



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, February 9, 2016

5:30 p.m.

*Planning Office, Room 115, County 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 COMPREHENSIVE PLAN FIVE-YEAR ASSESSMENT ([backup](#))
4. OTHER BUSINESS
 - A. Next Meeting – Tuesday, March 15, 2015, at 5:30 p.m., Executive Conference Room, Administration Building, 100 Ribaut Road, Beaufort SC
5. ADJOURNMENT

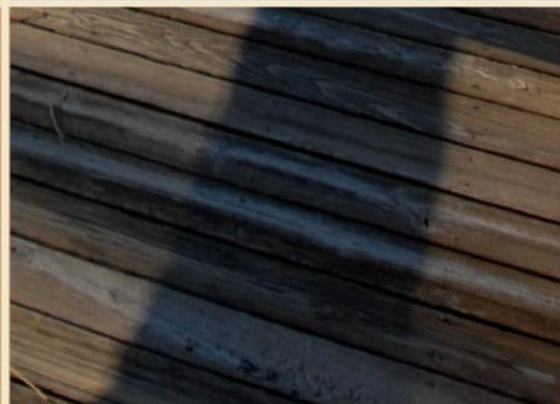
*** NOTES:** *The location has been changed to the Planning Office, as the Executive Conference Room is not available due to Council subcommittee use.*





BEAUFORT COUNTY COMPREHENSIVE PLAN

Five-Year Assessment



Beaufort County Comprehensive Plan 5-Year Assessment

County Council

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Delores Frazier, AICP, Assistant Planning Director
Robert Merchant, AICP, Long Range Planner
Amanda Flake, Natural Resources Planner
Barbara Childs, Administrative Assistant to Director

Introduction

The Beaufort County Comprehensive Plan was developed to enable government officials and citizens to effectively manage natural, cultural, economic and fiscal resources in light of growth, change and an uncertain future. The policies in the plan are aimed at promoting safe and healthy communities that preserve and build on the County's unique sense of place; and at promoting sustainable economic opportunities that allow all County residents to thrive and prosper. The plan was developed in accordance with the Comprehensive Planning Enabling Act of 1994 which mandates local governments in South Carolina who regulate land use to develop a Comprehensive Plan to provide a vision for the future, with long-range goals and objectives for all activities that affect the County. The same state legislation requires the plan to be a living document with the Planning Commission reviewing the plan no less than every five years to respond to changing conditions and data.

In February 2015, the Beaufort County Planning Commission began a systematic and thorough review of the 2010 Comprehensive Plan. The Planning Commission held monthly special meetings open to the public to discuss the supporting data and recommendations of the Plan. At each of these meetings, the Commission reviewed the implementation status of each of the recommendations and determined whether the recommendation should be retained, revised, or removed.

This document is the result of this work, providing a chapter by chapter assessment of recommended revisions. The document begins with a summary of action items that the Planning Commission recommends be undertaken by Beaufort County. The following section consists of a chapter by chapter assessment providing a summary of recommended revisions, and status of plan implementation.

Recommended Actions

1. Update the Population and Demographics Chapter

The Planning Commission recommends updating the chapter to incorporate data from the 2010 Census and the most recent American Community Survey. The chapter was drafted nine years after the 2000 Census and used 2008 U.S. Census estimates and information compiled in the 2006-2008 American Community Survey (also conducted by the U.S. Census Bureau).

2. Develop Comprehensive Economic Development Plan

The Planning Commission recommends that Beaufort County develop a comprehensive economic development plan to reevaluate the County's policies and identify an agency or department to implement the policies. The Economic Development chapter was developed in conjunction with the Lowcountry Economic Network which is now defunct. In addition, the County no longer owns the Beaufort Commerce Park and future recommendations related to the park need to be coordinated with the City of Beaufort. In the interim, the Planning Commission recommends that the chapter be revised to remove references to the Network and update statistics and data.

3. Refocus Affordable Housing Strategy

The Planning Commission recommends that the County update its Workforce Housing Needs Assessment to reflect current needs and to cover the whole spectrum of housing needs. The Planning Commission also recommends that the County reinstate the position of Housing Coordinator to implement the recommendations of this chapter.

4. Revisit Transportation Chapter

The Planning Commission determined that this chapter is outdated and needs to be updated. Revisions should involve updating the committed and planned transportation projects; incorporating the projections from the adopted Regional Transportation Model; and revising the list of Existing plus Committed and Planned transportation projects. The chapter also needs to be updated to recognize the establishment of a Lowcountry Metropolitan Planning Organization (LATS); the projected annual budget of the LATS; and the recommendations of the LATS's Long Range Transportation Plan.

5. Revisit 10-Year Capital Improvements Plan

The Planning Commission recommends revisiting the Community Facilities and Priority Investment Chapters to determine the County's capital needs over the next 10 years. The 10 year CIP that is part of the Priority Investment chapter was formulated in late 2007 and is almost 10 years old. The projects in the CIP should be updated to reflected current public facilities, revised levels of service, and future needs based on revised population projections. In addition, the funding gap between projected capital projects and projected revenues should be narrowed.

