



COUNTY COUNCIL OF BEAUFORT COUNTY
BEAUFORT COUNTY PLANNING DIVISION

Multi-Government Center • 100 Ribaut Road, Room 115
Post Office Drawer 1228, Beaufort SC 29901-1228
Phone: (843) 255-2140 • FAX: (843) 255-9432

SPECIAL PLANNING COMMISSION

Tuesday, April 14, 2015

5:30 p.m.

Executive Conference Room, Administration Building
100 Ribaut Road, Beaufort, South Carolina

In accordance with South Carolina Code of Laws, 1976, Section 30-4-80(d), as amended, all local media was duly notified of the time, date, place and agenda of this meeting.

1. CALL TO ORDER – 5:30 P.M.
2. PLEDGE OF ALLEGIANCE
3. REVIEW OF MINUTES
 - A. FEBRUARY 10, 2015 ([backup](#))
 - B. MARCH 10, 2015 ([backup](#))
4. REVIEW OF NATURAL RESOURCES ASSESSMENT ([backup](#))
5. REVIEW OF CULTURAL RESOURCES ASSESSMENT ([backup](#))
6. OTHER BUSINESS
 - A. Next Meeting – Tuesday, May 12, 2015, at 5:30 p.m.
7. ADJOURNMENT





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The special meeting of the Beaufort County Planning Commission (hereinafter “Commission”) was held on Tuesday, February 10, 2015, in Executive Conference Room 170, the Beaufort County Administration Building at 100 Ribaut Road, Beaufort, South Carolina.

Members Present:

Mr. Robert Semmler, Chairman Mr. Charles Brown Ms. Diane Chmelik
Ms. Carolyn Davis Mr. Edward Riley III

Members Absent: Mr. Marque Fireall, Mr. George Johnston, Mr. Randolph Stewart. and Vacancy/Mr. John Thomas (at-large representative)

Staff Present:

Mr. Anthony J. Criscitiello, Planning Director
Ms. Delores Frazier, Assistant Planning Director
Mr. Robert Merchant, Long-range Planner
Mr. Eric Larson, Environmental Engineering Director
Ms. Barbara Childs, Administrative Assistant to the Planning Director

Other Attendees: Reed Armstrong, Coastal Conservation League; Suzanne Larson, LowCountry InsideTrack, Ltd.; Jason Mann, USMC Marine Corps Air Station Beaufort; and citizens: Donna Ferguson, Craig Kodat, Susan Richards, Alice Jones, and Councilwoman Cynthia Bensch (as a citizen)

CALL TO ORDER: Chairman Robert Semmler called the meeting to order at approximately 5:37 p.m.

PLEDGE OF ALLEGIANCE: Mr. Semmler led those assembled in the Executive Conference Room with the pledge of allegiance to the flag of the United States of America.

Mr. Semmler noted that this was the first meeting, and the monthly meetings continue for 12 months. He noted that he would stick to the agenda. He asked that the Rose Hill residents present at the meeting select two representatives to speak for 3 minutes each. Mr. Semmler noted that Chapters 10 and 11 of the Beaufort County 2010 Comprehensive Plan would be discussed tonight and no decision will be made. Comments on other chapters will be received at a later date. He also noted that the review process would be discussed tonight.

Mr. Semmler asked the guests to introduce themselves, for the record.

PUBLIC COMMENT:

1. Ms. Susan Richards thanked Mr. Semmler for allowing comments to be provided. They are opposed to the funding and construction of the Phase 5B project. The Town of Bluffton claims the project is necessary. The realignment will reduce drive time by only two minutes. Most drivers will choose Highway 278 instead. No benefit analysis has been done on the

project. Phase 5B was one of many projects proposed for a referendum, and that referendum has expired. Many people were not involved in that 2006 referendum vote. Wetland and wildlife habitats will be destroyed if the realignment is destroyed. We question how the project was justified. The project was proposed for one way, and then changed for another way. Who is behind the realignment? With many other available roads, is it fiscally sound to fund Phase 5B?

2. Mr. Craig Kodat, in support of Ms. Richards' comments, asked the Commissioners to think of what it would mean to you personally. The road will be cutting through an existing park. There will be a road between Highway 278 that will go past the back of homes. It will affect thousands of residents for the benefit of one landowner.
3. Ms. Cynthia Bensch noted her concerns with the road design. She also stated that the Town of Bluffton has an agreement with Reed Corporation and it is not legal for the Town of Bluffton to give a developer the right to oversee a road design. An SID application must be a major project that exceeds \$100,000 and affects the community—this design affects 3 miles. The application requires numerous factors and the Dennis Corporation was hired to do the application. Ms. Bensch believes public support will not occur for this application. She recommends sending an opposition notice to the SID bank. The submission is not due until the 2016-2017 timeframe. She believes it will probably not be submitted. She is recommending obtaining a copy of the application when it is completed.

