

REGIONAL HOUSING GUIDE



FOR THE LOWCOUNTRY • BEAUFORT • COLLETON • HAMPTON • JASPER

REGIONAL HOUSING GUIDE

Prepared by the
LOWCOUNTRY COUNCIL OF GOVERNMENTS

Planner-in-Charge
Rosemarie C. Fallon, AICP

Stenographer
Doreen Plyler

Stenographer
Glenda Beaton

Graphics
Janet Bowling
Judy Blankenship

The preparation of this report was financed in part through a comprehensive planning grant from the Department of Housing and Urban Development.
CPA-SC-04-00-1019

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April 1, 1980

ACKNOWLEDGEMENTS

Thanks must be given to all of the people who helped me prepare this guide. Their helpfulness and patience will be remembered and appreciated for a long time.

I would like to thank the following people for their help in collecting the information for Beaufort County: J. Edward Gay and Margie Miller of the County Assessor's Office; Arthur Cummings, Sandy Teal, Linda Daniels, Frank Hodge and Mona Taylor of the County Building Inspections Department; Levon McPherson of the County Auditor's Office; Charles Gatch of the Beaufort County Joint Planning Commission; Robert Bundy and Robert D. Baggs, Jr. of Century 21, Carolina Realty Co., Inc.; Martha Crapse of Martha Crapse Realty; Bart Fordham and Frank Emminger of the City of Beaufort; Cynthia Kline of the Town of Port Royal; and Lee Webb of the Beaufort-Jasper County Water Authority.

Thanks must go to the following people for their help with my Colleton County data collection tasks: W. Gene Whetsell, the County Assessor; Edie Calvert of the Colleton County Building Inspector's Office; T. H. Hydrick, Public Works Director for Walterboro; Wendy Herndon of the H. S. Price Realty Corporation; Everett Crosby of Century 21 in Walterboro; Glenda Thompson of the Walterboro-Colleton Chamber of Commerce; Linda Flaten of Edisto Beach; and Raleigh Williams.

I would like to thank Carl Womble, Samuel Green and Alice Harvey of the Hampton County Tax Assessor's Office for their assistance. I would also like to thank representatives of the McClure Real Estate and Insurance Agency.

I would like to express my appreciation for the assistance I received from Brann Lowther, the Acting Jasper County Tax Assessor and Pat Malphrus of the Jasper County Building Inspection Department. I would also like to thank Nada Williams of Nada Williams Realty Co.

Thanks must also be given to E. Penn Estabrook, Brenda Day and Joe Noll of the Lowcountry Council of Governments, and Tom Bowles of the Beaufort County Joint Planning Commission. They provided the technical guidance and editorial assistance that was crucial during the "final draft" stage of the report. Brenda also helped with the data collection.

Finally, special thanks must be given to Jan Bowling, Judy Blankenship, Doreen Plyler and Dottie Malphrus -- the REGIONAL HOUSING GUIDE'S "Production" staff. They handled the graphics, typing and printing tasks skillfully and quickly. Jan and Judy also helped with the data collection and Jan is responsible for the cover design.

TABLE OF CONTENTS

INTRODUCTION *Part One*

Chapter I	
The Need to Look at Recent Housing Trends.....	I-1

RESIDENTIAL SUBDIVISIONS *Part Two*

Chapter II	
Subdivisions and Mobile Home Parks-Beaufort County.....	II-1
Chapter III	
Subdivisions and Mobile Home Parks-Colleton County.....	III-1
Chapter IV	
Subdivisions and Mobile Home Parks-Hampton County.....	IV-1
Chapter V	
Subdivisions and Mobile Home Parks-Jasper County.....	V-1

BUILDING PERMITS AND MOBILE HOME INSTALLATIONS *Part Three*

Chapter VI	
The Lowcountry District-Building Permits 1977-1979.....	VI-1
Chapter VII	
Building Permits and New Mobile Homes-Beaufort County..	VII-1
Chapter VIII	
Building Permits and New Mobile Homes-Colleton County.	VIII-1
Chapter IX	
Building Permits and New Mobile Homes-Hampton County....	IX-1
Chapter X	
Building Permits and New Mobile Homes-Jasper County.....	X-1

1980 AND BEYOND *Part Four*

Chapter XI	
Summary and Discussion.....	XI-1
Chapter XII	
Improving Our Housing Markets.....	XII-1

Appendix A:	Definitions and Sources Used for Part Two.....	A-1
Appendix B:	Definition of Terms Used in Part Three.....	A-3
Appendix C:	Population Growth and Additional Units Needed 1977-1979.....	A-5

Bibliography

LIST OF ILLUSTRATIONS AND TABLES

<u>Maps</u>	<u>Page</u>
1. Lowcountry District Location Map.....	I- 4
2. Beaufort County Study Areas.....	I- 5
3. Colleton County Study Areas.....	I- 6
4. Hampton County Study Areas.....	I- 7
5. Jasper County Study Areas.....	I- 8
6. Sheldon Study Area, Residential Subdivisions.....	II- 3
7. Beaufort Outside Study Area, Residential Subdivisions..	II- 5
8. City of Beaufort/Town of Port Royal Study Area, Resi- dential Subdivisions.....	II- 7
9. Lady's Island Study Area, Residential Subdivisions.....	II- 9
10. St. Helena/Fripp Study Area, Residential Subdivisions..	II-11
11. Hilton Head Study Area, Residential Subdivisions.....	II-13
12. Hilton Head Study Area, Plantations.....	II-15
13. Bluffton/Daufuskie Study Area, Residential Subdivisions.....	II-17
14. Beaufort County Mobile Home Parks.....	II-19
15. North Colleton Study Area, Residential Subdivisions...	III- 3
16. Walterboro North Study Area, Residential Subdivisions...	III- 5
17. City of Walterboro Study Area, Residential Subdivisions.....	III- 7
18. Walterboro South Study Area, Residential Subdivisions...	III- 9
19. Cottageville Study Area, Residential Subdivisions.....	III-11
20. Green Pond Study Area, Residential Subdivisions.....	III-13
21. Edisto Beach Study Area, Residential Subdivisions.....	III-15
22. Hendersonville Study Area, Residential Subdivisions...	III-17
23. Colleton County Mobile Home Parks.....	III-19
24. Brunson Study Area, Residential Subdivisions.....	IV- 3
25. Hampton Study Area, Residential Subdivisions.....	IV- 5
26. Varnville Study Area, Residential Subdivisions.....	IV- 7
27. Gifford/Luray/Estill Study Area, Residential Subdivisions.....	IV- 9
28. Yemassee Study Area, Residential Subdivisions.....	IV-11
29. Furman/Scotia Study Area, Residential Subdivisions.....	IV-13
30. Hampton County Mobile Home Parks.....	IV-15
31. Grays/Tillman/Robertville Study Area, Residential Subdivisions.....	V- 3
32. Ridgeland/Coosawhatchie Study Area, Residential Subdivisions.....	V- 5
33. Hardeeville Study Area, Residential Subdivisions.....	V- 7
34. Jasper County Mobile Home Parks.....	V- 9
35. Hilton Head Study Area, Permit Districts.....	VII- 8
36. New Construction Activity by Study Areas 1977-1979, Beaufort County.....	VII-12
37. Hilton Head, New Construction Activity by Permit Districts 1977-1979.....	VII-14
38. New Construction Activity by Study Areas 1977-1979, Colleton County.....	VIII-11

LIST OF ILLUSTRATIONS AND TABLES (CONTINUED)

<u>Maps</u>	<u>Page</u>
39. New Construction Activity by Study Areas 1977-1979 Jasper County.....	X- 5
 <u>Tables</u>	
1. Sheldon Study Area, Subdivision Characteristics.....	II- 2
2. Beaufort Outside Study Area, Subdivision Characteristics.....	II- 4
3. Beaufort/Port Royal Study Area, Subdivision Characteristics.....	II- 6
4. Lady's Island Study Area, Subdivision Characteristics..	II- 8
5. St. Helena/Fripp Study Area, Subdivision Characteristics.....	II-10
6. Hilton Head Island Study Area, Subdivision Characteristics.....	II-12
7. Hilton Head Island Study Area, Plantation Characteristics.....	II-14
8. Bluffton/Daufuskie Study Area, Subdivision Characteristics.....	II-16
9. North Colleton Study Area, Subdivision Characteristics.....	III- 2
10. Walterboro North Study Area, Subdivision Characteristics.....	III- 4
11. Walterboro Study Area, Subdivision Characteristics....	III- 6
12. Walterboro South Study Area, Subdivision Characteristics.....	III- 8
13. Cottageville Study Area, Subdivision Characteristics..	III-10
14. Green Pond Study Area, Subdivision Characteristics....	III-12
15. Edisto Beach Study Area, Subdivision Characteristics..	III-14
16. Hendersonville Study Area, Subdivision Characteristics.....	III-16
17. Brunson Study Area, Subdivision Characteristics.....	IV- 2
18. Hampton Study Area, Subdivision Characteristics.....	IV- 4
19. Varnville Study Area, Subdivision Characteristics.....	IV- 6
20. Gifford/Luray/Estill Study Area, Subdivision Characteristics.....	IV- 8
21. Yemassee Study Area, Subdivision Characteristics.....	IV-10
22. Furman/Scotia Study Area, Subdivision Characteristics..	IV-12
23. Grays/Tillman/Robertville Study Area, Subdivision Characteristics.....	V- 2
24. Ridgeland/Coosawhatchie Study Area, Subdivision Characteristics.....	V- 4
25. Hardeeville Study Area, Subdivision Characteristics....	V- 6
26. Beaufort County, Permits Issued For New Home Construction 1977-1979.....	VII- 1
27. Permits Issued For New Home Construction 1977-1979 Sheldon Study Area.....	VII- 2

LIST OF ILLUSTRATIONS AND TABLES (CONTINUED)

<u>Tables</u>	<u>Page</u>
28. Permits Issued For New Home Construction 1977-1979 Beaufort Outside Study Area.....	VII- 3
29. Permits Issued For New Home Construction 1977-1979 Beaufort/Port Royal Study Area.....	VII- 4
30. Permits Issued For New Home Construction 1977-1979 Lady's Island Study Area.....	VII- 5
31. Permits Issued For New Home Construction 1977-1979 St. Helena/Fripp Study Area.....	VII- 6
32. Permits Issued For New Home Construction 1977-1979 Hilton Head Study Area.....	VII- 7
33. Permits Issued For New Home Construction 1977-1979 Hilton Head Study Area Permit Districts.....	VII- 9
34. Permits Issued For New Home Construction 1977-1979 Bluffton/Daufuskie Study Area.....	VII-11
35. Beaufort County, Mobile Home Registrations 1977-1979..	VII-15
36. Colleton County, Permits Issued For New Home Construction 1977-1979.....	VIII- 1
37. Permits Issued For New Home Construction 1977-1979 North Colleton Study Area.....	VIII- 2
38. Permits Issued For New Home Construction 1977-1979 Walterboro North Study Area.....	VIII- 3
39. Permits Issued For New Home Construction 1977-1979 Walterboro Study Area.....	VIII- 4
40. Permits Issued For New Home Construction 1977-1979 Walterboro South Study Area.....	VIII- 5
41. Permits Issued For New Home Construction 1977-1979 Cottageville Study Area.....	VIII- 6
42. Permits Issued For New Home Construction 1977-1979 Green Pond Study Area.....	VIII- 7
43. Permits Issued For New Home Construction 1977-1979 Edisto Beach Study Area.....	VIII- 8
44. Permits Issued For New Home Construction 1977-1979 Hendersonville Study Area.....	VIII- 9
45. Colleton County, Number of Mobile Home Registration Stickers Issued 1976-1979.....	VIII-13
46. Hampton County, Permits Issued For New Home Construction 1977-1979.....	IX- 1
47. Hampton County, Number of Mobile Home Registration Stickers Issued 1976-1979.....	IX- 2
48. Jasper County, Permits Issued For New Home Construction 1977-1979.....	X- 1
49. Permits Issued For New Home Construction 1977-1979 Grays/Tillman/Robertville Study Area.....	X- 2
50. Permits Issued For New Home Construction 1977-1979 Ridgeland/Coosawhatchie Study Area.....	X- 3
51. Permits Issued For New Home Construction 1977-1979 Hardeeville Study Area.....	X- 4

LIST OF ILLUSTRATIONS AND TABLES (CONTINUED)

<u>Tables</u>	<u>Page</u>
52. Jasper County, Number of Permits Issued For Mobile Home Installations 1977-1979.....	X- 7
53. Building Permits Issued Versus Projected Housing Needs.....	XI- 2

<u>Figures</u>	
1. Lowcountry District, New Construction Activity by Unit Type 1977-1979.....	VI- 2
2. New Construction Activity by Study Area 1977-1979 Beaufort County.....	VII-13
3. New Construction Activity by Study Area 1977-1979 Colleton County.....	VIII-12
4. New Construction Activity by Study Area 1977-1979 Jasper County.....	X- 6

LIST OF ILLUSTRATIONS AND TABLES (CONTINUED)

Charts

1. Construction Costs by Study Area,
1977-1979, Beaufort County.....VII-17
2. Average Construction Costs for Single-Family Units
by Study Area, 1977-1979, Beaufort County.....VII-18
3. Construction Costs by Study Area,
1977-1979, Colleton County.....VIII-15
4. Average Construction Costs for Single-Family Units
by Study Area, 1977-1979, Colleton County.....VIII-16
5. Construction Costs by Study Area,
1977-1979, Jasper County.....X- 9
6. Average Construction Costs for Single-Family Units
by Study Area, 1977-1979, Jasper County.....X-10

PREFACE

The *Regional Housing Guide* is LCOG's first attempt at preparing a comprehensive, descriptive inventory of the District's residential subdivisions and a detailed analysis of recent home building activities in the area. Thus, a considerable amount of *primary* data collection was involved which, in turn, meant that a certain error factor was automatically built into the final product. Researchers dealing with primary data are often plagued by information gaps, misinterpretations and inconsistencies, and this report was no exception. Information on all of the desired data items was not always readily available; in a *few* cases, estimates were used.

Additionally, since the *Regional Housing Guide* represents the first such guide of its kind for the Lowcountry District, the format is likely to be revised for future publication. Suggestions concerning such improvements would be most welcome.

Finally, the guide does not contain data presentations dealing with long-term chronological comparisons of the number of housing starts in each county. It is unfortunate, but, at the present time, there is a lack of readily available, reliable trend data on building permit issuances in the District. Hopefully, the Lowcountry Council of Governments housing planning program will remedy this situation in the future.

INTRODUCTION

Part One

Chapter I • THE NEED TO LOOK AT RECENT HOUSING TRENDS

Just about every housing study ever undertaken begins with the basic assumption that a community's housing stock is one of its most valuable resources. It is undeniable that houses help to define the character of a community. They generally occupy most of its developed land area. They contribute greatly to its tax base; and they tell us quickly whether or not a community is rich or poor, old or new, vital or deteriorating.

Houses, though, represent only part of the residential service package a community offers its people. When selecting dwelling units, households buy not only "shelter" services, but a wide range of other goods and services as well — schools, stores, parks, water and sewer, police and fire protection, transportation systems and neighbors. These *other services* are just as important to the provision of suitable living environments as are the actual structures which offer people shelter. Together, they serve to promote community satisfaction and welfare.

In an effort to show local and state planners, government officials, residents and prospective residents what Lowcountry living environments have to offer, this *REGIONAL HOUSING GUIDE* contains data on the District's residential subdivisions and mobile home parks. In Part Two, each residential subdivision is

inventoried by its location, number of lots, street type, water and sewer services and price ranges for homes and lots. A listing of the primary data sources for the subdivision characteristics tables can be found in Appendix A. The definitions of "subdivision" and "mobile home park" appear there as well.

The *GUIDE* also contains data on recent home building activities in the District. Part Three presents information gathered from county and municipal building permit records for 1977, 1978 and 1979.

In keeping with the President's National Policy Objectives, Part Four focuses on what the data means in terms of achieving the following long-term goals:¹

- 1) The expansion of housing choices for all Lowcountry residents, particularly for the poor, the disadvantaged and minorities;
- 2) The promotion of orderly, economical growth in the District, so that an appropriate balance can be struck between the preservation of our natural resources and the use of our land for residential, commercial and industrial purposes;

and

¹701 *Comprehensive Planning Assistance* (Washington, D.C.: U.S. Department of Housing and Urban Development, Office of Community Planning and Development, March 1980), p. 1.

- 3) The expansion of economic and employment opportunities for all of our District's residents.

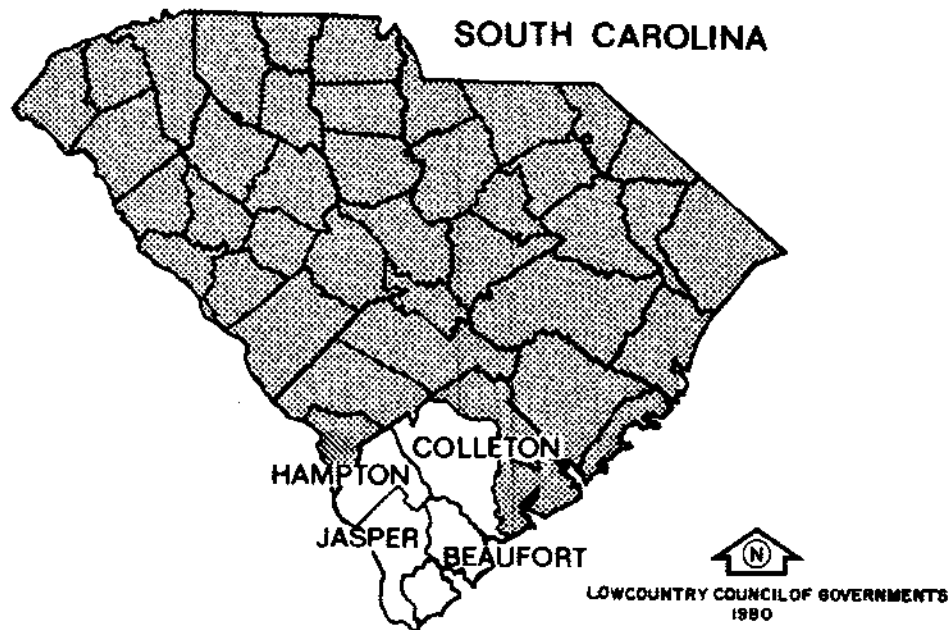
Study Areas

The *REGIONAL HOUSING GUIDE* presents the aforementioned subdivision and building permit information for each of the four Lowcountry District counties: Beaufort, Colleton, Hampton and Jasper. Additionally, each county has been divided into "study areas" to allow for a more detailed level of investigation.

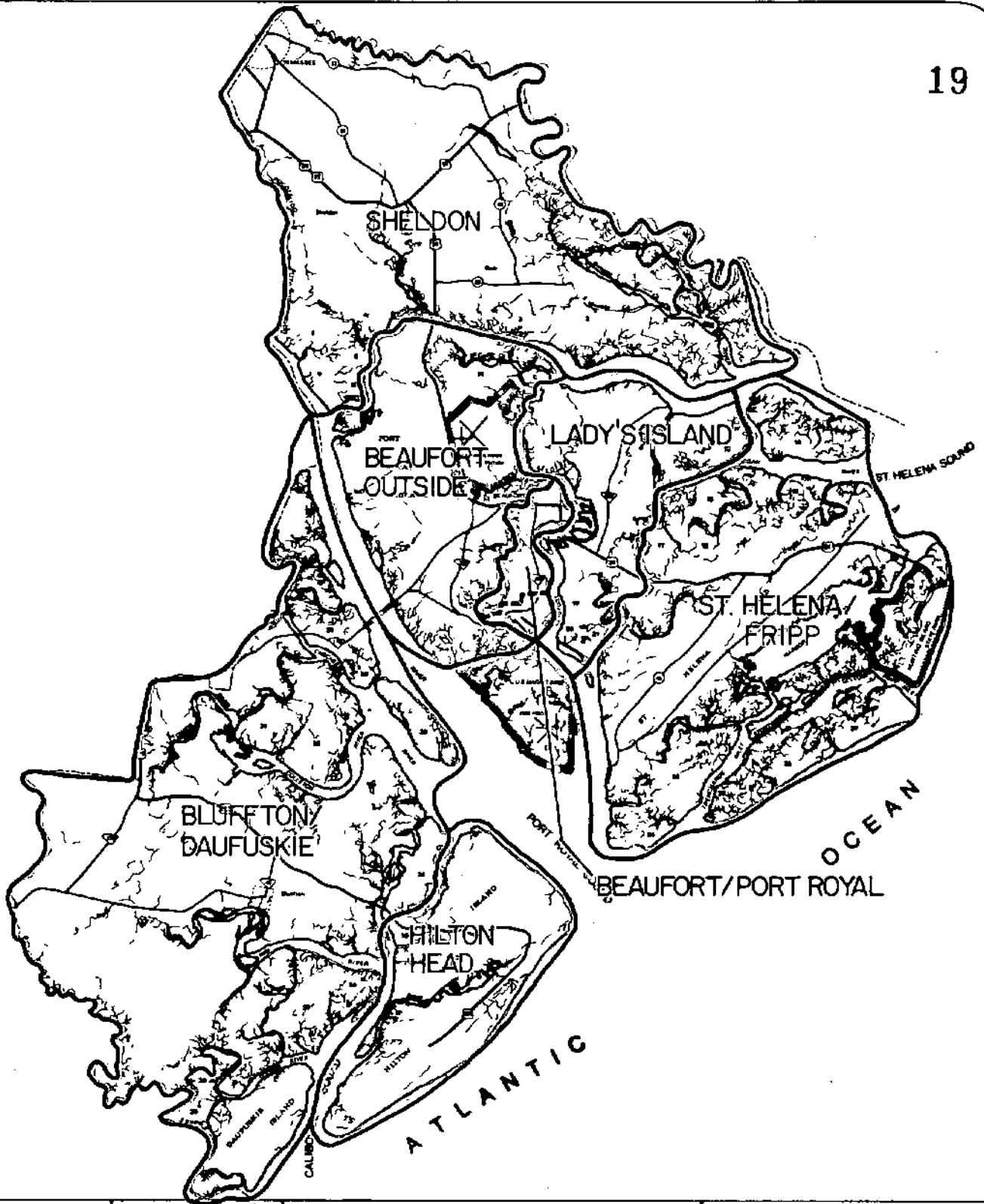
For those not familiar with the Lowcountry District, it is located in the southernmost portion of South Carolina as indicated on Map 1. The District enjoys a desirable location in terms of rapid access to major trade centers in the eastern and southern United States.

The climate is mild and the area possesses many historical sites. The coastal sections of the District contain beautiful beaches and resort areas (Hunting Island State Park, Hilton Head Island, Fripp Island) which enable the tourist/recreation sector of the economy to flourish.

MAP 1



Maps 2, 3, 4 and 5 on the following pages depict the study areas for each of the region's counties. Beaufort County's areas were based on meaningful combinations of its various tax districts because most of the desired data had already been categorized in this fashion. (Parris Island is not included.) The study areas for the other three counties coincide with previously established "census" county divisions.

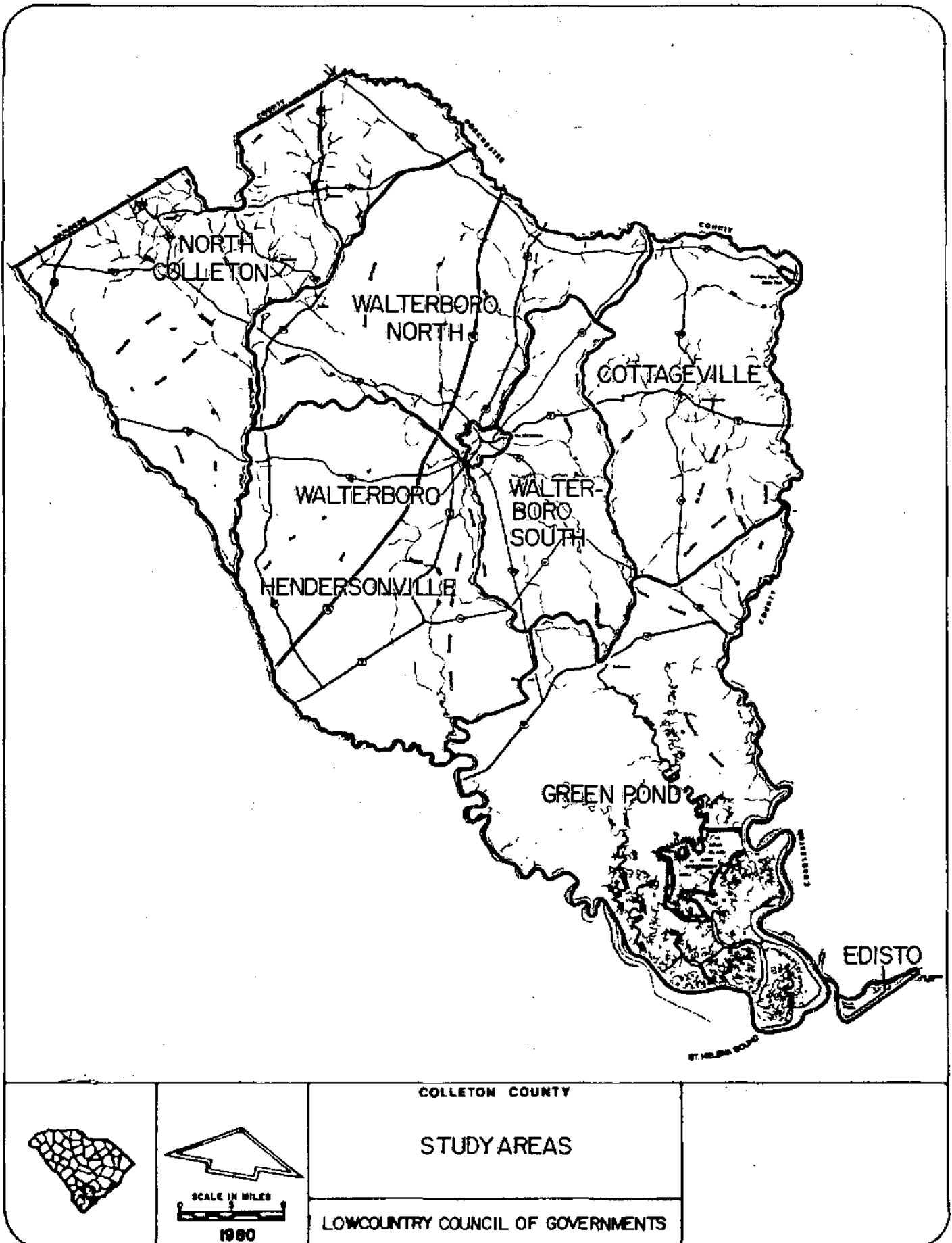


BEAUFORT COUNTY

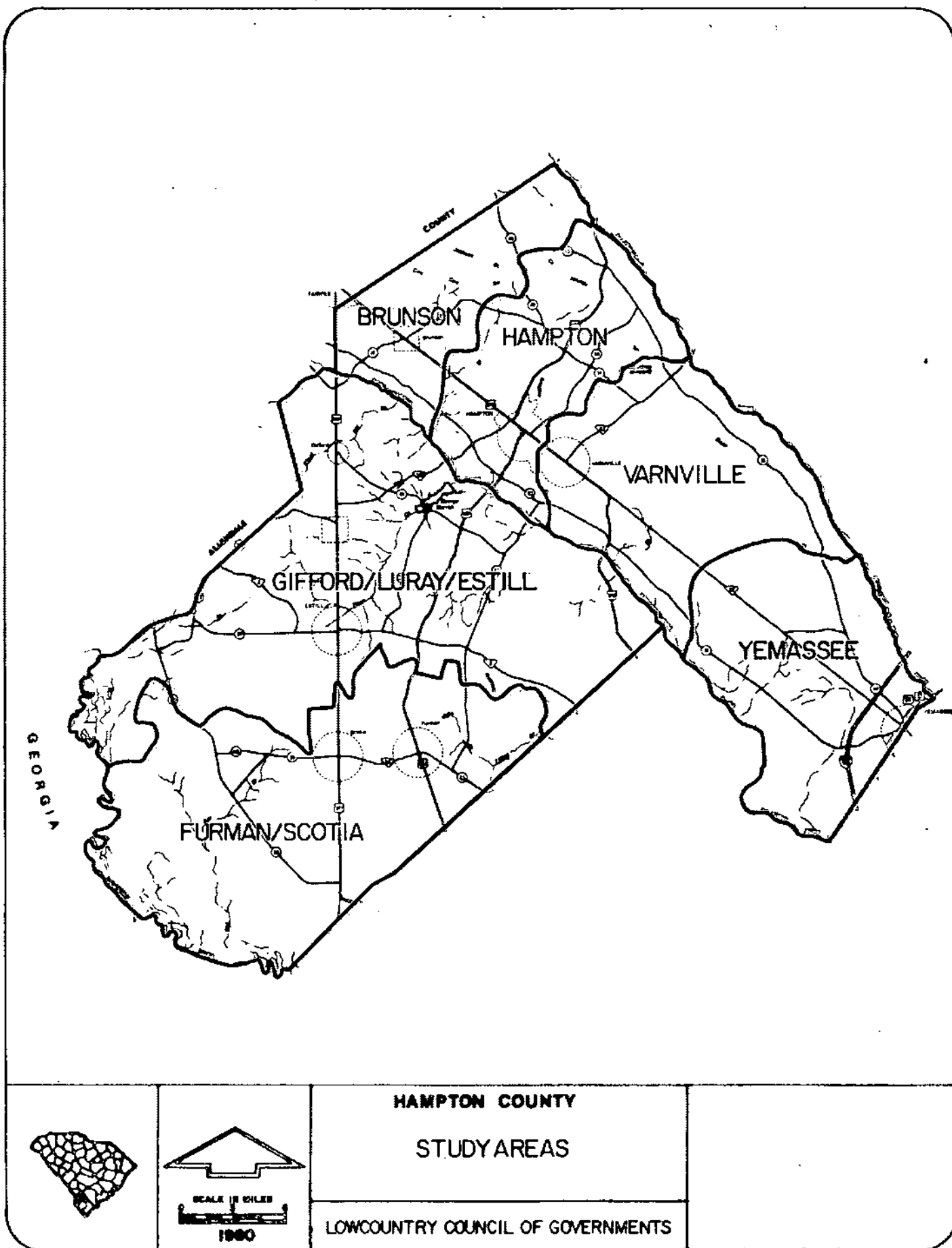
STUDY AREAS

LOWCOUNTRY COUNCIL OF GOVERNMENTS

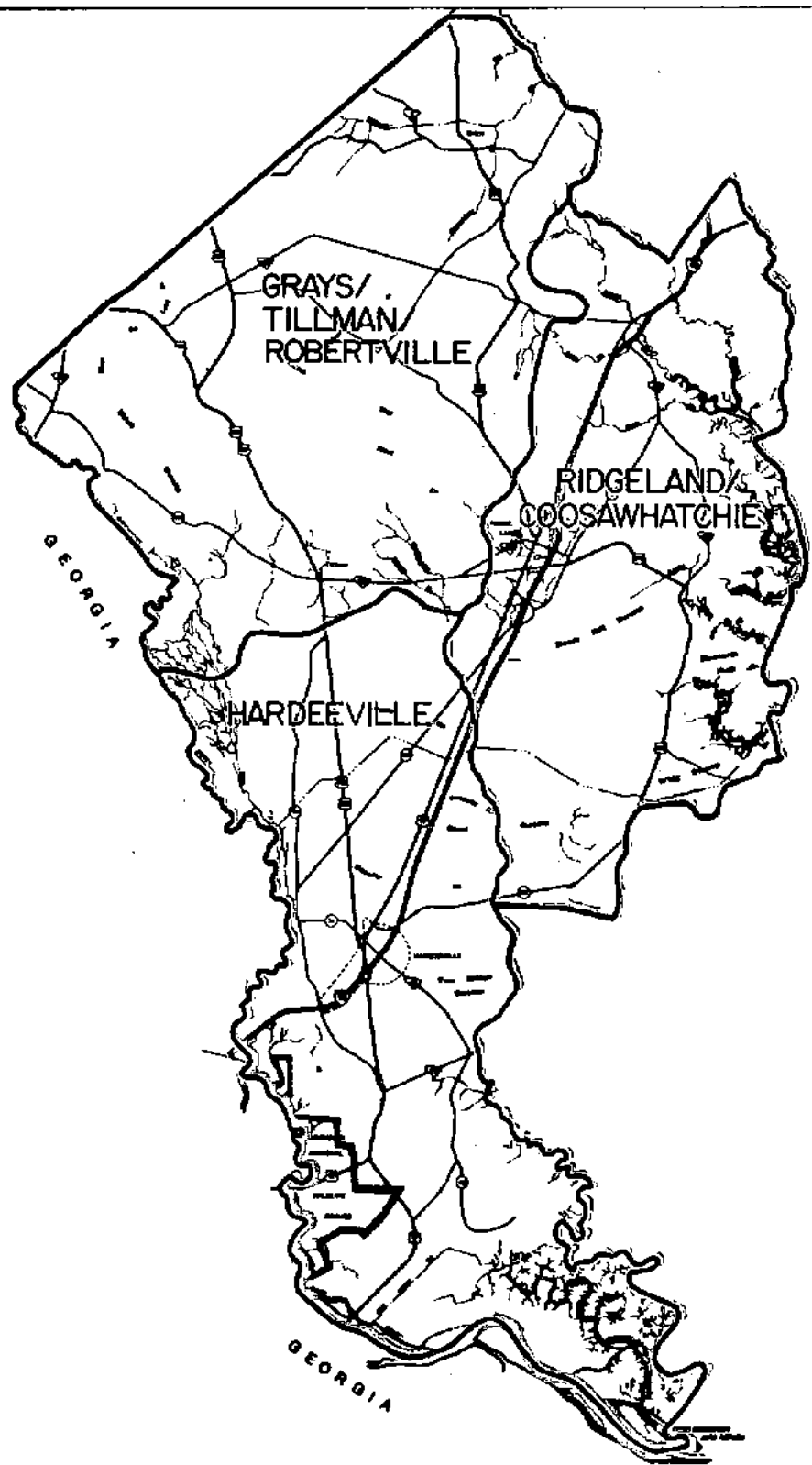
MAP 3



MAP 4



MAP 5



JASPER COUNTY

STUDY AREAS

LOWCOUNTRY COUNCIL OF GOVERNMENTS

Purpose of the Report

The primary nature of this report is that of an *inventory*, a *guide* to existing residential developments and recent building permit activities in the Lowcountry District. The analysis sections are brief, descriptive rather than explanatory, and limited in scope. It is intended that this study provide some of the basic planning data needed to supplement and, eventually, update LCOG's 1976 and 1977/1978 publications, the Lowcountry Areawide Housing Element and the Lowcountry Policy Framework for Regional Development.

Possibilities for Future Research

Reasonably, the information presented in this *GUIDE* will provide valuable research data for several other kinds of planning analyses — analyses to be undertaken at some future date. For example, the building permit and subdivision sections could supply some of the data needed for a detailed examination of the relationship between established residential areas and existing employment centers. In turn, this examination could pave the way for 1) the designation of desirable locations for new employment centers; and 2) the promotion of improved transportation systems to existing and potential employment centers. Energy conservation would be a primary concern here.

The information in this report can also be used to help pinpoint and evaluate:

1. potential annexation areas;

2. possible new home sites for community development block grant displacees;
3. areas of existing or probable environmental degradation;
4. residential areas in need of additional community facilities and services.

Some of these analyses may result in new grant and loan applications for capital improvements projects. Others would result in the efficient implementation of existing grant programs. All hold promise for the promotion of sound land development practices in the Lowcountry.

RESIDENTIAL SUBDIVISIONS

Part Two

The maps contained in Part Two were not drawn with the accuracy of detailed survey maps. It was intended that they be used as general location maps for the subject subdivisions to obtain an overall picture of the District's residential areas and densities. Additionally, the subdivision characteristics tables reflect the fact that in some cases, the desired data were either not applicable or not readily available. The abbreviation NA was used for these cases.

Chapter II • SUBDIVISIONS AND MOBILE HOME PARKS

BEAUFORT COUNTY

Beaufort County contains 172 residential subdivisions as listed in the Tax Assessor's subdivision index. It also contains 61 established mobile home parks and several residential "plantations."² Most of the plantations are located on Hilton Head, the county's famous island resort community. The mobile home parks serve to meet the housing needs of the area's large military population. The U.S. Marine Corps has an Air Station and its Parris Island Recruit Depot in the Beaufort area. A U.S. Naval Hospital is located here as well.

The information presented on the following pages gives us a good indication of the county's existing and potential residential development patterns. "Urbanization" has already extended well beyond the city limits of Beaufort and Port Royal. Both the Lady's Island and the Beaufort Outside study areas contain 40 or more platted subdivisions; and the number of lots listed for Hilton Head and St. Helena/Fripp indicates the magnitude of their residential development prospects.

²Geographically, the subdivisions listed in the index do not cover all of the built-up areas of the county. This is particularly true for the incorporated areas where much of the residential development took place some time ago and occurred on individual lots or tracts rather than in the larger scale subdivisions we generally deal with today. Thus, by design, many of the county's older neighborhoods are noticeably absent from this report.

Additionally, several of Beaufort's large mobile home developments are better described as subdivisions rather than as parks because of the way they are owned and operated.