6. Make Minor Revisions to Remaining Chapters

The Planning Commission recommends that the remaining chapters be revised to update data and statistics; remove references to policies and programs no longer in existence; account for new local, state and federal laws;

Chapter By Chapter Assessment

The following section provides a detailed summary of recommended revisions and implementation status of each chapter. Chapters 1 provides an introduction to the Comprehensive Plan. Chapter 2 provides summarizes the history of Beaufort County. No revisions are recommended to these two chapters and they are not addressed in this assessment.

Chapter 3: Population and Demographics

This chapter analyzes historic and current population and demographic trends and provides reasonable projections of future population growth to help guide policy decisions through the lifespan of this plan. Each of the following chapters of this plan utilize these projections to help shape their recommendations.

The chapter was drafted nine years after the 2000 Census and used 2008 U.S. Census estimates and information compiled in the 2006-2008 American Community Survey (also conducted by the U.S. Census Bureau). When the County adopted the chapter, they requested that the chapter would be revised when the 2010 U.S. Census data became available. The Planning Commission recommends updating the chapter to incorporate data from the 2010 Census and the most recent American Community Survey.

Proposed Revisions to Background Section

Subsection	Proposed Revisions
Introduction	<ul style="list-style-type: none"> Revise first paragraph to update summaries of population growth. Eliminate the last two sentences of the introduction once the chapter is updated.
Historic, Current, and Projected Growth Trends	<ul style="list-style-type: none"> Update sidebar to include 2010 census data. Update Figure 3-1 to include 2010 census data.
Current Year-round Population	<ul style="list-style-type: none"> Update to include latest population estimates from the American Community Survey. Revise Figure 3-2 to include 2010 Census Data and latest population estimates from the American Community Survey. Revise Figure 3-3 to include latest census and population estimates. Incorporate revised future projections utilized in the Regional Transportation Model.
Average Daily Population	<ul style="list-style-type: none"> Revise to reflect current estimates on tourism, seasonal residents and net influx of commuters. Revise Figure 3-4 to incorporate new data.
Population Projections	<ul style="list-style-type: none"> Revise Figure 3-5 to incorporate the population estimates utilized in the Regional Transportation Model. Update description of model to reflect the Regional Transportation Model. Revise Map 3-1 according to the new population projections.
Characteristics of Population	<ul style="list-style-type: none"> Revise introductory paragraph to reflect current census and demographic estimates.

Subsection	Proposed Revisions
Age	<ul style="list-style-type: none"> • Revise Figure 3-6 to incorporate 2010 US Census Data and estimates from the American Community Survey. • Revise sidebar to include latest estimates from the American Community Survey. • Revise text to incorporate 2010 US Census Data and estimates from the American Community Survey.
Household Size	<ul style="list-style-type: none"> • Revise text to incorporate 2010 US Census Data and estimates from the American Community Survey. • Revise Figure 3-7 to incorporate 2010 US Census Data and estimates from the American Community Survey.
Race and Ethnicity	<ul style="list-style-type: none"> • Revise text to incorporate 2010 US Census Data and estimates from the American Community Survey. • Revise Figure 3-8 and 3-9 to incorporate 2010 US Census Data and estimates from the American Community Survey.
Educational Attainment	<ul style="list-style-type: none"> • Revise text to incorporate 2010 US Census Data and estimates from the American Community Survey. • Revise Figure 3-10 to incorporate 2010 US Census Data and estimates from the American Community Survey.
Income	<ul style="list-style-type: none"> • Revise text to incorporate 2010 US Census Data and estimates from the American Community Survey. • Revise Figure 3-11 to incorporate 2010 US Census Data and estimates from the American Community Survey. • Revise Map 3-2 to incorporate 2010 US Census Data and estimates from the American Community Survey.

Chapter 4: Land Use

This chapter provides an analysis of existing development patterns, recent planning and plan implementation efforts, and a vision for future land use and growth management policies. The policies in this chapter build on the recommendations of the 1997 Plan and on the recommendations of the Northern and Southern Beaufort County Regional Plans.

The Planning Commission recommends minor revisions to the chapter that focus on updating data and making references to new plans and ordinances. Recommended revisions include the following:

- Recalculating the percentage of uncommitted lands south of the Broad River
- Charting the annexations that have occurred since 2007 and the current percentage of lands within municipalities.
- Making minor adjustments to Existing Plans and Regulations to recognize Community Development Code, new Community Preservation Plans, the current Joint Land Use Study (JLUS) with MCAS Beaufort and Parris Island, and the Greenprint planning process as part of the Rural and Critical Lands Preservation Program.
- Making minor revisions to the Growth Management Strategy for Southern Beaufort County to recognize the adoption of the Place Type Overlay.

