

COUNTY COUNCIL OF BEAUFORT COUNTY
ADMINISTRATION BUILDING
BEAUFORT COUNTY GOVERNMENT ROBERT SMALLS COMPLEX
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BEAUFORT, SOUTH CAROLINA 29901-1228

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COUNTY ATTORNEY

SUZANNE M. RAINEY
CLERK TO COUNCIL

AGENDA
COUNTY COUNCIL OF BEAUFORT COUNTY

Monday, May 9, 2016

6:00 p.m.

Council Chambers

Beaufort County Government Robert Smalls Complex
100 Ribaut Road, Beaufort

Citizens may participate telephonically in the public comments and public hearings segments from the Hilton Head Island Branch Library as well as Mary Field School, Daufuskie Island.

1. CALL TO ORDER - 6:00 P.M.
2. REGULAR SESSION
3. PLEDGE OF ALLEGIANCE
4. INVOCATION – Chairman D. Paul Sommerville
5. PROCLAMATION
 - A. Motorcycle Safety Awareness Month
Ms. Frances Thorpe, Road Captain, Leather & Lace Motorcycle Club
6. ADMINISTRATIVE CONSENT AGENDA
 - A. Approval of Minutes
 1. April 25, 2016 [caucus](#) and April 25, 2016 [regular session](#)
 - B. Committee Reports (next meeting)
 1. Community Services (May 23 at 3:00 p.m., Bluffton Branch Library)
 - a. Minutes – April 25, 2016 ([backup](#))
 2. Executive (June 13 at 3:00 p.m., ECR)
 3. Finance (May 16 at 2:00 p.m.)
 4. Governmental (June 6 at 4:00 p.m., ECR)
 5. Natural Resources (May 17 at 2:00 p.m., ECR)
 6. Public Facilities (May 16 at 4:00 p.m., ECR)
 - C. Appointments to Boards and Commissions ([backup](#))
7. PUBLIC COMMENT – Speaker sign-up encouraged no later than 5:45 p.m. day of meeting.



8. CONSENT AGENDA

- A. TEXT AMENDMENTS TO THE 2010 BEAUFORT COUNTY COMPREHENSIVE PLAN AS A RESULT OF THE FIVE-YEAR REVIEW OF THE PLAN: FIVE-YEAR ASSESSMENT; CHAPTER 4. LAND USE; CHAPTER 6. CULTURAL RESOURCES; AND CHAPTER 9. ENERGY ([backup](#))
1. Consideration of third and final reading to occur on May 9, 2016
 2. Second reading approval occurred on April 25, 2016 / Vote 9:0
 3. Second reading was held in abeyance April 11, 2016 in order to allow staff an opportunity to correct the land use maps in the Land Use Element from errors in the properties that were part of Marine Corps Air Station Beaufort fee simple acquisitions and the purchase of restrictive easements for parcels in the Air Installation Compatible Use Zone (AICUZ).
 4. First reading approval occurred on March 28, 2016 / Vote 11:0
 5. Natural Resources Committee discussion and recommendation to approve on first reading the text amendments to the 2010 Comprehensive Plan as a result of the five-year review of the Plan. Approval occurred on March 22, 2016 / Vote 7:0
- B. AN ORDINANCE CREATING PROCEDURE FOR ESTABLISHING DIRT ROAD MAINTENANCE AND THE ESTABLISHMENT OF A SPECIAL PURPOSE TAX DISTRICT TO COVER COSTS ASSOCIATED WITH IMPROVEMENTS ([backup](#))
1. Consideration of second reading to occur on May 9, 2016
 2. Public hearing announcement – Monday, May 23, 2016, beginning at 6:30 p.m. in the large meeting room of the Bluffton Branch Library, 120 Palmetto Way, Bluffton
 3. First reading approval occurred on April 25, 2016 / Vote 9:0
 4. Public Facilities Committee discussion and recommendation to approve ordinance on first reading. Approval occurred on April 18, 2016 / Vote 5:1
- C. AN ORDINANCE AUTHORIZING THE RELINQUISHMENT OF AN EASEMENT ENCUMBERING PROPERTY IDENTIFIED AS TMP R200-007-000-0049-0000 (COOSAW ISLAND SEAWALL) ([backup](#))
1. Consideration of second reading to occur on May 9, 2016
 2. Public hearing announcement – Monday, May 23, 2016, beginning at 6:30 p.m. in the large meeting room of the Bluffton Branch Library, 120 Palmetto Way, Bluffton
 3. First reading approval occurred on April 25, 2016 / Vote 8:1
 4. Public Facilities Committee discussion and recommendation to approve ordinance on first reading. Approval occurred on April 18, 2016 / Vote 5:1

D. FISCAL YEAR 2016 – 2017 COUNTY BUDGET PROPOSAL ([backup](#))

1. Consideration of first reading, by title only, to occur on May 9, 2016
2. Public hearing announcements:
 - a. Monday, May 23, 2016 beginning at 6:30 p.m., in the large meeting room of the Bluffton Branch Library, 120 Palmetto Way, Bluffton (1 of 2)
 - b. Monday, June 13, 2016 beginning at 6:30 p.m., in Council Chambers of the Administration Building, Beaufort County Government Robert Smalls Complex, 100 Ribaut Road, Beaufort (2 of 2)
3. Finance Committee discussion and staff directive to include the Sheriff's Office \$31,772,825 budget request in the County FY 2016-2017 budget proposal. Discussion occurred on April 18, 2016.
4. Finance Committee discussion and recommendation to include a \$295,000 line item to fund economic development in the County FY 2016-2017 budget proposal. Discussion occurred on April 18, 2016 / Vote 4:2
5. Finance Committee discussion occurred on March 21, 2016
6. Strategic Planning Session discussion occurred on February 12, 2016

E. FISCAL YEAR 2016 – 2017 SCHOOL DISTRICT BUDGET PROPOSAL ([backup](#))

1. Consideration of first reading, by title only, to occur on May 9, 2016
2. Public hearing announcements:
 - a. Monday, May 23, 2016 beginning at 6:30 p.m., in the large meeting room of the Bluffton Branch Library, 120 Palmetto Way, Bluffton (1 of 2)
 - b. Monday, June 13, 2016 beginning at 6:30 p.m., in Council Chambers of the Administration Building, Beaufort County Government Robert Smalls Complex, 100 Ribaut Road, Beaufort (2 of 2)
3. Finance Committee discussion occurred on April 18, 2016

9. PUBLIC HEARING – 6:30 P.M.

A. AN ORDINANCE TO TERMINATE A DEVELOPMENT AGREEMENT BETWEEN BEAUFORT COUNTY AND OAKS CONSTRUCTION COMPANY, INC., *ET AL.*, PURSUANT TO SECTION 6-31-90 OF THE *CODE OF LAWS OF SOUTH CAROLINA, 1976, AS AMENDED* ([backup](#))

1. Consideration of third and final reading to occur on May 9, 2016
2. Second reading approval occurred on April 25, 2016 / Vote 9:0
3. First reading approval occurred on April 11, 2016 / Vote: 11:0
4. Natural Resources Committee discussion and recommendation to move forward with the notification procedure of the termination of Oaks Development Agreement. Approval occurred on February 1, 2016 / Vote 4:0

10. MATTERS ARISING OUT OF EXECUTIVE SESSION

11. PUBLIC COMMENT - Speaker sign-up encouraged.

12. ADJOURNMENT

Official Proceedings
County Council of Beaufort County
April 25, 2016

The electronic and print media duly notified in
accordance with the State Freedom of Information Act.

A caucus of the County Council of Beaufort County was held Monday, April 25, 2016 beginning at 5:00 p.m. in the Executive Conference Room of the Administration Building, Beaufort County Government Robert Smalls Complex, 100 Ribaut Road, Beaufort, South Carolina.

ATTENDANCE

Chairman D. Paul Sommerville, Vice Chairman Gerald Stewart and Councilmen Cynthia Bensch, Rick Caporale, Gerald Dawson, Brian Flewelling, William McBride, Stewart Rodman and Roberts "Tabor" Vaux. Steven Fobes and Alice Howard absent.

PRESENTATION / 2016 ANNUAL TAX CYCLE OVERVIEW

Mr. Jim Beckert, Auditor, gave an eight-slide presentation on the property tax process; statutory compliance of the office to include debt millage, valuation analysis, exemptions and millage certification; three important taxpayer dates for approximately 99% of the tax bills issued; and the timetable for the estimated 1% installment payment participants.

CALL FOR EXECUTIVE SESSION

It was moved by Mr. Rodman, seconded by Mr. Flewelling, that Council go immediately into executive session to receive legal advice relating to potential litigation / SCDOT / S.C. Highway 170 and 5A Flyover as well as discussion of negotiations incident to proposed contractual arrangements and proposed purchase or sale of property. The vote: YEAS – Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mr. McBride, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. ABSENT - Mr. Fobes and Mrs. Howard. The motion passed.

EXECUTIVE SESSION

RECONVENE OF REGULAR SESSION

RECEIPT OF COUNTY ADMINISTRATOR'S TWO-WEEK PROGRESS REPORT

Mr. Gary Kubic, County Administrator, presented his Two-Week Progress Report, which summarized his activities from April 11, 2016 through April 22, 2016.

RECEIPT OF DEPUTY COUNTY ADMINISTRATOR / SPECIAL COUNSEL’S TWO-WEEK PROGRESS REPORT

Mr. Joshua Gruber, Deputy County Administrator / Special Counsel, presented his Two-Week Progress Report, which summarized his activities from April 11, 2016 through April 22, 2016.

ADJOURNMENT

Council adjourned at 6:00 p.m.

COUNTY COUNCIL OF BEAUFORT COUNTY

By: _____
D. Paul Sommerville, Chairman

ATTEST:

Suzanne M. Rainey, Clerk to Council

Ratified:

DRAFT

Official Proceedings
County Council of Beaufort County
April 25, 2016

The electronic and print media duly notified in accordance with the State Freedom of Information Act.

The regular session of the County Council of Beaufort County was held Monday, April 25, 2016 beginning at 6:00 p.m. in Council Chambers of the Administration Building, Beaufort County Government Robert Smalls Complex, 100 Ribaut Road, Beaufort, South Carolina.

ATTENDANCE

Chairman D. Paul Sommerville, Vice Chairman Gerald Stewart and Council members Cynthia Bensch, Rick Caporale, Gerald Dawson, Brian Flewelling, William McBride, Stewart Rodman and Roberts "Tabor" Vaux. Steven Fobes and Alice Howard absent.

PLEDGE OF ALLEGIANCE

The Chairman led those present in the Pledge of Allegiance.

INVOCATION

Councilman Roberts "Tabor" Vaux gave the Invocation.

The Chairman passed the gavel to the Vice Chairman in order to receive the Administrative Consent Agenda.

ADMINISTRATIVE CONSENT AGENDA

Review of the Proceedings of the Caucus held April 11, 2016

This item comes before Council under the Administrative Consent Agenda.

It was moved by Mr. Flewelling, seconded by Mr. McBride, that Council approve the minutes of the caucus held April 11, 2016. The vote: YEAS – Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mr. McBride, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. ABSENT - Mr. Fobes and Mrs. Howard. The motion passed.

Review of the Proceedings of the Regular Session held April 11, 2016

This item comes before Council under the Administrative Consent Agenda.

It was moved by Mr. Flewelling, seconded by Mr. McBride, that Council approve the minutes of the regular session held April 11, 2016. The vote: YEAS – Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mr. McBride, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. ABSENT - Mr. Fobes and Mrs. Howard. The motion passed.

Committee Reports

Governmental Committee

Economic Development

Mr. Rodman, as Chairman of the Governmental Committee, circulated correspondence he hopes will meet the expectations of both County Council members and Mayors. The first order of business is for the Municipalities to appoint their representatives. Council County to appoint a temporary representative so as not to delay the seating of the Board, as establishing an Ordinance and appointing a permanent Board member will take time. The County Administrator is to convene the Board at which time the members can appoint the remaining Board of Directors, elect corporate officers and consider adoption of the bylaws. The attachments are a copy of both the filed Articles of Incorporation establishing the Beaufort County Economic Development Corporation and a Board of Directors as well as a draft of the proposed bylaws for consideration and modification by the Board of Directors.

Santa Elena Foundation

Mr. Rodman, as Chairman of the Governmental Committee, announced the El Galeón, a 175-foot, 495-ton authentic wooden replica of a galleon that was part of Spain's West Indies fleet, visits Port Royal Sound from April 23 to May 1. The Grand Opening Ribbon-Cutting Celebration of the Santa Elena History Center is April 30, 2016.

Public Facilities Committee

County Transportation Committee

Mr. Dawson, as Chairman of the Public Facilities Committee, nominated Mr. James Morrall, representing Council District 5 and Mr. Paul Runko, representing Council District 9, to serve as members of the County Transportation Committee.

The Vice Chairman passed the gavel back to the Chairman in order to continue the meeting.

PUBLIC COMMENT

There were no requests to speak during public comment.

CONTRACT AWARD / ST. GREGORY THE GREAT CATHOLIC CHURCH - BERKELEY HALL FRONTAGE ROAD SIGNALIZATION AT BLUFFTON TOWNSHIP FIRE STATION AND U.S. HIGHWAY 278

It was moved by Mr. Stewart, seconded by Mr. Flewelling, that Council award a contract to Walker Brothers, Inc., Lexington, South Carolina in the amount of \$154,642.40 for the traffic signal installation at St. Gregory the Great Catholic Church - Berkeley Hall Frontage Road at Bluffton Township Fire Station and U.S. Highway 278. Additionally, approve a 10% project contingency of \$15,464.24 bringing the total budget to \$170,106.64. The source of funding is Sales Tax Projects account 47010013-54504. The vote: YEAS - Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mr. McBride, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. ABSENT - Mr. Fobes and Mrs. Howard. The motion passed.

AN ORDINANCE AUTHORIZING THE RELINQUISHMENT OF AN EASEMENT ENCUMBERING PROPERTY IDENTIFIED AS TMP R200-007-000-0049-0000

This issue pertains to a beach access created in April 1990 wherein B. Randolph Dunlop agreed to deed to Beaufort County a five-foot pedestrian easement located on real property identified as TMP R200-007-000-0049-0000 (Coosaw Island seawall) for public use in exchange for various promises. Due to changes in the condition of the five-foot pedestrian easement, the steps have deteriorated are now a safety hazard, and no longer provides safe access for the public to the waterway. The County and the property owner now agree that the property owner will release the County from its obligation to maintain the ten-foot seawall in exchange for the County relinquishing the five-foot pedestrian easement.

Mr. McBride will vote against the motion because this issue involves the County giving up river beach access. The County has given up too much public beach/water access previously.

It was moved by Mr. Rodman, seconded by Mr. McBride, that Council approve on first reading an ordinance authorizing the relinquishment of an easement encumbering property identified as TMP R200-007-000-0049-0000. The vote: YEAS - Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. NAYS – Mr. McBride. ABSENT - Mr. Fobes and Mrs. Howard. The motion passed.

CONSENT AGENDA

AN ORDINANCE TO TERMINATE A DEVELOPMENT AGREEMENT BETWEEN BEAUFORT COUNTY AND OAKS CONSTRUCTION COMPANY, INC., ET AL., PURSUANT TO SECTION 6-31-90 OF THE CODE OF LAWS OF SOUTH CAROLINA, 1976, AS AMENDED

This item comes before Council under the Consent Agenda. Discussion occurred at the February 1, 2016 meeting of the Natural Resources Committee.

It was moved by Mr. Flewelling, seconded by Mr. Dawson, that Council approve on second reading an ordinance to terminate a Development Agreement between Beaufort County and Oaks Construction Company, Inc., et al., pursuant to Section 6-31-90 of the Code of Laws of South Carolina, 1976, as amended. The vote: YEAS - Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mr. McBride, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. ABSENT - Mr. Fobes and Mrs. Howard. The motion passed.

The Chairman announced a public hearing on Monday, May 9, 2016, beginning at 6:30 p.m. in Council Chambers of the Administration Building, Beaufort County Government Robert Smalls Complex, 100 Ribaut Road, Beaufort.

2016 SCDOT COUNTY TRANSPORTATION COMMITTEE (CTC) ROADWAY RESURFACING CONTRACT AWARD

This item comes before Council under the Consent Agenda. Discussion occurred at the April 18, 2016 meeting of the Public Facilities Committee.

It was moved by Mr. Flewelling, seconded by Mr. Dawson, that Council award a contract to Lane Construction Corporation, Beaufort, South Carolina in the amount of \$5,599,857.20 for the 2016 SCDOT Roadway Resurfacing Project. Further, approve a 10% project contingency of \$560,000 for a total project budget of \$6.1 million. The sources of funding are County nonrecurring 2016 C Fund distribution plus a 10% contingency of \$560,000 from C Fund account 2342001C-54901-Road Resurfacing and Improvement account. The vote: YEAS - Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mr. McBride, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. ABSENT - Mr. Fobes and Mrs. Howard. The motion passed.

BEAUFORT COUNTY AUDIO VISUAL EQUIPMENT AND INSTALLATION SERVICES FOR BUCKWALTER RECREATION CENTER

It was moved by Mr. Flewelling, seconded by Mr. Dawson, that Council award a contract to Stage Front Presentation Systems, Savannah, Georgia in the amount of \$202,928 for the purchase of audio visual equipment and installation services for Buckwalter Recreation Center. The source of funding is account 40090011-54606 and \$42,928 from Parks and Leisure Services impact fees account 26520011-54450. The vote: YEAS - Mrs. Bensch, Mr. Caporale, Mr.

Dawson, Mr. Flewelling, Mr. McBride, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. ABSENT - Mr. Fobes and Mrs. Howard. The motion passed.

AN ORDINANCE CREATING PROCEDURE FOR ESTABLISHING DIRT ROAD MAINTENANCE AND THE ESTABLISHMENT OF A SPECIAL PURPOSE TAX DISTRICT TO COVER COSTS ASSOCIATED WITH IMPROVEMENTS

Mr. Dawson stated the County recognizes that some private roads are in need of one-time repair by the County based on hardship conditions and a procedure should be put in place for a resident to petition for repair and establish payment. Therefore, the purpose of this ordinance is to allow for the one-time repair of a private road based on hardship conditions and the establishment of a special tax district for the benefits gained from such improvement.

It was moved by Mr. Flewelling, seconded by Mr. Dawson, that Council approve on first reading an ordinance creating a procedure for establishing dirt road maintenance and the establishment of a special purpose tax district to cover costs associated with the improvements. The vote: YEAS - Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mr. McBride, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. ABSENT - Mr. Fobes and Mrs. Howard. The motion passed.

A RESOLUTION ADOPTING THE BEAUFORT COUNTY STORMWATER UTILITY ADJUSTMENT AND CREDIT MANUAL

It was moved by Mr. Flewelling, seconded by Mr. Dawson, that Council adopt a resolution adopting the updated and modified Beaufort County Stormwater Utility Adjustment and Credit Manual. The vote: YEAS - Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mr. McBride, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. ABSENT - Mr. Fobes and Mrs. Howard. The motion passed.

CONTRACT AWARD / SENIOR CARE SERVICES FOR BEAUFORT COUNTY'S PARKS AND LEISURE SERVICES DEPARTMENT

It was moved by Mr. Flewelling, seconded by Mr. Dawson, that Council award a contract to Love House Learning Academy, Beaufort, South Carolina in the amount of \$600,000 (\$120,000 per year for 5 years) to provide senior care services for the Beaufort County Parks and Leisure Services Department. The source of funding is account 10001606-51160, Professional Services. The contract term is an initial five years from July 1, 2016 to June 30, 2021. The vote: YEAS - Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mr. McBride, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. ABSENT - Mr. Fobes and Mrs. Howard. The motion passed.

PUBLIC HEARINGS

SOUTHERN BEAUFORT COUNTY BLOODY POINT PLANNED UNIT DEVELOPMENT (PUD) MASTER PLAN AMENDMENT FOR R800 027 00A 0076 0000, R800 027 00A 0078 0000, R800 027 00A 0085 0000, AND R800 027 00A 0092 0000 (179.99 ACRES)

The Chairman opened a public hearing beginning at 6:35 p.m. for the purpose of receiving public comment regarding a Southern Beaufort County Bloody Point Planned Unit Development (PUD) Master Plan Amendment for R800 027 00A 0076 0000, R800 027 00A 0078 0000, R800 027 00A 0085 0000, and R800 027 00A 0092 0000 (179.99 acres) with the following special conditions: (i) The inn/hotel shall be limited to 60 rooms in addition to the 7-room Osprey Cottage, (ii) Commercial uses shall be capped at 25,000 gross square feet, (iii) Residential shall be capped at 125 dwelling and/or hospitality units, and (iv) Timeshares are prohibited. After calling three times for public comment and receiving none, the Chairman declared the hearing closed at 6:36 p.m.

Main motion: It was moved by Mr. Flewelling, seconded by Mr. Fobes, that Council approve on third and final reading a Southern Beaufort County Bloody Point Planned Unit Development (PUD) Master Plan Amendment for R800 027 00A 0076 0000, R800 027 00A 0078 0000, R800 027 00A 0085 0000, and R800 027 00A 0092 0000 (179.99 acres) with the following special conditions: (i) The inn/hotel shall be limited to 60 rooms in addition to the 7-room Osprey Cottage, (ii) Commercial uses shall be capped at 25,000 gross square feet, (iii) Residential shall be capped at 125 dwelling and/or hospitality units, and (iv) Timeshares are prohibited.

Motion to amend by addition: It was moved by Mr. Vaux, seconded by Mr. Rodman, that Council and its Natural Resources Committee retain jurisdiction for one year to amend the Planned Unit Development.

Mr. Criscitiello, Planning Director, explained the approved master plan revision process. Any master plan may be revised subject to the approval of the staff review team for the following changes. (i) minor changes in the location of roads and widths of streets or right-of-ways within the master plan; (ii) minor changes in the allocation of housing density within the master plan so long as the overall approved density of the master plan is not increased; and (iii) change in the proposed build-out and phasing schedule. Any changes to the master plan, other than the changed delineated above, shall be referred to the County Planning Commission and Council for approval.

Mr. Vaux, as maker of the motion, and Mr. Rodman, who seconded the motion, withdrew the motion to amend by addition.

Vote on the main motion: YEAS - Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mr. McBride, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. ABSENT - Mr. Fobes and Mrs. Howard. The motion passed.

TEXT AMENDMENTS TO THE 2010 BEAUFORT COUNTY COMPREHENSIVE PLAN AS A RESULT OF THE FIVE-YEAR REVIEW OF THE PLAN: FIVE-YEAR ASSESSMENT; CHAPTER 4. LAND USE; CHAPTER 6. CULTURAL RESOURCES; AND CHAPTER 9. ENERGY

The Chairman opened a public hearing beginning at 6:46 p.m. for the purpose of receiving public comment regarding text amendments to the 2010 Beaufort County Comprehensive Plan as a result of the five-year review of the Plan: Five-Year Assessment; Chapter 4. Land Use; Chapter 6. Cultural Resources; and Chapter 9. Energy. After calling three times for public comment and receiving none, the Chairman declared the hearing closed at 6:47 p.m.

Mr. Sommerville noted that staff has corrected the land use maps in the Land Use Element from errors in the properties that were part of Marine Corps Air Station Beaufort fee simple acquisitions and the purchase of restrictive easements for parcels in the Air Installation Compatible Use Zone (AICUZ).

It was moved by Mr. Flewelling, seconded by Mr. McBride, that Council approve on second reading text amendments to the 2010 Beaufort County Comprehensive Plan as a result of the five-year review of the Plan: Five-Year Assessment; Chapter 4. Land Use; Chapter 6. Cultural Resources; and Chapter 9. Energy. The vote: YEAS - Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mr. McBride, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. ABSENT - Mr. Fobes and Mrs. Howard. The motion passed.

MATTERS ARISING OUT OF EXECUTIVE SESSION

Purchase of Jeter Tract / R600 005 000 004D 0000

It was moved by Mr. Flewelling, seconded by Mr. McBride, that Council authorize the purchase in fee simple 24.6 acres +/- known as the Jeter tract adjacent to S.C. Highway 170 and south of Bellinger Bluff Road, specifically identified as tax parcel R600 005 000 004D 0000, for the purchase price of \$350,000. Acquisition will be made utilizing funds from the Rural and Critical Lands Preservation Program. The vote: YEAS – Mr. Dawson, Mr. Flewelling, Mr. McBride, Mr. Rodman, Mr. Sommerville and Mr. Stewart. NAYS – Mrs. Bensch, Mr. Caporale and Mr. Vaux. ABSENT – Mr. Fobes and Mrs. Howard. The motion passed.

Purchase of Mobley Tract / R110 006 000 003C 0000

It was moved by Mr. Flewelling, seconded by Mr. McBride, that Council authorize the purchase in fee simple 95 acres +/- known as the Mobley tract located east of S.C. Highway 170 and west of Echo Tango Road, specifically identified as tax parcel R110 006 000 003C 0000, for the purchase price of \$3.3 million. Acquisition will be made utilizing \$2.5 million from the Rural and Critical Lands Preservation Program and \$800,000 from the Port Royal Sound Foundation. The purchase is contingent on the extinguishment of the existing Development Agreement by the Town of Port Royal and subject to a Joint Use Agreement between the Port Royal Sound

Foundation and Beaufort County through which Beaufort County will continue to retain full access to the property. The vote: YEAS – Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mr. McBride, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. NAYS – Mrs. Bensch. ABSENT – Mr. Fobes and Mrs. Howard. The motion passed.

PUBLIC COMMENT

The Chairman recognized Mr. David Tedder, representing Chartwell Mews, owners of the McFee tract, 90 acres lying southeast of Burnt Church Road on the Hilton Head Island side, within the Oaks Development Agreement. The owners do not want to lose their Development Agreement. Please exempt the McFee tract from the termination of the development agreement between Beaufort County and Oaks Construction Company, Inc.

ADJOURNMENT

Council adjourned at 6:55 p.m.

COUNTY COUNCIL OF BEAUFORT COUNTY

By: _____
D. Paul Sommerville, Chairman

ATTEST: _____
Suzanne M. Rainey, Clerk to Council

Ratified:

COMMUNITY SERVICES COMMITTEE

April 25, 2016

The electronic and print media duly notified in accordance with the State Freedom of Information Act.

The Community Services Committee met Monday, April 25, 2016 beginning at 4:15 p.m. in the Executive Conference Room, Administration Building, Beaufort County Government Robert Smalls Complex, 100 Ribaut Road, Beaufort, South Carolina.

ATTENDANCE

Committee Chairman William McBride, Vice Chairman Gerald Dawson and Committee members Rick Caporale and Tabor Vaux. Committee members Steve Fobes and Alice Howard absent. Non-committee members Cynthia Bensch and Paul Sommerville present. (Paul Sommerville, as County Council Chairman, serves as an *ex-officio* member of each standing committee of Council and is entitled to vote.)

County staff: Beth Cody, Fiscal Operations Manager, Disabilities and Special Needs Department; Allison Coppage, Assistant County Attorney; Phil Foot, Assistant County Administrator-Public Safety; Gary Kubic, County Administrator; Shannon Loper, Interim Director, Parks and Leisure Services; Bill Love, Director, Disabilities and Special Needs Department; Monica Spells, Assistant County Administrator-Civic Engagement and Outreach; and Dave Thomas, Purchasing Director.

Media: Joe Croley, *Lowcountry Inside Track*.

Councilman McBride chaired the meeting.

ACTION ITEM

1. Consideration of Contract Award / Senior Care Services for Beaufort County's Parks and Leisure Services Department

Notification: To view video of full discussion of this meeting please visit http://beaufort.granicus.com/ViewPublisher.php?view_id=2

Discussion: Mr. Dave Thomas, Purchasing Director, reviewed this item with the Committee. Beaufort County's Purchasing Department received one proposal for the Parks and Leisure Services (PALS) Department senior care services program from Love House Learning Academy in the amount of \$600,000. The services provided will include: support to senior citizens throughout Beaufort County, Monday through Friday, four to eight hours per day. The sites currently included are Booker T. Washington, Port Royal, and Scott Community Centers. The program is designed to enhance learning as it is never too late to learn new skills, enjoy

friends, and enhance energy to keep the body and mind active and healthy. Contract term is an initial five years from July 1, 2016 to June 30, 2021.

Motion: It was moved by Mr. Dawson, seconded by Mr. Vaux, that Committee approve and recommend to Council a contract award to Love House Learning Academy, Beaufort, South Carolina in the amount of \$600,000 (\$120,000 per year for 5 years) to provide senior care services for the Beaufort County Parks and Leisure Services Department. The source of funding is account 10001606-51160, Professional Services. The contract term is an initial five years from July 1, 2016 to June 30, 2021. The vote: YEAS – Mr. Caporale, Mr. Dawson, Mr. McBride, Mr. Sommerville and Mr. Vaux. ABSENT – Mr. Fobes and Mrs. Howard. The motion passed.

Recommendation: Council award a contract to Love House Learning Academy, Beaufort, South Carolina in the amount of \$600,000 (\$120,000 per year for 5 years) to provide senior care services for the Beaufort County Parks and Leisure Services Department. The source of funding is account 10001606-51160, Professional Services. The contract term is an initial five years from July 1, 2016 to June 30, 2021.

INFORMATION ITEMS

2. Consideration of Contract Award / Request to Purchase One New ADA Bus from State Contract for Beaufort County's Department of Disabilities and Special Needs

Notification: To view video of full discussion of this meeting please visit http://beaufort.granicus.com/ViewPublisher.php?view_id=2

Discussion: Mr. Dave Thomas, Purchasing Director, reviewed this item with the Committee. The Purchasing Department received a request from the Department of Disabilities and Special Needs (DSN) to purchase one new Phoenix ADA Coach from Interstate Transportation Equipment, a State contract vendor, in the amount of \$55,572. This bus is for the Adult Employment (Day) Program, whose numbers have increased dramatically in FY 2016. It is designed for up to 12 passengers and 2 wheelchairs. Increased engine size and heavier frame are required due to the weight of the large powered wheelchairs. The backup camera is a necessary safety feature. DSN's vehicles travel long distances daily, often on unpaved roads, which contributes to constant wear and repairs. The safety of the consumers served by DSN is paramount. The source of funding is account 24420011-54000, Disabilities and Special Needs-Vehicle Purchases.

Motion: It was moved by Mr. Dawson, seconded by Mr. Caporale, that Committee award a contract to Interstate Transportation Equipment, a State contract vendor, in the amount of \$55,572 for the purchase of one new Phoenix ADA Coach for the Disabilities and Special Needs Department. The source of funding is account 24420011-54000, Disabilities and Special Needs-Vehicle Purchases. The vote: YEAS – Mr. Caporale, Mr. Dawson, Mr. McBride and Mr. Sommerville. ABSENT – Mr. Fobes and Mrs. Howard. ABSTAIN - Mr. Vaux. The motion passed.

Status: Committee awarded a contract to Interstate Transportation Equipment, a State contract vendor, in the amount of \$55,572 for the purchase of one new Phoenix ADA Coach for use by the Disabilities and Special Needs Department. The source of funding is account 24420011-54000, Disabilities and Special Needs-Vehicle Purchases.

3. Consideration of Contract Award / Summer Camp Services for Beaufort County's Parks and Leisure Services Department

Notification: To view video of full discussion of this meeting please visit http://beaufort.granicus.com/ViewPublisher.php?view_id=2

Discussion: Mr. Dave Thomas, Purchasing Director, reviewed this item with the Committee. Beaufort County's Purchasing Department received one proposal for the Parks and Leisure Services (PALS) Department summer camp program from Love House Academy in the amount of \$67,500. The services provided will include: summer camp activities throughout Beaufort County, Monday through Friday, 11 hours per day. The sites will include Burton Wells Regional Park, Dale, Lind Brown, Port Royal, Broomfield, Seaside, Scott and Bluffton Centers. The program is designed to help children make new friends, connect with nature, explore local points of interest, learn social skills, develop lifelong skills, and engaged in physical activity. Contract term is for one year from July 1, 2016 to June 30, 2017, with the option of four renewals for a one-year period.

Motion: It was moved by Mr. Vaux, seconded by Mr. Dawson, that Committee award a contract to Love House Learning Academy, Beaufort, South Carolina for \$67,500 to provide summer camp services for the Beaufort County Parks and Leisure Services Department. The source of funding is account 10001601-51160, Professional Services. The vote: YEAS – Mr. Caporale, Mr. Dawson, Mr. McBride, Mr. Sommerville and Mr. Vaux. ABSENT – Mr. Fobes and Mrs. Howard. The motion passed.

Status: Committee awarded a contract to Love House Learning Academy, Beaufort, South Carolina for \$67,500 to provide for summer camp services for the Beaufort County Parks and Leisure Services Department. The source of funding is account 10001601-51160, Professional Services.

Boards and Commissions
Reappointments and Appointments
May 9, 2016

1 Executive Committee

Lady's Island / St. Helena Island Fire District Commission

<u>NominateD</u>	<u>Name</u>	<u>Position/Area/Expertise</u>	<u>Reappoint/Appoint</u>	<u>Votes Required</u>	<u>Term/Years</u>	<u>Expiration</u>
04.11.16	Pat Harvey-Palmer	St. Helena Island	Reappoint	10/11	4	5/20

2 Public Facilities Committee

County Transportation Committee

<u>NominateD</u>	<u>Name</u>	<u>Position/Area/Expertise</u>	<u>Reappoint/Appoint</u>	<u>Votes Required</u>	<u>Term/Years</u>	<u>Expiration</u>
04.25.16	James Morrall	Council District 5	Appoint	6/11	*	2/17
04.25.16	Paul Runko	Council District 9	Appoint	6/11	*	2/17

* Term aligns with Council District for which members are appointed.

2016 /

AN ORDINANCE TO AMEND THE FUTURE LAND USE ELEMENT (CHAPTER 4), CULTURAL RESOURCES ELEMENT (CHAPTER 6), AND ENERGY ELEMENT (CHAPTER 9) OF THE 2010 BEAUFORT COUNTY COMPREHENSIVE PLAN TO INCLUDE RECOMMENDATIONS FROM THE FIVE-YEAR COMPREHENSIVE PLAN ASSESSMENT.

