

CITY OF BEAUFORT
1911 BOUNDARY STREET
BEAUFORT MUNICIPAL COMPLEX
BEAUFORT, SOUTH CAROLINA 29902
(843) 525-7070
CITY COUNCIL WORKSESSION AGENDA
January 29, 2019

**NOTE: IF YOU HAVE SPECIAL NEEDS DUE TO A PHYSICAL CHALLENGE,
PLEASE CALL IVETTE BURGESS 525-7070 FOR ADDITIONAL
INFORMATION**

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STATEMENT OF MEDIA NOTIFICATION

"In accordance with South Carolina Code of Laws, 1976, Section 30-4-80(d), as amended, all local media was duly notified of the time, date, place and agenda of this meeting."

WORKSESSION - Planning Conference Room, 1st Floor - 5:00 PM

I. CALL TO ORDER

- A. Billy Keyserling, Mayor

II. DISCUSSION ITEMS

- A. Continued Discussion regarding Lady's Island Plan - Robert Merchant, Beaufort County Community Development
- B. Online Payments now available for Beaufort Pride of Place

III. EXECUTIVE SESSION

- A. Pursuant to Title 30, Chapter 4, Section (70) (a) (2) of the South Carolina Code of Law: Discussion regarding Land Sale, Purchase and Receipt of Legal Advice regarding Legal Claims.

IV. ADJOURN



Lady's Island Plan - 2018

Presentation to Beaufort City Council Work Session – January 22, 2019



Introduction



Why Plan For Lady's Island?

No plan has ever been done specifically for Lady's Island

- New development (Walmart, Oyster Bluff, Whitehall, etc.) and resulting growth in traffic raising concerns re: decline of low country character on Lady's Island
- Concerns that growth is outstripping infrastructure
 - Roadways
 - Water & Sewer
 - Public facilities
- Public perceives lack of transparency in the development process
- Doing nothing is not an option



A Complete Community Effort

- **Steering Committee**

- **Robert Semmler** | Chair, Northern Beaufort County Implementation Committee
- **Judy Alling** | Metro Planning Commission, Town of Port Royal
- **Paul Butare** | Lady's Island Business & Professional Association
- **Carol Crutchfield** | Beaufort County School District
- **Bill Harris** | Metro Planning Commission, City of Beaufort
- **Carolyn Fermin** | Beaufort County Planning Commission
- **Chuck Newton** | Sea Island Corridor Coalition
- **Allen Patterson** | Lady's Island Community Preservation Committee
- **Kate Schaefer** | SC Coastal Conservation League
- **James Watson** | St. Helena Island Representative





A Complete Community Effort

- **Staff**
 - **Beaufort County**
 - Eric Greenway, AICP | Community Development Director, AICP
 - Robert Merchant, AICP | Asst. Community Development Director
 - **City of Beaufort**
 - Libby Anderson, AICP | Director of Planning
 - Lauren Kelly | City Architect, Senior Planner
 - **Town of Port Royal**
 - Linda Bridges | Planning Administrator
 - **Consultant**
 - **Greg Dale** | McBride Dale Clarion, Cincinnati



Extensive Citizen Input



- Foundation from Feb. 23 2017 *Designing Lady's Island* meeting (400 attendees)
- Feb. 21 2018 public input meeting (100 attendees)
- Online Survey (200 respondents)
- Apr. 18 2018 Open House (120 attendees)
- 2nd Online Survey (600 respondents)
- Nov. 29 2018 Plan Presentation (268 attendees)



What did we learn?

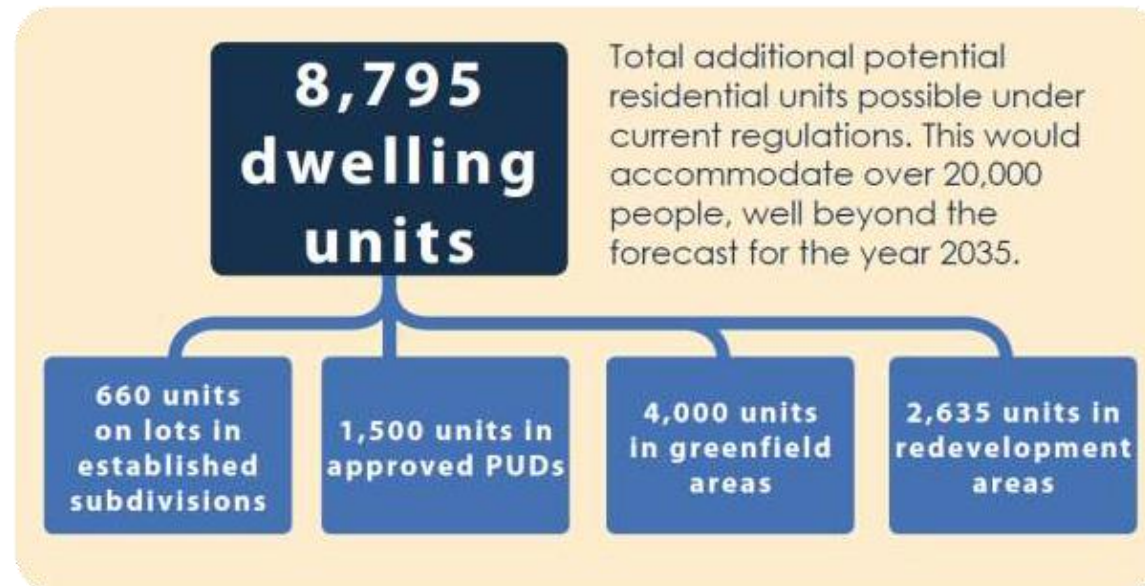


Expressed Citizen Concerns

- Natural Resource Protection
- Public Access to Open Spaces and Water
- Green Infrastructure
- Uniquely Lady's Island
- Growth Management
- Connected and Efficient Road Network
- City - County Coordination
- Balance of Public Interest and Property Rights
- Adequate and Concurrent Public Facilities
- Inspired Development and Redevelopment
- Housing Choices
- Mixed Use Centers and Nodes

Growth Pressures Are Substantial. Current Growth Management Efforts Are Insufficient.

