



COUNTY COUNCIL OF BEAUFORT COUNTY
BEAUFORT COUNTY PLANNING DIVISION
Multi-Government Center • 100 Ribaut Road, Room 115
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SPECIAL PLANNING COMMISSION

Tuesday, July 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 AFFORDABLE HOUSING ASSESSMENT ([backup](#))
4. REVIEW OF ENERGY ASSESSMENT ([backup](#))
5. OTHER BUSINESS
 - A. Next Meeting – Tuesday, August 11, 2015, at 5:30 p.m.
6. ADJOURNMENT



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Beaufort County Comprehensive Plan Affordable Housing

The five year review of the of the Affordable Housing Element of the Comprehensive Plan will focus on the following:

- Update US Census data on housing and income figures to most current data;
- Make necessary revisions to the conclusions of each subsection based on revised data;
- Revise references to the Zoning and Development Standards Ordinance to recognize the adoption of the Community Development Code
- Recognize the elimination of the Housing Coordinator position and changes to organizations that implement affordable housing.

Introduction – No revisions.

VISION – No revisions.

DEFINITIONS – Update specific HUD defined median income figures for each income group definition.

Technical Analysis – Update to include 2010 US Census data and the latest American Household Survey.

HOUSING AFFORDABILITY GAP – Update to include 2010 US Census data and the latest American Household Survey.

AGE OF HOUSING STOCK – Update to include 2010 US Census data and the latest American Household Survey.

MOBILE HOMES – Update to include 2010 US Census data and the latest American Household Survey.

HOUSING TENURE – Update to include 2010 US Census data and the latest American Household Survey.

VACANCY RATES – Update to include 2010 US Census data and the latest American Household Survey.

HOUSING FORECLOSURES – Update to include more recent information if available.

CONCLUSIONS – If necessary, reevaluate conclusions based on updated data.

Land Use Policies Affecting Housing – No revisions.

SOUTHERN BEAUFORT COUNTY – Revise section to recognize that southern Beaufort County has a larger stock and more diversity in housing choices. Revise to recognize pockets of higher density development and changes in land use policy that encourages walkable communities.

NORTHERN BEAUFORT COUNTY – No revisions.

CONCLUSIONS – Revise to recognize that there have been some changes to land use policies with the adoption of the Community Development Code which encourage higher density mixed-use developments. Reevaluate conclusion about southern Beaufort County housing costs.

Housing Needs Assessment – No revisions.

WORKFORCE HOUSING – Update income and population projections.

SENIOR HOUSING – No revisions.

DISABILITIES AND SPECIAL NEEDS HOUSING – Update data about homeless if available. Eliminate references to Housing Coordinator and Zoning and Development Standards Ordinance.

RURAL HOUSING – No revisions.

VERY LOW AND EXTREMELY LOW INCOME HOUSING – Update Beaufort Housing Authority data if necessary. Update Section 8 waiting list to more current numbers.

MILITARY HOUSING – Update military housing unit counts if necessary.

Barriers to the Creation of Affordable Housing – No revisions.

LAND COST – No revisions.

LAND SUPPLY – No revisions.

CONSTRUCTION COST – No revisions.

MARKET DYNAMICS – No revisions.

INSUFFICIENT DEVELOPMENT INCENTIVES – Revise to recognize that the new code provides more flexibility for housing density, but there are still regulatory barriers such as impact fees.

THE SECTION 42 HOUSING TAX CREDIT ALLOCATION PROCESS – No revisions.

ZONING REGULATIONS – No revisions.

ANTI-GROWTH SENTIMENT – No revisions.

Existing and Proposed Housing Strategies – No revisions.

REGULATORY STRATEGIES – Remove section on density bonuses and replace with description of the transect zones and Traditional Community Plans (TCPs) as means to gain higher residential density. Update information on Accessory Dwelling Units to recognize availability in most zoning districts in the Community Development Code. Remove section on flexible development which will be covered in discussion about transect zones and TCPs. Remove reference to Lady's Island Redevelopment District since it was replaced with transect zones in the Community Development Code.

INSTITUTIONAL STRATEGIES – Assess the status of the Affordable Housing Program and revise as necessary. Update list of tax credit developments as necessary. Update information on Habitat for Humanity as necessary.

EDUCATIONAL STRATEGIES – No revisions.

Recommendations

Recommendation 8-1: Relationship to Other Policies – Recommendation is still relevant.

Recommendation 8-2: Full Spectrum of Affordable Housing – These items have not been implemented with the exception of partial implementation of the last bullet through the Community Development Code encouraging a mix of housing types. Recommendation is still relevant.

Recommendation 8-3: Regional Approach to Affordable Housing – This has not been implemented. Recommendation is still relevant.

Recommendation 8-4: Monitor Demographic Trends – Partially implemented through the Community Development Code encouraging a mix of housing types and higher density walkable communities. Recommendation is still relevant.