Whereas, amended text is highlighted in yellow, underscored for additions and struck-through for deletions.

Adopted this _____ day of April, 2016.

COUNTY COUNCIL OF BEAUFORT COUNTY

BY: _____
D. Paul Sommerville, Chairman

APPROVED AS TO FORM:

Thomas J. Keaveny, II, County Attorney

ATTEST:

Suzanne M. Rainey, Clerk to Council

First Reading: March 28, 2016
Second Reading: April 25, 2016
Public Hearing:
Third and Final Reading:

4

Beaufort County Comprehensive Plan

Future Land Use

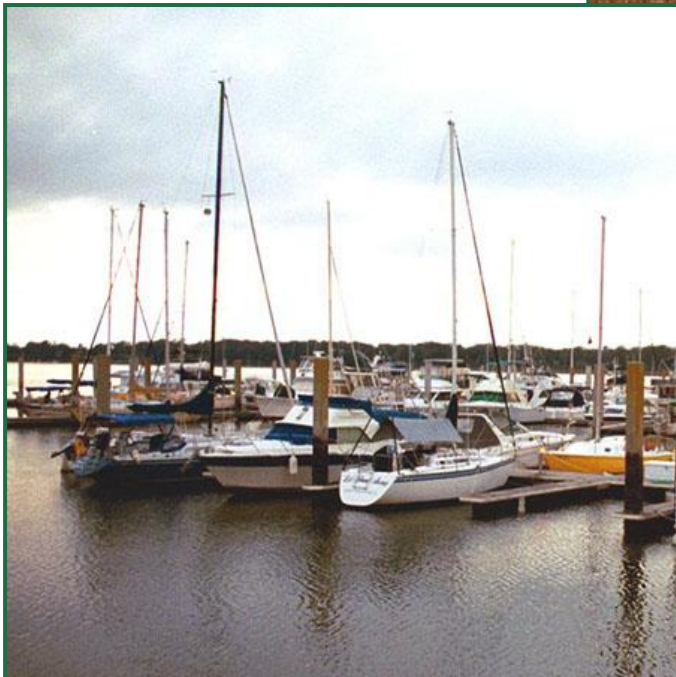


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Introduction

This Land Use chapter provides an analysis of existing development patterns, recent planning and plan implementation efforts, and a vision for future land use and growth management policies. This chapter replaces the Future Land Use Plan chapter of the 1997 Beaufort County Comprehensive Plan. The policies in this chapter build on the recommendations of the 1997 Plan and on the recommendations of the Northern and Southern Beaufort County Regional Plans. The policies in this chapter also incorporate the results of the rural planning process conducted during 2007-2008.

COMMON PLANNING GOALS

The following eleven common land use goals form the foundation upon which the policies and recommendations of the Land Use chapter are built. These goals expand on the original six core planning policies of the 1997 Comprehensive Plan and incorporate the public input gathered during the formulation of the two regional plans. The regional plans included various goals and objectives that were aggregated into the following common land use goals:

- Goal 1:** Beaufort County will work with the municipalities to coordinate growth throughout the county, especially around the current and future edges of the municipalities.
- Goal 2:** Beaufort County will maintain a distinct regional form of compact urban and suburban development surrounded by rural development for the purpose of reinforcing the valuable sense of unique and high quality places within the region.
- Goal 3:** Beaufort County will have livable and sustainable neighborhoods and communities with compatible land uses, mixed-use developments, pedestrian and transportation connections, and integrated open spaces.
- Goal 4:** Development will be coordinated with the planning for and provision of public services and facilities for

transportation, water and sewer facilities, schools, and other related services.

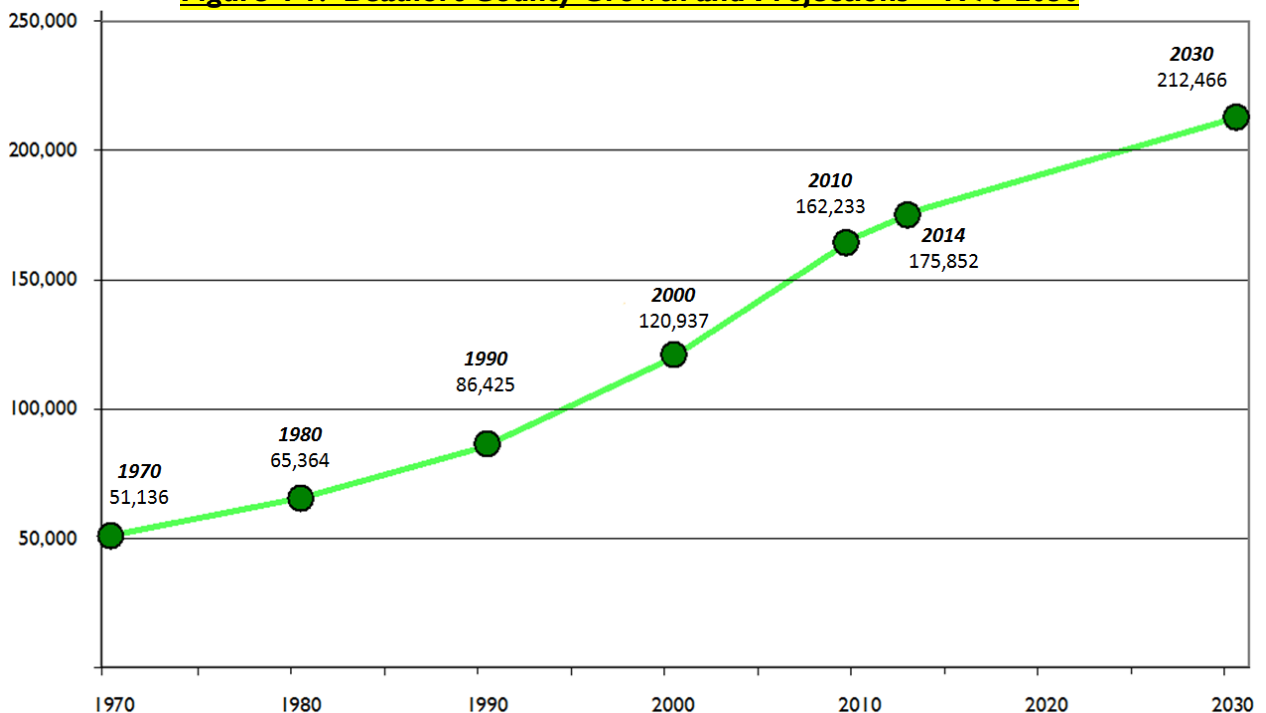
- Goal 5:** Beaufort County will preserve water quality and protect natural resources by promoting baseline standards for natural resources including salt marshes, marsh islands, coastal waters, and marine resources; trees, forests, and wildlife habitats; beaches and dunes; stormwater management; and open space preservation that each jurisdiction adopts as part of their planning policies and regulations.
- Goal 6:** Methods of creating and permanently preserving a regional open space system will be developed.
- Goal 7:** An integrated cultural, ethnic and socioeconomic diversity of the region will be preserved and promoted regionally, and in particular, the ability of indigenous population groups to remain a contributing part of the region and benefit from the opportunities that come from growth will be protected.
- Goal 8:** Affordable and workforce housing will be addressed on a regional basis.
- Goal 9:** There will be a continued collaboration with military facility planners, and in particular will respect the AICUZ contours.
- Goal 10:** The county will maintain a strong community aesthetic that includes the protection of scenic view corridors and regional commercial travel corridors, in order to promote and protect the economic well-being of Beaufort County and supplement the high quality of master planned areas.
- Goal 11:** There will be intergovernmental coordination to implement this plan.



Historical Background on Growth in Beaufort County

It is only within the last 40 to 50 years that Beaufort County has truly witnessed a surge in population growth brought about initially by the development of tourism on Hilton Head Island in southern Beaufort County and by the growth of the military bases located in northern Beaufort County (See Figure 4-1). Due to Beaufort County's size and overall geography, the county is often seen as being comprised of two distinct areas: southern Beaufort County and northern Beaufort County, divided by the Broad River. This is relevant to the comprehensive plan because the development trends and patterns are varied between these two areas.

Figure 4-1: Beaufort County Growth and Projections – 1970-2030



Source: U.S. Census and Regional Transportation Model projections.

RECENT DEVELOPMENT TRENDS

Southern Beaufort County: A majority of the county's recent growth has taken place in southern Beaufort County, originally spurred by the resort and master planned developments on Hilton Head Island. The Southern Beaufort County Regional Plan identifies the following common development patterns prevalent in this portion of the county:

- Large, amenity-based, low-density master planned communities dominate the developed landscape of southern Beaufort County.
- The planning of these communities has been primarily a private sector endeavor with great care given to internal road networks, the delivery of services, and private covenants ensuring that development standards are high within the developments.
- The planned unit development (PUD) has been the preferred zoning tool to facilitate the development of these communities because it provides greater site design flexibility.
- Outside of the master planned communities, government has been faced with the challenge of providing roads, infrastructure, and land use regulations to connect the rest of the community together.
- Many of the region's current transportation inadequacies are a result of poor connectivity between the master planned communities and insufficient land being available for an adequate road network.
- Development is spreading west. Modern development began on Hilton Head Island, spread to the greater Bluffton Area (Bluffton and unincorporated county lands in the region), and is moving toward Jasper County and the City of Hardeeville.
- Currently, all but 11% 9.4% of the land area of southern Beaufort County is either committed to future development or preserved from development.



Currently, all but 11% 9.4% of the land area of southern Beaufort County is either committed to future development or preserved from development.

Northern Beaufort County: Northern Beaufort County has also continued to grow since the 1950s with the growth of the military bases, the growing popularity of the City of Beaufort's historic district, and the attractiveness of the region's natural and cultural resources. In contrast with the southern portion of the county, the following development patterns have been prevalent in the northern portion of the county:

- Northern Beaufort County has experienced steady growth over the last decade, but it has not grown as rapidly as the southern portion of the county.

- However, growth pressure appears to be increasing in the northern portion of the county, and the county expects that growth pressures will remain steady.
- Most of the growth has been occurring on Port Royal Island and on Lady’s Island.
- There is much more rural land remaining in the northern portion of the county than in the southern portion.
- While there remains rural land on Port Royal Island and Lady’s Island, the bulk of the rural areas are in the Sheldon area north of the Whale Branch River and on St. Helena Island.
- The growth pressures are showing signs of pushing out from the developed areas on Port Royal and Lady’s Islands. However, the opportunity remains for growth in northern Beaufort County to be contained within an efficient growth boundary, preserving rural character, open spaces, and environmentally sensitive resources.
- Cooperative land use planning between Beaufort County, the City of Beaufort, the Town of Port Royal, and the Town of Yemassee is key to managing growth and preserving rural areas.

MUNICIPAL GROWTH

One of the most significant development trends since the adoption of the 1997 Comprehensive Plan has been the amount of acreage that has been annexed into municipalities. Beaufort County is home to five municipalities: The City of Beaufort, the Towns of Bluffton, Port Royal, Hilton Head Island, and Yemassee. Each of these communities, along with the county, maintains its own individual comprehensive plan and land use regulations. The percentage of land within the municipal boundaries has grown from 11.4% 11.6% to 31.7 34.1% within the past 18 years (see Table 4-1 4-2 and Map 4-1).

Table 4-1 4-2: Municipal Growth – 1997-2007 2015

Jurisdiction	1997 Acreage*	2007 2015 Acreage*
City of Beaufort	2,887 2,930	9,977 13,514
Town of Bluffton	640	32,845 33,143
Town of Hilton Head Island	21,326 21,862	21,412 21,862
Town of Port Royal	1,145 1,176	8,561 9,912
Town of Yemassee	794	1,794
City of Hardeeville	0	81
Unincorporated Beaufort Co.	208,704 208,094	160,907 155,190

*Acreage does not include water and salt marshes

EXISTING LAND USE PATTERNS

Beaufort County’s 2007 inventory of existing land uses provides a generalized picture of existing development patterns. The purpose of this inventory is to provide a “snapshot” of what is on the ground today to serve as a benchmark for future analyses of land use patterns. Table 4-2 4-3 provides a description, acreage and percentage of total land area for each existing land use category. Maps 4-2 and 4-3 show the distribution of existing land use in northern and southern Beaufort County respectively. Map 4-4 shows existing land use for Hilton Head Island, which is based on the *Land Use Patterns and Trends Background Report* (2005) of the *Southern Beaufort County Regional Plan*.

Table 4-2 4-3: Existing Land Use Categories

Land Use Category	Description	Acreage	% of Total
Preserved Land	All municipal and county parks and both publicly and privately preserved lands.	37,919	16.1
Rural/Undeveloped	All the currently undeveloped and rural areas regardless if they are committed for future development.	130,128	55.3
Residential/Mixed-use	All single-family and multi-family developments and supporting small-scale commercial and service uses	49,455	21.0
Community Commercial	Includes commercial uses that typically serve nearby residential areas, such as a shopping district anchored by a grocery store.	1,494	0.6
Regional Commercial	Includes those uses due to their size and scale that attract shoppers and visitors from a larger area of the county and outside the county (include “big box” retail uses, chain restaurants, and supporting retail).	2,373	1.0
Light Industrial	Includes business parks, product assembly, distribution centers, major utility facilities, and light and heavy industrial uses.	1,405	0.6
Military	Land owned by the military	12,722	5.4
Total		235,496	100.0

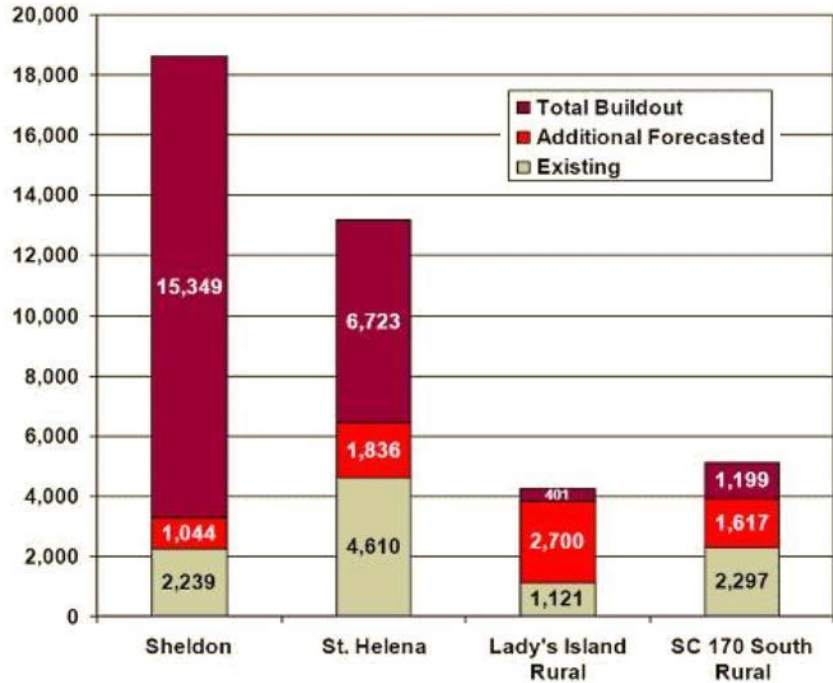
RURAL DEVELOPMENT TRENDS

Currently over 50% of Beaufort County’s land area is classified as rural/undeveloped. One of the goals of the 1997 Comprehensive Plan was to maintain a distinction between rural and developing areas of the County by discouraging intense development and infrastructure investment in rural areas. The analysis below looks at existing development trends in the rural areas of the County and the potential impact of existing land use policies on the future development of rural areas.

Rural land uses are predominately located in four general areas, including the Sheldon area north of the Whale Branch River, St. Helena

Island, northern Lady’s Island, and along SC 170 south of the Broad River. The number of dwelling units that could occur under the existing zoning designations is projected and compared to the number of dwelling units that exist as well as forecasted to occur within the next twenty years.

Figure 4-3 4-4: Growth Potential of Rural Areas



While Sheldon has the largest geographic area of rural land uses, St. Helena has the most dwelling units in a rural area, reflecting the relatively higher rural density of existing development. It is also striking that while both Sheldon and St. Helena have extensive remaining capacity for dwelling units (total build out on the chart), the twenty year forecasted growth would consume only a small amount of that capacity.

Planning Framework

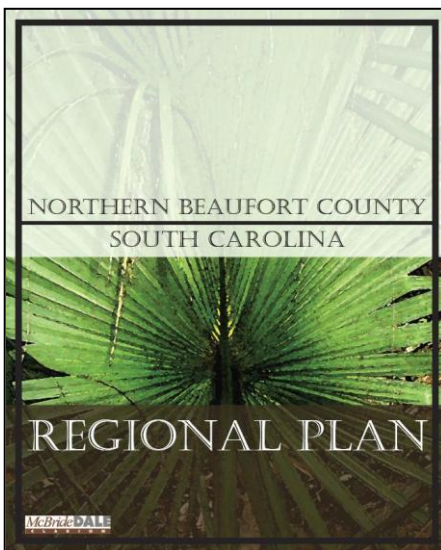


Southern Beaufort
County Regional Plan

In 1994, the State of South Carolina adopted the Local Government Comprehensive Planning Enabling Act, which required for the first time that all counties and municipalities regulating land use adopt a Comprehensive Plan. In 1997, Beaufort County was the first county in South Carolina to adopt a Comprehensive Plan pursuant to this legislation. Since the adoption of this plan, Beaufort County has not only taken steps to implement that plan through its Zoning and Development Standards Ordinance (ZDSO), but has engaged in both neighborhood and inter-jurisdictional planning efforts and in innovative programs to put into action the policies of its 1997 plan. The policies and recommendations of this chapter are a result of the integration of these recent planning efforts.

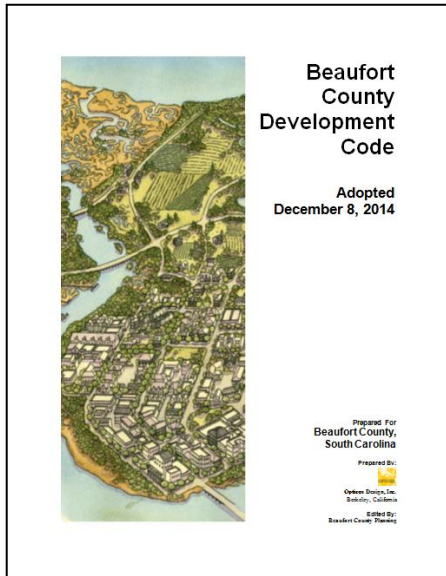
EXISTING PLANS AND REGULATIONS

1997 Beaufort County Comprehensive Plan: The 1997 Beaufort County Comprehensive Plan, entitled “Get a Grip on Our Future”, was designed to guide the development of the county through a 10 to 20 year planning horizon. The plan included goals, policies, and implementation strategies, supported by technical analysis, which covered a number of key planning elements. In particular, the 1997 plan provided guidance in the areas of future land use, natural resources, cultural resources, parks, recreation, and open space, transportation, economic development, affordable housing, and community facilities. In 2002, the county evaluated the comprehensive plan and amended various recommendations based on the strategies the county had accomplished since the adoption of the original plan.



Community Development Code Zoning and Development Standards Ordinance:

Beaufort County first adopted zoning regulations in 1990. This ordinance was drafted with no supporting comprehensive plan. After Beaufort County Council adopted their first comprehensive plan in 1997, they immediately began drafting their current Zoning and Development Standards Ordinance (ZDSO), which was adopted in 1999. The ZDSO divides the county into eleven base zoning districts (see sidebar on p.7) that implement the plan's future



land use element. In addition to these base districts, land may also be zoned with one of five overlay zoning districts, which may apply additional standards to the underlying base zoning district. The ZDSO incorporated characteristics of performance-based zoning providing mixed-use districts and performance standards. The ZDSO provided tools to protect trees and wetlands; preserve rural areas; and promote quality architecture and landscaping for new development. In 2014, Beaufort County adopted the Community Development Code that utilized the most effective tools of the ZDSO while providing new tools to foster the creation and enhancement of mixed-use walkable communities that reflect the natural and built environment of the region. The Community Development Code integrates both form-based and conventional districts as one comprehensive countywide land use policy to promote the diversity of places in Beaufort County.

Southern Beaufort County Regional Plan: The Southern Beaufort County Regional Plan focused on planning for the amount of growth anticipated over the next 20 years within the southern Beaufort County area. This area encompasses Hilton Head Island, the Town of Bluffton, and the surrounding unincorporated areas of the county. The plan evaluated the impacts of the anticipated growth on traffic, recreation, other public services, and the overall quality of life. As stated in the plan, “the plan explores how the three jurisdictions can work together as a region to keep up with the demands of growth, to protect the fragile coastal environment and to continue to make southern Beaufort County a desirable place to live and work.”

Northern Beaufort County Regional Plan: The Northern Beaufort County Regional Plan represents an agreement between Beaufort County, the City of Beaufort and the Town of Port Royal as to how the northern county region will grow and develop. The plan identifies a series of common goals, establishes growth boundaries for municipalities, and includes a land use plan framework that focuses growth in and around the municipalities while preserving over 60% of the land area for rural uses. The plan includes a strategy to promote regional transportation planning. The plan also includes a fiscal analysis and strategy for addressing the costs of the anticipated growth. The final element of the plan is an implementation strategy that focuses on the continued regional cooperation between the county and the municipalities through the adoption of an intergovernmental agreement.

Community Preservation Plans: The 1997 Comprehensive Plan recognized that there were several areas throughout unincorporated Beaufort County that possessed distinct qualities. In an effort to protect the character of these areas, the county designated them as Community Preservation (CP) Areas. The 1997 Plan called for detailed community plans to be conducted for each of the CP areas that would lead to design guidelines and community-specific land use and development standards to implement the plans. The 1997 plan originally designated

15 CP Areas with County Council adding the Shell Point CP in 2000. Table 4-4 4-5 provides a summary of the status of the 16 CP Areas.

Table 4-4 4-5: Status of Beaufort County’s Community Preservation (CP) Areas



Beaufort County’s Community Preservation (CP) Areas

CP Area	Status
Alljoy Road (Brighton Beach)	Completed (April 2005); Updated with November 2011 Charrette
Big Estates	Waiting initiation
May River (Bluffton)	Completed (Sept 2010)
Buckingham Landing	Completed (June 2007)
Corners Community	Completed (Feb 2002); Updated with December 2011 Charrette
Dale	Completed (Dec 2000)
Daufuskie Island	Completed (Sept 2010)
Lady’s Island	Completed (March 2000)
Lands End	Waiting initiation, Addressed through December 2011 Charrette
Polk Village	Removed*
Pritchardville	Waiting initiation, Addressed through December 2011 Charrette
Sawmill Creek	Removed*
Seabrook	Completed (Aug 2003)
Sheldon	Waiting initiation
Tansi Village	Waiting initiation
Shell Point	Completed (Nov 2002); Updated with October 2011 Charrette

*In 2003, Polk Village was rezoned to Urban and Sawmill Creek was rezoned to Rural Residential. This implemented a recommendation from the 5-year review of the Comprehensive Plan in 2002.

OTHER PLANNING INITIATIVES

In addition to the above plans, the county currently employs several planning tools and strategies to assist in the implementation of the various plans. The following is a summary of some of these tools.

Rural Policy Assessment: Beaufort County undertook a comprehensive review and evaluation of planning policies related to development in the rural areas. This effort was a direct implementation strategy dictated by the Northern Beaufort County Regional Plan. The results of this assessment are incorporated into the comprehensive plan. Most of the changes are incorporated into this chapter, while others have been incorporated into the Cultural Resources chapter.

AICUZ Protection and Transfer of Development Rights

Program: In October 2004, the County Council, City of Beaufort and Town of Port Royal adopted the Lowcountry Joint Land Use Study (JLUS), the purpose of which was to cooperatively plan for and protect the present and future integrity of operations and training at Marine Corps Air Station (MCAS) Beaufort. One of the recommendations that came out of ~~the that~~ JLUS was for the three jurisdictions to develop a coordinated “AICUZ Overlay” district for all land affected by accident potential and/or noise zones associated with the air station.



Entrance to the U.S. Marine Corps Air Station, Beaufort

Approximately 13,000 acres of unincorporated land in Beaufort County fall within one or more of the AICUZ footprints, and about 10,000 of these acres are currently undeveloped. In December 2006, the County Council adopted the new overlay regulations, which limited the type and density of development that could occur within the AICUZ boundaries. The City of Beaufort and the Town of Port Royal subsequently adopted the overlay district.

To further prevent long-term encroachment of incompatible development around MCAS and to provide some economic relief for those landowners affected by the new AICUZ overlay district, the local governments agreed to explore the feasibility of establishing Beaufort County adopted a transfer of development rights (TDR) program in 2011. Such a program would essentially This program allows for the “transfer” of development out of the AICUZ zones and “sends” it to other “receiving” areas within the growth boundary that have been targeted for additional density unincorporated Port Royal Island. A property-owner in the receiving area who agrees to buy the development rights would compensate a property owner within the overlay district who sells their development rights in exchange for an increase in allowable density on the receiving property. While officially part of the County’s zoning regulations, however, the TDR program has not been formally implemented to date. Through a grant received from the U.S. Department of Defense, the Lowcountry Council of Governments (LCOG) contracted with a consulting firm to evaluate the feasibility of such a program and to develop a specific TDR process for Beaufort County. This project is currently underway. If the program proves to be successful for the AICUZ area, it may be expanded in the future as a way to further preserve land within the rural areas.

Through a grant received from the U.S. Department of Defense, the Lowcountry Council of Governments (LCOG) contracted with a consulting firm to conduct a new JLUS between March 2014 and March 2015. The purpose of the new study was to address the transition of MCAS from the F-18 to the F-35B aircraft over roughly the next decade. The F-35B will create different noise impacts on the surrounding area. The 2015 JLUS builds on the earlier JLUS, taking into account changing noise impacts, and makes additional recommendations

to mitigate land use compatibility issues where they exist and to further ensure compatible land use around the Air Station in the future. The study also contains recommendations for implementing the TDR program. The County Council adopted a resolution in May 2015 to commit to review and consider adopting the new recommendations.



Land at the headwaters of the Okatie River preserved through the Rural and Critical Lands Preservation Program.

Rural and Critical Land Preservation Program: Beaufort County's Rural and Critical Lands Preservation Program (RCLPP), established by Ordinance in 1999, is an effort to provide a means by which lands may be protected by fee simple purchase or conservation easements. Beaufort County contracted contracts with the Trust for Public Land (TPL) Beaufort County Open Land Trust (BCOLT) to manage the program, negotiate with property owners and to assist in the purchase of properties. The Rural and Critical Lands Preservation Board was set up to prioritize properties and make recommendations to County Council. The Board consists of eleven citizens representing a cross section of the County and the municipalities. In 2004 2014, the County adopted a "Greenprint" map with seven focus areas identified to help narrow the geographical areas to target preservation efforts. Based on citizen input gathered at a number of public meetings, TPL developed focus area maps to concentrate the program's money. Since 1999, the RCLPP has preserved more than 10,000 22,000 acres of land with approximately 120 acres designated as historic, more than 9,000 acres slated for preserves, and over 600 acres established with conservation easements.



Regional Growth Management Strategy

Beaufort County is home to ~~five~~ ~~six~~ municipalities: Beaufort, Bluffton, Port Royal, Hilton Head Island, ~~and~~ Yemassee, ~~and~~ Hardeeville. Each of these communities, along with the county, maintains its own individual comprehensive plan and land use regulations. The percentage of land within the municipal boundaries has grown from ~~11.4%~~ ~~11.6%~~ to ~~31.7%~~ ~~34.1%~~ within the past ~~ten~~ ~~18~~ years. Beaufort County's authority to regulate land uses and implement adopted land use policies only applies to the remaining ~~68.3%~~ ~~65.9%~~ of the unincorporated land; a number that is continuing to shrink. It is for these reasons that any countywide growth management strategy must involve joint planning and cooperation between the county and each of the municipalities.

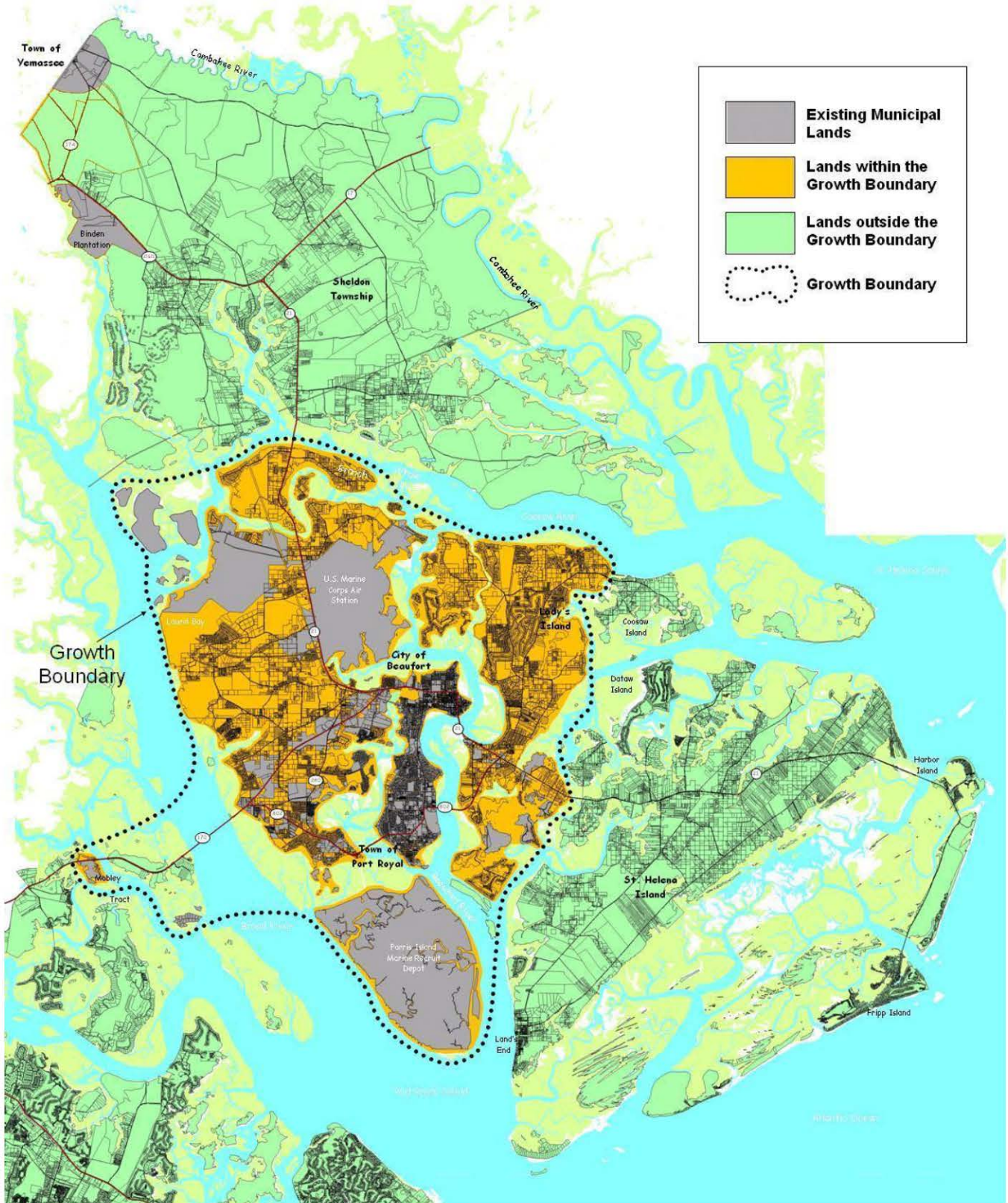
REGIONAL GROWTH MANAGEMENT STRATEGY FOR NORTHERN BEAUFORT COUNTY

Based on the Northern Beaufort County Regional Plan, this plan recommends a regional growth management strategy for northern Beaufort County and its municipalities that involves:

- The establishment of mutually agreed upon growth boundaries surrounding the municipalities;
- The definition of the municipality's roles within the growth boundaries; and
- The definition of Beaufort County's role in the protection and preservation of rural areas outside of the growth boundaries.

This regional growth management strategy replaces the 1997 Comprehensive Plan strategy, which identified priority, transitional, and rural investment areas.

Map 4-5: Growth Boundaries for Northern Beaufort County



Establishment of the Growth Boundaries: The Northern Beaufort County Regional Plan provided a model for implementing the regional growth management strategy. The plan established growth boundaries for the City of Beaufort and the Town of Port Royal. These growth boundaries identify those areas where the municipalities are likely to grow and provide services over the planning horizon period of 20 years. The areas of the county beyond the growth boundary are considered to be rural areas that should be preserved in accordance with the common planning goals in the previous section.

Agreement on the future boundaries of growth was a critical step for the county. Growth boundaries allow for the county and the municipalities to plan for their future growth in an efficient and predictable manner. Growth boundaries also allow the county to plan for protection and preservation of rural areas and focus its attention on countywide issues, such as transportation and protection of environmental resources, in a cooperative manner with the municipalities. This plan recognizes the following principles related to the growth boundaries as identified in the Northern Beaufort County Regional Plan:

- That the growth boundaries identify land that is envisioned as future areas of urban and suburban development (with the exception of those areas designated low density residential and rural within the growth boundaries) and land that is envisioned to remain rural in character (outside the boundary).
- That land located inside the growth boundaries (see Map 4-5) is expected to ultimately annex into a municipality with a demonstration that adequate public facilities are available or will be available at the time of development and that negative impacts of development will be mitigated.
- That land outside the growth boundaries is envisioned as developing at rural densities of no more than one unit per three acres gross density unless otherwise subject to existing Community Preservation Districts (CPD).
- That the county does not anticipate that the land outside the growth boundaries will be annexed into a municipality nor is it envisioned as being provided with urban services or developed at urban densities.
- That rural preservation is an important component of the overall system of growth boundaries and that it is in the regional interest to protect rural character and density while allowing economic use of rural property. In order to ensure longtime residents in the rural areas are protected, the county will continue to allow family subdivision exemptions.

- That the county anticipates that it will seek to enhance economic opportunities for rural residents by encouraging nonresidential activities that are compatible with rural areas through uses such as rural business districts, cottage industries, and continued agriculture and forestry.

