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CITY OF BEAUFORT
1911 BOUNDARY STREET
BEAUFORT MUNICIPAL COMPLEX
BEAUFORT, SOUTH CAROLINA 29902
(843) 525-7070
CITY COUNCIL SPECIAL WORKSESSION
AGENDA December 7, 2021
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."

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

Please note, this meeting will be broadcasted via zoom and live streamed on Facebook. You can view the meeting at the City's page; City Beaufort SC

I. CALL TO ORDER

II. DISCUSSION ITEMS

- A. 2021 Draft-Final Comp Plan

III. EXECUTIVE SESSION

- A. Pursuant to Title 30, Chapter 4, Section (70) (a) (1) of the South Carolina Code of Law: Discussion regarding Personnel

IV. ADJOURN



CITY OF BEAUFORT

DEPARTMENT REQUEST FOR CITY COUNCIL AGENDA ITEM

TO: CITY COUNCIL **DATE:** 11/23/2021
FROM: Director
AGENDA ITEM TITLE: 2021 Draft-Final Comp Plan
MEETING DATE: 12/7/2021
DEPARTMENT: Community and Economic Development

BACKGROUND INFORMATION:

On November 9, a Public Hearing was held on the Draft-Final 2021 Comprehensive Plan.

From November 8th through November 24th, the public provided comments outside of the public hearing.

On November 15th, the MPC held their first work session to discuss the 2021 Comprehensive Draft-Final.

The MPC held a second work session on November 22 and have scheduled a third work session for December 6th at 2 pm in the City Hall Planning Conference Room.

The comments from the above have been captured in the attachment, along with staff responses.

PLACED ON AGENDA FOR: Discussion

REMARKS:

The first reading of an ordinance adopting the 2021 Comprehensive Plan, previously scheduled for December 14th, will need to be rescheduled.

ATTACHMENTS:

Description	Type	Upload Date
20211201 Summary of Comments Recd and Staff Responses	Backup Material	12/1/2021

**2021 COMPREHENSIVE PLAN UPDATE
SUMMARY OF PUBLIC COMMENTS
AND STAFF RESPONSE (following as italicized)**

Public Hearing

November 9, 2021 - Public Hearing -summary of comments

Jeremiah Smith (Architect, Chair of Historic District Review Board):

Mr. Smith asked that City Council considers holding a work session to discuss making changes to the Draft-Final 2021 Comprehensive Plan Future Land Use Map designation along Duke Street in the Historic District from Neighborhood to General Urban. He believes this proposed FLU change is supported by the City having provided street parking improvements along this street.

- *The "Neighborhood" designation foresees the following zoning districts: T4-HN, T3-N, T3-S, and T-1. The General Urban designation foresees the following zoning districts: T5-DC, IC, T4-N, and T-1. Staff is happy to convene another future land use work session to discuss his proposal.*

Rikki Parker (speaking for Coastal Conservation League)

The Comprehensive Plan should include a reference to impacts, economic and otherwise, related to the Covid-19 pandemic.

- *Staff can research this.*

The Natural Resources Element should incorporate recommendations from the City of Beaufort 2009 Comprehensive Plan, more specifically, pages 82-96.

- *The Draft-Final has adopted many of the same goals listed in the Natural Resources section of the 2009 Comp Plan. If council wants, staff can incorporate the full language from the 2009 Comp Plan.*

The Comprehensive Plan should specifically recommend the adoption of the Southern Lowcountry Stormwater Design Manual.

- *The Draft-Final 2021 Comprehensive Plan references the city's conformance to the Southern Lowcountry Stormwater Design Manual in two locations: (1) the Public Works section of the Community Facilities Element states that the city "follow the design and permitting requirements of the Southern Lowcountry Stormwater Design Manual", and (2) an initiative included in the Natural Resources Element reads "Continue to use the Southern Lowcountry Stormwater Manual, with adjustments to City needs."*

The Comprehensive Plan should include reference to Lady's Island planning efforts.

- *The Lady's Island Plan and Lady's Island in general is addressed throughout the Comprehensive Plan. As stated in the Comprehensive Plan's Introduction, the City's plan methodology used data*

from local studies including the 2018 Lady's Island Plan, the Lady's Island Corridor Study, and Lady's Island Traffic Study. Stakeholder engagement included the Sea Island Corridor Coalition and the Lady's Island Business Professionals Association. Initiatives include "participation in the ongoing Lady's Island planning process. The Transportation Element includes a section discussing growth on Lady's Island, and a breakdown of future transportation projects being funded through the County's One-Cent Sales Tax Program. The Future Land Use Map designations are based the Lady's Island Plan's guidance for community forms.