Mr. Semmler thanked the Rose Hill group for attending the meeting and providing their comments.

FIVE-YEAR REVIEW OF THE BEAUFORT COUNTY COMPREHENSIVE PLAN - OVERVIEW AND PROPOSED TIMELINE

Mr. Robert Merchant provided a power point presentation to the Commissioners that explained the five-year review process that is required by the Local Government Comprehensive Planning Enabling Act of 1994. He noted that the Transportation and the Community Facilities elements would be reviewed today.

Mr. Semmler noted that Commissioners could interrupt the presentation with questions. He also explained the meeting process to the guests in the audience.

REVIEW OF TRANSPORTATION ASSESSMENT

Mr. Merchant noted the major transportation accomplishments, including Bluffton Parkway Phase 5A, Highway 278 widening, SC 170 widening, Savannah Highway and the McTeer Bridge improvements, US 17 widening, the Spanish Moss Trail where six miles are either completed or under construction, the establishment of the Lowcountry Metropolitan Planning Organization (MPO), and the adoption of the Regional Transportation model.

Discussion regarding the transportation model included conversation with Mr. Rob McFee and Mr. Colin Kinton, both of the County, regarding running the transportation model for Phase 5B, the Commission being able to direct the staff to run model, the relevance of the model to the County, an explanation of what comprised the model and how it works regionally, the model being used by municipalities and controlled by Lowcountry Council of Governments, the model being based on peak hours versus average daily, the use of another model for evacuation purposed by Emergency Management, and further explanation on what a model can or cannot predict.

The following 2010 Committed Projects were dropped due to a lack of funds: Highways 21 and 802 projects, and the Bluffton Parkway Phase 5B. Discussion included the cost for Phase 5B today.

On the 2010 Planned Projects table, Mr. Merchant noted that three projects should be reevaluated (those in dark orange). Discussion included using the model to analyze those projects to see if they should be activated.

On the Recommended Work Program slide, Mr. Merchant recommended running the Model, revising the list of committed and planned transportation projects, incorporating the recommendations from the Lowcountry Area Transportation Study (LATS) long range transportation plan, and making other revisions as needed. Discussion included caution on spending money for other line items and belief that most of the work could be done in-house. Mr. Merchant noted working with Mr. Jon Remold of the County Airport Department, and that the LATS draft was due in April 2015.

General discussion by the Commissioners included the timeframe when Phase 5B could be addressed—after final LATS input before the Commission can make recommendations on transportation projects, the staff providing Commission recommendations to County Council in segments as it had during the last review period, a query on the process of who would perform the updates or would Commission subcommittees be needed to assist, suggesting that Commissioners accompany staff when meeting with other County staff for their review input. Mr. Merchant planned to contact various entities regarding community facilities. Mr. Semmler proposed at least two Commissioners to respond to Mr. Merchant's meeting schedule, or the invite the entities to speak to the Commission. Mr. Merchant noted that staff will revise the chapter for final review by the Commission.

REVIEW OF COMMUNITY FACILITIES ASSESSMENT

Mr. Merchant presented the Community Facilities element to the Commissioners. He noted that the major accomplishments included: the renovation of the County Government complex including the court house, the detention center, and the parking lot; the St. Helena library; Phase 2 of the Burton Wells Regional Park; improvements to the Buckwalter Regional Park; Crystal Lake Park on Lady's Island; new schools; and new fire stations.

Mr. Merchant noted that the recommended work program should include: conduct interviews with County departments, the fire districts, the school district, and Beaufort-Jasper Water & Sewer Authority (BJWSA); update projects capital needs of each department/agency; reassess/revise recommendations; and make other revisions as necessary.

Discussion by the Commission included desiring community input and how/when will that occur; the legal notices not being sufficient public notification; the reduced planning department advertising budget not being capable of funding display ads; a reminder that the Commission's task was to review the recommendations for completeness or provide additional recommendations—including revisions; giving a sense of ownership to other departments on projects that affect those departments; a recommendation that the Commission meet south of the Broad River quarterly to obtain public comment as is done by County Council and the School Board; noting that the Comprehensive Plan was static rather than living because of the 5-year review—suggesting a rolling basis of review instead; the State law making the Comprehensive

Plan static for the legality of the zoning ordinance; noting that the State law does require a new Comprehensive Plan every 10 years; and recommending a new articles to explain the Comprehensive Plan review process.

Mr. Semmler thanked Mr. Merchant for his work on the review process. The Commission will review chapter 12 at the next meeting. Mr. Semmler recommended each Commissioner to send their comments to Mr. Merchant, and to the other Commissioners for their information.

Other Comments:

- Mr. Ed Riley noted that the Community Facilities had 38 recommendations. He asked how it will be handled. Mr. Merchant said he will take a conservative approach when making recommendations to Commissioners.
- Mr. Semmler asked if the Comprehensive Plan would be sent to County Council chapter by chapter to council or in its entirety. The staff will ask Council at its retreat how they want to receive the review—generally staff has provided explanation with a line-out version, and a final document without line-outs.
- Ms. Diane Chmelik offered no comments.
- Mr. Charles Brown believed that the public are being notified of the Comprehensive Plan review by the Commission.
- Ms. Carolyn Davis thanked the staff for clarification on the process.
- Mr. George Johnston noted that the Comprehensive Plan was not a guiding light; he questioned its purpose if the staff has to stop and play catch up to what has occurred. Mr. Criscitiello noted that other agencies/departments should have dialogue into the Comprehensive Plan. Mr. Semmler noted that the Comprehensive Plan provides funding basis for major capital investments and long range plans for such agencies/departments.
- Ms. Chmelik noted that without funding the projects would not occur. Mr. Riley concurred.

OTHER BUSINESS: Mr. Semmler noted that the next special Planning Commission meeting would be on March 10, 2015.

ADJOURNMENT: Mr. Semmler adjourned the meeting at approximately 7:15 p.m., with silent consent from the remaining Commissioners.

SUBMITTED BY:

Barbara Childs, Admin. Assistant to the Planning Director

Robert Semmler, Beaufort County Planning Commission Chairman

APPROVED: **April 14, 2015, as written**

Note: No video or audio recording were made of this meeting.



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The special meeting of the Beaufort County Planning Commission (hereinafter “Commission”) was held on Tuesday, March 10, 2015, in Executive Conference Room 170, the Beaufort County Administration Building at 100 Ribaut Road, Beaufort, South Carolina.

Members Present:

Mr. Robert Semmler, Chairman
Mr. George Johnston

Ms. Carolyn Davis
Mr. Edward Riley III

Mr. Marque Fireall
Mr. Randolph Stewart

Members Absent: Mr. Charles Brown, Ms. Diane Chmelik, and Vacancy/Mr. John Thomas (at-large representative)

Staff Present:

Mr. Anthony J. Criscitiello, Planning Director
Ms. Delores Frazier, Assistant Planning Director
Mr. Robert Merchant, Long-range Planner
Mr. Eric Larson, Environmental Engineering Director
Ms. Barbara Childs, Administrative Assistant to the Planning Director

Other Attendees: Reed Armstrong, Coastal Conservation League; and Suzanne Larson, LowCountry InsideTrack, Ltd.

CALL TO ORDER: Chairman Robert Semmler called the meeting to order at approximately 5:36 p.m.

PLEDGE OF ALLEGIANCE: Mr. Semmler led those assembled in the Executive Conference Room with the pledge of allegiance to the flag of the United States of America.

Mr. Semmler stated that Chapters 4 and 5 of the Beaufort County Comprehensive Plan would be reviewed tonight. He noted that the chapters from the last meeting would not be discussed tonight because the staff was gathering information and would return to the Commission at a later date.

Mr. Robert Merchant gave a presentation to the Commissioners on accomplishments and summarized the respective chapters to be reviewed.

Land Use Chapter (Chapter 4)

Benchmarks/accomplishments:

- Adoption of the Community Development Code;
- Completed the May River and Daufuskie Island Community Preservation Plans;
- Coordinated the future land use plans with the City of Beaufort, and the Towns of Port Royal and Bluffton; and
- Implemented the rural land use policies—rural small-lot subdivisions and rural conservation subdivision.

Work to be updated:

- Population and annexation information to reflect the most recent data;

- Existing plans and regulations to recognize the Community Development Code (CDC), Joint Land Use Study (JLUS), and the Greenprint Map;
- Revise the Growth Management Strategy to recognize the Place Type Overlay; and
- Other minor adjustments.