Annexation Principles for Areas Inside of the Growth

Boundaries: As established above, the County agrees with the importance of establishing growth boundaries and recognizes that annexation is likely within those boundaries. In compliance with the regional planning efforts, the county agrees to work cooperatively with the municipalities to develop a mutual agreement on how annexations will occur, and in particular how land use and service delivery will be addressed relative to the multi-jurisdictional impact. In order to provide for efficient annexation that promotes the goals of this plan and the regional plans, this plan recognizes the following principles, detailed in the Northern Beaufort County Regional Plan, as they relate to annexation:

- The county will work with the municipalities to develop mutually agreeable annexation principles that address mitigation of extraterritorial impacts associated with annexations, including protection for designated Community Preservation Districts (CPDs), public facility standards, traffic impact study requirements, baseline open space requirements, and baseline environmental standards that will be met prior to annexation occurring. As part of this plan, the county will work cooperatively to:
 - Develop procedures for notices of proposed annexations by a municipality with an ample opportunity for comment by the county.
 - Develop administrative mechanisms to analyze and mitigate the potential impacts of proposed annexations on the delivery and level of service of public services and facilities, including fire, parks, library facilities, law enforcement, schools, transportation and roads, and public water (river) access in order to assure that adequate public services and facilities will be available to serve development expected as a result of annexations.
 - Develop administrative mechanisms to analyze the impact of proposed annexations on the efficiency of services. This will include the ways in which services can be coordinated among jurisdictions, the avoidance of inefficient overlap of services or potential gaps in services, and a fair and proportional funding of services between the municipality and the county.
 - When, or if, after review and comment by the county, there is disagreement as to the consistency of the annexation with the regional plan, the participating municipality and the county will work with the municipalities to devise a method by which the

two bodies resolve their differences on the matter and come to a mutually agreeable decision.

- The county will work with the municipalities to create mutually agreeable principles that address enclaves of unincorporated county territory within the growth boundaries to provide for the most efficient pattern of land uses and provision of services consistent with the regional plans.
- It is the policy of this plan that land contiguous to municipalities will not be increased in authorized density without annexation to a municipality.
- For properties that are not contiguous to a municipality, the county concurs that the most appropriate method of urban or suburban development is through eventual annexation to a municipality. The county also agrees that it is contrary to this plan for the county and the municipalities to compete for urban or suburban development or to allow the jurisdictions to be a party to zoning “jurisdiction shopping” by applicants. The county will encourage property owners / developers who desire to increase density on non-contiguous property to first explore the feasibility of annexation, including consultation with the municipality and contiguous property owners.
 - It is the policy of this plan not to increase density on property within the growth boundaries that is not contiguous to a municipality unless feasible annexation options have been ruled out and until the municipality has been provided the opportunity to review and comment on the request. If it is determined that it is not feasible to annex due to a lack of contiguity, the county will work cooperatively with the municipalities to develop guidelines for municipal review and comment to the county prior to their being considered for rezoning.
 - Further, the county agrees that it is in the regional interest to avoid the creation of developed enclaves of unincorporated land that create inefficient service patterns. The county will work with the municipalities to find ways to encourage the eventual annexation of non-contiguous urban or suburban development. Specifically, the county will work with the municipalities to explore legal mechanisms whereby urban or suburban development could be subject by agreement by property owners to annex to a municipality under prescribed circumstances at a later date, subject to law.
 - The county will work with the municipalities to develop guidelines for the protection of existing CPDs within the growth boundaries.
 - When, or if, after review and comment by the municipality, there is disagreement as to the consistency of the rezoning and

development standards with the regional plan and agreed upon guidelines, the county and municipality shall devise a method by which the two bodies resolve their differences on the matter and come to a mutually agreeable decision.

REGIONAL GROWTH MANAGEMENT STRATEGY FOR SOUTHERN BEAUFORT COUNTY

The Southern Beaufort County Regional Plan recommended that Beaufort County, the Town of Hilton Head Island, and the Town of Bluffton work together to develop a joint land use plan that addresses the residential density and land uses within the uncommitted lands in southern Beaufort County. ~~This task is currently being taken up by the Land Use Working Group.~~ The future land use map for southern Beaufort County (Map 4-7) is a result of this cooperative effort and is consistent with the future land use map that the Town of Bluffton adopted as part of its 2007 Comprehensive Plan. The shared land use policies of Beaufort County and the Town of Bluffton in addition to the work of the Southern Beaufort County Implementation Committee have been beneficial in promoting cooperative land use planning in the region.



Rural Land Use Policies

Since the adoption of the 1997 Comprehensive Plan, the preservation of rural areas has been a planning goal. Recent developments in Beaufort County's long range planning process have brought this issue to the forefront. First, growth pressures have continued to intensify in rural areas. Second, the recently completed Northern Beaufort County Regional Plan resulted in a multi-jurisdictional consensus on growth boundaries, outside of which would remain rural. These developments have elevated rural preservation to a regional level, along with the question of balancing the desire to preserve rural areas with the interests of rural residents and property owners.

In 2007, Beaufort County initiated a public process to evaluate the effectiveness of its existing rural policies. The planning process was conducted in a collaborative manner engaging rural residents, county elected officials, large landowners, and other stakeholders.

BALANCING DIVERSE GOALS AND INTERESTS

During the rural policy analysis, it became clear that the term "rural" applies to a complex web of varying concerns and interests. On one hand, the preservation of rural areas accomplishes many planning goals.

- It discourages sprawl by focusing new growth in and around existing developed areas.
- It plays an important role in natural resource protection.
- It promotes fiscal sustainability by making more efficient use of public facilities such as roads.

On the other hand, owners of large farms struggle with maintaining economic viability for their property after their families have farmed it for many generations. Likewise, many small landowners whose families have also owned land for many generations feel that current regulations create injustices by preventing them from subdividing their land into saleable parcels, and feel that they pay taxes with very little corresponding benefits of land ownership. At the same time, low-income rural land owners do not want to see development pressures

unleashed that could result in economic displacement, nor do they want to lose their rural culture.

Finally, Beaufort County's rural areas have a well-established population living in rural settlements with a rich and historic community fabric. St. Helena Island in particular, with its Gullah heritage, is particularly concerned about the protection of these cultural resources. How to balance cultural resource protection while creating meaningful economic opportunities for low-income people is a major planning challenge in the rural areas.

DEFINING RURAL

While it is difficult to define the specific attributes of rural areas that are desired to be preserved, protected, and promoted, the following characteristics are common attributes cited for rural Beaufort County:

- Places where people live, including clusters of unincorporated and unofficial communities with local place names
- Places with cultural roots and heritage where multi-generational families live, many of whom live on "heirs" property
- Small scale services and businesses that serve rural areas
- Small institutions such as churches, schools, community centers, and post offices
- Agricultural and timbering operations
- Forested and wooded areas
- Low density residential
- Pristine low country natural environment
- Fishing villages

RURAL POLICY GOALS

The rural policy analysis reaffirmed the importance of rural preservation as a core Beaufort County planning value. The following goals relate specifically to rural areas, building on the common planning goals applicable to all areas of the county. These goals provide the basis for recommendations in this chapter and in Chapter 6: Cultural Resources.

- Beaufort County will recognize rural land uses as a critical element of a balanced regional system of urban, suburban, and rural land uses.
- Beaufort County will promote the permanent preservation of open spaces in the rural areas.
- Beaufort County will promote the long-term viability of agricultural uses.
- Beaufort County will preserve and protect sensitive natural features in rural areas.

-
- Beaufort County will promote rural based economic development that benefits local rural businesses and residents.
 - Beaufort County will promote institutional uses in rural areas that are compatible with the rural environment, such as churches, schools, community centers, job training centers, social service agencies, and post offices.
 - Beaufort County will protect cultural and historic resources in rural areas, such as the Gullah culture and Penn Center.
 - Beaufort County will recognize and respect the unique needs of long time landowners in rural areas.



Future Land Use Plan

The regional growth management strategy, as described in the previous section, establishes a broad and critical regional vision of growth areas and rural areas. This section summarizes the future land use patterns envisioned for Beaufort County within this framework.

The Future Land Use Plan (See Maps 4-6, and 4-7, and 4-8) provides for a land use pattern that builds on the regional growth management strategy. First, the broad land use categories are defined based on its location inside or outside of the growth areas. Growth areas are those areas targeted for future population growth and major infrastructure investment over the next 20 years. In northern Beaufort County, growth areas encompass those areas identified within the growth boundaries in the Northern Beaufort County Regional Plan. In southern Beaufort County, growth areas encompass those areas identified through the joint land use planning efforts of the Land Use Working Group of the Southern Beaufort County Regional Plan Implementation Committee. Beyond these basic land use categories, there are also special designations described in the *Special Land Use Designations* section that apply to specific areas of the county.- In addition to the definitions, this section also provides basic development guidelines for each land use category that may be built upon based on further planning studies.

Generally speaking, the areas within growth areas are designated for either commercial, light industrial, urban residential, or neighborhood residential uses, and the areas outside the growth areas are designated for rural uses. There are, however, several exceptions to this pattern:

- The area around the Marine Corps Air Station is designated as an Air Installation Compatible Use Zone (AICUZ) as part of the joint planning effort designed to minimize incompatible development within potential noise contours or hazard zones.
- Certain lands within the growth areas are designated as “rural” for the following reasons:

- In areas such as Northern Lady’s Island, the purpose of the rural land use designation is to control growth so that it does not exceed the capacity of available public facilities (primarily roads).
- In areas such as the May River Road (SC 46) corridor and Pinckney Colony, the rural designation serves to protect the scenic qualities and character of the area.
- Outside of the growth areas, there are several areas designated “neighborhood residential”. These areas include Dataw Island, Fripp Island, Harbor Island, Oldfield, Riverbend, River’s End and Callawassie Island. Each of these developments was approved and built as planned unit developments prior to the adoption of Beaufort County’s 1997 Comprehensive Plan or ZDSO. This plan does not envision those neighborhood residential areas expanding beyond their current boundaries.
- ~~The most recent future land use plan adopted and recognized by the Town of Hilton Head Island is from the Southern Beaufort County Regional Plan (see Map 4-8). The Town is in the process of updating its comprehensive plan, which will include an updated future land use plan. Once the Town adopts that plan, the revisions will be made in this chapter. Hilton Head Island’s future land use goals represent those of a more maturely developed community and therefore address issues of infill development, redevelopment and the build out of the island’s remaining vacant parcels. Therefore, the Town’s future land use plan is its official zoning map (adopted in 2014).~~

LAND USES IN THE GROWTH AREAS

Within the growth areas is the area where the county anticipates moderate to high intensity residential and commercial development, the provision of the majority of capital investments and municipal growth. This plan establishes the following future land use designations within the growth areas.

Residential Land Uses: To promote a desirable regional pattern, new residential uses should develop in a pattern that maximizes the efficiency of regional infrastructure and the avoidance of sprawl or “leap-frog” patterns. Residential uses are encouraged to develop as interconnected neighborhoods, not isolated subdivisions that lack regional connections. Residential areas should promote both local and regional pedestrian connections and should be coordinated with regional parks and open space facilities, and other public facilities such as schools. There are three land use categories within the growth areas that are primarily residential:

- Urban Mixed-Use: Future development within the urban mixed-use area is anticipated to be similar to the type and mix of land use

currently found in the municipalities. Infill and redevelopment would be targeted within Beaufort and Port Royal and in the Shell Point areas; parts of Lady's Island and Burton; and the center of Bluffton. Gross residential densities are between two and four dwelling units per acre with some denser pockets of development. Commercial uses providing neighborhood retail and services are limited to collectors and arterials and within master planned mixed-use developments.

- **Neighborhood Mixed-Use:** In neighborhood mixed-use areas, residential is the primary use, with some supporting neighborhood retail establishments. New development is encouraged to be pedestrian-friendly, have a mix of housing types, a mix of land uses and interconnected streets. The maximum gross residential density is approximately two dwelling units per acre. No more than 5% to 10% of the land area should consist of commercial development. Commercial uses providing neighborhood retail and services are limited to collectors and arterials and within master planned mixed-use developments. This designation also includes Dataw Island, Fripp Island, Harbor Island, Callawassie Island, Riverbend, River's End, and Oldfield.
- **Air Installation Compatible Use Zone (AICUZ):** The AICUZ is located in northern Port Royal Island and Lady's Island due to the noise contours and accident potential zones associated with the U.S. Marine Corps Air Station. Residential development and places of assembly (e.g., churches, schools, etc.) should be highly limited in these areas. Light industrial, commercial, and agricultural uses are considered appropriate to this area.

Residential Development Guidelines: Future residential development within the growth areas should occur pursuant to the following guidelines:

- Density incentives may be provided for in the zoning and development standards that allow for higher densities when the housing meets targeted housing requirements as identified in the Affordable Housing Chapter of this plan;
- A mix of housing types and densities should be provided in each neighborhood provided the overall density is consistent with the recommendations of this plan;
- Variations in lot sizes and frontage dimensions are encouraged to allow for a range of housing sizes and costs as well as provide for a varied streetscape;
- Mixed-use developments are encouraged to promote pedestrian access to services and facilities while providing internal trip capture to minimize the traffic impact of these developments;

- Incorporate integrated bike and pedestrian trails to link schools, shopping areas, village centers, government buildings, business parks, recreational areas, libraries, and parks;
- A street system of interconnected roads in a grid or modified grid is encouraged while cul-de-sac streets and large, gated developments are discouraged. Gated communities will be limited to those locations where they will not interfere with the interconnection of major streets or are in areas where they do not limit access to waterfront locations;
- Park and greenspace set asides, or a fee in-lieu of providing parks, should be provided in accordance with the zoning and development standards. Clustering is strongly encouraged to maximize open space and protect natural areas; and
- Where feasible, mature trees will be preserved and street trees will be provided.

Commercial Land Uses: Commercial development should embody high quality site plan and design principles, particularly related to landscape, signage, building design and orientation, and parking lot designs. Commercial development should be compatible with surrounding residential areas and should be connected to existing pedestrian systems such as sidewalk and trail systems. Commercial uses should focus on key transportation nodes, avoiding strip patterns. Where appropriate, smaller non-retail commercial uses such as contractor’s offices, small assembly facilities, and light industrial operations that do not adversely impact surrounding retail uses are encouraged. There are three commercial land use categories within the growth areas:

- Core Commercial: Core commercial uses include downtown Beaufort, Bluffton, and Port Royal that are planned to have pedestrian scale, and zero lot line oriented commercial development.
- Regional Commercial: Regional commercial uses are those uses due to their size and scale that will attract shoppers and visitors from a larger area of the county and outside the county. Typical uses include “big box” retail uses, chain restaurants, and supporting retail.
- Community Commercial: Community commercial uses typically serve nearby residential areas, such as a shopping district anchored by a grocery store.

Commercial Development Guidelines: Future commercial development within the growth areas should occur pursuant to the following guidelines:

- New development will meet strong architectural, landscaping and site planning standards;
- Off-street connections between adjacent parcels should be established for vehicular, pedestrian, and bicycle traffic;
- Sidewalks and bike trails should be required to connect with nearby residential neighborhoods;
- Vegetated buffers should be located between incompatible uses;
- Parking lots should be landscaped with interior islands planted with trees and bushes and with a landscaped buffer surrounding the parking area;
- Where possible, all landscaping should be composed of existing native vegetation where possible, particularly mature trees that exist on site; and
- New development will meet strong environmental standards working around the natural features of the site and providing excellent stormwater management.

Light Industrial Land Uses: This plan encompasses the recommendations of the regional plans, which identify the need for providing a sufficient quantity of suitably located land zoned for non-retail commercial uses that promote the region’s economic health and diversity. There are two light industrial land use categories within the growth areas:

- Light Industrial: Uses in this category include, but are not limited to, business parks, research and development centers, product assembly, distribution centers, cottage industries, and light and heavy industrial uses.
- Research and Development: This future land use designation is intended to provide for offices, laboratories, institutions of higher learning and other research facilities.

Light Industrial Development Guidelines: Generally, future industrial development within the growth areas should occur under the following guidelines:

- New development will meet strong environmental standards working around the natural features of the site and providing excellent stormwater management;
- Adequate buffer must be provided between industrial uses and adjacent residential or commercial uses;
- Signage located along access roads should be limited to monument signs, should be a moderate size, and should be well landscaped; and
- Sites should maintain as much of the existing vegetation as possible to minimize large expanses of manicured lawn areas;

- Traffic to and from the site will not have adverse impact on local roads and adjacent residential uses.

Rural Land Uses Inside Growth Areas: While rural land uses are targeted for protection outside of the growth areas, there are areas of the county within the growth areas where the Future Land Use Plan recommends rural land uses and densities. These areas should retain their rural character with low-density residential development, supporting small-scale commercial development, and agricultural land uses. The maximum gross residential density in rural areas is one dwelling unit per three acres. Rural land uses within the growth areas should meet the development guidelines established for rural land uses outside of the growth areas.

LAND USES OUTSIDE OF THE GROWTH AREAS

The policies outlined in this section are a result of a comprehensive review and evaluation of existing rural planning policies. Land uses for the areas of Beaufort County located outside of the growth areas are classified into the following categories:

Rural: Rural areas are situated outside of the growth areas. Except where noted, these areas should retain their rural character with low-density residential development, supporting small scale commercial development, and agricultural land uses. Future development in rural areas is anticipated to be similar to the type and mix of land uses currently found in the Sheldon area, St. Helena Island, and along the SC 170 corridor between McGarvey's Corner and the Broad River Bridge. The maximum gross residential density in rural areas is one dwelling unit per three acres. Rural areas should not be targeted with the development of major public infrastructure or the extension of public sewer service except where a documented health, safety, and/or welfare condition warrants such an expansion.

Rural Development Guidelines: Future development in the rural areas should occur pursuant to the following guidelines:

- Utilization of the purchase of development or transfer of development rights program (as described in the Recommendations section) is highly encouraged in this area to preserve open space and the rural character;
- Higher densities may only be considered when appropriate wastewater treatment is available and the higher density is offset by preserved land; and
- The clustering of development may be considered as a rural and natural resources preservation technique when the proposed development maintains the overall proposed gross density and is clustered on lots compatible with surrounding areas.



Albany Grocery Store in the Dale Community Preservation Area.

- Small-scale commercial (primarily retail and service uses) that serve the surrounding rural neighborhoods are encouraged where there are existing concentrations of commercial uses such as Lobeco and Garden's Corner.

Rural Community Preservation: These areas correspond with the areas designated as "community preservation areas" in the 1997 Comprehensive Plan that are located outside of the growth areas. The rural community preservation areas are proposed to serve the surrounding rural community with small-scale retail and service uses and low to moderate density residential with a gross density of approximately one dwelling unit per acre. Community-based planning is recommended to protect the unique qualities of these areas.

Rural Community Preservation Development Guidelines:

Future development in the rural community areas should occur pursuant to the following guidelines:

- Development with the community preservation areas should comply with the development standards of the Community Preservation Area Overlay district in the ZDSO unless the county has prepared a detailed plan for the area.
- In cases where a community preservation area plan has been established, new development and redevelopment should occur pursuant to the recommendations and guidelines of the applicable community-based plan.

Resource Conservation Areas: Resource conservation areas are those areas, which are not accessible by land or are environmentally sensitive due to their soils and/or location. Resource conservation areas are primarily those areas, which have the following characteristics:

- Are barrier islands and islands within the major waterways of the county;
- Have significant natural resources;
- Have significant archeological resources;
- Are difficult to access; or
- Pose a higher potential for water quality impacts from septic systems.

Resource Conservation Area Development Guidelines: Due the highly sensitive nature of these areas and poor access, future development in the resource conservation areas should occur pursuant to the following guidelines:

- The density of these areas is limited to one unit per ten acres;
- Uses are limited to single-family residential uses, parks, recreation, and government uses;

- Generally, clustering of homes is not recommended;
- The removal of existing vegetation, particularly native vegetation, should be minimized; and
- The maintenance of a 100-foot buffer along all waterways is critical and therefore required.

Cultural Protection Area (Overlay): The traditional cultural landscape and its physical setting on St. Helena Island is a treasure of national significance. As one of Beaufort County's last substantially rural sea islands and the center of its most notable concentration of Gullah culture, the island requires an additional level of development standards to protect this important resource. In order to protect this vital cultural heritage of St. Helena Island, the county has developed the Cultural Protection Overlay to prevent rural gentrification and displacement of residents in these cultural communities. The intent of this overlay is to protect this area from encroaching development pressures. While growth is not discouraged, the quality and rate of growth is of concern. Rapid in-migration would substantially alter the traditional social and cultural character of St. Helena Island. Also, gentrification could drive up land values, making the continuation of the Island's traditional way of life cost prohibitive. The Cultural Protection Overlay encompasses the entire island and acknowledges its historic cultural landscape and the sense of community that has existed on the island for 300 years. As the revisions to the ZDSO are developed, it will be necessary to fully evaluate what defines St. Helena Island as a significant traditional cultural landscape, as well as to assess the contribution of the Gullah culture, in order to develop specific provisions within the overlay district that will result in effective long-term protection for the culturally significant aspects of the island.

Cultural Protection Overlay Development Guidelines: Future development in the cultural protection areas should occur pursuant to the following guidelines:

- The following uses are considered incompatible with the purpose of this area and should be discouraged or prohibited.
 - Gated communities, which are intentionally designed or developed to prevent access by nonresidents.
 - Resorts that could include lodging that serves as a designation point for visitors, or is located and designed with some combination of recreational uses or natural areas such as marinas, beaches, pools, tennis courts, golf courses, equestrian uses, and other special recreation opportunities. This use does not include ecotourism or its associated lodging.
 - Golf courses that includes regulation and par three golf courses and related uses (e.g., clubhouse) having nine or more holes.

- Beyond the limitation of uses above, development should be consistent with the underlying future land uses and their applicable development guidelines.

Commercial Fishing Villages (Overlay): The fish and seafood industries have provided strong cultural contributions to Beaufort County over the years even though the industry has declined in size and scale over the years. The county has established commercial fishing village areas with the following goals:

- To provide for the maintenance and enhancement of the local and traditional commercial seafood industry and related traditional uses such as retail, storage, repair and maintenance, that support the commercial seafood industry.
- To preserve and/or recognize existing and potential commercial fishing areas and related activities or developments.
- To minimize and reduce conflicts between the seafood industry and residential developments by reducing the potential for land use conflicts between the two types of uses.
- To avoid commercial fishing activities that are detrimental to the water quality and the environment.

Within the commercial fishing village areas, only uses that are related to the commercial seafood industry are permitted including, but not limited to, those uses intended for the processing, manufacturing, storage, wholesale, retail, and distribution of commercial fishing products. In addition to these primary uses, these areas are also envisioned for related uses such a marine related retail, small restaurants, boat chartering, and other similar uses.

SPECIAL LAND USE DESIGNATIONS

Within the county, there are several special land use designations specified on the Future Land Use Map that are defined below and are not defined based on their location inside or outside of designated growth areas.

Community Preservation Areas (Overlay): The unincorporated areas of the county today include several existing communities in a variety of sizes and land uses, each with a different character. These communities, whether towns or just neighborhoods are recognized as important areas in this plan as they help create a sense of place in the county as important places to live, work, and play. In order to preserve and protect these areas, the county will continue its efforts to preserve these communities through community preservation area planning, zoning overlay districts, and special plan recommendations identified in this plan and in the regional plans.

Community Preservation Area Development Guidelines:

Generally, future development in the community preservation areas should occur under the following guidelines:

- New development should infill around and between existing homes with a similar density and character;
- The character of new homes should be based on the height, massing, and setback of the surrounding homes;
- New homes should have complementary architecture to surrounding homes;
- Greenway buffers should be maintained between existing communities and new development that may occur around the community preservation areas;
- The character and layout of the existing street network should be maintained and enhanced;
- Commercial nodes, whether neighborhood or larger scale commercial, should be maintained around existing commercial sites and expanded pursuant to detailed community preservation plans;
- All of the siting and design standards identified for new commercial and mixed-use development should be applied in accordance with detailed community preservation plans; and
- New commercial buildings should be designed around the size and scale of the surrounding neighborhoods.

Corridor Overlay: Much of the allure of Beaufort County is in the unique blend of the natural and built environment. To protect the county's special and desired character, new development along arterials and major collectors should have strong architectural, site design, and landscaping standards. A **Corridor Design** Review Board, consisting of design professionals and laypersons should provide oversight to insure that the development guidelines established below are met.

- The architecture of new development should be innovative and of high quality that blends with the natural surroundings and incorporates Lowcountry elements. Pitched roofs, exposed rafter ends, muted colors and context sensitive materials are encouraged. Blank building facades and long unarticulated rooflines are discouraged;
- Landscaping should include a diversity of plant materials, overstory trees in the parking areas, foundation buffers, and requirements to save and work around existing trees. Where appropriate, buffers along the highway should be provided;
- Lighting standards should be geared toward reducing glare for passing motorists. Fixtures should be required to be "cutoff", that is they are required to direct their light downward so the lighting source cannot be visible from the highway; and

- Monument signs are encouraged by limiting the height and overall size of highway signs. Internally illuminated signs are prohibited. Signage colors are required to be muted and signage materials should match those used on the building.

Preserved Lands: This land use category includes all park lands, public lands, and private lands that are preserved through conservation easements.

Military Areas: This land use category includes all military installations including Parris Island and the U.S. Marine Corps Air Station.

Place Type Overlay: Both within and outside of Growth Areas the policies of this plan encourage the development and reinforcement of pedestrian scaled mixed-use communities. The purpose of the Place Type Overlay future land use is to identify locations in the County to promote appropriately scaled walkable environments with a mix of housing, civic, retail, and service choices and that achieve the following:

- Improve the built environment and human habitat.
- Promote development patterns that support safe, effective, and multi-modal transportation options, including auto, pedestrian, bicycle, and ultimately transit. This will minimize vehicle traffic by providing for a mix of land uses, walkability, and compact community form.
- Provide neighborhoods with a variety of housing types to serve the needs of a diverse population.
- Remove barriers and provide incentives for walkable urban projects.
- Promote the greater health benefits of a pedestrian-oriented environment.
- Reinforce the character and quality of local communities, including rural crossroads, neighborhoods, hamlets, and villages.
- Reduce sprawling, auto-dependent development.
- Protect and enhance real property values.
- Reinforce the unique identity of Beaufort County that builds upon the local context, climate, and history.

Rural Place Types: While rural landscapes consist largely of natural areas, agricultural and forestry uses, and low-density residential development, historically, small walkable communities served as retail, service and civic hubs for the surrounding rural hinterlands.

Rural Place types consist of Rural Crossroads and Hamlets (See Map 4-9 and 4-10). Appendix 4-I further defines the appropriate character, form, scale, intensity, and mix of uses for each of the place types in Beaufort County so that suitable zoning districts and other tools can be developed and applied to implement these places.

- **Rural Crossroad Place Types.** Rural crossroads are typically located at the intersection of two or more rural roads. They provide a small amount of pedestrian-oriented, locally-serving retail in a rural context, and transition quickly into agricultural uses and/or the natural environment as one moves away from the intersection. Historic examples of rural crossroads include Pritchardville in southern Beaufort County and the Corners Community on St. Helena Island.
- **Hamlet Place Types.** Hamlets are typically larger and more intense than rural crossroads and are often located at the edge of the rural and urban condition. A hamlet often has a small, pedestrian-oriented main street with surrounding and supporting residential fabric that is scaled to the size of a pedestrian shed. The main street and surrounding residential fabric transitions quickly into agricultural uses and/or the natural environment. A historic example of a hamlet includes the original settlement of Bluffton along Calhoun Street. The size and scale of the Habersham community would currently be classified as a hamlet, but could develop into a village if existing development plans are realized.

Urban Place Types: Urban places are more complex with concentrations of public infrastructure, community services, and existing homes and businesses. They are located within urbanized areas, and are organized within an interconnected network of streets and blocks in multiple pedestrian sheds. They include areas where one has the opportunity to walk, bike, or ride transit to work, to fulfill daily shopping needs (such as groceries), and to access other amenities within close proximity. These places are composed of elements that create complete walkable places, including downtowns, neighborhood main streets, neighborhood centers, and residential neighborhoods of varying densities and intensities.

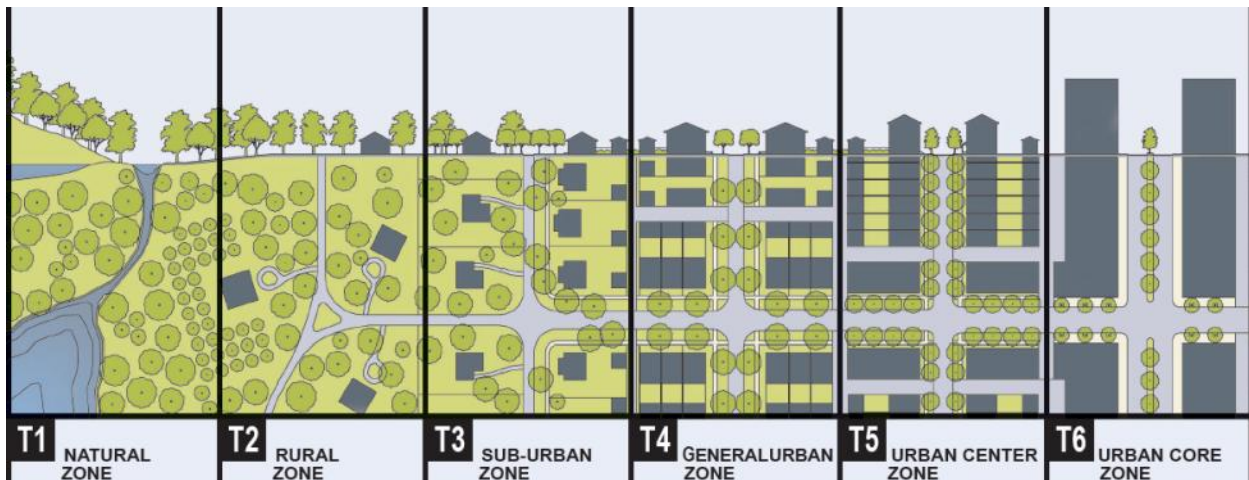
Urban Place types consist of Villages, Towns, and Cities (See Map 4-9 and 4-10). Appendix 4-1 further defines the appropriate character, form, scale, intensity, and mix of uses for each of the place types in Beaufort County so that suitable zoning districts and other tools can be developed and applied to implement these places.

- Villages are made up of clusters of residential neighborhoods of sufficient intensity to support a central, mixed-use environment. The mixed-use environment can be located at the intersection of multiple neighborhoods or along a corridor between multiple neighborhoods. Habersham is a good example of a place that is evolving into a village.
- Towns are made up of clusters of neighborhoods or villages that can support a larger, more complex mixed-use environment. Buildings at the core of a town are attached and may be up to four stories tall. Towns are important centers of the County. The Town of Port Royal represents the local archetype.

- Cities are made up of clusters of neighborhoods or villages that can support the most intense, complex mixed-use environments. Buildings within the cores of a city are attached and may be taller than four stories in height. Cities are regional centers of the County and contain primary commercial and civic destinations. The City of Beaufort represents the local archetype.

Implementing the Place Type Overlay: The place types should be implemented with form-based zoning districts that focus firstly on the intended character and intensity of development and secondly on the mix of uses within. The form-based districts should be organized on the principle of the Transect (Figure 4-5).

Figure 4-5: A Typical Rural-Urban Transect with Transect Zones



Source: The Smart Code Version 9.2

The Transect, as a framework, identifies a range of settlement patterns from the most natural to the most urban. Its continuum, when subdivided, lends itself to the creation of zoning categories with standards that prescribe appropriate intensity, character and mix of uses. The following are generalized zoning categories based on the Transect.

- T-1 Natural Zone consists of lands approximating or reverting to a wilderness condition, including lands unsuitable for settlement due to topography, hydrology or vegetation.
- T-2 Rural Zone consists of sparsely settled lands in open or cultivated state. These include woodland, agricultural land, and natural areas. Typical buildings are farmhouses, agricultural buildings, and low density houses.
- T-3 Sub-Urban Zone consists of low density residential areas, adjacent to higher zones that contain some mixed use. Home

occupations and outbuildings are allowed. Planting is naturalistic and setbacks are relatively deep. Blocks may be large and the roads irregular to accommodate natural conditions.

- T-4 General Urban Zone consists of a mixed use but primarily residential urban fabric. It may have a wide range of building types: single, sideyard, and rowhouses. Setbacks and landscaping are variable. Streets with curbs and sidewalks define medium-sized blocks.
- T-5 Urban Center Zone consists of higher density mixed use buildings that accommodate retail, offices, rowhouses and apartments. It has a tight network of streets, with wide sidewalks, steady street tree planting and buildings set close to the sidewalks.
- T-6 Urban Core Zone consists of the highest density and height, with the greatest variety of uses, and civic buildings of regional importance. There are no locations within Beaufort County where T-6 Urban Core is appropriate. Typically only large towns and cities have an Urban Core Zone.

In order to be an effective tool to implement the Place Type Overlay District the specific mix of uses, intensity and character of these districts should be calibrated to fit the unique natural and built environment of Beaufort County.



Recommendations

Recommendation 4-1: Use the Comprehensive Plan and Future Land Use Element as an Implementation Tool

This comprehensive plan and the future land use element were created to serve as a guide for future growth and development. As such, the comprehensive plan and this future land use element should be used as a strategy to implement the recommendations of the regional plans and other county planning efforts. More specifically, this plan can be used:

- As decision-making tool when evaluating proposed developments, rezonings, and any other decision that may impact, or be impacted, by growth (e.g., public facilities).
- As a framework for the cooperation of planning activities and plan review with the municipalities as outlined in this plan and the regional plans.
- To update the ZDSO Community Development Code as described in Recommendation 4-6: on an ongoing basis as needed to implement this plan.