TABLE 1
SHELDON STUDY AREA
SUBDIVISION CHARACTERISTICS

SUB-DIVISION	# OF LOTS	STREETS		WATER		SEWER			\$PRICE RANGES in thousands	
		Paved	Unpaved	Public	Private	Public	Private	Septic	LOTS	HOME\$
1.	15		✓		✓			✓	6 - 30	40 - 100
2.	35		✓		✓			✓	1.5 - 4.5	10 - 25

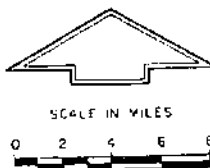
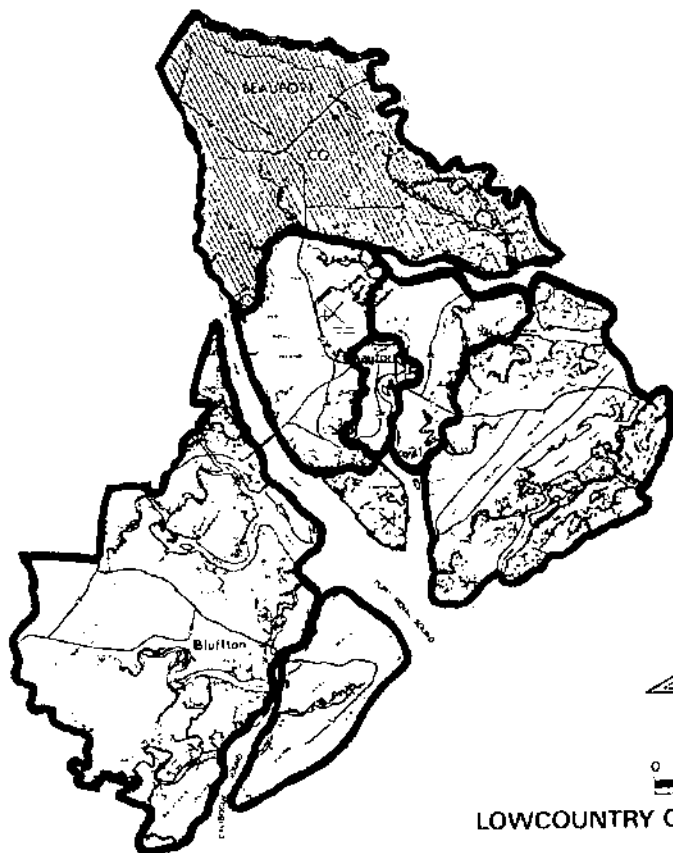
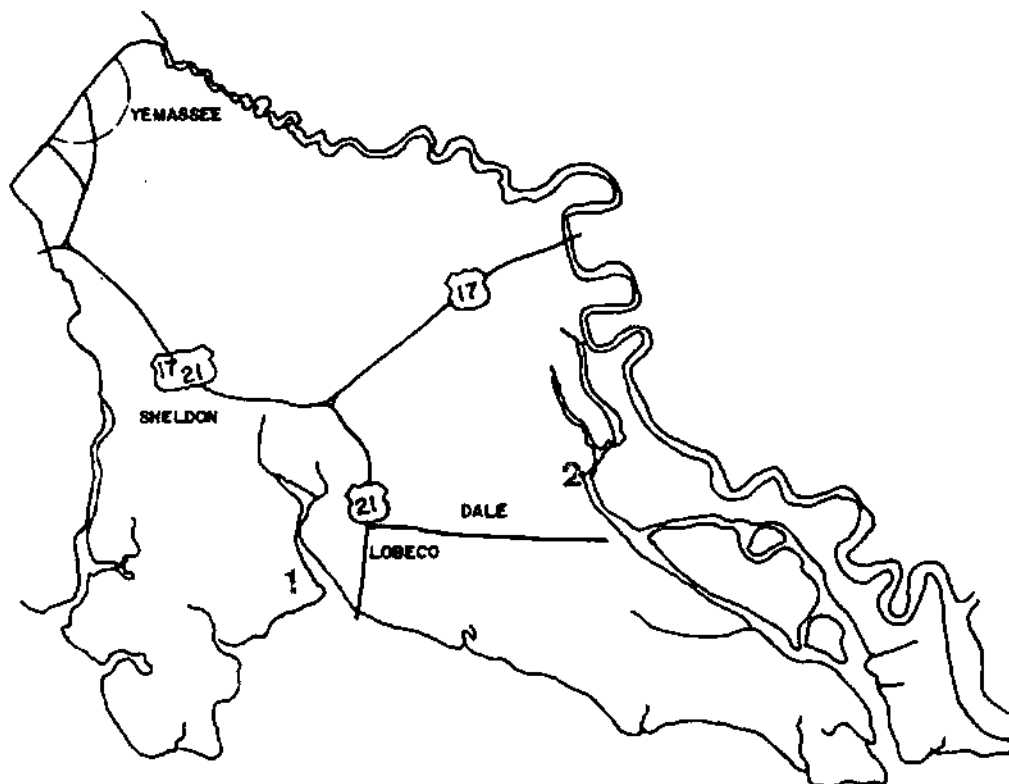
SOURCE: LOWCOUNTRY COUNCIL OF GOVERNMENTS, 1980.

MAP 6

SHELDON STUDY AREA

RESIDENTIAL SUBDIVISIONS:

1. WHALE BRANCH
2. WIMBEE CREEK



LOWCOUNTRY COUNCIL OF GOVERNMENTS
1980

TABLE 2
BEAUFORT OUTSIDE STUDY AREA
SUBDIVISION CHARACTERISTICS

SUB-DIVISION	# OF LOTS	STREETS		WATER		SEWER			\$PRICE RANGES in thousands	
		Paved	Unpaved	Public	Private	Public	Private	Septic	LOTS	HOUSES
3.	7		✓		✓			✓	5 - 7	50 - 80
4.	47	✓		✓				✓	5 - 35	40 - 100
5.	121	✓	✓	✓	✓			✓	3.5 - 10.5	5 - 150
6.	23		✓		✓			✓	5 - 20	10 - 70
7.	84		✓		✓			✓	2 - 20	15 - 60
8.	44		✓		✓			✓	6.5 - 30	50 - 200
9.	24		✓		✓			✓	2 - 4.5	NA
10.	118		✓	✓				✓	2 - 5.5	20 - 40
11.	160	✓	✓	✓				✓	4 - 5.5	40 - 65
12.	16	✓	✓		✓			✓	3.5 - 4	25 - 30
13.	36	✓	✓		✓			✓	2.5 - 5.5	25 - 35
14.	18		✓		✓			✓	2 - 4.5	NA
15.	126	✓		✓				✓	3.5 - 5.5	25 - 50
16.	8		✓	✓				✓	2.5 - 3	25 - 30
17.	14		✓		✓			✓	2.5 - 3	25 - 30
18.	55	✓		✓				✓	4.5 - 20.5	35 - 125
19.	27		✓	✓				✓	15	NA
20.	31	✓		✓				✓	2.5 - 8	15 - 40
21.	87	✓		✓				✓	3.5 - 5.5	25 - 50
22.	44	✓		✓				✓	2.5 - 7	15 - 50
23.	40		✓	✓				✓	2 - 4	10 - 35
24.	34		✓	✓				✓	2.5 - 3.5	NA
25.	33	✓	✓		✓			✓	3 - 5.5	25 - 50
26.	49		✓		✓			✓	1.5 - 3	10 - 30
27.	25	✓	✓	✓				✓	2.5 - 6	20 - 50
28.	32		✓	✓				✓	NA	NA
29.	14		✓	✓				✓	3 - 4	20 - 30
30.	72		✓	✓				✓	2.5 - 6.5	5 - 40
31.	72	✓	✓	✓				✓	3.5 - 5.5	20 - 45
32.	64		✓	✓			✓		2.5 - 18	30 - 60
33.	105	✓		✓				✓	6.5 - 18	40 - 125
34.	82	✓		✓				✓	6 - 10.5	50 - 80
35.	25	✓	✓	✓				✓	5 - 7.5	30 - 50
36.	124	✓	✓	✓				✓	6 - 30	30 - 125
37.	66		✓	✓			✓		6.5 - 20	40 - 90
38.	59		✓	✓				✓	5.5 - 15	35 - 90
39.	49		✓	✓				✓	6.5 - 18	50 - 70
40.	39	✓		✓			✓		4.5 - 7.5	30 - 60
41.	21		✓	✓				✓	5 - 7.5	50 - 70
42.	218	✓		✓				✓	3.5 - 6.5	25 - 50
43.	5		✓	✓				✓	1	70
44.	378		✓	✓				✓	2 - 4.5	NA
45.	71	✓	✓	✓			✓		8 - 20	60 - 150
46.	57	✓		✓				✓	3.5 - 5.5	30 - 50
47.	44	✓		✓				✓	4 - 20	25 - 100
48.	59	✓	✓		✓			✓	5 - 7.5	40 - 80
49.	23	✓		✓			✓		NA	NA
50.	91	✓		✓				✓	2.5 - 3	20 - 90
51.	19		✓	✓	✓			✓	3.5 - 6.5	30 - 35
52.	408	✓	✓	✓	✓			✓	5 - 17	40 - 80

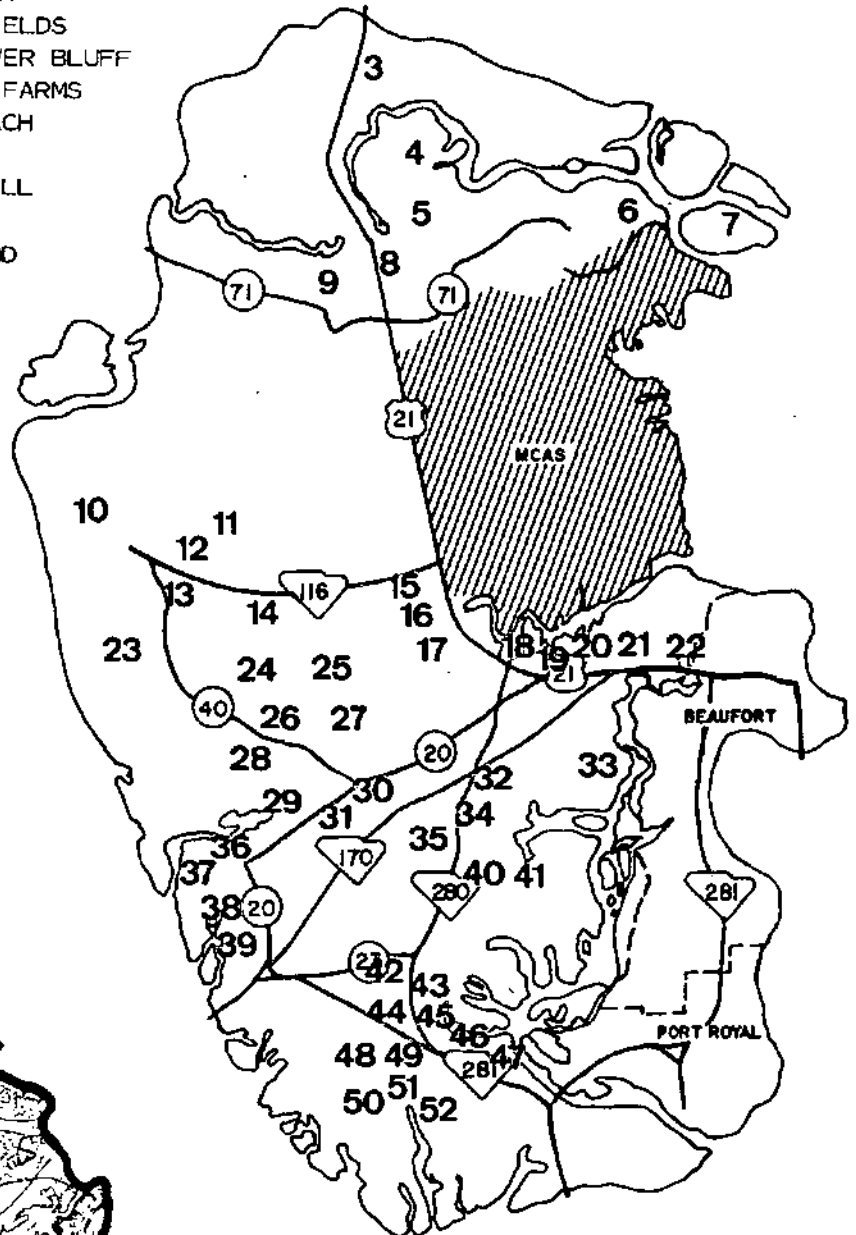
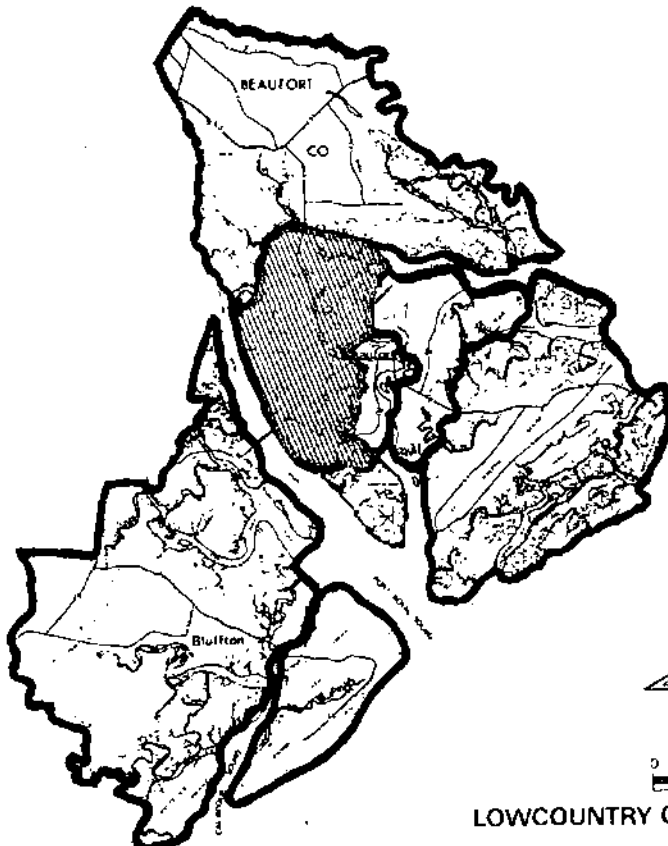
SOURCE: LOWCOUNTRY COUNCIL OF GOVERNMENTS, 1980.

MAP 7

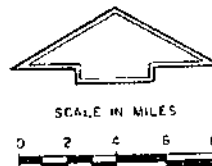
BEAUFORT OUTSIDE STUDY AREA

RESIDENTIAL SUBDIVISIONS:

- | | |
|----------------------|-------------------------|
| 3. SEABROOK POINT | 31. COLONIAL TERRACE |
| 4. CAROLINA SHORES | 32. PALMETTO ESTATES |
| 5. CAROLINA ESTATES | 33. SALEM POINT |
| 6. NORTH VIEW | 34. MINK POINT |
| 7. PAUKIE ISLAND | 35. FOREST FIELDS |
| 8. ROSELAWN | 36. BROAD RIVER BLUFF |
| 9. GRAYS HILL ACRES | 37. PLEASANT FARMS |
| 10. CAPE HART | 38. RIVER REACH |
| 11. PINWOOD | 39. OAKMONT |
| 12. RAMBLING ACRES | 40. CHERRY HILL ESTATES |
| 13. SHANKLIN | 41. TANGLEWOOD |
| 14. BURTON PARK | 42. BON AIRE ESTATES |
| 15. ROSEIDA | 43. JOHNSON |
| 16. STANLEY FARMS | |
| 17. WESTWOOD | |
| 18. WALSH | |
| 19. SALT CREEK | |
| 20. WOODLAWN | |
| 21. POLK VILLAGE | |
| 22. GREENLAWN | |
| 23. CLUB HOUSE | |
| 24. LAUREL ACRES | |
| 25. PEACE HAVEN | |
| 26. PINE GROVE | |
| 27. RHODES COURT | |
| 28. PINE OAKS | |
| 29. SONYA FAYE | |
| 30. COLONIAL HEIGHTS | |



- | |
|---------------------------|
| 44. SHELL POINT PARK EXT. |
| 45. DOWLINGWOOD |
| 46. BELLVIEW |
| 47. MAGNOLIA BLUFF |
| 48. GREEN POND |
| 49. BROAD RIVER ESTATES |
| 50. HAMRICK HILL |
| 51. SHELL POINT PARK |
| 52. SHELL POINT |



LOWCOUNTRY COUNCIL OF GOVERNMENTS
1980

TABLE 3
BEAUFORT/PORT ROYAL STUDY AREA
SUBDIVISION CHARACTERISTICS

SUB-DIVISION	# OF LOTS	STREETS		WATER		SEWER			\$PRICE RANGES in thousands	
		Paved	Unpaved	Public	Private	Public	Private	Septic	LOTS\$	HOMES\$
53.	70	✓		✓				✓	2.5 - 10	10 - 70
54.	48	✓		✓				✓	2.5 - 10	10 - 70
55.	139	✓		✓				✓	5.5 - 35	25 - 100
56.	18	✓		✓				✓	5.5 - 20	25 - 60
57.	20	✓		✓				✓	4 - 7.5	20 - 60
58.	62	✓		✓		✓		✓	4 - 10.5	30 - 60
59.	32	✓		✓		✓		✓	4 - 10.5	30 - 60
60.	48	✓		✓		✓			4.5 - 8	35 - 70
61.	181	✓		✓				✓	11 - 100	50 - 200
62.	74	✓		✓		✓		✓	4.5 - 9	40 - 100
63.	52	✓		✓		✓		✓	4.5 - 7.5	35 - 70
64.	16	✓		✓		✓		✓	5 - 7.5	35 - 80
65.	69	✓		✓		✓			4 - 7.5	35 - 70
66.	119	✓		✓		✓		✓	2.5 - 10	10 - 70
67.	35	✓	✓	✓		✓		✓	4.5 - 7.5	30 - 60
68.	69	✓		✓		✓		✓	4 - 7.5	35 - 70
69.	17	✓		✓		✓			3.5 - 6	20 - 45
70.	175	✓		✓		✓		✓	4.5 - 8	30 - 60
71.	49	✓		✓		✓		✓	10 - 45	50 - 200
72.	30	✓		✓		✓		✓	4 - 7.5	15 - 60
73.	65	✓		✓		✓		✓	2.5 - 7	10 - 45
74.	22	✓		✓				✓	5.5 - 8.5	50 - 65
75.	17	✓		✓				✓	2.5 - 4.5	20 - 40
76.	75	✓		✓				✓	NA	NA
77.	13	✓		✓			✓		2.5 - 4.5	15 - 40
78.	17	✓		✓				✓	4 - 6.5	15 - 40
79.	10	✓		✓				✓	3.5 - 5.5	30 - 50
80.	13	✓		✓				✓	4 - 4.5	25 - 35

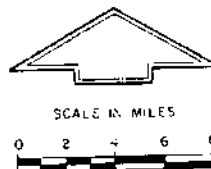
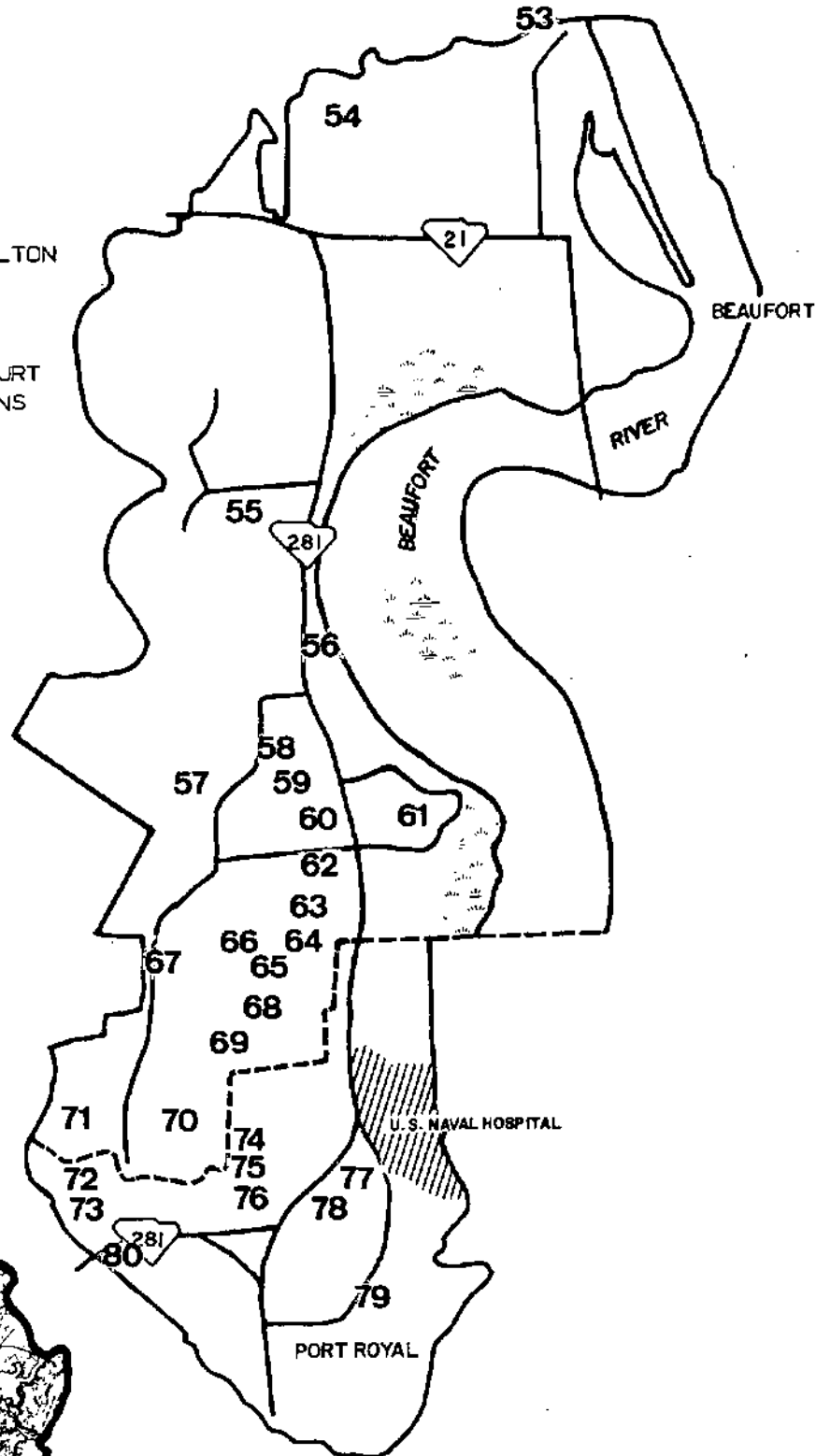
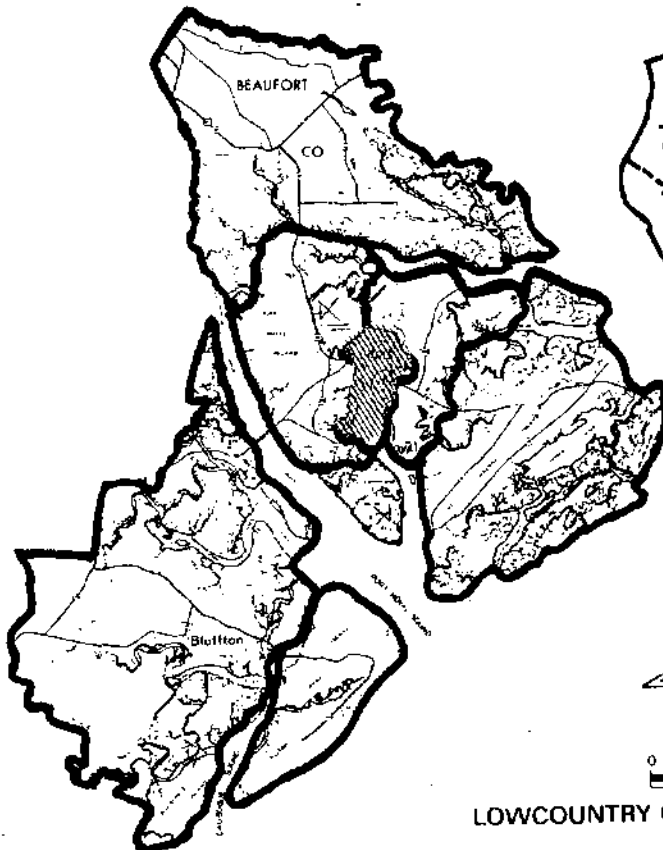
SOURCE: LOWCOUNTRY COUNCIL OF GOVERNMENTS, 1980.

CITY OF BEAUFORT TOWN OF PORT ROYAL

STUDY AREA MAP 8

RESIDENTIAL SUBDIVISIONS:

- | | |
|---------------------------|---------------------|
| 53. BEAUFORT SHORES | 75. HANNAH HAMILTON |
| 54. BEAUFORT ESTATES | 76. ROYAL PINES |
| 55. HUNDRED PINES | 77. OAKVIEW |
| 56. DOWLING LOOP | 78. OLD FORT |
| 57. RODGERS TERRACE | 79. GREENWAY COURT |
| 58. RIBAUT PARK | 80. ROYAL GARDENS |
| 59. RIBAUT PARK EXTENSION | |
| 60. NEW OAKS | |
| 61. SPANISH POINT | |
| 62. ROYAL OAKS | |
| 63. MOSSY OAK PARK | |
| 64. LAKEVIEW | |
| 65. ROYAL DOWNS | |
| 66. RIVER ADDITION | |
| 67. MOSSY OAK FARM | |
| 68. BURNSED | |
| 69. TWIN LAKES | |
| 70. WADDELL GARDEN | |
| 71. RIVER ACRES | |
| 72. BATTERY HEIGHTS | |
| 73. BATTERY PARK ESTATES | |
| 74. PRINCE WILLIAM WOODS | |



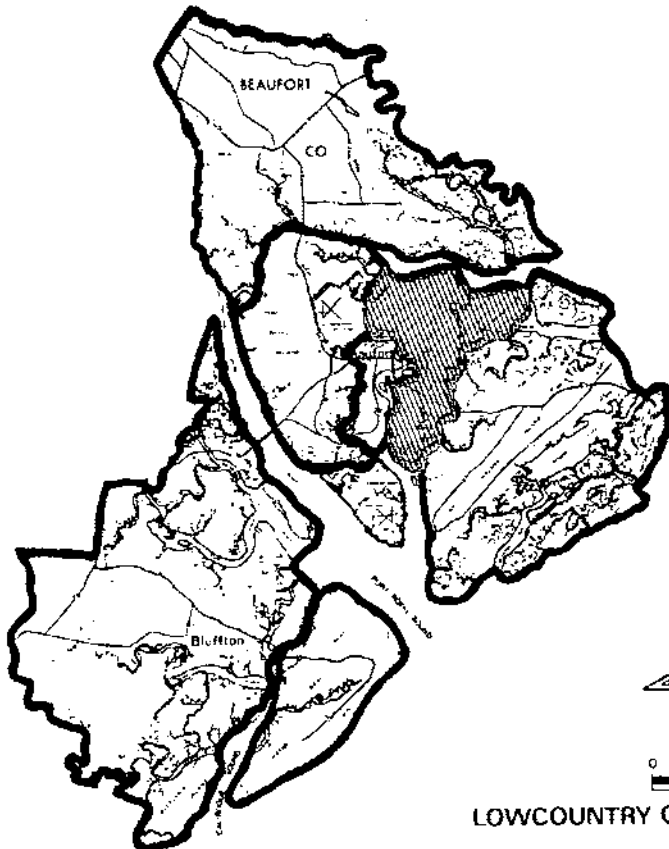
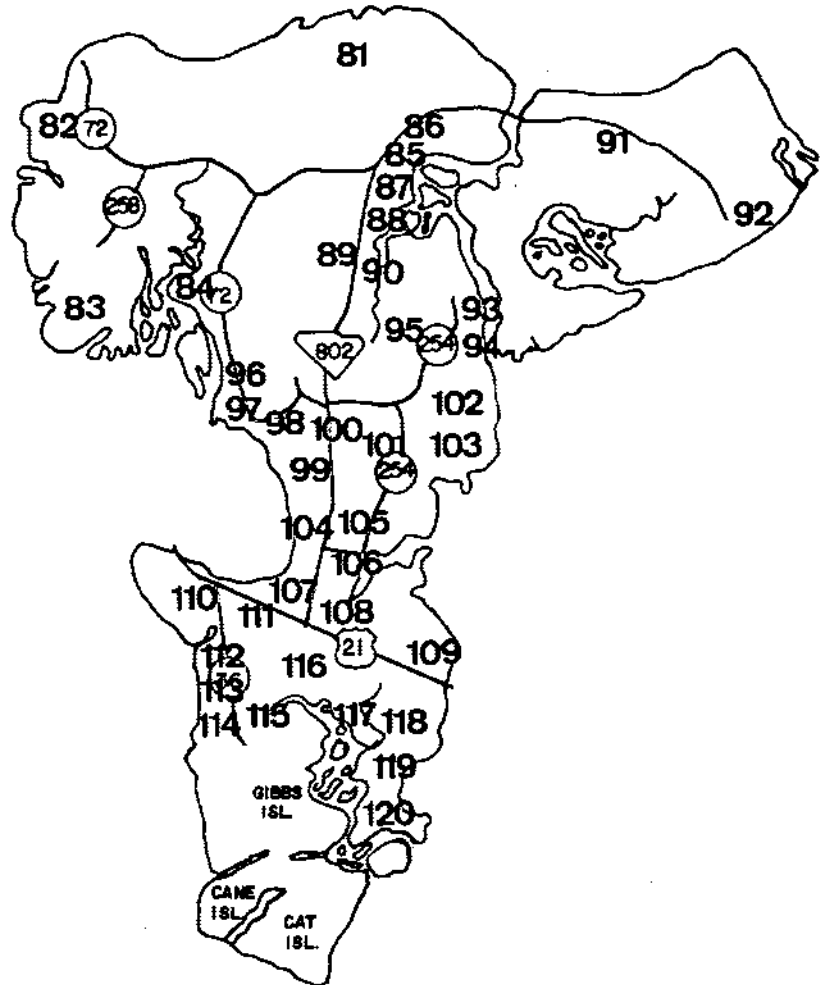
LOWCOUNTRY COUNCIL OF GOVERNMENTS
1980

TABLE 4
LADY'S ISLAND STUDY AREA
SUBDIVISION CHARACTERISTICS

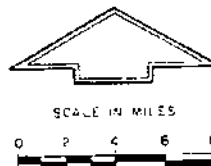
SUB-DIVISION	# OF LOTS	STREETS		WATER		SEWER			\$PRICE RANGES in thousands	
		Paved	Unpaved	Public	Private	Public	Private	Septic	LOTS	HOMES
81.	62	✓	✓	✓	✓			✓	8 - 30	50 - 150
82.	33	✓	✓	✓				✓	NA	NA
83.	158	✓			✓		✓		6.5 - 25	60 - 150
84.	35		✓	✓				✓	6.5 - 25	50 - 70
85.	15	✓	✓	✓				✓	8 - 30	60 - 150
86.	22	✓	✓	✓				✓	8 - 30	60 - 150
87.	114	✓	✓	✓				✓	3.5 - 6.5	40 - 60
88.	7	✓		✓				✓	3.5 - 20	50 - 100
89.	790	✓	✓	✓				✓	7.5 - 12	60 - 200
90.	15	✓	✓	✓				✓	6.5 - 30	50 - 100
91.	7		✓		✓			✓	3.5 - 5	50
92.	45		✓		✓			✓	NA	NA
93.	50	✓		✓				✓	12 - 40	50 - 150
94.	17	✓			✓			✓	3.5 - 5.5	20 - 45
95.	9	✓		✓				✓	NA	NA
96.	17	✓		✓				✓	6.5 - 8	50 - 75
97.	156	✓	✓	✓				✓	6.5 - 45	50 - 150
98.	23	✓	✓	✓				✓	5 - 45	50 - 100
99.	20	✓	✓	✓				✓	7.5 - 50	NA
100.	113	✓	✓	✓				✓	3 - 45	40 - 125
101.	123	✓	✓	✓				✓	3 - 45	40 - 125
102.	14	✓			✓			✓	NA	NA
103.	15	✓			✓			✓	5 - 7.5	40 - 65
104.	22		✓	✓				✓	3.5 - 5.5	NA
105.	26		✓	✓				✓	12.5 - 20	60 - 150
106.	57	✓		✓				✓	2.5 - 4.5	20 - 50
107.	31		✓	✓				✓	3.5 - 5.5	NA
108.	23	✓		✓				✓	4 - 6.5	45 - 60
109.	5		✓	✓				✓	NA	NA
110.	9		✓	✓				✓	4.5 - 20	50 - 100
111.	42	✓		✓				✓	3.5 - 5.5	25 - 45
112.	28	✓	✓	✓				✓	4.5 - 20	50 - 100
113.	14		✓	✓				✓	9.5 - 13	NA
114.	16	✓		✓				✓	7.5 - 35	60 - 200
115.	21	✓	✓	✓				✓	4	55
116.	91	✓		✓				✓	3 - 5.5	20 - 45
117.	16	✓	✓	✓				✓	NA	NA
118.	35		✓	✓				✓	4	50
119.	5	✓		✓				✓	25 - 40	30 - 70
120.	28	✓	✓	✓				✓	10 - 35	60 - 150

RESIDENTIAL SUBDIVISIONS

81. COOSAW RIVER ESTATES
82. RED BLUFF
83. PLEASANT POINT
84. PARTRIDGE WOODS
85. LUCY CREEK ESTATES
86. LUCY CREEK PLANTATION
87. ATTAWAY
88. ROCK SPRINGS
89. ROYAL PINES
90. SPRING KNOB
91. DANIELS
92. MOUNTAIN POINT PARK
93. ASHDALE
94. RED OAK
95. PRATT
96. COLONY GARDENS
97. COUNTRY CLUB BLUFF
98. BLUE HERON BLUFF
99. BLUFF FARM
100. SUNSET BLUFF
101. SUNRISE BLUFF
102. SANDY ACRES
103. MORGAN RIVER ESTATES
104. T. L. REDDY
105. ACADEMY ESTATES
106. SHERWOOD FOREST
107. GAY OAKS
108. OAKWOOD



109. HUDSON
110. MARSH VIEW
111. SANGSTER
112. HARBOR VIEW
113. YACHT CLUB ESTATES
114. BURKMYER BEACH
115. TUCKER AND TRASK
116. OAKLAND
117. VUE POINT
118. INLET
119. CHOWAN CREEK
120. DISTANT ISLAND



LOWCOUNTRY COUNCIL OF GOVERNMENTS
1980

TABLE 5
ST. HELENA/FRIPP STUDY AREA *
SUBDIVISION CHARACTERISTICS

SUB-DIVI-SION	# OF LOTS	STREETS		WATER		SEWER			\$PRICE RANGES in thousands	
		Paved	Unpaved	Public	Private	Public	Private	Septic	LOT\$	HOME\$
121.	100	✓	✓	✓				✓	5.5 - 30	40 - 150
122.	14		✓		✓			✓	4	40
123.	229		✓		✓		✓		2.5 - 6.5	NA
124.	436	✓	✓	✓				✓	5 - 50	40 - 200
125.	24	✓	✓	✓				✓	7 - 25	60
126.	522		✓	✓				✓	1 - 35	10 - 200
127.	31	✓		✓			✓		20	40
128.	183	✓		✓			✓		24	60 - 100
129.	18						✓		NA	NA
130.	100	✓		✓			✓		20	50
131.	147		✓		✓			✓	4	NA

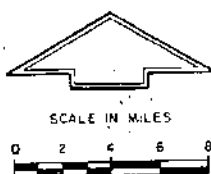
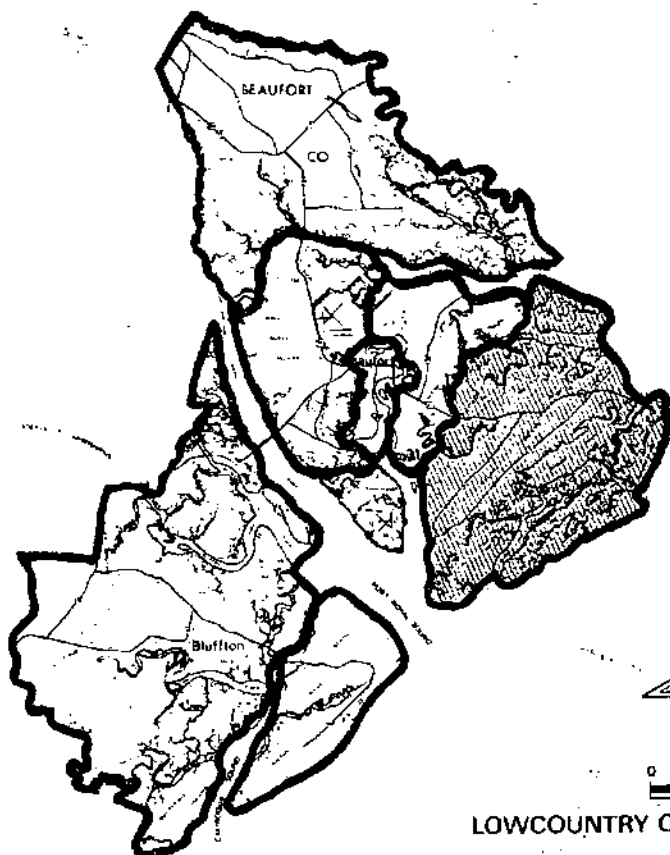
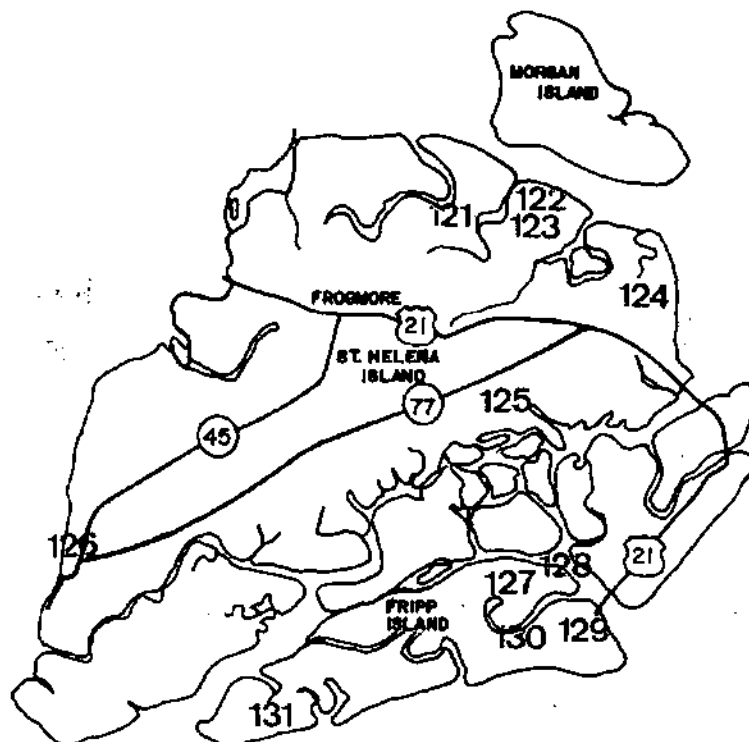
*THE BEAUFORT COUNTY TAX ASSESSOR'S RECORDS INDICATE THAT, IN ADDITION TO THE SUBDIVISIONS NAMED HERE, THERE ARE 815 ADDITIONAL LOTS PLATTED FOR A TOTAL OF 1147 LOTS ON FRIPP ISLAND.

SOURCE: LOWCOUNTRY COUNCIL OF GOVERNMENTS, 1980.

