



2040 ACTION PLAN PLAYBOOK

THE 2040 ACTION PLAN

The 2040 Comprehensive Plan, once adopted, establishes the vision and shared direction for County economic, social, cultural, and environmental actions. It will serve as the foundation on which future plans and policies are grounded. It will act as the County's "playbook" and be referred to regularly as each department establishes its work plans for the year. It will guide the County's budget and be a tool to communicate goals to residents and investors who seek to further quality of life and strengthen the standard of living of Beaufort County. The Comprehensive Plan should be a living document, "dog eared" due to constant use and added to regularly by successive County Councils through ongoing community outreach.

Consistency with State Requirements

A comprehensive plan is required by state law in all jurisdictions that have zoning. The comprehensive plan sets out a vision for the future, establishes goals, and recommends actions to achieve those goals. It links long range vision with local programs and policies.

The comprehensive plan informs County government activities to ensure Beaufort County maintains its high quality of life, unique landscape, access to nature, and Lowcountry aesthetic, and expands economic opportunities. When implemented, the comprehensive plan will enable the County to reap the rewards of its ongoing success and to build a community that attracts people to live, work, and play.

This plan looks out into the future 20 years. After five years, the plan should be reviewed and updated. Consistent with state statute requirements, the Beaufort Comprehensive Plan Update includes consideration for the nine required elements that must be addressed in the development of a Comprehensive Plan.

These include:

- Population and demographics
- Economic development, labor, and workforce
- Natural resources

- Cultural resources
- Community facilities; water, sewer, fire, EMS, education, etc.
- Housing inventory, condition, types, and affordability
- Future land use
- Transportation, improvements, efficiency, safety
- Priority investments, immediate & long term public needs

The Beaufort County Comprehensive Plan Update, however, is formatted differently than a traditional comprehensive plan to better recognize and articulate the natural interrelationship and synergies between the required elements described above. The format chosen for the Plan is based on holistic "themes", inspired by the American Planning Association (APA) in its Sustaining Places: Best Practices for Comprehensive Plans. By doing that, the state required elements listed above are woven into the goals, strategies and actions of the themes that were created for the Plan and within the chapters that were created for each theme and not divided into their own individual chapters like they usually are.

Steps to Initiate Implementation of the Plan

- Once adopted, display the Plan in a location where it is easily accessible for day to day use.
- Conduct necessary educational discussions and create alignment between Staff, Departments, Planning Commission and County Council with the recommendations of the Comprehensive Plan.
- Advance the Action Plan by creating work plans, schedules, and responsibilities.
- Coordinate the Plan with Capital Improvement Plans (CIP) and the Strategic Plan.
- Coordinate the Action Plan with existing plans and studies or ones currently being created.
- Identify “low-hanging fruit” to enable items to be more readily implemented to establish momentum.
- Regularly set priorities for short, medium, and long-term actions based on yearly financial capabilities, the emergence of opportunities and ongoing community support.
- Manage the execution of the Action Plan by establishing a single point of contact who will oversee its implementation and identify key leaders from every department to champion it.
- Establish a method to monitor the progress of the Plan including a “dash board” and adherence to metrics.
- Conduct an annual report to County Council on the ongoing progress on the Plan.
- Evaluate and appraise the Plan every 5 years as required.
- Use the vision, goals and strategies of the Comprehensive Plan to influence future planning efforts.
- Coordinate the Plan with regional jurisdictions, towns, cities and counties.

Priority Investment Element Actions

The Priority Investment Act (Act No. 31 of 2007) requires the “analysis of federal and state funding for public infrastructure that may be available” to support the expenditures needed to implement the Plan. The funding needs required for implementation will be determined and prioritized through the CIP process. As described below, there are many ways that the Actions of the Plan can and will be funded. The following list describes possible revenue sources, both existing and potential, for how items described in the Action Plan might be funded:

- Real and Personal Property Taxes
- County Sales Taxes
- Capital Project Sales Taxes (CPST)
- Local Option Sales Taxes (LOST)
- Vehicle Taxes
- Utility User Charges (rates)
- Stormwater Utility Fees
- Business License Fees
- Utility Impact and Connection Fees
- Fees In Lieu of Development (parks)
- Permitting Fees (building and development)
- Development Agreements
- Tax Increment Financing (TIF)
- Revenue and General Obligation Bonds
- State and Federal Grant Funding
- Hospitality and Accommodations Tax

Implementing and Updating the 2040 Comprehensive Plan

The Comprehensive Plan Update, as well as the Action Plan located within it, should be viewed as a high-level document that provides broad guidance. It is not intended to be a rigid prescription for how to accomplish the vision or each goal or strategy. It is also a long term plan that will span several election and economic cycles. To this end, it allows those in charge of its implementation to determine the most appropriate courses of action to achieve its implementation, based on current best practices, staffing, funding, the nature of the task and current conditions. As to be expected, given their complexity, many of the goals and strategies of the Plan will require additional actions, prioritization, planning, community involvement, and funding, as well as ongoing review and evaluation.

The Comprehensive Plan will be reviewed at least every five years and updated at least every ten years as required. When the County conducts a review or update to the Plan, it will evaluate the need to update any or all of the required elements of the Plan, based on conditions at the time. To the extent the review necessitates an amendment to the Priority Investment Element or the other relevant elements of the Plan, the County will coordinate with adjacent and relevant jurisdictions and agencies, as required by the [South Carolina Planning Enabling Act](#).

The Action Plan

The Action Plan describes essential items to be acted upon and provides the Planning Commission and County Council a guide for future funding, planning and investment. The Action Plan focuses on tasks, derived from the process, that can chart a positive course for the County's future. Its plans and policies, near mid and long-term actions, and the identification of departmental responsibilities. It establishes the initial "Playbook" to follow to achieve the vision of the Plan. The following pages provide the actions that are being committed to for each Theme as part of the Action Plan of the 2040 Comprehensive Plan.

COORDINATION WITH THE CIP

By implementing the Comprehensive Plan in coordination with its Capital Improvement Plan (CIP) and the County Council Strategic Plan– the County will maintain alignment around prioritizing investment and expenditures, land use and growth management policies, economic development strategies, housing policies, delivery of services, infrastructure development, shared commitment and focus, as well as compatibility between the County's growth policies and those of the region, the Council of Government, and other units of local government and agencies with whom coordination is important.

COORDINATION WITH COUNTY COUNCIL STRATEGIC PLAN

The Comprehensive Plan should also be the inspiration for the Strategic Plan created annually by County Council, so that all three items – the Comprehensive Plan, the CIP and the Strategic Plan are working together to guide the County's actions, expenditures and priorities. In that respect, the Strategic Plan should be the tool that prioritizes the actions of the Comprehensive Plan each time one is created.

COORDINATION WITH OTHER PLANNING DOCUMENTS

BEAUFORT COUNTY ATLAS

A living document in a simple template that can be updated over time. The starting reference point for current and future Beaufort County planning projects.



PEOPLE OF BEAUFORT COUNTY

↑ County Comprehensive Plan references County Atlas.

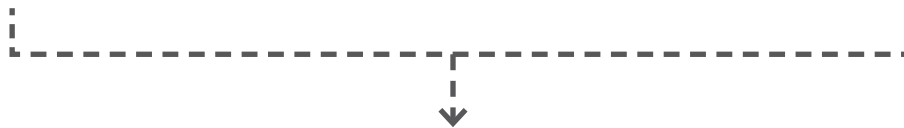
BEAUFORT COUNTY COMPREHENSIVE PLAN

A simple and visual comprehensive plan update with succinct analysis and concrete recommendations organized by theme.

County Comprehensive Plan and Green Print Plan reference each other.

GREENPRINT PLAN

A simple and visual Green Print Plan update with succinct analysis and concrete recommendations organized by theme.