The Resilience Element should incorporate the strategies and actions included pages 22-25 of the County's draft 2040 Comprehensive Plan.

- *Many of the recommendations included in the County 2040 Comprehensive Plan can only be implemented at the county level. Staff will re-review these strategies and actions for consideration in the Comprehensive Plan either explicitly or by reference. It should be noted that the City used the same consultant as the County for the Natural Resources, Cultural Resources and Resiliency Elements.*

Joe MacDermitt (Local Business Owner – University Bikes):

Mr. MacDermitt primarily expressed concern about encouraging the City to maintain and improve all City and County parks and the expansion of bike trails.

- *Staff appreciates and agrees with Mr. MacDermitt's commitment to the improvement and expansion of our parks, whether under City or County jurisdiction. Staff reinforces this commitment in several locations in the current draft Comprehensive Plan. A primary goal stated in the Natural Resources Element is to "strengthen and expand the urban forest, and link greenways, parks, and trails to open spaces, and to neighborhoods." The City's parks and other recreational facilities are highlighted throughout the Comprehensive Plan including specific initiatives geared to improvement and expansion of parks in the Community Facilities Element and the Natural Resources Element.*

Comments Received Outside of the Public Hearing

November 8, 2021 - Summary of comments submitted by Libby Anderson

Libby Anderson (Hermitage Resident):

Ms. Anderson is concerned that there is no mention of heirs' properties and the impact it has on historic districts, neighborhood stability, and property values.

- *Staff can research this.*

Ms. Anderson would like to see a re-evaluation of the short-term rental ordinance because she agrees with the position that short term rentals "are changing the character of neighborhoods due to the constant turnover of the units, and they are having an impact on the availability of housing."

- *Staff is unaware of a change of Council's position in this regard.*

November 9, 2021 - Summary of comments submitted by Lise Sundrla

Lise Sundrla (on behalf of Historic Beaufort Foundation):

Ms. Sundrla's corrections and recommendations include accurately referencing the James Robert Verdier House and mentioning that The National Park Service is currently conducting a Conditions & Integrity Study related to the character of the historic district.

- *Staff can make these changes.*

November 11, 2021 - Summary of comments submitted by Libby Anderson

Libby Anderson (Hermitage Resident):

Ms. Anderson feels the City should set a specific street tree planting goal—for example, planting 200 new street trees by 2025. She feels the initiative in the Natural Resources section on page 8 to “. . . set key goals for preservation and expansion of the canopy,” is not enough and that the “key goals” for preservation and expansion should be set now and included in the comprehensive plan.

- *Staff supports an evaluation of city street trees and a subsequent planting plan with annual goals.*

November 14, 2021 - Summary of comments submitted by Libby Anderson

Libby Anderson (Hermitage Resident):

Economic Development Element – Would like to see a strong link between economic development and place-making.

- *Place-making is better accomplished through area development plans. Staff can include areas the city want to improve through place-making.*

Natural Resources Element should include initiatives to: Improve the tree trimming agreement with Dominion Energy; Remove palmetto stumps left from Dominion's tree trimming/removal; replant with appropriate tree species.

Cultural Resources Element - suggest adding 1) an initiative that recommends establishing an office of the Center for Heirs' Property Preservation in Northern Beaufort County and expanding their programs here; 2) A recommendation regarding results of NPS study of Historic District.

Community Facilities Element - suggest adding the following initiative: add electric vehicle charging stations in city-owned parking lots and at City Hall.

Housing Element – suggest adding the following initiatives:

- Permit 2- and 3-unit dwellings everywhere in T3-N district as conditional uses. The conditions should include design and parking requirements. Consider allowing 4-family dwellings as well.
- Permit 2-, 3-, and 4-unit dwellings in the T3-S district as conditional uses using the existing conditions in the code for the T3-N district.