Recommendation 4-2: Implement the Northern and Southern Beaufort County Regional Plans

Beaufort County has adopted both the Northern and Southern Beaufort County Regional Plans and will strive to implement the plans as outlined in each individual plan. This effort will involve county actions as described below and as detailed further in each of the individual plans:

- The county will assist in the implementation of the regional plans through participation in the Northern Beaufort County Regional Plan Oversight Implementation Committee and through the reenactment of the Southern Beaufort County Regional Plan Implementation Committee;
- The county will participate in the drafting and execution of intergovernmental agreements to ratify key plan elements; and

- The county will participate in staff working groups, the Technical Advisory Group and various working groups, organized during the regional planning efforts, for ongoing planning initiatives.

Recommendation 4-3: Adopt and Implement the Recommendations of the Rural Policy Assessment

Once the county completes the rural policy assessment process that is currently underway, the county should review the recommendations and consider for adoption. Upon adoption, this plan, the ZDSO, and other county plans should be amended to incorporate the recommendations.

Recommendation 4-3: Update the County Land Use Regulations

Beaufort County will update its Community Development Code, the county's zoning and development standards ordinance to incorporate the related recommendations of the regional plans and to facilitate the Future Land Use element of this comprehensive plan. In particular, the county will consider incorporating the following recommendations:

- Incorporate the development guidelines and recommendations established in this plan and in the regional plans; and
- Encourage mixed-use developments, where proposed, through revisions that will expedite review procedures and provide density incentives.
- Codify requirements that allow for the county, municipalities, the school district, and where involved, the military, to review and comment on major development proposals and annexations. This action would require that any application for an annexation or proposed rezoning will be sent to the planning directors, or similar official, of the relevant review body prior to the public hearing on the application. Any comments provided by such planning official will be included in the review packets for the subject annexation or rezoning.

Recommendation 4-4: Continue to Utilize and Expand Existing Tools to Further the Policies of the Comprehensive Plan

This plan identifies some of the major tools, beyond zoning, that the county already uses in order achieve the goals established as part of this plan. The county should continued to utilize these tools, identified in *Planning Framework* section, with the following recommendations:

- Implement the TDR program recommendations that arise from the evaluation currently underway as part of for the AICUZ Overlay

district surrounding the Marine Corps Air Station. Consider expanding the receiving areas beyond Port Royal Island.

- Consider expanding the TDR program, described above, based on the results of the initial program around the Marine Corps Air Station to preserve rural areas, and provide financial relief to large rural property owners, and to implement other recommendations of the Comprehensive Plan.
- Continue to utilize the Rural and Critical Land Preservation Program as its strategy for purchasing development rights. This program should be used to preserve as much rural lands as feasible. For the purposes of this comprehensive plan update, the county should also consider revisions to the current program to encourage more protection of rural and critical lands on St. Helena Island and in Sheldon.
- Continue to promote the establishment of conservation easements as a method of protecting rural lands, natural resources, and the rural character of Beaufort County. This program should be further studied by the county and coordinated with the efforts of the TDR and PDR programs as well as the Beaufort County Open Land Trust.

Recommendation 4-5: Utilize Development Agreements to Accomplish Goals of this Plan and the Regional Plans

The county should utilize development agreements, where feasible, to accomplish the goals set forth in this plan and the regional plans. These agreements can be utilized to implement a number of the recommendations including coordinating development in the growth areas and protecting the rural character of the county.

Any development agreement must be consistent with the comprehensive plan and land use regulations that will be implemented following plan adoption. Development agreements are discouraged in areas where development impacts may affect the provision of essential services and available infrastructure. The process by which the agreement is negotiated must be a public process to ensure that potentially affected citizens are notified and aware of any potential impacts.

Recommendation 4-6: Establish and Adopt Baseline Standards for PUDs and Development Agreements

The county will work with the municipalities to establish and adopt uniform baseline standards for the creation of and revisions to Planned Unit Development (PUDs) and development agreements. For PUDs, the standards should address the following issues, at a minimum:

- Open Space;
- Environmental Protection;
- Traffic Mitigation;
- Connectivity; and
- Access Management.

For development agreements as described in the previous recommendation, the following minimum regulations and recommendations should apply:

- Require compliance with the uniform baseline standards established for PUDs, to the maximum extent allowed by law.
- Establish criteria allowing the agreement to be re-opened if defined conditions occur. These conditions should include:
 - A phasing schedule that requires phases to be completed within a specified period of time; or
 - A schedule that requires the transportation analysis and mitigation requirements to be re-evaluated after certain thresholds are reached, to ensure transportation impact and mitigation issues are addressed.
- Recognition that subsequently adopted laws are not in conflict with the development agreement, and can be applied, if at a public hearing the local government determines:
 - There are substantial changes that have occurred within the local government in pertinent conditions existing at the time the development agreement was adopted, which changes, if not addressed by the local government, would pose a serious threat to the health, safety, and welfare of the community;
 - The new laws address these problems and are essential to addressing them; and
 - The laws expressly state they are to apply to the development agreement.
- Recognition that subsequently adopted laws can apply to the development agreement if it is based on substantially and materially inaccurate information supplied by the developer.
- In addition, baseline indicators should be established in the agreement itself, focusing on areas such as impacts on public facilities. Development exceeding the baseline indicators would be required to be re-opened.

Recommendation 4-7: Continue to Develop and Update Community Preservation Plans

Since the adoption of the 1997 plan, the county has embarked on detailed planning efforts for several community preservation areas. Due

to the unique qualities of these areas, it is important for the county to continue these planning efforts to address other community preservation areas. In particular, this plan recommends the following actions:

- Complete the May River (Bluffton) Community Preservation Plan
- Complete the Daufuskie Community Preservation Plan
- Pursue the Sheldon and Big Estates Community Preservation Plans
- Jointly prepare the Pritchardville Community Preservation Plan with the Town of Bluffton in accordance with the recommendations of the Southern Beaufort County Regional Plan.
- Evaluate the need for Community Preservation Area designations for Lands End, Tansi Village, and Big Estates.
- Work with local residents and Community Preservation Committees where they are formed to evaluate the effectiveness of existing CP Plans and zoning districts and make revisions as warranted.

Recommendation 4-8: Promote Appropriate Infill Development and Redevelopment in Accordance with this Plan

Many small commercial parcels located in the unincorporated areas of Beaufort County, along the edges of the municipalities, are in need of redevelopment. There is also a need to encourage infill development rather than continued sprawling development or “leapfrog” developments. Currently, redevelopment and infill development are addressed by requiring higher standards for architecture, landscaping, and site design for new projects. This existing policy does not take into account the large number of small properties are often overlooked for investment in favor of developing on greenfields due to the size of the property and the difficulty and expense of complying with the zoning regulations. The county encourages infill development and redevelopment as an alternative to new development, particularly in areas where public facilities are readily available. This plan recognizes the following definitions of infill development and redevelopment as it relates to future land use. Furthermore, any implementation strategy that addresses issues related to infill (e.g., land use regulations) should incorporate appropriate infill regulations pursuant to these definitions:

- Small Tract Infill Development is related to undeveloped individual lots within existing residential subdivisions and commercial strips. Development on these sites is generally targeted toward the construction of single family homes, duplexes, small apartment buildings, or small commercial buildings on single vacant urban lots without the need for further land subdivision.

- **Large Tract Infill Development** (leapfrogged parcels) is related to larger undeveloped residential or commercial parcels that are 10 acres in size or greater. These lots are typically found in urbanized areas with a concentration of undeveloped or underdeveloped lots that have been passed over in favor of larger parcels further from the urban centers (e.g. Burton, Shell Point). The development of these sites could require further subdivision of the land.
- **Small Scale Redevelopment** occurs when a large single-family lot in an urban or suburban neighborhood is subdivided into smaller lots for further single-family residential development or is redeveloped as multi-family housing. Small-scale redevelopment may also refer to the redevelopment of small, underutilized commercial lots in urban or suburban commercial areas.
- **Large Scale Redevelopment** refers to the redevelopment of a larger scale that requires the assembly of several parcels, removal of the older structures, and the construction of more intense residential or commercial development.

In addition to incorporating the above definitions into other planning efforts, The following are targeted recommendations related to infill development and redevelopment.

- Explore ways to facilitate integrated stormwater management systems for clusters of small parcels;
- Develop incentives for developments on infill or redevelopment sites;
- Incorporate context-sensitive design standards for various scales of infill development and redevelopment to promote compatibility with surrounding developments, where appropriate; and
- Utilize the regional Geographic Information System (GIS) to identify and market undeveloped or underutilized sites.

Recommendation 4-9: Develop Regional Demographic Models and a Regional Growth Tracking System

Beaufort County will work cooperatively with the municipalities to develop a regional demographic and land use model of existing and forecasted population, including permanent and seasonal population. This model should be maintained through a multi-jurisdictional effort. At a minimum, the system should consist of existing and forecasted seasonal and permanent population data; a consistent classification system for existing and future land use; and a regional land use model that monitors remaining growth capacity and assesses the impacts of land use decisions on the region.

In addition to the regional demographic model, the county will work with the municipalities to create and maintain an improved regional growth tracking system, including a land demand and land use

forecasting model integrated with other regional models (such as the transportation model) that can be used by all entities for planning purposes. This recommendation would mirror the recommendation in the regional planning efforts and would involve the creation of a regional database and model that would likely build on the existing traffic model and its traffic analysis zones, but it could be expanded for use in a wide range of planning efforts by local and regional agencies. Specifically:

- The county's new Land Development Office (LDO) program permitting database should be configured to count certificates of occupancy by tax district and address.
- The LDO development counts county's permitting database will be integrated with GIS traffic analysis zones through address or parcel ID numbers.
- A growth report will be periodically generated to show the change in growth by Traffic Analysis Zone (TAZ), by tax district, and by jurisdiction.

Recommendation 4-10: Establish Joint Corridor Planning Efforts and Joint Corridor Review Boards

Beaufort County will work with the municipalities to establish coordinated review, administration, and enforcement of development to maintain the views and images of the low country created along designated regional scenic corridors. For areas of the county where there is an opportunity for joint corridor overlay districts (e.g., U.S. 278, SC 170, SC 46, Buckwalter Parkway, and Burnt Church Road in southern Beaufort County), the county will work with the municipalities, by intergovernmental agreement, to create a Joint Corridor Overlay District between the county and related municipality to consolidate administration and enforcement responsibilities.

Important elements of this recommendation include:

- Defining distinctions between urban, suburban, and rural roads and applying corresponding architecture, landscaping, lighting, signage, and streetscape standards for each road type.
- Including uniform standards consistent with the corridor plans, which can be adopted by the county and related municipality for the subject corridor.
- Including additional standards to provide heightened protection for scenic resources along the May River Road (SC 46) and Okatie Highway (SC 170).
- Utilize the Southern Beaufort County Beautification Board to evaluate the aesthetic qualities of development within highway rights-of-way including road widening and intersection improvements.

Recommendation 4-11: Develop Detailed Area Plans

Jointly prepare a detailed land use plan for the uncommitted lands in southern Beaufort County, and potential redevelopment areas where densities could be increased. The joint land use plan should address the following elements at a minimum:

- The residential density and land uses of the uncommitted lands;
- Lands with infill potential;
- Lands where mixed use development should be encouraged;
- Public facilities and services for the planning area;
- ~~A plan for the Bluffton Community Preservation District;~~
- The future growth boundaries of Bluffton and Hardeeville; and
- Recommendations on how the coordinated land use policy will be implemented through a seamless set of zone districts and development standards between the County, Bluffton, and neighboring jurisdictions (as appropriate).

Until the joint land use plan is completed, the county and the Town of Bluffton should adopt an interim policy that states annexations and rezonings within the study area shall conform to the Future Land Use element of this comprehensive plan.

Recommendation 4-12: Formalize Regional Planning Efforts with Neighboring Counties and Municipalities

Formalize regional planning cooperation and collaboration between Beaufort County, Jasper County, and the City of Hardeeville to plan on a wider regional basis. As part of this recommendation, the county incorporates the following recommendations from the Southern Beaufort County Regional Plan:

- The county will enter into a Memorandum of Understanding (MOU) with Jasper County and the City of Hardeeville to identify a common geographic area of interest, issues of common concern, and commitment to provide staff support to address common issues related to future land use, public facilities (especially transportation and the new port), and natural assets and environmental protection.
- Staff representatives from Jasper County and Hardeeville will be invited to participate as members of the southern Beaufort County working groups, on a permanent basis.
- Utilize the Lowcountry Council of Governments (LCOG) and the Metropolitan Planning Organization (MPO) for cooperative inter-jurisdictional planning.

The County should also expand these cooperative planning efforts to other neighboring counties and municipalities such as the Town of Ridgeland and Hampton County.

- County working groups, on a permanent basis.

Recommendation 4-13: Annual Ongoing Monitoring

Beaufort County should commit to a process of annual ongoing monitoring to chart the progress of the implementation of the 2007 Comprehensive Plan. The monitoring process should focus on those issues that would benefit from annual reporting as determined by the Planning Commission. Beaufort County should coordinate this process with the municipalities.

Recommendation 4-14: Rural Small Lot Subdivision

Beaufort County should continually pursue policies that require low density residential development in rural areas while providing greater flexibility for owners of small properties. modify the ZDSO to allow for small lot rural subdivisions:

- For areas north of the Whale Branch River and on St. Helena Island, allow parcels of record in rural zones to have three by right subdivided lots, after which the base underlying zoning density would apply.
- For areas on Port Royal Island outside of the Air Installation Compatible Use Zone (AICUZ), allow parcels of record in rural zones to have two by right subdivided lots, after which the base underlying zoning density would apply.
- Provide for a minimum lot size of one acre for such by right subdivided lots.
- In connection with this recommendation, rezone land currently zoned Rural Residential to the Rural zoning designation.
- This policy should not apply to rural and rural residential properties located south of the Broad River, on Lady's Island, on Coosaw Island, and within the Air Installation Compatible Use Zone (AICUZ).

Recommendation 4-15: Rural Conservation Subdivisions

Beaufort County should encourage the clustering of residential subdivisions in rural areas to preserve and promote agricultural and forestry uses on set-aside open spaces. modify its rural cluster subdivision and planned community provisions to allow for traditional rural uses such as agriculture and forestry on set-aside open space.

- Adjust rural subdivision regulations to facilitate and provide incentives for clustering.

- ~~Permit required open space to be retained in private ownership with a conservation easement that would permit agriculture and forestry.~~

Recommendation 4-16: Small Rural Businesses

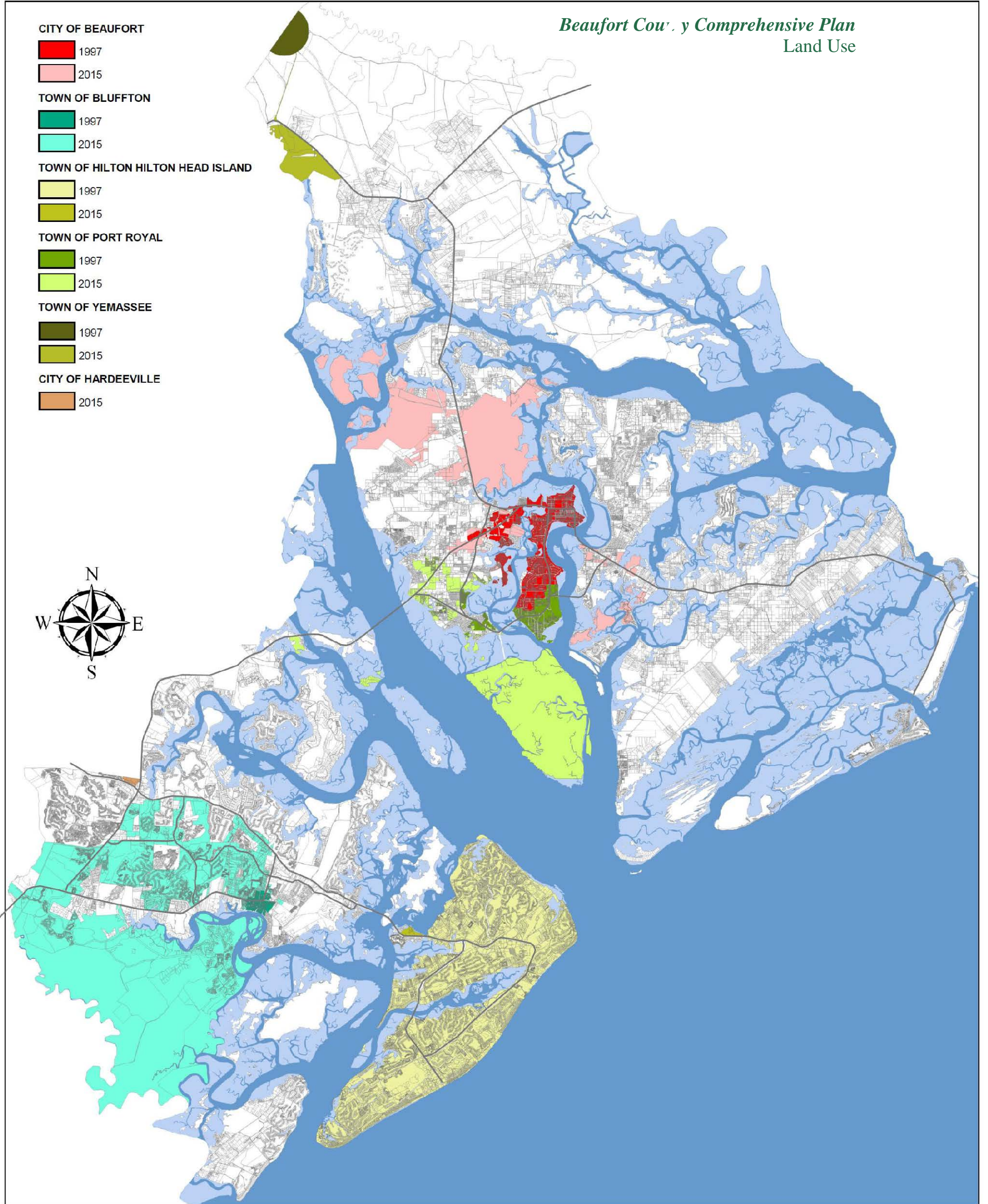
Beaufort County should evaluate its ZDSO to provide more flexibility and overcome obstacles to the establishment of compatible rural businesses.

- Consider changes to the ZDSO to place more emphasis on performance standards rather than use-restrictions for cottage industries, home occupations, and rural businesses.
- Establish a Rural Business District at Garden's Corner.

Recommendation 4-17: Small Landowner Liaison

Beaufort County should provide education and assistance to small rural landowners on development options available in rural areas.

- Provide public education in the form of brochures, workshops, and other outreach efforts for small rural landowners about family compounds, rural business options, cottage industries, home occupation, and small-lot rural subdivision options.
- Consider creating a County Staff Liaison position to assist small rural landowners in the development review process.

