

CITY OF BEAUFORT - TOWN OF PORT ROYAL JOINT MUNICIPAL PLANNING COMMISSION

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MINUTES

JOINT MUNICIPAL PLANNING COMMISSION

April 12, 2010, 5:30 P.M.

Municipal Court Building – 1901 Boundary Street, Beaufort, South Carolina

Members Present: Harley Laing, Chairman, Joe DeVito, Vice-Chairman, James Crower, Darryl Owens, and David Lott.

Staff Present: Linda Bridges, Town of Port Royal Planning Administrator, and Julie Bachety, Recorder.

Staff Absent: Libby Anderson, City of Beaufort Planning Director.

I. Call to Order:

Mr. Laing called the meeting to order at 5:30 P.M. and led in the Pledge of Allegiance.

II. Review of Projects for Town of Port Royal:

A. Presentation by Dan Ahern, Beaufort County Stormwater Utility Manager

Mr. Laing gave Mr. Ahern some guidance on what the Planning Commission is concerned about. Mr. Laing said we need to be sensitive to different development patterns regarding stormwater.

After Mr. Ahern's presentation, Mr. Laing asked for clarification of the storm-water permit process. Mr. Ahern said a permit will be required in the future and there will be six minimal requirements such as:

1. public outreach.
2. participation measure.
3. construction practices.
4. list of discharges (inspections).
5. program for post-construction water maintenance.
6. pollution prevention and good housekeeping.

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Mr. Lott asked if there is an established set of standards as to requirement #5 or is DHEC going to tell us what the standard is. Mr. Lott feels this requirement will be a problem for many developments. Mr. DeVito said the biggest impact is requirement #4.

Mr. Laing referred to the use of Cisterns and asked how practical they are as a solution. Mr. Ahern said the County had some consultants do some cost analysis. Mr. Ahern referred to a Walgreen's on the corner.

Mr. Lott referred to the assumption of increased flow on a development that Mr. Ahern spoke about in his presentation. Mr. Lott said isn't the concern where will the run off go after it comes off of the development. Mr. Lott said Mr. Ahern referred to a Walgreen's in his presentation but it's the residential lot owners that don't have the capital and engineering like Walgreen's. Mr. Lott commented if the Town of Port Royal and the City of Beaufort get their own permit they can put together their own set of solutions but if there is a County-wide permit we would have convince the County.

Mr. DeVito asked about run-off in the future and will there be credits for stormwater utilities for people who want to develop their individual lots.

Mr. Crower asked who gets the permit, the town or county, and what the trade-offs are. Mr. Ahern said there are certain things that should be done on a county-wide basis such as education and outreaches. He said it would be ideal to have just one permit, but if we want to have slightly different standards we may need to have different permits. Mr. Crower asked if the Town and City will be allowed to have different standards if they are under the County's permit. Mr. Ahern feels there should be some way to have just one permit. Mr. Laing said the desired result should be one size fits all, but flexible.

Mr. Harley opened the floor for public comment.

Public Comment

Tommy Logan read a quote from Mr. Newton saying, *Beaufort County should lead by example* as it relates to what the committee is speaking about tonight. He said stormwater runoff could be created in the municipality and discharged into the County. He said there have been several letters to the editor, but no responses.

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Mr. Logan commented if 288 acres are being developed, it will have asphalt/impervious areas with a tremendous amount of runoff.

A resident of Sheldon also spoke. He said the whole problem is the amount of rainfall we get which we can't control. We're kind of limited on the things we can do and he sees there is something we have to do and we don't have total control. He referred to the permits and feels all the requirements may not be able to be met.

Mr. Laing closed the public comment.

Mr. Lott asked how the roadway system relates to this program; how do we factor it in; and what is the process. Mr. Ahern said they don't seem to play a role. Mr. Owens referred to the comment, "one size fits all". Mr. DeVito said it's his opinion that it doesn't make a difference. Mr. Ahern said we need to decide who is responsible for maintenance and replacement of the engineered systems. The committee agreed that this subject needs to go to a workshop style discussion.

Mr. Harley said after reviewing the Comprehensive Plan, this is one of the topics that rose to the top of importance for the commission.

B. Goals and outcomes for work session with pedestrian/bicycling advocacy groups.

Mr. DeVito said the group was looking for specific questions from the commission that they could address when they come to the May meeting. Mr. DeVito said they want to know what we can do with the existing structure to make it more pedestrian friendly. Mr. DeVito said an example is appropriate signs and do they know what is out there now and what is needed. Mr. Laing said it would be nice to know what the most practical implementations are from a rider and pedestrian view. Mr. DeVito said we need to ask them what they can do to help us meet these goals. Mr. Lott said are they willing to be accountable to doing something and if so, how are they going to setup up timelines and deadlines. Mr. Crower said he would like them to give us a list of the problem areas and is there a piece that's missing somewhere. Mr. DeVito said when he spoke with the group, it was the existing roads and sidewalks and this can also lead to connectivity for kayaking in the future.

Mr. Harley opened the floor for public comment.

Public Comment

Tommy Logan said the pathways will also have many miles of sidewalks and asphalt areas in parts of Port Royal and the County that will create stormwater issues. He asked that the commission to address this. He was surprised that the environmentalists have not come forth yet. He referred to one of his letters to the editor.

Mr. Laing closed the public comment.

III. Review Commission Meeting Minutes

A. Minutes of the March 8, 2010 Meeting.

Motion: Mr. DeVito made a motion, seconded by Mr. Lott, to approve the minutes as submitted. The motion carried with a vote of five to zero.

IV. Adjournment

Meeting adjourned at 7:00 PM