MUNICIPAL COMP PLANS



PARKS AND RECREATION PLANS



SOUTHERN LOWCOUNTRY ORDINANCE AND DESIGN MANUAL



TRANSPORTATION PLANS

2040 ACTION PLAN: NATURAL ENVIRONMENT

NE 1.1. Monitor effectiveness of existing ordinances and programs and update as necessary to protect water quality and natural resources.

NE 1.2. Seek referendums on additional funding for the Rural and Critical Lands Preservation Program every four years.

NE 1.3. Require new developments and encourage existing developments to adopt a tree management plan.

NE 1.4. Support Port Royal Sound Foundation’s application to the EPA’s National Estuary Program. Seek partnership with Port Royal Sound Foundation to monitor water quality and provide educational opportunities for the community about the importance of keeping our waterways healthy.

NE 1.5. Evaluate the time period that a property owner must wait after clear cutting property before applying for a development permit.

INVESTMENT

Medium

Low

High

Medium

Low

TIMING

3-6
years

Ongoing

1-3
Years

1-3
Years

1-3
Years

ENTITY

OCRM; Beaufort County Stormwater Utility, Water Quality Monitoring Program; County Planning & Zoning Department

County Council, Natural Resources Committee; Beaufort County Open Land Trust

County Planning & Zoning Department

Port Royal Sound Foundation; Beaufort County Stormwater Utility, Water Quality Monitoring Program; County Council

County Planning and Zoning

NE 2.1.
Provide critical environmental systems maps on the County website.

NE 2.2. Update environmental systems mapping (five-year cycle) to reflect ongoing research and actual conditions of flooding and sea level rise.

NE 3.1. . Install and monitor tidal gauges at several locations in Beaufort County to provide a thorough representation of tidal activity across the county.

NE 3.2. Install groundwater monitoring wells at various locations including agricultural areas and low-lying communities that rely on septic systems.

NE 3.3. Adopt comprehensive water plans for vulnerable areas of the County by studying and analyzing how stormwater, sea level rise, and storm surge interact in an area determined by geographic and geological conditions.

Medium	Medium	High	High	High
1-3 Years	Ongoing	1-3 Years	1-3 Years	3-6 Years
County Planning & Zoning Department; County Floodplain Manager; SC Sea Grant Consortium; GIS Department	County Planning & Zoning Department; County Floodplain Manager; SC Sea Grant Consortium; GIS Department	DNR; NOAA; SC Sea Grant Consortium; LCOG; US DOD	DHEC, USGS	DHEC; USGS; County Planning & Zoning Department

2040 ACTION PLAN: NATURAL ENVIRONMENT

NE 3.4. Engage residents in the Community Collaborative Rain, Hail, and Snow Network (CoCoRaHS) program through collaboration with the Office of the State Climatologist and the National Weather Service.

NE 4.1. Adopt a coastal resilience overlay district to require notification prior to real estate closings of the vulnerability of property to coastal flooding in low lying areas.

NE 4.2. Adopt additional feet of freeboard above BFE as well as uniform policies for adjacent properties outside the flood area.

NE 4.3. Review the County's Community Rating Service (CRS) program and make changes to regulations and programs as appropriate with the goal of improving the County's CRS rating. Every improvement in the CRS rating saves flood policy holders 5% in premiums.

INVESTMENT

Low

Low

Low

Medium

TIMING

Ongoing

1-3
years

1-3
years

3-6
years

ENTITY

DNR; Beaufort
County
Floodplain
Manager

County Planning
& Zoning
Department

County Planning
& Zoning
Department

County Planning
& Zoning
Department;
County Floodplain
Manager

NE 5.1. Develop a flood, sea level rise, and climate change roadshow program to connect with community groups, homeowners' associations, professional organizations not already served by existing programs, and other similar organizations for community outreach and education.

NE 5.2. Maintain an ongoing collaborative working group, similar to the Sea Level Rise Task Force, for discussions and feedback involving recommendations and other proactive activities related to sea level rise and resilience.

NE 5.3. Hire a Resilience Officer to oversee hazard mitigation planning in the county, including, but not limited to, assisting vulnerable communities, applying for grants, creating outreach education programs, and continually assessing hazard risks and creating policies to mitigate them.

NE 6.1. Develop a county-level website that houses Beaufort County specific flooding and sea level rise information, including housing reports, outreach materials, the GIS portal that has sea level rise mapping, and other data sources. This website can potentially count as Community Rating System outreach credit if National Flood Insurance Program information is included.

Low	Low	High	Medium
3-6 years	Ongoing	1-3 years	1-3 years
County Floodplain Manager; Port Royal Sound Foundation; Gullah/Geechee Sustainability Think Tank; SC Sea Grant Consortium	County Planning & Zoning Department; County Floodplain Manager; SC Sea Grant Consortium; municipalities	County Council	County Planning & Zoning Department; County Floodplain Manager; County Public Works Department; GIS Department

2040 ACTION PLAN: CULTURE

C 1.1. Improve access to the water at Fort Frederick, Jenkins Creek Boat Landing, and Station Creek Boat Landing..

C 1.2. Develop a comprehensive study of Beaufort County’s boating needs. Develop a list of improvements necessary to accommodate existing and future requirements..

C 1.3. Build a kayak launch at Fort Frederick and develop a blueway trail on the Beaufort River and associated creeks.

C 2.1. Partner with the Town of Hilton Head Island to plan and implement the Historic Mitchelville Freedom Park.

INVESTMENT

High

Medium

High

Low

TIMING

1-3
Years

1-3
Years

3-6
Years

3-6
Years

ENTITY

County Public Works Department; County Passive Parks Manager; County Capital Projects Department

County Planning & Zoning Department; Beaufort Sail & Power Squadron; Gullah/Geechee Fishing Association; municipalities

County Planning & Zoning Department; County Capital Projects Department; County Passive Parks Manager

County Planning & Zoning Department; County Capital Projects Department; Town of HHI; County Passive Parks Manager

C 2.2. In partnership with community members, including the Gullah/Geechee Sea Island Coalition and the St. Helena Island Cultural Protection Overlay District Committee, conduct a baseline cultural resource inventory and vulnerability assessment of buildings, archaeological sites, traditionally used roads, waterways, water access points, fishing areas, burial sites, and sacred grounds to inform protection and stewardship practices for Gullah/ Geechee communities.

C 3.1. . Update the Beaufort County Above Ground Historic Resources Survey.

C 4.1. Use the Rural and Critical Land Preservation Program to promote active agriculture and the preservation of agricultural lands, and continue to target the purchase of development rights on active agricultural lands. See the Rural and Critical Land Preservation Program to promote active agriculture and the preservation of agricultural lands, and continue to target the purchase of development rights on active agricultural lands.

Medium

Medium

Low

3-6
Years

3-6
Years

Ongoing

County Planning & Zoning Department; Gullah/Geechee Sea Island Coalition; Gullah Geechee Cultural Heritage Corridor

County Planning & Zoning Department

County Planning & Zoning Department; Beaufort County Open Land Trust; Rural and Critical Lands Preservation Board; Clemson Cooperative Extension

2040 ACTION PLAN: CULTURE

C 5.1. In conjunction with Clemson Extension, create a website with information on locally grown produce, and retail and restaurants using locally sourced food. The web site should promote organizations that advocate local foods such as Lowcountry Local First and Fresh on the Menu..

C 6.1. Periodically evaluate Beaufort County’s rural land use policies, including family compound uses, to determine that they are accomplishing the policy goals of preserving the rural landscape and way of life, and that they are fair and equitable to local residents and property owners.

C 6.2. Develop a brochure designed to help small rural landowners understand how to subdivide and transfer land. The brochure should explain family compounds, policies for small rural landowners, home occupation and home business provisions, cottage industry provision, resources for heirs’ property, etc..

INVESTMENT	Low	Low	Low
TIMING	Ongoing	1-3 Years	Ongoing
ENTITY	County Planning & Zoning Department; Clemson Extension	County Planning & Zoning Department; Planning Commission	County Planning & Zoning Department

2040 ACTION PLAN: ECONOMY

E 1.1. Seek partnership with Port Royal Sound Foundation to educate the community about the Port Royal Sound as a critical economic driver for the community and the importance of keeping it healthy.