Commission Discussion/Suggestions/Recommendations:

- Page 4-1: Mr. Randolph Stewart asked if open spaces were integrated into this chapter.
- Page 4-2:
 - Goal 8: Mr. Semmler asked for clarification on work force housing. Mr. Anthony Criscitiello noted that he had attended an affordable housing meeting and that Beaufort Housing Authority was the point of contact for such housing.
 - Goals 6 and 8: Mr. Stewart suggested using “is” instead of “will” in the language for a more active tense.
 - He also noted that tourism was not mentioned in any of the goals.
- Page 4-4:
 - Mr. Semmler noted that Planned Unit Developments (PUDs) were not in the CDC, but wondered if it might be reinstated after the 1-year review to County Council. He also noted that the 11% undeveloped land in Southern Beaufort might have reduced to 9 or 10% due to the purchases by the Rural & Critical Land Preservation Program.
 - Mr. Stewart asked if the last bullet (growth pressures) were true. Mr. Semmler noted that all charts and ZDSO (Zoning and Development Standards Ordinance) references would be updated by the Planning staff.
- Page 4-5:
 - Mr. Semmler commented on the desiring active involvement by the Town of Yemassee.
 - Table 4-1: Mr. Criscitiello noted that the Town of Hardeeville should be included in the Table, since it has land jurisdiction in Beaufort County.
- Page 4-6: Mr. Criscitiello noted that no extension of sewer into rural areas would maintain the rural areas.
- **Page 4-11:**
 - Mr. Semmler noted the Greenprint and the updated AICUZ (Air Installation Compatibility Use Zone) maps should be included. He also commented on the Transfer of Development Rights (TDR) process where the sending and receiving areas have intermixed. The program must be implemented and he suggested going outside the growth area. Mr. Criscitiello cautioned going outside the growth area might have impacts beyond the capability of the program. Discussion included the County adopted TDR program in which the City of Beaufort and Town of Port Royal did not participate because they did not want people to pay for density, reworking the program not being part of the Commission’s authority, studying potential sending areas, the program having too many boundaries/“fences”, the Northern Regional Plan Implementation Committee recommendation to look at areas around the Marine Corps Air Station Beaufort, the Sheldon area having 15,000 units before build-out capacity is reached.

Motion: Mr. Randolph Stewart made a motion, and Mr. Marque Fireall seconded the motion, **for the Planning staff to look at where receiving areas would be appropriate and to bring forth appropriate language for consideration by the Commission.** No further discussion occurred. The motion **was carried** (FOR: Davis, Fireall, Johnston, Riley, Semmler, and Stewart).

Mr. Criscitiello noted that the JLUS will opine on the TDR issue and suggested awaiting the completion of the study before anything else occurred. The Commission agreed to “put a pin” in this issue until the JLUS was completed.

➤ Mr. Stewart reiterated updating the statistics.

- Page 4-15: Mr. Stewart asked for clarification on developing mechanisms.
- Page 4-29: Mr. Semmler noted that the Commercial Fishing Village was for the local and traditional seafood industry and suggested adding such supportive language, including excluding the jelly ball industry. Mr. Stewart suggested adding language “...except where it is detrimental to neighborhoods, communities, or the environment.” Ms. Carolyn Davis suggested adding “...no negative impact.”

Note: Mr. Marque Fireall entered the meeting at approximately 5:52 p.m.; and Ms. Mary LeGree entered the meeting at approximately 6:00 p.m.

Recommendations:

- 4-1: No comment.
- 4-2: Change by adding “reactivate the Southern Regional Plan Implementation Committee (SRPIC).” Discussion included reactivating the Southern Regional Plan Implementation Committee, and the smaller Planning staff being stretched to staff the numerous committees.
- 4-3: Remove since Recommendations 4-15, 4-16, and 4-17 have taken the place of 4-3.
- 4-4: Update by replacing ZDSO references with CDC.
- 4-5: Discussion included having TDRs in areas other than around the Air Station, and the density swaps within a PUD.
- 4-6: No comment.
- 4-7: Discussion included the possibility of adding PUDs to the CDC after the 1-year review by County Council, and “putting a pin” in this recommendation.
- 4-8: Update to recognize what was done.
- 4-9: Reword to recognize the Code coverage.
- 4-10: Reword to leave the option open. Discussion included required cooperation by government entities, the inclusion of the traffic model, and renaming the Land Development Office (LDO).
- 4-11: Reword to recognize the Southern Beaufort County Corridor Beautification Board, and leaving the option open for such a joint corridor review board.
- 4-12: Reword to show partial successes.
- 4-13: Discussion included the involvement of Lowcountry Council of Governments, and adding the Municipal Planning Organization (MPO).
- 4-14: Reword using the phrase “periodic/on-going monitoring.”
- 4-15: Reword to a broad statement, as recommended by Robert Merchant.
- 4-16: Have general policy statement, as recommended by Delores Frazier.
- 4-17: Eliminate the second bullet, as recommended by Robert Merchant. Ms. Davis asked for the rationale of establishing a rural business district at Garden’s Corner.
- 4-18: Retain. Mr. Fireall suggested having a second point of contact for Southern Beaufort.