ST. HELENA/FRIPP STUDY AREA

RESIDENTIAL SUBDIVISIONS:

- 121. DULAMO
- 122. SUTCLIFF
- 123. TANSI VILLAGE
- 124. COFFIN POINT
- 125. HORSE ISLAND
- 126. PORT ROYAL SOUND ESTATES
- 127. FIDDLERS RIDGE
- 128. FIDDLERS TRACE
- 129. FRIPP ISLAND HIGH PINES LOOKOUT
- 130. SAWGRASS BLUFFS
- 131. CAPERS ISLE



LOWCOUNTRY COUNCIL OF GOVERNMENTS
1980

TABLE 6
HILTON HEAD ISLAND STUDY AREA
SUBDIVISION CHARACTERISTICS

SUB-DIVI-SION	# OF LOTS	STREETS		WATER		SEWER			\$PRICE RANGES in thousands	
		Paved	Unpaved	Public	Private	Public	Private	Septic	LOTS\$	HOMES\$
132.	36		✓		✓			✓	20 - 40	50 - 85
133.	26	✓	✓	✓			✓		7 - 8.5	30 - 50
134.	60	✓	✓	✓		✓			4 - 9	30 - 70
135.	166	✓			✓	✓			15 - 125	55 - 150
136.	60	✓	✓	✓		✓			10 - 45	40 - 75
137.	43	✓	✓	✓				✓	4 - 9	25 - 55
138.	29	✓	✓		✓			✓	3 - 5	20 - 40
139.	112	✓	✓	✓				✓	3 - 4	25 - 60
140.	14		✓		✓			✓	6 - 8	20 - 40
141.	42		✓		✓			✓	4 - 20	20 - 100
142.	162	✓		✓				✓	6 - 18	40 - 175
143.*	108	✓		✓		✓			NA	NA
144.	374		✓	✓		✓			12 - 70	30 - 250
145.	54	✓		✓				✓	10 - 18	35 - 80
146.	90		✓	✓				✓	10 - 60	35 - 225

*A RECREATIONAL VEHICLE PARK

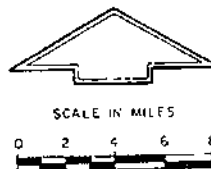
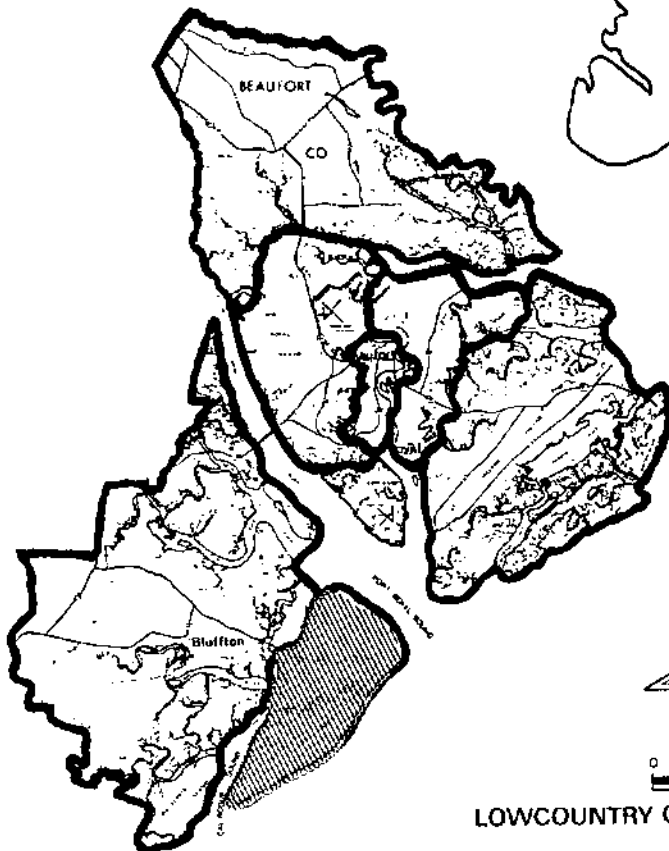
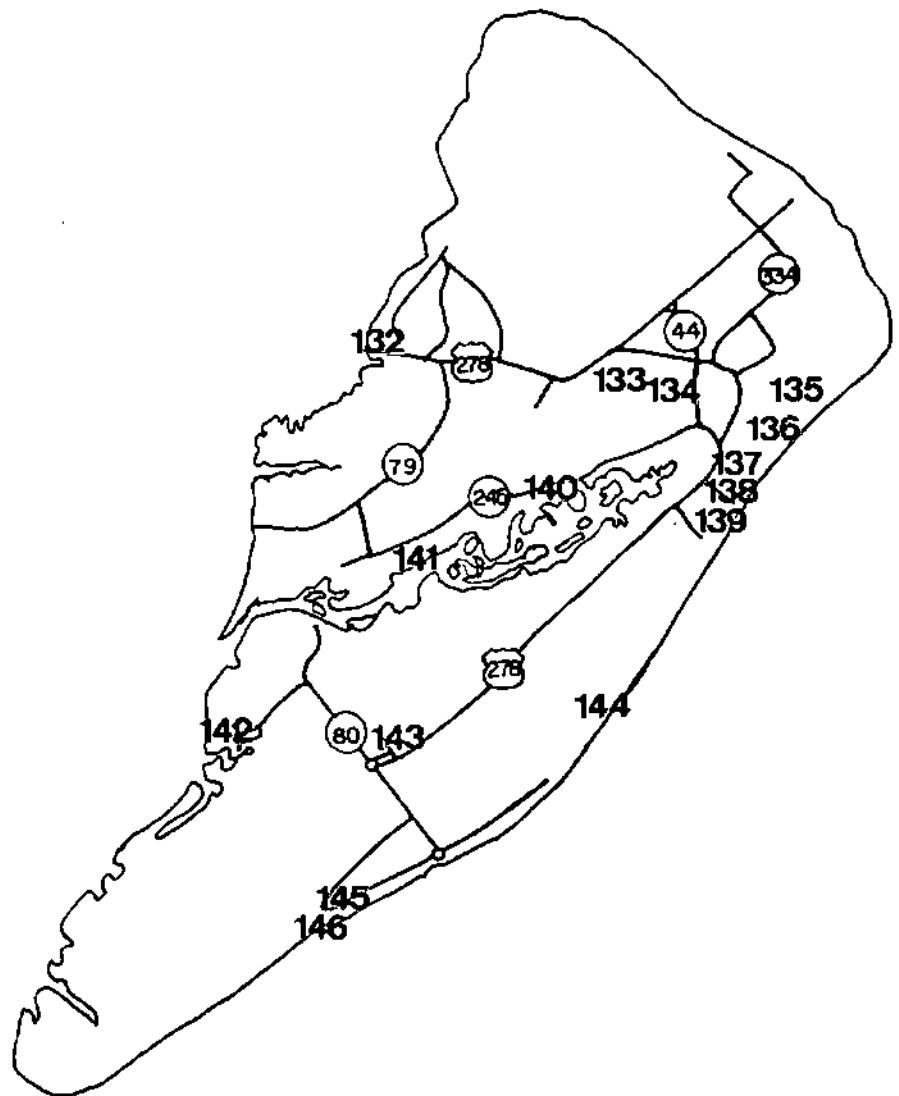
SOURCE: LOWCOUNTRY COUNCIL OF GOVERNMENTS, 1980.

MAP 11

HILTON HEAD STUDY AREA

RESIDENTIAL SUBDIVISIONS:

- 132. BLUE HERON POINT
- 133. MID ISLAND ESTATES
- 134. HOLIDAY HOMES
- 135. GRASSLAWN
- 136. FOLLY FIELDS
- 137. BRADLEY MEN BEACH
- 138. SINGLETON BEACH
- 139. SEASIDE
- 140. WRIGHT
- 141. OTTER HOLE
- 142. POINT COMFORT
- 143. OUTDOOR RESORTS
- 144. HILTON HEAD BEACH
- 145. PALM FOREST
- 146. LAWTON BEACH



LOWCOUNTRY COUNCIL OF GOVERNMENTS
1980

TABLE 7
HILTON HEAD ISLAND STUDY AREA
PLANTATION CHARACTERISTICS

	# OF LOTS	STREETS		WATER		SEWER			\$PRICE RANGE\$ in thousands	
		Paved	Unpaved	Public	Private	Public	Private	Septic	LOT\$	HOME\$
A.	876	✓	✓		✓		✓		10 - 100	50 - 225
B.	1107	✓		✓				✓	15 - 115	50 - 225
C.	1019	✓	✓	✓		✓			15 - 115	50 - 225
D.	604	✓	✓	✓		✓			15 - 135	50 - 150
E.	158	✓			✓			✓	10 - 75	60 - 225
F.	3208	✓	✓	✓		✓			10 - 185	50 - 350

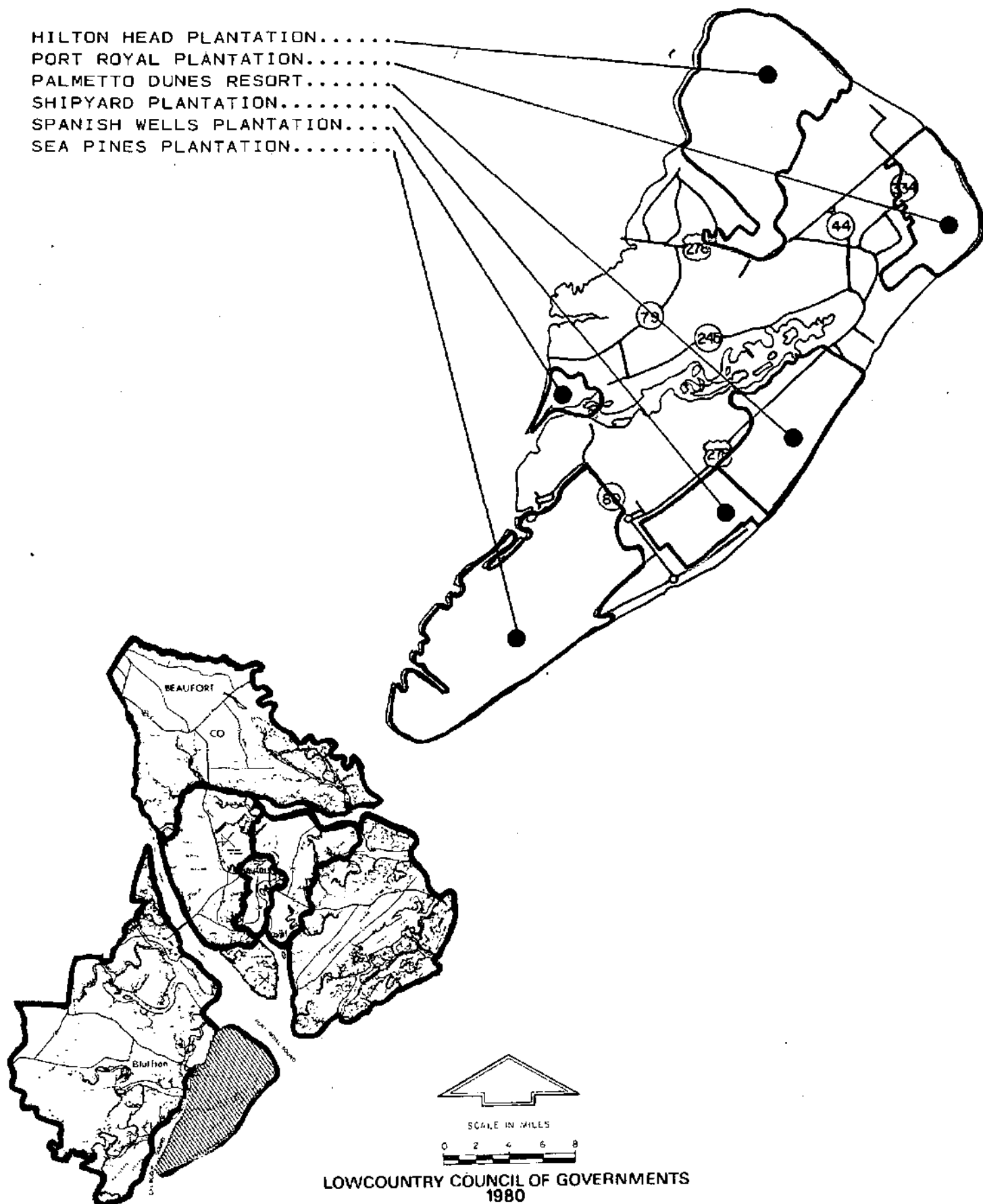
SOURCE: LOWCOUNTRY COUNCIL OF GOVERNMENTS, 1980.

MAP 12

HILTON HEAD STUDY AREA

PLANTATIONS:

HILTON HEAD PLANTATION.....
 PORT ROYAL PLANTATION.....
 PALMETTO DUNES RESORT.....
 SHIPYARD PLANTATION.....
 SPANISH WELLS PLANTATION.....
 SEA PINES PLANTATION.....



SCALE IN MILES

0 2 4 6 8

LOWCOUNTRY COUNCIL OF GOVERNMENTS
1980

TABLE 8
BLUFFTON/DAUFUSKIE STUDY AREA
SUBDIVISION CHARACTERISTICS

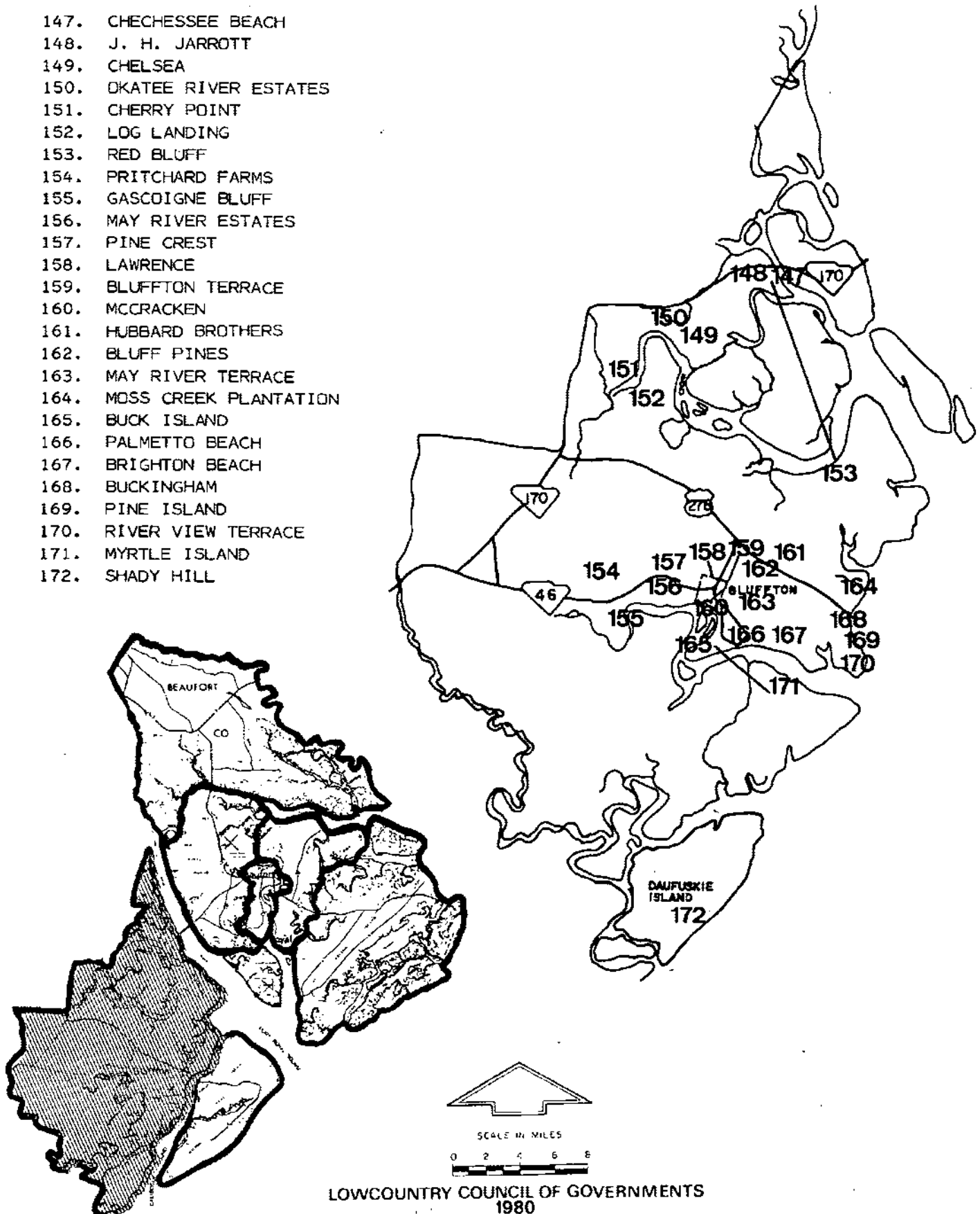
SUB-DIVISION	# OF LOTS	STREETS		WATER		SEWER			\$PRICE RANGES in thousands	
		Paved	Unpaved	Public	Private	Public	Private	Septic	LOTS	HOMES
147.	44	✓	✓		✓			✓	15	40
148.	44		✓		✓			✓	3	30
149.	9	✓	✓		✓			✓	NA	NA
150.	25	✓	✓		✓			✓	NA	NA
151.	34		✓		✓			✓	NA	NA
152.	12	✓			✓			✓	30	80 - 100
153.	12		✓		✓			✓	7	55
154.	12		✓		✓			✓	4 - 8	45
155.	21	✓	✓		✓		✓		NA	90 - 100
156.	38	✓	✓		✓			✓	10 - 20	75
157.	54		✓		✓			✓	2.5	30
158.	33	✓			✓			✓	4 -	40 - 50
159.	33	✓		✓				✓	1.3 - 4.9	55
160.	11	✓	✓		✓			✓	4	40
161.	28	✓	✓	✓	✓			✓	3.5 - 6.5	40 - 60
162.	10	✓		✓				✓	3.5 - 5	40 - 60
163.	22	✓		✓	✓			✓	3 - 15	100 - 125
164.	431	✓			✓		✓		20 - 80	60 - 150
165.	18		✓		✓			✓	8	55
166.	149		✓		✓			✓	4 - 10	50
167.	288	✓	✓		✓			✓	3 - 7	40
168.	54	✓	✓		✓			✓	2.5 - 6	50 - 100
169.	37	✓		✓				✓	2.5 - 12.5	18.5 - 70
170.	19	✓		✓	✓			✓	2.5 - 12	18.5 - 65
171.	42	✓			✓			✓	20 - 35	80
172.	30		✓		✓			✓	NA	NA

SOURCE: LOWCOUNTRY COUNCIL OF GOVERNMENTS, 1980.

BLUFFTON/DAUFUSKIE STUDY AREA

RESIDENTIAL SUBDIVISIONS

147. CHECHESSEE BEACH
148. J. H. JARROTT
149. CHELSEA
150. OKATEE RIVER ESTATES
151. CHERRY POINT
152. LOG LANDING
153. RED BLUFF
154. PRITCHARD FARMS
155. GASCOIGNE BLUFF
156. MAY RIVER ESTATES
157. PINE CREST
158. LAWRENCE
159. BLUFFTON TERRACE
160. MCCracken
161. HUBBARD BROTHERS
162. BLUFF PINES
163. MAY RIVER TERRACE
164. MOSS CREEK PLANTATION
165. BUCK ISLAND
166. PALMETTO BEACH
167. BRIGHTON BEACH
168. BUCKINGHAM
169. PINE ISLAND
170. RIVER VIEW TERRACE
171. MYRTLE ISLAND
172. SHADY HILL

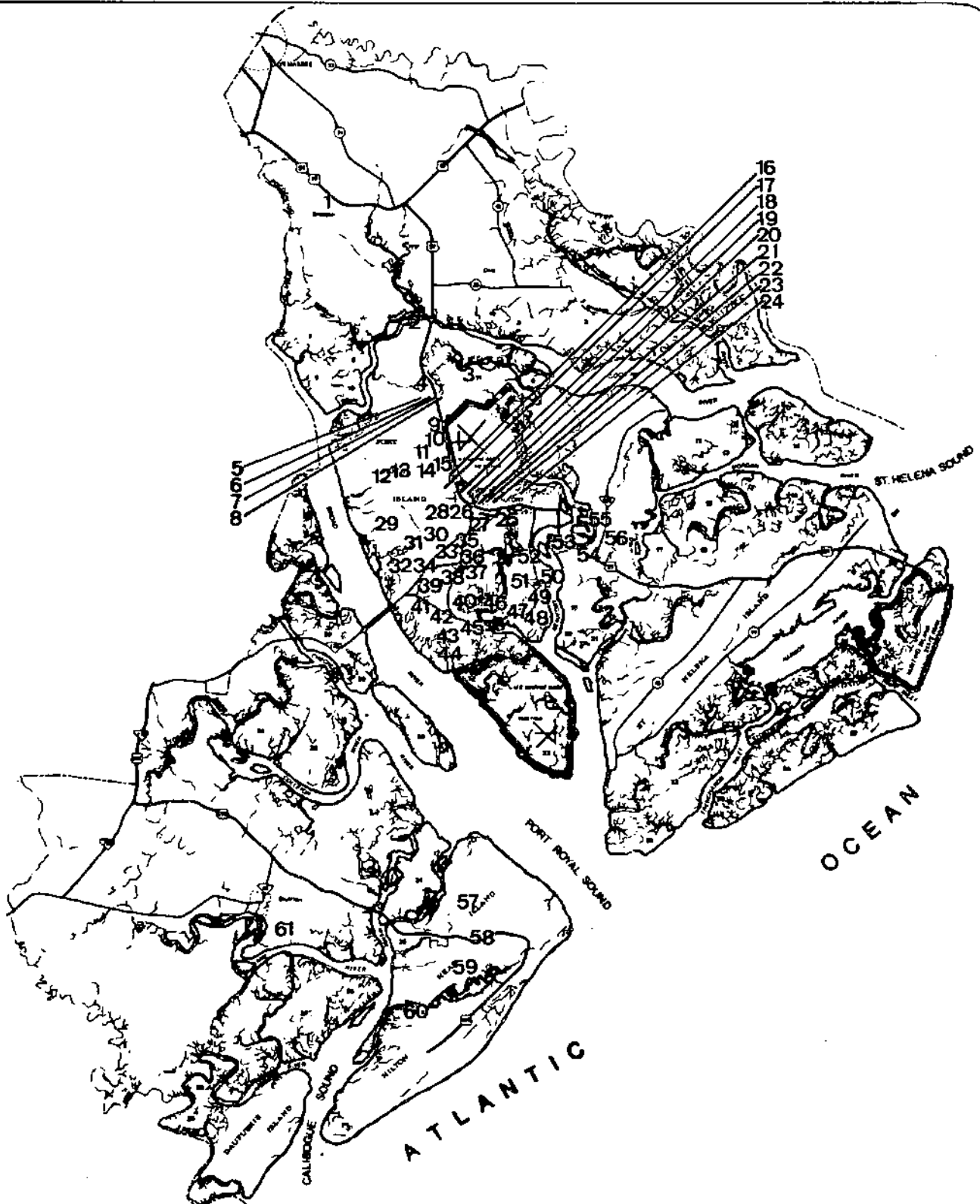


LOWCOUNTRY COUNCIL OF GOVERNMENTS
1980

BEAUFORT COUNTY

MOBILE HOME PARKS

- | | |
|------------------------------|-----------------------|
| 1. WHALE BRANCH | 32. BROAD RIVER |
| 2. SEABROOK ESTATES | 33. BENT PINES |
| 3. RICHARDS | 34. BROOKINS |
| 4. DOBB'S | 35. SHERWOOD FOREST |
| 5. PALMETTO | 36. ADAM'S CIRCLE |
| 6. CRESTWOOD | 37. DRIFTWOOD |
| 7. DAVIDSON | 38. TAYLOR'S |
| 8. GRAYS HILL | 39. PEEK-A-BOO |
| 9. ANGEL'S | 40. WAYSIDE |
| 10. BENTON'S | 41. WHISPERING PINES |
| 11. JENNINGS | 42. HOLLAND |
| 12. PERT'S | 43. RENTZ |
| 13. LAUREL VILLAGE | 44. HILL TOP HOMES |
| 14. MAPLE | 45. JERICO |
| 15. SHADY OAKS | 46. BATTERY CREEK |
| 16. BEACHWOOD | 47. RITTER'S |
| 17. GREEN ACRES | 48. KENT'S COURT |
| 18. DIXIE COURT | 49. EDGEWATER |
| 19. SAUL'S | 50. ROYAL OAK |
| 20. KEY'S | 51. KEITH'S |
| 21. TOWN & COUNTRY | 52. BENNETT'S |
| 22. O'BRIEN'S | 53. JENNING'S |
| 23. TWENTY-ONE MOTOR COURT | 54. DOANE'S |
| 24. LIVE OAKS | 55. OAKLAND HILL PARK |
| 25. BOB JONES | 56. WALLACE |
| 26. MOBLEY'S | 57. NORTHSIDE |
| 27. GRAYSVILLE WHEEL ESTATES | 58. OTTER HOLE |
| 28. LAKEVIEW | 59. ROLLER'S |
| 29. GODWIN | 60. PALMETTO BAY |
| 30. ALLEN'S | 61. BRIGHTON BEACH |
| 31. AZALEA | |



BEAUFORT COUNTY
MOBILE HOME PARKS

LOWCOUNTRY COUNCIL OF GOVERNMENTS

LEGEND
SEE OPPOSITE PAGE

Chapter III • SUBDIVISIONS AND MOBILE HOME PARKS

COLLETON COUNTY

Colleton County has 104 platted residential subdivisions. This information was compiled from the files maintained at the office of the Colleton County Tax Assessor. Established mobile home parks number only five.

Most of the residential subdivisions are located in and around the City of Walterboro. Data presented in the "Building Permits" section of this report indicate that the subdivisions in the City have already reached the "built-out" stage, while those around its borders are the primary locations for recent and projected home construction activities.

Subdivisions listed for the Cottageville and Edisto Beach study areas contain a goodly number of "second" homes or "vacation" homes. It appears that their respective riverfront and oceanfront locations would account for this.

Additionally, as happens so often in this District, many of the lots that have been platted in the county remain vacant because of rising subdivision development and home building costs.

TABLE 9
NORTH COLLETON STUDY AREA
SUBDIVISION CHARACTERISTICS

SUB-DIVI-SION	# OF LOTS	STREETS		WATER		SEWER			\$PRICE RANGES in thousands	
		Paved	Unpaved	Public	Private	Public	Private	Septic	LOT\$	HOME\$
1.	40	✓	✓	✓				✓	1.5	12 - 40
2.	NA	✓			✓			✓	1.5	12 - 40

SOURCE: LOWCOUNTRY COUNCIL OF GOVERNMENTS, 1980.

MAP 15

NORTH COLLETON
STUDY AREA

RESIDENTIAL SUBDIVISIONS:

1. GRIFFIN ESTATES
2. ELLIOT

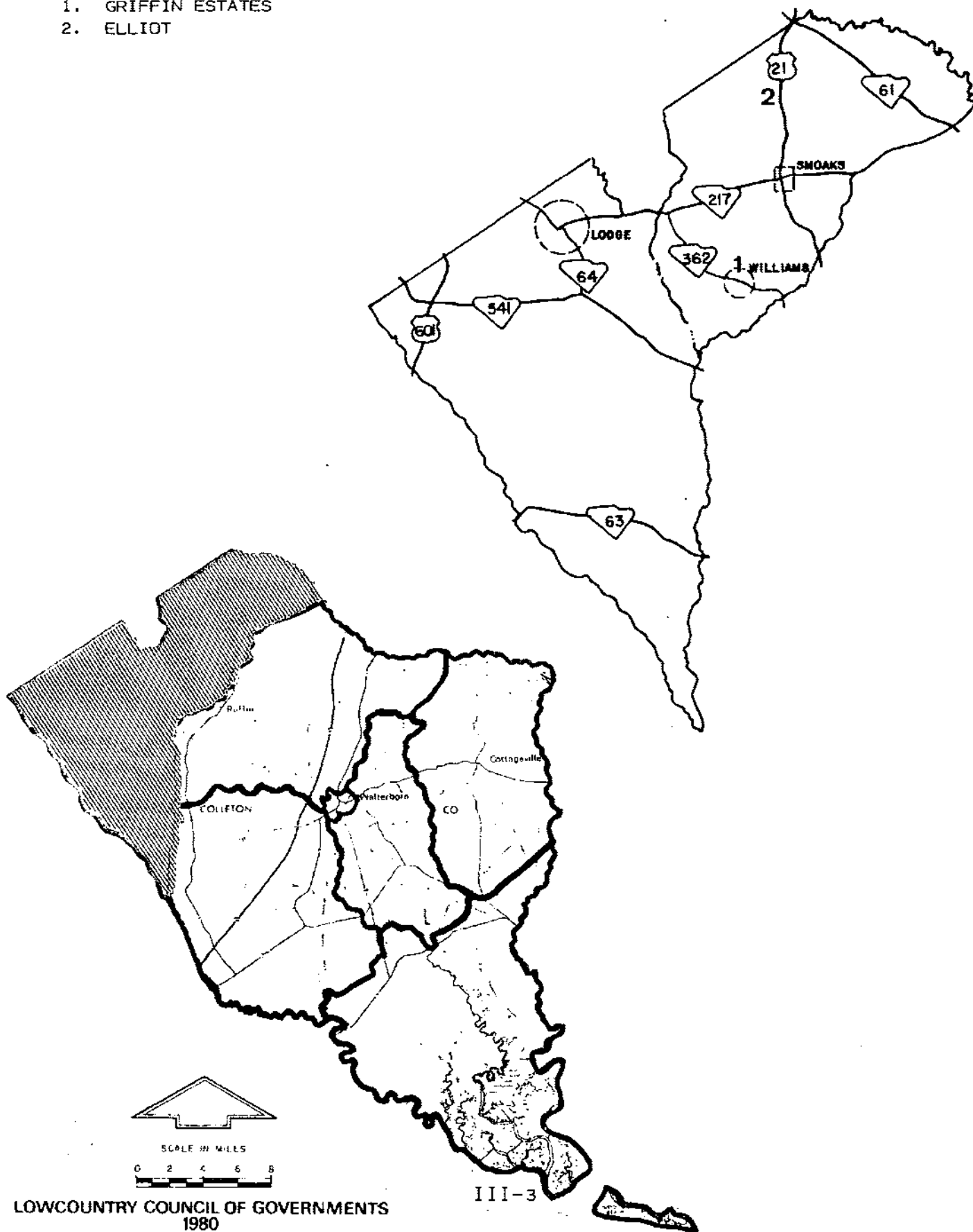
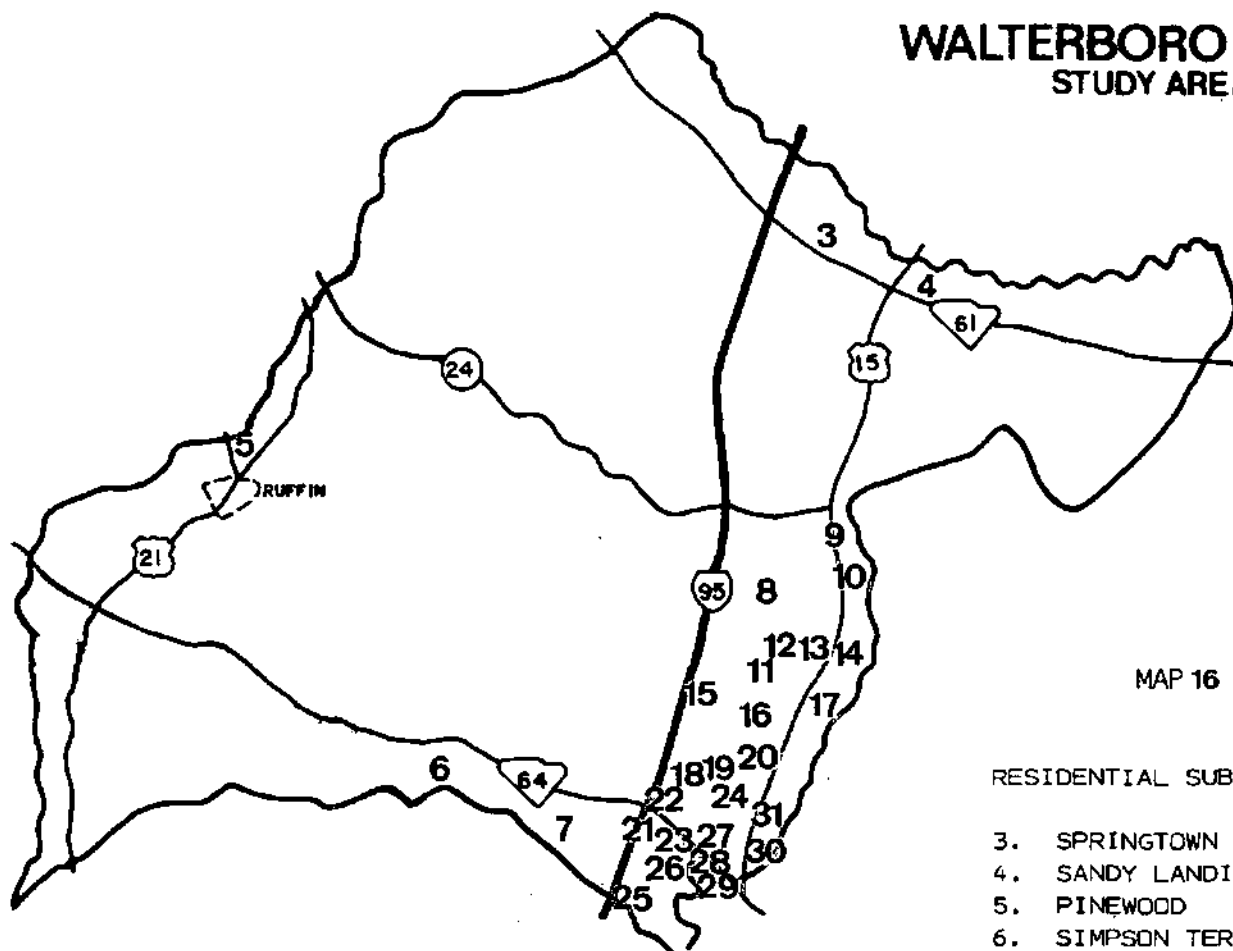


TABLE 10
WALTERBORO NORTH STUDY AREA
SUBDIVISION CHARACTERISTICS

SUB-DIVI-SION	# OF LOTS	STREETS		WATER		SEWER			\$PRICE RANGE\$ in thousands	
		Paved	Unpaved	Public	Private	Public	Private	Septic	LOT\$	HOME\$
3.	24	✓			✓			✓	1.2	10 - 40
4.	42		✓		✓			✓	3.5	25 - 35
5.	26	✓		✓				✓	1.5	8 - 40
6.	7	✓			✓			✓	2.5	10 - 50
7.	25		✓		✓			✓	3	40
8.	40	✓			✓			✓	6	NA
9.	140	✓		✓				✓	2 - 5	30 - 40
10.	40	✓		✓				✓	4 - 5	NA
11.	85	✓		✓				✓	6 - 10	50 - 150
12.	194	✓		✓				✓	4 - 4.5	35 - 45
13.	20	✓		✓				✓	2.5	NA
14.	83	✓		✓				✓	3.5 - 5	25 - 32
15.	31		✓		✓			✓	4	15 - 35
16.	815	✓		✓				✓	5 - 8	50 - 100
17.	87	✓		✓				✓	5 - 7	50 - 100
18.	27	✓		✓				✓	3	30 - 37
19.	14	✓		✓				✓	5	35 - 55
20.	186	✓		✓				✓	5 - 7.5	30 - 75
21.	142		✓	✓				✓	4 - 6	NA
22.	11	✓		✓				✓	NA	NA
23.	5	✓		✓		✓			4	35
24.	41	✓		✓				✓	4 - 5	30 - 60
25.	60		✓		✓			✓	4 - 5	NA
26.	35	✓		✓				✓	4	15 - 70
27.	6	✓		✓				✓	3	10 - 30
28.	27	✓		✓				✓	3	15 - 40
29.	5	✓		✓				✓	3	15 - 40
30.	27	✓		✓				✓	3	15 - 40
31.	74	✓		✓				✓	5 - 7	40 - 80

SOURCE: LOWCOUNTRY COUNCIL OF GOVERNMENTS, 1980.