E 2.1. Continue to partner with the Marine Corps to preserve open space around MCAS to protect the facility from undesirable encroachment. This partnership expands the County’s efforts to preserve rural and critical land while ensuring the ability of MCAS to remain militarily viable and vital to the national defense.”

E 2.2. Implement transfer of development rights program to compensate affected property owners within the MCAS Airport Overlay District.

C 2.3. Support implementation of the recommendations of the Military Installation Resilience Review being conducted for the County’s military facilities.

Low	Low	Medium	Low
Ongoing	Ongoing	3-6 Years	1-3 Years
Port Royal Sound Foundation, School District, Chamber of Commerce	County Planning & Zoning Department; BC Open Land Trust; Rural and Critical Lands Preservation Board; Marine Corps	County Planning & Zoning Department	County Planning & Zoning Department; Northern Regional Plan Implementation Committee; County Council; City of Beaufort; Town of Port Royal

2040 ACTION PLAN: ECONOMY

C 3.1. Provide the Beaufort County Economic Development Corporation with a list of properties meeting locational requirements for office and light industrial uses on a regular basis..

E 3.2. Purchase approximately 30 acres in 3 or 6 acre tranches in each local jurisdiction within Beaufort County through the Beaufort County Economic Development Corporation, to provide ample spaces for companies wishing to expand or move to Beaufort County..

E 4.1. Provide more flexibility in commercial zoning districts to permit smaller non-retail commercial uses such as small assembly facilities and light industrial operations, or contractor’s offices that do not adversely impact surrounding retail uses..

INVESTMENT	High	Low	Low
TIMING	Ongoing	6-10 Years	3-6 Years
ENTITY	County Planning & Zoning Department	County Council; Beaufort County Economic Development Corporation	County Planning & Zoning Department

E 4.2. Create incentives, such as an accelerated building permit process, height and density bonuses and fee reductions and waivers, for commercial and industrial projects that intend to meet either LEED or Energy Star standards.

E 5.1. Target land purchases to incentivize the location of new employers in walkable mixed-use communities such as Buckwalter Place.

Medium	High
3-6 Years	6-10 Years
County Planning & Zoning Department; Beaufort County Economic Development Corporation	Beaufort County Economic Development Corporation

2040 ACTION PLAN: MOBILITY

M 1.1. Formally adopt a Complete Streets policy that requires all streets to be planned, designed, operated, and maintained to enable safe access for all users, including pedestrians, bicyclists, motorists and transit riders of all ages and abilities. All future transportation projects should adhere to the Complete Streets policy in an appropriate urban, suburban, or rural context.

M 1.2. Prepare corridor master plans so that major arterial and state highways can evolve into complete streets.

M 2.1. Develop a funding strategy and implement the transportation projects in the 10-year Capital Improvements Program..

M 2.2. Update impact fees every five years to insure that future development is paying for its impact on the transportation network.

INVESTMENT	Low	High	High	Medium
TIMING	1-3 Years	3-6 Years	6-10 Years	Ongoing
ENTITY	County Planning & Zoning Department; County Capital Projects Department; SCDOT	County Planning & Zoning Department; County Capital Projects Department; SCDOT	County Planning & Zoning Department; County Capital Projects Department; County Council Finance Committee	County Capital Projects Department; County Council

M 2.3. Place an initiative on the 2022 ballot to reimpose a 1% capital project sales tax to fund transportation improvements that includes roads and multi-use pathways. Establish a regular schedule for future referendums.

M 2.4. Include needed transportation improvements in the LATS Long Range Transportation Plan to insure maximum utilization of Guidesshare funding for county transportation projects.

M 5.1. Complete the Spanish Moss Trail and make continuous progress on the greenway, trail, sidewalk, and bicycle lane projects..

M 5.2. Dedicate a staff position to plan and implement bicycle and pedestrian facilities.

Medium	Low	High	Medium
1-3 Years	1-3 Years	6-10 Years	1-3 Years
County Capital Projects Department; County Council; County Transportation Committee; LCOG; municipalities	County Planning & Zoning Department; County Capital Projects Department	County Planning & Zoning Department; County Capital Projects Department; City of Beaufort; Town of Port Royal; Friends of the Spanish Moss Trail	County Council

2040 ACTION PLAN: MOBILITY

M 5.3. Develop a funding strategy and implement the bicycle and pedestrian projects in the 10-year Capital Improvements Program..

M 5.4. Adopt “Beaufort County Connects 2021”, the Bicycle/Pedestrian Plan for the County.

M 6.1. Increase the numbers of park and ride locations along major transportation routes that connect employees with their jobs.

M 6.2. Promote the use of transit to reduce seasonal and local traffic and provide opportunities for employees to access job opportunities

INVESTMENT

High

Low

High

Low

TIMING

6-10
Years

1-3
Years

6-10
Years

Ongoing

ENTITY

ts Department;
County Engineering
Department; Bike/Ped
Task Force; County
Planning & Zoning
Department

County Council;
Municipalities

County Capital
Projects
Department;
Palmetto
Breeze

County Council;
Palmetto Breeze;
Chambers of
Commerce
(Beaufort,
Bluffton, and
Hilton Head)

M 6.3. Support Palmetto Breeze’s efforts to establish a fixed-route bus service between Hilton Head Island and Bluffton and in the Beaufort/Port Royal area. Consider adding stops in the Sheldon/Seabrook areas.

M 6.3. Incentivize “transit- ready” development projects that cluster moderate to high density residential development, retail, services and employment centers within walking distance of transit stops.

M7.1 Implement the recommendations from the 2010 Airport Layout Plan and Master Plan for the Hilton Head Island Airport.

M 7.2. Implement the recommendations from the 2014 Airport Layout Plan for the Beaufort Executive Airport..

High	High	High	High
3-6 Years	3-6 Years	6-10 Years	6-10 Years
County Council; Palmetto Breeze; Chambers of Commerce (Beaufort, Bluffton, Hilton Head, Port Royal, Yemassee)	County Planning & Zoning Department	County Airports Department; Airports Board; Town of Hilton Head; County Council	County Airports Department; Airports Board; City of Beaufort; County Council

2040 ACTION PLAN: HOUSING

H 1.1. Create affordable housing location criteria and weighting to refine affordable housing location mapping included in the Comprehensive Plan. Update every five years.

H 2.1. Work to eliminate barriers to developing affordable and workforce housing by periodically evaluating and updating the Community Development Code.

H 2.2. Expand on the existing density bonuses in the Community Development Code to incentivize the creation of affordable housing by the private sector. Consider expanding the required affordability period beyond 25 years.

H 3.1. In cooperation with local municipalities and Jasper County, create a Regional Affordable Housing Trust Fund and provide annual funding to support affordable housing needs in the Lowcountry.

INVESTMENT	Medium	Medium	High	High
TIMING	Ongoing	1-3 years	1-3 years	3-6 years
ENTITY	County Planning & Zoning Department; Human Services Department; County Housing Coordinator	County Planning & Zoning Department; Human Services Department; County Housing Coordinator; Area Homebuilders Associations	County Planning & Zoning Department; County Housing Coordinator; Area Home Builders Associations	County Planning & Zoning Department; Human Services Department, County Housing Coordinator; local municipalities; Jasper County

H 3.2. Consider establishing an Affordable Housing Land Trust to acquire and hold land. The land is leased to others to build affordable units, with the land remaining in ownership of the trust.

H 3.3. Hire a housing coordinator for Beaufort County to implement the policies of this plan.

H 3.4. Seek funding through the Home Investment Partnership Program (HOME) and the Community Development Block Grant (CDBG) Program to rehabilitate substandard housing and create new affordable housing.