Potential Residential & Commercial Growth



Growth may overwhelm the natural environment & infrastructure capacity if not actively managed.



Lady's Island is in two jurisdictions. Cross-border cooperative planning and implementation is essential.





Plan Recommendations

Some Perspective:

This is not a simple, by-the-numbers plan

- Decisions remain that will require local government and citizen deliberation and action on multiple issues
- The “Lady’s Island Plan 2018” is a vision and framework for subsequent decision-making
- Local jurisdictions are being asked to endorse this vision, and make a commitment to implementing key components.





A Single Vision For Lady's Island

Lady's Island is the gateway to the Sea Islands, but it is a place that people are coming to, not just traveling through. It will be a diverse community boasting a planned mixture of rural areas; stable, residential and mixed-use neighborhoods; and dispersed village centers hosting small businesses and local institutions. Natural resources will abound: water views, access and natural resource protection are all important to quality of life. A well-planned network of connected roadways serving motorists as well as pedestrian and bicycle traffic will join the island and its surroundings. New development will respect the human scale of the island and the character of Lowcountry life. Lady's Island will be a place where smart development complements the limitations of island geography, driven by supportive governments and active residents working together to achieve this shared vision for the Island.



Four Common Goals Guide The “Plan”

1. QUALITY OF PLACE

- The goal is to have a built environment with exemplary design quality that meets the living needs of its residents through strong neighborhoods and mixed-use business centers built to last for generations.

2. CONNECTIONS

- The goal is to have connections that tie places together with transportation and other public facilities, neighborhoods, business centers, natural areas, and water connected to each other and well served with public facilities.

3. NATURE

- The goal is to have natural resources preserved and protected, giving residents the opportunity to live in a quintessential Lowcountry landscape with majestic live oaks, marsh views and river access.

4. STEWARDSHIP

- The goal is to have growth and change managed responsibly and collaboratively by the City of Beaufort, Beaufort County and with local civic organizations.





Seven Planning Themes Organize the Work

Manage Growth

- Growth must honor available infrastructure

Create A Walkable Center

- Renewed commitment to a mixed-use, pedestrian-friendly Lady's Island Center

Strengthen Neighborhoods

- Reinforce and protect existing neighborhoods and business districts

Manage Traffic Congestion

- Full implementation of Lady's Island Corridor Study recommendations

Bicycle and Pedestrian Facilities

- Incorporate connections for pedestrians & bicycles

Adequate Infrastructure

- Link development to adequate public infrastructure, stronger sewer and fill requirements

Transparency

- Build community trust and engagement through improved and transparent development review processes



7



Five Essential Strategies Drive Actions

1. Modify The Growth Boundary

- Prevent future urban growth on rural margins, and limit footprint of suburban/urban density growth

2. Reduce Density When Sewer Is Not Available

- Where sewer not available, reduce density to no more than one unit per acre or base zoning, whichever is less dense.

3. Develop Policies To Limit Fill

- Minimize use of dirt fill in flood prone or low-lying properties where use of fill would enable development that could not otherwise occur.

4. Improve Transportation Network

- Implement recommendations of the Lady's Island Corridor Study

5. Increase Civic Engagement

- Improve transparency and cooperation among local governments, citizens and developers structured around a formalized & re-energized LI Preservation Committee





Implementation Steps

- **Adoption** of the Plan by City of Beaufort and Beaufort County.
- **Endorsement** of the Plan by Town of Port Royal, Sea Island Corridor Coalition, LIBPA, and SC Coastal Conservation League
- **Concurrence** on an Intergovernmental Agreement to commit to implementing the Plan
- **Establish** Implementation Leadership.
 - In the interim, a subcommittee of Northern Implementation Committee. More permanently, with a formalized Lady's Island Preservation Committee tasked with implementation.





Finally:

- **This presentation is only an overview.** There is deeper detail in the full, 100+ page Plan document
- **The Plan is the result of ten months' work** by a steering committee that worked thoughtfully, cooperatively and collegially to forge a realistic framework for managing growth on Lady's Island.
- **There will be more decisions to make**, and this framework should consistently remind us – and decision-makers – why those decisions are important.



<https://ladysislandplan.files.wordpress.com>



CITY OF BEAUFORT

DEPARTMENT REQUEST FOR CITY COUNCIL AGENDA ITEM

TO: CITY COUNCIL **DATE:** 1/24/2019
FROM: Kathy Todd
AGENDA ITEM
TITLE: Online Payments now available for Beaufort Pride of Place
MEETING
DATE: 1/29/2019
DEPARTMENT: Finance

BACKGROUND INFORMATION:

PLACED ON AGENDA FOR:

REMARKS: