid only when reduced to writing and duly signed by all Parties. However, should any individual party withdraw from participation, the remaining parties may continue to cooperate under the provisions herein.
- d. **Effective Date and Duration:** This joint land use strategy will be effective as to the parties who have signed it and shall remain in effect as to those parties unless or until a party wishes to withdraw

participation.

IN WITNESS WHEREOF, the parties have executed this Joint Land Use Public Outreach & Coordination Strategy on the dates below written.

**CITY OF BEAUFORT, SOUTH
CAROLINA**

The _____ day of _____, 2017

<name>
<title>

**TOWN OF PORT ROYAL, SOUTH
CAROLINA**

The _____ day of _____, 2017

<name>
<title>

**BEAUFORT COUNTY, SOUTH
CAROLINA**

The _____ day of _____, 2017

<title> <name>

**MARINE CORPS AIR STATION
BEAUFORT**

The _____ day of _____, 2017

<name>
<title>

MARINE CORPS RECRUIT DEPOT



PARRIS ISLAND

The ____ day of _____, 2017

<name>
<title>

NAVAL HOSPITAL BEAUFORT

The ____ day of _____, 2017

<name>
<title>

**LOWCOUNTRY COUNCIL OF
GOVERNMENTS**

The ____ day of _____, 2017

<name>
<title>

**BEAUFORT REGIONAL CHAMBER
OF COMMERCE**

The ____ day of _____, 2017

<name>
<title>

**BEAUFORT COUNTY ASSOCIATION
OF REALTORS**

The ____ day of _____, 2017



<name>
<title>

Draft