- Establish a “mansion apartment” use/building type. These are structures with 5 to 12 units that maintains the form and scale of a large estate house. Permit as a conditional use in the T3-N district.
- *Staff supports incorporating more allowances for “missing middle” housing*
- Revise Short Term Rental (STR) ordinance to limit new STRs to 4% properties; any existing 6% licensed STR properties would be grandfathered to current owner; lose grandfathered status when ownership changes. I believe this is the approach that Charleston has taken. STRs are having an impact on the supply of housing, particularly smaller units, which are generally more affordable.
- Petition the legislature to allow a real estate transfer fee to be established with the funds to go to affordable housing or open space preservation.
- Consider establishing a local housing repair program similar to the previous “Project Repair,” to assist with repairs to homes owned or occupied by low- to moderate-income owners or renters.
- Support efforts to enact state legislation enabling municipalities to adopt inclusionary housing ordinances.
- Encourage the development of accessory dwelling units by waiving permit fees. Develop a set of pre-approved (design and engineering) plans that property owners can use for permitting and construction.
- Develop incentives for development of 2- and 3-unit dwellings. Waive traffic impact fees—and replace with the requirement to build a sidewalk in front of property?
- Adjust all impact fees to be based on the true impact of the use; fees should be based on square footage of the unit and/or the number of bedrooms.
- Conduct a study of the city’s platted alleys. Identify alleys that could be opened up and used for access for garages and accessory dwelling units (ADUs). Develop a pilot project for development of alleys with ADUs. The southern portion of Pigeon Point is ripe for this type of project. A form-based code could be developed to ensure proper design and ensure a high-quality living environment. Watch “The American Alley” presentation as part of CNU29 and you will be inspired!
- Promote condominium development which is often a path for first-time homebuyers. Does SC have a condo-liability law to reduce liability for projects that are under 20 units? If not, petition to have one enacted.

Land Use Chapter

- Re the first initiative on the top of page 6, what does “Evaluate private and public assets for growth” mean? And then what is done with this information?
- *Determine what existing businesses could be catalysts for additional commercial growth; what public assets are needed to attract businesses and workforce, e.g., adequate transportation networks, education facilities, water, etc. This information will inform partnership possibilities and steer possible public investment.*

- Re the second initiative on the top of page 6, “Evaluate environmental, municipal, and private constraints on growth,” what is the objective of doing this? And the goal to be achieved? To remove constraints to growth?
 - *This is to direct growth where it is most suitable and to where it will not have an adverse impact on the environment.*
- Re initiative #6, “Determine commercial and residential focus areas,” are these areas different than in the Civic Master Plan? These focus areas should be determined now as part of the comprehensive planning effort and should be identified on the Future Land Map or on a separate map.
- Re #7, “Incentivize infill,” shouldn’t some suggestions be given as to how this might be done?
 - *This is an ongoing initiative that is also listed the Strategic Plan under the “Objective: Manage and encourage infill development.”*
- Re #10, “Manage Northern Regional Plan growth boundaries,” suggest “pulling back” the growth boundary from the Whale Branch to the Air Installation Compatible Use Zone (AICUZ). The AICUZ provides a natural break in suburban residential development—not exactly a greenbelt as we’re used to thinking about, but accomplishing much of the same thing. The AICUZ is a “no go” area for dense residential development. Then to the north of the AICUZ is Clarendon Plantation which has conservation easements in place that restrict development on some of the property. So, it doesn’t make sense (to me) to “leap frog” over these areas and then pick up with suburban development in the Seabrook area and on to the Whale Branch. Too costly service-wise. Also, would encourage more discussion on the Lady’s Island 3rd bridge and 6-laning US 21. If at some point in the future, the area north of Clarendon needs to be opened up for development, the growth boundaries could be expanded, but for the next 10 years, infill and redevelopment should be the focus. Pulling back the growth boundaries would show real commitment to the infill goal. Also, the growth boundary on Lady’s Island on US 21 should be pulled back as recommended in the Lady’s Island Plan.

Transportation Chapter - suggest adding as initiatives, policies, strategies as appropriate:

- Install electric charging stations in downtown parking lots, at City Hall and at other City buildings that have a large number of employees or visitors.
- Do everything possible to extend the life of the Woods Bridge. Should a study be done to determine what things can be done to extend its life? Support a pro-active maintenance schedule. Enforce the ban on large trucks. Should this ban be strengthened? Should the bridge opening schedule be adjusted to give the bridge more “rest time”? Consider closing it to traffic on Sunday afternoons to “rest it” and give walkers and bikers a chance to use it for recreation and relaxation.
- Implement Duke Street Streetscape III.
- Need an aggressive program to add on-street parking in redevelopment areas/neighborhoods. The lack of on-street parking is one of the major barriers to infill and redevelopment. Providing opportunities for on-street parking will open opportunities for developing “missing middle” housing. Open existing platted alleys wherever possible. The Pigeon Point and Higginsonville neighborhoods are prime areas to begin these streetscape improvements which would be a catalyst for infill and reinvestment.
- Re-evaluate the Level of Service standard for urban corridors such as Ribaut Road.