- Make minor revisions to the Special Land Use Designations to update references to the Corridor Overlay District to recognize new countywide Design Review Board.

Proposed Revisions to Background Section

Subsection	Proposed Revisions
Introduction	No revisions.
Common Planning Goals	No revisions.
Historical Background on Growth in Beaufort County	<ul style="list-style-type: none"> Update the table on Page 4-3 to recognize 2010 US Census and revised population growth projections.
Recent Development Trends	<ul style="list-style-type: none"> For Southern Beaufort County, revise the 11% figure of land area that is uncommitted.
Municipal Growth	<ul style="list-style-type: none"> Update acreage and percentage of land within municipalities and Table 4-1 to reflect current data.
Existing Land Use Patterns	No revisions.
Rural Development Trends	No revisions.
Planning Framework	No revisions.
Existing Plans and Regulations	<ul style="list-style-type: none"> Change discussion of ZDSO to recognize adoption of the Community Development Code. Change sidebar on Page 4-9 to replace the ZDSO zoning districts with an image of the Community Development Code. Update Table 4-4 to recognize current status of Community Preservation Plans.
Other Planning Initiatives	<ul style="list-style-type: none"> Update information about AICUZ and TDR Program to recognize current Joint Land Use Study. Update Rural and Critical Land Preservation Program to recognize administration of the program by the Open Land Trust. Update to recognize current Greenprint planning process. Update preserved acreage.
Regional Growth Management Strategy	<ul style="list-style-type: none"> Update percentage of land within municipalities.
Regional Growth Management Strategy for Northern Beaufort County	No revisions
Regional Growth Management Strategy for Southern Beaufort County	<ul style="list-style-type: none"> Revise to recognize that Bluffton's future land use map was coordinated with Beaufort County's map.
Rural Land Use Policies	No revisions
Balancing Diverse Goals and Interests	No revisions
Defining Rural	No revisions
Rural Policy Goals	No revisions
Future Land Use Plan	<ul style="list-style-type: none"> Remove reference to Map 4-8 and remove Map 4-8. Revise reference to the future land use plan for Hilton Head Island to recognize that the Town uses its zoning map as its future land

Subsection	Proposed Revisions
	use map.
Land Uses Within Growth Areas	No revisions
Land Uses Outside of the Growth Areas	No revisions
Special Land Use Designations	<ul style="list-style-type: none"> Revise the language under “Commercial Fishing Villages Overlay” to call for the maintenance and enhancement of the “local and traditional” commercial seafood industry. Also revise to call for the avoidance of commercial fishing activities that are detrimental to the environment. Revise references to the Corridor Review Boards to reflect the current Design Review Board.

Implementation Status and Proposed Revisions to Recommendations

Recommendation	Implementation Status	Proposed Revisions
Recommendation 4-1: Use the Comprehensive Plan and Future Land Use Element as an Implementation Tool	Implementation is ongoing	Replace reference to the ZDSO to the Community Development Code
Recommendation 4-2: Implement the Northern and Southern Beaufort County Regional Plans	The Northern Implementation Committee still active. Intergovernmental agreements have been adopted in Southern Beaufort County for projects of regional significance, and Northern Beaufort County for growth boundaries. A Technical Advisory Group is still active in Northern Beaufort County and meets on an as-needed basis.	Revise recommendation to recognize that the Southern Implementation Committee is not active. Also replace the term Technical Advisory Groups with Staff Working Groups.
Recommendation 4-3: Adopt and Implement the Recommendations of the Rural Policy Assessment	This recommendation is implemented by Recommendations 4-15, 4-16, 4-17 and 4-18.	Replace reference to the ZDSO to the Community Development Code
Recommendation 4-4: Update the County Land Use Regulations	The development guidelines and recommendations of the Land Use Element have been implemented through the Community Development Code. Mixed-Use developments are encouraged through the inclusion of transect zones and the Traditional Community Plan option. This item is partially implemented through the	Update wording referring to the transfer of development rights (TDR) program. Revise to open up the possibility of using the TDR program to implement other recommendations of the Comprehensive Plan.