WALTERBORO NORTH STUDY AREA



MAP 16

RESIDENTIAL SUBDIVISIONS:

3. SPRINGTOWN
4. SANDY LANDING
5. PINWOOD
6. SIMPSON TERRACE
7. DOCTORS CREEK
8. WINCHESTER FARMS
9. LAKESHORE
10. CRESTVIEW
11. ACADEMY ACRES
12. PALMETTO ESTATES
13. FLORENCE MCKENZIE
14. CAROLINA TERRACE
15. SANDHURST
16. LONGLEAF
17. SILVERHILL
18. PARKWOOD ESTATES
19. NORTHWOOD ESTATES
20. HYDE PARK
21. EVERGREEN
22. ZEIGLER
23. HIERS
24. GREENWOOD ESTATES
25. PEARCY
26. COLLETON TERRACE
27. HIOTTS
28. DALEWOOD
29. PINE RIDGE
30. HILLCREST
31. COLONIAL HEIGHTS

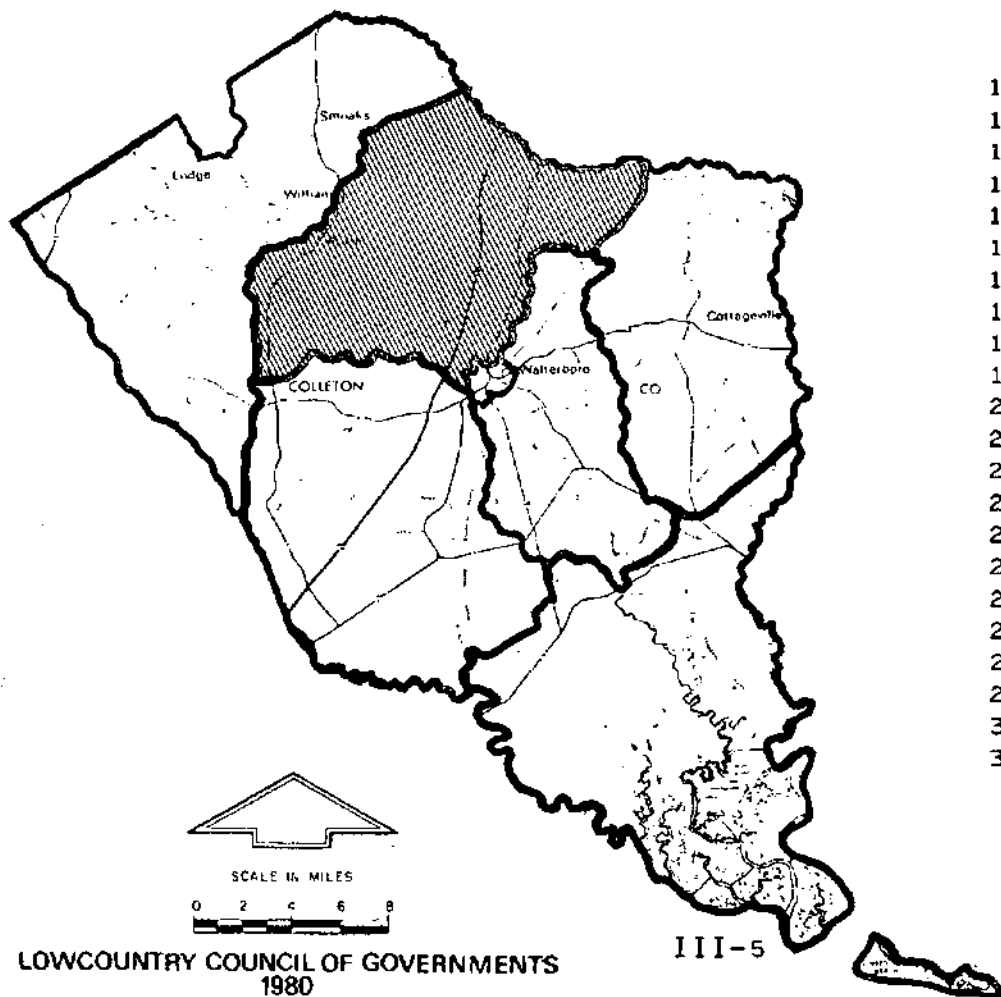


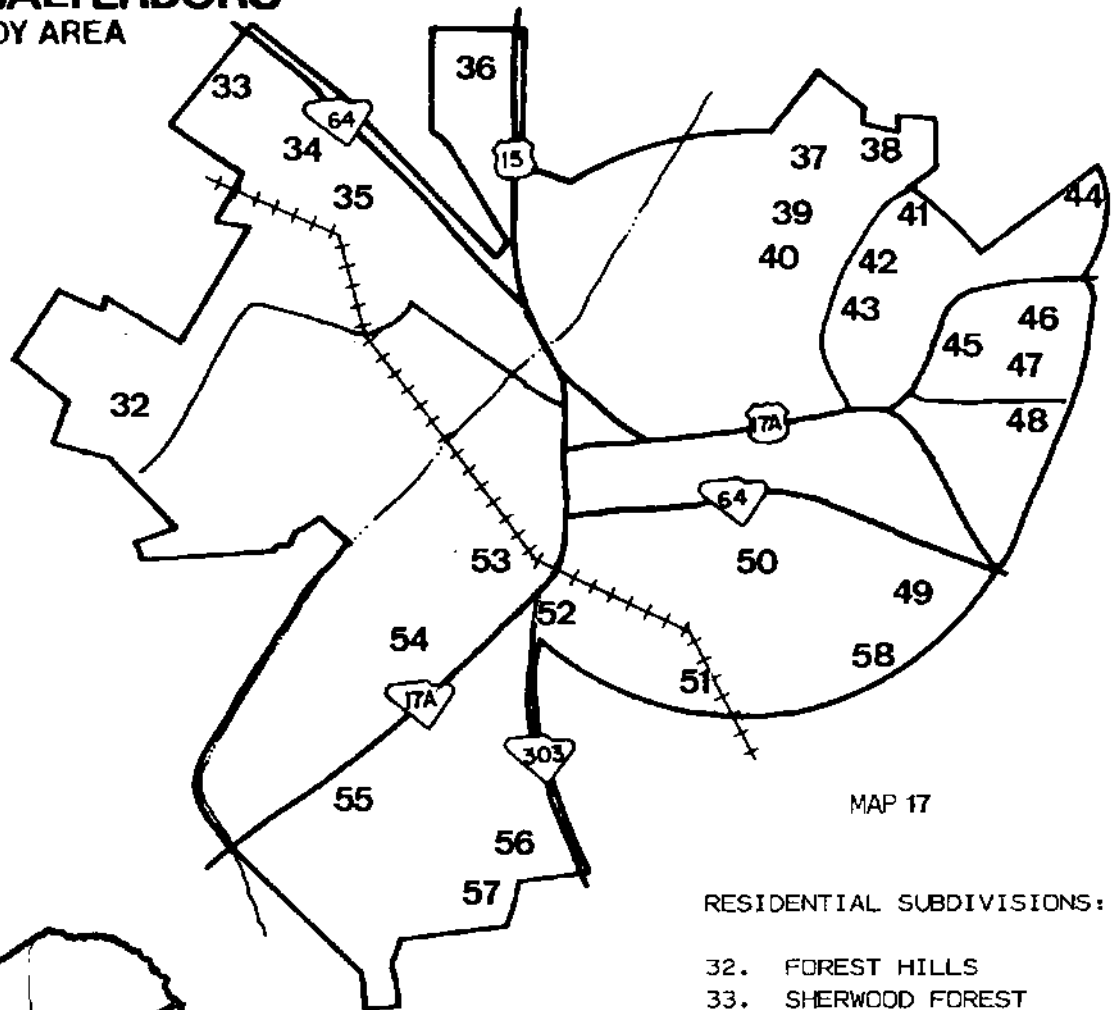
TABLE 11
WALTERBORO STUDY AREA
SUBDIVISION CHARACTERISTICS

SUB-DIVI-SION	# OF LOTS	STREETS		WATER		SEWER			\$PRICE RANGES in thousands	
		Paved	Unpaved	Public	Private	Public	Private	Septic	LOTS\$	HOMES\$
32.	382	✓		✓		✓			5 - 10	25 - 150
33.	46	✓		✓					4 - 6	25 - 50
34.	16	✓		✓		✓			2 - 2.5	2.5 - 30
35.	18	✓		✓		✓			NA	35 - 50
36.	80	✓		✓		✓			5	25 - 50
37.	52	✓		✓		✓			3	8 - 50
38.	31	✓		✓		✓			3	8 - 50
39.	65	✓		✓		✓			NA	8 - 70
40.	105	✓		✓		✓			NA	8 - 70
41.	71	✓		✓		✓			NA	8 - 80
42.	48	✓		✓		✓			NA	8 - 50
43.	16	✓		✓		✓			NA	8 - 50
44.	23	✓		✓		✓			2 - 4	18 - 25
45.	12	✓		✓		✓			3 - 3.5	18 - 75
46.	91	✓		✓		✓			4 - 6	20 - 75
47.	94	✓		✓		✓			4 - 6	20 - 75
48.	91	✓		✓		✓			NA	NA
49.	143	✓		✓		✓			1.5 - 3	8 - 40
50.	20	✓		✓		✓			3	8 - 70
51.	37	✓		✓		✓			1.5 - 3	8 - 40
52.	70	✓		✓		✓			3 - 5	30 - 50
53.	53	✓		✓		✓			3 - 7	20 - 60
54.	141	✓		✓		✓			5 - 7	20 - 60
55.	27	✓		✓		✓			2 - 2.5	20 - 40
56.	50	✓		✓		✓			5 - 7	40 - 70
57.	130	✓		✓		✓			5 - 7	30 - 100
58.	NA	✓		✓		✓			1.5 - 3	8 - 40

SOURCE: LOWCOUNTRY COUNCIL OF GOVERNMENTS, 1980.

CITY OF WALTERBORO

STUDY AREA



MAP 17

RESIDENTIAL SUBDIVISIONS:

- 32. FOREST HILLS
- 33. SHERWOOD FOREST
- 34. WILDWOOD
- 35. WESTVIEW
- 36. OAKLAWN
- 37. HIGH POINT
- 38. N.P. GRANT
- 39. CRAVEN & PEURIFOY
- 40. FOREST PARK
- 41. CEDAR HILL
- 42. CIVIC CENTER
- 43. LAURA JENKINS
- 44. AIRPORT HEIGHTS
- 45. HIERS, SAUNDERS, BOGOSLOW
- 46. PEURIFOY TERRACE
- 47. PEURIFOY
- 48. SAUNDERS
- 49. ROOSEVELT HEIGHTS
- 50. R.C. BUILDERS
- 51. BELL MEADE
- 52. EDGEWOOD
- 53. VARN
- 54. MAYFIELD TERRACE
- 55. IRELAND HILLS
- 56. THE OAKS
- 57. WOODLAND TERRACE
- 58. LLOYD ROBERTSON

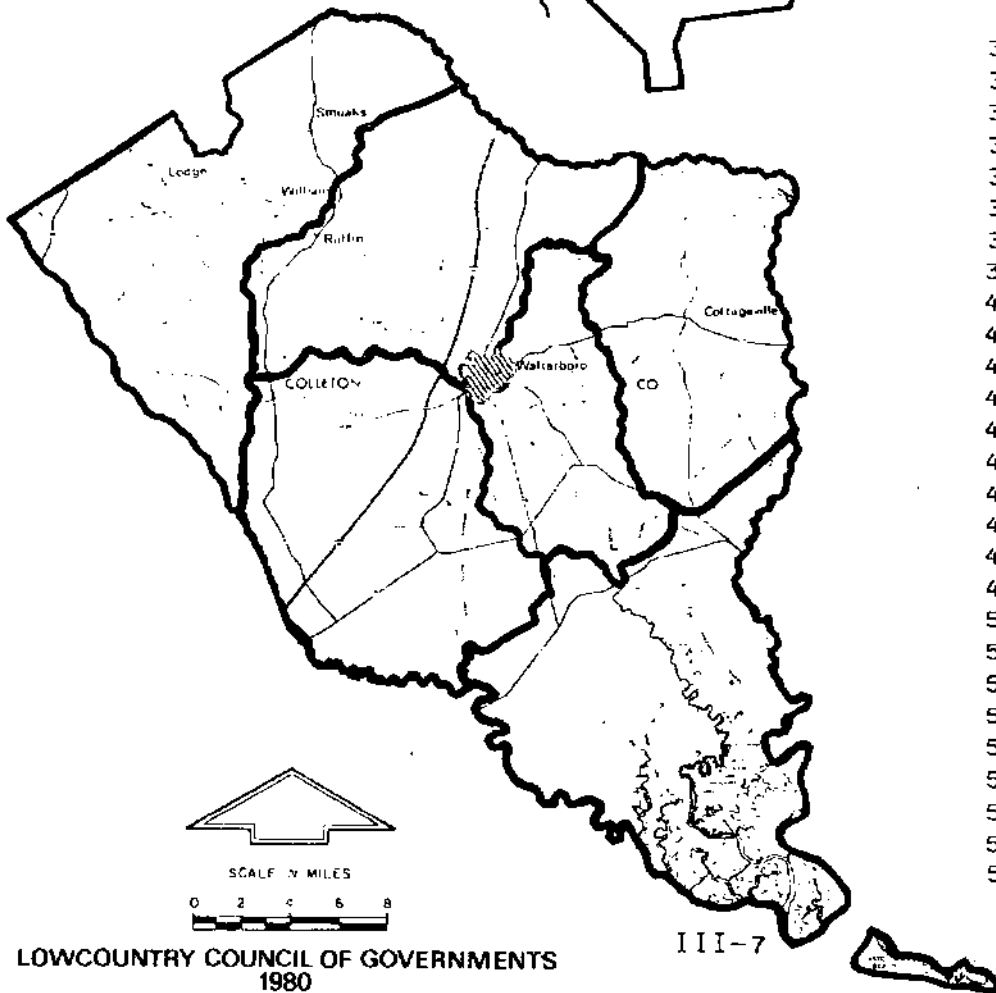


TABLE 12
WALTERBORO SOUTH STUDY AREA
SUBDIVISION CHARACTERISTICS

SUB-DIVI-SION	# OF LOTS	STREETS		WATER		SEWER:			\$PRICE RANGES in thousands	
		Paved	Unpaved	Public	Private	Public	Private	Septic	LOT\$	HOME\$
59.	87	✓		✓				✓	3.3 - 3.5	30 - 39
60.	NA		✓	✓				✓	3 - 4.5	15 - 50
61.	44	✓		✓				✓	3 - 5	20 - 30
62.	64	✓		✓				✓	NA	NA
63.	246	✓		✓	✓			✓	.5 - 1.5	NA
64.	345	✓		✓				✓	3 - 5	20 - 40
65.	53	✓		✓				✓	3 - 5	20 - 40
66.	20	✓		✓				✓	3.5	12 - 50
67.	130	✓		✓		✓			1 - 2	NA
68.	13	✓	✓	✓				✓	3 - 5	25 - 40
69.	48	✓		✓				✓	3.5	12 - 40
70.	12	✓		✓				✓	3.5	12 - 40
71.	105	✓		✓				✓	1 - 2	NA
72.	NA		✓		✓			✓	3.5	12 - 40
73.	27	✓		✓		✓			3 - 4	20 - 30
74.	18	✓			✓			✓	2.5	35 - 50
75.	146		✓	✓				✓	2 - 3	NA
76.	38	✓		✓		✓			3 - 5	25 - 50
77.	34	✓		✓				✓	3.5	15 - 80
78.	8	✓		✓				✓	NA	NA
79.	163	✓	✓	✓		✓			3	NA
80.	25		✓	✓				✓	3	NA
81.	58	✓	✓		✓			✓	3	15 - 50
82.	10	✓			✓			✓	1.5	20 - 40
83.	24	✓			✓			✓	1.5	20 - 40
84.	100		✓		✓			✓	3 - 5	NA
85.	200		✓		✓			✓	3 - 5	NA

SOURCE: LOWCOUNTRY COUNCIL OF GOVERNMENTS, 1980.

WALTERBORO SOUTH STUDY AREA

RESIDENTIAL SUBDIVISIONS:

- | | |
|-----------------------------|------------------------|
| 59. BRIARWOOD ESTATES | 80. HYRNE HALL |
| 60. SEIGLER | 81. BLOSSOM VILLAGE |
| 61. COLLETON ACRES | 82. STEPPING STONE |
| 62. THOMAS KAY | 83. TIMBERLAND |
| 63. BARRACADA | 84. CHESSEY CANAL |
| 64. HAMPTON DRIVE | 85. HORSESHOE CRESCENT |
| 65. HAMPTON STREET HEIGHTS | |
| 66. GREEN ACRES | |
| 67. MYRTLE COURT | |
| 68. DELOACH | |
| 69. PEARSON | |
| 70. MITCHELL | |
| 71. PINE HILL | |
| 72. TED HODGES | |
| 73. RIVERS STREET EXTENSION | |
| 74. PINE ESTATES | |
| 75. COUNTRY ESTATES | |
| 76. DEL-REY ACRES | |
| 77. SUNNY DELL ACRES | |
| 78. GREEN ACRES | |
| 79. GREEN PARK | |

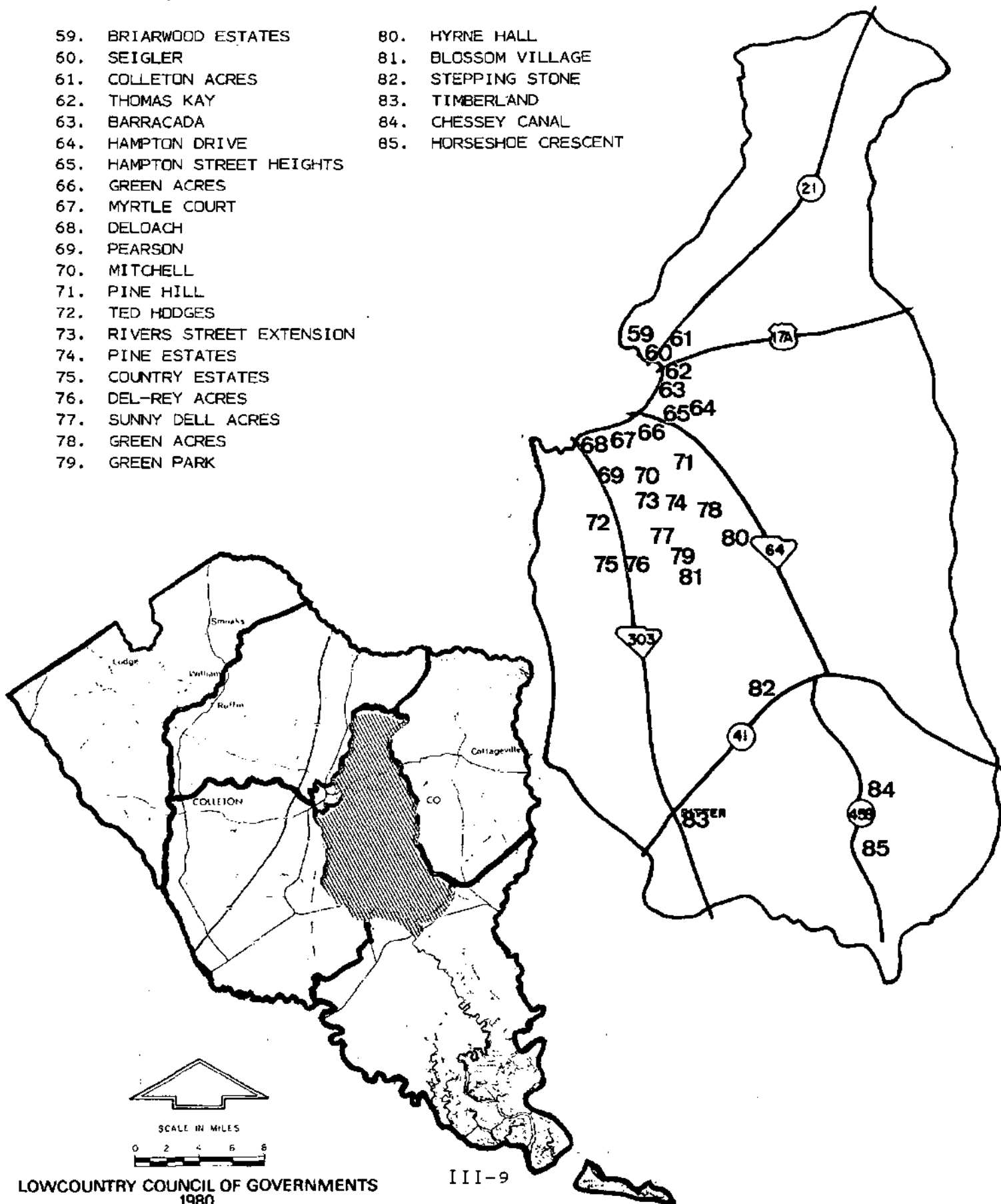


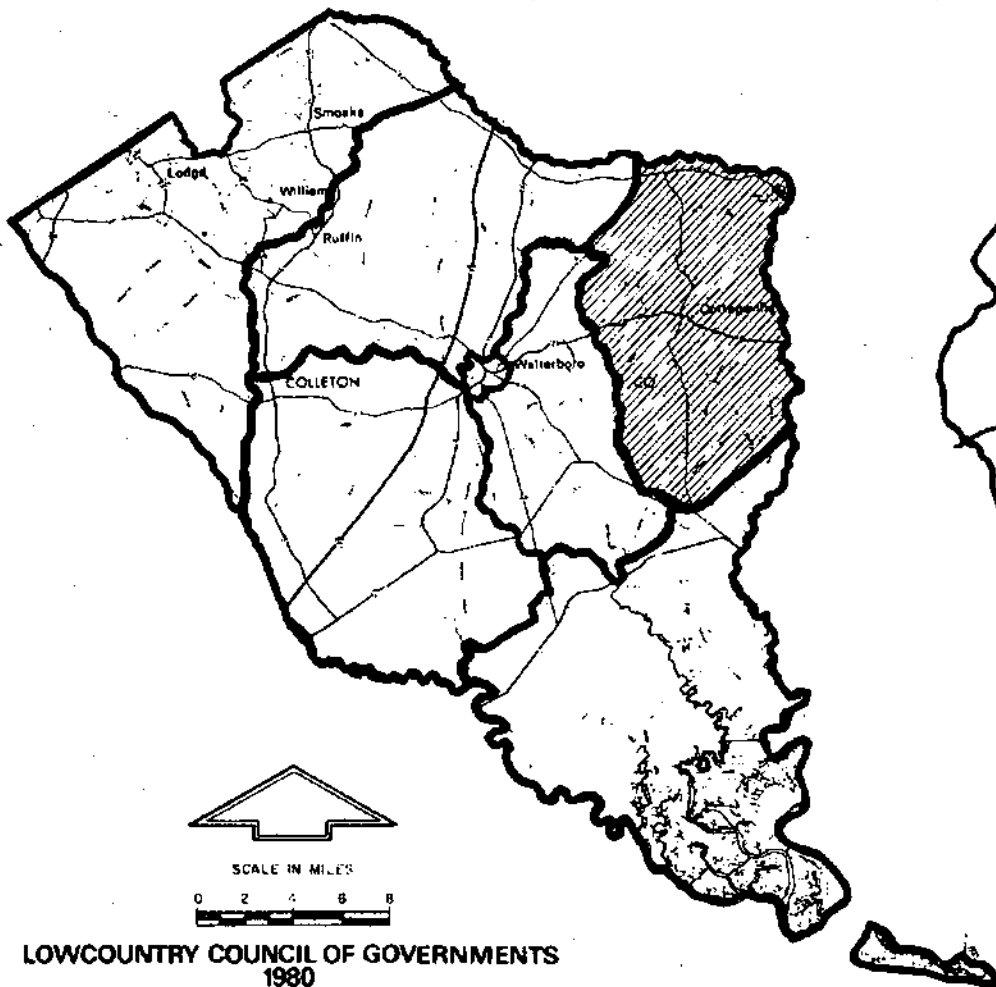
TABLE 13
COTTAGEVILLE STUDY AREA
SUBDIVISION CHARACTERISTICS

SUB-DIVI-SION	# OF LOTS	STREETS		WATER		SEWER			\$PRICE RANGES in thousands	
		Paved	Unpaved	Public	Private	Public	Private	Septic	LOT\$	HOME\$
86.	30		✓		✓			✓	1.5 - 2	NA
87.	56		✓		✓			✓	1	NA
88.	50		✓		✓			✓	1	NA
89.	88		✓		✓			✓	1	NA
90.	75		✓		✓			✓	1	20
91.	40		✓		✓			✓	1	NA
92.	75		✓		✓			✓	1.5	NA

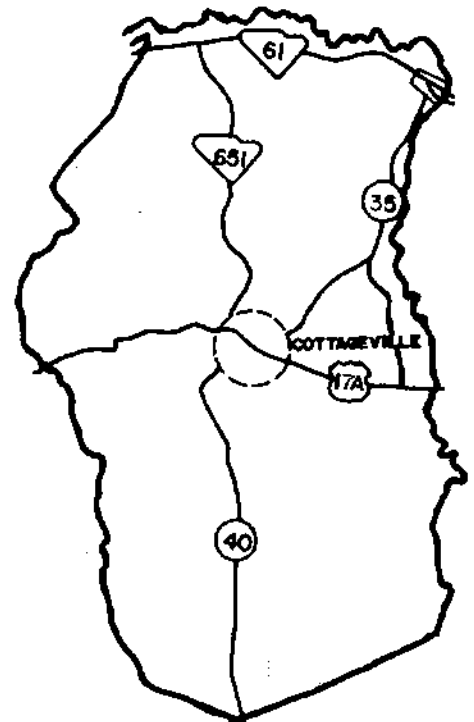
SOURCE: LOWCOUNTRY COUNCIL OF GOVERNMENTS, 1980.

p. III-11, Colleton County. The Cottageville Study Area was misrepresented on the county map and is actually located as indicated below.

COLLETON COUNTY



COTTAGEVILLE STUDY AREA



MAP 19

COTTAGEVILLE
STUDY AREA

RESIDENTIAL SUBDIVISIONS:

- 86. HICKORY BLUFF LANDING
- 87. BYRD LAKE
- 88. HOLLY RIDGE
- 89. HUCKLEBERRY HILL
- 90. RED OAK
- 91. COLLETON WOODS
- 92. EDISTO RECREATION PARK

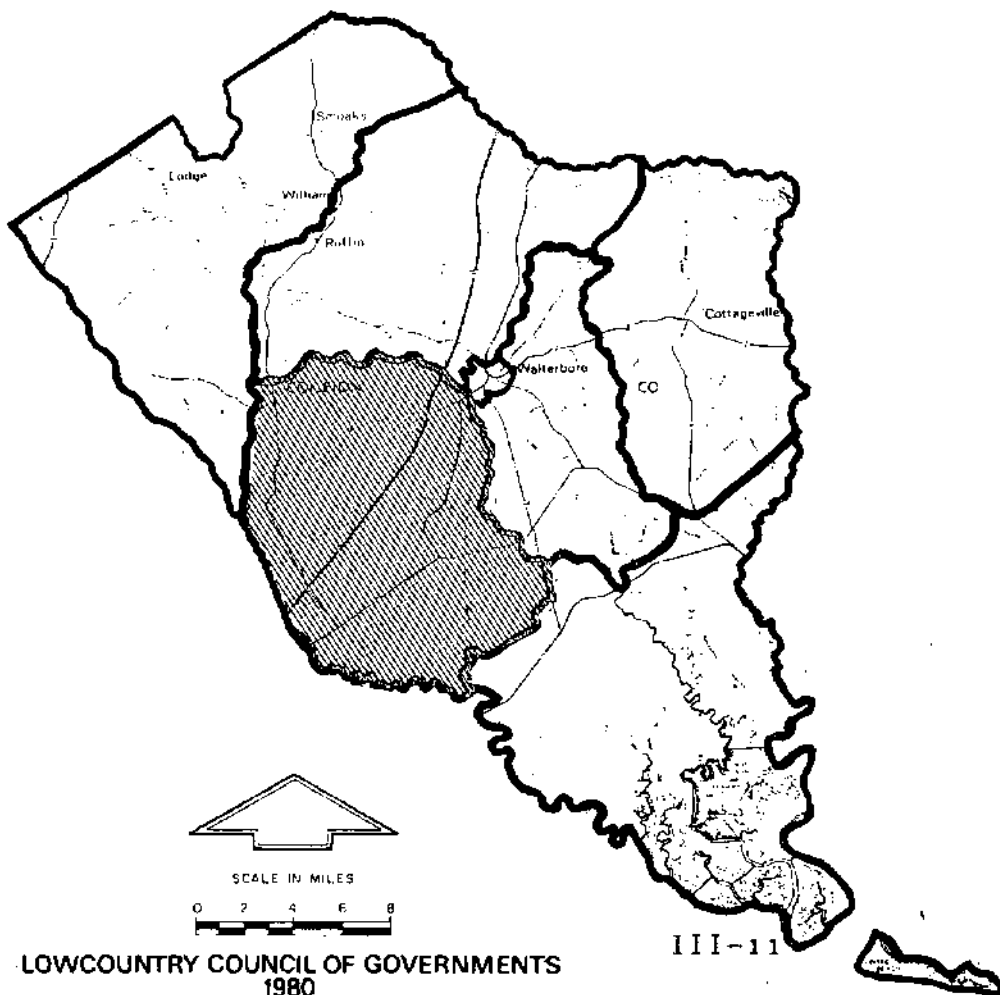
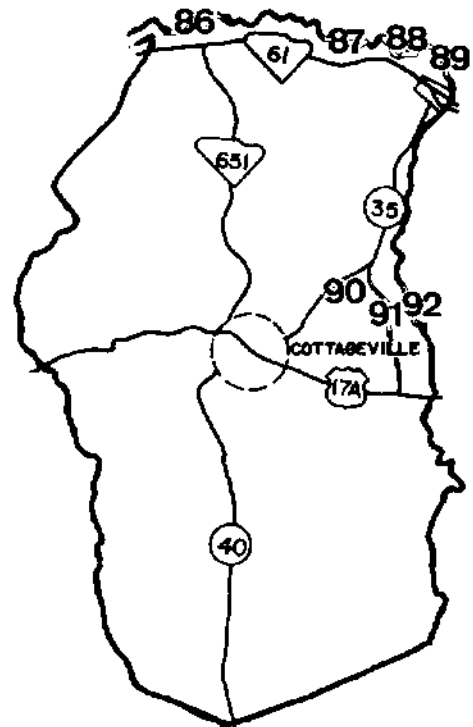


TABLE 14
GREEN POND STUDY AREA
SUBDIVISION CHARACTERISTICS

SUB-DIVI-SION	# OF LOTS	STREETS		WATER		SEWER			\$PRICE RANGE\$ in thousands	
		Paved	Unpaved	Public	Private	Public	Private	Septic	LOT\$	HOME\$
93.	11		✓		✓			✓	2.5	35
94.	53		✓		✓			✓	2	NA
95.	31		✓		✓			✓	.5 - 1	8
96.	5		✓		✓			✓	15	NA

SOURCE: LOWCOUNTRY COUNCIL OF GOVERNMENTS, 1980.

**GREEN POND
STUDY AREA****RESIDENTIAL SUBDIVISIONS:**

- 93. JACKSONBORO DEVELOPMENT COMPANY
- 94. RIVERLAND/BACKFIELD LANDING
- 95. IVENIA BROWN
- 96. BENNETT'S POINT PLANTATION PARTNERSHIP

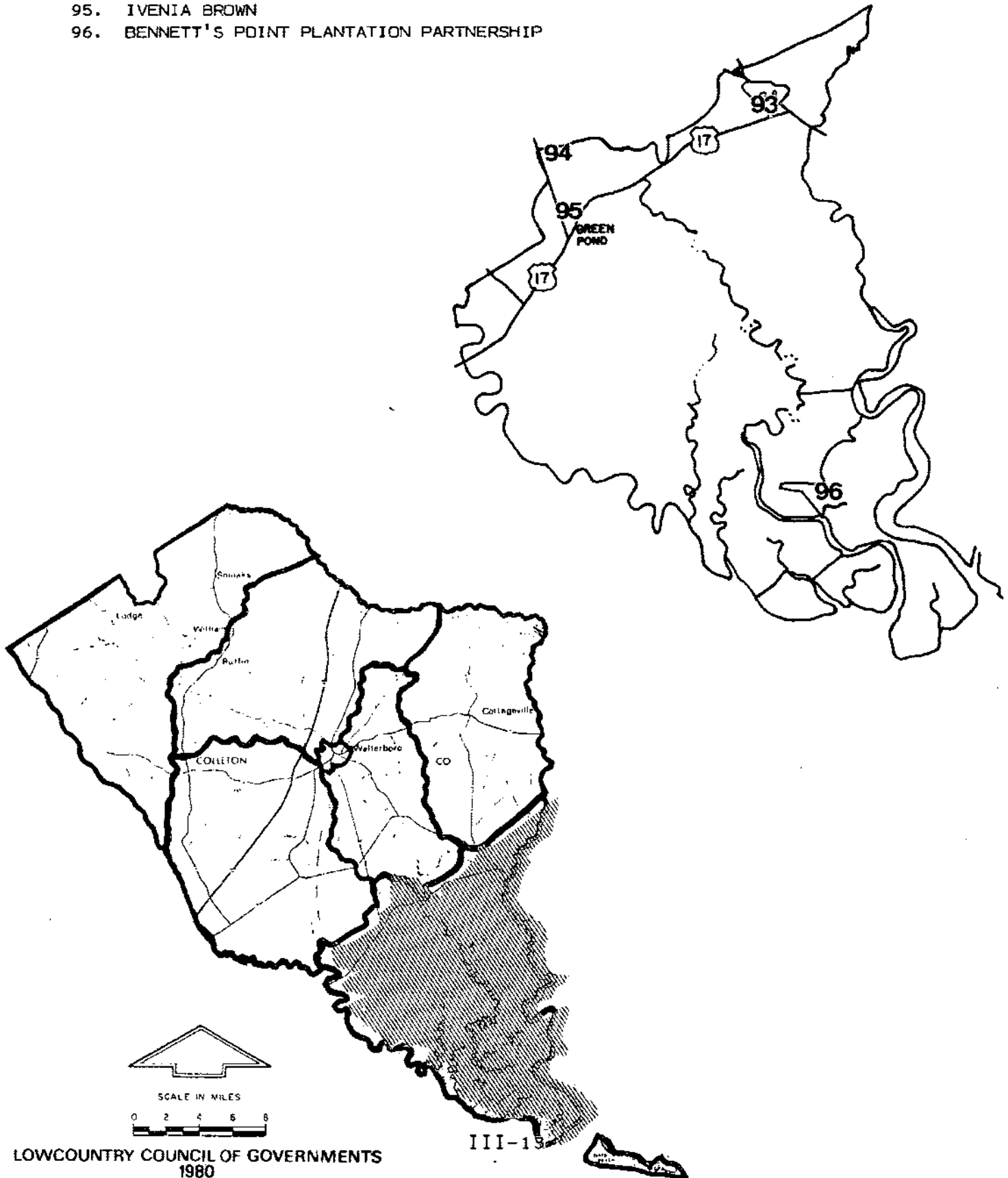


TABLE 15
EDISTO BEACH STUDY AREA
SUBDIVISION CHARACTERISTICS

60

SUB-DIVI-SION	# OF LOTS	STREETS		WATER		SEWER			\$PRICE RANGES in thousands	
		Paved	Unpaved	Public	Private	Public	Private	Septic	LOTS\$	HOME\$
97.	75	✓		✓			✓		10 - 20	60 - 100
98.	440	✓		✓				✓	12 - 15	50 - 70

SOURCE: LOWCOUNTRY COUNCIL OF GOVERNMENTS, 1980.

MAP 21

**EDISTO BEACH
STUDY AREA**

RESIDENTIAL SUBDIVISIONS:

- 97. ORISTO
- 98. JUNGLE SHORES

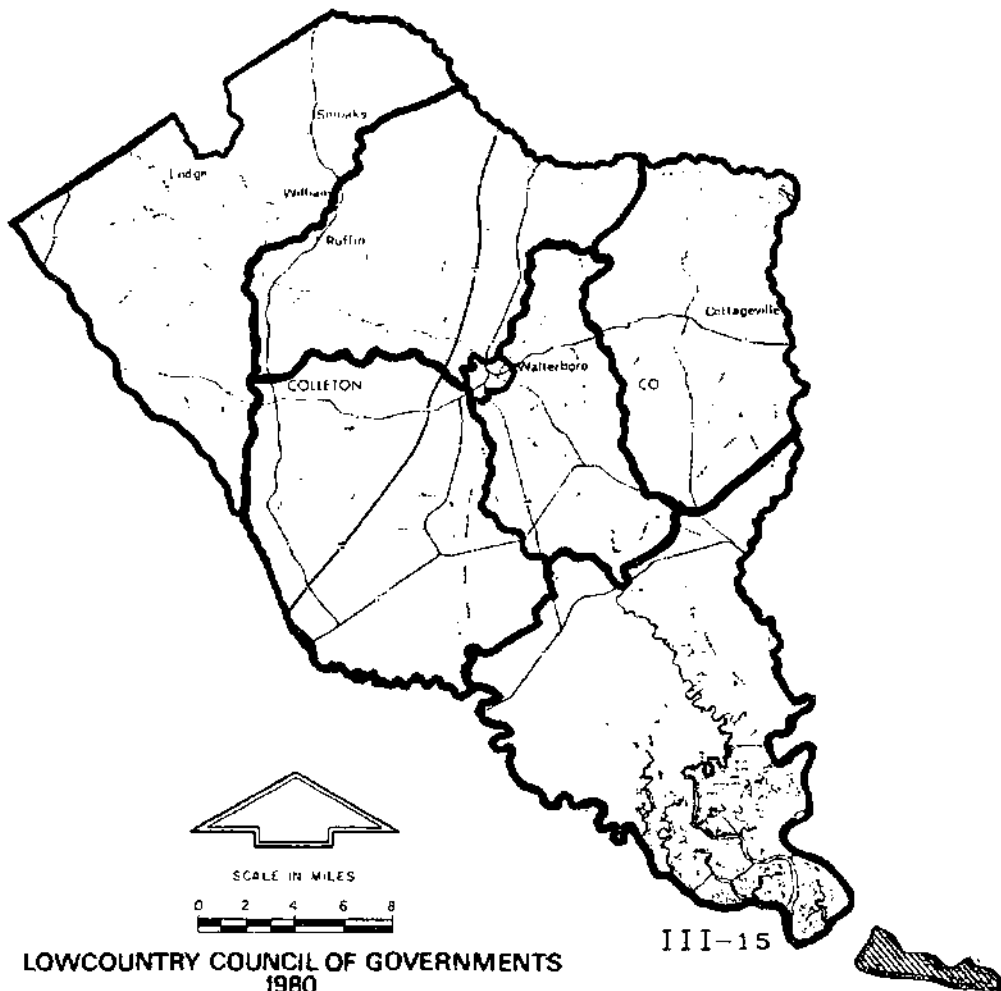
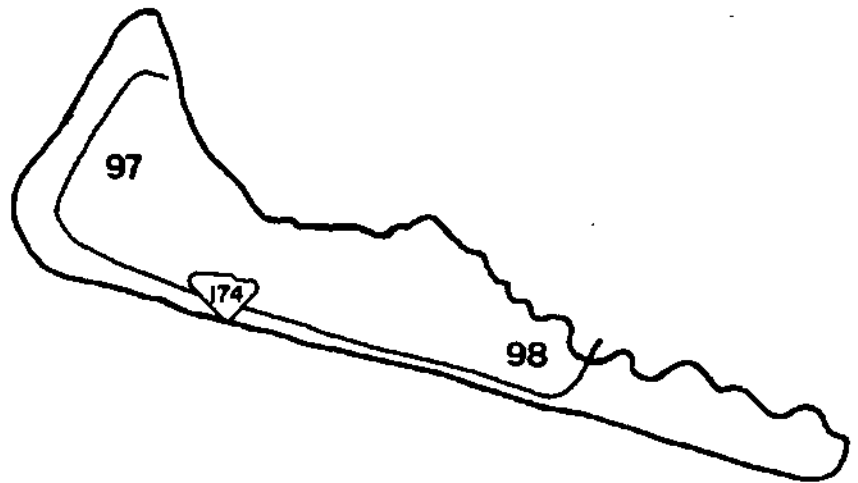


TABLE 16
HENDERSONVILLE STUDY AREA
SUBDIVISION CHARACTERISTICS

SUB-DIVI-SION	# OF LOTS	STREETS		WATER		SEWER			\$PRICE RANGE\$ in thousands	
		Paved	Unpaved	Public	Private	Public	Private	Septic	LOT\$	HOME\$
99.	11		✓		✓			✓	10	65 - 90
100.	17	✓			✓			✓	NA	NA
101.	32	✓		✓				✓	NA	12 - 65
102.	42		✓	✓		✓			12	65 - 75
103.	100	✓	✓		✓			✓	2	30 - 39
104.	32		✓		✓			✓	.5 - 1	6 - 10

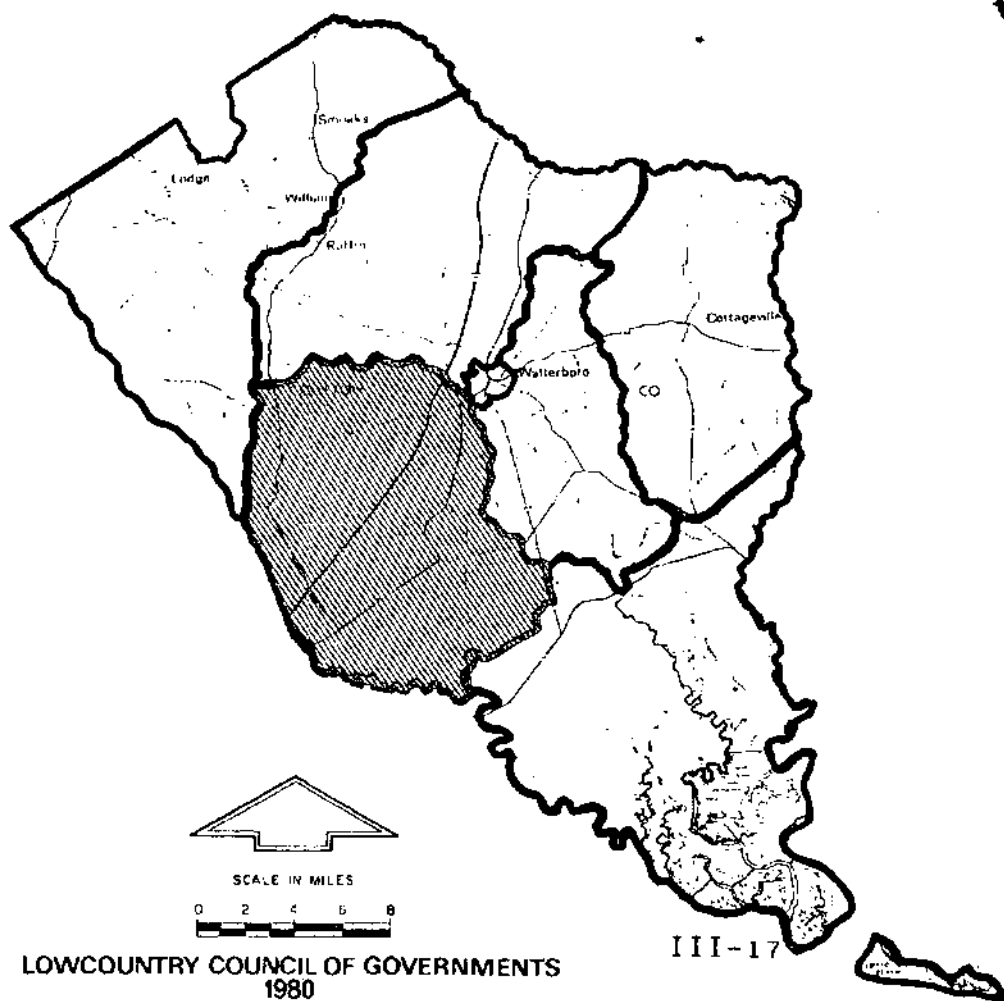
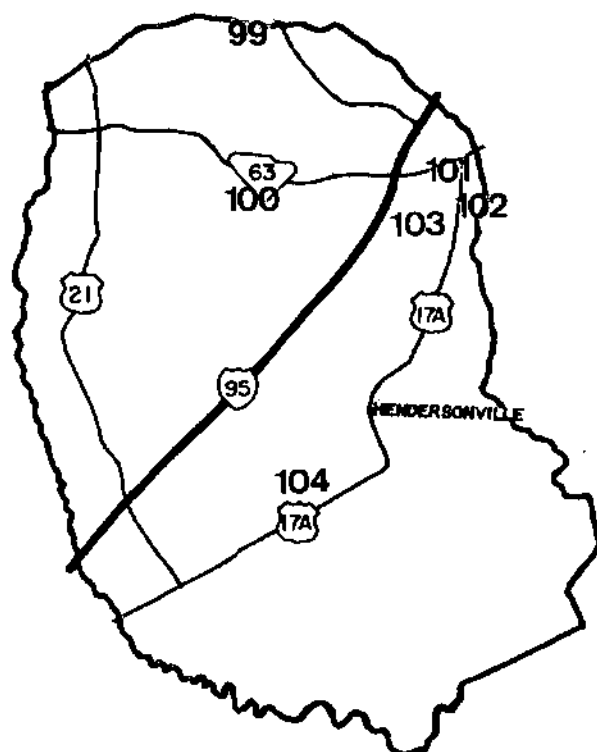
SOURCE: LOWCOUNTRY COUNCIL OF GOVERNMENTS, 1980.