Resiliency Chapter - suggest adding as initiatives, policies, strategies as appropriate:

- Require motorized tour vehicles using city streets to be electric vehicles.
- Develop an aggressive street tree planting program. Consider partnering with nonprofit community groups. To address equity issues, focus on neighborhoods such as the Northwest Quadrant that currently have fewer street trees than neighborhoods such as The Point. (See recommendation in Natural Resources chapter.)
- Support existing neighborhood associations and assist with the formation of associations in neighborhoods that currently do not have them.
- Rather than disposing of vegetative debris in the landfill, work towards a composting solution.
- Improve recycling programs/options to reduce waste from the recyclable stream.
- Work toward options for using “gray water” for irrigation and non-potable residential uses.

November 16, 2021 - Summary of comments submitted by Chuck Newton

Chuck Newton (Sea Island Coalition):

Sea Island Coalition proposes the land use section be amended to include the following in paragraph three of the Land Use section under "NEEDS AND GOALS.":

“The city is committed to mixed-use development that promotes walkability and connectivity. The city will evaluate buffer requirements between different land uses to ensure compatibility of development. In this context, a special focus will be on the development and execution of the Lady’s Island Plan, adopted by the City Council in April 2019. The City is fully committed to this plan for lady’s Island and the necessary close cooperation and coordination with Beaufort County required for its implementation.”

November 24, 2021 - Summary of comments received from Steve Andrews (Andrews Engineering)

(Mr. Andrews) “I have reviewed the link to the Transportation section of the Draft COB Comp Plan. Please find attached our comments (pertaining to the Transportation Element of) the Draft Comp Plan. The comments are in line with our discussion, that your intent was to make a general reference to existing/future traffic studies. Our comments are on page 15 in the Truck Freight section, specific to US 21 and SC 170, and on page 19 in the form of 2 additional initiatives the COB may want to consider.”

- Add the following text as the fifth sentence in the first paragraph of the Truck Freight discussion on page T-15 of the Transportation Element:

To ensure the efficient movement of freight continues the City should initiate and/or update access management studies along the US 21 and SC 170 corridors to establish the spacing of intersecting driveways, roadways and signalization of these intersections.

- Add the following two additional initiatives to Page T-19 of the Transportation Element:
 - Establish minimum spacing of intersecting driveways and roads with US 21 and SC 170, and the minimum spacing of signalized intersections along US 21 and SC 170.

- Plan a secondary system of roadways/connectivity which will provide for alternative access linking existing and future development, which will lessen the traffic entering and exiting the US 21 and SC 170 corridors.

First MPC Work Session

November 15, 2021 - Summary of comments received from MPC members at MPC Worksession

Comments at the beginning of work session:

(Mike Tomy) The Plan should look at each of the element's initiatives and assign timeframes and costs (an implementation matrix). Many initiatives are staff issues to resolve, but even these may ultimately require costs, such as hiring a consultant. (Mr. Tomy provided a spreadsheet as an example of the implementation matrix he is referring to.)

- *Staff has created the matrix and is in the process of populating.*

(Mike Tomy) He recommends a quarterly, or at least a twice-a-year review of the implementation items, and an update to sections of the plan every two years.

(Caroline Fermin) She would like to see an update of two of the elements every two years. This would result in the entire Comprehensive Plan being updated after ten years, as required by State Law.

(Susan Cosner) Since the Comprehensive Plan looks into the future, she thinks growth management should be a focus of the Plan and should be addressed in each element. she also feels more "depth" is needed in the Introduction, and in the Land Use and Economic Development Elements. Also, several elements need a deeper discussion at the introductions.

Comments by Section:

Introduction

(Mike Tomy) Add something that identifies and acknowledges supporting and related documents such as the Civic Master Plan and Strategic Plan.