Recommendation	Implementation Status	Proposed Revisions
	Projects of Regional Significance resolution. Place Type Overlay implemented in CDC.	
Recommendation 4-5: Continue to Utilize and Expand Existing Tools to Further the Policies of the Comprehensive Plan	Initiation of the TDR is still in the process of being implemented. No expansion of TDR currently being considered but remains an option. The Rural and Critical Lands Program is still active with a \$20 million referendum approved in 2014.	No revisions
Recommendation 4-6: Utilize Development Agreements to Accomplish Goals of this Plan and Regional Plans	Implementation is ongoing	No revisions
Recommendation 4-7: Establish and Adopt Baseline Standards for PUDs and Development Agreements	This has not been implemented. PUD provision currently not in Community Development Code.	Revise to recognize that baseline standards could apply to revisions to existing PUDs.
Recommendation 4-8: Continue to Develop and Update Community Preservation Plans	May River and Daufuskie CP Plans adopted in 2010. Sheldon has not been implemented. Pritchardville and Lands End were implemented via 2011 charrettes that were a part of the development of the Community Development Code. Tansi Village rezoned T3 Neighborhood.	Update recommendation to recognize completed CP plans.
Recommendation 4-9: Promote Appropriate Infill Development and Redevelopment in Accordance with this Plan	The transect zones in the Community Development Code facilitate the development of small infill parcels. Large Infill tracts and small and large scale redevelopment are facilitated through the transect zones and the Traditional Community Plan provision of the Community Development Code. Stormwater integration for small parcels is ongoing. Incentives are provided for redevelopment through the transect zones via density and review time incentives. Context sensitive design standards are	This recommendation should be updated to be briefer and utilize only the last four bullet points.

Recommendation	Implementation Status	Proposed Revisions
	implemented through the transect zones in the CDC. Using GIS to identify and market undeveloped sites is not implemented.	
Recommendation 4-10: Develop Regional Demographic Models and a Regional Growth Tracking System	Recommendation has not been implemented	Remove references to the LDO permitting database.
Recommendation 4-11: Establish Joint Corridor Planning Efforts and Joint Corridor Review Boards	The joint CRB was implemented in 2011 through 2014. The joint board was replaced by a Countywide Design Review Board as part of the new Community Development Code.	Remove language calling for a joint Corridor Review Board. Recognize the role of the Southern Beaufort County Corridor Beautification Board to oversee aesthetic concerns within highway ROWs.
Recommendation 4-12: Develop Detailed Area Plans	This recommendation is partially implemented through the coordinated future land use plans and place type maps between Bluffton and Beaufort County. The zoning for the Bluffton CP District was addressed in the mapping for the Community Development Code. Detailed area plans partially implemented through the 2011 charrettes as part of formulation of Community Development Code.	Remove reference to the Bluffton CP district.
Recommendation 4-13: Formalize Regional Planning Efforts with Neighboring Counties and Municipalities	Coordinated planning is sporadic between counties.	Recognize role that LCOG and the MPO play in inter-governmental planning.
Recommendation 4-14: Annual Monitoring	Recommendation has not been implemented	Change annual monitoring to ongoing monitoring.
Recommendation 4-15: Rural Small Lot Subdivisions	This was implemented in 2009 and carried over to the Community Development Code.	This recommendation should serve as a general policy statement to provide equity to small rural property owners. Remove the four bullets.
Recommendation 4-16: Rural Conservation Subdivisions	This was implemented with the adoption of the Community Development Code.	This recommendation should serve as a general policy statement to promote clustering and agricultural preservation in rural areas.

Recommendation	Implementation Status	Proposed Revisions
Recommendation 4-17: Small Rural Businesses	The Rural Business district in Garden's Corner was adopted in 2009 and carried over to the Community Development Code as T2 Rural Center.	No revisions
Recommendation 11-18: Small Landowner Liaison	Recommendation has not been implemented	No revisions

Chapter 5: Natural Resources

Beaufort County has a unique natural beauty, made up of salt marsh vistas, sub-tropical maritime forests of live oaks and palmettos, forested wetlands of cypress and tupelo and over 30 miles of beaches. Beaufort County residents and visitors have a great attachment to these natural features. This chapter focuses on the protection, preservation, and management of Beaufort County's natural resources in light of the pressures of growth.

The Planning Commission recommends making minor revisions to the Natural Resources chapter to recognize changes in local and state policies and regulations. The Commission also recommends incorporating the data and recommendations of the Sea Level Rise Adaptation Report. Recommended updates include the following:

- Recognize updates that have taken place with the Stormwater BMP Manual, the Stormwater Utility, and EPA MS4 permitting.
- 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.
- Incorporate data and recommendations from the Sea Level Rise Adaptation Report as prepared by the South Carolina Sea Grant Consortium.

Proposed Revisions to Background Section

Subsection	Proposed Revisions
Introduction	No revisions
Physical Features and Constraints	No revisions
Climate and Weather	No revisions
Elevation	<ul style="list-style-type: none"> • Make reference to new subsection that will address historic and projected sea level rise.
Soils	No revisions
Conclusions	No revisions
Salt Marshes, Coastal Waters, and Marine Resources	Change 15 years to 20 years