Recommendation 8-5: Address Barriers to Affordable Housing – This has been partially implemented through the adoption of the Community Development Code. Revise recommendation to remove last bullet.

Recommendation 8-6: Revisit and Refine Existing Affordable Housing Incentives – Remove this recommendation since the new Community Development Code does not provide density bonuses for affordable housing.

Recommendation 8-7: Mixed-Use Affordable Communities – Partially implemented through the Community Development Code encouraging a mix of housing types. Recommendation is still relevant.

Recommendation 8-8: Inclusionary Zoning – Not implemented. Assess whether this recommendation is still valid.

Recommendation 8-9: Affordable Housing Consortium – Assess whether this recommendation is still valid since it is no longer being implemented.

Recommendation 8-10: Housing Trust Fund – Recommendation is still relevant.

Recommendation 8-11: Land Acquisition – Not implemented. Recommendation is still relevant.

Recommendation 8-12: Coordinate and Integrate Efforts of Non-profits – Not implemented. Recommendation is still relevant.

Recommendation 8-13: Housing Rehabilitation – Implementation is ongoing. Recommendation is still relevant.

Recommendation 8-14: Housing Foreclosures and Neighborhood Stabilization – Not implemented. Recommendation is still relevant.

Recommendation 8-15: Rural Affordable Housing Approaches – Implementation is ongoing. Recommendation is still relevant.

Recommendation 8-16: Military – Not implemented. Assess whether this recommendation is still valid.

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Beaufort County Comprehensive Plan Energy

The five year review of the Energy Element of the Comprehensive Plan will consist of making revisions to supporting information if later data is available; and recognizing changes in state and federal laws that facilitate energy conservation and the use of alternative energy sources.

Introduction – Revise introduction to eliminate specifics about gas prices.

STATE AND LOCAL OVERVIEW – Update supporting data if needed.

VISION – No revisions.

Land Use and Transportation Policies – Update supporting data as necessary

LAND USE – Update walk scores and remove Figure 9-2.

TRANSPORTATION – Update to recognize the Spanish Moss Trail as an alternative mode of transportation.

Energy Efficiency – Consider removing references to ICLEI.

ENERGY AUDITS AND ENERGY PERFORMANCE CONTRACTS – No revisions.

GREEN BUILDING – No revisions.

CONCLUSION – No revisions.

Renewable Energy – No revisions.

SOLAR – Update information about tax credits.

BIOMASS – Update estimates on annual collection of yard waste and construction and demolition waste.

BIODIESEL – Update estimates on annual collection of cooking oil.

WIND, WAVE, AND TIDAL ENERGY – No revisions.

NET METERING – Update references to state laws concerning net metering.

Other Energy and Sustainability Issues – No revisions.

RECYCLING – No revisions.

WATER CONSERVATION – No revisions.

LOCAL FOODS INITIATIVES – Revise to eliminate reference to local auction farmers market.

Recommendations

Recommendation 9-1: Energy Committee – Recommendation has not been implemented. Recommendation is still relevant.

Recommendation 9-2: Relationship to Other Policies – Recommendation is still relevant.

Recommendation 9-3: Education, Technical Assistance, and Training – Recommendation has not been implemented. Recommendation is still relevant.

Recommendation 9-4: Utilize Available Technical Assistance and Expertise – Implementation is ongoing. Recommendation is still relevant. Remove reference to ICLEI.

Recommendation 9-5: Energy Efficiency – County Energy Audit – Recommendation has not been implemented. Recommendation is still relevant.

Recommendation 9-6: Energy Efficiency – Other Internal County Policies – Beaufort County continues to update its fleet. Online services are continuing to be expanded. Otherwise, this recommendation has not been implemented. Recommendation is still relevant.

Recommendation 9-7: Energy Efficiency – Outdoor Lighting – Beaufort County's Community Development Code permits exterior LED lighting and requires full cutoff fixtures to limit light pollution. Recommendation is still relevant.

Recommendation 9-8: Green Building – Green Building Codes – Recommendation has not been implemented. Recommendation is still relevant.

Recommendation 9-9: Green Building - LEED – Implementation is ongoing. Recommendation is still relevant.

Recommendation 9-10: Green Building – Low Income Weatherization – Implementation is ongoing. Recommendation is still relevant.

Recommendation 9-11: Renewable Energy – Remove Regulatory Barriers – The Community Development Code permits small wind and solar energy devices to be installed on individual properties as an accessory use in most districts. Recommendation is still relevant.

Recommendation 9-12: Renewable Energy – State and Federal Legislation – Implementation is ongoing. Recommendation is still relevant.

Recommendation 9-13: Renewable Energy – County Initiatives – Recommendation has not been implemented. Recommendation is still relevant.