H 3.5. Consider prohibiting short term rentals as the primary use of the property in certain residential zones; i.e., only permit short term rentals in conjunction with 4% properties.

H 3.6. Review zoning districts to determine if appropriate opportunities exist to incorporate more “missing middle housing.”

High	High	Medium	Low	Low
3-6 years	1-3 Years	Ongoing	1-3 Years	1-3 years
County Planning & Zoning Department; Human Services Department, County Housing Coordinator; local municipalities	County Council	Human Services Department; County Housing Coordinator; County Council; LCOG	County Planning & Zoning Department; County Council	County Planning & Zoning Department; Area Home Builders Associations

2040 ACTION PLAN: COMMUNITY FACILITIES

CF 1.1. Map and analyze locations of existing vulnerable critical infrastructure using projected future conditions. This includes developing an inventory of low-lying public facilities and critical infrastructure, including roads, sewer, water, public buildings, and stormwater infrastructure.

CF 1.2. Develop policies that require the design and location of future capital improvements and critical infrastructure to account for projected sea level rise and lifespan of structure.

CF 2.1. Conduct an energy audit for all County facilities (existing, undergoing renovation, and under design). The County should consider entering into an energy performance contract with an Energy Service Company to perform the audit and implement the improvements.

CF 2.2. Install electric vehicle charging stations at every Council facility that houses a sizeable workforce or has high public visitation.

INVESTMENT	High	Medium	High	High
TIMING	1-3 years	1-3 years	1-3 years	3-6 years
ENTITY	County Planning & Zoning Department; County Floodplain Manager; Stormwater Department	County Planning & Zoning Department; County Floodplain Manager; County Capital Projects	County Facility Management Department	County Facility Management Department; County Public Works Department

CF 3.1. Adopt county-wide policies that limit residential density for developments that are not served by public sewer.

CF 3.2. . Work with BJWSA to identify and prioritize areas with the highest concentration of on-lot septic systems for connection to sewer if these neighborhoods are within urbanized areas or within designated growth boundaries.

CF 4.1. Install trash compacting equipment to increase the efficiency and capacity of County high usage convenience centers.

CF 4.2. Design and implement a plan for sustainable waste removal and disposal for the County, including multiple disposal alternatives, like various recycling streams and composting.

Low	High	High	Medium
1-3 years	6-10 years	3-6 years	1-3 years
County Planning & Zoning Department; County Council	County Planning & Zoning Department; DHEC; BJWSA	County Solid Waste and Recycle Department	County Solid Waste and Recycle Department

2040 ACTION PLAN: COMMUNITY FACILITIES

CF 5.1. Review and update library Impact Fees every five years.

CF 5.2. Renovate and repair the Beaufort, Hilton Head Island, Lobeco, and Bluffton library facilities to meet current operational needs.

C 5.3. Develop two additional library facilities: one 12,000 - 15,000 square foot facility in the Okatie area, and one 3,000 - 5,000 square foot facility at Burton Wells Park..

CF 6.1. Establish “Safe Routes to Schools” standards and routing plans, consistent with recommendations of Bike and Pedestrian Task Force, that require a strong pedestrian orientation in residential areas so that pedestrian ways are available for children to safely walk to school.

INVESTMENT

Medium

High

High

High

TIMING

Ongoing

3-6
years

6-10
years

3-6
years

ENTITY

County Council,
County Capital
Projects Department,
Beaufort County
Library

County Capital
Projects
Department;
County Facility
Management
Department;
Beaufort County
Library

County Capital
Projects
Department;
County Facility
Management
Department;
Beaufort County
Library

County Planning &
Zoning Department;
Bike/Ped Task Force;
Beaufort County
Schools

CF 6.2. Adopt school impact fees for Southern Beaufort County.

CF 7.1. Renovate the existing Emergency Medical Services (EMS) headquarters on Depot Road to meet the needs of the administration for parking, training and storage. The facility’s design, circulation, and security measures need to be context sensitive to the adjacent Spanish Moss Trail.

CF 7.2. Expand or replace the EMS station located at the shared Bluffton Fire District Station on William Pope Drive near Sun City to adequately accommodate EMS’s personnel and operational space needs.

CF 7.3. Construct either an extension to the existing Detention Center facility or a new facility to accommodate anticipated operational demand. The facility needs to house specific special populations such as

inmates with addiction or mental health issues. The operational costs of an additional facility should be studied to determine if a true benefit would be derived from adding to the existing facility or constructing a new one..

Low	High	High	High
1-3 years	3-6 years	3-6 years	6-10 years
County Planning & Zoning Department; County Capital Projects Department; Beaufort County Schools	County Capital Projects Department; County Facility Management Department; Beaufort County Emergency Medical Services	County Capital Projects Department; County Facility Management Department; Beaufort County Emergency Medical Services	County Capital Projects Department; County Facility Management Department; Beaufort County Detention Center

2040 ACTION PLAN: COMMUNITY FACILITIES

CF 7.4. Construct a new Law Enforcement Center to ensure that there is adequate space to house existing and future law enforcement personnel.

CF 7.5. Build an appropriate facility to house the Emergency Management Department within or attached to the proposed Law Enforcement Center.

CF 7.6. Work with BJWSA to provide additional fire hydrants on Warsaw Island, extending and replacing lines as necessary. Apply for grant funding as appropriate, including CDBG. Identify other rural areas where lack of fire hydrants or water supply pose safety concerns. Request that BJWSA include water service improvements in rural areas in their CIP. Act on the recommendations of the Parks and Recreation Master Plan according to the prioritization and timeline outlined in the document.

INVESTMENT

High

High

High

TIMING

6-10
years

6-10
years

3-6
years

ENTITY

County Capital Projects Department; County Facility Management Department; Beaufort County Sheriff's Department

County Capital Projects Department; County Facility Management Department; Beaufort County Sheriff's Department; Beaufort County Emergency Management Services

BJWSA; DHEC; Lady's Island/St. Helena Fire District Commission; Burton Fire District Commission

CF 7.7. Work with BJWSA to install water lines and fire hydrants on Seabrook Road and Stuart Point Road on Port Royal Island. Apply for grant funding as appropriate, including CDBG.

CF 8.1. Create a Parks and Recreation Master Plan that establishes acceptable metrics for accessibility and programming. Ensure public participation from all areas of the County and segments of the community in the planning effort.

CF 8.2. Implement the recommendations of the Parks and Recreation Master Plan according to the prioritization and timeline outlined in the document.

CF 8.3. Maintain a passive parks manager position to oversee the development of passive parks on Rural and Critical Land Preservation properties. Actively pursue the development of passive parks.

High

High

High

Low

3-6
years

1-3
years

6-10
years

Ongoing

BJWSA;
DHEC; Burton
Fire District
Commission;
LCOG

County Planning &
Zoning Department;
County Parks
and Recreation
Department

County Planning
& Zoning
Department;
County Parks
and Recreation
Department;
County Council

County Planning
& Zoning
Department; Rural
and Critical Lands
Preservation
Board

2040 ACTION PLAN: BUILT ENVIRONMENT

BE 1.1. Regularly inventory platted vacant lots in existing PUDs and subdivisions, and create an inventory of lots ideal for infill development.

BE 1.2. Formalize a regional planning program between Beaufort County, Jasper County, and the City of Hardeeville that recognizes the mutual benefit of coordinated planning along jurisdictional boundaries.

BE 1.3. Develop a SC 170 Area Plan in conjunction with the City of Hardeeville and Jasper County that defines a growth framework for the corridor and addresses issues of joint concern such as transportation and environmental protection.

INVESTMENT

Medium

High

High

TIMING

Ongoing

3-6
years

3-6
years

ENTITY

County Planning
& Zoning
Department

County Planning & Zoning
Department; County
Council; Jasper County;
City of Hardeeville

County Planning & Zoning
Department; County Council;
Jasper County Planning &
Building Department; City
of Hardeeville Planning &
Development Department,
LATS

BE 1.4. Work with the Town of Yemassee to develop a consistent growth management strategy for the area of the County north of US 17. The strategy should include a mutually agreed upon growth boundary.