Subsection	Proposed Revisions
Estuarine Environment	<ul style="list-style-type: none"> Update Maps 5-5 and 5-6 to reflect latest data available
Threats to Water Quality	<ul style="list-style-type: none"> Update Map 5-7 with current data from DHEC.
Existing Efforts to Preserve Water Quality	<ul style="list-style-type: none"> Change reference to “resource conservation” zoning to “T1 Natural Preserve” zoning. Recognize addition of nitrogen and volume control as new developments in the BMP Manual. Recognize Municipal Separate Storm Sewer System (MS4) permitting.
Conclusions	<ul style="list-style-type: none"> Change 10 years to 15 years. Recognize that there is a water quality lab at USCB.
Trees, Forests and Habitats	<ul style="list-style-type: none"> Update sidebar to recognize Community Development Code.
Tree Protection	No revisions
Protection of Habitats and Forest Communities	<ul style="list-style-type: none"> Revise to recognize changes in Community Development Code.
Endangered and Threatened Species	No revisions
Conclusions	<ul style="list-style-type: none"> Revise to recognize changes in tree protection policy.
Beaches and Dunes	No revisions
Existing Conditions	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> Recognize revisions in the Community Development Code that require septic systems and drainage fields to be 100 feet from the OCRM baseline.
Beach Renourishment	<ul style="list-style-type: none"> Update beach renourishment information to recognize renourishment projects on Hilton Head Island in 2007, 2013, and 2014.
Public Access	<ul style="list-style-type: none"> Revise to recognize the impact that severe erosion on Hunting Island has had on public access.
Sea Turtle Protection	No revisions
Conclusions	<ul style="list-style-type: none"> Revise to recognize importance of supporting beach renourishment on Hunting Island as a means of preserving the quality of public access to that beach.
Freshwater Wetlands	<ul style="list-style-type: none"> Update introductory paragraph to recognize changes in State regulations.
Existing Conditions	No revisions
Regulatory Framework	<ul style="list-style-type: none"> Make changes to State wetlands legislation to recognize existing regulatory environment in South Carolina. Make revisions to local wetlands ordinance to recognize changes in the County’s Community Development Code and new freshwater wetlands protections adopted by the Town of Port Royal.
Conclusions	No revisions
Groundwater Resources	Recognize how County’s volume control requirements in the Stormwater BMP Manual affect groundwater recharge.

Subsection	Proposed 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	<ul style="list-style-type: none"> Update acreage of preserved open space. Update Map 5-10.
Local Efforts to Preserve Open Space	<ul style="list-style-type: none"> Update information about referendums, funding, and greenprint process for Rural and Critical Lands Preservation Program. Update Hilton Head Island land acquisition efforts.
Conclusions	No revisions
Sea Level Rise and Climate Change	<ul style="list-style-type: none"> Provide new subsection titled “Sea Level Rise and Climate Change” to incorporate background information and recommendations from the Sea Level Adaptation Report prepared by the South Carolina Sea Grant Consortium.

Implementation Status and Proposed Revisions to Recommendations

Recommendation	Implementation Status	Proposed Revisions
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.	No revisions
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.	Revise to recognize that educational outreach is a major requirement of the MS4 Permit.
Recommendation 5-3: Enforcement	This recommendation has not been implemented	Revise to recognize that the MS4 permit mandates an

Recommendation	Implementation Status	Proposed Revisions
		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.	No revisions
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.	No revisions
Recommendation 5-6: Soils	This recommendation has not been implemented	No revisions
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)	Recommendation should be revised to recognize partial implementation and new permitting and enforcement issues related to EPA MS4 permit requirements in Beaufort County. Also the recommendation needs to acknowledge that nitrogen is now a pollutant that is required to be mitigated in the Stormwater BMP.

Recommendation	Implementation Status	Proposed Revisions
	in 2012.	
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.	No revisions
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.	No revisions
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	This recommendation has not been implemented	No revisions
Recommendation 5-13: Trees – Educational Outreach	Implementation is ongoing	No revisions
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.	No revisions
Recommendation 5-15: Wildlife and Habitat Educational Outreach	Implementation is ongoing	No revisions
Recommendation 5-16: Beaches and Dunes	The Community Development Code provides a Beach Protection Plan for larger	No revisions

Recommendation	Implementation Status	Proposed Revisions
	developments. Implemented through CDC; dune protection; and restrictions on lighting to protect sea turtles.	
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.	No revisions
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.	No revisions
Recommendation 5-19: Protect Groundwater Quality	Implementation is ongoing	No revisions
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.

Chapter 6: Cultural Resources

This chapter focuses on preserving and enhancing the County's cultural resources, which include historic sites and structures, scenic highways, maritime heritage, agricultural heritage, the military, Gullah culture and the visual and performing arts community. Make minor revisions to recognize new historic preservation and architectural standards in the Community Development Code.

The Planning Commission recommends making minor revisions to the Cultural Resources chapter. Recommended updates include the following:

- Update data and statistics cited in the chapter.
- Recognize new programs and policies that help to promote cultural resources, such as the Southern Beaufort County Corridor Beautification Board, the Canopy Roads Brochure, Gullah Geechee Cultural Heritage Corridor Management Plan, and new Museums.
- Recognize adoption of the Community Development Code and its standards that apply to historic preservation, archaeology, scenic highways, and agriculture.

