



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, May 12, 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 APRIL 14, 2015 MINUTES ([backup](#))
4. REVIEW OF CULTURAL RESOURCES ASSESSMENT ([backup](#))
5. REVIEW OF ECONOMIC DEVELOPMENT ASSESSMENT ([backup](#))
6. OTHER BUSINESS
 - A. Next Meeting – Tuesday, June 9, 2015, at 5:30 p.m.
7. ADJOURNMENT



6

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.

7

Beaufort County Comprehensive Plan Economic Development

Updating the Economic Development Element of the Comprehensive Plan will focus on the following.

- Remove references to the Lowcountry Economic Network as the agency responsible for implementing economic development policies in Beaufort County.
- Update economic, income, and employment data to current figures.
- Recognize changes to the ownership of the Beaufort Commerce Park
- Revise information on State and Local incentives to reflect current information.
- Revise information on the Jasper Port, airports and military installations to reflect current information.

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

Introduction – Replace photograph with reference to Lowcountry Economic Network.

OVERVIEW – No revisions.

HISTORY – Remove.

MISSION – Remove.

GOALS – Remove.

Economic Analysis – No revisions.

INCOME AND EMPLOYMENT – Revise data in Figures 7-1, 7-2, 7-3, 7-4 and 7-5.

ECONOMIC IMPACT OF MILITARY INSTALLATIONS – Update if more recent data is available.

UNEMPLOYMENT – update with more recent data.

CONCLUSIONS – No revisions.

Current Business Climate – No revisions.

EXISTING BUSINESS – No revisions.

EXISTING BUSINESS OWNERS – No revisions.

BUSINESS LICENSE FEES – No revisions.

AVAILABLE PRODUCT – update to recognize new ownership of the Beaufort Commerce Park.

CONCLUSIONS – No revisions.

Developing Business Climate – Update sidebar if more current data is available.

REGIONAL FOCUS – Update to recognize the dissolution of the Lowcountry Economic Alliance.

TARGET INDUSTRIES – Remove references to the Lowcountry Economic Network and Alliance. Change references to the F-35 B Joint Strike Fighter to present tense rather than future tense.

CONCLUSIONS – No revisions.

Incentives – No revisions.

EXISTING STATE LEVEL INCENTIVES – No revisions.

EXISTING LOCAL LEVEL INCENTIVES – Remove references to development agreement.

CONCLUSIONS – No revisions.

Workforce – No revisions.

EXISTING WORKFORCE – Update military workforce data if available.

COTTAGE INDUSTRIES – No revisions.

EDUCATION – No revisions.

EMERGING WORKFORCE GROUPS – No revisions.

WORKFORCE HOUSING – No revisions.

CONCLUSIONS – No revisions.

Land and Infrastructure – Revise to remove references to Lowcountry Economic Network.

JASPER PORT TERMINAL – Revise to remove references to the Lowcountry Economic Alliance.

AIRPORT INFRASTRUCTURE – Meet with Jon Rembold and update this section as necessary.

CONCLUSIONS – Revise to remove references to the Lowcountry Economic Alliance.

Recommendations

Recommendation 7-1: Current Business Climate – Part of this recommendation has been implemented by allowing more light industrial uses in commercial zoning districts in the Community Development Code. Recommendation should be revised to eliminate reference to Lowcountry Economic Network.

Recommendation 7-2: Developing Business Climate – Target Industries - This recommendation is partially implemented through adoption of Community Development Code which encourages mixed-use developments; and annual funding of the Arts Council of Beaufort County. Recommendation is still relevant.

Recommendation 7-3: State Level Incentives – Recommendation is still relevant.

Recommendation 7-4: Workforce – This recommendation is partially implemented through adoption of Community Development Code which encourages mixed-use developments. Recommendation is still relevant.

Recommendation 7-5: Regional Economic Development Strategies – Recommendation should be revised to remove references to the Lowcountry Economic Network and Lowcountry Economic Alliance.

Recommendation 7-6: Airport Infrastructure – Meet with Jon Rembold and update this recommendation as necessary.