OTHER BUSINESS: Mr. Semmler noted that the next special Planning Commission meeting would be April 14, 2015, where Chapters 5 and 6 of the Beaufort County 2010 Comprehensive Plan would be discussed. He also gave kudos to the staff, especially the summaries that Mr. Merchant provided to the Commissioners prior to the meeting.

ADJOURNMENT: Mr. Semmler adjourned the meeting at approximately 7:29 p.m., with silent consent from the remaining Commissioners.

SUBMITTED BY:

Barbara Childs, Admin. Assistant to the Planning Director

Robert Semmler, Beaufort County Planning Commission Chairman

APPROVED:

April 14, 2015, as written

Note: No audio or video recordings were made of this meeting.

5

Beaufort County Comprehensive Plan Natural Resources

Updating the Natural Resources Element of the Comprehensive Plan will focus on making minor revisions to recognize changes in local and state policies and regulations. The update will also incorporate the data and recommendations of the Sea Level Rise Adaptation Report that is being finalized by South Carolina Sea Grant. Recommended updates include:

- Incorporate data and recommendations from the Sea Level Rise Adaptation Report.
- Work with Eric Larson to make sure that the chapter recognizes updates that have taken place with the Stormwater BMP Manual, the Stormwater Utility, and EPA MS4 permitting (see initial comments attached to assessment).
- Make revisions to recognize minor changes to resource protection policies in the Community Development Code.
- Make any necessary updates to the existing condition of beaches and beach access.
- Provide updates to regulatory framework for freshwater wetlands to recognize any changes in State and municipal policies.
- Update acreage of preserved open space. Update Map 5-10
- Update to recognize current status of Rural and Critical Lands Preservation Program including current management, referendums, and Greenprint process.

Below is a summary of the tasks necessary to revise the Natural Resources Element arranged by the headings of the chapter.

Introduction – No revisions.

Physical Features and Constraints – No revisions.

CLIMATE AND WEATHER – No revisions.

ELEVATION – Revise to incorporate information from Sea Level Rise Adaptation Report.

SOILS – No revisions.

CONCLUSIONS – No revisions.

Salt Marshes, Coastal Waters, and Marine Resources – Change 15 years to 20 years – otherwise no revisions.

ESTAUING ENVIRONMENT – Update Maps 5-5 and 5-6 if new data is available.

THREATS TO WATER QUALITY – Update Map 5-7 with current data from DHEC.

EXISTING EFFORTS TO PRESERVE WATER QUALITY – Change reference to “resource conservation” zoning to “T1 Natural Preserve” zoning. Work with Eric Larson to determine if any updates to stormwater management need to be made.

CONCLUSIONS – Change 10 years to 15 years. Make other revisions as necessary.

Trees, Forests and Habitats – Update sidebar to recognize Community Development Code. Otherwise No revisions.

TREE PROTECTION – No revisions.

PROTECTION OF HABITATS AND FOREST COMMUNITIES – Revise to recognize changes in Community Development Code.

ENDANGERED AND THREATENED SPECIES – No revisions.

CONCLUSIONS – Revise to recognize changes in tree protection policy.

Beaches and Dunes – No revisions.

EXISTING CONDITIONS – Check SC Annual State of the Beaches Report to see if there are any changes to beach conditions for Table 5-6.

THREATS – No revisions.

REGULATORY FRAMEWORK – No revisions.

BEACH RENOURISHMENT – Revise if necessary.

PUBLIC ACCESS – Check to see if any changes to public access on Hilton Head Island.

SEA TURTLE PROTECTION – No revisions.

CONCLUSIONS – No revisions.

Freshwater Wetlands – Check status of State regulations and update if necessary.