- *Currently the Draft-Final includes the following:
"The Comprehensive Plan focuses on creating a community where all citizens can thrive. This means understanding the needs of all citizens and integrating what the city has learned from previous planning efforts. The city has incorporated 1) lessons learned from public meetings, 2) relevant goals and objectives from the previous comprehensive plan, the Civic Master Plan, and the Strategic Plan, and 3) information gathered through public outreach and engagement.
"The city employed experts and used the latest data from the US Census - American Community Survey, US Economic Census, US Bureau of Labor Statistics, SC Department of Department of Workforce and Employment, SC Department of Transportation, SC Department of Veteran Affairs, and local studies such as the Beaufort County, SC Housing Needs Assessment, SC Sea Grant Consortium's Flood Vulnerability Assessment, South Coast Cyber Center's South Coast Regional Cybersecurity Education and Development Program, Chamber of Commerce's Lowcountry Prosperity report, the Beaufort County*

Economic Development Corporation's Update to the City of Beaufort, Marine Corps Air Station Beaufort's Joint Land Use Study and Air Installation Compatible Use Zone Study, the city's Historic Preservation Plan Update, the Lady's Island Plan, the Lady's Island Corridor Study, and Lady's Island Traffic Study."

Vision

(Susan Cosner) Vision Statement reads more like a mission statement.

(Wendy Zara) Change "ensure" to "assure"; change "liaise" to "collaborate".

(MPC) Change "well-run government" to "well-run, approachable government"

- *The members were informed that the Vision Statement, as worded, was adopted by city council and is included in the 2021-2023 City of Beaufort Strategic Plan.*

Population

(Susan Cosner) She thinks it is important that growth management is discussed in the Population Element. The plan should analyze the numbers, and our implementation strategies should address the numbers and analysis included in the element.

Economic Development

(Mike Tomy) The plan should encourage vocational and technical training in "the trades".

(Wendy Zara) The connection between economic development and affordable housing/workforce housing should be included in the element.

(Wendy Zara) Our old and abandoned structures should be utilized for affordable housing/workforce housing, and as opportunities for business growth. (Reece pointed out that the city maintains a commercial/industrial "opportunities list" that includes residential structures.

Natural Resources

Minor editing change to Needs and Goals – replace "The city should" with "The city will".

(Judy Alling) Suggested additional initiative; "Establish a stricter tree ordinance". She thinks that currently it is too easy for developers to just pay the fines.

Cultural Resources

(Wendy Zara) Mention HBF more prominently in the Cultural Resources section (it is currently listed on page C-7 as one of several organizations that work to secure Beaufort's historic preservation) or consider making the mention in the Community Facilities Element (CF-14 – Beaufort Historic District).

Community Facilities

(Susan Cosner) Would like to see "sense of place" signage at the "front doors" to the City. Something more prominent that shows visitors they have arrived in Beaufort.

(Mike Tomy) It would be good to mention a location in the historic district that could serve as the Gullah Geechee headquarters.

(Judy Alling) Add an initiative to provide historic markers along the Spanish Moss Trail where warranted.

Second MPC Work Session

November 22, 2021 - Summary of comments received from MPC members at MPC Worksession 2

Housing

(Judy Alling) Link affordable housing to economic development.

(Mike Tomy) Restate Objective 2 to read: “Manage and encourage appropriately scaled infill development.

(Mike Tomy) Regarding the initiative “Promote infill incentives,” he would like any current incentives documented.

- *The members were informed that the current city code describes the Beaufort Redevelopment Incentive Program (Sections 5-2021 through 5-2030).*

(Susan Cosner) Correct Tables 6.15 through 6.18 to reference “City-wide support for New Units” (the tables incorrectly read as County-wide).

(Susan Cosner) She notes that the Housing Element lists the top nine highest prioritized Affordable Housing Task Force recommendations as they were presented to city council in early 2021 and asks how the city is going to act on these recommendations. She also asked about the status of the 11 medium-prioritized recommendations, and the 3 low-prioritized recommendations (as presented to city council on 4/19/21 as Affordable Housing Task Force recommendations).

(Susan Cosner) She asked that the Regional Housing Trust Fund (RHTF) section of the element (currently starting on draft page H-11) be updated, since it references the “draft” RHTF Study, and this study has now been finalized.

(Susan Cosner) She asked if staff could include a discussion about the impact of new housing development on the transportation network.

- *The members were informed that Section 7.3.2, Traffic Impact Analysis, of The Beaufort Code requires that a traffic impact analysis be provided for any proposed development that generates more than 50 trips during the peak hour on the adjacent street(s). It was also noted that this requirement is more stringent than the SCDOT TIA requirement of 100 trips during the peak hour on the adjacent street(s).*

(Mike Tomy) He stated his concern about the degradation of residential properties and whether they are being actively inspected and renewed for code compliance.