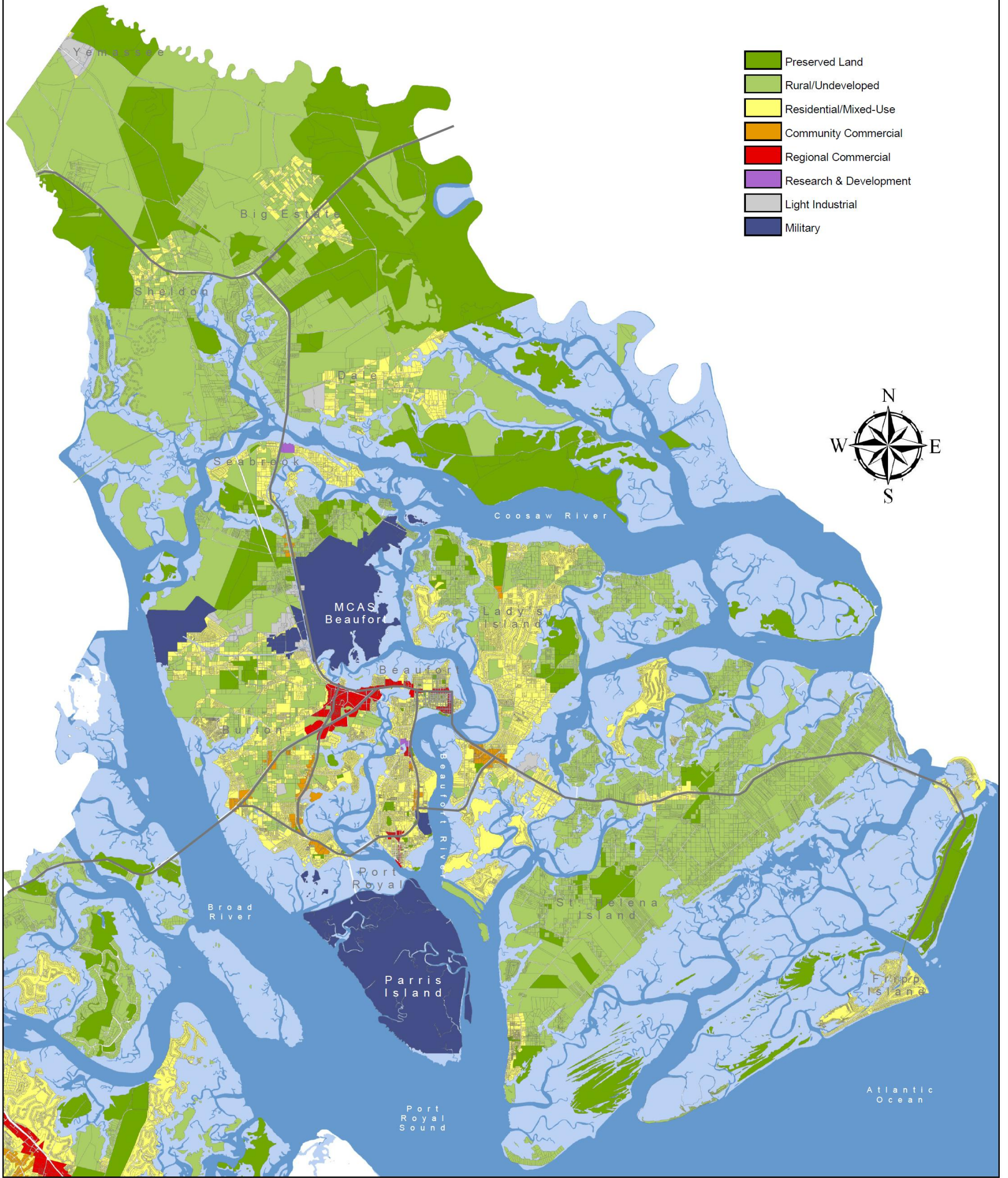


Chapter
4
Land Use

Map 4-1: Municipal Growth
1997 to 2015



2010 Beaufort County Comprehensive Plan

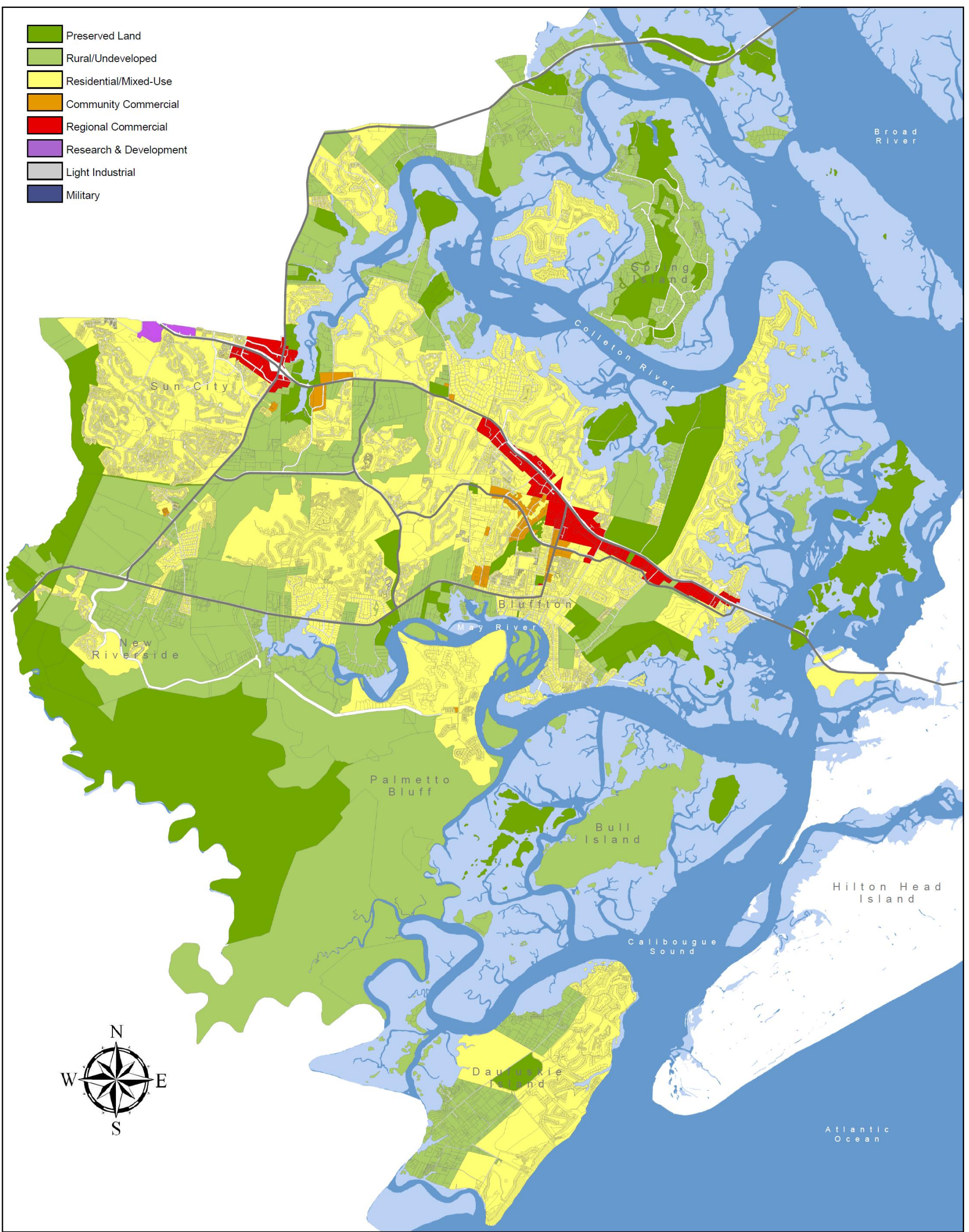


Chapter
4
Land Use

Map 4-2: Existing Land Use
Northern Beaufort County



2010 Beaufort County Comprehensive Plan

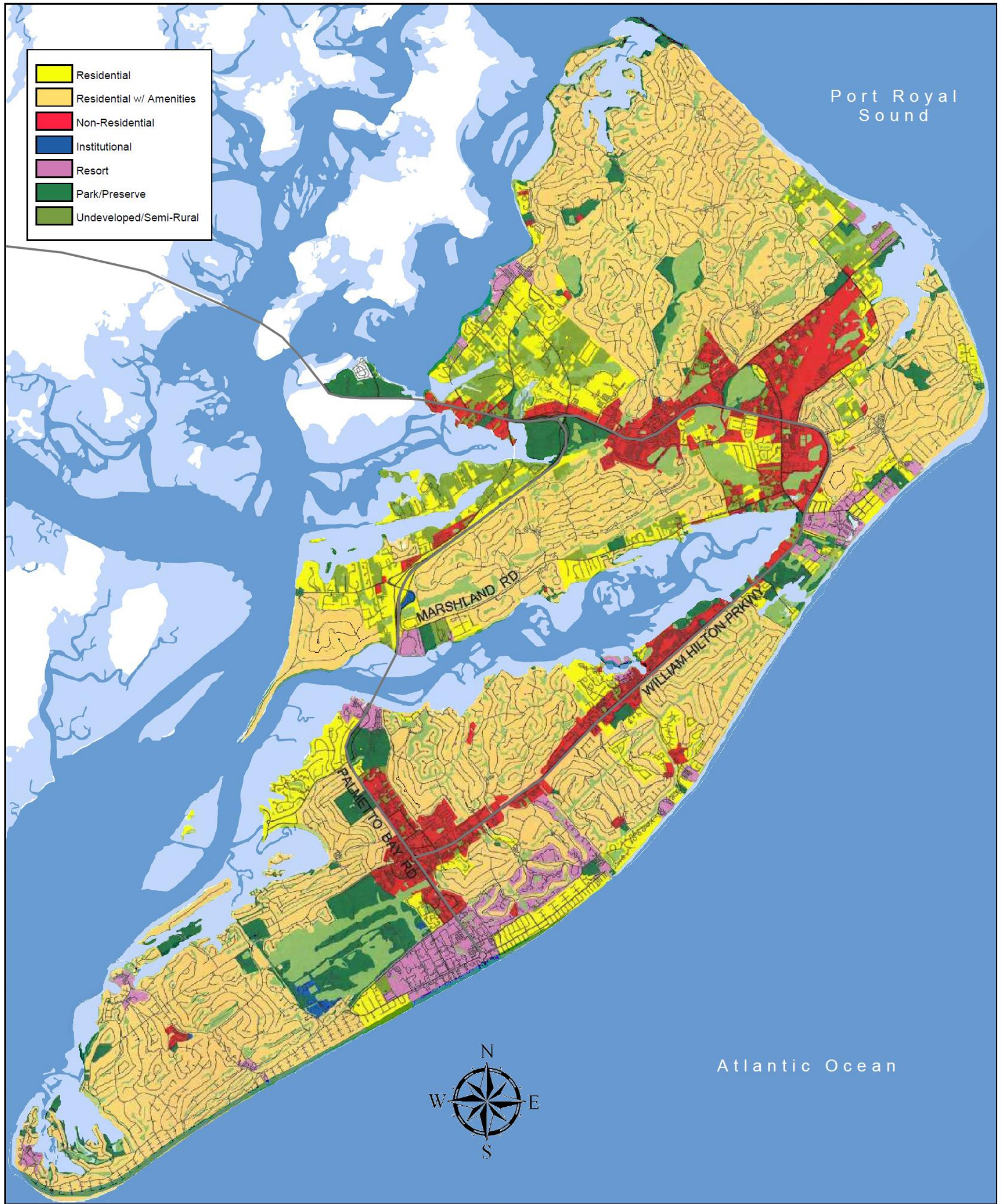


Chapter
4
Land Use

Map 4-3: Existing Land Use
Southern Beaufort County



2010 Beaufort County Comprehensive Plan

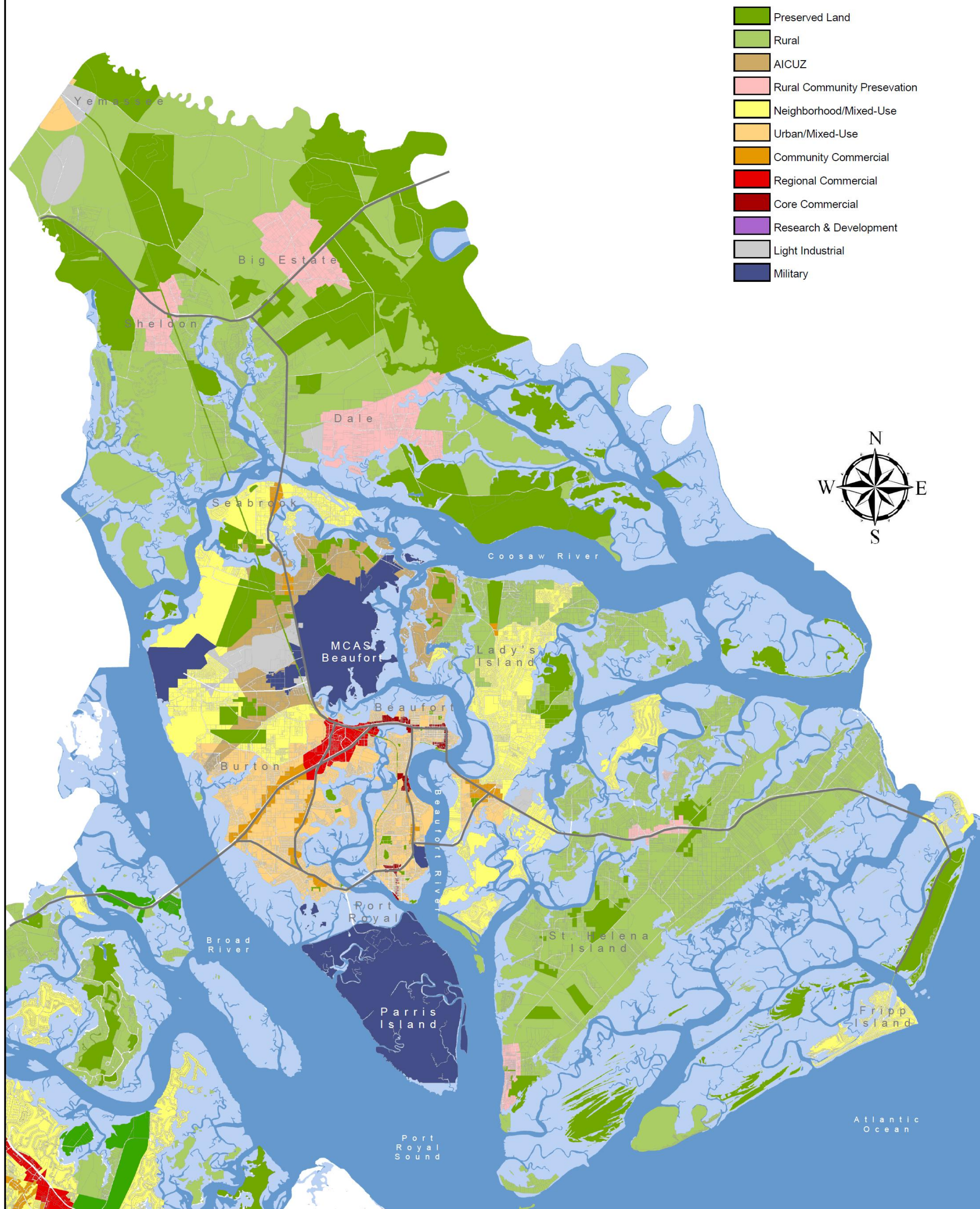


Chapter
4
Land Use

Map 4-4: Existing Land Use
Hilton Head Island



2010 Beaufort County Comprehensive Plan

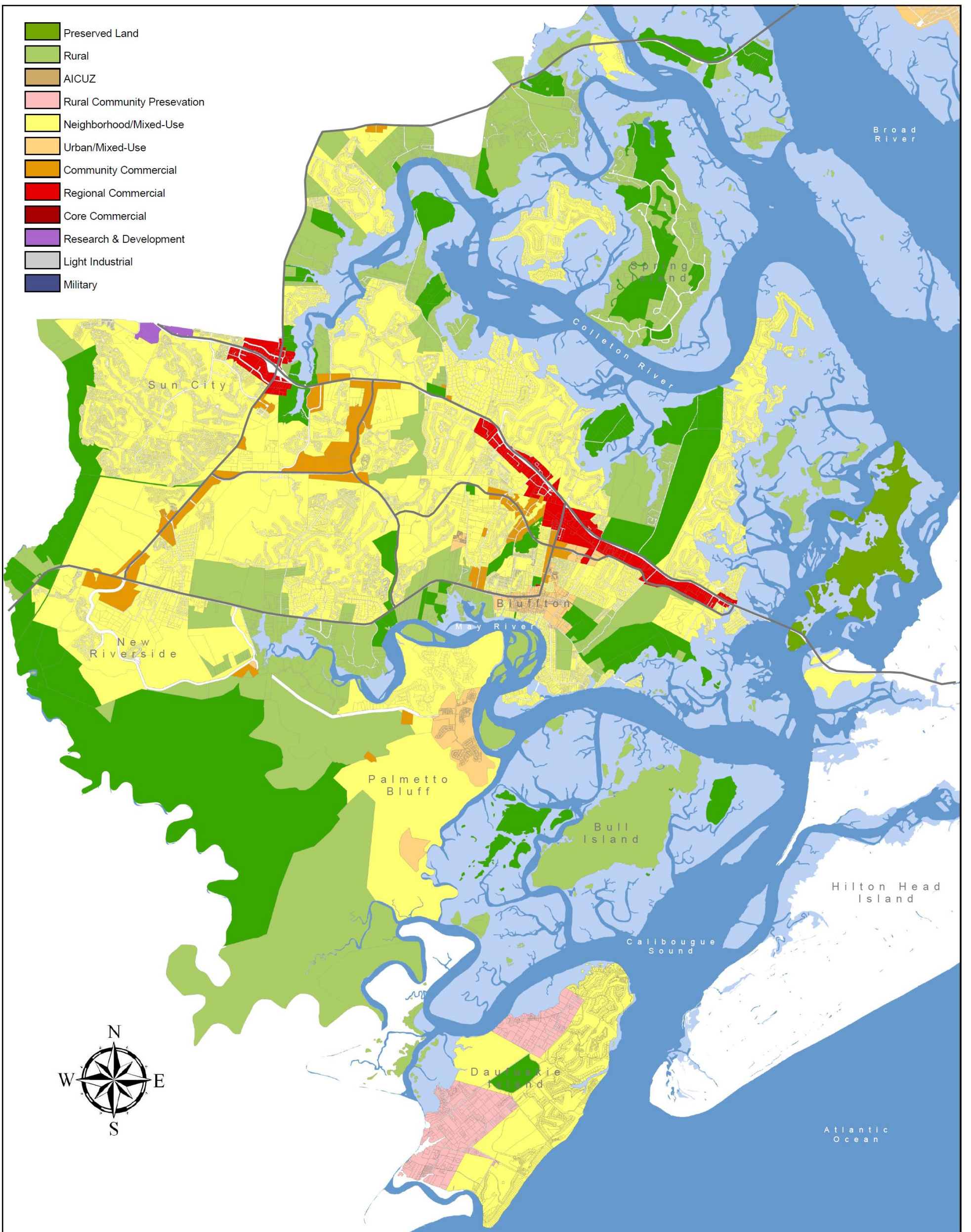


Chapter
4
Land Use

Map 4-6: Future Land Use
Northern Beaufort County



2010 Beaufort County Comprehensive Plan



Chapter
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Land Use

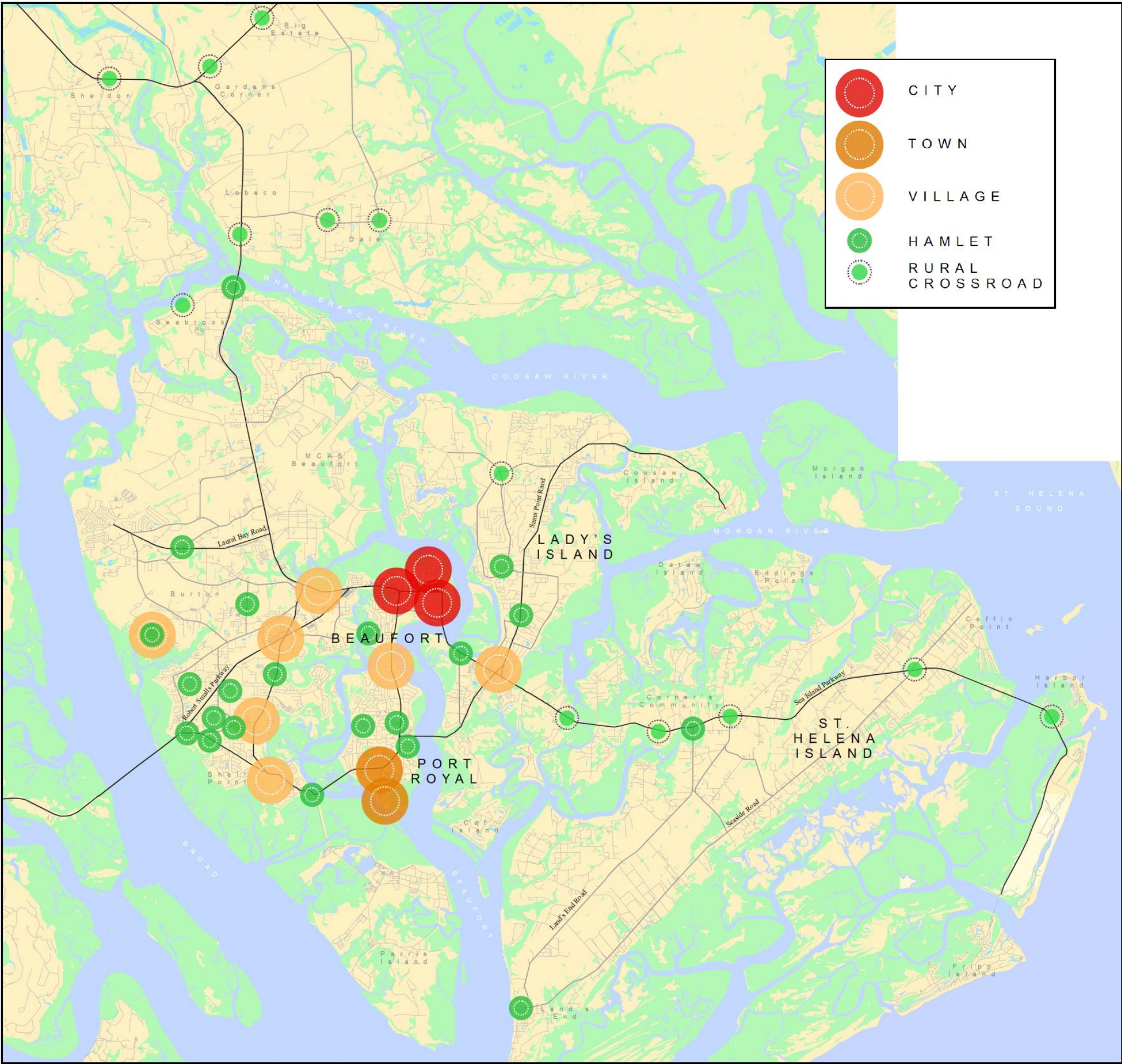
Map 4-7: Future Land Use
Southern Beaufort County



2010 Beaufort County Comprehensive Plan

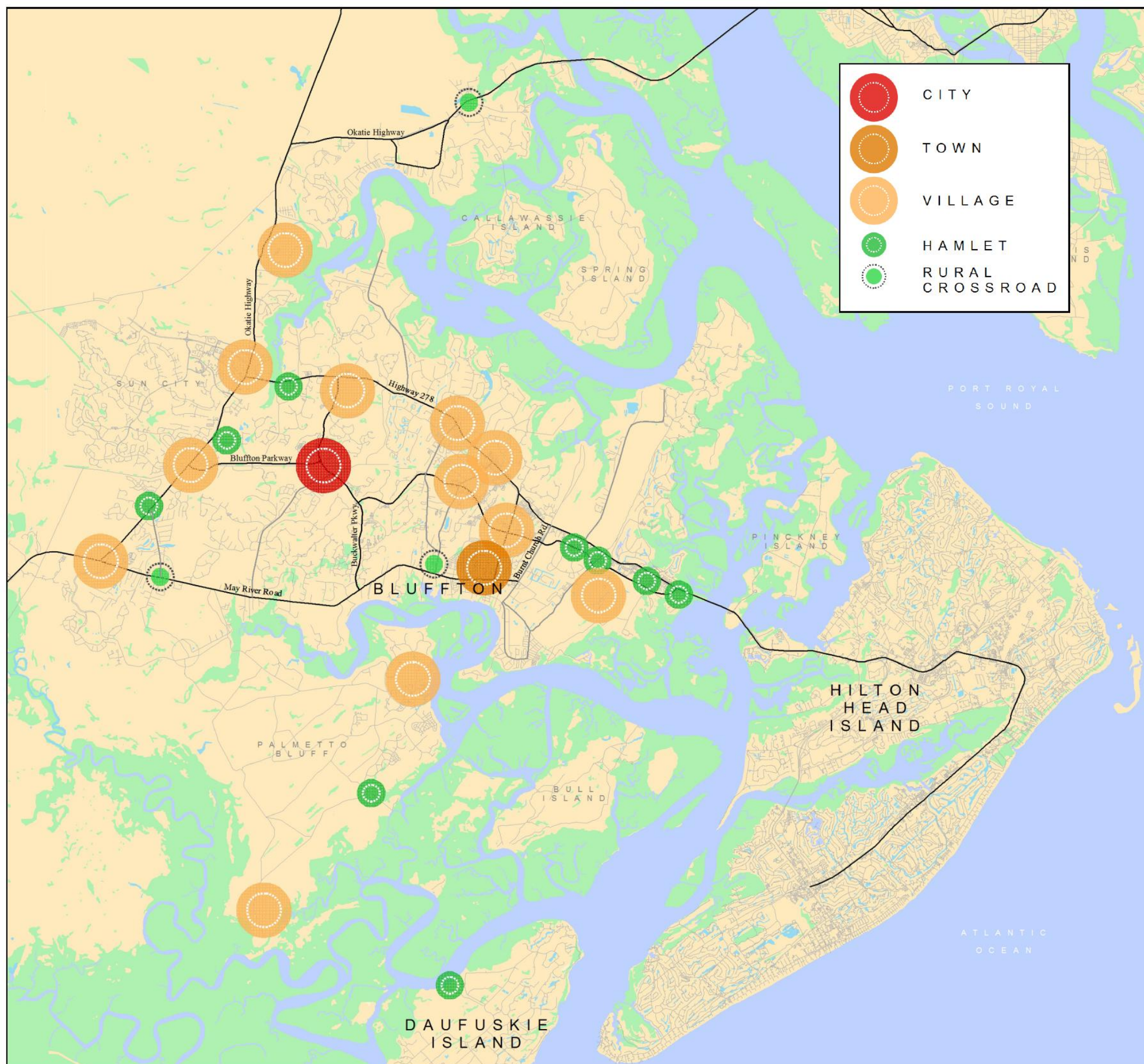
Chapter
4
Land Use

Map 4-8:
Place Type
Overlay
Northern
Beaufort County



Chapter
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Land Use

**Map 4-9:
Place Type
Overlay**
Southern
Beaufort County





*Beaufort County Comprehensive
Plan*
Cultural Resources



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Introduction

Beaufort County is one of America's historic and cultural treasures, a place where history and tradition are reflected in a vibrant landscape that provides a tangible link between past, present and future generations. Beaufort's attractiveness as a place to live and work, as a destination for visitors, and consequently its economic well being, are directly related to its historic character and unique quality of life.

Beaufort County's popularity and high growth rate has brought both recognition of the County's more visible historic assets and an influx of financial support for the rehabilitation of historic structures. As a result, Beaufort County, the City of Beaufort, the Town of Port Royal, the Town of Bluffton and the Town of Hilton Head Island each have adopted ordinances that protect historic and archaeological resources.

Given the County's rapid population growth over the last 20 years, however, it is vital to analyze the region's less tangible, but more inherent cultural resources, which make up the Lowcountry way of life. These resources include the County resident's relationship to the water as a source of food, recreation and transportation; the County's rich agricultural heritage; the County's military heritage; the County's scenic highways and byways; Gullah culture; and the active visual and performing arts community. Each of these components is vital to the region's identity. They add to the quality of life for residents; they make this region attractive to visitors and future residents; they drive the local tourism economy; and they ideally make this region an attractive site to relocate or create new businesses.

As one of the nation's historic and cultural treasures, Beaufort County bears a great responsibility to be good stewards of these resources. Therefore, it is vital not only to identify the County's historic and cultural resources, but to develop policies to preserve and enhance these resources.



Historic and Archaeological Resources

Beaufort County is blessed with a wealth of important historic buildings and sites as well as numerous pre-historic and historic archaeological sites. The County and its municipalities have devoted much time and effort to both inventorying these sites and creating the necessary regulatory framework to protect these sites from the potential adverse impacts of new development, redevelopment, rehabilitation, and neglect.

Resource Identification



The Church of the Cross, located in Bluffton's historic district, was constructed in 1854

Beaufort County Above Ground Historic Resources Survey: In 1997, Beaufort County completed a survey of historic buildings and other above ground historic resources that covered the unincorporated areas of Beaufort County, the City of Beaufort, and the Town of Port Royal. The Town of Bluffton was surveyed in 1995. The County survey identified over 1,500 historic sites and buildings; provided an historic overview of Beaufort County; an architectural analysis by building type, material and style; provided recommendations for National Register of Historic Places eligibility; and gave recommendations for future preservation actions. The survey is used by the County and municipalities in staff project development review, and by property owners, realtors, developers, historians, and other researchers as well as by the public. Because the survey primarily included only those properties that could be seen from public roads or those surveyed on private property with owner permission, the County continues to work with property owners to identify sites missed by the survey. For example, County staff, and the Historic Beaufort Foundation, and the military installations have worked with local citizens to locate and survey rural cemeteries, the majority of which are African-American. The survey can be accessed on Beaufort County's website¹.

¹ Presently only the unincorporated County, the City of Beaufort, and the Town of Port Royal are available on the website. Bluffton will be added soon. The City of Beaufort plans to include the city survey in its website.



Historic cemetery on Daufuskie Island

The Historic Preservation Review Board and staff have worked with the following private owners and organizations to protect important historic sites and buildings.

- Rose Hill Plantation
- Darrah Hall at Penn Center
- Brick Church
- Coffin Point Plantation House
- Old Sheldon Church Ruins
- Lobeco School
- First African Baptist Church (Daufuskie Island)
- Mt. Carmel Church (Daufuskie Island)
- Tombee Plantation

Archaeological Sites: Beaufort County has nearly 2,000 identified archaeological sites both underground and underwater. A majority of these sites are identified by surveys done when development projects are undertaken. In addition, archaeologists using grants from federal and state sources perform data recovery work on important sites such as the Santa Elena/Charlesfort site on Parris Island. On occasion, groups of local citizens commission archaeologists to identify and protect sites on private property. Projects of this type have been done on Dataw Island, Callawassie Island, and the Mitchelville area on Hilton Head Island. County staff has also worked with the Underwater Division of the SC Institute of Archaeology and Anthropology on a project to survey underwater archaeological sites in the Port Royal Sound.

Existing Regulatory Framework

The regulatory framework for protecting the County historic resources includes federal and state requirements along with County and municipal regulations. Generally, County and municipal regulations are meant to attend to gaps not addressed by state and federal regulations.

Federal and State Requirements: There are several mechanisms at the federal and state level, by which impacts on archaeological and historic sites are required to be identified and mitigated. Section 106 of the National Historic Preservation Act of 1966 requires consideration of historic properties when the federal government is involved in financing, licensing, or permitting a project. Section 106 requires federal agencies to consult with the State Historic Preservation Officer (SHPO), assess potential adverse affects of a project on historic resources and to address and mitigate those affects. Various state laws, such as the SC Coastal Zone Management Act of 1979 have similar provisions.

Historic Preservation Overlay District Ordinance: Beaufort County has adopted as part of the Zoning and Development Standards Ordinance-Community Development Code, a section that provides protection of the County's historic and archaeological resources. This ordinance requires that all work done on the exterior of designated historic buildings in the unincorporated County to be reviewed and approved either by the Historic Preservation Review Board or by staff acting on behalf of the Board. Once a project is approved, a Certificate of Appropriateness is issued, which is required before a building permit can be received.

Archaeological and Historic Impact Assessment Ordinance: This ordinance requires developers to provide information regarding the development site. After conducting document searches, consultations with compliance archaeologists and other research, the Planning Director and Historic Preservationist determine whether a survey of the property will be required. Reports, maps or other

information resulting from any survey are reviewed by the County, who works with the developer to devise a mitigation plan for the treatment of any identified archaeological resources. The plan would then be included in a Memorandum of Agreement (MOA) to be signed by the developer and the County.

Municipal Ordinances: The City of Beaufort, Town of Port Royal, Town of Bluffton and the Town of Hilton Head Island all have ordinances that provide some degree of protection of historic and archaeological resources. In the past, Beaufort County staff has provided professional assistance to the municipalities to identify and protect historic resources.

Other Planning and Preservation Efforts

Over the last 10 years, Beaufort County has undertaken a number of projects to preserve important County owned historic properties and to acquire and preserve other important historic sites through its Rural and Critical Lands Preservation Program.

- **Lobeco Library:** Listed in the National Register of Historic Places and owned by the Beaufort County Board of Education, this school building was renovated in 2003 into the Lobeco branch of the Beaufort County Library.
- **Barker Field Tabby Ruins:** Beaufort County financed the restoration of tabby ruins located in Barker Field County Park on Hilton Head Island.
- **Ford Shell Ring:** Beaufort County in conjunction with the Town of Hilton Head Island purchased a 6.8-acre parcel that contains Native American Shell Rings believed to have ceremonial importance. The site is also home to the remains of a freedman's cottage.
- **Altamaha Town:** Beaufort County purchased a 100-acre site located on Old Baileys Road in 2004 that includes Altamaha, a Yamasee Indian town that is being developed as a passive park and historic site.
- **Fort Fremont:** Beaufort County purchased 14 acres on St. Helena Island that contains the ruins of a historic Spanish-American War fort that was completed in 1898.



The Lobeco Library is located in the restored Lobeco School that was constructed in 1937.



Fort Fremont dates back to 1898 when it was constructed for the Spanish-American War.



Vernacular architecture on Daufuskie Island.

The Town of Hilton Head Island has also been active in the preservation of historic and archaeological sites. Town preservation efforts include Greens Shell Ring, Honey Horn Plantation, Jenkins Island Shell Pit, Jenkins Island Cemetery, and the Fish Haul Creek Site. The Town of Bluffton has been active in restoring the Garvin House, an 1870 residence constructed by Cyrus Garvin, a former slave. In addition to public sector preservation efforts, private residential communities, such as Dataw Island, Spring Island and Haig Point have preserved tabby ruins and other above ground features.

Vernacular Architecture

Beaufort County has a rich inventory of vernacular architecture, much of which is being lost to redevelopment and neglect. Protection of these older structures, many of which are located in the rural and less affluent parts of the County, is vital both to preserving an important component of the County's historic built environment and as a source of affordable housing. Many of these structures are modest homes built largely by African-Americans. The best examples can be found on St. Helena Island, Daufuskie Island and in the Northwest Quadrant in the City of Beaufort. Non-residential vernacular structures include rural roadside markets and truck farming packing houses.



Albany Groceries, located in Dale, is a good example of commercial vernacular architecture.

Conclusions

Beaufort County, and its municipalities, and military bases have devoted many resources to both inventory and protect historic structures and archaeological sites. These preservation efforts need to be continued and enhanced in the future. Special emphasis should be placed on identifying and preserving the County's most endangered structures and sites through proactive means (adaptive reuse, grant funded rehabilitation, tax incentives, etc.).



Scenic Highways and Byways

Beaufort County's highways are the County's primary and most visible public realm. It is where the manmade environment intersects with the natural environment. Therefore, scenic highways and byways are included as a cultural resource. It is the most frequent way that people enjoy the scenic beauty of the County.

Fifty years ago, Beaufort County's transportation network was made up of 2-lane highways, many of which were completely shaded under a canopy of oaks. Population growth accompanied by development has rendered this a vanishing feature of the Lowcountry landscape. Most of the County's principal and minor arterials and its major collectors have been or are slated to be widened to four or six lanes.

Existing Preservation and Enhancement Efforts

In the past 15 years, Beaufort County has recognized the importance of preserving the scenic qualities of its highways. These efforts include the adoption of the Corridor Overlay District; the designation of Old Sheldon Church Road as a state scenic highway; and preserving trees and creating context sensitive features when roads are widened.

Development Standards Corridor Overlay District Ordinance:

In 1992, Beaufort County adopted the Highway Corridor Overlay District to apply to U.S. 278, the primary corridor leading onto Hilton Head Island. The Corridor Overlay District ~~has since been~~ ~~was then~~ expanded to include all major highways in Beaufort County. The district ~~provides~~ ~~provided~~ standards for architecture, landscaping (including tree preservation), signage, and lighting for new development along the County's major highways. ~~The Community Development Code then expanded these standards to apply to all development with the exception of single-family and two-family residential. While the corridor overlay district has these development standards have~~ helped to limit the potential adverse visual impact of commercial growth along these highways, ~~the standards do not apply to improvements within the highway right-of-way. there are several limitations of the district that could be improved upon:~~

South Carolina State Scenic
Byways in Beaufort County

- Hilton Head Island Scenic Byway
- May River Scenic Byway
- McTeer Bridge & Causeways Scenic Highway
- Old Sheldon Church Road Scenic Byway
- SC 170 Scenic Highway
- US 21 Scenic Highway

Source: South Carolina Department of Transportation

- The corridor overlay district standards are modeled after similar standards adopted on Hilton Head Island. Some of these standards are not as well suited to the more rural parts of the County.
- The standards do not apply to improvements within the highway right-of-way. Therefore, road widening, median landscaping, SCDOT maintenance, turning lanes, and other road alterations fall outside the district requirements and the purview of the Corridor Review Boards.
- The standards do not apply to many of the County's major and minor collector roads. Many of these roads still have significant scenic resources.

Southern Beaufort County Corridor Beautification Board:

Since development standards only apply to development on individual parcels, additional oversight was needed for road improvements within the highway right-of-way. In 2013, County Council authorized the creation of the Southern Beaufort County Corridor Beautification Board. County Council created the Board to assist Council in the design, implementation, fundraising and promotion of median beautification and other aesthetic improvements along highways in Southern Beaufort County.

State Scenic Byway (Old Sheldon Church Road): The State designated Old Sheldon Church Road a Scenic Byway in 2003. Old Sheldon Church Road is one of the County's most scenic highways. A trip on Old Sheldon Church Road offers glimpses into the past through the remains of the Sheldon Church ruins, the entrances to several historic plantations, and views of former rice fields. In addition to its historic importance, the road is one of the few remaining canopy roads in Beaufort County. In recent years, the road has become a short cut between I-95 and Beaufort for both cars and trucks. Accompanying state scenic byway designation, Beaufort County adopted a management plan to protect the highway's scenic qualities. This management plan includes called for extending the corridor overlay district to apply to Old Sheldon Church Road; working with the state to reduce speed limits and to limit truck traffic; and working with SCDOT and the utility companies to utilize best management practices when trees are pruned for maintenance.



Old Sheldon Church Road was designated a State Scenic Byway in 2003.

Canopy Roads Brochure: In 2009, the Beaufort County Planning Department produced a brochure titled The Canopy Roads of Beaufort County. The purpose of the brochure was to provide greater awareness of the County's remaining canopy roads and highlight them as a unique feature of the region's history, culture and natural environment.

Conclusions

Beaufort County has taken important steps to protect the scenic qualities of its highways and byways. ~~The Architectural, landscaping, signage and lighting standards have corridor overlay district~~ has been a key component in these preservation efforts and should be ~~continually implemented enhanced and expanded~~ to provide more protection to the County's remaining rural scenic highways. The designation of Old Sheldon Church Road as a state scenic byway and the accompanying management plan represent the next step in moving the protection of scenic corridors beyond the regulatory environment to include public outreach and partnerships with SCDOT and utility companies. The County should seek this designation on other highways with similar qualities. Finally, the County has many rural scenic highways that ~~do not fall under the jurisdiction of the corridor overlay district and~~ are not likely to be eligible for state scenic designation. The County should take steps to ~~inventory these highways and~~ develop a management plan to protect and promote the scenic qualities of these roads.



Maritime Heritage

Beaufort County consists roughly of half land and half water. Throughout its history, the County's waterways have been a source of food, industry, trade, transportation and recreation. The County's culture and identity has been as closely tied to its waterways as it has been tied to its land. Seafood, fish, shrimp, crabs and oysters have been a staple of the Lowcountry diet since the days of the Native American inhabitants. Historically many of Beaufort County's islands lacked direct access to the mainland and therefore water was vital to transportation. Today, recreational boating and fishing are an important facet both to the Lowcountry way of life and to the local economy as an increasing number of visitors are interested in chartering fishing boats and in ecotourism. Although there is an abundance of rivers, bays and marshes in Beaufort County, the rapid pace of growth and rising land values have challenged the traditional uses of the County's waterways.

- Growth has brought with it concerns about declining water quality, excessive stormwater runoff and increased pollutants into the local marshes and waterways.
- Waterfront access facilities, such as boat landings and fishing piers, have not kept pace with population growth.
- Rising land values have put a premium on waterfront property and made it very expensive to purchase new land for waterfront access.
- Rising land values have also brought about pressure on commercial waterfronts to sell to the highest bidder.
- Increased residential development on marshfront and waterfront property has brought about conflicts between property owners and those harvesting crabs and oysters.

Summary of 2006-2013 South Carolina Shellfish Catches

- Blue Crab – 4.32-5.13 million lbs. - \$3.4-6.4 million
- Shrimp (Brown, White & Other) – 2.2-1.99 million lbs. - \$5.6-5.8 million
- Eastern Oysters – 81,548 bushels 0.37 million - \$1.2-2.3 million

Source: NOAA – National Marine Fisheries Service

Local Seafood Industry

Fishing as a commercial venture dates back to the colonial times when street peddlers and small merchants sold fish and shellfish for local consumption. In the late 1800's, canning became a major part of the seafood business, allowing local seafood to be sold to other parts of the world. Freezing became popular in the late 1940s and is still used for a majority of today's seafood catch, especially when shipped elsewhere. Today the industry is in decline; nevertheless, the demand for fresh

*Issues Facing the Local
Seafood Industry*

- Low-priced imported shrimp and crabs
- Rising fuel costs
- Rising labor costs
- Increased land values affecting waterfront access
- Loss of processing facilities
- Age of fleet
- Loss of maintenance facilities



A commercial crabber on the Combahee River.

**FRIENDS
DON'T LET FRIENDS EAT
IMPORTED SHRIMP**

Popular bumper sticker supporting the local seafood industry in Beaufort County.

seafood from Beaufort County's waters is still high. Many of the hardships facing the local seafood industry are international in scale – flat market prices, competition from Asia and Latin America, and rising fuel costs. This plan focuses on local issues and possible solutions to protect the viability of the industry.

Working Waterfronts: The local seafood industry relies on the availability of ice, fuel, grading and processing, freezers, access to markets, and places to moor fishing boats. Beaufort County has nine remaining working waterfronts (Map 1) that provide these services to the industry. The long-term viability of these waterfronts is in question as owners face both the declining profitability of the industry and rising land costs that make it attractive to sell.

Other Commercial Fishing Concerns: The local seafood industry is affected by other aspects of rapid population growth. Increased development has led to the closure of shellfish beds, reducing the availability of oysters and clams. Stormwater runoff also affects the salinity levels in localized areas, which has led to declining crab populations. The proliferation of private docks on small tidal creeks and an increasing number of no wake zones have made it more difficult and time consuming to harvest crab pots and to reach oyster beds. Finally, most crabbers and oystermen utilize the County's boat landings and must compete with an increasing number of recreational boaters for a limited number of landings.

Local Initiatives: Beaufort County and its municipalities have taken several steps to protect the viability of the local seafood industry.

- **Commercial Fishing Village Overlay District (CFVOD):** In 2000, Beaufort County Council adopted the CFVOD. The process involved inventorying the County's existing working waterfronts and interviewing those involved in the seafood industry to determine the existing and future needs of the commercial fishing operations. The purpose of the district was to remove regulatory barriers that could threaten the operation and expansion of the existing active uses.
- **Bluffton Oyster Company:** In 2002, Beaufort County purchased 5 acres at the site of the Bluffton Oyster Company, the last oyster shucking facility in Beaufort County. The Bluffton Oyster Company continues to operate under a long-term lease arrangement with Beaufort County.
- **Benny Hudson Seafood Company:** In 2003, the Town of Hilton Head Island purchased the development rights of this active seafood operation which allows for the continued operation of the company, provides tax breaks to the property owner, and protects the property from redevelopment.
- **Port Royal Seafood:** The Town of Port Royal has taken **took** over the management and operation of this facility to keep it viable as the



Recreational cast netting for shrimp.

Port of Port Royal property is sold and redeveloped. However, with the July 2015 fire and pending sale of the Port property, the future of this operation is uncertain.

Recreational Fishing and Boating

Recreational fishing and boating is a traditional local pastime as well as a draw for visitors. In 2007, Field and Stream magazine named Beaufort a top 20 fishing town. Local coastal waters offer sheepshead, mullet, croaker, sea trout, and whiting, along with crabs, shrimp and oysters. Cobia season brings many visitors to the Broad River in May. The popularity of recreational fishing and boating also supports fishing charters and ecotourism which are a component of the local economy. According to SCDNR, in 2007 2014, there were 12,225-15,131 boats registered in Beaufort County. This is 2,906 more registered boats than just 7 years prior. Assuming that boat registration keeps pace with projected population growth, Beaufort County can expect 20,789 18,278 boats in 2025 2030. This growth will place further stress on the County's 26 public boat landings.



The Hunting Island Fishing Pier extends 1,120 feet into Fripp Inlet.

The Beaufort County Public Works Department maintains and manages 26 25 public boat ramps and the City of Beaufort owns the Pigeon Point boat ramp. In 2007, SCDHEC/OCRM published the *South Carolina Five Coastal County Boat Ramp Study*. This study provided a detailed assessment of the County's existing boat landings and provided the following general findings and recommendations

- There is a major need for more parking at existing boat ramps;
- Existing boat landings need to be upgraded and repaired with new restrooms, more trash disposal, and better lighting;
- Certain accesses should be designated for non-motorized uses such as fishing, crabbing, kayaking, canoeing, and viewing; and
- Passenger cars should not park in car/trailer parking spaces.

Other Water Access Issues

The demand for shore-based fishing is already evident in the number of people fishing from bridges and in undesignated areas in proximity to roads and bridges. Changing demographics have the potential to change the desires of the public with respect to water access needs. As the population ages there may be increasing demands for shore-based fishing facilities. Beaufort County has eight ten fishing piers. In addition to shore based fishing, canoes and kayaks compete with motorized boats for the same limited number of water access facilities.



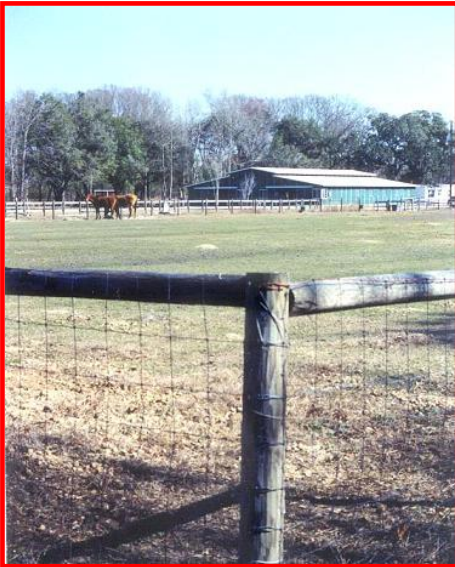
A shrimp boat on the May River.

Conclusions

Because of growth and rising land prices, the traditional relationship between County residents and the water is being challenged. To address these challenges, Beaufort County will need to take a more



active role in preserving traditional water dependent uses and providing improved access to the water for all County residents.



Agricultural Heritage

Historically and culturally, Beaufort County's identity has been closely tied to its soil. For much of the County's history, agriculture has been the mainstay of the local economy. Agriculture has also played an important role in sustaining its population through periods of isolation and hard economic times. From the period immediately following the Civil War through the first half of the 20th century when employment and capital were scarce, vegetables, melons, poultry and livestock provided the County's many small property owners, many of them freed slaves, the means to survive and remain independent in spite of poverty and isolation. While the County's recent population growth has brought increased economic opportunities, the importance of farming and the skills related to farming are in decline. Preserving and enhancing agriculture as a way of life in Beaufort County is vital to maintaining the County's economic and demographic diversity, providing economic opportunities to rural residents and landowners, reducing the pressures of sprawl, providing a source of local fresh produce, and retaining the traditions and characteristics that make this region unique.



Dempsey Farms on St. Helena Island.

History of Agriculture in Beaufort County

Beaufort County is endowed with 250 frost-free days and good agricultural soils. The US Department of Agriculture (USDA) designates 25% of the County acreage as unique, 3% as prime, and 25% of the total County acreage as additional farmland of state importance. The unique category was assigned due to soil characteristics and a location that is favored by warm moist air from the nearby ocean and tidal streams. The USDA stipulates that when the soils are well managed, they are among the most productive in the region.