EXISTING CONDITIONS – No revisions.

REGULATORY FRAMEWORK – Update if any changes to State regulatory framework. Check municipalities to determine if any changes to regulatory framework.

CONCLUSIONS – No revisions.

Groundwater Resources – No revisions.

AQUIFER RECHARGE AREAS – No revisions.

CONES OF DEPRESSION – No revisions.

SOURCES OF GROUNDWATER CONTAMINATION – No revisions.

CONCLUSIONS – No revisions.

Open Space – No revisions.

EXISTING CONDITIONS – Update acreage of preserved open space. Update Map 5-10.

LOCAL EFFORTS TO PRESERVE OPEN SPACE – Update information about referendums, funding, and greenprint process for Rural and Critical Lands Preservation Program. Update Hilton Head Island land acquisition efforts if necessary.

CONCLUSIONS – No revisions.

Recommendations The following are the status and recommended revisions to the recommendations in the Natural Resources Element.

- **Recommendation 5-1: Cooperative Planning with Municipalities and Neighboring Counties** – This recommendation is partially implemented through the new Port Royal Code and joint work with the Towns of Bluffton and Hilton Head Island to develop baseline standards adopted as part of their respective comprehensive plans. Additional implementation has been through cooperative joint purchases of Rural and Critical Lands. Recommendation is still relevant.
- **Recommendation 5-2: Educational Outreach** – This is being partially implemented through the “Neighbors for Clean Water” educational campaign for the May River. The Beaufort County Planning Department occasionally meets with property owners associations to discuss County natural resource regulations, especially the river buffer. Recommendation is still relevant (educational outreach is a major requirement of the MS4 Permit).
- **Recommendation 5-3: Enforcement** – This recommendation has not been implemented. Recommendation is still relevant especially since the MS4 permit mandates an enforcement program.
- **Recommendation 5-4: Implement the SAMP** – This recommendation has been partially implemented through a Section 319 grant that funded the repair of 40 septic systems in the Okatie River Watershed in 2011 and 2012. The second bullet is also being implemented through the May River Watershed Sewer extension study recently completed by BJWSA and the Town of Bluffton. A water quality monitoring lab was established at USCB in 2014 funded by Stormwater Utility funds. It is being used by the County and each of the municipalities. Recommendation is still relevant.
- **Recommendation 5-5: Open Space Preservation** – There have been successful Rural and Critical Lands Preservation Program referendums in 2012 and 2014. The RCLPP regularly matches funding with USDA FRPP monies to purchase agricultural conservation easements and partners with MCAS Beaufort to purchase lands to prevent encroachment. Recommendation is still relevant.
- **Recommendation 5-6: Soils** – Not implemented. Recommendation is still relevant.
- **Recommendation 5-7: New Approaches to Stormwater Management** – The BMP Manual has been updated 4 times since 2008. Beaufort County has established volume control standards but not for the 100 year storm event. Soil types are being utilized to determine the appropriate percentage of impervious surface within a development. Nitrogen standards were adopted in 2009. Beaufort County improved its status to a Class 6 Community under the FEMA Community Rating System (CRS) in 2012. Recommendation should be revised to recognize partial implementation and new permitting and enforcement issues related to EPA MS4 permit requirements in Beaufort County.
- **Recommendation 5-8: Stormwater Utility** – The Joint CIP has not been fully implemented, but initiated. Rural and Critical Lands properties have been utilized for stormwater management. Joint purchases have been made to target properties that serve regional stormwater needs. Recommendation is still relevant.
- **Recommendation 5-9: Water Quality Monitoring** – The MS4 permit requires the establishment of acceptable water quality standards on the sub-watershed level. A water quality monitoring lab was established at USCB in 2014 funded by Stormwater Utility

funds. It is being used by the County and each of the municipalities. The BMP Manual was revised to control nitrogen in 2009 and TMDLs in 2010. Recommendation should be revised to recognize that a centralized lab has been established.