- *The members were informed that City Code Section 5-1017: Property maintenance code adopted, formally adopts the International Property Maintenance Code as the Property Maintenance Code of the City of Beaufort for the control of buildings and structures. This code establishes*

requirements for the maintenance of existing buildings through model code regulations that contain clear and specific property maintenance and property improvement provisions.

(MPC) Restate the first sentence in the Needs and Goals section (draft page H-13) from:

The City will build an authentic, safe, and equitable City and pursue affordable housing opportunities for all segments of the population.

To:

The City will support the development of a safe, and equitable City and pursue affordable housing opportunities for all segments of the population.

(MPC) Restate the first Housing Element initiative (draft page H-13) to read “Decide on and implement the recommendations from the Affordable Housing Task Force”.

Land Use

(Susan Cosner) She asked if the Land Use maps can be edited so that the city boundaries are shown more prominently?

- Yes.

(Wendy Zara) She asked if there is a map that shows all the protected areas (for example, conservation properties, conservation easements, and JLUS Compatibility Easements) within the city?

- *Open Land Trust provided GIS data of conservation lands, and this was incorporated into the future land use. We can create a separate conservation map as well (I had our administrative assistant send a jpeg.)*

(Susan Cosner) She asked that Lady’s Island be discussed in the Introduction section of the Land Use Element, noting that there is no narrative about Lady’s Island regarding land use. She stated that there needs to be a broader discussion on the direction the city wants to go regarding land use, including the direction of Lady’s Island which is currently entirely within the city’s growth boundary.

- *The Lady’s Island Plan was used to create the future land use maps including the Village Center community form. Staff can create a specific narrative addressing Lady’s Island more formally.*

(Susan Cosner) She asked if it is possible to have a consultant use the information currently contained within the draft Plan to finish the Plan and “draw the picture” regarding the City’s future growth plans.

(Susan Cosner) She asked that there be a discussion on future annexation and the discussion should include the “donut holes” identified on the map entitled *Future Land Use with Potential Annexation Areas*.

(Wendy Zara) Regarding the Future Land Use Map, she felt that showing the future land use of all of Clarendon Farms PUD as Parks/Open Space does not accurately depict which areas of the PUD are in conservation easements and which areas are not.

- *The draft future land use map originally showed the Clarendon Farms PUD area as mixed-use. At one of the future land use workshops, OLT informed that it would be more accurate to depict it as open space/conservation. The change was made based on OLT’s information and assessment.*

(MPC) With no further MPC member comments regarding the Land Use Element, commission members agreed to review the remaining three elements at a 3rd work session on December 6, thus allowing time in this work session for public comment.

Summary of public comments received at MPC work session II (3 speakers total)

Lise Sundrli (Speaking for Historic Beaufort Foundation):

- The Housing Element should include a narrative on Short Term Rentals (STRs) and their impact on long-term housing options. This could be included as part of draft page H-5 where there is a discussion about the age of the city’s housing stock and its impact. The discussion could include a review of the current STR regulations, current number of active STRs, and if the regulations have provided the desired result.
- The Plan should include a reference to, and description of, the National Park Service currently undertaking an integrity and condition study of the Beaufort National Historic Landmark (NHL) District. There should also be a reference to the Beaufort Historic Preservation Documents currently being updated by a consultant.
 - *The Reconstruction Era National Park has its own section; ref: p.12*
 - *Staff notes that the update to the Beaufort Historic Preservation Documents is currently discussed in the Cultural Resources Element; ref: p.2*
- HBF is concerned about the second initiative in the Cultural Resources Element, which states:
“Support the expansion of the Reconstruction Era National Historic Park as Beaufort seeks to become the center for the exploration of Reconstruction history.”
HBF feels that there should be a better understanding of what is meant by “expansion” prior to the city stating its support.

Chuck Newton (Speaking for the Sea Island Corridor Coalition):

- The Lady’s Island Plan should be a central part of the Land Use Element.
- The Land Use Element should include more detailed objectives and initiatives.

Jessie White (Speaking for the Coastal Conservation League):

- We would like to see a discussion on the impact of short-term rentals on affordable housing.
- We are in favor of Commissioner Cosner’s suggestion to use a consultant to “tidy up” the Plan and add finalizing touches.