The early colonists found Beaufort County almost completely wooded and densely populated with many species of wildlife. Lumber for shipbuilding and the use of other forest products became a major industry of the early settlers. In 1680, rice was introduced into the region. By 1719, the colonists, merchants, traders and farmers had built up great wealth from rice production from the abundant resources available. Indigo was introduced in the early to mid-1700s, and remained profitable until after the Revolutionary War when the English



Marshview Community Organic Farm is a local example of Community Sustainable Agriculture.

government removed their bounty on it. Sea Island long-staple cotton, known for its long, smooth fibers, was introduced in 1785 and soon became the next major cash crop. While Sea Island cotton nearly disappeared from production during the Civil War, it made a modest comeback in the 1880s, only to fall victim to the boll weevil in the 1920s. Following the Civil War, the agricultural economy of Beaufort plummeted. Although a number of crops were grown, including corn, tobacco, rice, potatoes, truck crops and livestock, none reached the prominence of the rice, indigo, or Sea Island long-staple cotton of previous years. In the early 1900's, the USDA encouraged truck farming in the Southeast, due to its long growing season. Truck crops were a large and profitable industry in Beaufort County during the early to mid-1900s, and much of today's agricultural production is based upon this agricultural sector.

Existing Conditions

According to the ~~2002~~ 2012 USDA Census of Agriculture, there were ~~44,373~~ 42,177 acres of land classified as farmland in Beaufort County that ~~produced crops with a total value of \$9.8 million~~ with 137 individual farms. Table 6-1 depicts that although Beaufort County lost about ~~10,000~~ 12,000 acres of farmland between the years of 1987 and ~~2002~~ 2012, with a modest increase in the corresponding number of farms ~~has not decreased by the same percentage~~. Farms with greater acreage are subject to greater pressure from development and face the continuing need to truck their products longer distances. Large-scale truck farms are still active on St. Helena Island and north of the Whale Branch River. Typically, tomatoes are grown and harvested during the month of June to be shipped to markets in the Northeast.

Table 6-1: Number of Farms and Farmland in Beaufort County

Year	Number of Farms	Land in Farms (acres)
1987	125	54,152
1992	120	44,800
2002	116	44,373
<u>2007</u>	<u>125</u>	<u>49,401</u>
<u>2012</u>	<u>137</u>	<u>42,177</u>

Source: ~~1987, 1992, and 2002~~ 2012 USDA Census of Agriculture

On a smaller scale many other types of crops, including collards, cabbage, turnips, carrots, beans, watermelon, cantaloupe, corn, yellow squash, okra, potatoes, sweet potatoes, and pumpkins are grown locally on small farms and gardens to be marketed at the State Farmers Market in Columbia or at local farmers markets.



The Bluffton Farmers Market.

Local Marketing Initiatives

Increasing energy costs for transportation and recent public demand for locally grown foods have created opportunities for smaller scale farmers. While there is ample production potential, local products must be matched by marketing prospects to promote expansion of small-scale farming geared toward local and regional consumption. Local marketing programs, such as farmers markets, are being initiated and/or expanded on, that are designed to provide visibility of the small farmer to a larger marketplace. The following two local initiatives are designed to increase the profitability of small-scale farming by lining up local growers with consumers.

■ **Farmers Market:** The local Farmer's Market has been in operation since 1987 and currently consists of about 25 participating vendors. In the past, the market was administered by a committee that included representatives from Clemson Extension, farmers, Department of Social Services, and Department of Health and Environmental Control. The administration is in the process of being transferred to the Town of Port Royal with the committee remaining as an advisory group. Currently the Market locates at three sites. On Tuesday afternoons and Saturday mornings the market is located at Heritage Park beside the Naval Hospital in Port Royal; on Thursday mornings at the Shelter Cove Mall on Hilton Head Island; and on Thursday afternoons in Bluffton at the Oyster Factory.



Locally grown turnips at the Bluffton Farmers Market.

■ **Small Farmer Wholesale Auction Market:** The purpose of the wholesale auction market is to provide an outlet for small local farmers to market their products to a broader audience. This will allow the local growers to expand their customer base beyond their traditional audience, which is mainly local roadside stand consumers and to provide small farmers with more opportunities to sell their products and remain competitive in the marketplace, thus maintaining their livelihood and lifestyle. The wholesale auction market, which serves farmers in Beaufort, Charleston, Colleton, Hampton, and Jasper Counties, opened in May 2008 in the Town of Ridgeland in Jasper County. A coalition of partners, including the USDA Natural Resources Conservation Service, Clemson University Cooperative Extension Service, Penn Center, SC State 1890 Research and Extension service and local farmers initiated this project.

Conclusions

While agriculture has been experiencing a slow and steady decline in Beaufort County, there are opportunities arising that may reverse this trend. Rising food and fuel prices along with concerns about the safety and quality of mass-produced food products has led to a worldwide

interest in consuming locally grown and produced food. This global movement has the potential to benefit local small and medium sized growers. In order to facilitate this opportunity, there are three general sets of policies that Beaufort County should pursue.

- Beaufort County should ensure through land use policies and other programs that the potential supply of available land for agriculture is maximized and maintained.
- Beaufort County should support programs aimed at creating marketing opportunities for local growers such as ~~the wholesale auction market and~~ the local farmers markets or the creation of a wholesale auction market.
- Beaufort County should provide information to the public on where locally grown and produced food products can be purchased.



Military Heritage

Beaufort County's military heritage is nearly 500 years old and has influenced virtually every aspect of the local culture. The County is centered around Port Royal Sound ~~the Broad River~~ which is the deepest natural harbor in the southeastern United States. This location played a key role in the original settlement of the County; the strategic role the County played in many conflicts over the years; and influenced the location of the Marine Corps Recruit Depot, Parris Island; the Marine Corps Air Station, Beaufort; and the Naval Hospital. The presence of the military today is a major driver of the local economy directly and indirectly providing ~~over~~ approximately \$1.5 billion in economic activity, \$700 million in sales at local businesses and supporting a total of 12,826 ~~17,500~~ jobs and over \$600 ~~\$700~~ million in personal income each year.² The presence of the military has influenced development patterns, the building of roads and other infrastructure and has attracted retirees and tourists.

Military History

From the first European to arrive in what is now Beaufort County to the present the military has played an important role in the life of the area. In 1526 Spanish explorers named the area Santa Elena (St. Helena). The following year the Spanish attempted to place a colony in the Port Royal area. The colony was a failure and the surviving settlers left. The French were the next to come to the region placing a colony on Parris Island in 1562 as they attempted to gain a foothold in southeastern America. They named their fort Charlesfort. This settlement also failed. The Spanish returned and established a colony known as Santa Elena in 1566. They remained until 1587. In 1684 Scottish Presbyterians established Stuart Town believed to be at the present site known as Spanish Point. The colony only lasted for two years after Spanish and Indian forces attacked and destroyed the colony. The survivors fled to Charleston.

² The Economic Impact of South Carolina's Military Community: A Statewide and Regional Analysis, Prepared at the request of the South Carolina Military Base Task Force by: University of South Carolina, Darla Moore School of Business, Division of Research, January 2015.

Once Beaufort was established in 1711, the SC Legislature approved a series of forts to protect the entrance to the City of Beaufort and Port Royal. In the 1730's Fort Prince Frederick, a tabby fort, was constructed on the site of the present day Naval Hospital. Ruins of the fort remain. In 1755, Fort Lyttelton was built on Spanish Point and in 1811 Fort Marion was constructed on the same site. Extensive archaeological remains of these forts still exist.

There was considerable activity in the Beaufort area during the Revolutionary War. There were a number of defenses, fortifications and camps in Beaufort County. The most important engagement was the Battle of Port Royal that took place in Gray's Hill. During the American Revolution and the War of 1812, Beaufort was protected by earthworks. These defenses were occupied by the Confederates at the start of the Civil War. Later, the Confederates built works to protect the Charleston to Savannah Railroad. Some of these fortifications were built under the supervision of General Robert E. Lee whose headquarters were at Coosawatchie. Other fortifications were built on Hilton Head and Bay Point Islands to protect Port Royal Sound.

When the Union Army occupied the Beaufort area, several fortifications were built on Hilton Head and Port Royal Islands. A series of earthworks and forts were built between Battery Creek and the Beaufort River. A few of these earthworks remain whole or in part. A partial earthwork named Battery Saxton remains on US 21 near the entrance to the City of Beaufort.

Camp Saxton, located on the site of the present day Naval Hospital, was a camp for the 1st South Carolina Volunteers, the first black regiment in the Union Army. On January 1, 1863, the Emancipation Proclamation was read to the troops and freed slaves. The event is celebrated each year on New Year's Day.

On Hilton Head Island, the Confederates built several fortifications including Fort Walker and Fort Beauregard. The Union Army enlarged Fort Walker and renamed it Fort Welles. Other Union fortifications included Fort Howell, Fort Sherman and Fort Mitchel. These last three forts are in a good state of preservation. Mitchelville, a community built for freed slaves in the area became a thriving community during and after the War. Efforts to preserve Mitchelville continue today.

Fort Fremont, named after General John C. Fremont, which included two concrete sea coast batteries, was built on St. Helena Island in 1898 as part of a coastal defense system for the Eastern and Gulf coasts of the United States. The fort consisted of all support needed for the batteries including barracks, officers quarters, a mess hall, bakery, carpenter shop, administration building, a hospital and other buildings. The fort was decommissioned in 1921. Only the batteries, named Jesup



The "Iron Mike" monument to the U.S. Marines stands in front of the Parris Island Headquarters and Service Battalion Barracks

and Fornance, and the hospital remain today. The batteries are now owned by Beaufort County and are part of a public passive park. The hospital building is privately owned.

Recent Military Activity

The US Navy and Marine Corps have played an important role in the cultural and economic life of Beaufort for over 100 years. The Navy acquired a portion of Parris Island in the 1890's and built a coaling station and later a dry-dock on the island. The Marine Corps took over the base in the early 20th century and at the end of World War I, acquired the entire island. During WWII, Page Field, a naval air station was located on Parris Island. Today, the island is the site of the Marine Corps Recruit Depot, Parris Island, the headquarters for the Eastern Recruiting Region. East Coast training area for Marines.

The establishment of the Marine Corps Air Station dates back to 1941 when 1,300 acres in Beaufort were purchased by the Civil Aeronautics Authority for an auxiliary air station that supported advanced training for anti-submarine patrol squadrons. During the Korean War the Navy decided to establish a Marine Corps air station in Beaufort and the land was purchased by the Federal government. It was activated on January 1, 1955 as Merritt Field, named after Major General Lewie Merritt. In 1959, the Navy built Laurel Bay, a housing complex for Marine and Navy personnel. Today the entire installation includes 6,900 acres at the air station, 1,076 acres at Laurel Bay and an additional 5,182 acres at the Townsend Bombing Range in Georgia, the weapons training installation for the air station. MCAS is currently transitioning from the F18 to the F35B Joint Strike Fighter and adding a mission to house five three squadrons and to operate a Pilot Training Center.

The Naval Hospital Beaufort was commissioned in 1949 to provide medical support to the Parris Island and its recruits. The hospital currently serves the military installations in Beaufort County including Laurel Bay.

Conclusions

Today, the Navy and Marine Corps continue to have in an important role in Beaufort and in our nation's defense. Military and civilian personnel contribute significantly to the economy of Beaufort both in money they spend and as part of the non-military workforce. Military personnel also participate in community cultural and charitable organizations. We are reminded of the important role they play as we hear jets flying to and from the Air Station and small arms fire from Parris Island where tomorrows Marines are being trained.



Gullah Culture

The Gullah/Geechee are a community of African-Americans who live along the Atlantic coast on the Sea Islands of South Carolina and Georgia. Generally, the term “Gullah” is used in South Carolina and “Geechee” is used in Georgia. Comprised of descendants of slaves brought from West Africa, Gullah/Geechee communities continue to thrive on the Sea Islands today. The historic isolation of the Sea Islands was crucial to the survival of this culture. Within their rural communities, Gullah/Geechee people were able to maintain language, arts, crafts, religious beliefs, rituals, and foods that are distinctly connected to their West and Central African roots. Today there exists a strong movement to preserve and maintain Beaufort County’s Gullah culture, language and customs.

Issues Affecting Gullah Culture in Beaufort County

As in other parts of the Southeast, Gullah culture is under extreme stress from rapid coastal development, population growth, lack of recognition, and the lack of significant financial resources. Rapid population growth has the potential to substantially alter the traditional social and cultural character of Beaufort County’s Gullah community, as new residents represent different values and customs. The gentrification of St. Helena Island, which represents the County’s largest Gullah community, would result in a greater demand for urban services and eventually to urbanization and higher property values, which would make it more difficult and costly to maintain the traditional rural lifestyle on the Island.



Historic Praise House on St. Helena Island.

Beaufort County’s Gullah communities face other unique challenges brought on by increased development pressure. When Beaufort County was largely rural, large tracts of agricultural and forested land, regardless of their private ownership, provided the Gullah community with traditional access to waterways, oyster beds, hunting grounds and other amenities of the natural environment that were the lifelines for the community. Rising land values, especially along marshes and waterways, have often led to property owners limiting access through



The Gullah Grub, located in the Corner Community on St. Helena Island served traditional Gullah cuisine. It operates under the South Carolina Coastal Community Development Organization.

their properties. In addition, many of the older cemeteries, which play an important role for the Gullah community, are located within the original plantations and are now on private property and difficult to access.

Local Initiatives to Preserve Gullah Heritage

In the past 10 years, Beaufort County, working closely with community groups, has taken several initiatives aimed at strengthening the Gullah community.

Corners Area Community Preservation District: The Corners Community is located around the intersection of Sea Island Parkway (US 21) and Martin Luther King, Jr. Drive and is the cultural and commercial heart of St. Helena Island. The 1997 Comprehensive Plan designated this area as a Community Preservation District, which led to a community-based plan that was completed and adopted in 2003. The plan was formulated by the 12-member Corners Area Community Preservation Committee, which conducted 140 meetings over a period of 2 ½ years. The plan outlines policies that encourage the district to be pedestrian friendly, promotes the preservation of historic structures and calls for context sensitive design for the widening of US 21 through the heart of the community. In 2014, based on input from the Community Preservation Committee and island residents, the County adopted transect zones for the Corners Community to further promote the objectives of the plan.

Cultural Protection Overlay District: In order to protect the Gullah cultural heritage of St. Helena Island, the County developed the Cultural Protection Overlay to prevent rural gentrification and displacement of residents in these cultural communities. The intent of this overlay is to protect this area from encroaching development pressures. Currently the district restricts the development of gated communities, golf courses, and resorts. It also prohibits development features that restrict access to water and other culturally significant locations, and franchise design.

Family Compound Option: The family compound option allows longtime rural residents to protect a rural way of life, especially prevalent in the Gullah community, where family members cluster development on family owned or heir's property. The family compound option allows property owners a density bonus for family dwelling units, which can be built either on the applicant's property without being subdivided, or on property subdivided and conveyed to the family members.

Gullah/Geechee Cultural Heritage Corridor (National Park Service)



The Gullah/Geechee Cultural Heritage Corridor Commission.

With the passage of the National Heritage Areas Act of 2006 (S. 203), the Gullah/Geechee Cultural Heritage Corridor was designated by the National Park Service along the coast from Wilmington, North Carolina to Jacksonville, Florida. The purpose of this heritage corridor is the following:

- To recognize the important contributions made to American history and culture by the Gullah/Geechee.
- To assist federal, state and local governments, grassroots organizations and public and private entities in interpreting the story of the Gullah/Geechee culture and preserving Gullah/Geechee folklore, arts, crafts, and music.
- To assist in identifying and preserving sites, historical data, artifacts, and objects associated with the Gullah/Geechee culture for the benefit and education of the public.

In 2007, the National Park Service appointed a 15 member Gullah/Geechee Cultural Heritage Corridor Commission that is charged with developing and implementing a management plan for the Heritage Corridor. In 2012, the Commission approved the Gullah Geechee Cultural Heritage Corridor Management Plan for public distribution and submitted the plan to the Department of Interior who approved the plan in 2013.

Conclusions

Beaufort County's Gullah community continues to make it clear that its cultural resources are not only the historic sites, waterways, sacred grounds, farmlands, open spaces, hunting grounds, and the areas in which traditional events have occurred. The major cultural resource is the people themselves. The primary threat to the long-term viability of Beaufort County's Gullah communities is population growth and development. Responsible land use policies that concentrate new growth in urban areas and protect rural areas from high-density development are the most important policy that can be enacted at the County level. The Cultural Protection Overlay District is a good start in protecting Beaufort County's largest Gullah community on St. Helena Island. It is necessary to continue to evaluate what defines St. Helena Island as a significant traditional cultural landscape, as well as to assess the contribution of the Gullah culture, in order to develop more specific provisions within the overlay district that will result in effective long-term protection for the culturally significant aspects of the island.



Visual and Performing Arts

Beaufort County has a thriving, nationally recognized arts community. The City of Beaufort and the Town of Hilton Head Island were listed in the book *100 Best Small Art Towns in America*³. Beaufort County is home to a variety of arts organizations, galleries, theater groups, dance groups, orchestras, jazz ensembles, and vocal groups. While the visual and performing arts are a key component of the region's culture and quality of life, they also contribute to the local economy.

In 1999, a study was conducted to measure the economic impact of visual and performing arts on Beaufort County. At that time, it was determined that direct expenditures of the industry totaled more than \$10 million annually⁴. In addition, the study indicated that for every \$1 of financial support to the arts by local governments, \$6 is returned to the local economy. While this information is dated, it provides some indication of the economic importance of this industry.

Performance Venues

Beaufort County has a number of performing arts facilities that provide venues for both professional performers and grass roots theater groups and musicians. The Arts Center of Coastal Carolina, on Hilton Head Island, includes a 350-seat main theater and two smaller venues for youth and experimental theater. They also have a gallery for the visual arts that provides space for national exhibits, statewide exchanges, and local artists. The May River Theater, located in Bluffton Town Hall, provides a 200 seat venue for plays and other shows.

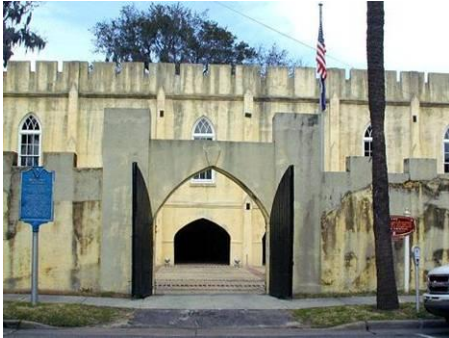


The Hilton Head Symphony Orchestra.

In northern Beaufort County, the Arts Council of Beaufort County has a 120 seat performance space in its ARTworks Community Art Center in Beaufort. The USCB Performing Arts Center is a 474 seat venue that is used for both local performers and touring professionals. Beaufort Performing Arts, Inc. was established in 2003 by a joint effort between

³ *100 Best Small Art Towns in America*, edited by John Villani and Burk Willes (1996, John Muir Publications).

⁴ *Economic Impact of the Arts on Beaufort County, SC* by Ginnie Kozak, Ivy Lea Consultants, 1999.



The Beaufort Museum is located in the Beaufort Arsenal, which was constructed in 1852.

USCB, the City of Beaufort, and several local arts supporters to bring high quality professional entertainment to Beaufort. Other venues in northern Beaufort County include the Frisell Community House at Penn Center, which seats 100, and the Henry C. Chambers Waterfront Park, which offers an open air, covered stage for outdoor concerts. The Beaufort County School District has several auditoriums in its high schools and middle schools that serve as venues for local and sometimes national performances. The availability of a suitable and affordable venue is a key factor in whether local performing arts groups can remain active.

Museums

There are a number of seven museums in Beaufort County that interpret the region's historic, cultural and natural heritage:

- Verdier House: The Verdier House (ca. 1790), maintained by the non-profit Historic Beaufort Foundation, is restored and furnished with artifacts appropriate to the Federal era.
- Beaufort Museum: The Beaufort Museum, also owned and maintained by the Historic Beaufort Foundation, is located in the Beaufort Arsenal, the County's oldest civic structure. The building's main elements were constructed in 1852 atop a 1798 tabby first floor. The exhibits include an eclectic conglomeration of materials, both local and foreign, collected during the museum's earlier years.
- Parris Island Museum: The Parris Island Museum, in the War memorial building at the Parris Island Marine Corps Recruit Training Depot exhibits Marine Corps heritage, Sea Island military history, and the establishment of French and Spanish forts on Parris Island.
- York W. Bailey Museum: Located at Penn Center, this museum focuses on the story of the African American residents of the Sea Island.
- Coastal Discovery Museum: Located on Hilton Head Island, this is the County's only natural history museum, although occasional forays into the historical and cultural arena are common.
- Historic Port Royal Foundation Museum: The Historic Port Royal Foundation operates a small museum in the 130-year-old Union Church, which features artifacts and memorabilia from the Town's history.
- Heyward House: The Heyward House was constructed as a summer home for a plantation owner in 1841. Today it is a house-museum operated by the Bluffton Historical Preservation Society and acts as the official Welcome Center for the Town of Bluffton.
- Port Royal Sound Foundation Maritime Center: In 2014, the Port Royal Sound Foundation opened its Maritime Center at the location of the former Lemon Island marina, which features exhibits, classrooms, and interactive learning focused on the unique environment of Port Royal Sound.

- Santa Elena Foundation Interpretive Center: The Santa Elena Foundation is scheduled to open an interpretive center in the former Federal Courthouse in Beaufort in 2016. The Foundation is focused on research, preservation, and promotion of the “Lost Century”, the 16th Century la Florida settlement that became the colonial Spanish capital in present-day United States.
- Fort Fremont Interpretive Center: Beaufort County is in cooperation with the Friends of Fort Fremont is developing an interpretive center to be housed in a new building on the grounds of Fort Fremont.

In the City of Beaufort, the Verdier House (ca. 1790), maintained by the non-profit Historic Beaufort Foundation, is restored and furnished with artifacts appropriate to the Federal era. The Beaufort Museum, also owned and maintained by the Historic Beaufort Foundation, is located in the Beaufort Arsenal, the County's oldest civic structure. The building's main elements were constructed in 1852 atop a 1798 tabby first floor. The exhibits include an eclectic conglomeration of materials, both local and foreign, collected during the museum's earlier years. The Parris Island Museum, in the War memorial building at the Parris Island Marine Corps Recruit Training Depot exhibits Marine Corps heritage, Sea Island military history, and the establishment of French and Spanish forts on Parris Island. The story of the African American residents of the Sea Island is the focus of Penn Center's York W. Bailey Museum. The Hilton Head Island's Coastal Discovery Museum is the County's only natural history museum, although occasional forays into the historical and cultural arena are common. The Historic Port Royal Foundation operates a small museum in the 130-year-old Union Church, which features artifacts and memorabilia from the Town's history. The Lowcountry Estuarium, also located in Port Royal, is a learning center designed to provide hands-on learning about the coastal environments.

Education and Support

The Arts Council of Beaufort County is a countywide non-profit that provides support to the visual and performing arts community through the distribution of grant funds from the South Carolina Arts Commission. The Council advocates for the art community by providing classroom space, gallery and retail space, and a performance venue at their ARTworks Community Arts Center in Beaufort, and by advocating for the arts community. The Arts Council distributes approximately \$20,000 annually to artists, arts organizations, and art teachers through its Community Arts Grant Fund. Half of those funds are from the SC Arts Commission. The local match is provided by the City of Beaufort. The Arts Council also publishes the magazine, ArtNews three times a year which promotes the activities of local artists and performers.



Black Box Theater at the ARTworks Community Arts Center in Beaufort.



Conclusions

Beaufort County has an active visual and performing arts community. Studies have determined the economic importance of this community and the value in providing financial support for local artists and arts organizations. An important component to an active and creative visual and performing arts community is the availability of accessible, low-cost space available for performance, studios, and galleries. A thorough and systematic inventory and assessment of the County's arts community could be a valuable tool in determining the overall health of this industry and how the County and its municipalities can be better positioned to attract new artists and performers.



Recommendations

Recommendation 6-1: Archaeological and Historic Resources

Beaufort County should continue to emphasize the protection of historic and archaeological resources through a combination of planning, data gathering, land use regulations, and land acquisition. The following strategies are offered to implement this recommendation:

- Continue to review development plans to determine the location of archaeological and historic resources and the potential impact of development on these resources.
- Continue to coordinate with the South Carolina Department of Archives and History on projects that trigger state and federal permits.
- Continue to pursue the acquisition of significant archaeological and historic sites via the Rural and Critical Lands Preservation Program.
- Continue to update the Beaufort County Above Ground Historic Resources Survey.

Recommendation 6-2: Archaeological and Historic Resources – Public Outreach

Beaufort County should work to increase public awareness for local archaeological and historic resources by making presentations to local organizations, civic clubs, and schools; utilizing space in county buildings to exhibit archaeological and historic displays; and utilizing the County's web site to promote local archaeological and historic resources for educational and outreach purposes.

Recommendation 6-3: Rural Vernacular Architecture.

Beaufort County should target the preservation of historic rural vernacular architecture by pursuing grants, such as Community Development Block Grants (CDBG) and HOME Investment Partnership Program funds, to rehabilitate older residential structures.



Vernacular residential architecture on Coosaw Island built circa 1935.

Recommendation 6-4: Scenic Highways and Byways

Beaufort County should preserve and enhance the scenic qualities of its highways and byways by pursuing the following strategies:



The Town of Bluffton seeks Federal Scenic Highway designation for May River Road (SC 46).

- ~~Expand the application of the corridor overlay district standards and the purview of the Corridor Review Boards to apply to road~~ Utilize the Southern Beaufort County Corridor Beautification Board to provide oversight for road widenings, median landscaping, and other alterations within the highway right-of-way that impact the aesthetic qualities of the highway.
- Modify ~~corridor overlay district~~ architectural, landscaping and tree preservation standards to better protect and enhance rural scenic qualities.
- Pursue state scenic byway designation for River Road, Martin Luther King Jr. Drive/Lands End Road, and other roads that qualify for this designation.
- Work with the Town of Bluffton's efforts to preserve and enhance the scenic qualities of May River Road (SC 46).
- Provide better coordination with SCDOT and utility companies to ensure that tree trimming and maintenance activities minimize adverse impacts to the aesthetic qualities of the county's scenic highways and byways.
- Create a local scenic highway designation to preserve minor collectors and local roads with tree canopies and other scenic qualities.
 - Inventory the County's remaining canopy roads.
 - Create a management plan for local scenic highways that includes design and tree protection standards along with cooperation with SCDOT and utility companies.
 - Promote public awareness and outreach by creating an interpretive brochure that maps and describes state and local scenic highways.

Recommendation 6-5: Maritime Heritage – Working Waterfronts

Beaufort County should protect and enhance the traditional local seafood industry by proactively working to preserve existing working waterfronts and allowing for the expansion of commercial fishing operations where appropriate.

- Beaufort County should work with OCRM and SCDHEC to form a Commercial Seafood Advisory Committee made up of representatives of the local seafood industry, dock owners, seafood distributors, along with representatives of local governments and SC Sea Grant to continually monitor the status of Beaufort County's local seafood industry.

- Consider the use of the Rural and Critical Land Preservation Program to protect working waterfronts from development pressures by purchasing development rights; or, where deemed appropriate, consider the acquisition of working waterfronts with a long-term lease arrangement to continue active private operation of the waterfront.
- Explore the feasibility of using County waterfront property to support the **traditional** seafood industry by allowing the location of private seafood processing facilities and other supporting facilities. This should only be considered where sufficient land is available and where such activities would not interfere with public access to the water, **or endanger to other seafood harvesting.**
- Consider future expansions of the Commercial Fishing Village Overlay District to accommodate any new **traditional** commercial fishing operations and supporting facilities.

Recommendation 6-6: Maritime Heritage – Recreational Boating and Fishing

Beaufort County should enhance its boat landings to serve the diverse needs of recreational boaters and fishermen and commercial fishermen.

- Beaufort County staff should conduct in-depth surveys to determine who uses the boat landings; which landings are receiving the greatest use; when are the peak demands for boat landing usage; and what are the landings being used for.
- Where sufficient land is available, County staff should make it a priority to enlarge and enhance existing boat landings before considering the creation of new boat landings.
- County staff should promote increased security at boat landings by installing better lighting and exploring the feasibility of installing security cameras.
- ~~County staff and the Trust for Public Lands should work with the US Naval Hospital and surrounding property owners to secure permanent unrestricted access to the Fort Frederick Boat Landing.~~



On-shore fishing on the Broad River Fishing Pier.

Recommendation 6-7: Maritime Heritage – On-shore Fishing

Beaufort County should increase opportunities for on-shore fishing on marshfront and waterfront properties owned by the County or other public entities.

- Where sufficient land is available, Beaufort County should provide fishing piers, crabbing docks, and sea-walls at County boat landings and on other properties with water access potential (Lemon Island, Camp St Mary's, Altamaha, Fort Fremont, etc.).

- Adequate separation of shore-based fishing facilities and boat ramps should be maintained to avoid potential conflicts between users.

Recommendation 6-8: Maritime Heritage – Small Watercraft

Beaufort County should provide more launch areas for small non-motorized (kayaks and canoes) in locations consistent with the *Beaufort County Trails and Blueway Master Plan*.

Recommendation 6-9: Maritime Heritage - Funding

Beaufort County should pursue alternative funding sources for water access facilities.

- The County should seek state and federal funding sources such as OCRM Coastal Access Grants and the DNR Water Recreational Resource Fund.
- Beaufort County should explore the feasibility of a user fee at County boat landings to fund new water access facilities.



Farmland on Pinckney Colony Road preserved by conservation easement by the Rural and Critical Lands Preservation Program.

Recommendation 6-10: Agricultural Heritage – Regulatory Framework

Beaufort County should continually assess its regulatory framework. Beaufort County should encourage the clustering of residential subdivisions in rural areas to preserve and promote agricultural and forestry uses on set-aside open spaces.

Recommendation 6-11: Agricultural Heritage – Rural and Critical Lands Preservation Program

Beaufort County should continue to use the Rural and Critical Lands Preservation Program to promote active agriculture and the preservation of agricultural lands:

- Continue to target the purchase of development rights on active agricultural lands.
- Where suitable, consider the lease of County owned properties to those who are interested and actively farming the land.
 - Target family farms and small growers.
 - Promote sustainable agricultural practices (crop diversity, low use of pesticides, protection of soil quality, cover crops, etc.).
 - Make active agriculture a condition of the lease.
- Continue to partner with the USDA and other agencies and organizations to match local funds for the preservation of farmland.

Recommendation 6-12: Agricultural Heritage – Markets

Beaufort County should support local marketing initiatives designed to increase the profitability of small-scale farming by lining up local growers with consumers. These include the following:

- Encourage, support and monitor the success of the Small Farmer Wholesale Auction Market.
- Work with the municipalities to provide support for a market manager for the local farmers market.



Roadside sign announcing seasonal agricultural offerings at Dempsey Farms on St. Helena Island.

Recommendation 6-13: Agricultural Heritage – Local Foods

Beaufort County should encourage the use of locally grown produce by adopting a local food purchasing program.

- Enact a policy that requires, where feasible, the County purchase and serve local produce (grown and processed within 100 miles of Beaufort County) at the detention center and other County facilities where food is served.
- Beaufort County staff should work with Clemson Extension to research and create a web site with information on locally grown produce and retail establishments and restaurants serving locally grown produce. The web site should promote organizations that advocate local foods such as Lowcountry Local First and Fresh on the Menu.
- Create a coalition consisting of Beaufort County, the Rural and Critical Lands Preservation Program, Penn Center, the Coastal Conservation League and local growers to advocate for local agriculture and identify policies, programs and actions to further local agriculture. Issues to be addressed by the coalition include:
 - Encouraging the Beaufort County School District to serve locally grown produce at its cafeterias.
 - Working with local farmers to make available grade 2 and 3 produce to the food bank.
- Encourage community gardens and farms in urban and suburban areas by removing regulatory barriers.

Recommendation 6-14: Military Heritage

Beaufort County should recognize that the presence of the military is a vital component to the County's history, culture, and economy. The following actions are recommended:

- Continue to enforce standards within the AICUZ contours that discourage development that would adversely affect the mission of the US Marine Corps Air Station.

- Continue to partner with the US Marine Corps to preserve open space around MCAS to protect the facility from undesirable encroachment. This partnering expands the County's efforts to preserve rural and critical land while ensuring the ability of the MCAS to remain militarily viable and vital to the national defense.
- **Implement** ~~Adopt~~ a transfer of development rights (TDR) program to compensate affected property owners within the **MCAS** Airport Overlay District ~~(AOD)~~ **(MCAS-AO)** and continue encroachment partnering acquisition efforts in the vicinity of the Air Station.
- Support the Greater Beaufort Chamber of Commerce's Military Affairs Committee's efforts to promote and lobby for the retention and expansion of the military installations in Beaufort County
- **Work cooperatively with the City of Beaufort and the Town of Port Royal to implement the recommendations of the 2015 Lowcountry Joint Land Use Study (JLUS).**

Recommendation 6-15: Gullah Culture

Beaufort County should recognize the importance of its local Gullah Community by adopting policies that preserve and promote this unique cultural heritage. The following actions are recommended:

- Continue to recognize the importance of land use policies such as low-density rural zoning and family compounds in preserving and enhancing the traditional land use patterns associated with the Gullah community.
- Conduct an assessment of buildings, archaeological sites, traditionally used roads, waterways, water access points, fishing areas, burial sites, and sacred grounds associated with the Gullah community. This would involve working with community members in order to access the historical and cultural resources that need protection, restoration, and/or maintenance; and seeking funding to preserve these resources in a way that allows the community to be stakeholders in the process. Rural and Critical Lands Preservation Program is a possible vehicle to preserve some of these sites.
- Promote educational outreach to the public in order to foster better stewardship of Beaufort County's cultural and environmental resources.
- Promote a safe pedestrian environment in the Corners Community and other gathering places on St. Helena Island that serve the Gullah community.
- Promote alternative means of transportation, such as transit, pathways, and ferry service to make jobs and services more accessible to the Gullah community.
- County Planning staff should continue to enforce the Cultural Preservation Overlay on St. Helena Island. Determine if additional policies and regulations are needed for the overlay to better implement its purpose.