- Remove references to programs that no longer exist, such as the Small Farmer Wholesale Auction Market.

Proposed Revisions to Background Section

Subsection	Proposed Revisions
Introduction	<ul style="list-style-type: none"> • Revise to recognize that Beaufort County is a national historic treasure and that we have a responsibility to be good stewards of this treasure
Historic and Archaeological Resources	No revisions
Resource Identification	<ul style="list-style-type: none"> • The City of Beaufort now has the Above Ground Historic Resources Survey on its website.
Existing Regulatory Framework	<ul style="list-style-type: none"> • Update to recognize that Beaufort County has adopted standards to protect historic resources in its Community Development Code.
Other Planning and Preservation Efforts	<ul style="list-style-type: none"> • Add reference to the Garvin House in Bluffton and efforts by private developments to preserve tabby ruins.
Vernacular Architecture	No revisions
Conclusions	<ul style="list-style-type: none"> • Revise to recognize that the military bases have promoted the preservation of cultural resources. • Revise to add tax incentives as a proactive mean that the County can utilize to preserve cultural resources
Scenic Highways and Byways	No revisions
Existing Preservation and Enhancement Efforts	<ul style="list-style-type: none"> • 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. • Recognize the role of the Southern Beaufort County Corridor Beautification Board to provide oversight on improvements made within the SCDOT ROW. • Provide a list of state scenic byways in Beaufort County • Acknowledge the Canopy Roads Brochure and its role in promoting scenic highways in the County.
Conclusions	<ul style="list-style-type: none"> • Revise to recognize that there is no longer a Corridor Overlay District.
Maritime Heritage	<ul style="list-style-type: none"> • Update sidebar to reflect more current information on shellfish catches.
Local Seafood Industry	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • Update to current boat registration and revise estimation for 2025.
Other Water Access Issues	<ul style="list-style-type: none"> • Revise number of piers to current.

Subsection	Proposed Revisions
Conclusions	No revisions
Agricultural Heritage	No revisions
History of Agriculture in Beaufort County	No revisions
Existing Conditions	<ul style="list-style-type: none"> Revise data from USDA Census of Agriculture including Table 6-1.
Local Marketing Initiatives	<ul style="list-style-type: none"> Update to recognize current status of farmers market and the small farmer wholesale auction market.
Conclusions	<ul style="list-style-type: none"> Remove references to wholesale farmers market.
Military Heritage	<ul style="list-style-type: none"> Update figures citing the military's impact on the local economy.
Military History	No revisions
Recent Military Activity	<ul style="list-style-type: none"> Revise acreage at Townsend Bombing Range. Update to reflect new mission of MCAS Beaufort. Add a paragraph about the Beaufort Naval Hospital.
Conclusions	No revisions
Gullah Culture	No revisions
Issues Affecting Gullah Culture in Beaufort County	No revisions
Local Initiatives to Preserve Gullah Heritage	Update to recognize community preservation work done in the Corners Community as part of the formulation of the Community Development Code.
Gullah/Geechee Cultural Heritage Corridor (National Park Service)	Update to recognize the completion of the Gullah Geechee Cultural Heritage Corridor Management Plan.
Conclusions	No revisions
Visual and Performing Arts	Remove reference to the book "100 Best Small Art Towns in America" due to dated material.
Performance Venues	Revise to recognize the 120 seat performance space in the ARTworks Community Art Center.
Museums	Change to a bullet list of museums. Add Heyward House, Port Royal Sound Foundation Maritime Center, the Santa Elena Foundation Interpretive Center, and the Fort Fremont Interpretive Center.
Education and Support	Remove specifics about the Community Arts Grant Fund.
Conclusions	No revisions

Implementation Status and Proposed Revisions to Recommendations

Recommendation	Implementation Status	Proposed Revisions
Recommendation 6-1: Archaeological and Historic Resources	Implementation is ongoing	No revisions
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.	No revisions
Recommendation 6-3: Rural Vernacular Architecture	This recommendation has not been implemented	No revisions
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. Also revise to call for better coordination with SCDOT and utility companies during tree trimming.
Recommendation 6-5: Maritime Heritage – Working Waterfronts	This recommendation has not been implemented	Revise to specify the support of the “traditional” seafood industry in Beaufort County.
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.	No revisions
Recommendation 6-8: Maritime Heritage – Small Watercraft	Implementation is ongoing	No revisions
Recommendation 6-9: Maritime Heritage – Funding	This recommendation has not been implemented	No revisions
Recommendation 6-10: Agricultural Heritage – Regulatory Framework	Implemented through the adoption of the Community Development Code.	No revisions

Recommendation	Implementation Status	Proposed Revisions
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.	Revise to call for continued partnering with USDA and other agencies to match local funds to preserve farmland.
Recommendation 6-12: Agricultural Heritage – Markets	Implementation is ongoing	Revise recommendation to to remove reference to the wholesale auction market.
Recommendation 6-13: Agricultural Heritage – Local Foods	Implementation is ongoing	Revise to support community gardens and farms in urban and suburban areas.
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.	Update the name of the Airport Overlay District to reflect the Community Development Code. Update to call for cooperative implementation of the Joint Land Use Study (JLUS)
Recommendation 6-15: Gullah Culture	Implementation is ongoing	Recognize adoption of the Gullah/Geechee Cultural Heritage Corridor Management Plan and support its implementation
Recommendation 6-16: Visual and Performing Arts	Implementation is ongoing	Remove specific references to other artist communities. Remove specific reference to the creation of a county-wide community arts center.