BE 2.1. Update the Greenprint Plan every five years.

BE 3.1. Reevaluate the effectiveness of existing place-making implementation tools such as the Place Type Overlay District in the Community Development Code, and make revisions as necessary.

BE 3.2. Initiate a prototype community-based Place Type implementation plan that involves property owners, business owners, and other stakeholders to serve as a vision for other areas of the county where walkable urbanism is appropriate.

Medium	High	High	High
1-3 years	Ongoing	1-3 years	3-6 years
County Planning & Zoning Department, County Council, Yemassee Town Council, Yemassee Planning	County Planning & Zoning Department; Rural and Critical Lands Preservation Board	County Planning & Zoning Department; Planning Commission	County Planning & Zoning Department; Planning Commission

2040 ACTION PLAN: ST. HELENA ISLAND

Reevaluate the CPO District by assessing whether additional land use restrictions are necessary to meet the intent of the district. Consider the addition of specific design standards that reinforce historic Gullah/Geechee development patterns and character.” Include diverse representation on the steering committee that may be formed to guide the process. Ensure public input from all segments of the community.

In partnership with the Sea Level Rise Task Force, commission a comprehensive water study and plan for St. Helena Island that considers stormwater, sea level rise, and storm surge to better define the risks posed by climate change and new development and recommend strategies to protect against these threats. This study should be aligned with County-wide Gullah/Geechee cultural inventory and vulnerability assessments.

Support nonprofit organizations, such as the Center for Heirs’ Property Preservation and PAFEN, with expertise in resolving heirs’ property issues. Encourage establishment of local offices in Northern Beaufort County and expansion of their programs throughout the County. Consider partnering with the municipalities to provide support for these groups by applying for grant funds, Accommodations Tax and Hospitality Tax Revenues (if appropriate), and local funds to expand efforts in the area.

INVESTMENT

Medium

High

Medium

TIMING

1-3
years

3-6
years

Ongoing

ENTITY

County Planning & Zoning Department; St. Helena Island Cultural Protection Overlay (CPO) District Committee; Gullah/Geechee Sea Island Coalition

County Planning & Zoning Department; DHEC; DNR; Gullah/Geechee Sea Island Coalition; Sea Level Rise Task Force

Municipalities; Center for Heirs’ Property Preservation; PAFEN; County Council; Gullah/Geechee Sea Island Coalition

Consider prohibiting Mining/Resource Extraction within the Cultural Protection Overlay zone and revising conditions for Mining in the CDC to require a spacing requirement for mines and that the presence of Prime Farmland as defined by the USDA be considered in the decision to approve a permit for mining.

Ensure that St. Helena residents are included in the planning process for the Parks and Recreation Master Plan. Consider equity issues in development of that plan.

Assess the condition of existing recreation facilities on St. Helena Island. Develop plans for improvements and add funding costs to CIP. Apply for grant funding for improvements as appropriate.

Review recreation programs on St. Helena Island. Ensure that programs are addressing community needs and that programs are expanded beyond pre-pandemic levels.

Low

Low

High

Medium

1-3
years

1-3
years

3-6
years

1-3
years

County Planning &
Zoning Department

County Parks
and Recreation
Department; County
Public Information
Officer; Gullah/
Geechee Sea Island
Coalition

County Parks
and Recreation
Department; County
Planning & Zoning
Department; County
Capital Projects
Department

County Parks
and Recreation
Department

2040 ACTION PLAN: ST. HELENA ISLAND

Work with Penn Center to develop an MOU and lease agreement in order for the County to take a more active role in maintaining MLK Park on St. Helena Island and including applying for grants for park improvements.

Work with DOT to address road and drainage conditions on state-owned roads on St. Helena Island.

Ask residents to develop a specific list of areas (addresses) where drainage is an issue. Have these areas assessed by the Stormwater Utility Board and projects developed as appropriate to address concerns. Consider grant funding, including CDBG and EPA, for projects.

INVESTMENT

High

High

Medium

TIMING

1-3
years

3-6
years

1-3
years

ENTITY

Penn Center; County
Parks and Recreation
Department

SCDOT; County
Public Works
Department

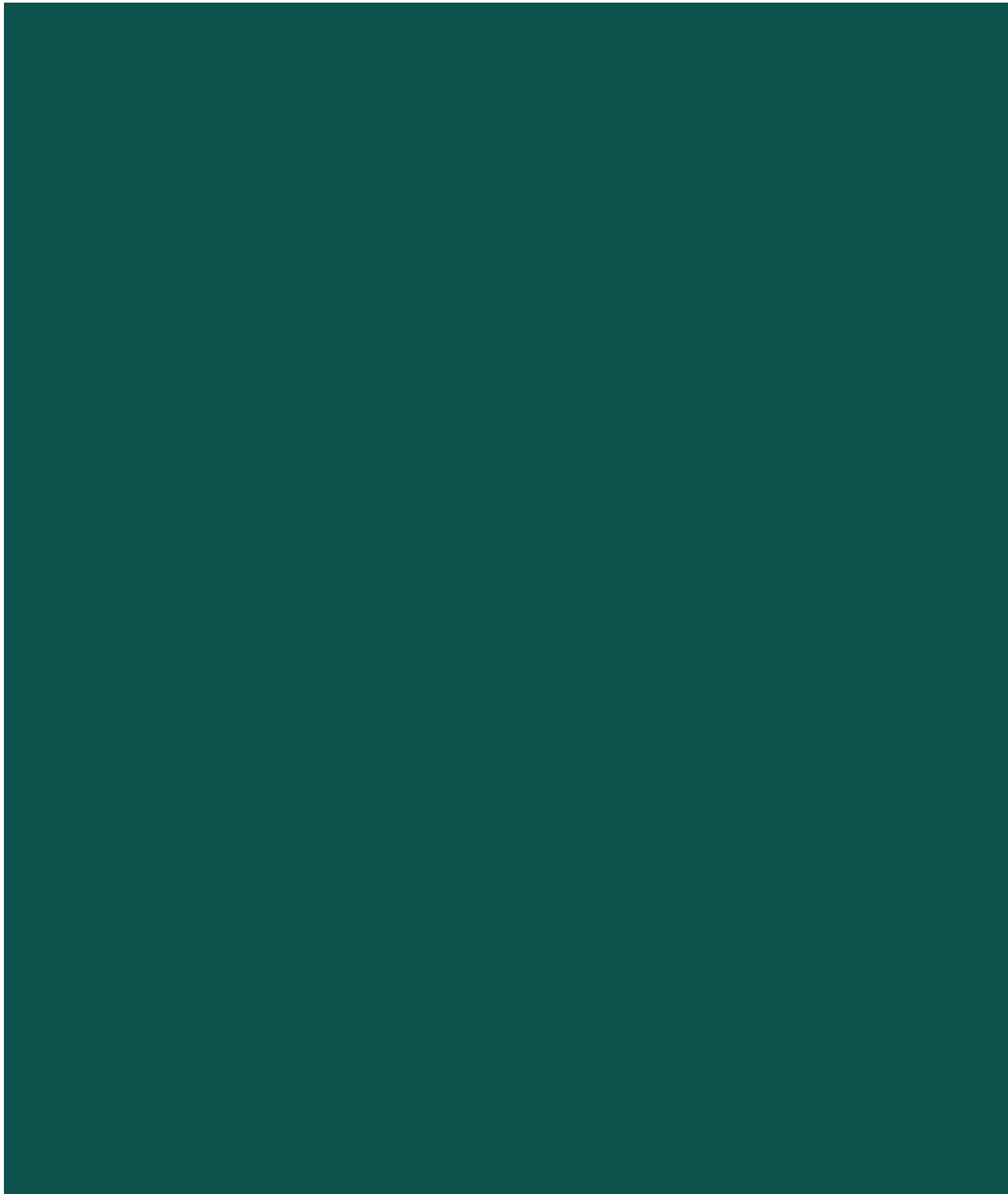
County Stormwater
Department; Stormwater
Utility Board

Develop a strategy to permanently address maintenance and safety improvements to “legacy roads” and private roads serving low-and moderate-income property owners. Consider grant programs and public service projects to address immediate maintenance needs.