MAP 22

HENDERSONVILLE STUDY AREA

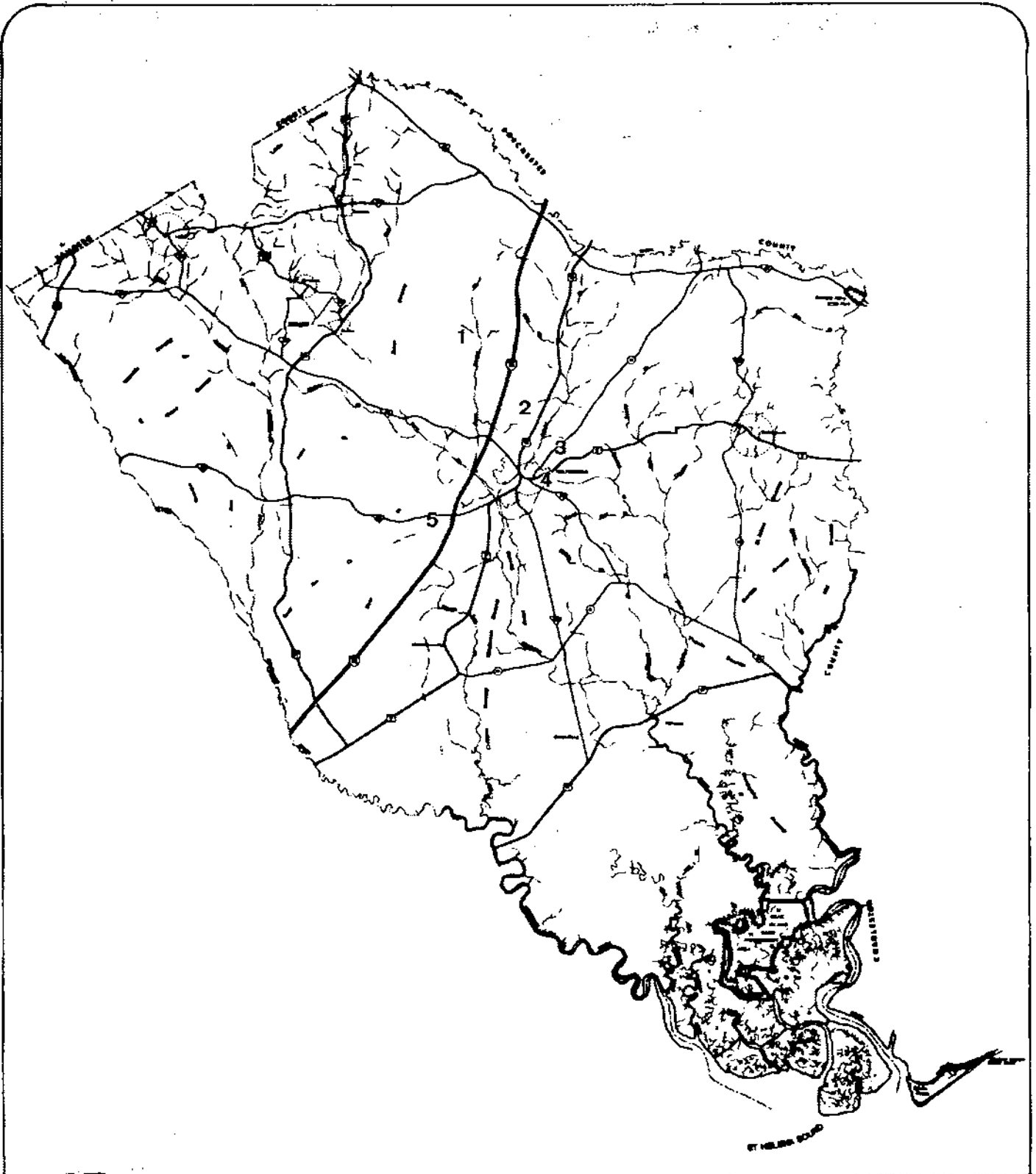
RESIDENTIAL SUBDIVISIONS:

- 99. PINE ACRES
- 100. RIVERLAND ESTATES
- 101. DRUID HILLS
- 102. COUNTRY CLUB ESTATES
- 103. PENIEL
- 104. LITCHFIELD



COLLETON COUNTY
MOBILE HOME PARKS

1. TOMMIE'S
2. BENNETT'S
3. TALL PINES
4. CROSSBY
5. GREEN ACRES



		COLLETON COUNTY MOBILE HOME PARKS LOWCOUNTRY COUNCIL OF GOVERNMENTS	LEGEND SEE OPPOSITE PAGE
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Chapter IV • SUBDIVISIONS AND MOBILE HOME PARKS

HAMPTON COUNTY

Hampton County has only 25 residential subdivisions³ in its listing. Many of these, however, have very few platted lots. Mobile home parks number 14.

The information presented on the following pages indicates that most of the identified subdivisions are located within the borders of the county's municipalities. These findings show a remarkably different development pattern for residential growth when compared to the patterns exhibited by the District's other three counties.

Hampton's major "urban" areas are well-represented in this subdivision inventory, namely, the Towns of Hampton, Varnville and Estill. The remaining portions of the county are primarily agricultural. Approximately 33 percent of Hampton's land area is devoted to farming. For comparison purposes, the agriculture statistics for Beaufort, Colleton and Jasper Counties are 15 percent, 19 percent and 19 percent respectively, as stated in the 1977 Lowcountry Policy Framework for Regional Development.⁴

³Appendix A's definition of subdivision does not apply here. Some of the residential areas described in this chapter are tracts of land readily recognized as "subdivisions" by county residents though their subdivision potential has not been reached yet.

⁴Jeff Forsgren, Lowcountry Policy Framework for Regional Development (Yemassee, S.C.: Lowcountry Council of Governments, 1977/1978), p. 95.

TABLE 17
BRUNSON STUDY AREA
SUBDIVISION CHARACTERISTICS

SUB-DIVI-SION	# OF LOTS	STREETS		WATER		SEWER			\$PRICE RANGES in thousands	
		Paved	Unpaved	Public	Private	Public	Private	Septic	LOTS\$	HOMES\$
1.	189	✓	✓	✓				✓	1.5 - 2	20
2.	NA	✓	✓	✓		✓			2.5	38

SOURCE: LOWCOUNTRY COUNCIL OF GOVERNMENTS, 1980.

MAP 24

BRUNSON
STUDY AREA

RESIDENTIAL SUBDIVISIONS:

1. SHADY ACRES
2. FLOYD

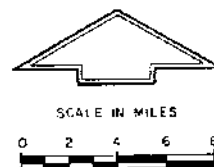
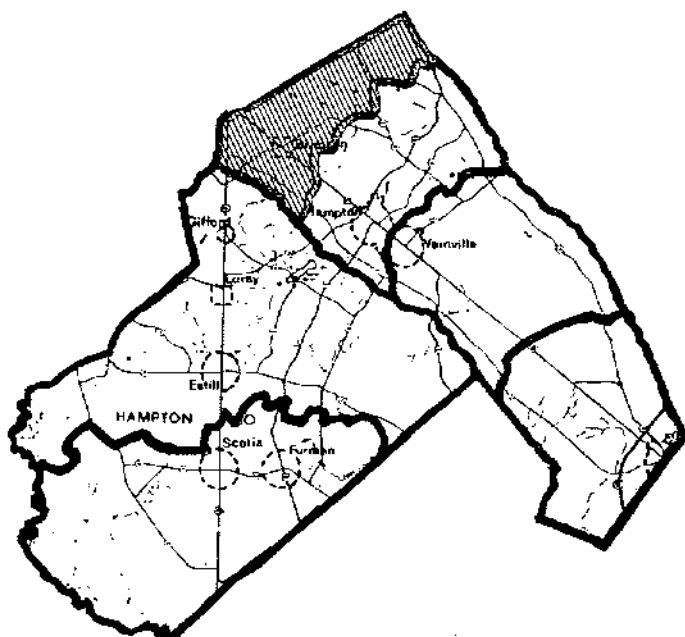
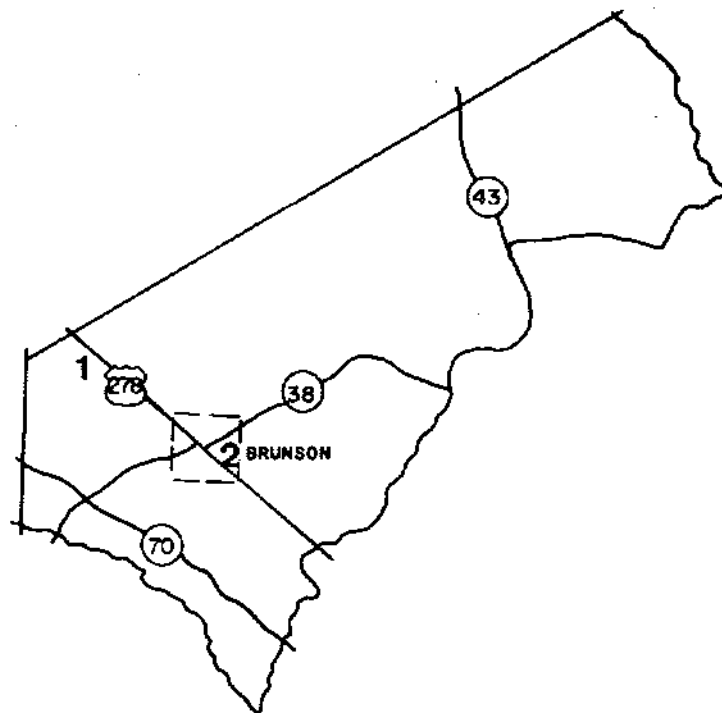


TABLE 18
HAMPTON STUDY AREA
SUBDIVISION CHARACTERISTICS

69

SUB-DIVISION	# OF LOTS	STREETS		WATER		SEWER			\$PRICE RANGE\$ in thousands	
		Paved	Unpaved	Public	Private	Public	Private	Septic	LOT\$	HOME\$
3.	4	✓	✓	✓		✓			3.5 - 4.5	60 - 65
4.	NA	✓		✓		✓			5	50 - 70
5.	11	✓		✓		✓			1.5 - 2	10 - 20
6.	NA	✓		✓				✓	1.5	8 - 20
7.	NA	✓		✓		✓			3.5	30 - 60
8.	2		✓	✓		✓			1	15 - 30

SOURCE: LOWCOUNTRY COUNCIL OF GOVERNMENTS, 1980.

RESIDENTIAL SUBDIVISIONS:

3. PETERS
4. MAULDIN
5. PLYWOOD
6. GILL-NIX
7. KINARD
8. CUMMINGS

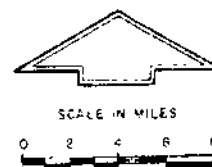
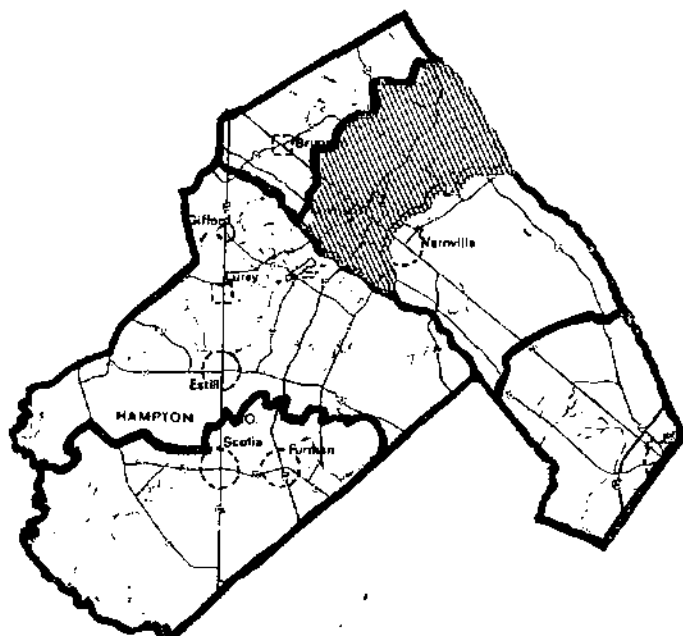
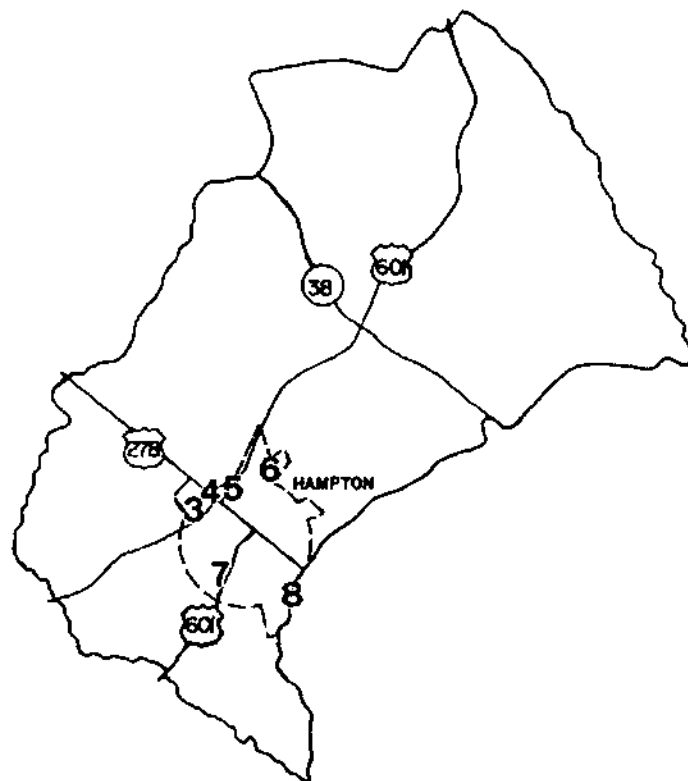


TABLE 19
VARNVILLE STUDY AREA
SUBDIVISION CHARACTERISTICS

SUB-DIVISION	# OF LOTS	STREETS		WATER		SEWER			\$PRICE RANGES\$ in thousands	
		Paved	Unpaved	Public	Private	Public	Private	Septic	LOTS\$	HOMES\$
9.	10	✓	✓	✓		✓			3 - 5	40 - 70
10.	12		✓	✓		✓			3	65
11.	9		✓	✓		✓			1 - 2	20 - 28
12.	398	✓	✓	✓		✓			1.5 - 2	30
13.	230	✓		✓		✓			2 - 4	30 - 80
14.	187	✓		✓		✓		✓	2 - 2.5	40
15.	16		✓	✓				✓	3	50
16.	NA	✓		✓				✓	4	30 - 80
17.	NA	✓		✓		✓			4	30 - 70
18.	15		✓	✓		✓			2	20 - 30

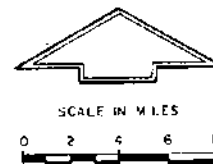
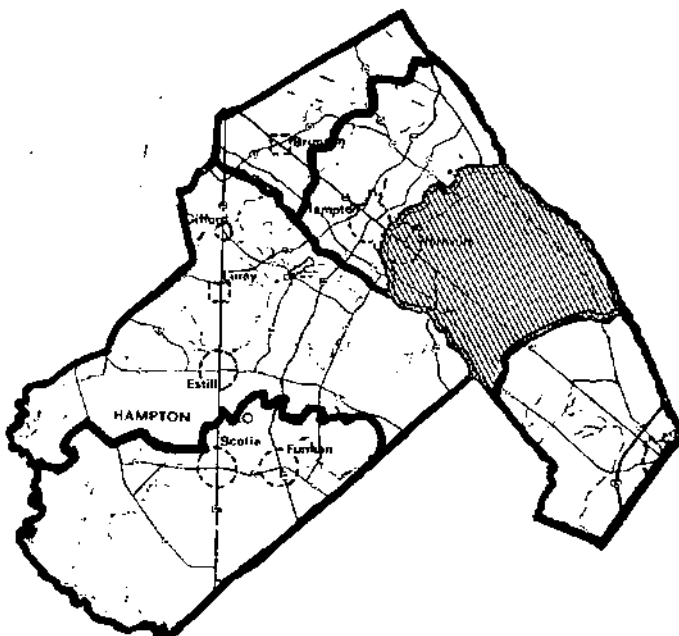
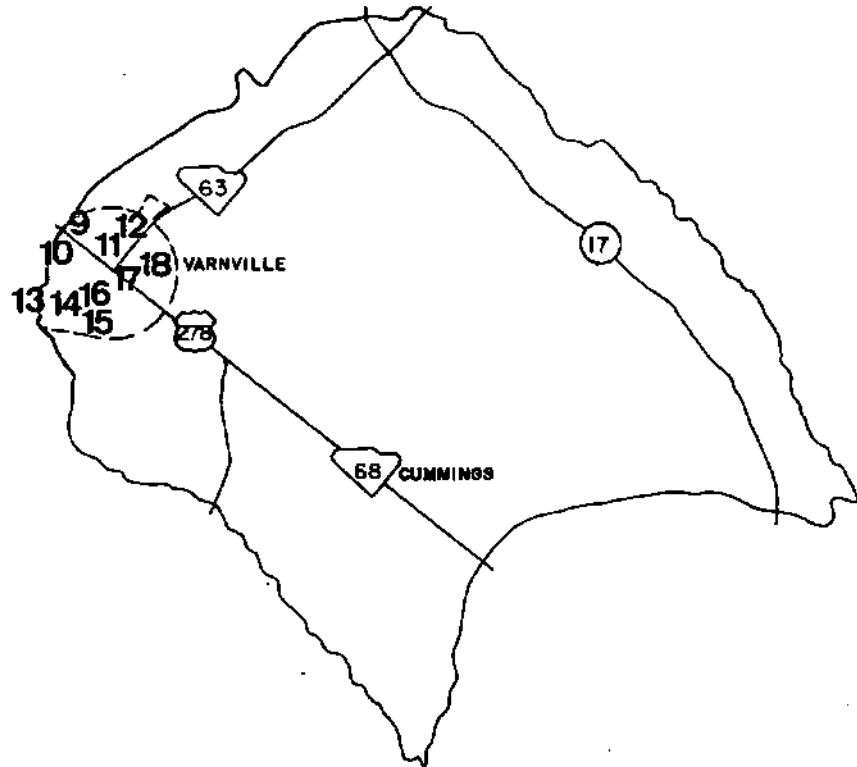
SOURCE: LOWCOUNTRY COUNCIL OF GOVERNMENTS, 1980.

MAP 26

VARNVILLE
STUDY AREA

RESIDENTIAL SUBDIVISIONS:

9. WOODLAND ACRES
10. BAY TREE
11. CRAPSE
12. SUNNYDALE
13. WADE HAMPTON ESTATES
14. IRON GATE
15. BENNETT
16. CAROLINA REALTY
17. FREEMAN
18. HANNA



LOWCOUNTRY COUNCIL OF GOVERNMENTS
1980

TABLE 20
GIFFORD/LURAY/ESTILL STUDY AREA
SUBDIVISION CHARACTERISTICS

SUB-DIVI-SION	# OF LOTS	STREETS		WATER		SEWER			\$PRICE RANGES in thousands	
		Paved	Unpaved	Public	Private	Public	Private	Septic	LOT\$	HOME\$
19.	12	✓	✓	✓		✓			1	10 - 30
20.	100	✓		✓		✓			2	20 - 30
21.	NA	✓	✓	✓		✓			10	50 - 150
22.	11	✓	✓	✓		✓			1	8 - 20
23.	NA	✓	✓	✓		✓			1	8 - 20
24.	NA		✓	✓		✓			5	30
25.	85	✓	✓	✓		✓			1.5	30

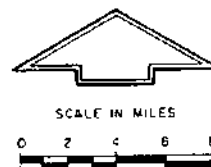
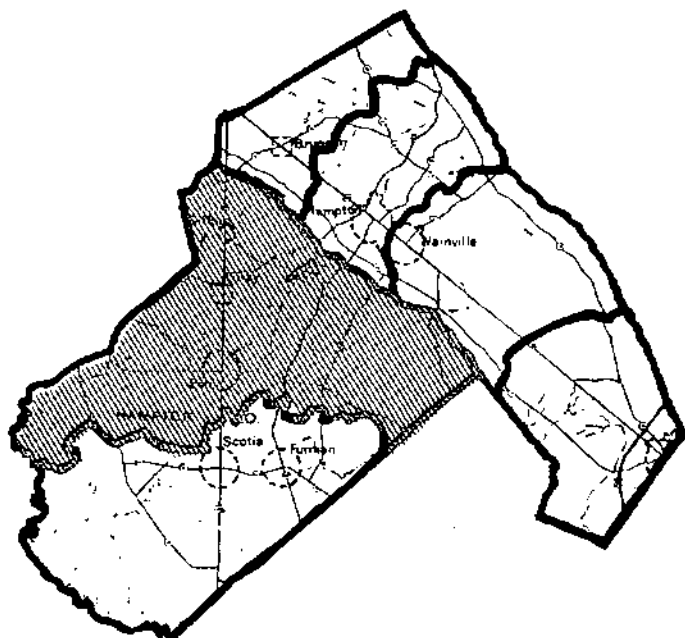
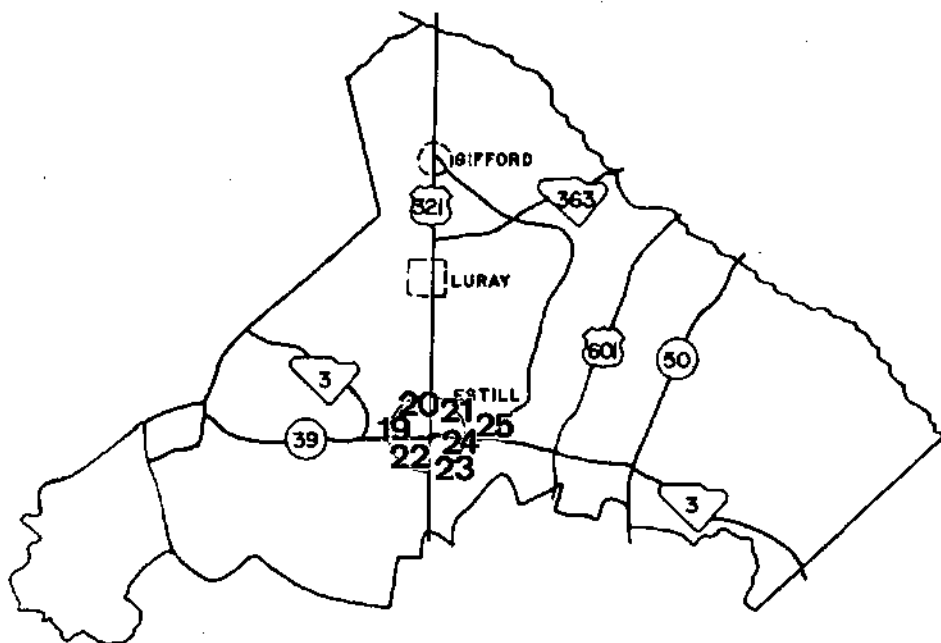
SOURCE: LOWCOUNTRY COUNCIL OF GOVERNMENTS, 1980.

MAP 27

GIFFORD/LURAY/ESTILL STUDY AREA

RESIDENTIAL SUBDIVISIONS:

19. HAZEL ESTATES
20. APOLLO ESTATES
21. HARPER
22. HATTIE O'NEAL
23. RHODES
24. MURPHY
25. NEW TOWN



LOWCOUNTRY COUNCIL OF GOVERNMENTS
1980

TABLE 21
YEMASSEE STUDY AREA
SUBDIVISION CHARACTERISTICS

75

SUB-DIVI-SION	# OF LOTS	STREETS		WATER		SEWER			\$PRICE RANGE\$	
		Paved	Unpaved	Public	Private	Public	Private	Septic	in thousands	
									LOTS\$	HOME\$
26.	13	✓	✓	✓		✓			2	20 - 40
27.	47	✓	✓	✓				✓	2	20 - 30
28.	7	✓		✓				✓	1.5	20 - 30

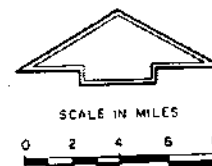
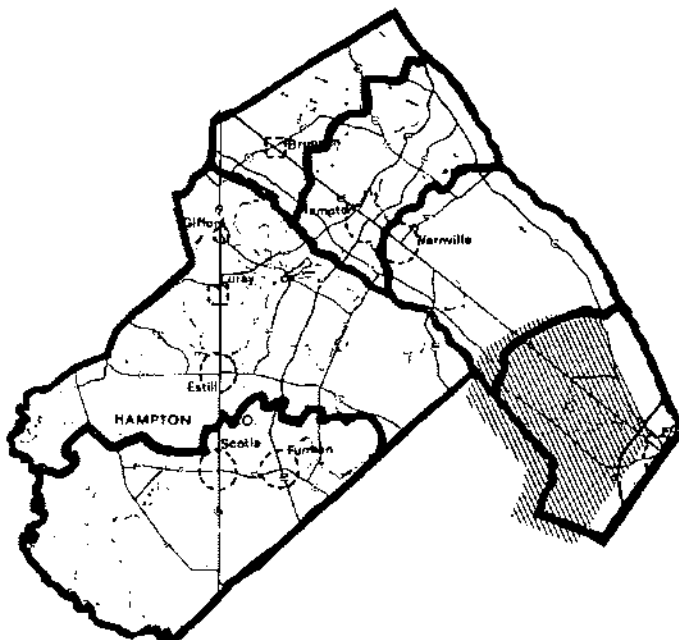
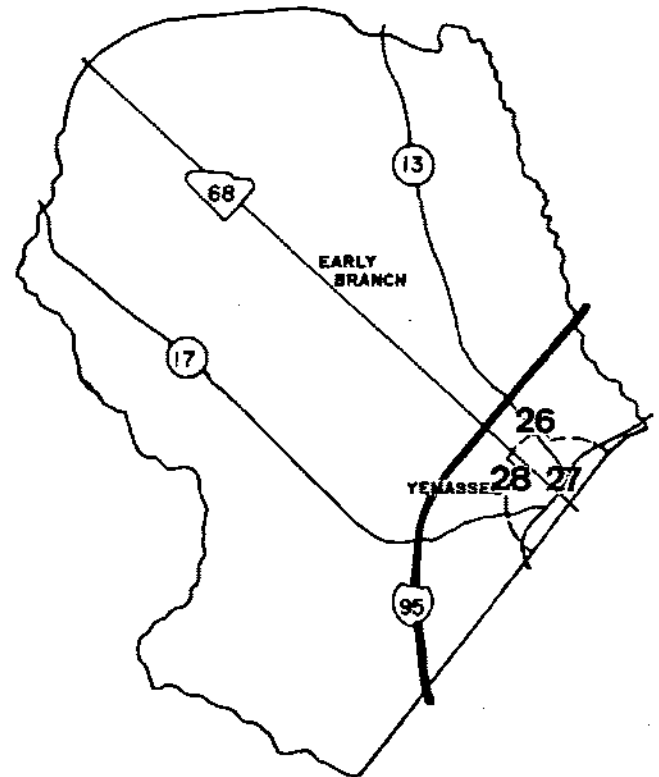
SOURCE: LOWCOUNTRY COUNCIL OF GOVERNMENTS, 1980.

MAP 28

YEMASSEE
STUDY AREA

RESIDENTIAL SUBDIVISIONS:

- 26. JAMES MIXON
- 27. FAIRLANE
- 28. BING



LOWCOUNTRY COUNCIL OF GOVERNMENTS
1980

TABLE 22
FURMAN/SCOTIA STUDY AREA
SUBDIVISION CHARACTERISTICS

SUB-DIVISION	# OF LOTS	STREETS		WATER		SEWER			\$PRICE RANGE\$ in thousands	
		Paved	Unpaved	Public	Private	Public	Private	Septic	LOT\$	HOME\$
29.	NA		✓		✓			✓	1	15 - 25

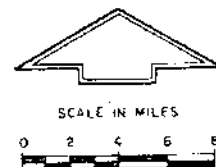
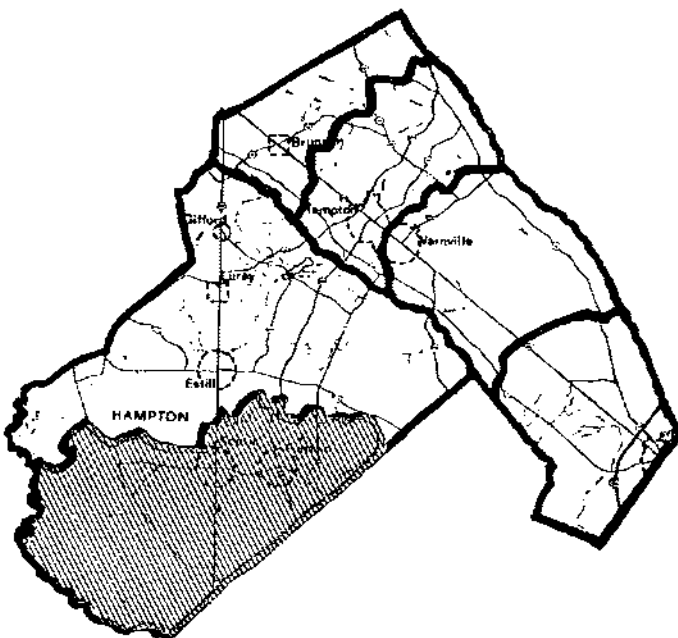
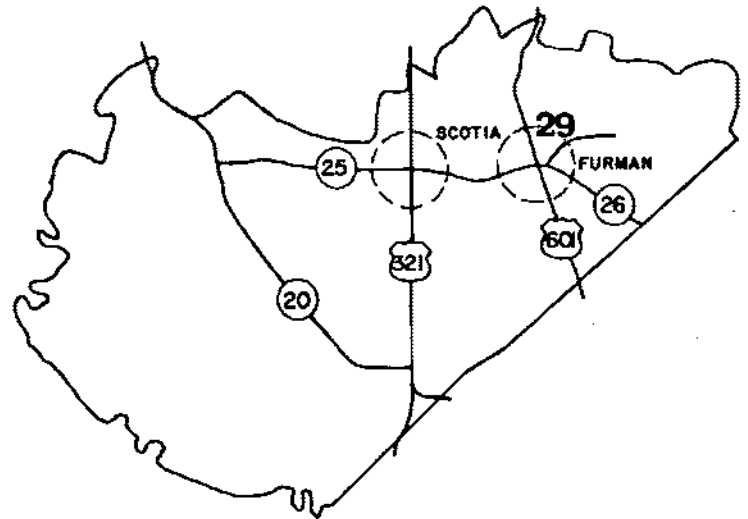
SOURCE: LOWCOUNTRY COUNCIL OF GOVERNMENTS, 1980.

MAP 29

FURMAN/SCOTIA
STUDY AREA

RESIDENTIAL SUBDIVISIONS:

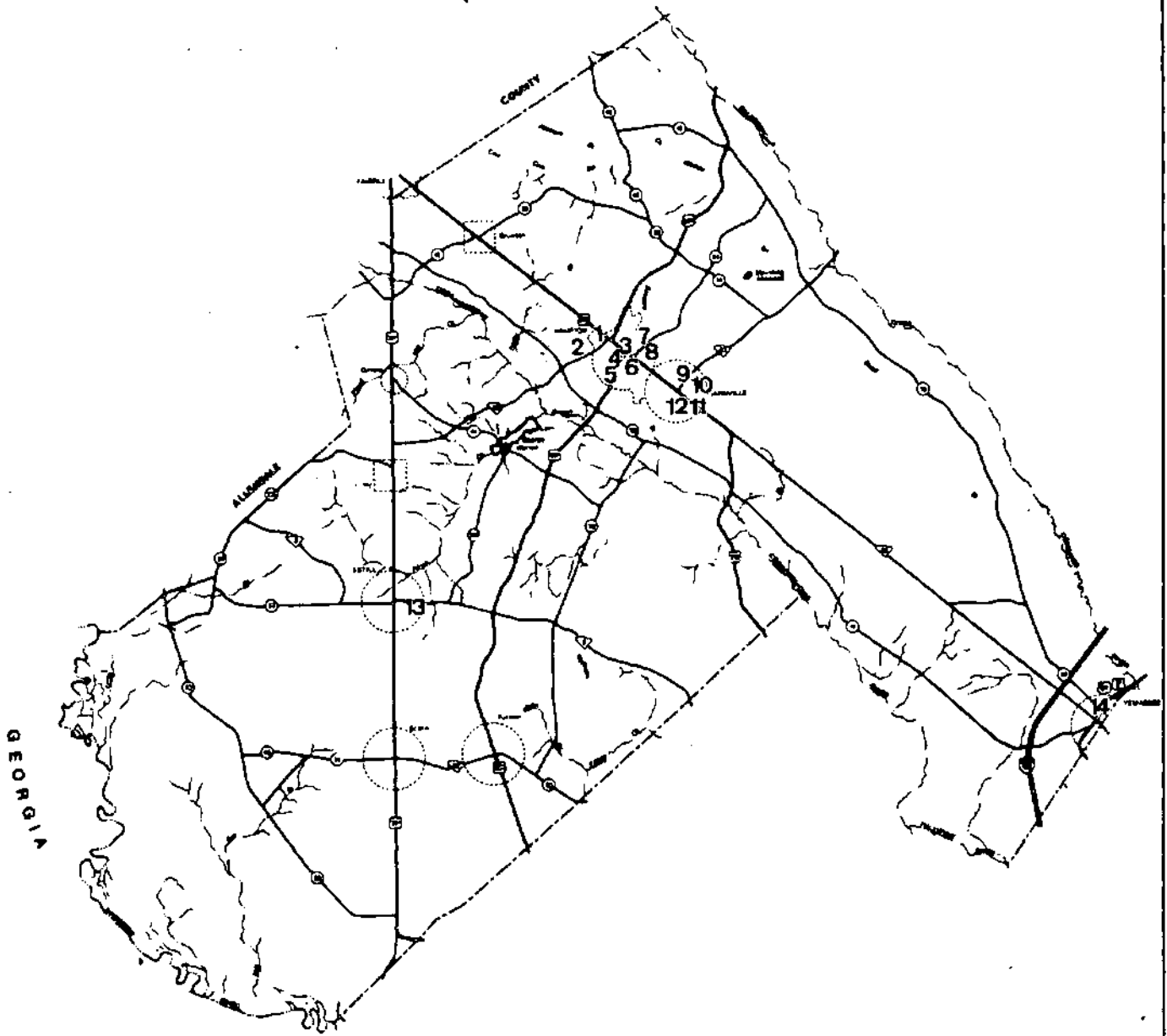
29. MCKENZIE



HAMPTON COUNTY

MOBILE HOME PARKS

1. GILL
2. GIBSON
3. MOBLEY
4. FENNELL
5. RENTZ
6. MCGOWAN #1
7. DAVIS
8. MCGOWAN #2
9. DR. BROOKS
10. S. F. CREWS
11. MAGGIE THOMAS
12. HICKORY HILL CIRCLE
13. MARGARET PEEPLES
14. COPE'S



HAMPTON COUNTY

MOBILE HOME PARKS

LOWCOUNTRY COUNCIL OF GOVERNMENTS

LEGEND

SEE OPPOSITE PAGE

Chapter V•SUBDIVISIONS AND MOBILE HOME PARKS

JASPER COUNTY

Jasper County has 39 established residential subdivisions. Once again, the County's Tax Assessor supplied the Lowcountry Council of Governments with the basic lot and location data.

Unlike Hampton County, Jasper's subdivisions are dispersed "throughout" each of its three study areas. It appears, therefore, that corporate boundaries are not good indicators of urbanization in the county.