- **Recommendation 5-10: Other Water Quality Measures** – Implementation is ongoing. The County’s Solid Waste Department does household hazardous waste collections. Recommendation is still relevant.
- **Recommendation 5-11: Tree Protection Standards** – Partially implemented through revised tree standards in the Community Development Code. Revise recommendation to recognize bullet points that have been implemented.
- **Recommendation 5-12: Tree Management Plan** – Not implemented. Recommendation is still relevant.
- **Recommendation 5-13: Trees – Educational Outreach** – Implementation is ongoing. Recommendation is still relevant
- **Recommendation 5-14: Wildlife and Habitat Protection Standards** – This recommendation is partially implemented through forest and wetland protection standards; nesting bird habitat protection; and restrictions on lighting to protect sea turtles. Recommendation is still relevant.
- **Recommendation 5-15: Wildlife and Habitat Educational Outreach** – Implementation is ongoing. Recommendation is still relevant.
- **Recommendation 5-16: Beaches and Dunes** – The Community Development Code provides a Beach Protection Plan for larger developments. Implemented through CDC; dune protection; and restrictions on lighting to protect sea turtles. Recommendation is still relevant.
- **Recommendation 5-17: Network of Open Spaces** – The Beaufort County Open Land Trust is in the process of updating the Greenprint map. The planning staffs of Beaufort County, Bluffton and Hilton Head Island developed a Habitat Prioritization Map in 2008. Recommendation is still relevant.
- **Recommendation 5-18: Freshwater Wetlands** – This recommendation has been partially implemented through the wetland protection standards and the protection of nesting bird habitats in the Community Development Code. The volume control standards in the Stormwater BMP Manual also provide for better water quality and protection of freshwater wetlands. Recommendation is still relevant.
- **Recommendation 5-19: Protect Groundwater Quality** – Implementation is ongoing. Recommendation is still relevant.
- **Recommendation 5-20: Climate Change and Rising Sea-Level** – Partially implemented through work on the Sea Level Rise Adaptation Report with SC Sea Grant. This recommendation should be expanded to include recommendations from the report.

Recommended Revisions to Address Changes in Stormwater Management

1. Pg 5-9, top of page, 3rd bullet. – ADD brake dust as a pollutant.
2. Pg 5-9, changes in salinity levels – fish spawning is also sensitive to salinity changes.
3. Pg 5-10 – bottom of page, last bullet. – Nitrogen is also a pollutant with attenuation standards in the BMP Manual
4. Pg 5-10 – last sentence on page – Beaufort County revised its Manual to be more consistent with Bluffton’s requirements and is currently considering revisions based on pending MS4 requirements.
5. Pg 5-11 – first bullet, last sentence – County; “The fees that are collected within a municipality’s jurisdiction are then distributed back to the municipality and an administrative fee is paid to the County to manage billing and collections.”
6. Pg 5-11 – Add 2nd bullet (before SAMP paragraph) for the MS4 Permit – “In 2014, Beaufort County and the Towns of Hilton Head Island and Bluffton were designated as a Municipal Separate Stormsewer System (MS4). This requires a permit from SC-DHEC. The permit requires a program to address six minimum control measures (MCM) to address water quality. They are:
 - a. Public Education
 - b. Public Outreach and Involvement
 - c. Illicit Discharge, Detection, and Elimination
 - d. Construction run-off
 - e. Post- Construction Best Management Practices
 - f. Municipal Facilities Pollution Prevention”
7. Pg 5-24 – last sentence – “back into the soil and reuse by storage cisterns.
8. Pg 5-34 – rec. 5-19 – 3rd bullet on page – ADD “or irrigation or storage lagoons.”



Beaufort County Comprehensive Plan Cultural Resources

Make minor revisions to recognize new historic preservation and architectural standards in the Community Development Code.

Recognize development and publication of the Canopy Roads brochure and the establishment of the Southern Highway

Introduction – No revisions.

Historic and Archaeological Resources – No revisions.

RESOURCE IDENTIFICATION –The City of Beaufort now has the Above Ground Historic Resources Survey on its website.

EXISTING REGULATORY FRAMEWORK – Update to recognize that Beaufort County has adopted standards to protect historic resources in its Community Development Code.

OTHER PLANNING AND PRESERVATION EFFORTS – Update as necessary.

VERNACULAR ARCHITECTURE – No revisions.

CONCLUSIONS – No revisions.

Scenic Highways and Byways – No revisions.

EXISTING PRESERVATION AND ENHANCEMENT EFFORTS – Revise to recognize new architectural, landscaping and lighting standards in the Community Development Code and the replacement of the Corridor Review Boards with the Design Review Board. Also mention Canopy Roads brochure and Southern Highway Beautification Committee.

CONCLUSIONS – Change reference to Corridor Overlay District.

Maritime Heritage – Update sidebar if more current data is available.

LOCAL SEAFOOD INDUSTRY – Update information about Commercial Fishing Village Overlay District to recognize adoption of Community Development Code. Update information about Port Royal Seafood to reflect current situation.