High

3-6
years

County Public Works
Department; County
Engineering Department;
County Transportation
Committee



CAPITAL IMPROVEMENT PLAN

Beaufort County's Capital Improvement Plan (CIP) was developed by the Capital Projects Department collaborating with various departments County-wide to establish a complete list of capital needs. The plan was designed to identify major, infrequent, and nonrecurring projects over a 10-year period to include improvements to new and existing infrastructure along with maintenance of existing assets. The plan will be utilized to implement a capital improvement budget with development of the operating budget. County Council and staff will review the program, its direction, progress, and financing requirements on an annual basis.

The CIP is a living, breathing document. It is intended to be a guiding document to help program funding in a systematic approach. Different levels of funding are required for different stages of the project. The plan provides a holistic look of funding needs in the foreseeable future such that the Finance Department can implement the funding mechanisms needed for the right amount, at the right time, to successfully deliver the projects for Beaufort County. A successful plan not only provides a guide map but ensures the most efficient use of resources.

The Comprehensive Plan is updated every 10 years. It is Beaufort County's intent to update the Capital Improvement Plan every 5 years. This will allow the County to review the plan and assess whether projects are completed, new projects are warranted, and if projects need to be changed in scope or cost. Adjustments will be made on an annual basis to account for project development.

Location	Estimated Cost										Funding Sources	
	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030		
PATHWAYS PROJECTS												
Stuart Point Road	\$ 1,500,000	\$ 1,500,000										Sales Tax
Big Estate Road	\$ 2,000,000			\$ 2,000,000								To be determined
Middle Road	\$ 1,500,000		\$ 1,500,000									Sales Tax
Dr. Martin Luther King, Jr. Road	\$ 1,500,000	\$ 1,500,000										Sales Tax
Meridian Road	\$ 1,750,000			\$ 1,750,000								To be determined
Broad River Drive	\$ 2,000,000			\$ 2,000,000								To be determined
Ribaut Road to Parris Island Gateway	\$ 750,000	\$ 750,000										Sales Tax
Depot Road	\$ 725,000	\$ 725,000										Sales Tax / Grants
Salem Road/Old Salem Road	\$ 1,500,000		\$ 1,500,000									Sales Tax
Broad River Blvd/Riley Road	\$ 750,000			\$ 750,000		\$ 1,500,000						To be determined
Burton Hill/Old Salem Road	\$ 2,000,000					\$ 2,000,000						To be determined
Burnt Church Road	\$ 1,500,000			\$ 1,500,000								Impact Fees
Bluffton Parkway	\$ 250,000	\$ 250,000										Sales Tax
Ulmer Road/Shad Road	\$ 2,000,000							\$ 2,000,000				To be determined
Laurel Bay Road Pathway Widening	\$ 3,900,000				\$ 3,900,000							To be determined
Joe Frazier Road	\$ 1,800,000							\$ 1,800,000				To be determined
Lake Point Drive and Old Miller Road Pathway Connection	\$ 3,000,000							\$ 3,000,000				To be determined
Alljoy Road	\$ 750,000		\$ 750,000									Sales Tax
Spanish Moss Trail Extension	\$ 750,000		\$ 750,000									To be determined
Pine Grove Road/Burton Wells Road	\$ 1,000,000		\$ 1,000,000									To be determined
Seabrook Road	\$ 1,000,000			\$ 1,000,000								To be determined
US 17 Pathway Extension	\$ 1,000,000			\$ 1,000,000								To be determined
Bruce K Smalls	\$ 750,000			\$ 750,000								To be determined
Big Road	\$ 1,500,000			\$ 1,500,000								To be determined
Detour Road	\$ 1,500,000			\$ 1,500,000								To be determined
New River Liner Trail from Hwy 46 South to New River (paving)	\$ 750,000			\$ 750,000								To be determined
SC46 from New River Park to New River Linear Trail	\$ 300,000		\$ 300,000									To be determined
Buck Island Road from Bluffton Pkwy to US 278	\$ 500,000					\$ 500,000						To be determined
Sams Point Road from Wallace Road to southern termini of Middle Road Pathway	\$ 550,000		\$ 550,000									To be determined
Russel Bell Bridge from Spanish Moss Trail to Broad River Drive	\$ 650,000		\$ 650,000									To be determined
Lady's Island Drive to Port Royal Elementary / Live Oaks Park via Old Shell Road / 14th Street	\$ 650,000	\$ 650,000										To be determined
Rugrack Road from Joseph Shanklin Elementary to Laurel Bay Road (sidewalk)	\$ 150,000	\$ 150,000										To be determined
Spanish Moss Trail from Clarendon to Whale Branch	\$ 1,500,000			\$ 1,500,000								To be determined
New River Linear Trail from SC46 to Del Webb Trailhead (paving)	\$ 900,000						\$ 900,000					To be determined
Sawmill Creek Road (sidewalk)	\$ 350,000								\$ 350,000			To be determined
Okatie Center Blvd N & S and US278 from SC170 to University Blvd	\$ 1,100,000									\$ 1,100,000		To be determined
Dr. Martin Luther King, Jr. Road to St. Helena Elementary School	\$ 400,000					\$ 400,000						To be determined
Wallace Road and Sunset Blvd	\$ 750,000						\$ 750,000					To be determined
Sams Point Road from traffic circle to Springfield Road	\$ 1,250,000							\$ 1,250,000				To be determined
Burton Wells Park to Habersham Market	\$ 250,000					\$ 250,000						To be determined
Shell Point Road from Broad River Drive to Savannah Hwy	\$ 800,000							\$ 800,000				To be determined
US21 from Seabrook Road to Keans Neck Road	\$ 850,000							\$ 850,000				To be determined
US21 from Detour Road to Seabrook Road (sidewalk)	\$ 480,000					\$ 480,000						To be determined
McTeer Bridge Protected Bike Lanes	\$ 300,000							\$ 300,000				To be determined
SC46 from traffic circle to Buckwalter Parkway	\$ 2,400,000								\$ 2,400,000			To be determined
Northbound side of SC170 from SC46 to Bluffton Parkway	\$ 1,700,000									\$ 1,700,000		To be determined
US21 from Sams Point Way to Airport Circle	\$ 400,000						\$ 400,000					To be determined
Chowan Creek Bluff from US21 to Lady's Island Elementary	\$ 230,000						\$ 230,000					To be determined
Old Miller Road / Lake Point Drive Connection	\$ 200,000									\$ 200,000		To be determined
Marsh Road from Duke Street to Boundary Street (a portion to be boardwalk for marsh protection)	\$ 150,000					\$ 150,000						To be determined
	\$ 54,235,000											To be determined