Chapter 7: Economic Development

This chapter provides an analysis of the current economic condition and focuses on how to build on the county's existing assets while diversifying its economic base. The chapter promotes policies that encourage quality job creation that allow citizens to find reasons to remain or settle in Beaufort County in employment that requires knowledge, talent and training and compensates with higher-paying jobs.

The Planning Commission recommends that the County reevaluate its economic development policies in light of such changes as the sale of the Beaufort Commerce Park and termination of its relationship with the Lowcountry Economic Network. In the interim, the Planning Commission recommends minor revisions to the chapter that include 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.

Proposed Revisions to Background Section

Subsection	Proposed Revisions
Introduction	<ul style="list-style-type: none"> • Replace photograph with reference to Lowcountry Economic Network.
Overview	No revisions
History	<ul style="list-style-type: none"> • Delete
Mission	<ul style="list-style-type: none"> • Delete
Goals	<ul style="list-style-type: none"> • Delete
Economic Analysis	No revisions
Income and Employment	<ul style="list-style-type: none"> • Revise data in Figures 7-1, 7-2, 7-3, 7-4 and 7-5.
Economic Impact of Military Installations	<ul style="list-style-type: none"> • Update if more recent data is available.
Unemployment	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • Update to recognize new ownership of the Beaufort Commerce Park.
Conclusions	No revisions
Developing Business Climate	<ul style="list-style-type: none"> • Update sidebar if more current data is available.
Regional Focus	<ul style="list-style-type: none"> • Update to recognize the dissolution of the Lowcountry Economic Alliance.
Target Industries	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • Remove references to development agreement.
Conclusions	No revisions.
Workforce	<ul style="list-style-type: none"> • Update military workforce data per figures in the Joint Land Use Study.
Existing Workforce	No revisions.
Cottage Industries	No revisions.
Education	No revisions.
Emerging Workforce Groups	No revisions.
Workforce Housing	No revisions.
Conclusions	No revisions.

Subsection	Proposed Revisions
Land and Infrastructure	<ul style="list-style-type: none"> Revise to remove references to Lowcountry Economic Network.
Jasper Port Terminal	<ul style="list-style-type: none"> Revise to remove references to the Lowcountry Economic Alliance.
Airport Infrastructure	<ul style="list-style-type: none"> Revise this section with current airport information
Conclusions	<ul style="list-style-type: none"> Revise to remove references to the Lowcountry Economic Alliance.

Implementation Status and Proposed Revisions to Recommendations

Recommendation	Implementation Status	Proposed Revisions
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.	No revisions
Recommendation 7-3: State Level Incentives	Implementation is ongoing	No revisions
Recommendation 7-4: Workforce	This recommendation is partially implemented through adoption of Community Development Code which encourages mixed-use developments.	No revisions
Recommendation 7-5: Regional Economic Development Strategies	Implementation is ongoing	Recommendation should be revised to remove references to the Lowcountry Economic Network and Lowcountry Economic Alliance.
Recommendation 7-6: Airport Infrastructure	Implementation is ongoing	Update to reflect current airport improvements.

Chapter 8: Affordable Housing

This chapter analyzes the location, type, age, condition, tenure, and affordability of housing. This element includes an analysis of the regulatory environment to determine unnecessary barriers to the provision of affordable housing. The goal of this element is to maintain and enhance the diversity of Beaufort County by providing the opportunity for people of all income levels to live and work in the County.

The Planning Commission recommends that the County update its Workforce Housing Needs Assessment to reflect current needs and to cover the whole spectrum of housing needs. Other recommended revisions to the Affordable Housing chapter of the Comprehensive Plan include 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.