The potential geographical limits of Jasper's urbanizing areas, however, must not be evaluated out of context. Much of the county's unincorporated acreage is "tied-up" in large corporate landholdings. Major landholders include Chevron, Union Camp, the Continental Group, Georgia Pacific, Holly Hill Lumber, Okatee Club, Cypress Woods, Chelsea Plantation and Good Hope Plantation.

It should also be noted that many of the lots that have been platted have not been developed yet due to rising subdivision development costs (i.e. the installation of roads, utilities, water and sewer facilities), as well as increased home construction and financing costs.⁵

⁵*Jasper County Developers, 1980.*

TABLE 23
GRAYS/TILLMAN/ROBERTVILLE STUDY AREA
SUBDIVISION CHARACTERISTICS

82

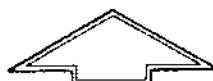
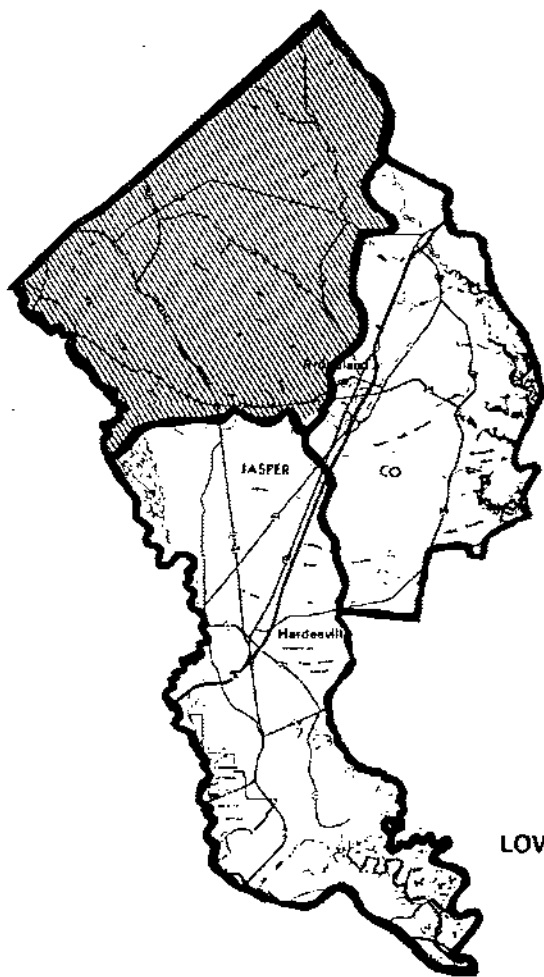
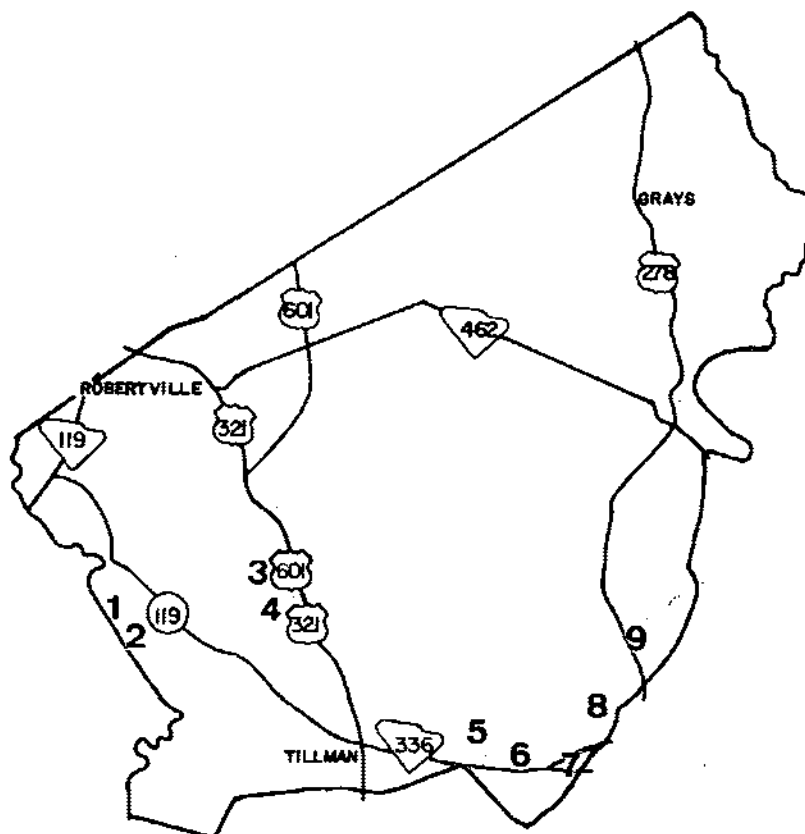
SUB-DIVISION	# OF LOTS	STREETS		WATER		SEWER			\$PRICE RANGES in thousands	
		Paved	Unpaved	Public	Private	Public	Private	Septic	LOT\$	HOME\$
1.	13		✓		✓			✓	5	20
2.	6		✓		✓			✓	5	20
3.	8				✓			✓	NA	NA
4.	60	✓			✓			✓	1.5 - 2.2	17 - 30
5.	47	✓			✓			✓	1.5 - 2.5	17 - 30
6.	24	✓			✓			✓	1.5	15
7.	117	✓			✓			✓	2	21
8.	53	✓			✓			✓	1.5 - 2.5	18 - 32
9.	14	✓			✓			✓	3	28

SOURCE: LOWCOUNTRY COUNCIL OF GOVERNMENTS, 1980.

GRAYS/TILLMAN/ROBERTVILLE STUDY AREA

RESIDENTIAL SUBDIVISIONS:

1. T.H. GOETHE (NORTH)
2. T.H. GOETHE (SOUTH)
3. STACY WILLIAMS
4. PINEHAVEN
5. OAK PARK
6. EDGEWOOD PARK
7. BASS LAKE
8. RUSHWOOD ESTATES
9. HERITAGE WOODS



SCALE IN MILES



LOWCOUNTRY COUNCIL OF GOVERNMENTS
1980

TABLE 24
RIDGELAND/COOSAWHATCHIE STUDY AREA
SUBDIVISION CHARACTERISTICS

SUB-DIVISION	# OF LOTS	STREETS		WATER		SEWER			\$PRICE RANGES in thousands	
		Paved	Unpaved	Public	Private	Public	Private	Septic	LOTS\$	HOME\$
10.	9	✓			✓			✓	1	17
11.	17	✓			✓			✓	NA	NA
12.	37	✓			✓			✓	3	17
13.	35	✓			✓			✓	3 - 3.5	17 - 38
14.	24	✓			✓			✓	3	28
15.	26	✓			✓			✓	1.5	17
16.	51	✓			✓			✓	1.5	16
17.	39	✓			✓			✓	1.5	16
18.	61	✓			✓			✓	2	21
19.	51	✓			✓			✓	NA	NA
20.	26	✓			✓			✓	5	22
21.	19		✓		✓			✓	5	25
22.	33	✓			✓			✓	1.5 - 2.5	17 - 30
23.	14	✓			✓			✓	1.5	16
24.	17	✓			✓			✓	1.5	17
25.	13		✓	✓				✓	4	NA
26.	258	✓		✓	✓	✓		✓	2	30
27.	69	✓			✓			✓	1.5	20

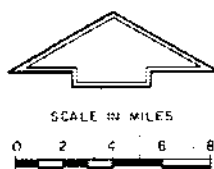
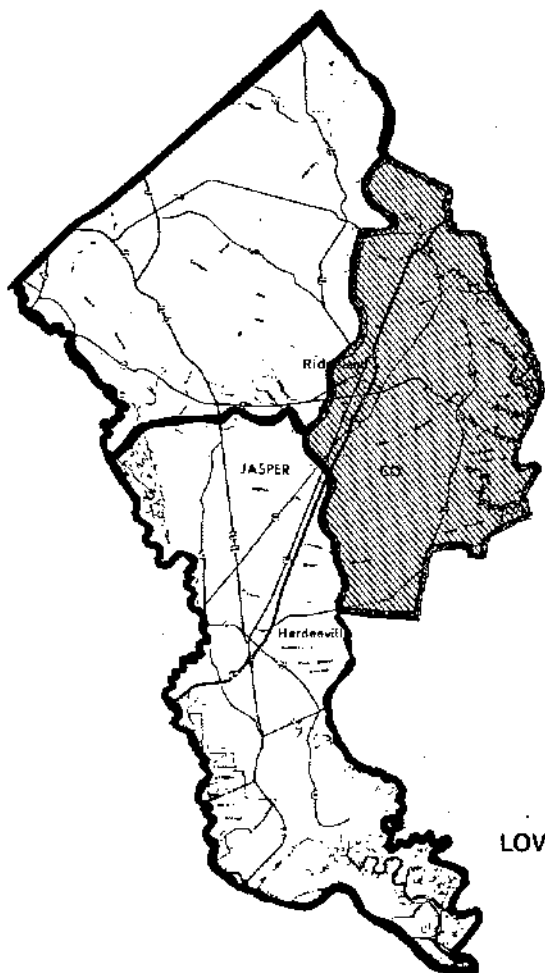
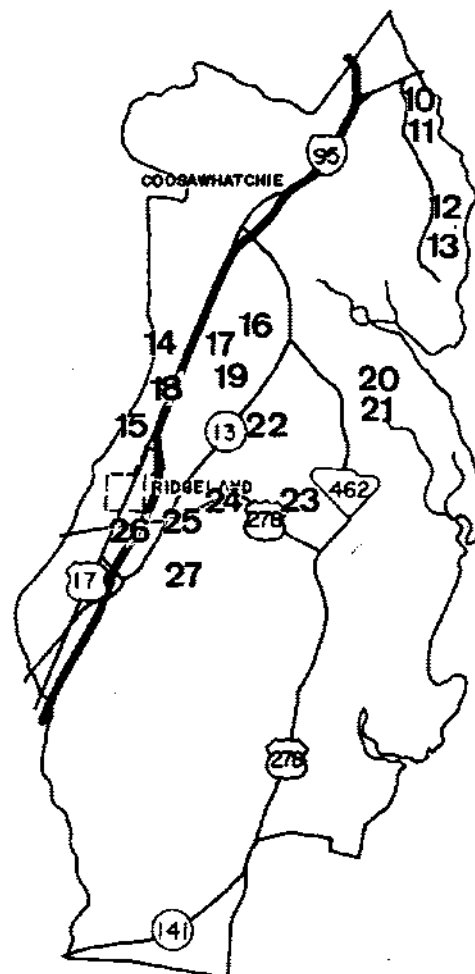
SOURCE: LOWCOUNTRY COUNCIL OF GOVERNMENTS, 1980.

MAP 32

RIDGELAND/COOSAWHATCHIE STUDY AREA

RESIDENTIAL SUBDIVISIONS:

10. POCOTALIGO
11. RIVER BEND
12. SUGAR LOAF ISLAND
13. SUGAR LAND
14. WHISPERING PINES
15. PINE FOREST
16. TALLAHASSEE
17. PECAN GROVE
18. LAKE VIEW TERRACE
19. OAK HILL
20. KNOWLES ISLAND
21. DELOSS POINT
22. GREEN ACRES
23. OLD HOUSE
24. GOOD HOPE ESTATES
25. GRAHAMVILLE
26. PATRICIAN ACRES
27. MILDENHALL



LOWCOUNTRY COUNCIL OF GOVERNMENTS
1980

TABLE 25
HARDEEVILLE STUDY AREA
SUBDIVISION CHARACTERISTICS

SUB-DIVI-SION	# OF LOTS	STREETS		WATER		SEWER			\$PRICE RANGES in thousands	
		Paved	Unpaved	Public	Private	Public	Private	Septic	LOTS\$	HOMES\$
28.	18		✓		✓			✓	4	25
29.	25		✓		✓			✓	NA	NA
30.	26	✓			✓			✓	2	18
31.	75	✓			✓			✓	1.5	18
32.	25	✓		✓		✓			1.5	18
33.	163	✓		✓		✓			2	18
34.	52	✓			✓			✓	3	28
35.	27	✓			✓			✓	1.5	17
36.	10				✓			✓	NA	NA
37.	15	✓	✓		✓			✓	1.5	15
38.	15	✓			✓			✓	3	30
39.	13	✓			✓			✓	1.5	17

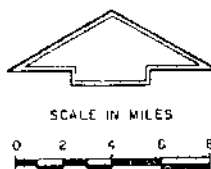
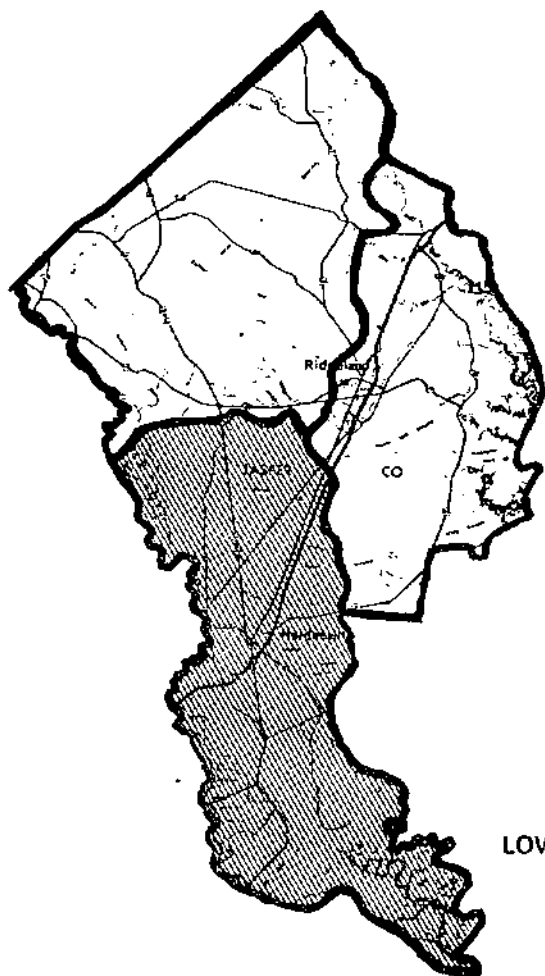
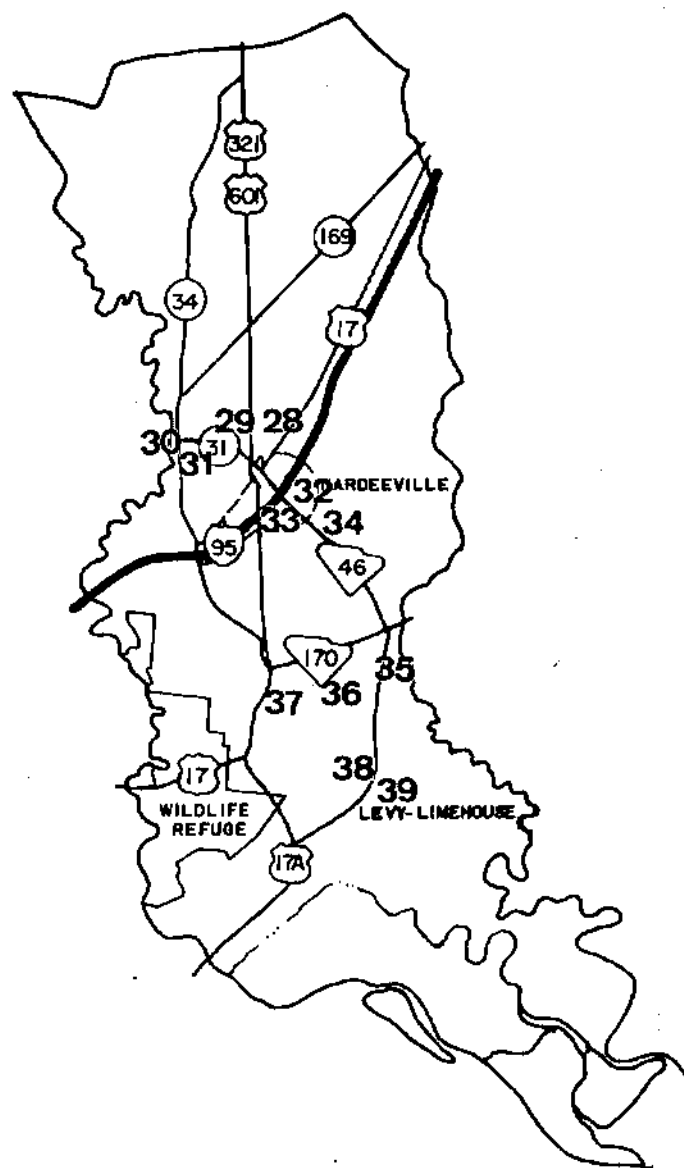
SOURCE: LOWCOUNTRY COUNCIL OF GOVERNMENTS, 1980.

MAP 33

HARDEEVILLE
STUDY AREA

RESIDENTIAL SUBDIVISIONS:

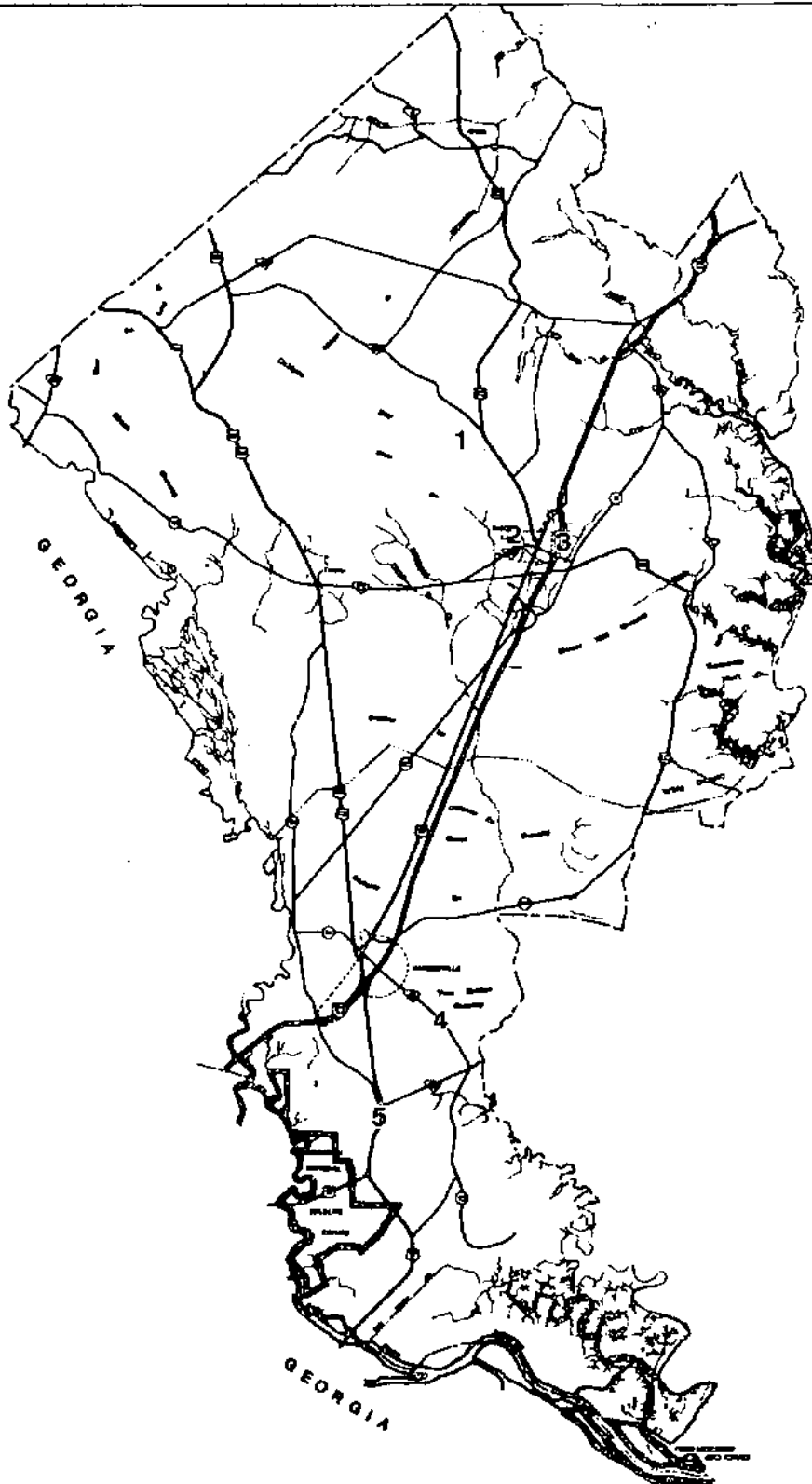
- 28. SUGAR HILL ESTATES
- 29. PURRYSBURGH ESTATES
- 30. PURRYSBURGH
- 31. HUGUENOT ESTATES
- 32. KELLER PLACE
- 33. CARR-MOOR
- 34. PINE ARBOR
- 35. HARDEEVILLE EAST
- 36. NELSON
- 37. BURNETT
- 38. CARROLL ESTATES
- 39. LEVY-SHAD



LOWCOUNTRY COUNCIL OF GOVERNMENTS
1980

JASPER COUNTY
MOBILE HOME PARKS

1. RUSHWOOD
2. POLK
3. INGRAM'S
4. LASSITER
5. BURNETTE'S



JASPER COUNTY

MOBILE HOME PARKS

LOWCOUNTRY COUNCIL OF GOVERNMENTS

LEGEND

SEE OPPOSITE PAGE

BUILDING PERMITS AND MOBILE HOME INSTALLATIONS

Part Three

Chapter VI • THE LOWCOUNTRY DISTRICT

BUILDING PERMITS⁶

Building permit data indicate that in the past three years, over 6000 dwelling units were constructed in the Lowcountry District. The exact figures are 1,608 units, 2,348 units and 2,369 units for the years 1977, 1978 and 1979 respectively. This brings the three-year total to 6,325. This information is depicted by Figure 1 on the following page.

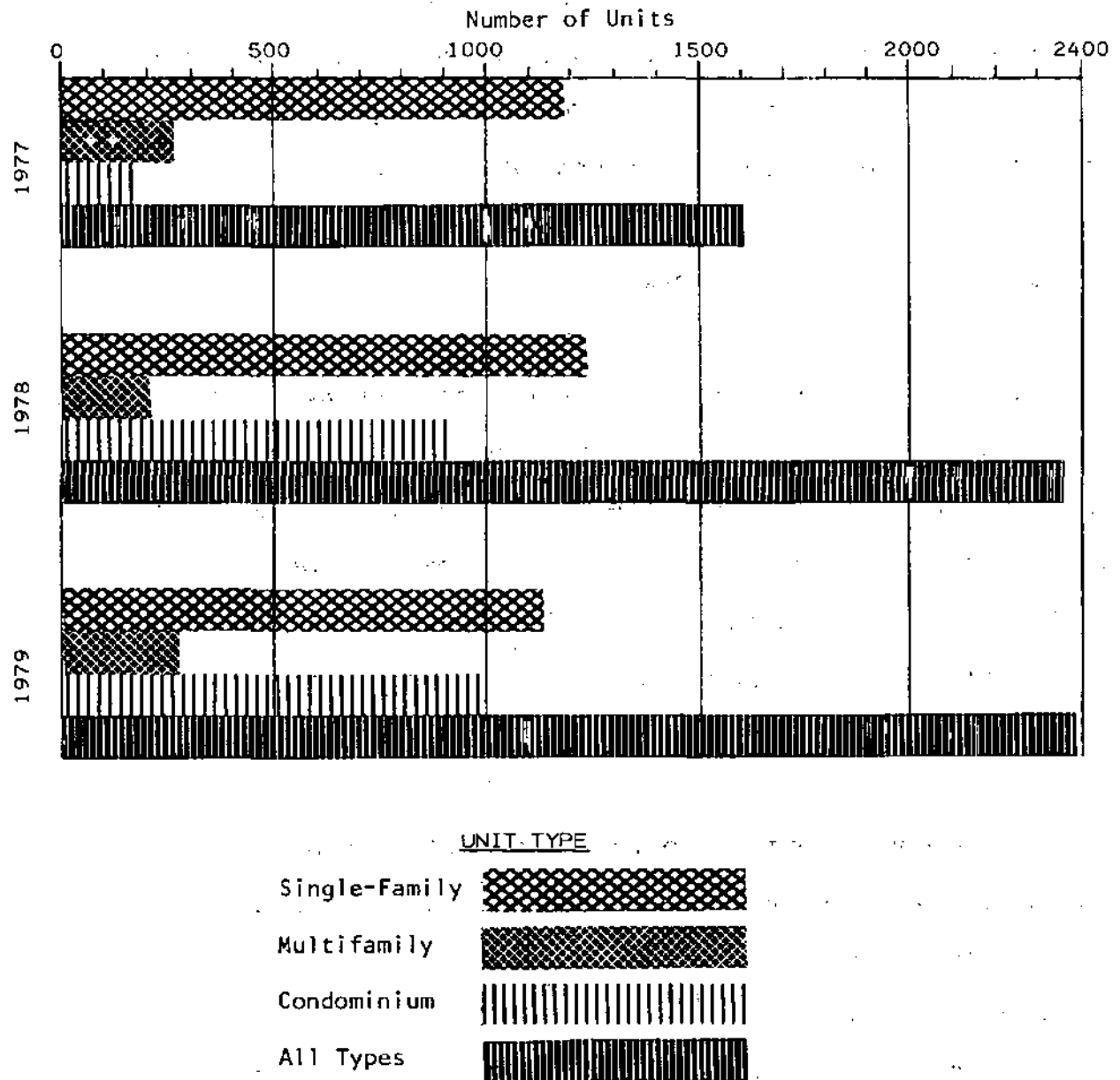
When examined in terms of "unit types,"⁷ single-family units accounted for most of the dwellings constructed. Condominiums, however, grew in importance over the three-year period. For each successive year, they accounted for a greater proportion of the total number of units permitted. In 1979, they rivaled single-family units as the major housing market component. For that year, 1,125 single-family units and 980 condominium units were permitted.

County contributions to the District's building permit total were as follows: Beaufort County accounted for 75 percent of the units permitted while Colleton, Hampton and Jasper accounted for 14 percent, six percent and five percent respectively. The actual numbers were 4,721 units for Beaufort, 867 units for Colleton, 377 units for Hampton and 360 units for Jasper.

⁶Mobile home installations are not considered here.

⁷Please see Appendix B for the definitions of the unit types.

FIGURE 1
LOWCOUNTRY DISTRICT
NEW CONSTRUCTION ACTIVITY BY UNIT TYPE
1977 - 1979



SOURCE: LOWCOUNTRY COUNCIL OF GOVERNMENTS, 1980.

Chapter VII • BUILDING PERMITS AND NEW MOBILE HOMES

BEAUFORT COUNTY

Building permits were issued for the construction of 4,721 dwelling units in Beaufort County for the 1977-1979 period. Of these, 52 percent were single-family units, while 41 percent were for condominiums. Only seven percent of the units permitted were in multifamily dwellings. Please see Table 26. Tables 27 through 34 present the building permit data for each study area. "Growth" areas are depicted on Map 36 (Please see page VII-12), while Figure 2 (Please see page VII-13), indicates the relative magnitudes of the study areas' construction activity.

TABLE 26

BEAUFORT COUNTY

PERMITS ISSUED FOR NEW HOME CONSTRUCTION 1977 - 1979

UNIT TYPE	1977 NUMBER OF UNITS PERMITTED	1978 NUMBER OF UNITS PERMITTED	1979 NUMBER OF UNITS PERMITTED	3-YEAR NUMBER OF UNITS PERMITTED
SINGLE-FAMILY	787	802	847	2,436
MULTIFAMILY	149	60	128	337
CONDOMINIUM	155	837	956	1,948
ALL TYPES	1,091	1,699	1,931	4,721

SOURCE: BEAUFORT COUNTY BUILDING INSPECTIONS DEPARTMENT, 1980.

TABLE 27

PERMITS ISSUED FOR NEW HOME CONSTRUCTION 1977 - 1979

SHELDON STUDY AREA

UNIT TYPE	1977 NUMBER OF UNITS PERMITTED	1978 NUMBER OF UNITS PERMITTED	1979 NUMBER OF UNITS PERMITTED	3-YEAR TOTAL NUMBER OF UNITS PERMITTED
SINGLE-FAMILY	16	15	15	46
MULTIFAMILY	-	-	-	-
CONDOMINIUM	-	-	-	-
ALL TYPES	16	15	15	46

SOURCE: BEAUFORT COUNTY BUILDING INSPECTORS DEPARTMENT, 1980.

TABLE 28

PERMITS ISSUED FOR NEW HOME CONSTRUCTION 1977 - 1979

BEAUFORT OUTSIDE STUDY AREA

UNIT TYPE	1977 NUMBER OF UNITS PERMITTED	1978 NUMBER OF UNITS PERMITTED	1979 NUMBER OF UNITS PERMITTED	3-YEAR TOTAL NUMBER OF UNITS PERMITTED
SINGLE-FAMILY	137	119	112	368
MULTIFAMILY	-	-	-	-
CONDOMINIUM	-	-	-	-
ALL TYPES	137	119	112	368

SOURCE: BEAUFORT COUNTY BUILDING INSPECTIONS DEPARTMENT, 1980.

TABLE 29

PERMITS ISSUED FOR NEW HOME CONSTRUCTION 1977 - 1979

BEAUFORT/PORT ROYAL STUDY AREA

UNIT TYPE	1977 NUMBER OF UNITS PERMITTED	1978 NUMBER OF UNITS PERMITTED	1979 NUMBER OF UNITS PERMITTED	3-YEAR TOTAL NUMBER OF UNITS PERMITTED
SINGLE-FAMILY	42	22	49	113
MULTIFAMILY	82	48	128	258
CONDOMINIUM	-	-	-	-
ALL TYPES	124	70	177	371

SOURCE: BEAUFORT, CITY MANAGER'S OFFICE, 1980.
TOWN OF PORT ROYAL, 1980.

TABLE 30

PERMITS ISSUED FOR NEW HOME CONSTRUCTION 1977 - 1979

LADY'S ISLAND STUDY AREA

UNIT TYPE	1977 NUMBER OF UNITS PERMITTED	1978 NUMBER OF UNITS PERMITTED	1979 NUMBER OF UNITS PERMITTED	3-YEAR TOTAL NUMBER OF UNITS PERMITTED
SINGLE-FAMILY	56	52	41	149
MULTIFAMILY	10	-	-	10
CONDOMINIUM	4	6	6	16
ALL TYPES	70	58	47	175

SOURCE: BEAUFORT COUNTY BUILDING INSPECTIONS DEPARTMENT, 1980.

TABLE 31

PERMITS ISSUED FOR NEW HOME CONSTRUCTION 1977 - 1979

ST. HELENA/FRIPP STUDY AREA

UNIT TYPE	1977 NUMBER OF UNITS PERMITTED	1978 NUMBER OF UNITS PERMITTED	1979 NUMBER OF UNITS PERMITTED	3-YEAR TOTAL NUMBER OF UNITS PERMITTED
SINGLE-FAMILY	87	110	70	267
MULTIFAMILY	-	-	-	-
CONDOMINIUM	70	28	95	193
ALL TYPES	157	138	165	460

SOURCE: BEAUFORT COUNTY BUILDING INSPECTIONS DEPARTMENT, 1980.

TABLE 32
 PERMITS ISSUED FOR NEW HOME CONSTRUCTION 1977 - 1979

HILTON HEAD STUDY AREA

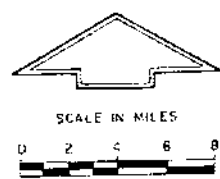
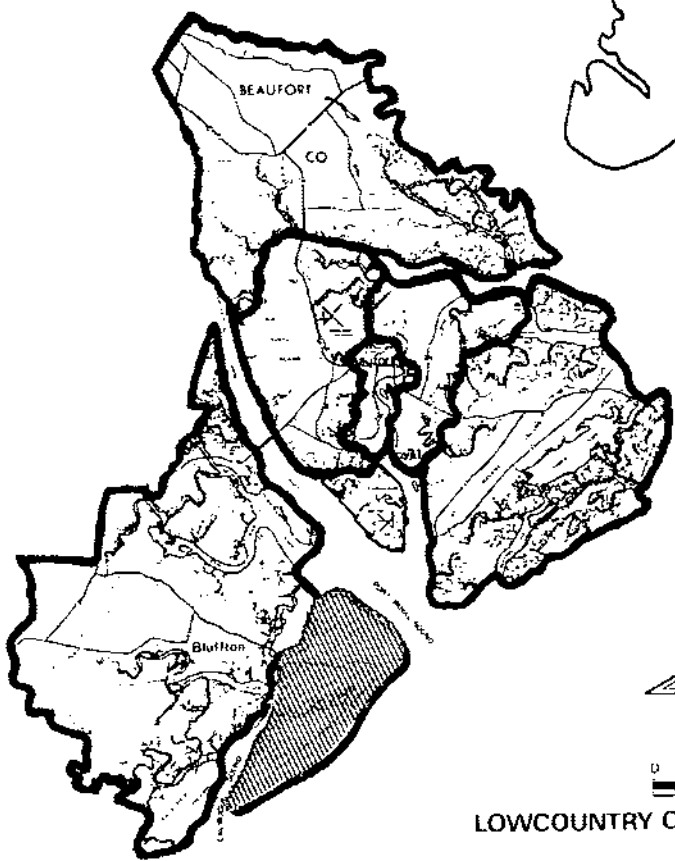
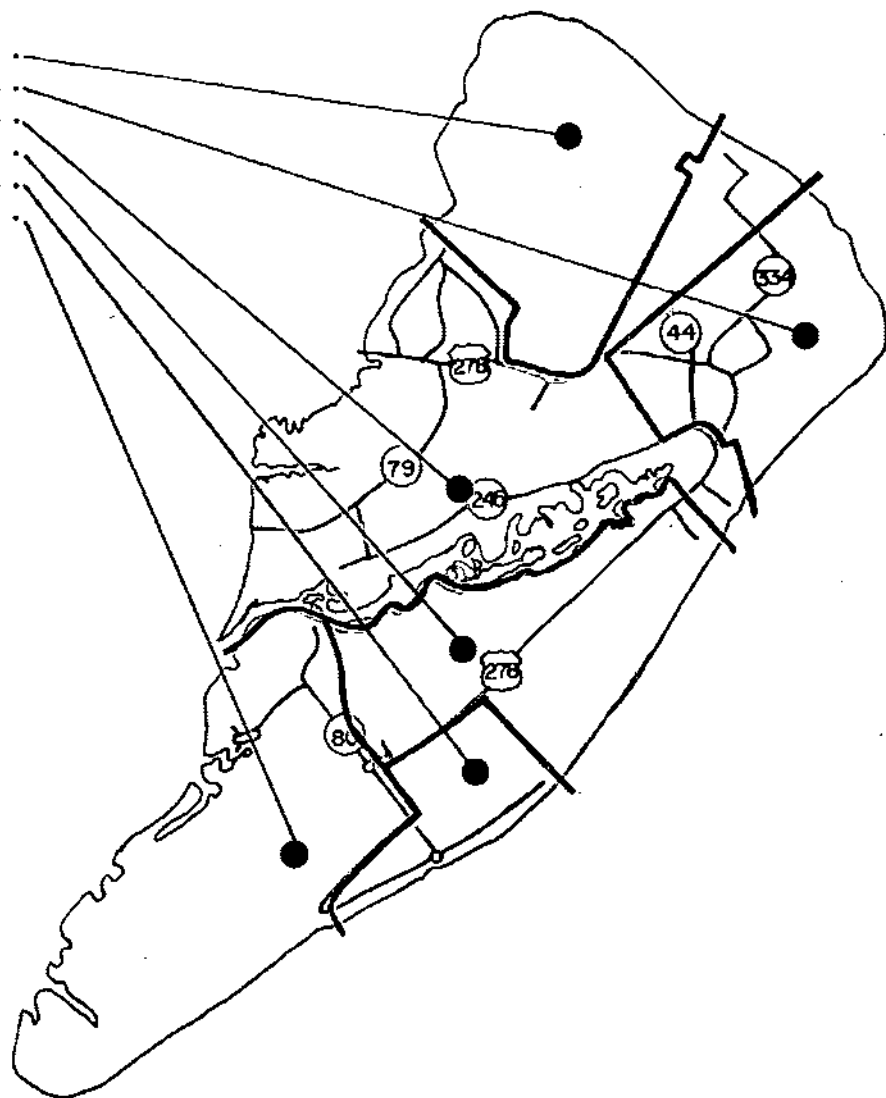
UNIT TYPE	1977 NUMBER OF UNITS PERMITTED	1978 NUMBER OF UNITS PERMITTED	1979 NUMBER OF UNITS PERMITTED	3-YEAR TOTAL NUMBER OF UNITS PERMITTED
SINGLE-FAMILY	384	431	508	1,323
MULTIFAMILY	57	12	-	69
CONDOMINIUM	66	777	855	1,698
ALL TYPES	507	1,220	1,363	3,090

SOURCE: BEAUFORT COUNTY BUILDING INSPECTIONS DEPARTMENT, 1980.

HILTON HEAD STUDY AREA

PERMIT DISTRICTS:

- HILTON HEAD PLANTATION.....
- HILTON HEAD #1.....
- HILTON HEAD.....
- BROAD CREEK.....
- FOREST BEACH.....
- SEA PINES.....



LOWCOUNTRY COUNCIL OF GOVERNMENTS
1980

TABLE 33

PERMITS ISSUED FOR NEW HOME CONSTRUCTION 1977 - 1979

HILTON HEAD STUDY AREA PERMIT DISTRICTS

TOTAL NUMBER OF UNITS PERMITTED 1977 - 1979

UNIT TYPE	HILTON HEAD DISTRICT	HILTON HEAD #1 DISTRICT	BROAD CREEK DISTRICT	HILTON HEAD PLANTATION DISTRICT	FOREST BEACH DISTRICT	SEA PINES DISTRICT
SINGLE-FAMILY	72	123	98	280	68	682
MULTIFAMILY	-	-	69	-	-	-
CONDOMINIUM	-	-	293	-	943	462
ALL TYPES	72	123	460	280	1,011	1,144

SOURCE: BEAUFORT COUNTY BUILDING INSPECTIONS DEPARTMENT, 1980.