	Location	Estimated Cost										Funding Sources		
		2021	2022	2023	2024	2025	2026	2027	2028	2029	2030			
PARKS AND RECREATION														
New Okatie Recreational Complex		\$ 530,000	\$ 530,000										PALS Impact Fees / Grants / Bonds	
Buckwalter Recreation Athletic Complex Expansion	905 Buckwalter Pkwy Bluffton, SC 29910	\$ 12,000,000	\$ 900,000	\$ 5,600,000	\$ 3,200,000	\$ 2,000,000						PALS Impact Fees / Grants / Bonds		
Buckwalter Recreation Center Improvements	905 Buckwalter Pkwy Bluffton, SC 29910	\$ 230,000				\$ 150,000					\$ 80,000	PALS Impact Fees / Grants / Bonds		
Bluffton Center Improvements	905 Buckwalter Pkwy Bluffton, SC 29910	\$ 565,000	\$ 25,000	\$ 20,000			\$ 80,000	\$ 80,000	\$ 350,000	\$ 10,000		PALS Impact Fees / Grants / Bonds		
Bluffton Pool Improvements	55 Pritchard Road Bluffton, SC 29910	\$ 650,000	\$ 100,000	\$ 400,000	\$ 100,000	\$ 50,000						PALS Impact Fees / Grants / Bonds		
MC Riley Complex Reconfiguration and Improvements	185 Goethe Road Bluffton, SC 29910	\$ 1,300,000				\$ 500,000	\$ 400,000	\$ 100,000	\$ 300,000				PALS Impact Fees / Grants / Bonds	
Agnes Major Improvements	21 Agnes Major Road Seabrook, SC 29940	\$ 555,000	\$ 15,000	\$ 80,000			\$ 300,000	\$ 160,000					PALS Impact Fees / Grants / Bonds	
Basil Green Complex Improvements	15000 Rodgers Street Beaufort, SC 29902	\$ 4,000,000	\$ 800,000	\$ 1,500,000	\$ 900,000	\$ 800,000						PALS Impact Fees / Grants / Bonds		
Battery Creek Pool Improvements	1 Blue Dolphin Dr. Beaufort, SC 29906	\$ 650,000				\$ 200,000	\$ 350,000	\$ 100,000					PALS Impact Fees / Grants / Bonds	
Beaufort High School Pool Improvements	84 Sea Island Pkwy Beaufort, SC 29907	\$ 650,000					\$ 200,000	\$ 350,000	\$ 100,000				PALS Impact Fees / Grants / Bonds	
Booker T. Washington Improvements	182 Booker T. Washington Circle Yemassee, SC 29945	\$ 225,000				\$ 15,000	\$ 60,000	\$ 150,000					PALS Impact Fees / Grants / Bonds	
Broomfield Ballfield Improvements	205 Brickyard Point Road N. Beaufort, SC 29907	\$ 225,000				\$ 15,000				\$ 150,000	\$ 60,000		PALS Impact Fees / Grants / Bonds	
Burton Wells Master Plan	64 Burton Wells Road Beaufort, SC 29906	\$ 12,000,000						\$ 1,500,000	\$ 3,000,000	\$ 3,000,000	\$ 2,500,000	\$ 1,200,000	\$ 800,000	Funds Needed
Burton Wells Improvements	64 Burton Wells Road Beaufort, SC 29906	\$ 75,000	\$ 20,000	\$ 25,000	\$ 30,000							PALS Impact Fees / Grants / Bonds		
Coursen Tate Improvements	9 Springfield Road Beaufort, SC 29907	\$ 800,000	\$ 600,000				\$ 80,000					\$ 120,000	PALS Impact Fees / Grants / Bonds	
Dale Center Improvements	15 Community Center Road Seabrook, SC 29940	\$ 365,000				\$ 25,000	\$ 40,000	\$ 80,000	\$ 200,000	\$ 20,000				PALS Impact Fees / Grants / Bonds
Downtown Tennis Court Improvements	1105 Bladen Street Beaufort, SC 29902	\$ 340,000	\$ 60,000	\$ 200,000	\$ 80,000							PALS Impact Fees / Grants / Bonds		
Gloria Potts Improvements	130 Seaside Road St. Helena, SC 29920	\$ 170,000				\$ 80,000	\$ 30,000	\$ 60,000					PALS Impact Fees / Grants / Bonds	
Lind Brown Improvements	1001 Hamar Street Beaufort, SC 29902	\$ 2,585,000				\$ 25,000	\$ 700,000	\$ 500,000	\$ 1,200,000	\$ 160,000				PALS Impact Fees / Grants / Bonds
Metz Improvements	1812 National Street Beaufort, SC 29902	\$ 220,000					\$ 220,000						PALS Impact Fees / Grants / Bonds	
Port Royal Park Improvements		\$ 555,000				\$ 250,000	\$ 100,000	\$ 80,000	\$ 125,000				PALS Impact Fees / Grants / Bonds	
Scott Park Improvements	242 Scott Hill Road St. Helena, SC 29920	\$ 205,000				\$ 65,000	\$ 80,000	\$ 60,000					PALS Impact Fees / Grants / Bonds	
Shell Point Park Improvements	381 Broad River Road Beaufort, SC 29906	\$ 190,000				\$ 50,000			\$ 80,000	\$ 60,000				PALS Impact Fees / Grants / Bonds
Southside Park Improvements	1408 Battery Creek Road Beaufort, SC 29902	\$ 110,000				\$ 50,000					\$ 60,000		PALS Impact Fees / Grants / Bonds	
Wesley Felix Improvements	179 Ball Park Road St. Helena, SC 29920	\$ 165,000				\$ 65,000					\$ 100,000		PALS Impact Fees / Grants / Bonds	
Lady's Island Community Park Phase II		\$ 1,800,000						\$ 1,000,000	\$ 800,000				PALS Impact Fees / Grants / Bonds	
		\$ 41,160,000												
PASSIVE PARKS														
Fort Fremont Park Phase II - Interpretive Center	1126 State Road S-7-45 St. Helena, SC 29920	\$ 2,000,000	\$ 300,000										Rural & Critical	
Widgeon Point Park	43 Okatie Hwy Okatie, SC 29909	\$ 1,300,000	\$ 300,000										Rural & Critical	
Okatie Park Development		\$ 5,000,000	\$ 1,000,000	\$ 3,000,000	\$ 1,000,000									
Develop Jones Tract Park		\$ 5,000,000				\$ 800,000	\$ 3,200,000	\$ 1,000,000					GO Bonds	
Develop Okatie Preserve	Hwy 278/170 Bluffton, SC 29910	\$ 4,000,000				\$ 2,000,000	\$ 2,000,000						GO Bonds	
		\$ 17,300,000												