RECREATIONAL FISHING AND BOATING – Update to current boat registration and revise estimation for 2025.

OTHER WATER ACCESS ISSUES – Revise number of piers to current.

CONCLUSIONS – No revisions.

Agricultural Heritage – No revisions.

HISTORY OF AGRICULTURE IN BEAUFORT COUNTY – No revisions.

EXISTING CONDITIONS– Update if more current information is available.

LOCAL MARKETING INITIATIVES – Update to recognize current status of farmers market and the small farmer wholesale auction market.

CONCLUSIONS – remove references to wholesale farmers market.

Military Heritage – Update if more current information is available.

MILITARY HISTORY – No revisions.

RECENT MILITARY ACTIVITY – Update to recognize training for F35B Joint Strike Fighter at MCAS Beaufort.

CONCLUSIONS – No revisions.

Gullah Culture – No revisions.

ISSUES AFFECTING GULLAH CULTURE IN BEAUFORT COUNTY – No revisions.

LOCAL INITIATIVES TO PRESERVE GULLAH HERITAGE – Update Corners Area Community Preservation District to recognize the December 2011 charrette and new zoning districts adopted as part of the Community Development Code.

GULLAH/GEECHEE CULTURAL HERITAGE CORRIDOR – Update to recognize current status of initiative.

CONCLUSIONS – No revisions.

Visual and Performing Arts – Revise if more current data is available.

PERFORMANCE VENUES – No revisions.

MUSEUMS – Update to recognize efforts of Port Royal Sound Foundation and Santa Elena Foundation.

EDUCATION AND SUPPORT – Update per meeting with Arts Council of Beaufort County.

CONCLUSIONS – No revisions.

Recommendations

Recommendation 6-1: Archaeological and Historic Resources – Implementation is ongoing. Recommendation is still relevant.

Recommendation 6-2: Archaeological and Historic Resources – Public Outreach – Beaufort County provides public outreach through presentations to Historic Society; working with historic Beaufort, the Bluffton Historical Preservation Society, and the Friends of Fort Fremont; and producing “Beaufort County Moments” segments on the County Channel. Recommendation is still relevant.

Recommendation 6-3: Rural Vernacular Architecture – Not implemented. Recommendation is still relevant.

Recommendation 6-4: Scenic Highways and Byways – This recommendation is partially implemented through the establishment of the Southern Beautification Committee; the development of thoroughfare standards in the Community Development Code; the adoption of the May River CP; and the publication of the Canopy Roads brochure. Revise recommendation to

recognize the items that have been implemented and that the Corridor Review Boards have been replaced with a countywide Design Review Board.

Recommendation 6-5: Maritime Heritage – Working Waterfronts – Not implemented. Recommendation is still relevant.

Recommendation 6-6: Maritime Heritage – Recreational Boating and Fishing – Partially implemented through enhancement of several boat landings and acquisition of land to provide access to Fort Frederick. Update recommendation to remove last bullet point since it was implemented.

Recommendation 6-7: Maritime Heritage – On-Shore Fishing - Partially implemented through the establishment of several fishing decks along on Spanish Moss Trail. Recommendation is still relevant.

Recommendation 6-8: Maritime Heritage – Small Watercraft – Ongoing implementation. Recommendation is still relevant.

Recommendation 6-9: Maritime Heritage – Funding – Not implemented. Recommendation is still relevant.

Recommendation 6-10: Agricultural Heritage – Regulatory Framework – Implemented through the adoption of the Community Development Code.

Recommendation 6-11: Agricultural Heritage – Rural and Critical Lands Preservation Program – Beaufort County has continually targeted the purchase of conservation easements to preserve farmland on St. Helena Island and the Sheldon area. Recommendation is still relevant.

Recommendation 6-12: Agricultural Heritage – Markets – Revise recommendation to recognize that the wholesale auction market is longer in operation.

Recommendation 6-13: Agricultural Heritage – Local Foods – Recommendation is still relevant.

Recommendation 6-14: Military Heritage – Beaufort County is in the process of doing a Joint Land Use Study (JLUS) that will lead to the adoption of a new AICUZ to accommodate the F35B Joint Strike Fighter. The JLUS will also chart steps forward to implement the TDR program. Recommendation is still relevant

Recommendation 6-15: Gullah Culture – Recommendation is still relevant.

Recommendation 6-16: Visual and Performing Arts – Reevaluate recommendations per meeting with Arts Council of Beaufort County.