TABLE 33 CONTINUED

NUMBER OF UNITS PERMITTED IN 1977

UNIT TYPE	HILTON HEAD DISTRICT	HILTON HEAD #1 DISTRICT	BROAD CREEK DISTRICT	HILTON HEAD PLANTATION DISTRICT	FOREST BEACH DISTRICT	SEA PINES DISTRICT
SINGLE-FAMILY	23	28	28	68	16	221
MULTIFAMILY	-	-	57	-	-	-
CONDOMINIUM	-	-	-	-	18	48
ALL TYPES	23	28	85	68	34	269

NUMBER OF UNITS PERMITTED IN 1978

UNIT TYPE	HILTON HEAD DISTRICT	HILTON HEAD #1 DISTRICT	BROAD CREEK DISTRICT	HILTON HEAD PLANTATION DISTRICT	FOREST BEACH DISTRICT	SEA PINES DISTRICT
SINGLE-FAMILY	18	49	21	99	18	226
MULTIFAMILY	-	-	12	-	-	-
CONDOMINIUM	-	-	127	-	451	199
ALL TYPES	18	49	160	99	469	425

NUMBER OF UNITS PERMITTED IN 1979

UNIT TYPE	HILTON HEAD DISTRICT	HILTON HEAD #1 DISTRICT	BROAD CREEK DISTRICT	HILTON HEAD PLANTATION DISTRICT	FOREST BEACH DISTRICT	SEA PINES DISTRICT
SINGLE-FAMILY	31	46	49	113	34	235
MULTIFAMILY	-	-	-	-	-	-
CONDOMINIUM	-	-	166	-	474	215
ALL TYPES	31	46	215	113	508	450

TABLE 34

PERMITS ISSUED FOR NEW HOME CONSTRUCTION 1977 - 1979

BLUFFTON/DAUFUSKIE STUDY AREA

UNIT TYPE	1977 NUMBER OF UNITS PERMITTED	1978 NUMBER OF UNITS PERMITTED	1979 NUMBER OF UNITS PERMITTED	3-YEAR TOTAL NUMBER OF UNITS PERMITTED
SINGLE-FAMILY	65	53	52	170
MULTIFAMILY	-	-	-	-
CONDOMINIUM	15	26	-	41
ALL TYPES	80	79	52	211

SOURCE: BEAUFORT COUNTY BUILDING INSPECTIONS DEPARTMENT, 1980.

MAP 36

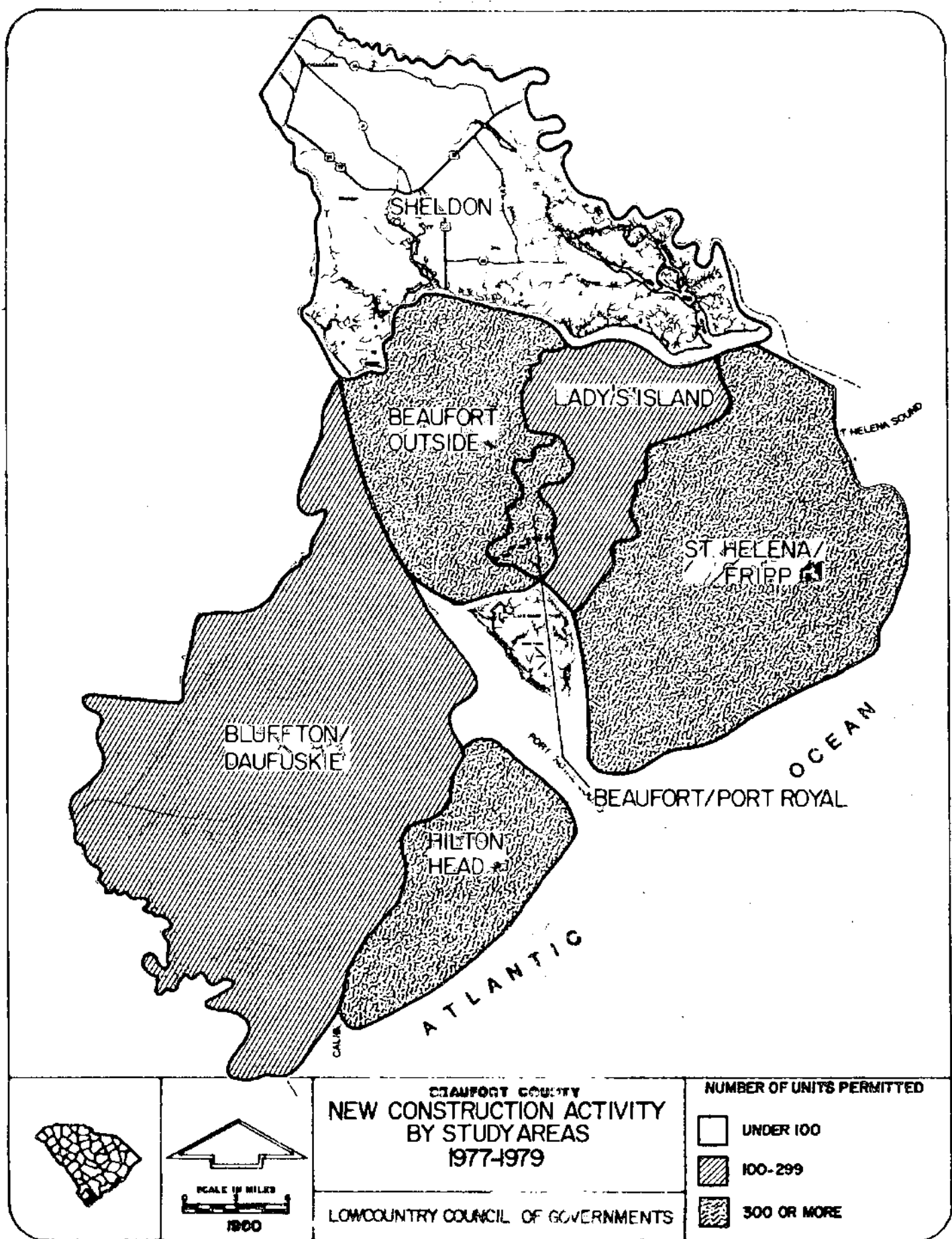
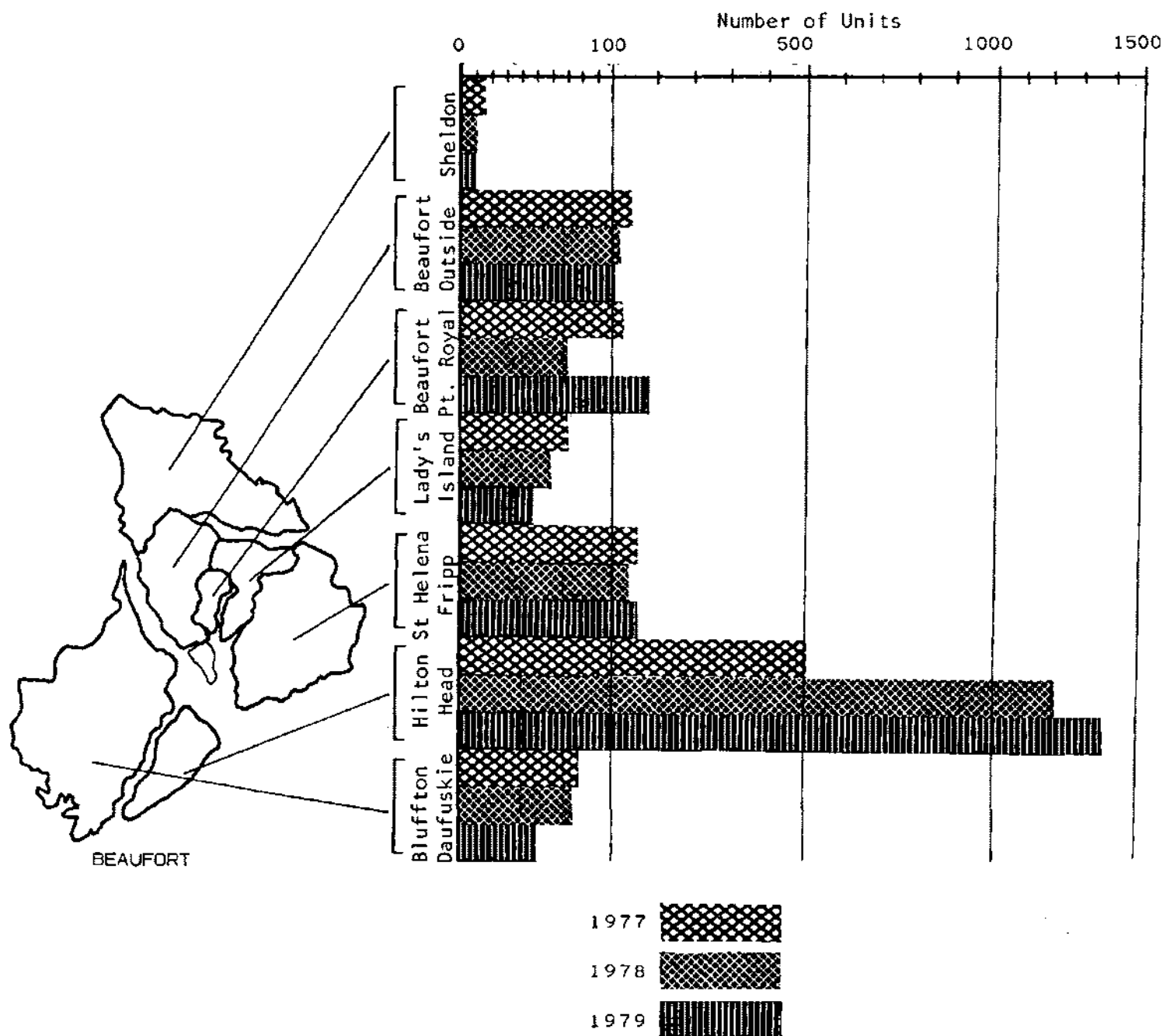


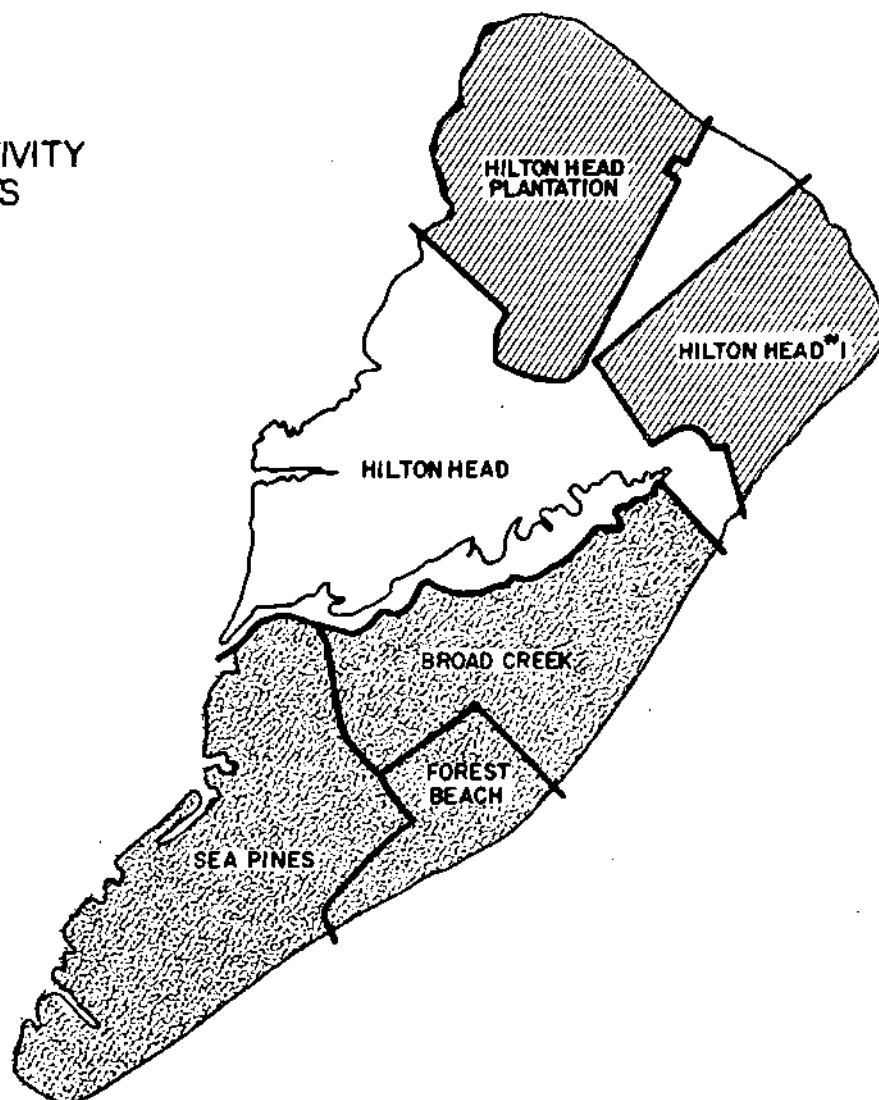
FIGURE 2
NEW CONSTRUCTION ACTIVITY BY STUDY AREA
1977 - 1979



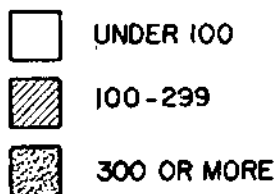
SOURCE: BEAUFORT COUNTY BUILDING INSPECTIONS DEPARTMENT, 1980.
BEAUFORT CITY MANAGER'S OFFICE, 1980.
TOWN OF PORT ROYAL, 1980.

MAP 37

HILTON HEAD
NEW CONSTRUCTION ACTIVITY
BY PERMIT DISTRICTS
1977-1979



NUMBER OF UNITS
PERMITTED



The data indicate that Hilton Head Island exhibited a great deal of home building activity during the past three years relative to the county's other six study areas. In fact, development on the Island accounted for nearly 25 percent of the county's new home construction activity for that period. It also accounted for 87 percent of the condominium development.

Mobile Homes

Table 35 shows the number of mobile home registrations in Beaufort County for 1977, 1978 and 1979. The auditor estimated that about 50 percent of the mobile homes registered in a given year represent new units coming into the county. Thus, approximately 1,100 mobile homes were added to Beaufort's housing stock.

TABLE 35
BEAUFORT COUNTY
MOBILE HOME REGISTRATIONS 1977 - 1979

1977	1978	1979
884	680	654

SOURCE: BEAUFORT COUNTY AUDITOR'S OFFICE, 1980.

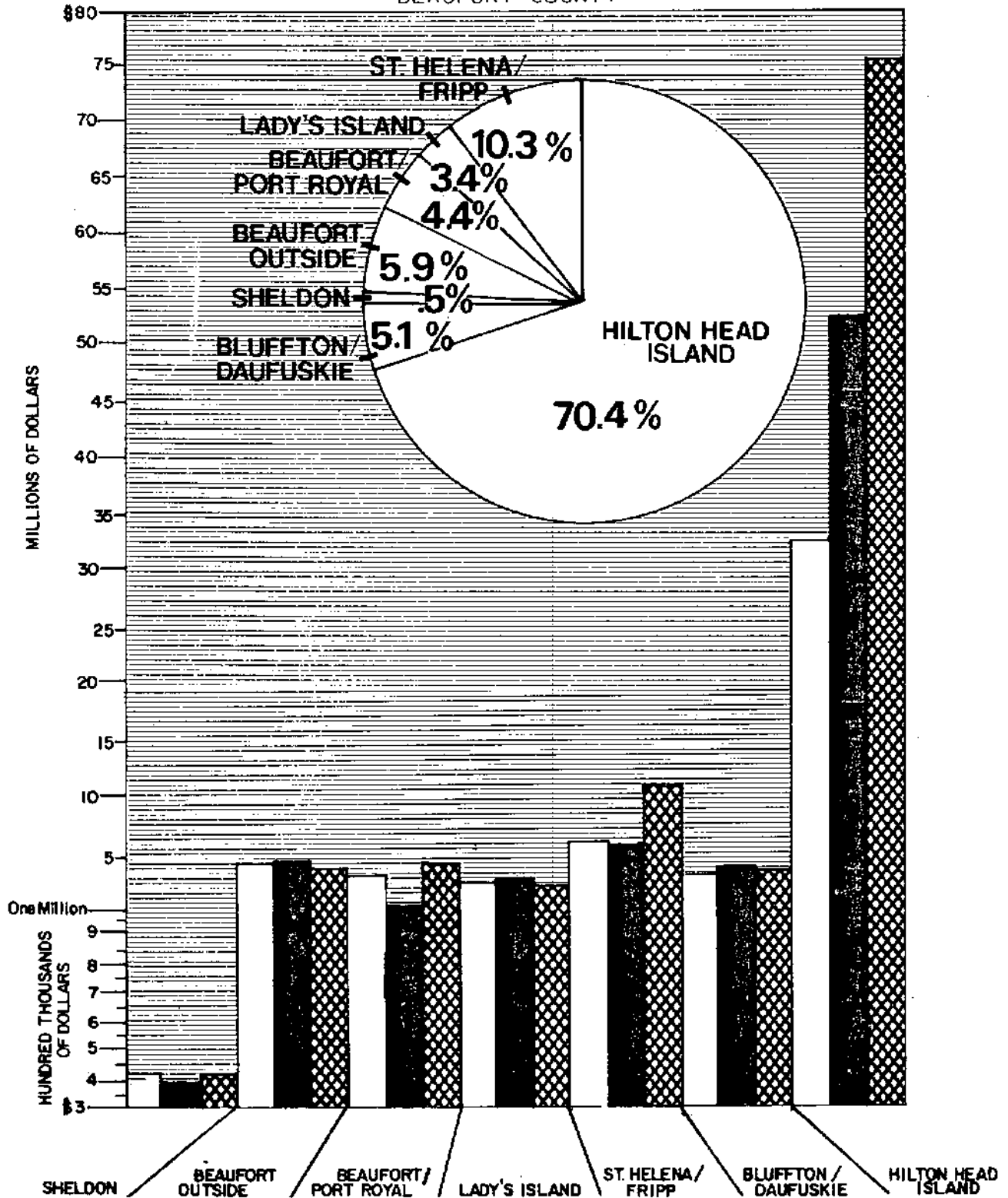
Construction Costs

The numbers of housing starts and mobile home installations provide us with only half of the residential development picture for the area. Construction cost estimates associated with the permit issuances help provide the other half.

In Beaufort County, the estimated total cost of construction for residential permits issued during 1977, 1978 and 1979 was \$228,143,694. The Hilton Head Island Study Area accounted for 70.4 percent of the total dollar figure. The St. Helena/Fripp Study Area claimed 10.3 percent with the remaining five study areas accounting for 19.3 percent collectively. The cost estimates appear below and are depicted graphically in Chart 1. Chart 2 shows the 1977-1979 average construction costs for single-family units for each study area.

<u>STUDY AREA</u>	<u>1977</u>	<u>1978</u>	<u>1979</u>	<u>3-YEAR TOTAL</u>
SHELDON	\$ 416,143	\$ 398,080	\$ 413,120	\$ 1,227,343
BEAUFORT OUTSIDE	\$ 4,573,328	\$ 4,600,759	\$ 4,399,132	\$ 13,573,219
BEAUFORT/PORT ROYAL	\$ 3,595,783	\$ 1,766,417	\$ 4,736,030	\$ 10,098,230
LADY'S ISLAND	\$ 2,558,704	\$ 2,995,457	\$ 2,202,867	\$ 7,757,028
ST. HELENA/FRIPP	\$ 6,118,508	\$ 5,984,495	\$ 11,300,348	\$ 23,403,351
BLUFFTON/DAUFUSKIE	\$ 3,630,678	\$ 4,018,533	\$ 3,923,857	\$ 11,573,068
HILTON HEAD ISLAND	\$32,193,398	\$52,975,972	\$ 75,342,085	\$160,511,455
TOTAL	\$53,086,542	\$72,976,094	\$102,317,439	\$228,143,694

CHART 1
CONSTRUCTION COSTS BY STUDY AREA 1977-1979
BEAUFORT COUNTY



SOURCE: BEAUFORT COUNTY BUILDING INSPECTIONS
DEPARTMENT, 1980
BEAUFORT COUNTY MANAGER'S OFFICE, 1980
TOWN OF PORT ROYAL, 1980.

1977

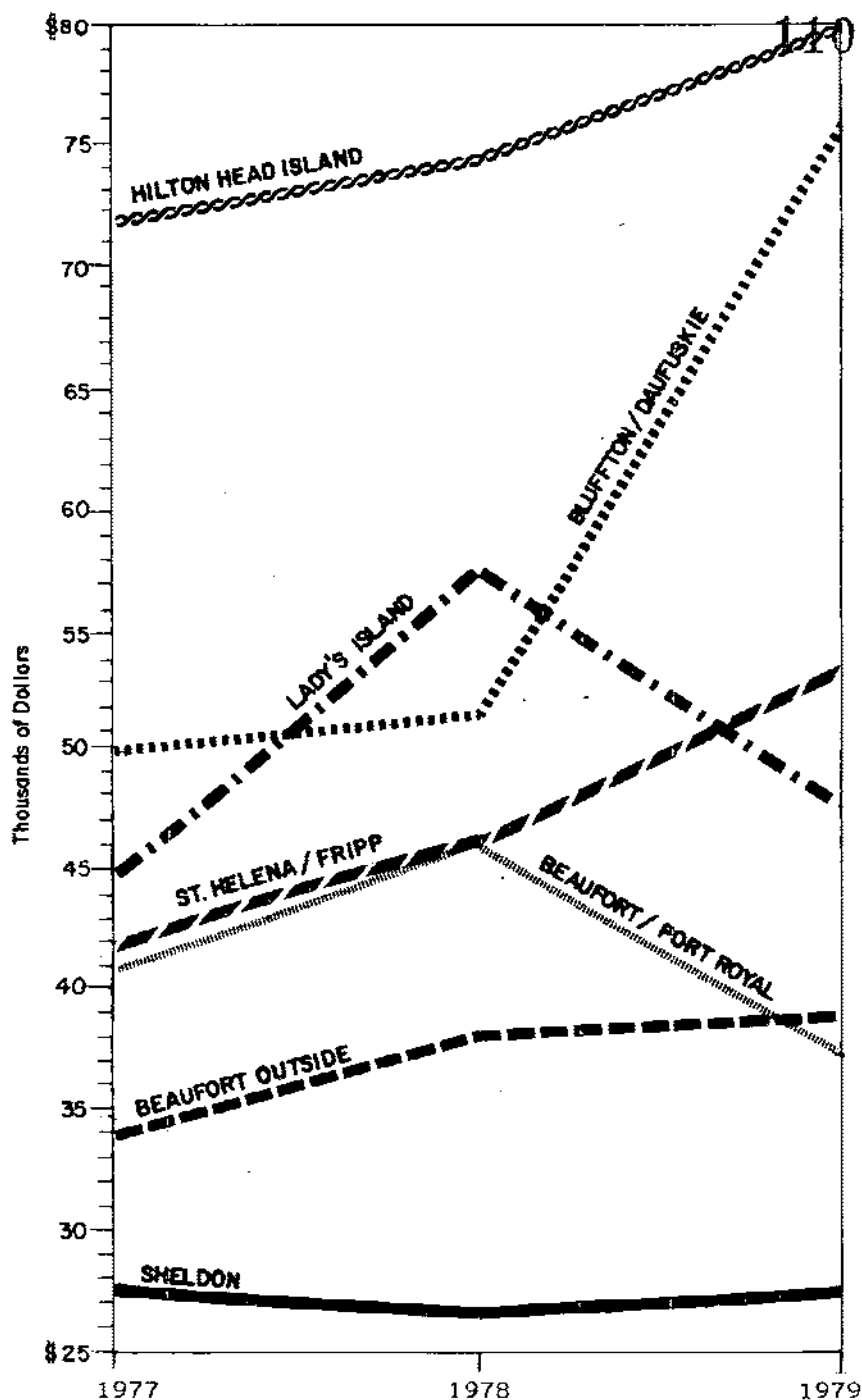
1978

1979

Chart 2
Average Construc-
tion Costs For
Single-Family
Units By Study
Area, 1977-1979

Beaufort County

SOURCE: LOWCOUNTRY COUNCIL
OF GOVERNMENTS, 1980



STUDY AREAS:

HILTON HEAD ISLAND	\$71,939	\$74,896	\$80,697
BLUFFTON/DAUFUSKIE	\$49,458	\$51,218	\$75,459
LADY'S ISLAND	\$44,791	\$57,468	\$47,753
ST. HELENA/FRIPP	\$41,801	\$45,889	\$53,537
BEAUFORT/PORT ROYAL	\$40,918	\$46,105	\$37,384
BEAUFORT OUTSIDE	\$33,899	\$37,711	\$38,930
SHELDON	\$27,743	\$26,539	\$27,541

Chapter VIII • BUILDING PERMITS AND NEW MOBILE HOMES

COLLETON COUNTY

Building permits were issued for 867 units in Colleton County during the past three years. Sixty-seven percent of the building permits issued were for single-family units while multifamily and condominium units accounted for 23 percent and 10 percent respectively. Table 36 presents the number of units permitted each year. Tables 37 through 44 detail the permit issuances by study area. Three areas accounted for 73 percent of the units permitted. Edisto Beach claimed 32 percent of the permitting activity while Walterboro South accounted for 27 percent and Hendersonville accounted for 14 percent of the activity.

TABLE 36

COLLETON COUNTY

PERMITS ISSUED FOR NEW HOME CONSTRUCTION 1977 - 1979

UNIT TYPE	1977 NUMBER OF UNITS PERMITTED	1978 NUMBER OF UNITS PERMITTED	1979 NUMBER OF UNITS PERMITTED	3-YEAR NUMBER OF UNITS PERMITTED
SINGLE-FAMILY	199	240	140	579
MULTIFAMILY	10	106	86	202
CONDOMINIUM	-	62	24	86
ALL TYPES:	209	408	250	867

SOURCE: COLLETON COUNTY BUILDING INSPECTOR'S OFFICE, 1980.
WALTERBORO PUBLIC WORKS DEPARTMENT, CODE ENFORCEMENT, 1980.

TABLE 37

PERMITS ISSUED FOR NEW HOME CONSTRUCTION 1977 - 1979

NORTH COLLETON STUDY AREA

UNIT TYPE	1977 NUMBER OF UNITS PERMITTED	1978 NUMBER OF UNITS PERMITTED	1979 NUMBER OF UNITS PERMITTED	3-YEAR TOTAL NUMBER OF UNITS PERMITTED
SINGLE-FAMILY	20	25	9	54
MULTIFAMILY	-	-	-	-
CONDOMINIUM				
ALL TYPES	20	25	9	54

SOURCE: COLLETON COUNTY BUILDING INSPECTOR'S OFFICE, 1980.

TABLE 38

PERMITS ISSUED FOR NEW HOME CONSTRUCTION 1977 - 1979

WALTERBORO NORTH STUDY AREA

UNIT TYPE	1977 NUMBER OF UNITS PERMITTED	1978 NUMBER OF UNITS PERMITTED	1979 NUMBER OF UNITS PERMITTED	3-YEAR TOTAL NUMBER OF UNITS PERMITTED
SINGLE-FAMILY	7	15	10	32
MULTIFAMILY	-	-	-	-
CONDOMINIUM	-	-	-	-
ALL TYPES	7	15	10	32

SOURCE: COLLETON COUNTY BUILDING INSPECTOR'S OFFICE, 1980.

TABLE 39

PERMITS ISSUED FOR NEW HOME CONSTRUCTION 1977 - 1979

WALTERBORO STUDY AREA

9

UNIT TYPE	1977 NUMBER OF UNITS PERMITTED	1978 NUMBER OF UNITS PERMITTED	1979 NUMBER OF UNITS PERMITTED	3-YEAR TOTAL NUMBER OF UNITS PERMITTED
SINGLE-FAMILY	5	5	1	11
MULTIFAMILY	6	12	6	24
CONDOMINIUM	—	—	—	—
ALL TYPES	11	17	7	35

SOURCE: WALTERBORO PUBLIC WORKS DEPARTMENT, CODE ENFORCEMENT, 1980.

TABLE 40

PERMITS ISSUED FOR NEW HOME CONSTRUCTION 1977 - 1979

WALTERBORO SOUTH STUDY AREA

UNIT TYPE	1977 NUMBER OF UNITS PERMITTED	1978 NUMBER OF UNITS PERMITTED	1979 NUMBER OF UNITS PERMITTED	3-YEAR TOTAL NUMBER OF UNITS PERMITTED
SINGLE-FAMILY	75	60	28	163
MULTIFAMILY	2	68	-	70
CONDOMINIUM	-	-	-	-
ALL TYPES	77	128	28	233

SOURCE: COLLETON COUNTY BUILDING INSPECTOR'S OFFICE, 1980.

TABLE 41
 PERMITS ISSUED FOR NEW HOME CONSTRUCTION 1977 - 1979

COTTAGEVILLE STUDY AREA

UNIT TYPE	1977 NUMBER OF UNITS PERMITTED	1978 NUMBER OF UNITS PERMITTED	1979 NUMBER OF UNITS PERMITTED	3-YEAR TOTAL NUMBER OF UNITS PERMITTED
SINGLE-FAMILY	32	14	13	59
MULTIFAMILY	-	-	-	-
CONDOMINIUM	-	-	-	-
ALL TYPES	32	14	13	59

SOURCE: COLLETON COUNTY BUILDING INSPECTOR'S OFFICE, 1980.

TABLE 42

PERMITS ISSUED FOR NEW HOME CONSTRUCTION 1977 - 1979

GREEN POND STUDY AREA

UNIT TYPE	1977 NUMBER OF UNITS PERMITTED	1978 NUMBER OF UNITS PERMITTED	1979 NUMBER OF UNITS PERMITTED	3-YEAR TOTAL NUMBER OF UNITS PERMITTED
SINGLE-FAMILY	9	26	15	50
MULTIFAMILY	2	2	-	4
CONDOMINIUM	-	-	-	-
ALL TYPES	11	28	15	54

SOURCE: COLLETON COUNTY BUILDING INSPECTOR'S OFFICE, 1980.

TABLE 43

PERMITS ISSUED FOR NEW HOME CONSTRUCTION 1977 - 1979

EDISTO BEACH STUDY AREA

UNIT TYPE	1977 NUMBER OF UNITS PERMITTED	1978 NUMBER OF UNITS PERMITTED	1979 NUMBER OF UNITS PERMITTED	3-YEAR TOTAL NUMBER OF UNITS PERMITTED
SINGLE-FAMILY	46	83	60	189
MULTIFAMILY	-	-	-	-
CONDDMINIUM	-	62	24	86
ALL TYPES	46	145	84	275

SOURCE: COLLETON COUNTY BUILDING INSPECTOR'S OFFICE, 1980.

TABLE 44

PERMITS ISSUED FOR NEW HOME CONSTRUCTION 1977 - 1979

HENDERSONVILLE STUDY AREA

UNIT TYPE	1977 NUMBER OF UNITS PERMITTED	1978 NUMBER OF UNITS PERMITTED	1979 NUMBER OF UNITS PERMITTED	3-YEAR TOTAL NUMBER OF UNITS PERMITTED
SINGLE-FAMILY	5	12	4	21
MULTIFAMILY	-	24	80	104
CONDOMINIUM	-	-	-	-
ALL TYPES	5	36	84	125

SOURCE: COLLETON COUNTY BUILDING INSPECTOR'S OFFICE, 1980.

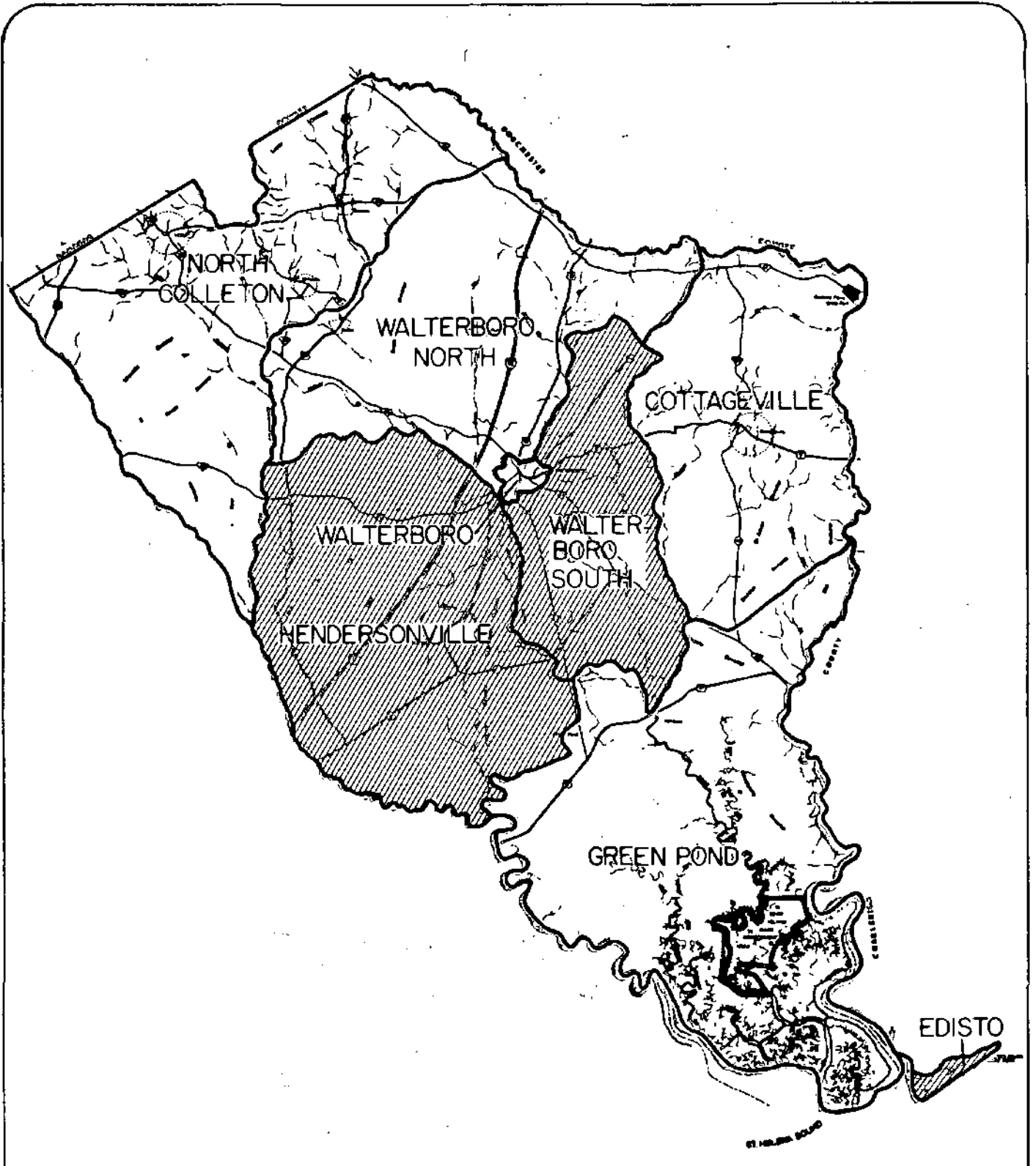
The county's major growth areas are shown on the next page. As noted earlier, the Walterboro South, Hendersonville and Edisto Beach Study Areas have experienced a considerable amount of new construction activity since the beginning of 1977.

On the other hand, the City of Walterboro is just about "built-out." The area around the City, however, is undergoing urbanization. This is particularly true for the Walterboro South Study Area.

The relatively large number of permits issued for the Hendersonville Study Area is somewhat misleading. Most of the activity is due to two multifamily apartment complexes located just outside the City of Walterboro.

The Edisto Beach Study Area accounts for all of the condominium units in the county. As with Hilton Head Island and Fripp Island in Beaufort County, oceanfront communities and condominium development seem to go hand in hand.

The data presented in Figure 3 indicate that the number of building permits issued in 1978 was substantially larger than the number issued in 1977. Last year, permit issuances dropped off quite a bit in all study areas except Hendersonville where an 80 unit apartment complex was constructed.



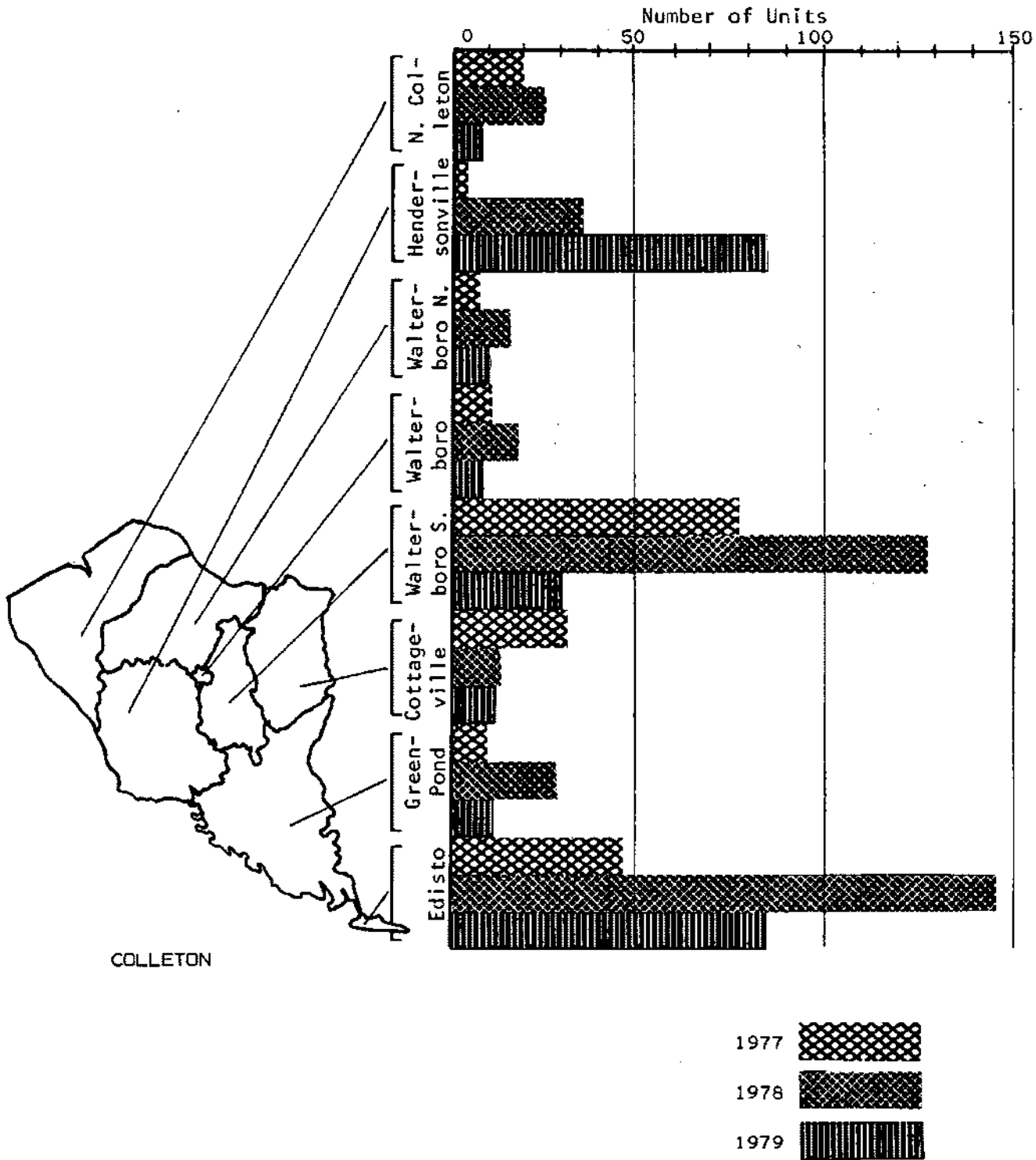
COLLETON COUNTY
NEW CONSTRUCTION ACTIVITY
BY STUDY AREAS
1977-1979

LOWCOUNTRY COUNCIL OF GOVERNMENTS

NUMBER OF UNITS PERMITTED

- UNDER 100
- 100 - 299
- 300 OR MORE

FIGURE 3
NEW CONSTRUCTION ACTIVITY BY STUDY AREA
1977 - 1979



SOURCE: COLLETON COUNTY BUILDING INSPECTOR'S OFFICE, 1980.
WALTERBORO PUBLIC WORKS DEPARTMENT, CODE ENFORCEMENT, 1980.