- Support existing organizations that promote cultural resource protection such as the South Carolina Coastal Community Development Corporation, the Gullah/Geechee Sea Island Coalition, the Cultural Protection Overlay District Committee, the Lowcountry Alliance, and Penn Center.
- Support the National Park Service and the Gullah/Geechee Cultural Heritage Corridor Commission in ~~their developing and implementing a~~ the implementation of their-management plan for the Heritage Corridor.
- County and Zoning staff should develop a brochure designed to assist small rural landowners understand how to subdivide and transfer land. The brochure should explain family compound, policies for small rural landowners, home occupation and home business provisions, cottage industry provisions, etc. The County should consider the designation or creation of a County liaison position to assist rural property owners.

Recommendation 6-16: Visual and Performing Arts

Beaufort County should recognize the importance of its unique visual and performing arts community as both a key component of the County's quality of life and source of economic development by doing the following:

- Provide support for the creation of a Cultural Assessment of Beaufort County that provides a comprehensive identification and analysis of the community's cultural resources and needs. ~~This assessment should evaluate the work of other communities, such as Paducah, KY, Chattanooga, TN, and Cumberland, MD who have successfully implemented packages of incentives to encourage the relocation of artists into their communities.~~
- Provide local matching funds to the Community Arts Grant Fund to support individual artists, art education programs and local arts organizations.
- ~~Support the creation of a County-wide Community Arts Center that provides community performance space, arts classroom space, and a space for an art gallery.~~ Continue to support the creation of venues, classrooms and galleries to showcase new and emerging local artists.
- Continue to provide space in libraries and other County buildings to display the work of local artists.

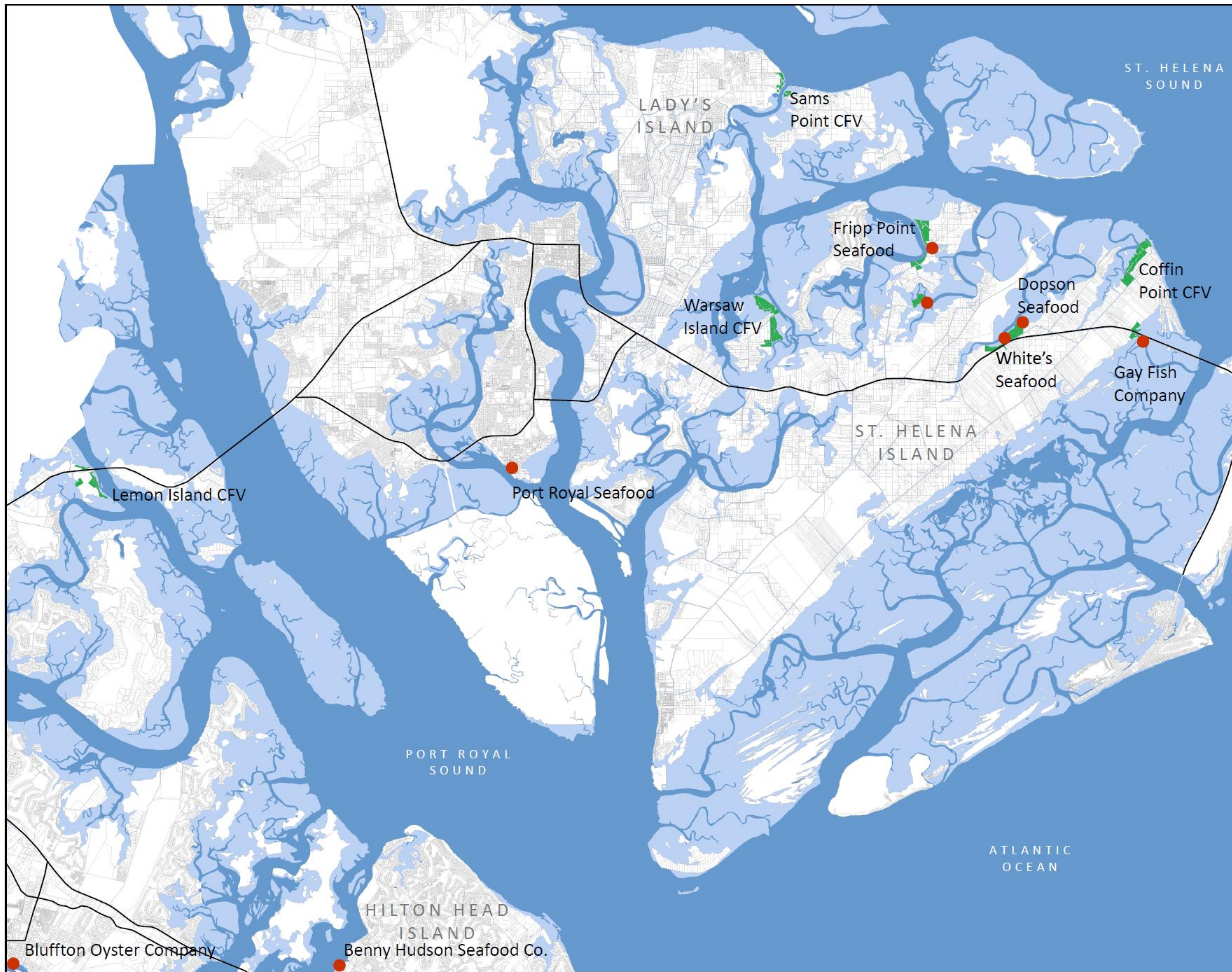
Chapter
6
Cultural
Resources

Map 6-1:
Working
Waterfronts

- Working Waterfront
- Commercial Fishing Village Overlay



2010 Beaufort County
Comprehensive Plan





*Beaufort County Comprehensive
Plan*
Energy



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Introduction

Energy usage and conservation is a growing topic of concern nationally and in Beaufort County, in light of rising fuel costs. In 1997, when the County adopted its first comprehensive plan, the cost of petroleum hovered around \$20 per barrel and \$1.25 per gallon at the pump. In 2008, fuel prices peaked in July at over \$4 per gallon. Beaufort County is a which is a significant consumer of both petroleum and electricity. While its natural beauty and amenities have made the County a desirable place to live, the availability of reasonably priced electricity to power air-conditioning has made the County a bearable place to live during the summer months. County residents and visitors also rely almost solely on private automobiles to commute to work and to conduct the most basic of errands. These factors point to the need to create new policies and reevaluate existing policies that affect the amount of energy that is consumed locally and to explore opportunities to locally produce alternative forms of energy.

State and Local Overview

South Carolina's per capita electricity consumption is among the highest in the United States due to high demand for electric air-conditioning during hot summer months, and the widespread use of electricity for home heating during typically mild winter months. Nearly three-fifths of South Carolina households use electricity as their primary energy source for home heating. In 2014 2005, the state was ranked as the eighth fifth largest electricity user per person in the United States.¹

Nuclear power accounts for more than one-half of South Carolina's electricity generation. With four active nuclear power plants and two new reactors under construction, South Carolina is among the top nuclear power producers in the United States. Coal fuels about two-fifths of net electricity generation. South Carolina has no coalmines, and coal-fired power plants rely on supplies from other states. South Carolina's only substantial energy resource is its system of rivers and

¹ Energy Administration Administration – State Energy Profiles <http://www.eia.gov/state/?sid=SC>

lakes, which offers modest hydroelectric power from facilities located in several river and lake basins. Other opportunities for renewable energy lie primarily in the state's off-shore wind and solar resources.

The suppliers of electricity in Beaufort County, Palmetto Electric Cooperative and South Carolina Electric and Gas (SCE&G), rely primarily on coal-powered generators. Palmetto Electric, which serves roughly ~~68,000~~ ~~66,000~~ customers in Beaufort, Jasper, and Hampton Counties, buys power from state-owned Santee Cooper through the Central Electric Power Cooperative. Santee Cooper generates about 80% of its electricity from coal-fired power plants. SCE&G, which serves ~~48,300~~ ~~45,500~~ customers in Beaufort and Jasper counties, generates its own electricity, with about 65 percent of it from coal. ~~This is of concern to Beaufort County because in the past 12 months, the price of coal has increased four fold, causing both companies to raise rates significantly in the later part of 2008 and in 2009.~~

In response to energy and climate concerns, ~~in on February 16, 2007,~~ Governor Sanford ~~issued Executive Order 2007-04~~ established the South Carolina Climate, Energy & Commerce Advisory Committee (CECAC). The Committee ~~produced a final report in 2008 that identified arrived at~~ a comprehensive set of 51 sustainable policies specific for South Carolina. Many of these policies are appropriate for local government to implement, and are therefore referenced in this document where applicable.

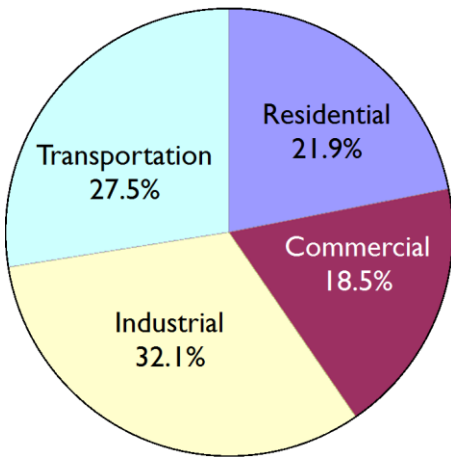
Vision

The vision of the Energy element is to lower Beaufort County's energy dependency by reducing local energy consumption and facilitating local renewable energy production by doing the following:

- Promoting energy efficiency by assessing Beaufort County's facilities and operations and implementing changes to reduce energy consumption;
- Providing incentives for the private sector to invest in green technologies;
- Implementing land use and transportation policies that reduce trip lengths, encourage walking and cycling, and facilitate improved public transportation;
- Overcoming regulatory barriers that create unnecessary obstacles to green building practices and renewable energy generation;
- Facilitating educational outreach to promote energy efficiency and green technology.



Land Use and Transportation Policies



This chart represents national energy consumption in 2014 by end-use sector.

Land use and transportation policies have significant potential over the long term to reduce energy use in Beaufort County. Nationally, the transportation sector accounted for nearly ~~29%~~ **27.5%** of total energy consumption in ~~2014~~ **2006** (see chart in sidebar). In Beaufort County, this percentage is likely higher due to a relatively small local industrial sector. There is a direct relationship between average vehicle miles traveled (VMTs) and energy use. Therefore, reducing the amount that we drive can greatly reduce the amount of energy we use. Over the last 25 years, cheap gasoline has led to a lax attitude about how much we drive. Nationally between ~~1980~~ **1977** and ~~2010~~ **2001**, VMTs increased by ~~98%~~ **151%** while population only increased by ~~36%~~ **30%**. Much of our driving habits are a direct result of development patterns. The difference between these two rates is largely attributable to growth in auto-oriented development and land use/transportation related issues, such as the availability and convenience of pedestrian and cycling facilities and public transportation. ~~Fluctuating fuel costs present~~ **Recent spikes in fuel costs, however, have raised** concerns about the sustainability of sprawl from an energy standpoint. Beaufort County's built environment is predominantly auto-oriented. Therefore, developing policies that reduce VMTs, provide transportation choices, and promote mixed-use pedestrian friendly development in key locations are vital to Beaufort County's long-term sustainability both as a place to live and to visit.

LAND USE

Local government land use policies provide both the vision and the framework of our built environment. Policies that prescribe strict separation of land uses and low-density development in central areas where infrastructure is available promote sprawl and increase trip lengths. Policies that promote mixed-use developments, integrated bike and pedestrian trails, a street system of interconnected roads, and higher density development at the right locations, reduce sprawl and VMTs. Less VMTs means less energy expended.

Existing Land Use Patterns: Outside of Downtown Beaufort, Port Royal, Bluffton’s original square mile, Habersham, and a handful of other traditional neighborhood developments, prevailing land use patterns in Beaufort County are auto-oriented. Owning an automobile is a necessity to perform the most basic of errands for most County residents.

Walk Score™ is a private company that provides a search tool through its website that assigns a numerical walkability score to any address in the United States. Front Seat, a Seattle-based software company, has developed an on-line application called Walk Score™, which The service calculates the walkability of an address by locating nearby stores, restaurants, schools, parks, and other destinations and assigning points based on the quantity and distance of these destinations to the address. Scores between 50 and 69 indicate that the community is somewhat walkable. Scores below 50 indicate auto dependency. above 50 generally point to a quantity, proximity and mix of activities that encourage walking. Eight Beaufort County addresses were entered into Walk Score™. Four Beaufort County addresses were entered into Walk Score™ representing traditional pedestrian oriented neighborhoods, while four were auto-oriented commercial centers. The results indicated that, with the exception of Downtown Beaufort, Beaufort County’s pedestrian-friendly neighborhoods are nominally walkable and currently lack the variety and mix of uses necessary to significantly reduce auto dependency (see Figure 9-1). However, the greatest concentrations of retail, restaurants and other destinations are in auto-oriented shopping centers that lack pedestrian infrastructure, and are too far from residential areas (see Figures 9-1 and 9-2).

Figure 9-1: Walk Score™ Results for Selected Pedestrian-Oriented Neighborhoods

Location	Address	Walk Score™
Downtown Beaufort	700 Bay Street	61.75
Port Royal	1601 E. Paris Av.	47.48
Downtown Bluffton	2 Boundary St.	53.46
Habersham	46 Market St.	50.25

Figure 9-2: Walk Score™ Results for Selected Auto-Oriented Developments

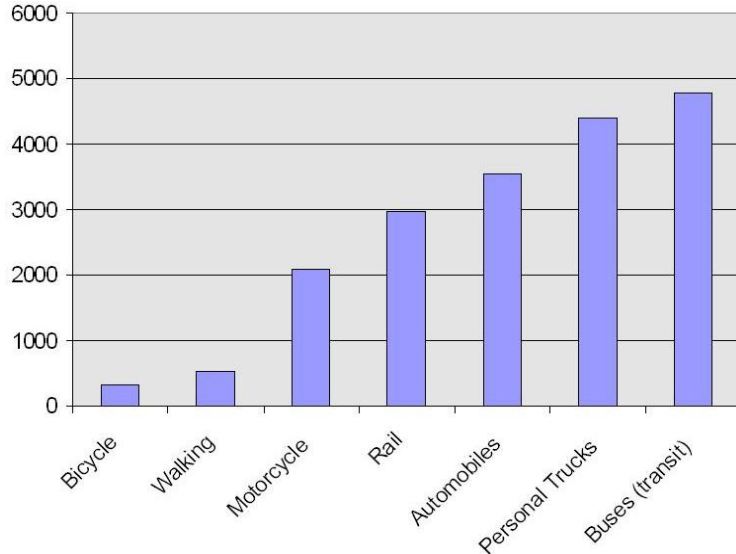
Location	Address	Walk Score™
Beaufort — Intersection of Boundary St. and SC 170	2401 Boundary St.	65
Bluffton — Intersection of US 278 and SC 46	1038 Fording Island Rd.	66
Hilton Head Island — Sea Pines Circle	2 Greenwood Dr.	95

Hilton Head Island Pineland Station	438 Wm. Hilton Parkway	82
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This quick analysis points to the need two strategies that are vital to promoting more walkable communities and reducing automobile dependency within the County's existing developed areas. One is to promote more infill developments and a greater variety of uses within the County's existing pedestrian oriented neighborhoods. It is important to note, however that currently the greatest concentrations of retail, restaurants and other destinations are in auto-oriented shopping centers that lack pedestrian infrastructure, and are too far from residential areas. Therefore, another important strategy is to identify key auto-oriented shopping areas commercial intersections to target for redevelopment into mixed-use, pedestrian and transit friendly communities to bring jobs, retail and other services in proximity to residents.

Energy Reducing Future Land Use Policies: Many of Beaufort County's future land use policies, outlined in Chapter 4 of this plan, are designed to reduce sprawl, promote community character, and promote transportation choices. These policies also help to reduce VMTs, and therefore, promote reduction in energy usage. One of the main goals of the Future Land Use chapter is to maintain a distinct regional form of compact urban and suburban development surrounded by rural development, designed to maximize the efficiency of regional infrastructure and the avoidance of sprawl. Mixed-use developments are encouraged to promote pedestrian access to services and facilities while providing internal trip capture to minimize the traffic impact of these developments. Bike and pedestrian trails are encouraged to link schools, shopping areas, employment and other destinations. Infill and redevelopment is directed to municipalities and areas adjoining municipalities.

Figure 9-3 2. Energy Consumption (BTUs per Passenger Mile) for Selected Modes of Transportation⁴



TRANSPORTATION

As stated above, automobiles are responsible for a large portion of the total energy used in Beaufort County. As shown in Figure 9-3 2, above, travel by private automobile and trucks is very energy intensive. In addition to land use strategies designed to reduce VMTs and automobile dependency, transportation policies designed to reduce congestion, reduce travel demand and promote alternative modes of transportation, also help to reduce energy consumption.

Maximizing Road Network Efficiency: Automobiles are the most efficient when they operate at steady, relatively low speeds (35-45 mph) with no stops. Optimizing the timing of existing signals and installing advanced control equipment on arterial travel corridors can significantly reduce traffic congestion and fuel use. Access management techniques including maximizing signal spacing; maximizing intersection and driveway spacing; providing deceleration lanes; sharing driveway access; providing frontage and backside access roads; and requiring interconnectivity, also assist in fuel conservation.

Interconnectivity: The energy required for travel between two points is largely dependent upon the length of the route. Providing a network of fully connected streets allows the use of shorter and more direct routes. Whenever possible, designs for new developments

should include connections (i.e., streets, bikeways and sidewalks) to existing developments and connections should be added between older developments. When compared to a conventional suburban network of cul-de-sacs and collector streets that funnel all traffic to arterials, a grid street pattern can reduce VMTs within a development by up to 60%.

¹

Travel Demand Management: Transportation policies designed to reduce travel demand such as promoting telecommuting, flexible work hours, carpool matching, and vanpool services have beneficial effects on energy usage as well.

Alternative Transportation Modes: Public transit is an energy efficient transportation mode when it is well used and its buses are full of passengers. Transit systems are most likely to be used when a rider's origin and destination are located within walking distance of a transit station or stop. People living close to transit, within one-quarter to one-half mile, are two to four times more likely than the general population to use this option to commute to work. In preparation for population growth and densification in the growth areas, a thorough demographic and destination site analysis should be done to identify proper placement of future transit stations. The amount of commercial space, number of employees, and residential density needed to support cost-effective transit and reduce automobile commuting varies greatly between communities.

Bicycle and pedestrian trails are well developed in the Town of Hilton Head Island, and in the Bluffton area along the Buckwalter and Bluffton Parkways, and within the urbanized areas of Beaufort and Port Royal, but efforts have been more modest to non-existent in other areas of the County.

Alternative means of transportation can be made safer and more attractive by redesigning streets and intersections within intensively developed areas to give equal priority to pedestrians, cyclists, buses, and automobiles. Important features of pedestrian and cyclist friendly streets include narrower street widths, on-street parking and less disruptive placement of off-street parking, pedestrian protection at intersections, convenient and safe locations for transit stops, and more attractive sidewalk designs.

¹ California Energy Commission. Energy Aware Planning Guide. California Energy Commission, January 1993.



Energy Efficiency

Summary of Programs offered by ICLEI

Cities for Climate Protection Campaign: Assists local governments to reduce greenhouse gas emissions, improve air quality, and enhance urban sustainability.

Local Agenda 21 Campaign: A planning process that helps municipalities identify local sustainability priorities and implement action plans.

Water Campaign: Assists development of local water action plans to achieve improvements in water quality, conservation and access.

Sustainable Procurement Program: Integrates environmental and social criteria into procurement policies and procedures.

Sustainability Management Program: Assists local governments in factoring environmental, social, and economic concerns into municipal decision-making.

Source: www.iclei.org

When addressing energy issues, achieving energy efficiency should be the first consideration, especially at the County level. Energy efficiency is accomplished when less energy is used to provide the same service. For example, a well-insulated building allows the occupants to enjoy the same room temperature while using less energy for heating and cooling. This is achieved by a combination of changing technologies and behavior. Measures include the use of efficient and appropriately sized HVAC systems, proper insulation, efficient appliances, high performance windows, and low wattage lighting. When compared to the cost and effort to increase energy production, efficiency is the “low hanging fruit” of the energy equation. It is much like the old adage, “a penny saved is a penny earned.” Or to quote the American Council for an Energy Efficient Economy (ACEEE), “the cheapest energy is the energy you don’t have to produce in the first place.” The ACEEE has determined that energy efficiency programs aimed at reducing energy are much more cost effective than investing in new conventional power plants and alternative energy sources (See Figure 9-3)¹. The American Council for an Energy Efficient Economy (ACEEE) has estimated that investments in energy efficiency in the year 2004 resulted nationally in 1.7 quads of energy saved over a one-year period. This savings is roughly equal to what would be generated by 40 mid-sized, coal-fired power plants.

¹ The Best Value for America’s Energy Dollar: A National Review of the Cost of Utility Energy Efficiency Programs, American Council for an Energy Efficient Economy (ACEEE), March 2014

Summary of Programs offered by SCEO

ConserFund loan program: Loans can be used for the implementation or upgrade of energy management and control systems; modification or installation of HVAC systems; and other energy cost-savings improvements.

Energy Accounting Software: This web-based accounting system, called Utility Direct, allows public entities to log and track their energy costs and usage via a Web-based platform.

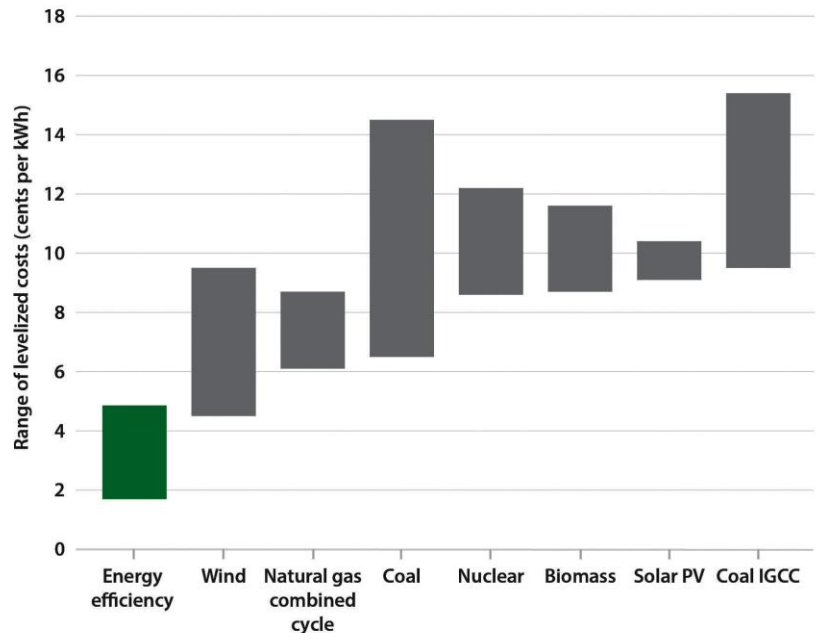
Energy Efficiency Revolving Loan (EERL): The EERL can be used by local and state governments purchase energy efficient equipment, retrofit existing equipment, and other projects that achieve promote energy efficiency.

Carolina Energy Manager (CEM) Training: This is a classroom training program to prepare qualified energy managers for the Certified Energy Manager (CEM) certification examination.

Energy Audits: Energy audits consist of a walk-through assessment of building energy costs and efficiency, which identify recommendations for savings, cost analysis, and any operation and maintenance needs.

Utility Bill Analysis Program: SCEO will review utility bills to find billing errors or misapplied rates and to obtain refunds of overcharges from the utility providers.

Figure 9-3: Comparison of Cost of Power Generation Versus Energy Conservation



The state and federal governments along with the non-profit sector offer local governments several comprehensive programs to assist in energy conservation and efficiency. For example, ENERGY STAR, a joint program of the US Environmental Protection Agency and the US Department of Energy, promotes the use of energy efficient products and practices. The South Carolina Energy Office (SCEO) provides technical assistance, financial assistance, educational outreach, and grants and loans to citizens, businesses, and local governments to promote energy efficiency. In addition, ICLEI (Local Governments for Sustainability) is an international association of local government organizations that provides technical consulting, training and support to local governments on energy and sustainability issues (see sidebars).

Energy Audits and Energy Performance Contracts

An energy audit is an inspection, survey and analysis of energy performance and usage in a building or group of buildings designed to identify opportunities to reduce energy consumption while maintaining the same level of service. Typically, an energy audit looks at insulation, windows, the HVAC system, lighting and appliances to determine opportunities for energy savings. Energy audits are often achieved through a performance contract with an energy service company. Under a performance contract, a building owner, such as Beaufort County, would enter into an agreement with an energy service company

to perform an energy audit and to make the energy saving improvements at no up front cost to the owner. Over the contract period (typically 5 to 20 years), the savings from reduced utility bills are used to pay for the facility improvements. The City of Charleston entered into an energy performance contract in 2001, which is projected to eventually result in a 16% reduction in energy and gas usage and \$18.4 million in energy and operational savings.

Green Building

Green building is a general term that refers to construction techniques that promote the efficient use of energy, water, and other resources; that protect the health of occupants; and that reduce waste, pollution, and other adverse environmental impacts.

Green Building Codes: An effective way for local governments to promote green building is through its building codes. Beaufort County adheres to the International Building Code (IBC) as mandated by the State of South Carolina. Beaufort County Codes Department enforces the International Energy Conservation Code (IECC) in commercial buildings only. The State of South Carolina has not adopted the IECC for one and two family dwellings. Green building rating systems typically use the IECC code requirements as relative baseline requirements, then require higher standards in some areas, but also contain an array of additional requirements, which are not currently addressed in the IECC codes. The International Code Council has joined with National Association of Homebuilders in the development of the ICC 700-2008 National Green Building Standard (NGBS) for residences and has is developing an Inspector of Green Building Technologies certification exam that should be available in 2009. Beaufort County's current strategy is to adopt a voluntary approach to promoting green building standards until the statewide uniform green building code is adopted and can be enforced.¹

Green Building Rating Systems: The most well known green building rating system is the Leadership in Energy and Environmental Design (LEED) developed by the US Green Building Council. LEED was created to provide a common standard of measurement for green building by establishing a scoring system based on required prerequisites and credits. A total of 100 69 points can be achieved by meeting requirements in the six following categories:

- Sustainable sites
- Water efficiency
- Energy and atmosphere
- Materials and resources

¹ Beaufort County Building Codes Department.

- Indoor environmental quality
- Innovation in materials and design

The four levels of certification are shown in Table 9-4 below.

Figure 9-4: LEED Rating System for Four Levels of Certification

Rating	Points
Certified	40-49 26-32
Silver	50-59 33-38
Gold	60-69 39-51
Platinum	86 and above 52-69 (maximum measured)

The first LEED certified building in Beaufort County was completed in 2008 by the Beaufort Jasper Water & Sewer Authority (BJWSA). Since then, many other projects have received LEED certification including Pritchardville Elementary, the CareCore Headquarters Building, Tanger Factory Outlet Center I, South Island Public Service District, and Beaufort Town Center. The Technical College of the Lowcountry (TCL) is a two-year college serving the needs of about 8,500 students in Beaufort, Colleton, Hampton, and Jasper Counties. TCL is developing a LEED “Green” Building Construction Training and Employment Project, which will provide participants with education and training for certification as an Alternative Energy Construction Technician (AECT).

Conclusion

There are two general strategies that Beaufort County should consider to promote energy efficiency and green building. First, the County should lead by example. This strategy would include performing and implementing an energy audit; requiring all new County buildings, renovations, and additions to be LEED certified; and encouraging other local governments and public agencies to do likewise. The second strategy is to encourage energy efficiency in the private sector by a combination of incentives, educational outreach, and removing any unnecessary regulatory barriers.



Renewable Energy

Renewable energy is energy generated from natural resources, such as sunlight, wind, and tides, which are naturally replenished. As energy costs rise, there is a growing market nationally for many forms of renewable energy. Beaufort County with its many days of sunshine, offshore winds and large tidal range has unique opportunities to facilitate and promote the generation of renewable energy.

Solar

With an average of 230 days of sunshine, solar power has great potential in Beaufort County. This section discusses two forms of harnessing heat and energy from the sun. Photovoltaic (PV) arrays, which are glassy rooftop panels that produce electricity and can connect directly to the electric grid. Solar hot water heaters rely on sunlight to heat a glycol solution that cycles through a heat exchanger. PV arrays do not work well in shade, but hot water heaters keep collecting sunlight in ambient light. The cost effectiveness of PV installations are affected by net metering rules, which are discussed later in this section, and tax incentives. Tax incentives and net metering legislation at the federal and state level have created a favorable environment for future development of solar energy. Beaufort County can further assist by removing regulatory barriers to the placement of solar collectors, and to advocate for the removal of similar restrictions in private covenants.

Tax Incentives: The Federal government currently offers a 30% Solar Investment Tax Credit for solar power for both residential and commercial projects. A 30 percent federal tax credit for solar power was extended for eight years in October 2008. The tax credit law removes a \$2,000 has no monetary cap for residential solar electric installations, thereby providing a greater and provides an important incentive to homeowners to invest in solar energy. The current extension of the tax credits eventually reduces the credit 10% for commercial and 0% for residential by 2023. In addition, South Carolina allows taxpayers to receive a 25% tax credit for the amount expended for the purchase and installation of solar generating devices. Beaufort County can facilitate the production of solar energy by removing

regulatory barriers to the placement of solar collectors, and to advocate for the removal of similar restrictions in private covenants.

Distributed Energy Resource Program Act: In 2014, South Carolina passed the Distributed Energy Resource Program Act (Act 236). The legislation allows net metering where electricity users with rooftop solar systems can sell back excess power for a full, one-to-one retail credit from utility companies. The bill also allows homes and businesses to lease solar systems from independent solar companies. This allows a homeowner to have solar panels installed at little or no up-front cost and save money on electricity over the term of the lease. The solar companies benefit by earning tax credits and selling the homeowner electricity. Both of these provisions increase options and reduce costs for homeowners and businesses who wish to solar power.

Biomass

Biomass refers to biological material such as wood, yard waste and construction debris. Currently biomass and wood wastes in Beaufort County are incinerated with no energy recovery or are placed in a construction and demolition (C&D) landfill. In fiscal year ~~2011~~ 2008, the County collected ~~6,627~~ 9,500 tons of yard waste and ~~61,081~~ 2,000 tons of Class Two Waste which includes C & D waste. Two options for beneficial reuse of these materials are incineration with energy recovery and composting to produce a commercial mulch product for local landscaping.

Incineration with Energy Recovery: The types of materials that could be used as a fuel are yard waste (home and commercial landscape trimmings, grass cuttings), C&D waste (home and commercial building excess wood materials), screened woody demolition waste, and tree trimmings by utility companies and SCDOT. Organic wastes may be highly variable in energy content and in content of inerts. Economic feasibility will depend on site availability, public acceptance, federal and state policy and subsidies, and cooperation with electricity providers (net metering and access to the grid). A suitable scale for such a facility would require a source of feed stocks from several surrounding counties.

Biodiesel

Biodiesel is a non-petroleum-based diesel fuel made from vegetable oil or animal fat (tallow), and from cellulosic materials in trees, shrubs, and crops. Biodiesel can be used, alone or blended with conventional diesel fuel, in unmodified diesel-engine vehicles. In the United States, the predominant source of biodiesel feed stock is soybean oil. Other oil from corn, cottonseed, canola, flax, sunflower and peanut, also can be used but are more expensive than soybean oil. Animal-derived products such as tallow are another source as is recycled oil and grease

from restaurants and food processing plants.

Feasibility of Biodiesel Production in Beaufort County: In Beaufort County and surrounding areas, cellulosic materials from wood waste may be the most significant feed stock, as is recycled restaurant oil and grease. In fiscal year 2008, 357 tons of unprocessed waste cooking oil was collected in the County. This has the potential to produce about 94,000 gallons of biodiesel.¹

Use of cellulosic feed stocks will require the additional processing step of gasification. The gasified material is then reconstituted into biodiesel and other fuels.

Wind, Wave and Tidal Energy

The South Carolina Energy Office, Clemson and Coastal Carolina Universities, and the Savannah River National Lab are cooperating to research the potential for generating wind energy off the coast. Issues to be addressed include identification of the needs and barriers of integrating offshore wind energy into the power grid; identification of technology that can transfer the power to the shore; and establishment of a state task force to determine the economic and environmental effects of wind energy and create a permitting process for wind farms in state waters. In the pilot project, the state hopes to build an 80-megawatt wind farm of between 12 and 15 turbines about 3 miles off shore. The wind farm location would most likely be between Charleston and North Carolina because the mean wind speeds are highest there. One megawatt of wind power can produce enough electricity to serve 250 to 300 homes on average each day. The pilot project could serve between 20,000 and 24,000 homes. Researchers are predicting that the pilot project could be in operation within a five year time period.

In addition to the wind farm concept, as part of the same study, data will be obtained on wave and tidal energy potential using a buoy observation network that will measure wind, wave, tide and current resources at six offshore locations in two lines and water level and winds at two locations along the two lines.²

Net Metering

¹ http://www.oregon.gov/ODA/do_reports_biodiesel.shtml Assumes that 7.6 pounds of fat will produce one gallon of biodiesel

² Hartwig, Erica, Technical Contact, South Carolina Roadmap to Gigawatt-Scale Coastal Clean Energy Generation: Transmission, Regulation and Demonstration PROJECT NARRATIVE; South Carolina Energy Office 2008.

Net metering allows consumers who generate electricity on-site (e.g. wind and solar) to receive retail credit from the utility company for the electricity they generate in excess of what they consume. Therefore, net metering serves as an important incentive because it assists the homeowner or business owner in recouping the initial capital investment of installing the energy-generating device. South Carolina's investor-owned utilities (including SCE&G), its state-owned utility (Santee Cooper) and its electric cooperatives now all offer net metering. However, the SC Energy Office recognizes that net metering is in its "infancy stages" in South Carolina and that there are areas for improvement in statewide policies. They recommend that the State standardize its net metering policies among utilities and require more "user friendly" policies.¹

¹ A Joint Resolution Requiring Recommendations for Establishing Net Metering Programs in South Carolina, 2009, SCEO.