	Location	Estimated Cost										Funding Sources	
		2021	2022	2023	2024	2025	2026	2027	2028	2029	2030		
ROAD PROJECTS													
US 278 Bridge Widening 6-lane from Bluffton 5A to Jenkins Island		\$ 245,000,000	\$ 11,000,000	\$ 25,000,000	\$ 67,000,000	\$ 80,000,000	\$ 60,000,000						1% Sales Tax/SIB
US 278/SC170 Interchange - Ramp reconfiguration for added capacity		\$ 25,000,000		\$ 15,000,000	\$ 10,000,000								1% Sales Tax/SIB
US 278 Access Management		\$ 12,600,000						\$ 12,600,000					Impact Fees / Grants
SC 170 (US 278 to Tide Watch Dr.)		\$ 41,000,000	\$ 2,000,000	\$ 15,000,000	\$ 24,000,000								Impact Fees / Grants
SC 170 (Tide Watch Dr to Argent Blvd)		\$ 40,000,000	\$ 2,000,000	\$ 13,000,000	\$ 12,500,000	\$ 12,500,000							Impact Fees / Grants
SC 170 (Argent Blvd to SC 462)		\$ 10,000,000		\$ 2,000,000	\$ 4,000,000	\$ 4,000,000							
Buckwalter Parkway Access Management - Roadway Connectivity		\$ 10,000,000		\$ 2,000,000		\$ 2,000,000		\$ 2,000,000		\$ 2,000,000		\$ 2,000,000	Impact Fees / Grants
Bluffton Parkway Access Management - Roadway Connectivity		\$ 20,000,000	\$ 4,000,000		\$ 4,000,000		\$ 4,000,000		\$ 4,000,000		\$ 4,000,000		
SC 46 Widening (Jasper County Line to SC 170)		\$ 45,000,000							\$ 10,000,000	\$ 25,000,000	\$ 10,000,000		
SC 46 Widening (SC 170 to Buck Island Road)		\$ 40,000,000			\$ 10,000,000	\$ 20,000,000	\$ 10,000,000						
Burnt Church Road Widening (Bluffton Pkwy to Alljoy Road)		\$ 15,000,000	\$ 3,000,000	\$ 7,000,000	\$ 5,000,000								Impact Fees / Grants
Buck Island Road Widening (US 278 to Bluffton Parkway)		\$ 10,000,000		\$ 1,000,000	\$ 6,000,000	\$ 3,000,000							Impact Fees / Grants
Lake Point Drive / Old Miller Road Connection		\$ 2,000,000		\$ 2,000,000									Impact Fees / Grants
Innovation Drive		\$ 2,500,000	\$ 2,500,000										Impact Fees / Grants
16 Traffic Signals		\$ 8,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000			
Rose Hill to Buck Island Road Connection		\$ 4,000,000				\$ 2,000,000	\$ 2,000,000						
Bruin Road Extension (Burnt Church Rd to Buckingham Plantation)		\$ 20,000,000							\$ 3,000,000	\$ 12,000,000	\$ 5,000,000		
Foreman Hill Road Improvements		\$ 1,000,000						\$ 1,000,000					
Bluffton Parkway 5B		\$ 50,000,000				\$ 5,000,000	\$ 20,000,000	\$ 20,000,000	\$ 5,000,000				
US 278 Widening (SC 170 to Jasper County Line)		\$ 20,000,000	\$ 3,000,000	\$ 12,000,000	\$ 5,000,000								
H.E. McCracken Circle		\$ 5,000,000				\$ 1,000,000	\$ 4,000,000						
Hampton Parkway Realignment		\$ 6,000,000				\$ 1,500,000	\$ 4,500,000						
Gum Tree Road (US 278 to Squire Pope Road)		\$ 20,000,000	\$ 3,000,000	\$ 12,000,000	\$ 5,000,000								
Gum Tree Interchange		\$ 35,000,000			\$ 5,000,000	\$ 20,000,000	\$ 10,000,000						
US 278 Access Road (Squire Pope Road to Gum Tree Road)		\$ 80,000,000						\$ 10,000,000	\$ 30,000,000	\$ 30,000,000	\$ 10,000,000		
Wilburn Rd/Bus Dr Improvements		\$ 6,000,000			\$ 1,000,000	\$ 5,000,000							
US 21/SC 802 Connector SE (Hazel Farms Road)		\$ 5,244,000	\$ 3,500,000	\$ 1,000,000									
US 21/SC 802 Connector NW (Sunset/Miller Road)		\$ 6,500,000	\$ 3,000,000	\$ 3,000,000									
US 21/SC 802 Intersection Improvement (Sea Island Pkwy/Sams Pt. Road)		\$ 2,500,000	\$ 2,000,000										
Sea Island Parkway Improvements		\$ 40,000,000	\$ 5,000,000	\$ 15,000,000	\$ 15,000,000	\$ 4,000,000							
Joe Frazier Road Improvements		\$ 7,000,000			\$ 1,000,000	\$ 4,000,000	\$ 2,000,000						
US 21 at US 128 (Savannah Hwy) Intersection Improvement		\$ 1,000,000		\$ 1,000,000									
US 21/SC 128 Intersecion Improvement (Ribaut Road/Lady's Island Drive)		\$ 1,000,000	\$ 1,000,000										
Spine Road-Port Royal Port		\$ 5,000,000	\$ 5,000,000										
10 Traffic Signals		\$ 5,000,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	
Port Royal Road Interconnectivity (Ribaut Rd to WestvVine Dr)		\$ 2,000,000	\$ 2,000,000										
Boundary Street Connectivity (Polk St. Parallel Road)		\$ 6,000,000	\$ 1,000,000	\$ 5,000,000									
Calhoun Street		\$ 2,500,000	\$ 2,000,000										
Duke Street		\$ 1,750,000	\$ 250,000	\$ 1,500,000									
Boundary Street Improvements - Phase 2 (Neil Road to Albergotti Creek Bridge)		\$ 60,000,000				\$ 6,000,000	\$ 25,000,000	\$ 20,000,000	\$ 9,000,000				
Ribaut Road Improvements (Boundary Street to Parris Island Bridge)		\$ 60,000,000	\$ 6,000,000	\$ 25,000,000	\$ 20,000,000	\$ 9,000,000							
US 21 (Carteret St) Upgrades (Ribaut Rd to Woods Memorial Bridge)		\$ 10,000,000			\$ 4,000,000	\$ 6,000,000							
US 21 (Lady's Island Drive) Improvements (Lady's Island Bridge to US 21/Sea Island Parkway)		\$ 10,000,000				\$ 4,000,000	\$ 6,000,000						
US21 Improvements (Trask Parkway to Parris Island Bridge)		\$ 10,000,000				\$ 4,000,000	\$ 6,000,000						
SC 170 Access Management Connectivity NOB		\$ 4,000,000			\$ 2,000,000			\$ 2,000,000					
SC 170/US 21 Intersection Improvement		\$ 5,000,000					\$ 5,000,000						
US 21/SC 128 Intersecion Improvement (Ribaut Road/Old Savannah Hwy)		\$ 5,000,000			\$ 5,000,000								
SC 170 Robert Smalls Parkway (Boundary Street to Broad River Bridge)		\$ 8,000,000				\$ 4,000,000	\$ 4,000,000						
US 17A By-Pass (Yemassee)		\$ 10,000,000						\$ 3,000,000	\$ 7,000,000				
SC 68 Improvements (I-95 to US 17A)		\$ 5,000,000				\$ 1,000,000	\$ 4,000,000						
I-95 Exit 38 Improvements		\$ 5,000,000							\$ 5,000,000				
Beaufort - Yemassee Rail Trail		\$ 15,000,000				\$ 1,500,000	\$ 1,500,000	\$ 6,000,000	\$ 6,000,000				
		\$ 1,065,594,000											
SOLID WASTE AND RECYCLING													
Bluffton Convenience Center Improvements	104 Simmonsville Road, Bluffton, SC	\$ 650,000				\$ 650,000							Enterprise Fund
Hilton Head Convenience Center Improvements	26 Summit Drive, Hilton Head, SC	\$ 650,000				\$ 650,000							Enterprise Fund
Shanklin Convenience Center Improvements	80 Shanklin Road, Beaufort SC	\$ 650,000				\$ 650,000							Enterprise Fund
St. Helena Convenience Center Improvements	639 Sea Island Parkway, St. Helena Island SC	\$ 650,000				\$ 650,000							Enterprise Fund
Household Hazardous Waste Facility	108 Shanklin Road, Beaufort SC	\$ 500,000		\$ 500,000									Enterprise Fund
Upgrade White Goods Collection Area	80 Shanklin Road, Beaufort SC	\$ 250,000	\$ 250,000										Enterprise Fund
MRF Facility - Phase 1 (Dual Stream)	104 Simmonsville Road, Bluffton, SC	\$ 2,000,000	\$ 2,000,000										Enterprise Fund
New Tire Facility - South	104 Simmonsville Road, Bluffton, SC	\$ 300,000	\$ 300,000										Enterprise Fund
MRF Facility - Phase 2 (Single Stream)	104 Simmonsville Road, Bluffton, SC	\$ 5,250,000			\$ 5,250,000								Enterprise Fund
LCD Compost Site	TBD	\$ 2,500,000		\$ 2,500,000									Enterprise Fund
MSW Transfer Facility	TBD	\$ 10,000,000		\$ 10,000,000									Enterprise Fund
C&D Transfer Facility	TBD	\$ 10,000,000						\$ 10,000,000					Enterprise Fund
Waste to Energy Facility	TBD	\$ 30,000,000					\$ 30,000,000						Enterprise Fund
		\$ 63,400,000											
			\$ 87,343,228	\$ 190,151,215	\$ 292,251,301	\$ 212,843,511	\$ 201,017,150	\$ 176,277,645	\$ 137,279,120	\$ 100,862,168	\$ 190,127,174	\$ 68,737,180	