Mobile Homes

Table 45 presents information on the number of mobile home stickers issued. The number of new mobile homes that came into the county during the past three years was 807. (For the 1976-1979 period, mobile home registrations had to be renewed every year.)

TABLE 45

COLLETON COUNTY

NUMBER OF MOBILE HOME REGISTRATION STICKERS ISSUED 1976 - 1979

1976	1977	1978	1979
928	1,087	905	1,734

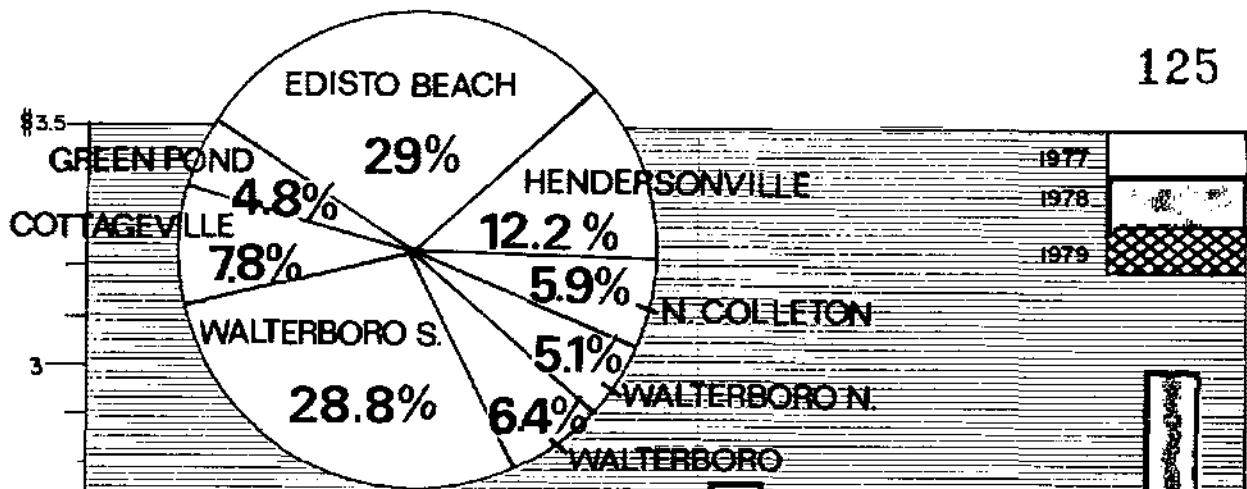
SOURCE: COLLETON COUNTY DELINQUENT TAX COLLECTOR'S OFFICE, 1980.

Construction Costs

The estimated total construction cost for residential permits issued in Colleton County during 1977, 1978 and 1979 was \$20,815,566. In terms of study area contributions to the total, Edisto Beach and Walterboro South dominated the scene by accounting for 29 percent and 28.8 percent of the total dollar figure respectively. This is shown in Chart 3. The actual cost estimates for each year appear below.

<u>STUDY AREA</u>	<u>1977</u>	<u>1978</u>	<u>1979</u>	<u>3-YEAR TOTAL</u>
NORTH COLLETON	\$ 496,005	\$ 470,966	\$ 260,058	\$ 1,227,029
HENDERSONVILLE	\$ 155,563	\$ 633,475	\$1,750,400	\$ 2,539,438
WALTERBORO NORTH	\$ 163,624	\$ 618,956	\$ 270,500	\$ 1,053,080
WALTERBORO	\$ 201,500	\$ 759,500	\$ 361,963	\$ 1,322,963
WALTERBORO SOUTH	\$2,001,313	\$2,758,112	\$1,226,437	\$ 5,985,862
COTTAGEVILLE	\$ 868,646	\$ 379,819	\$ 374,517	\$ 1,622,982
GREEN POND	\$ 241,092	\$ 506,673	\$ 253,596	\$ 1,001,361
EDISTO BEACH	\$1,125,980	\$3,001,731	\$1,935,140	\$ 6,062,851
TOTAL	\$5,253,723	\$9,129,232	\$6,432,611	\$20,815,566

CHART 3. CONSTRUCTION COSTS BY STUDY AREA, 1977-1979, COLLETON COUNTY
 SOURCE: COLLETON COUNTY BUILDING INSPECTOR'S OFFICE, 1980
 WALTERBORO PUBLIC WORKS DEPARTMENT, CODE ENFORCEMENT, 1980
 TOWN OF EDISTO BEACH, 1980.



Percentages of the Total Cost of Construction for the 3-Year Period

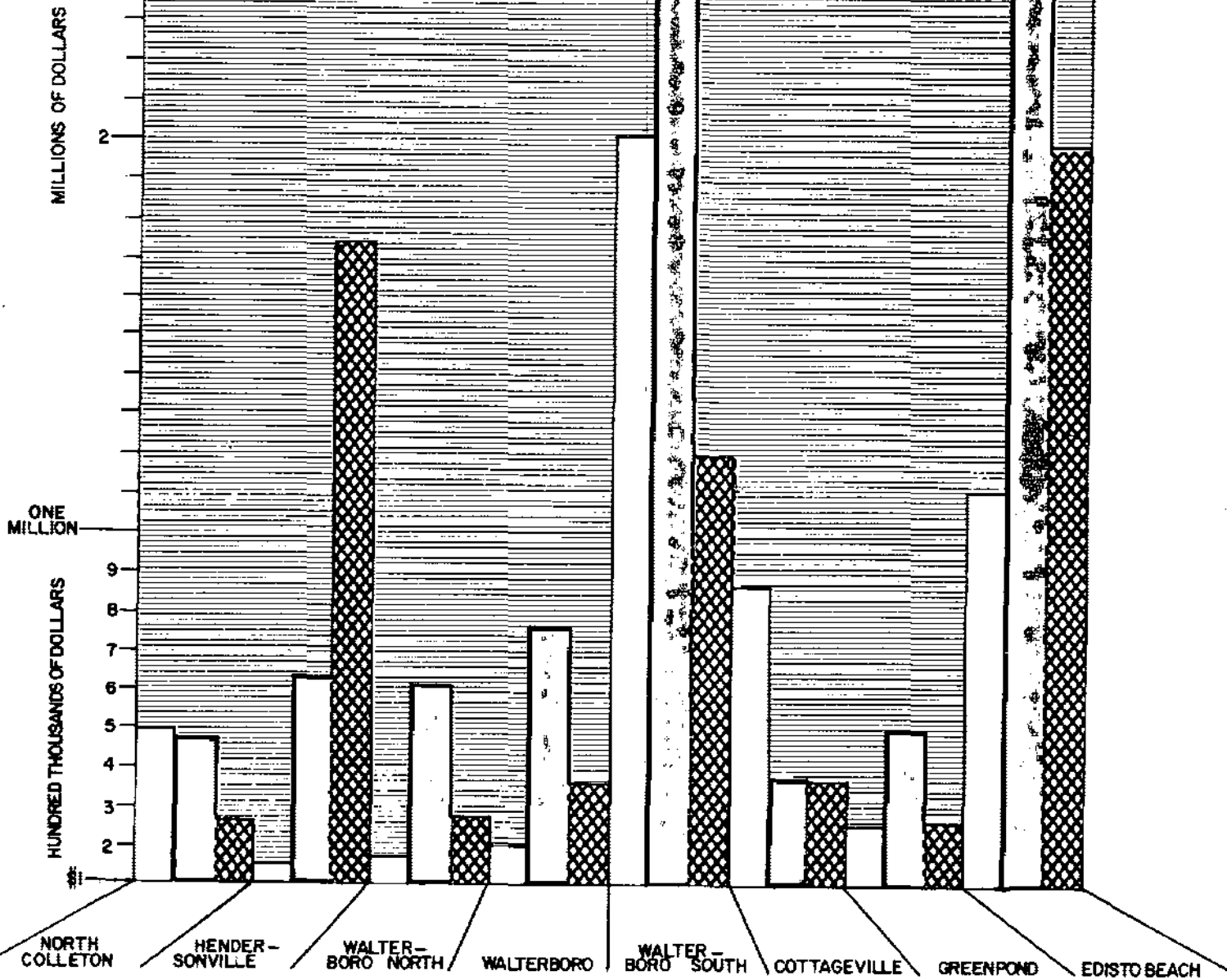


CHART 4
AVERAGE CONSTRUCTION COSTS FOR SINGLE-FAMILY UNITS
BY STUDY AREA 1977-1979
COLLETON COUNTY

<u>STUDY AREA</u>	<u>1977</u>	<u>1978</u>	<u>1977</u>
NORTH COLLETON	\$24,800	\$23,548	\$26,006
HENDERSONVILLE	\$31,113	\$23,623	\$33,467
WALTERBORO NORTH	\$20,453	\$25,790	\$27,050
WALTERBORO	NA	\$26,875	\$45,245 *
WALTERBORO SOUTH	\$26,097	\$27,423	\$31,447
COTTAGEVILLE	\$27,145	\$23,739	\$34,047
GREEN POND	\$21,788	\$20,073	\$25,360
EDISTO BEACH	\$25,022	\$29,147	\$33,716

*THIS IS NOT A TRUE AVERAGE FOR THE YEAR. A VERY EXPENSIVE HOUSING START WAS DELETED FROM THE CALCULATIONS IN ORDER TO GET A MORE REPRESENTATIVE ESTIMATE.

SOURCE: LOWCOUNTRY COUNCIL OF GOVERNMENTS, 1980

Chart 4 depicts the 1977-1979 average construction costs for single-family dwellings for each of Colleton's study areas. Unlike Beaufort County, the range of costs is limited and there is little variation among the areas. Additionally, except for Walterboro, there were no great cost increases or decreases from one year to the next.

Chapter IX • BUILDING PERMITS AND NEW MOBILE HOMES

HAMPTON COUNTY

Building permit data for Hampton County⁸ show that 377 units were permitted for construction during 1977, 1978 and 1979. About 36 percent of the units were in multifamily rental complexes while the rest were for single-family dwellings. The year 1977 accounted for 48 percent of all of the permit activity for the three-year period; and there were no permits issued for the construction of condominiums.

TABLE 46

HAMPTON COUNTY

PERMITS ISSUED FOR NEW HOME CONSTRUCTION 1977 - 1979

UNIT TYPE	1977 NUMBER OF UNITS PERMITTED	1978 NUMBER OF UNITS PERMITTED	1979 NUMBER OF UNITS PERMITTED	3-YEAR NUMBER OF UNITS PERMITTED
SINGLE-FAMILY	97	92	53	242
MULTIFAMILY	85	-	50	135
CONDOMINIUM	-	-	-	-
ALL TYPES	182	92	103	377

SOURCE: HAMPTON COUNTY TAX ASSESSOR'S OFFICE, 1980.

⁸Building permit data for Hampton County were not available at the study area level.

Mobile Homes

Table 47 presents information concerning the number of mobile home stickers issued for the last four years in Hampton County. While some sticker issuances indicate only ownership or locational changes, it seems safe to say that approximately 100 new mobile home units were installed in Hampton County during the 1977 - 1979 period.

TABLE 47

HAMPTON COUNTY

NUMBER OF MOBILE HOME REGISTRATION STICKERS ISSUED 1976 - 1979

1976	1977	1978	1979
819	898	896	931

SOURCE: HAMPTON COUNTY AUDITOR'S OFFICE, 1980.

As in Colleton County, mobile homes had to be registered every year.

Construction Costs

Hampton County building permit data indicate that the estimated total cost of construction for the 1977-1979 period was \$7,188,910. The figures for each year are as follows: 1977 - \$3,077,410; 1978 - \$2,207,900; 1979 - \$1,903,600. The average cost of constructing single-family dwellings rose from \$20,968 in 1977 to \$23,999 in 1978 and \$26,483 in 1979.

Chapter X • BUILDING PERMITS AND NEW MOBILE HOMES

JASPER COUNTY

Building permits issued in Jasper County for the last three years authorized the construction of 360 dwelling units. About 84 percent of these were single-family units, with multifamily apartments accounting for the remainder.

Tables 49 through 51 show that, together, the Ridgeland/Coosawhatchie and Hardeeville Study Areas accounted for 88 percent of Jasper's total permit activity for 1977-1979. They accounted for 47 percent and 41 percent respectively. Map 39 depicts the apparent growth areas in the county while Figure 4 details the dimensions of Jasper's 1977-1979 home building activities.

TABLE 48

JASPER COUNTY

PERMITS ISSUED FOR NEW HOME CONSTRUCTION 1977 - 1979

UNIT TYPE	1977 NUMBER OF UNITS PERMITTED	1978 NUMBER OF UNITS PERMITTED	1979 NUMBER OF UNITS PERMITTED	3-YEAR NUMBER OF UNITS PERMITTED
SINGLE-FAMILY	110	109	85	304
MULTIFAMILY	16	40	-	56
CONDOMINIUM	-	-	-	-
ALL TYPES	126	149	85	360

SOURCE: JASPER COUNTY BUILDING INSPECTION DEPARTMENT, 1980.

TABLE 49
 PERMITS ISSUED FOR NEW HOME CONSTRUCTION 1977 - 1979
 GRAYS/TILLMAN/ROBERTVILLE STUDY AREA

UNIT TYPE	1977 NUMBER OF UNITS PERMITTED	1978 NUMBER OF UNITS PERMITTED	1979 NUMBER OF UNITS PERMITTED	3-YEAR TOTAL NUMBER OF UNITS PERMITTED
SINGLE-FAMILY	17	15	11	43
MULTIFAMILY	-	-	-	-
CONDOMINIUM	-	-	-	-
ALL TYPES	17	15	11	43

SOURCE: JASPER COUNTY BUILDING INSPECTION DEPARTMENT, 1980.

TABLE 50

PERMITS ISSUED FOR NEW HOME CONSTRUCTION 1977 - 1979

RIDGELAND/COOSAWHATCHIE STUDY AREA

UNIT TYPE	1977 NUMBER OF UNITS PERMITTED	1978 NUMBER OF UNITS PERMITTED	1979 NUMBER OF UNITS PERMITTED	3-YEAR TOTAL NUMBER OF UNITS PERMITTED
SINGLE-FAMILY	52	46	32	130
MULTIFAMILY	-	40	-	40
CONDOMINIUM	-	-	-	-
ALL TYPES	52	86	32	170

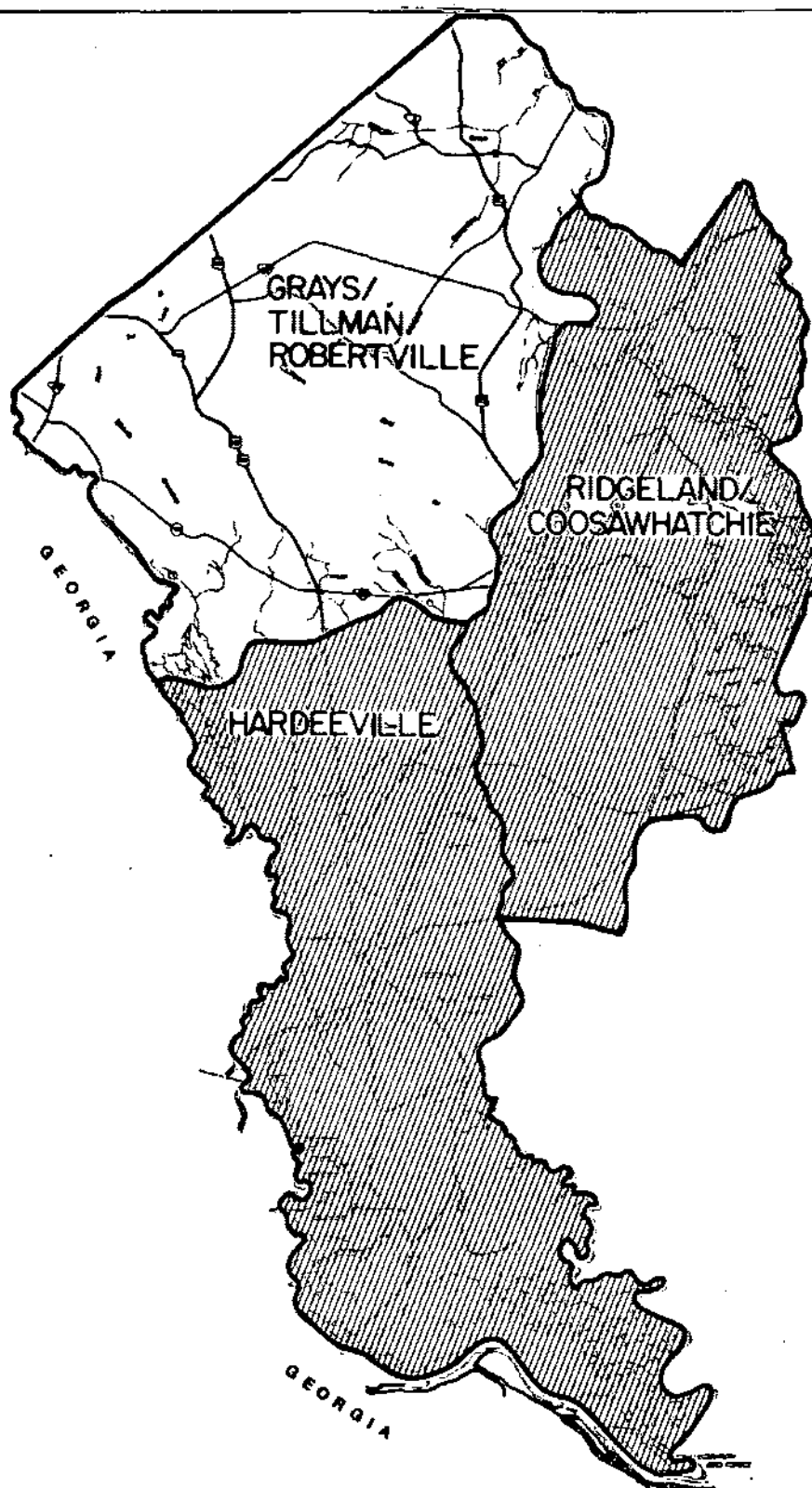
SOURCE: JASPER COUNTY BUILDING INSPECTION DEPARTMENT, 1980.

TABLE 51
 PERMITS ISSUED FOR NEW HOME CONSTRUCTION 1977 - 1979

HARDEEVILLE STUDY AREA

UNIT TYPE	1977 NUMBER OF UNITS PERMITTED	1978 NUMBER OF UNITS PERMITTED	1979 NUMBER OF UNITS PERMITTED	3-YEAR TOTAL NUMBER OF UNITS PERMITTED
SINGLE-FAMILY	41	48	42	131
MULTIFAMILY	16	-	-	16
CONDOMINIUM	-	-	-	-
ALL TYPES	57	48	42	147

SOURCE: JASPER COUNTY BUILDING INSPECTION DEPARTMENT, 1980.



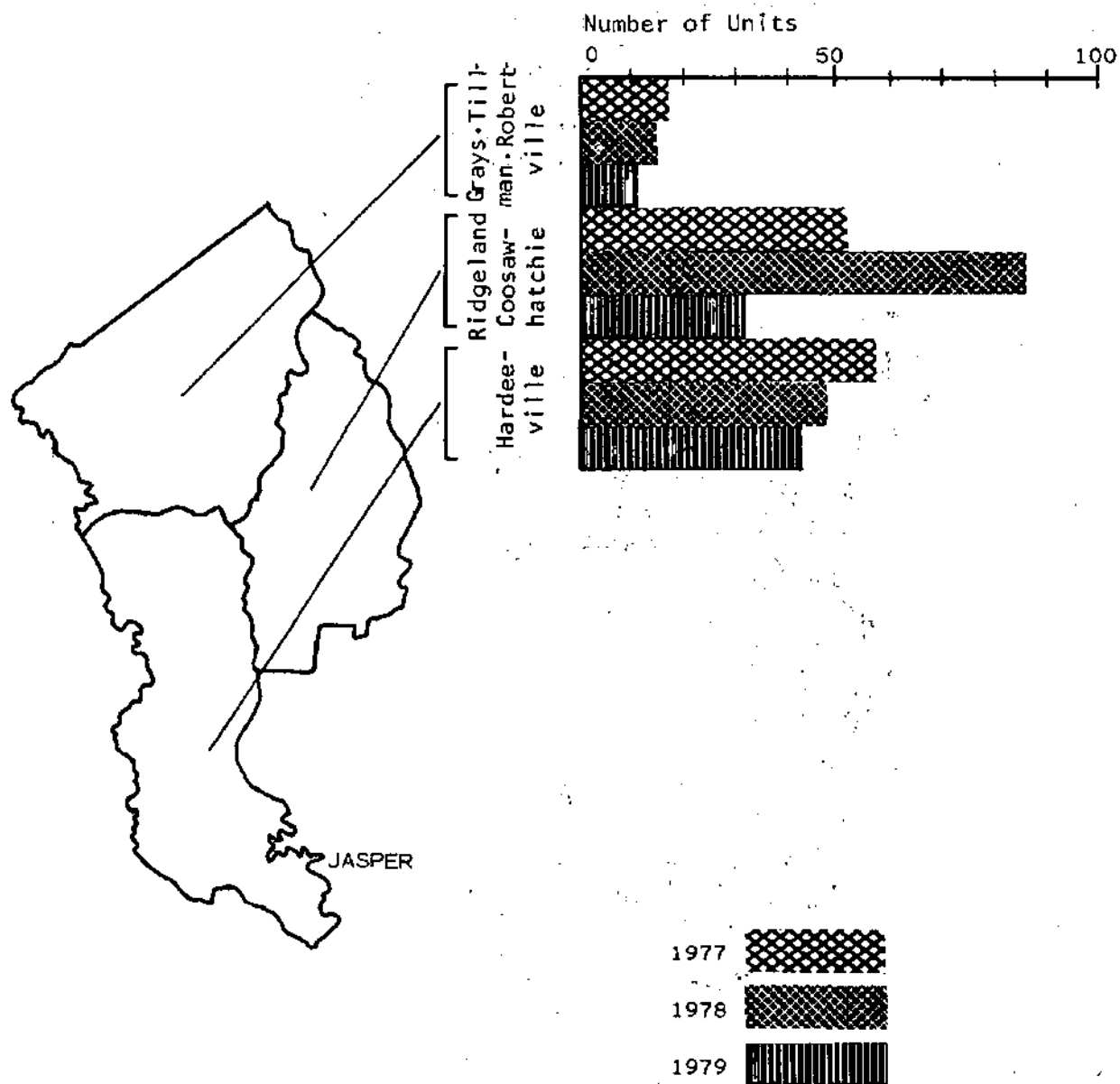
JASPER COUNTY
NEW CONSTRUCTION ACTIVITY
BY STUDY AREAS
1977-1979

LOWCOUNTRY COUNCIL OF GOVERNMENTS

NUMBER OF UNITS PERMITTED

	UNDER 100
	100-299
	300 OR MORE

FIGURE 4
NEW CONSTRUCTION ACTIVITY BY STUDY AREA
1977 - 1979



SOURCE: JASPER COUNTY BUILDING INSPECTION DEPARTMENT, 1980.

Mobile Homes

As the data presented in Table 52 show, 343 mobile homes were installed in Jasper County during the past three years. This figure is only 17 units less than the number of units authorized for construction during the same period.

TABLE 52

JASPER COUNTY

NUMBER OF PERMITS ISSUED FOR MOBILE HOME INSTALLATIONS 1977 - 1979

1977	1978	1979
62	138	103

SOURCE: JASPER COUNTY BUILDING INSPECTION DEPARTMENT, 1980.

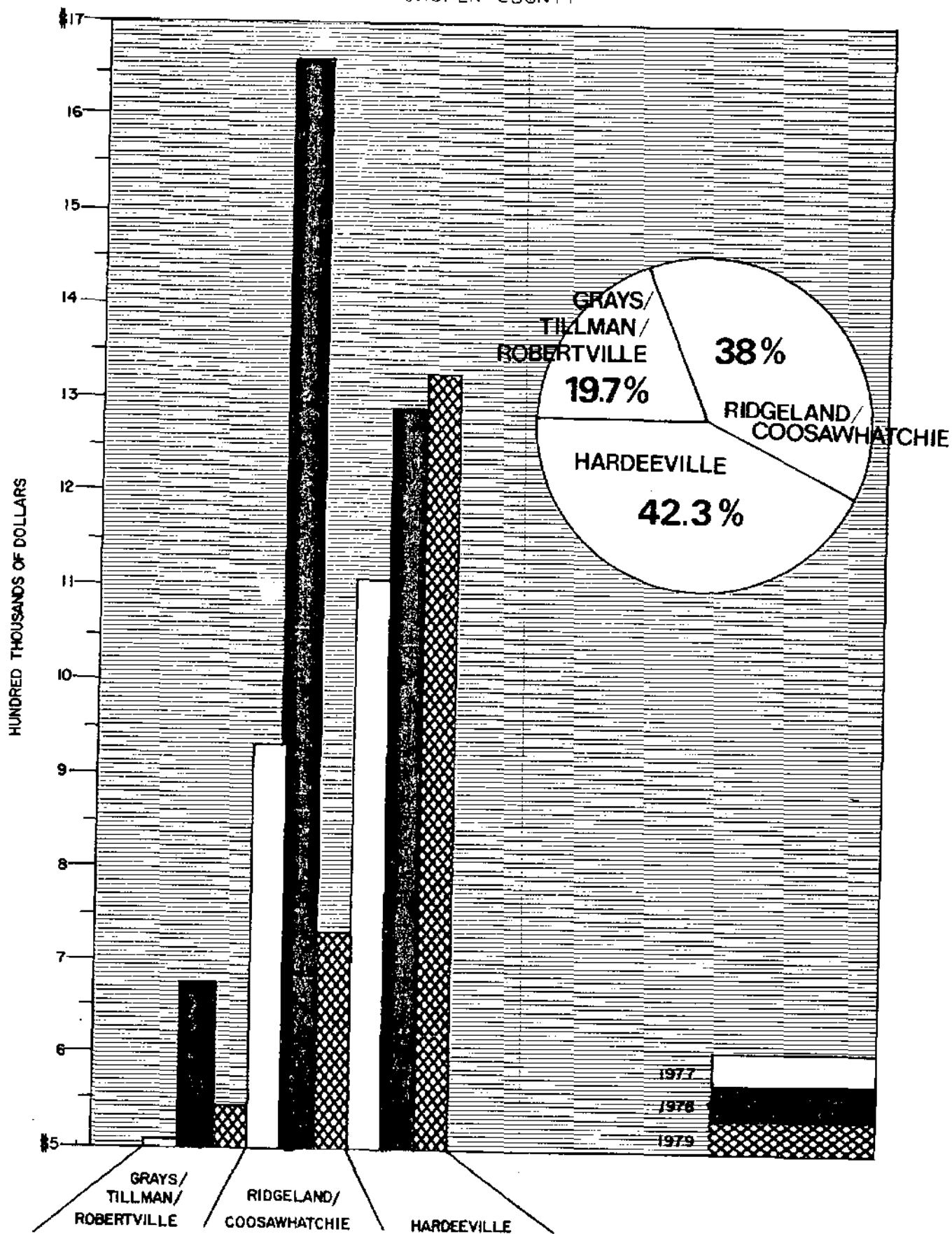
Construction Costs

In Jasper County, the estimated total cost of construction for building permits issued during 1977, 1978 and 1979 was \$8,772,828. The Hardeeville Study Area accounted for 42.3 percent of the total dollar figure with the Ridgeland/Coosawhatchie and Grays/Tillman/Robertville Study Areas accounting for 38 percent and 19.7 percent respectively. The construction cost data appear below and are presented graphically in Chart 5.

<u>STUDY AREA</u>	<u>1977</u>	<u>1978</u>	<u>1979</u>	<u>3-YEAR TOTAL</u>
GRAYS/TILLMAN/ ROBERTVILLE	\$ 508,050	\$ 670,495	\$ 545,930	\$1,724,475
RIDGELAND/COOSAW- HATCHIE	\$ 935,564	\$1,664,760	\$ 739,350	\$3,339,674
HARDEEVILLE	\$1,109,649	\$1,277,760	\$1,321,270	\$3,708,679
TOTAL	\$2,553,063	\$3,613,015	\$2,606,550	\$8,772,828

Chart 6 depicts the 1977-1979 average construction costs for single-family units for each Jasper study area.

CHART 5
CONSTRUCTION COSTS BY STUDY AREA 1977-1979
JASPER COUNTY



SOURCE: JASPER COUNTY BUILDING INSPECTION DEPARTMENT, 1980

CHART 6
AVERAGE CONSTRUCTION COSTS FOR SINGLE-FAMILY UNITS
BY STUDY AREA 1977-1979
JASPER COUNTY

<u>STUDY AREA</u>	<u>1977</u>	<u>1978</u>	<u>1979</u>
GRAYS/TILLMAN	\$21,168	\$24,833	\$38,995
RIDGELAND/COOSAW- HATCHIE	\$21,756	\$43,809	\$27,383
HARDEEVILLE	\$21,271	\$24,109	\$29,362

SOURCE: LOWCOUNTRY COUNCIL OF GOVERNMENTS, 1980

1980 AND BEYOND

Part Four

Chapter XI • SUMMARY AND DISCUSSION

The data have shown that in the past three years building permits were issued for 6,325 dwelling units and new mobile home installations numbered approximately 2,384 for the Lowcountry District as a whole. Thus, the sheer volume of activity indicates that the number of housing starts has greatly exceeded the 3,713 additional units needed to accomodate the region's projected 1977-1979 population growth.⁹

These building figures, however, can only be regarded as estimates of the total number of year-round housing units actually added to the housing stock for this period. They represent *gross* rather than *net* increases. This is due to four important factors: 1) many of the housing units built on Hilton Head Island are "seasonal" units and are not intended for year-round occupancy by Beaufort County residents; 2) the demolition of units was not considered, thereby discounting the "replacement" aspect of normal housing market operations; 3) a certain percentage of the number of units authorized for construction never get built; and 4) the mobile home installation figures are guesstimates because of the way registrations are catalogued.

⁹The 3,713 units estimate was derived by dividing the 1977-1979 population growth projection for each county by the county's mean household size. Please see Appendix C for the methodological details.

- Condominium dwellers, those who can enjoy the tax benefits of home ownership without experiencing all of its burdens, are quite numerous in the District. But, they are restricted geographically to Hilton Head Island, Fripp Island, the Marsh Harbor Development on Lady's Island in Beaufort County, and Edisto Beach.

On the subject of orderly, economical growth:

- The county exhibiting the greatest amount of urban "sprawl" is Beaufort.¹⁰ While much of it is understandable because the natural environment poses barriers which are being "leaped" as urbanization continues, the problems inherent in this are apparent. Community facilities (i.e. sewer, water and fire protection) become extremely costly in this situation, and service extensions without annexations are problematic indeed.
- The *sprawl* issue is also related to the agricultural preservation issue. Thus conserving agricultural lands in the face of increasing urbanization does not appear to be a problem for Hampton County while the other three counties cannot make the same claim

¹⁰ Only Hampton seems to have avoided the *sprawl* phenomenon because most of its subdivision development coincides with "in town" development.

Chapter XII•IMPROVING OUR HOUSING MARKETS

The data presented in this report do not indicate that the Lowcountry Council of Governments needs to make drastic changes in its existing regional housing program. Thus, the basic program items in the Lowcountry Areawide Housing Element and the Lowcountry Policy Framework for Regional Development still stand.

These program items include:¹¹

1. The development of systematic methods for maintaining an inventory of the housing stock and overall housing conditions and analyzing housing data in relation to areawide planning objectives.
2. Utilization of the A-95 process for the coordination of area-wide housing programs and projects and the evaluation of housing or housing related activities which could impact wetlands, floodplains and eligible or existent National Register Historic Places.
3. The provision of technical assistance to local governments in the areas of code enforcement, land use regulations and housing legislation and programs to promote housing choice and attain the housing goals and objectives of our counties and municipalities. Public and private housing rehabilitation programs will be encouraged.
4. The provision of assistance to private and public agency housing sponsors by providing them with demographic, site selection and other information which will assist in the construction of housing for all income groups in the Lowcountry. As with number 3, the intention is to reduce the number of sub-standard units and inadequately housed households in the region.

¹¹Jeffrey L. Forsgren and Joseph P. Kirk, Lowcountry Areawide Housing Element (Yemassee, S.C.: Lowcountry Council of Governments, 1976), pp. 25, 39.
Jeffrey L. Forsgren, Lowcountry Policy Framework for Regional Development (Yemassee, S.C.: Lowcountry Council of Governments, 1977-1978), "Policy Framework Summary."

5. The encouragement of residential development in areas offering the best natural resource amenities and which are compatible with existing soil conditions and land use.

There is, however, a need to broaden the program's horizons and change certain points of emphasis.

- Where population growth and natural barriers to expansion combine to result in a Lowcountry version of urban sprawl, the extension of community services becomes a joint city-county issue and must be treated as such. The basic housing objective here becomes one of well-designed, safe, affordable, energy efficient and attractive residential developments with minimal environmental degradation.¹² Service extensions affect both the county's land use patterns and the municipality's capital and operating expenditures and revenues.
- The other slight change in focus for our recommended housing program concerns the promotion of multifamily rental projects. In fact, it is a question of density as much as it is one of affordability. Higher density developments, in areas other than our barrier islands, could provide the main mechanism for fostering both environmental conservation, and fiscal austerity in the area of capital improvements budgeting.

¹²The development of energy efficient and "weatherized" dwelling units is very important today given the recent rises in home heating and cooling costs. Moreover, those who live in the outlying unincorporated areas of rural counties are faced with high, transportation-related energy costs.

As noted earlier, we are all aware of the amount of prime agricultural and forest land that "gets eaten up" each year by the development of new subdivisions. Additionally, we are aware of the problems that arise when houses are built in low-lying, flood prone areas; and how tax dollars are spent to remedy situations that never should have happened in the first place.

Both of these recommendations are intended to promote responsible land development practices, maintain adequate housing markets, and encourage wiser investments in the region's housing stock.

APPENDICIES

APPENDIX A

DEFINITIONS AND SOURCES USED FOR PART TWO

Definitions:

SUBDIVISION: All divisions of a tract or parcel of land into four (4) or more lots, building units or other division, for the purpose, whether immediate or future, of sale, legacy, transfer or resale and involves all division of land involving a new street or change in existing streets, and includes the act of resubdividing previously subdivided property.*

MOBILE HOME PARK: A residential development where mobile home sites are rented and a tenant 1) purchases a unit from a park owner/dealer who then charges a monthly site rental (closed park) or 2) purchases a unit elsewhere and transports it to a desirable park location, plugs into the available utilities, and pays rent as an apartment tenant would (open park).**

*"The definition of a subdivision in statutes and ordinances varies and is unclear in many states. Most broadly it is the division of one parcel of land into more than one parcel. Under some definitions, it may be unclear what constitutes a division — the drawing of lines, the filing of a map, staking out the property, deciding to sell off a piece or the actual sale. A division for purposes of leasing may or may not be a subdivision. A division into large parcels may not be a subdivision. A division into a small number of parcels, such as less than 3 or more than 5, may not be a subdivision. The number of divisions may be given a time horizon, so that property is not considered subdivided if, for example, not more than 5 parcels are created in any one year. Division not for purposes of sale or development may not constitute a subdivision, and it may not be a subdivision if no streets are created. If the division is not voluntary but comes by way of a partition action or distribution after probate, the division may not be within the definition of subdivision." (Source for Quote: Donald G. Hagman, Urban Planning and Land Development Control Law. St. Paul, Minn.: West Publishing Co., 1971, p. 252.)

** A mobile home subdivision " is similar to a single-family conventional lot sales subdivision in that a purchaser buys a bare lot improved with utilities and streets. Lots here are typically larger than for rental arrangements." (Source for Quote: Residential Development Handbook. Washington, D.C.: Urban Land Institute, 1978, p. 135.)

Primary Data Sources for Tables 1 - 26

Tables 1 through 8:

Beaufort County Tax Assessor's Office, 1979.
Beaufort County Realtors, 1980.

Tables 9 through 16:

Colleton County Tax Assessor's Office, 1980.
Colleton County Realtors, 1980.

Tables 17 through 22:

Hampton County Tax Assessor's Office, 1980.
Hampton County Realtors, 1980.

Tables 23 through 25:

Jasper County Tax Assessor's Office, 1980.
Jasper County Realtors, 1980.

It should also be noted, that when only one figure appears in a price range column it represents an *average* price.

APPENDIX B

DEFINITION OF TERMS USED IN PART THREE

Unit Type Definitions:

SINGLE-FAMILY refers to all one-family, owner occupied dwelling units including semidetached, row and town house arrangements.

MULTIFAMILY refers to buildings designed to house two or more dwelling units. These units are rental units, and are usually in fairly large complexes.

CONDOMINIUMS refer to housing arrangements where the units or apartments in a development are individually owned but the common areas such as lobbys, halls, etc. are jointly owned. The person owning a condominium very likely has a mortgage on his apartment.

APPENDIX C

POPULATION GROWTH AND ADDITIONAL UNITS NEEDED 1977 - 1979

Step 1. Project Population Growth 1977-1979

	<u>1976 Population*</u>	<u>1980 Population**</u>	<u>ΔPopulation</u>
Beaufort	59,448	66,433	6,985
Colleton	28,700	29,818	1,118
Hampton	17,100	18,497	1,397
Jasper	12,900	14,011	1,111
TOTAL	118,148	128,759	10,611

* 1975 population estimate.

** Projections made since 1978 indicate possible changes in these.

SOURCE: Lowcountry Policy Framework for Regional Development,
1977 (Revised 1978).

Step 2. Determine 1976 Mean Household Size

1976 Population ÷ No. Occupied Units 1976 = 1976 Mean HH Size

	<u>1976 Population</u>	<u>Occupied Units**</u>	<u>1976 Mean Household Size</u>
Beaufort	59,448	15,804	3.8
Colleton	28,700	8,747	3.3
Hampton	17,100	5,366	3.2
Jasper	12,900	3,672	3.5

SOURCE: Lowcountry Areawide Housing Element, 1976; Lowcountry Policy Framework for Regional Development, 1977 (Revised 1978).

Step 3. Determine Additional Units Needed by 1980

ΔPopulation 1977-1979 ÷ 1976 Mean HH Size = Units Needed

	<u>ΔPopulation</u>	<u>Mean HH Size</u>	<u>Units Needed</u>
Beaufort	6,985	3.8	1,838
Colleton	1,118	3.3	1,121
Hampton	1,397	3.2	437
Jasper	1,111	3.5	317
TOTAL			3,713

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