Other Energy and Sustainability Issues

Recycling, water conservation and local foods initiatives are discussed in greater detail in other chapters of this plan. However, each of these issues has a significant energy saving component, which is discussed below.

Recycling

Recycling of household and commercial waste is more energy efficient than disposing solid waste and producing new materials. The steps in supplying recycled materials to industry (including collection, processing and transportation) typically use less energy than the steps in supplying virgin materials to industry (including extraction, refining, transportation, and processing).

Additional energy savings associated with recycling are gained in the manufacturing process itself, since the materials have already undergone processing. For example, recycling used aluminum cans requires only about five percent of the energy needed to produce aluminum from bauxite. These savings far outweigh the energy created as a by-product of incineration or disposing of the materials in a landfill.¹

Beaufort County currently collects recycled materials at its 12 convenience centers located throughout the County. As the County explores mandating franchised curbside solid waste collection in higher density areas, the County should also consider curbside recycled materials collection in the same areas.

¹ Environmental Benefits of Recycling SCDHEC <http://www.scdhec.gov/HomeAndEnvironment/Recycling/WhyRecycle/>

Water Conservation

Efficient water use can also reduce the amount of energy needed to treat wastewater, resulting in less energy demand and, therefore, fewer harmful byproducts from power plants. Most people realize that hot water uses up energy, but supplying and treating cold water requires a significant amount of energy too. American public water supply and treatment facilities consume about 56 billion kilowatt-hours per year—enough electricity to power more than 5 million homes for an entire year. Consequently, letting a faucet run for five minutes uses about as much energy as letting a 60-watt light bulb burn for 14 hours.¹

Beaufort Jasper Water & Sewer Authority (BJWSA): BJWSA, which provides drinking water for a majority of County residents, conducts an active public education program implementing ‘WaterSense’, a partnership program sponsored by the EPA designed to facilitate the efforts of its customers to save water and protect the environment.² During the County’s hot summers, irrigation causes a significant increase in water usage and, as a result, a great demand on our water system. BJWSA addresses this water demand issue by using its treated effluent to irrigate local golf courses. BJWSA serves 12 golf courses from its Cherry Point Water Reclamation Facility with two more scheduled to come on line soon. In the spring of 2008, BJWSA began their first water reuse service for the residential lots, common areas, landscaped medians, and the golf course at the Tradition Hilton Head community located in Jasper County. Treated effluent is also provided to the Secession Golf Course on Lady’s Island, the May River Golf Club at Palmetto Bluff, the two golf courses on Dataw Island and a portion of Henry’s Sod Farm on St. Helena Island.

Hilton Head Island Public Service Districts: The Public Service Districts on Hilton Head Island facilitate water conservation by providing water to customers on a conservation rate structure. This means that the customers who use more water pay more per gallon. This structure has been in place for over 10 years. As an additional conservation measure, the Town of Hilton Head Island has an Irrigation Ordinance that puts restrictions on the use of water for irrigation purposes for both homes and businesses.

Local Foods Initiatives

The way food is produced and transported has an impact on the environment and energy consumption. The term, “food miles” refers to the distance that food travels from the farm on which it is produced to the kitchen in which it is being consumed. Food travels between 1,500

¹ http://www3.epa.gov/watersense/our_water/why_water_efficiency.html

² http://www3.epa.gov/watersense/about_us/index.html

to 2,500 miles every time that it is delivered to the consumer¹. Chapter 6 of this plan outlines County policies that support the economic viability of local agriculture and commercial fishing. Initiatives include purchasing conservation easements on active farmland and working waterfronts, and supporting local farmers markets, and the local auction farmers market that began in 2008.

¹ Iles, A. (2005). Learning in sustainable agriculture: Food miles and missing objects.



Recommendations

Recommendation 9-1: Energy Committee

Beaufort County should designate the Natural Resources/Land Management Committee of Beaufort County Council to oversee the prioritization and implementation of the recommendations of this chapter.

Recommendation 9-2: Relationship to Other Policies

Beaufort County recognizes that many other policies in this plan have the added benefit of reducing energy demand and promoting energy efficiency. These policies include the following:

- **Land Use Policies:** Land Use policies that reduce sprawl, reduce VMTs and promote transportation choices also promote reduction in energy usage. These policies include growth boundaries; promoting higher density mixed use communities in proximity to employment and services; promoting connectivity; promoting sidewalks and pathways; encouraging infill and redevelopment; and preserving rural areas.
- **Transportation Policies:** Transportation policies designed to reduce congestion, reduce travel demand, and promote alternative modes of transportation help to reduce overall energy consumption. These policies include access management standards, signal timing, signal spacing, requiring interconnectivity, travel demand management (telecommuting, flexible work hours, carpooling), and improving public transportation and pedestrian and cycling facilities.
- **Local Foods Initiatives:** Policies that promote local agriculture; the local seafood industry; and promote the marketing and distribution of locally grown and produced food reduce energy consumption by reducing food transport.
- **Recycling:** Local policies that encourage local recycling indirectly promote energy savings because producing products from recycled materials generally uses less energy than from raw materials.

Recommendation 9-3: Education, Technical Assistance and Training

Beaufort County should facilitate educational outreach, training and technical assistance to promote energy efficiency and the use of alternative energy sources.

- Organize a “Green Expo” to facilitate information exchange. The format for the expo might include a showcase of developments, buildings, and homes that are energy efficient; suppliers of renewable energy products; programs and policies; and examples of energy efficient or zero-emission vehicles.
- Create a website to promote energy efficiency and green technologies. Facilitate network opportunities for small businesses and entrepreneurs involved in green technologies.

Recommendation 9-4: Utilize Available Technical Assistance and Expertise

Beaufort County should utilize existing state, federal, and non-profit resources to promote energy efficiency and renewable energy resources. Beaufort County should utilize available services from the South Carolina Energy Office, ENERGY STAR, and other state and federal resources.

- Consider becoming a member of ICLEI (Local Governments for Sustainability). Utilize ICLEI’s technical consulting, training, and information services to build capacity, share knowledge, and support Beaufort County in the implementation of its energy and sustainability recommendations.

Recommendation 9-5: Energy Efficiency - County Energy Audit

Beaufort County should conduct an energy audit for all County facilities (existing, undergoing renovation, and under design).

- The County should consider entering into an energy performance contract with an Energy Service Company to perform the audit and implement the improvements.
- The Audit should include an evaluation of the feasibility of using renewable energy, such as wind and solar, to reduce energy costs in County facilities.

Recommendation 9-6: Energy Efficiency – Other Internal County Policies

Beaufort County should evaluate all County operations to promote energy efficiency and to reduce energy consumption.

- Convert the County fleet to more fuel-efficient vehicles.

1. Inventory the existing fleet to determine the vehicle function needs for each department and the miles per gallon for each vehicle
 2. Develop minimum efficiency standards (miles per gallon) for each vehicle class as part of the County's procurement policy.
 3. Identify older and disproportionately inefficient vehicles that need to be replaced or eliminated.
 4. Maintain vehicles at optimal efficiency.
- **Location Centralization vs. Decentralization of County Facilities:** Evaluate the impact on vehicle miles traveled (VMTs) when siting new County facilities. ~~for both County residents and employees of having County facilities and services located in centralized areas as compared to having more satellite offices to bring services closer to residents.~~
 1. ~~Compare the fuel efficiency of having two centralized County fuel stations as compared to issuing commercial gas station credit cards to specific vehicles.~~
 2. ~~Evaluate the efficiency of having satellite County buildings scattered around the County as compared to having most departments located on one site.~~
 - **Online Services:** Expand the provision of on-line services, where practical, to reduce or eliminate the need for the public to travel to County facilities.
 - **Telecommuting and Teleconferencing Policy:** Develop a telecommuting policy for County employees for who it is a viable management work option to reduce VMTs by employees commuting to and from work. Encourage the use of teleconferencing where it is a viable alternative to in-person meetings.
 - **Walking and Cycling to Work:** Provide support facilities at County buildings to promote walking and cycling to work. Support facilities may include bike racks, lockers, changing areas and showers.
 - **Ride Sharing:** Facilitate ride sharing among County employees. Utilize the County's GIS capabilities to provide information to optimize ride sharing arrangements based on location of employee residences. Explore possible incentives to encourage ride sharing.
 - **Curbside Solid Waste Collection:** In moderate to high density areas, provide curbside solid waste collection and recycling. Mandated franchised curbside pickup in these areas would be more fuel-efficient by eliminating individual trips to convenience centers and would encourage more recycling.

Recommendation 9-7: Energy Efficiency – Outdoor Lighting

Beaufort County should establish minimum requirements for outdoor lighting that enhance visibility and public safety by preventing

uncontrolled intrusion into adjacent properties and the natural environment for purposes of promoting energy conservation and preserving the County's night sky, which is valuable natural resource important to the County's character.

Recommendation 9-8: Green Building – Green Building Codes

Beaufort County should adopt a voluntary approach to promoting green building code standards until the statewide uniform green building code is adopted and can be enforced.

Recommendation 9-9: Green Building - LEED

Beaufort County should facilitate green building through a combination of leading by example, educational outreach, and providing incentives to encourage LEED construction in the private sector.

- When planning future community facilities (or major renovations and additions to existing facilities), where practical, Beaufort County should register the proposed project, and gain certification under the U.S. Green Building Council's "Leadership in Energy and Environmental Design" (LEED) program (see Recommendation 11-5).
- Encourage the municipalities, the Beaufort County School District, and other local public and non-profit entities to construct LEED certified facilities.
- Explore possible tax incentives and other provisions to encourage the private sector to construct LEED buildings.
- Evaluate existing and future land use and building regulations to ensure that they do not place unreasonable barriers to providing site and building features designed to merit LEED credits (e.g. rain barrels, cisterns, and green roofs).

Recommendation 9-10: Green Building - Low Income Weatherization

Beaufort County should support low-income weatherization programs such as the Weatherization Assistance Program offered through the US Department of Energy, and assist local agencies who are implementing these programs to seek all available state and federal funds that are available.

Recommendation 9-11: Renewable Energy - Remove Regulatory Barriers

Beaufort County should analyze its development regulations to remove any unnecessary regulatory barriers that deter local renewable energy

generation. Beaufort County also should assist private communities in overcoming barriers placed by restrictive covenants.

- Provide standards for solar collectors and wind generators as accessory uses in the ZDSO.
- Assist private communities in overcoming barriers placed by restrictive covenants.

Recommendation 9-12: Renewable Energy - State and Federal Legislation

Beaufort County should monitor and support state and federal legislation that promotes energy efficiency and renewable or alternative energy sources.

- Support more effective net metering legislation that would allow those that produce alternative energy (e.g. wind and solar) to sell excess generated electricity back to the grid.

Recommendation 9-13: Renewable Energy – County Initiatives

Beaufort County should explore both the opportunities and the financial feasibility of generating biodiesel or electricity from local resources such as wood waste, municipal solid waste, and oil and grease from restaurants. It should also explore the feasibility of appropriate scale solar and wind opportunities. Introduction of these technologies to the County could be in the form of pilot plants.

ORDINANCE 2016/_____

AN ORDINANCE CREATING PROCEDURE FOR ESTABLISHING DIRT ROAD MAINTENANCE AND THE ESTABLISHMENT OF A SPECIAL PURPOSE TAX DISTRICT TO COVER COSTS ASSOCIATED WITH IMPROVEMENTS

WHEREAS, Beaufort County has a duty to provide for the general public works including roads, drainage, bridges and related access services.

WHEREAS, Beaufort County has several hundred miles of paved and unpaved roads including an undetermined number of miles of dirt surface roads that are private or not otherwise a part of the County Road System; and

WHEREAS, a majority of these dirt surface roads serve as the sole means of ingress and egress by many Beaufort County residents and taxpayers and are not generally maintained creating difficulty for persons living on them to have a reasonable means of access to their property; and

WHEREAS, Beaufort County Council recognizes that in order for its residents and citizens to have reasonable access to government provided services including fire and EMS, work, church and other opportunities, a reasonable means of getting to and from their residences is essential; and

WHEREAS, Beaufort County Council recognizes that some private roads are in need of one-time repair by the County based on hardship conditions; therefore, a procedure should be put in place for a resident to petition for repair and establish payment of the benefits received; and

WHEREAS, S.C. Code Sec. 4-9-30(5)(a)(ii) allows for the establishment of a Special Tax District when a petition is submitted to the County Council signed by seventy – five percent or more of the resident freeholders who own at least seventy – five percent of the assessed valuation of the real property in the proposed special tax district and upon certification of the petition County Council may pass an ordinance establishing the special tax district; and

WHEREAS, it should be noted that at no time will this petition process be utilized to develop a road in an area which is underdeveloped and in which the property owners are seeking assistance from the County to build a road in order for them to subdivide their land to make a profit.

NOW, THEREFORE, BE IT ORDAINED, by Beaufort County Council that the following procedure is enacted for the one-time repair of a private road based on hardship conditions and the establishment of a special tax district for the benefits gained from some such improvement.

CHAPTER 34, Article 1

Section 34.1 PURPOSE

Beaufort County Council recognizes that some private roads are in need of one-time repair by the County based on hardship conditions so its residents and citizens can have reasonable access to government provided services including fire and EMS, work, church and other opportunities.

Section 34.2 PROCEDURE

- 1) Upon receipt of a signed petition of the residents for a one-time maintenance request, the Beaufort County Public Works Director will review the roadway and determine whether roadway maintenance is necessary and appropriate.
- 2) If deemed necessary and appropriate and the one-time maintenance would provide reasonable access to government-provided services including fire and EMS, work, church and other opportunities, the Public Works Director shall prepare a cost estimate for road maintenance and provide a copy to the property owners.
- 3) Upon receipt of the cost estimate, seventy – five percent or more of the resident freeholders who own at least seventy – five percent of the assessed valuation of the real property adjacent to any road proposed roadway project shall sign a petition affirming the approval of establishment of a special purpose tax district for the purpose of a one-time roadway maintenance project.
- 4) After receiving 75% approval from the resident freeholders, the Public Works Director will forward the cost estimate and maintenance proposal to County Council for review and approval.
- 5) Upon approval, County Council shall create a special tax district pursuant to S.C. Code Sec. 4-9-30(5)(a)(ii) to cover the costs of the maintenance.

Adopted this ____ day of May, 2016.

COUNTY COUNCIL OF BEAUFORT COUNTY

By: _____
D. Paul Sommerville, Chairman

APPROVED AS TO FORM:

Thomas J. Keaveny, II, County Attorney

ATTEST:

Suzanne M. Rainey, Clerk to Council
First Reading: April 25, 2016
Second Reading:
Public Hearing:
Third and Final Reading:

ORDINANCE NO. _____

**AN ORDINANCE AUTHORIZING THE RELINQUISHMENT OF AN EASEMENT
ENCUMBERING PROPERTY IDENTIFIED AS TMP R200-007-000-0049-0000**

WHEREAS, on or about April 20, 1990, B. Randolph Dunlap and Beaufort County entered into a Settlement Agreement in Case No. 88-CP-07-00743, wherein B. Randolph Dunlap agreed to deed to Beaufort County a five-foot (5') pedestrian easement located on real property identified as TMP R200-007-000-0049-0000 for public use in exchange for various promises; and

WHEREAS, a five-foot (5') pedestrian easement, as contemplated within the settlement agreement, was recorded with the Beaufort County Register of Deeds at Book 553/Page 536; and

WHEREAS, due to changes in the condition of the pedestrian easement, it no longer provides safe access for the public to the waterway; and

WHEREAS, Beaufort County and the property owner now agree that the property owner will release the County from its obligation to maintain the ten-foot (10') seawall in exchange for the County relinquishing the five-foot (5') pedestrian easement; and

WHEREAS, Beaufort County Council has determined that it is in its best interest to relinquish the five-foot (5') easement attached hereto and incorporated by reference as "Exhibit A."; and

WHEREAS, S.C. Code Ann. §4-9-130 requires that the transfer of any interest in real property owned by the County must be authorized by the adoption of an ordinance by Beaufort County Council.

NOW, THEREFORE, BE IT ORDAINED, BY BEAUFORT COUNTY COUNCIL, that the County Administrator is hereby authorized to take all other actions as may be necessary to relinquish the easement as described, with particularity, within Exhibit A.

Adopted this ____ day of _____, 2016.

COUNTY COUNCIL OF BEAUFORT COUNTY

By: _____
D. Paul Sommerville, Chairman

APPROVED AS TO FORM:

Thomas J. Keaveny, II, County Attorney
ATTEST:

Suzanne M. Rainey, Clerk to Council
First Reading: April 25, 2016
Second Reading:
Public Hearings:
Third and Final Reading:



April 18, 2016

1:5,551

Road Classifications

— <all other values>

— STATE, PAVED

--- STATE, UNPAVED

— COUNTY, PAVED

--- COUNTY, UNPAVED

— PRIVATE, PAVED

--- PRIVATE, UNPAVED

--- PRIVATE, UNDETERMINED

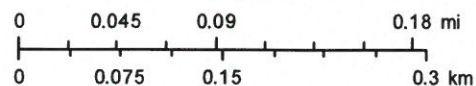
— TOWN, PAVED

--- TOWN, UNPAVED

— MILITARY / PAVED

--- MILITARY / UNPAVED

□ Parcels



Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

BEAUFORT COUNTY, SOUTH CAROLINA
FISCAL YEAR 2017 PROPOSED BUDGET

BUDGET ORDINANCE DESCRIPTION	DETAIL ACCOUNT DESCRIPTION	FY 2016 ORIGINAL APPROP	TOTAL CHANGE	FY 2017 PROJECTED/ PROPOSED
REVENUES				
AD VALOREM TAXES		84,195,180		89,216,574
CAP OF 2.67% + .70 MIL (50.77)			3,509,524	
PROPERTY VALUE GROWTH (1.64%)			1,511,870	
CHARGES FOR SERVICES		10,402,715	1,200,000	11,602,715
INTERGOVERNMENTAL REVENUE		7,865,416	1,338,229	9,203,645
LICENSES AND PERMITS		3,029,000	400,000	3,429,000
INTERFUND TRANSFERS		1,268,750	300,000	1,568,750
FINES AND FORFEITURES		750,000	-	750,000
MISCELLANEOUS		251,136	-	251,136
INTEREST		52,805	-	52,805
	Total Revenue Appropriation	\$ 107,815,002	\$ 8,259,623	\$ 116,074,625
EXPENDITURES				
COUNTY COUNCIL	10001000 COUNTY COUNCIL	621,909	-	621,909
AUDITOR	10001010 AUDITOR	577,912	136,000	713,912
TREASURER	10001020 TREASURER	1,088,802	-	1,088,802
CLERK OF COURT	10001030 CLERK OF COURT	872,618	25,000	897,618
CLERK OF COURT	10001031 FAMILY COURT	209,247	-	209,247
PROBATE	10001040 PROBATE COURT	753,821	-	753,821
CORONER	10001060 CORONER	479,471	50,000	529,471
LEGISLATIVE DELEGATION	10001070 LEGISLATIVE DELEGATIO	74,874	(10,000)	64,874
MAGISTRATE	10001081 BEAUFORT MAGISTRATE	1,888,596	-	1,888,596
MASTER IN EQUITY	10001090 MASTER IN EQUITY	306,894	-	306,894
BENEFITS	10001099 GENERAL ELECTED BENEF	1,239,422	-	1,239,422
ADMINISTRATION	10001100 COUNTY ADMINISTRATOR	860,978	(100,000)	760,978
ADMINISTRATION	10001101 COMM AND ACCOUNTABILITY	193,334	202,781	396,115
ADMINISTRATION	10001102 BROADCAST SERVICES	305,446	-	305,446
ADMINISTRATION	10001103 COUNTY ATTORNEY	453,494	(74,832)	378,662
ADMINISTRATION	10001111 FINANCE DEPARTMENT	672,660	-	672,660
ADMINISTRATION	10001115 RISK MANAGEMENT	181,549	5,000	186,549
ADMINISTRATION	10001116 PURCHASING	147,785	45,000	192,785
ASSESSOR	10001120 ASSESSOR	1,988,020	145,000	2,133,020
REGISTER OF DEEDS	10001122 REGISTER OF DEEDS	504,968	-	504,968
ZONING	10001130 ZONING & DEVELOPMENT	180,678	-	180,678
PLANNING	10001131 PLANNING	577,049	-	577,049
PLANNING	10001132 COMPREHENSIVE PLAN	26,000	-	26,000
ADMINISTRATION	10001134 BUSINESS LICENSES	49,359	10,000	59,359
COMMUNITY SERVICES	10001140 DIRECTOR OF COMMUNITY SVCS	127,949	(127,949)	-
VOTER REGISTRATION	10001143 VOTER REGISTRATION	616,075	-	616,075
VOTER REGISTRATION	10001144 ELECTION WORKERS	100,000	-	100,000
ADMINISTRATION	10001150 MGMT INFORMATION SYSTEMS	1,990,677	340,000	2,330,677
ADMINISTRATION	10001152 AUTOMATED MAPPING/GIS	1,139,924	-	1,139,924
ADMINISTRATION	10001154 RECORDS MANAGEMENT	358,986	250,000	608,986
EMPLOYEE SVCS	10001160 EMPLOYEE SERVICES	989,543	-	989,543
SOLICITOR	SOLICITOR	1,060,000	185,000	1,245,000
GENERAL GOVT SUBSIDIES	GEN GOVT SUBSIDIES	289,882	55,697	345,579
BENEFITS	10001199 GENERAL GOVERNMT BENE	1,517,801	-	1,517,801
SHERIFF	10001201 ADMINISTRATIVE DIVISI	7,932,180	712,925	8,645,105
SHERIFF	10001202 SPECIAL OPERATIONS DI	11,781,414	-	11,781,414
SHERIFF	10001203 SHERIFF DNA LAB	881,745	-	881,745
SHERIFF	10001205 MULTI AGENCY DRUG TAS	925,965	-	925,965
BENEFITS	10001209 PUBLIC SAFETY ELECTED	4,107,002	-	4,107,002
EMERGENCY MGMT	10001210 EMERGENCY MANAGEMENT	801,235	-	801,235
DETENTION CENTER	10001212 EMERGENCY SERVICES DI	19,004	-	19,004
EMERGENCY MGMT	10001220 COMMUNICATIONS	5,950,629	-	5,950,629
EMS	10001230 EMERGENCY MEDICAL SER	6,228,552	550,000	6,778,552
EMERGENCY MGMT	10001240 TRAFFIC MANAGEMENT PR	926,834	-	926,834
TRAFFIC ENGINEERING	10001241 TRAFFIC & TRANS ENGIN	544,282	(40,000)	504,282
TRAFFIC ENGINEERING	10001242 SCDOT MAINTENANCE	125,000	-	125,000
DETENTION CENTER	10001250 DETENTION CENTER	5,599,214	200,000	5,799,214

BEAUFORT COUNTY, SOUTH CAROLINA
FISCAL YEAR 2017 PROPOSED BUDGET

BUDGET ORDINANCE DESCRIPTION	DETAIL ACCOUNT DESCRIPTION	FY 2016 ORIGINAL APPROP	TOTAL CHANGE	FY 2017 PROJECTED/ PROPOSED
BUILDING CODES/ENF	10001260 BUILDING CODES	686,289	100,000	786,289
BUILDING CODES/ENF	10001261 CODES ENFORCEMENT	297,809	-	297,809
ANIMAL SVCS	10001270 ANIMAL SERVICES	775,694	90,000	865,694
BENEFITS	10001299 PUBLIC SAFETY BENEFIT	3,285,339	-	3,285,339
PUBLIC WORKS	10001300 DIRECTOR OF PUBLIC SE	130,526	-	130,526
PUBLIC WORKS	10001301 PUBLIC WORKS GEN SUPP	591,435	50,000	641,435
PUBLIC WORKS	10001302 PUBLIC WORKS ADMINIST	335,459	-	335,459
PUBLIC WORKS	10001310 FACILITIES MANAGEMENT	2,333,361	1,250,000	3,583,361
PUBLIC WORKS	10001311 BUILDINGS MAINTENANCE	1,144,302	-	1,144,302
PUBLIC WORKS	10001312 GROUNDS MAINTENANCE	1,880,443	-	1,880,443
PUBLIC WORKS	10001320 ROADS/DRAINAGE-NORTH	1,119,310	-	1,119,310
PUBLIC WORKS	10001321 ROADS/DRAINAGE-SOUTH	501,094	-	501,094
PUBLIC WORKS	10001330 ENGINEERING	221,532	-	221,532
PUBLIC WORKS	10001340 SWR ADMINISTRATION	5,810,767	500,000	6,310,767
BENEFITS	10001399 PUBLIC WORKS BENEFITS	1,746,860	-	1,746,860
MOSQUITO CONTROL	10001400 MOSQUITO CONTROL	1,518,366	180,000	1,698,366
PUBLIC HEALTH	10001498 PUB HLTH DIRECT SUBSI	81,000	-	81,000
BENEFITS	10001499 PUBLIC HEALTH BENEFIT	231,992	-	231,992
COMMUNITY SERVICES	10001500 VETERANS AFFAIRS	153,905	10,000	163,905
SOCIAL SERVICES	10001510 DEPT OF SOCIAL SERVICES	147,349	-	147,349
COMMUNITY SERVICES	10001598 PUB WELFARE DIRECT SUBSIDIES	598,000	40,000	638,000
BENEFITS	10001599 PUBLIC WELFARE BENEFI	36,442	-	36,442
PALS	10001600 PALS CENTRAL ADMINIST	334,216	-	334,216
PALS	10001601 PALS SUMMER PROGRAM	131,200	-	131,200
PALS	10001602 PALS AQUATICS PROGRAM	972,162	-	972,162
PALS	10001603 PALS HILTON HEAD PROG	246,054	-	246,054
PALS	10001604 PALS BLUFFTON PROGRAM	586,734	-	586,734
PALS	10001605 PALS ATHLETIC PROGRAM	410,255	-	410,255
PALS	10001606 PALS RECREATION CENTERS	425,749	-	425,749
LIBRARY	10001620 LIBRARY ADMINISTRATION	585,280	275,000	860,280
LIBRARY	10001621 LIBRARY BEAUFORT BRANCH	551,111	-	551,111
LIBRARY	10001622 LIBRARY BLUFFTON BRANCH	586,743	-	586,743
LIBRARY	10001623 LIBRARY HILTON HEAD BRANCH	647,295	-	647,295
LIBRARY	10001624 LIBRARY LOBECO BRANCH	165,564	-	165,564
LIBRARY	10001625 LIBRARY ST HELENA BRANCH	501,608	-	501,608
LIBRARY	10001626 LIBRARY TECHNICAL SVCS	299,675	-	299,675
LIBRARY	10001627 LIBRARY SC ROOM	97,640	-	97,640
EDUCATION	10001698 CULTURAL DIRECT SUBSIDIES	4,000,000	-	4,000,000
BENEFITS	10001699 CULTURAL & RECRE BENE	1,043,371	-	1,043,371
COMMUNITY SERVICES	ALCOHOL & DRUG	400,000	-	400,000
COMMUNITY SERVICES	COSY	150,000	-	150,000
COMMUNITY SERVICES	DISABILITIES & SPECIAL NEEDS	2,000,000	250,000	2,250,000
COMMUNITY SERVICES	DAUFUSKIE FERRY	150,000	-	150,000
PUBLIC DEFENDER	PUBLIC DEFENDER	634,293	65,000	699,293
PUBLIC HEALTH	MEDICAL INDIGENT FUNDING	1,000,000	-	1,000,000
		107,815,003	5,369,622	113,184,625
COMPENSATION STUDY				2,000,000
HEALTH INSURANCE				600,000
PEBA (SCRS/PORS) RETIREMENT				230,000
4% STATE COLA				60,000
	Total Expenditure Appropriation			\$ 116,074,625

NOTE: Benefits include Group Health Insurance, Worker's Compensation Insurance, Tort Liability Insurance and Unemployment Insurance.

ORDINANCE NO. 2016 /

FY 2016-2017 BEAUFORT COUNTY SCHOOL DISTRICT BUDGET

An Ordinance to provide for the levy of tax for school purposes for Beaufort County for the fiscal year beginning July 1, 2016 and ending June 30, 2017, and to make appropriations for said purposes.

BE IT ORDAINED BY COUNTY COUNCIL OF BEAUFORT COUNTY:

SECTION 1. TAX LEVY

The County Council of Beaufort County hereby appropriates the funds as detailed in Sections 3 and 4 of this Ordinance and establishes the millage rates as detailed in Section 2 of this Ordinance.

SECTION 2. MILLAGE

In Fiscal Year 2016-2017 and in accordance with the laws of South Carolina, the County Auditor is hereby authorized and directed to levy a tax on the following mills on the dollar of assessed value of property within the County.

School Operations	108.00
School Bond Debt Service (Principal and Interest)	31.71

These taxes shall be collected by the County Treasurer, as provided by law, and distributed in accordance with the provisions of this Ordinance and subsequent appropriations as may be hereafter passed by the County Council of Beaufort County.

SECTION 3. SCHOOL OPERATIONS APPROPRIATION

An amount of \$216,782,976 is hereby appropriated to the Beaufort County Board of Education to fund school operations and \$1,330,981 to be allocated to the general fund balance. This appropriation is to be spent in accordance with the school budget approved by the County Council of Beaufort County, and will be funded from the following revenue sources:

- A. \$131,662,584 to be derived from tax collections;
- B. \$ 77,261,805 to be derived from State revenues;
- C. \$ 900,000 to be derived from Federal revenues;
- D. \$ 1,493,500 to be derived from other local sources; and
- E. \$ 5,465,087 to be derived from inter-fund transfers.

The Beaufort County Board of Education is responsible for ensuring that the school expenditures do not exceed those amounts herein appropriated without first receiving the approval of a supplemental appropriation from County Council.

SECTION 4. BUDGETARY ACCOUNT BREAKOUT

The line-item budgets submitted by the Beaufort County Board of Education under separate cover for FY 2016-2017 are incorporated herein by reference and shall be part and parcel of this Ordinance.

SECTION 5. OUTSTANDING BALANCE APPROPRIATION

The balance remaining in each fund at the close of the prior fiscal year, where a reserve is not required by State or Federal law, is hereby transferred to the appropriate category of Fund Balance of that fund.

SECTION 6. TRANSFERS VALIDATED

All duly authorized transfers of funds heretofore made from one account to another, or from one fund to another during Fiscal Year 2017 are hereby approved.

SECTION 7. EFFECTIVE DATE

This Ordinance shall be effective July 1, 2016. Approved and adopted on third and final reading this ____ day of ____, 2016.

COUNTY COUNCIL OF BEAUFORT COUNTY

BY: _____

D. Paul Sommerville, Chairman

APPROVED AS TO FORM:

Thomas J. Keaveny, II, County Attorney

ATTEST:

Suzanne M. Rainey, Clerk to Council

First Reading:
Second Reading:
Public Hearings:
Third and Final Reading:

ORDINANCE 2016 /

**AN ORDINANCE TO TERMINATE A DEVELOPMENT AGREEMENT BETWEEN
BEAUFORT COUNTY AND OAKS CONSTRUCTION COMPANY, INC., *et al.*,
PURSUANT TO SECTION 6-31-90 OF THE
CODE OF LAWS OF SOUTH CAROLINA, 1976, AS AMENDED.**

WHEREAS, the General Assembly of the State of South Carolina has enacted the “South Carolina Local Government Development Agreement Act” as set forth in Section 6-31-10 through 6-31-160 of the *Code of Laws of South Carolina, 1976*, as amended; and

WHEREAS, the Act authorizes local governments, including Beaufort County through its County Council, to enter Development Agreements with developers for the purpose of providing a continuous agreement for development of projects; and

WHEREAS, the Oaks Development Agreement was approved by Beaufort County Ordinance 1999/37 on November 22, 1999; and

WHEREAS, the Oaks Development Agreement was amended by the First Set of Amendments to the Development Agreement dated October 13, 2000, approved by Beaufort County Ordinance 2000/32 on August 28, 2000; and

WHEREAS, the Oaks Development agreement was amended by the Second Set of Amendments to the Development Agreement dated October 13, 2000 approved by Beaufort County Ordinance 2000/40 on September 11, 2000; and

WHEREAS, the South Carolina General Assembly passed the South Carolina General Assembly Permit Extension Joint Resolution in 2010 and extended the affected permits through a subsequent act in 2013; and

WHEREAS, the Joint Resolution extends the Oaks Development Agreement from the initial expiration date of January 1, 2009 to January 1, 2019; and

WHEREAS; pursuant to S.C. Code Ann. 6-31-90 of the Development Agreement Act, if a local government finds and determines that the developer has committed a material breach of the terms or conditions of the agreement, the local government shall serve notice in writing upon the developer, within a reasonable time after the periodic review, setting forth with reasonable particularity the nature of the breach and the evidence supporting the finding and determination, and providing the developer a reasonable time in which to cure the material breach. If the developer fails to cure the material breach within the time given, then the local government unilaterally may terminate or modify the development agreement provided, that the local government has first given the developer the opportunity: (1) to rebut the finding and determination; or (2) to consent to amend the development agreement to meet the concerns of the local government with respect to the findings and determinations; and

WHEREAS, on February 3, 2016, after a periodic review, Beaufort County sent a letter identifying several breaches of the Oaks Development Agreement to all current property owners and notifying all property owners of the ability to contest the County's intent to terminate the Oaks Development Agreement within thirty (30) days of the letter.

NOW, THEREFORE, in consideration and pursuant to Section 6-31-10, of the *Code of Laws of South Carolina*, 1976, as amended, Beaufort County Council herein adopts this Ordinance, to terminate the Oaks Development Agreement including any subsequent amendments thereto.

Adopted this _____ day of _____, 2016.

COUNTY COUNCIL OF BEAUFORT COUNTY

By: _____
D. Paul Sommerville, Chairman

APPROVED AS TO FORM:

Thomas J. Keaveny, II, County Attorney

ATTEST:

Suzanne M. Rainey, Clerk to Council

First Reading: April 11, 2016

Second Reading:

Public Hearing:

Third and Final Reading: