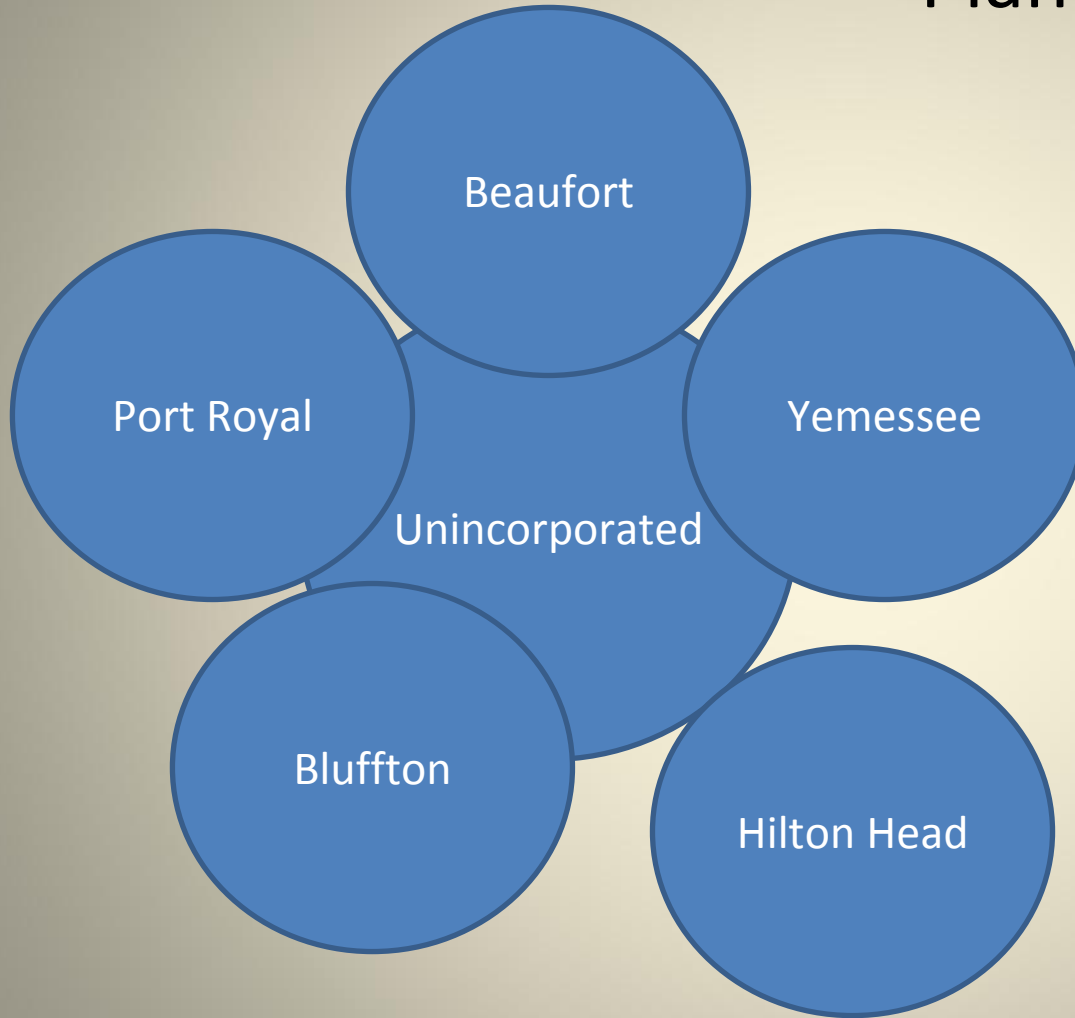
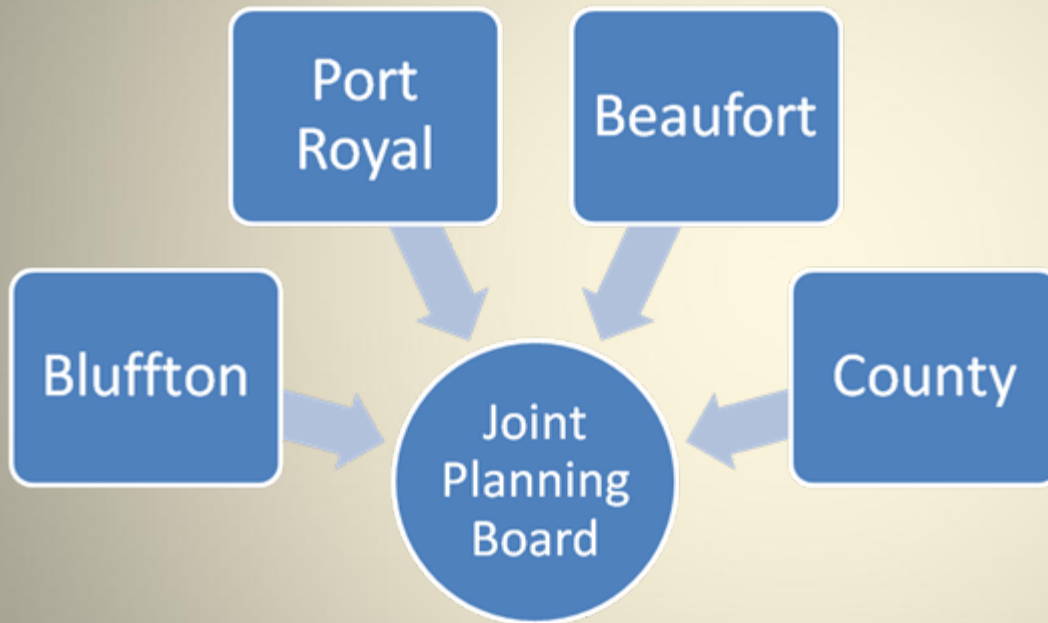


Municipal Expansion Scenarios and Joint Planning Alternatives



1. One commission for County and expanding municipalities, with sub-area committees
2. One commission for County and expanding municipalities, with EJ authority
3. North and South commissions for County and expanding municipalities
4. Municipal commissions with County members (various possible combinations); separate uninc. commission

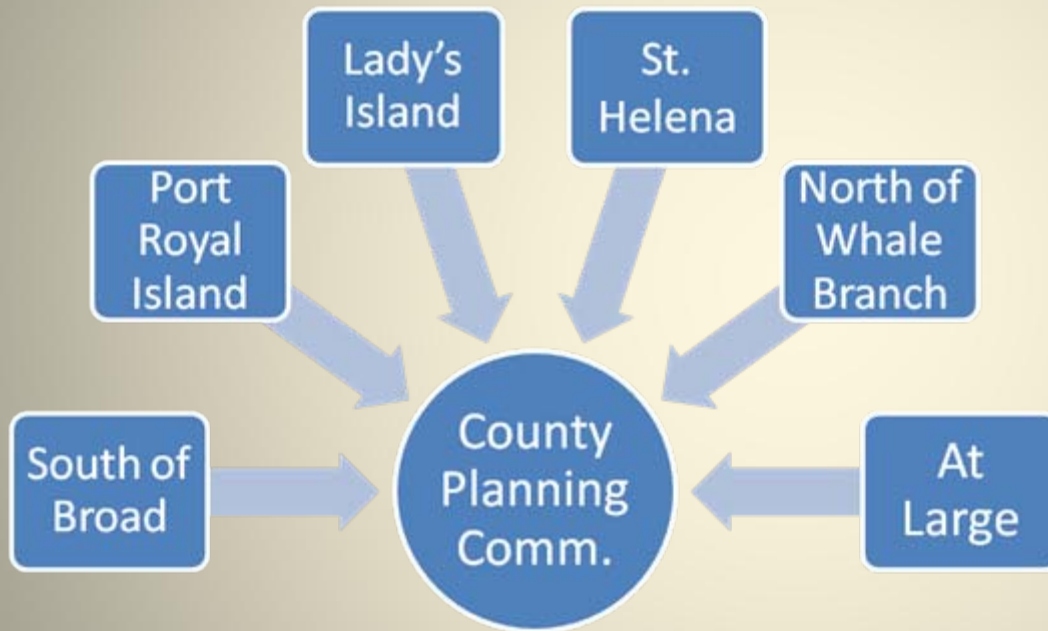
Joint Planning in the 1990s



Members – 12 Total

- 2 Southern Beaufort
- 1 Town of Bluffton
- 2 Port Royal Island
- 1 Town of Port Royal
- 2 City of Beaufort
- 2 Ladys Island/St Helena
- 2 North of Whale Branch

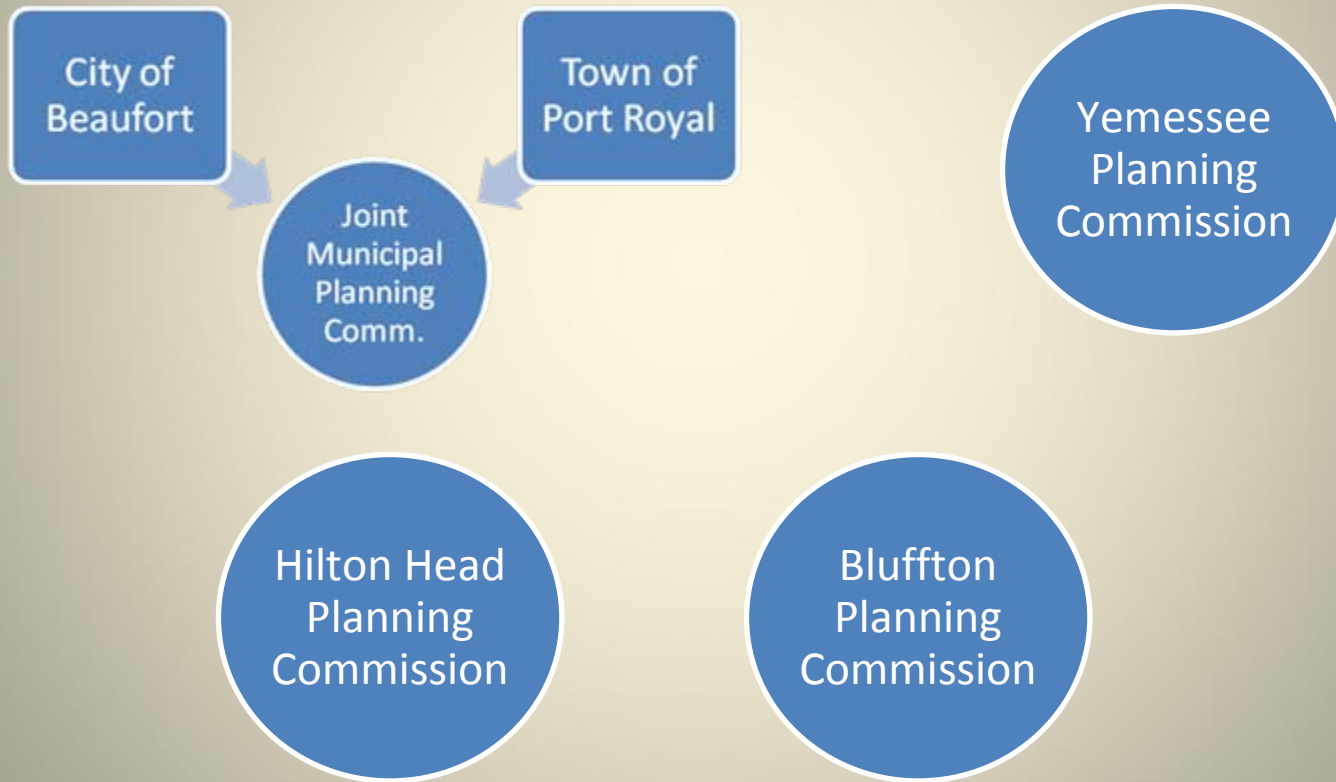
County Planning at Present



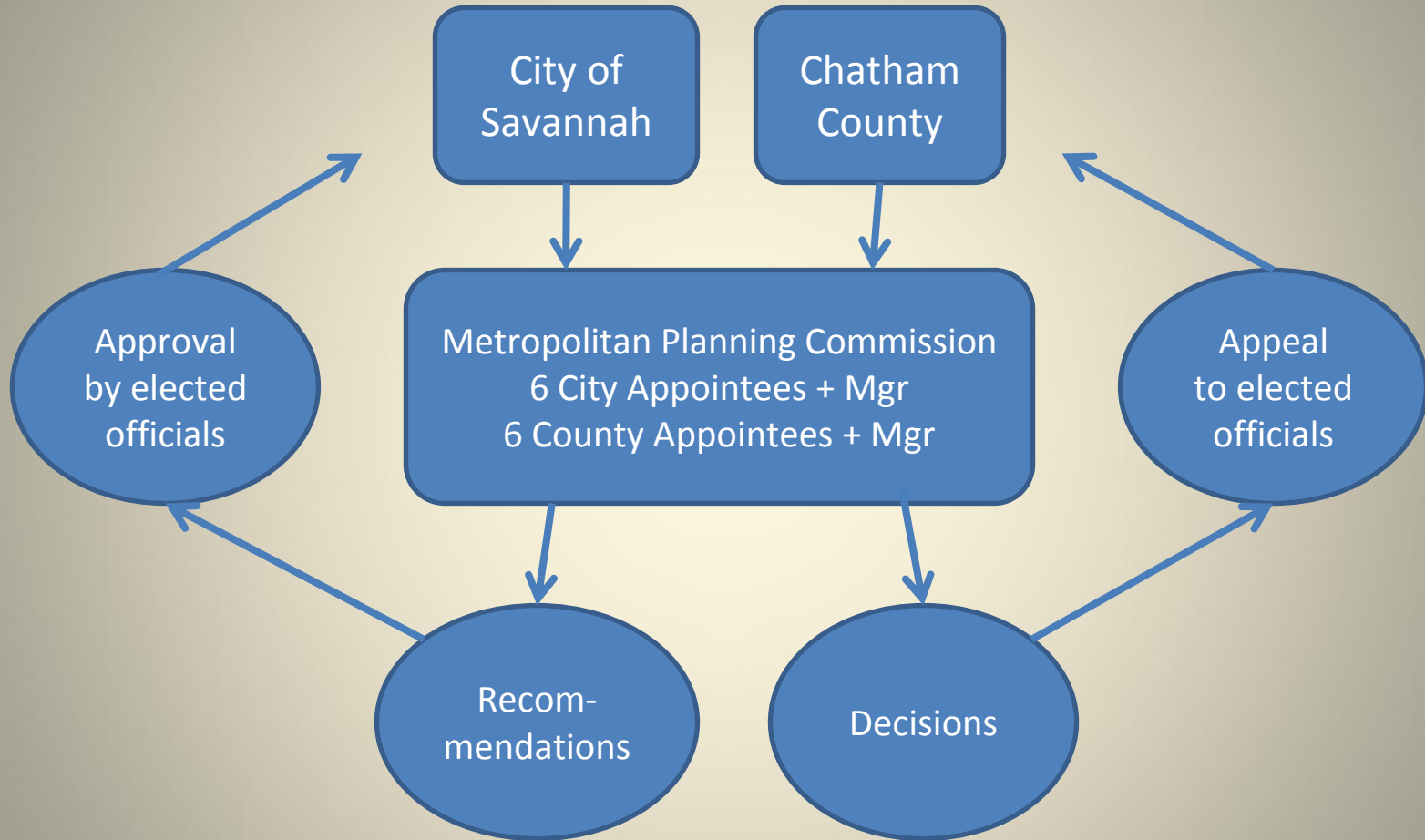
Members – 9 Total

- 1 Southern Beaufort
- 1 Port Royal Island
- 1 Lady's Island
- 1 St. Helena Island
- 1 North of Whale Branch
- 4 At Large

Municipal Planning at Present



Example of a Joint Commission with E-J Authority: Chatham County – Savannah Metropolitan Planning Commission



Considerations for Unified Planning

- Agreement on Specific Outcomes
- More Effective Planning Coordination
- Reduced Cost of Planning (or no net increase)
- More Effective Public Outreach
- Consolidation of Zoning (Countywide Unified Zoning Code)

Review of Planning Commission Alternatives from Slide #1

- Expand the County Planning Commission to Include Municipal Members, with Subcommittees Responsible for Specific Areas
- Expand the County Planning Commission and Authorize it to Make Extra-Jurisdictional Recommendations and Decisions
- Expand the County Planning Commission in Northern and Southern Areas with Subcommittee OR Extra-Jurisdictional Authority
- Expand Municipal Commissions to Include County Members with Subcommittee OR Extra-Jurisdictional Authority (a separate rural area commission would be administered by the County)
- Retain Existing Planning Commission Structures and Add Ex-Officio Members from Adjoining Jurisdictions for Coordination

Quo Vadimus?

- The issue is highly complex and will require thoughtful study
- One approach might be to appoint a study committee comprised of planning directors and planning commission chairs
- The study committee should also address eventual adoption of a unified County-Municipal zoning ordinance