Proposed Revisions to Background Section

Subsection	Proposed Revisions
Introduction	<ul style="list-style-type: none"> • Add language stating that Beaufort County has the highest HUD defined median income in South Carolina.
Vision	<ul style="list-style-type: none"> • Replace “Beaufort County Affordable Housing Consortium” with “Lowcountry Affordable Housing Coalition.”
Definitions	<ul style="list-style-type: none"> • Update specific HUD defined median income figures for each income group definition.
Technical Analysis	<ul style="list-style-type: none"> • Update text and sidebar graphs to include 2010 US Census data and the latest American Household Survey.
Housing Affordability Gap	
Age of Housing Stock	
Mobile Homes	
Housing Tenure	
Vacancy Rates	
Housing Foreclosures	<ul style="list-style-type: none"> • Update to include more recent information and trends for housing foreclosures.
Conclusions	<ul style="list-style-type: none"> • Remove last sentence in conclusion.
Land Use Policies Affecting Housing	No revisions
Southern Beaufort County	<ul style="list-style-type: none"> • 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	No revisions
Housing Needs Assessment	No revisions
Workforce Housing	<ul style="list-style-type: none"> • Update income and population projections and estimated

Subsection	Proposed Revisions
	future need for workforce housing.
Senior Housing	<ul style="list-style-type: none"> State that there will be additional needs for assisted living facilities and continuing care facilities.
Disabilities and Special Needs Housing	<ul style="list-style-type: none"> Replace paragraph about Beaufort County's homeless population with a new subsection (see below). Eliminate references to Housing Coordinator and Zoning and Development Standards Ordinance.
Homeless	<ul style="list-style-type: none"> Add new subsection with estimated homeless population and existing facilities that serve the homeless.
Rural Housing	No revisions
Very Low and Extremely Low Income Housing	<ul style="list-style-type: none"> Update Beaufort Housing Authority public housing, section 8 vouchers and waiting lists.
Military Housing	<ul style="list-style-type: none"> Update military housing unit counts.
Barriers to the Creation of Affordable Housing	No revisions
Land Cost	
Land Supply	
Construction Cost	
Market Dynamics	
Insufficient Development Incentives	
The Section 42 Housing Tax Credit Allocation Process	
Zoning Regulations	
Anti-Growth Sentiment	
Existing and Proposed Housing Strategies	No revisions
Regulatory Strategies	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> Remove references to the Affordable Housing Consortium and housing coordinator, and replace with Lowcountry Affordable Housing Coalition as a coordinating and advocacy agency for housing. Update list of tax credit developments. Update information on Habitat for Humanity.
Educational Strategies	No revisions

Implementation Status and Proposed Revisions to Recommendations

Recommendation	Implementation Status	Proposed Revisions
Recommendation 8-1: Relationship to Other Policies	Implementation is ongoing	Revise to state that affordable housing in urban areas should be targeted in infill sites near employment opportunities and services.
Recommendation 8-2: Full Spectrum of Affordable Housing	This has not been implemented with the exception of partial implementation of the last bullet through the Community Development Code encouraging a mix of housing types.	No revisions
Recommendation 8-3: Regional Approach to Affordable Housing	This recommendation has not been implemented.	No revisions
Recommendation 8-4: Monitor Demographic Trends	Partially implemented through the Community Development Code encouraging a mix of housing types and higher density walkable communities.	This recommendation should be reworked to call for a Housing Needs Assessment to be done that covers the whole spectrum of housing needs.
Recommendation 8-5: Address Barriers to Affordable Housing	This has been partially implemented through the adoption of the Community Development Code.	Revise to remove the last bullet.
Recommendation 8-6: Revisit and Refine Existing Affordable Housing Incentives	Density bonus incentives have been replaced with a different regulatory strategy to encourage a mix of housing types.	Revise recommendation to call for continual evaluation of the regulatory environment to identify barriers to affordable housing.
Recommendation 8-7: Mixed-Use Affordable Communities	Partially implemented through the Community Development Code encouraging a mix of housing types.	No revisions
Recommendation 8-8: Inclusionary Zoning	This recommendation has not been implemented.	Remove recommendation.
Recommendation 8-9: Affordable Housing Consortium	The Affordable Housing Consortium has been replaced with the Lowcountry Affordable Housing Coalition. The County no longer has a housing coordinator.	Revise to call for the Lowcountry Affordable Housing Coalition to provide support and advocacy for the creation of affordable housing. Call for the appointment of a housing coordinator for Beaufort County.
Recommendation 8-10: Housing Trust Fund	This recommendation has not been implemented.	No revisions

Recommendation	Implementation Status	Proposed Revisions
Recommendation 8-11: Land Acquisition	This recommendation has not been implemented.	Add reference to the Transfer of Development Rights Program.
Recommendation 8-12: Coordinate and Integrate Efforts of Non-profits	This recommendation has not been implemented.	No revisions
Recommendation 8-13: Housing Rehabilitation	This recommendation has not been implemented.	No revisions
Recommendation 8-14: Housing Foreclosures and Neighborhood Stabilization	Implementation is ongoing	No revisions
Recommendation 8-15: Rural Affordable Housing Approaches	Implementation is ongoing	No revisions
Recommendation 8-16: Military	This recommendation has not been implemented.	Remove recommendation.

Chapter 9: Energy

This chapter focuses on how to lower Beaufort County's energy dependency by reducing local energy consumption and facilitating local renewable energy production. The element first assesses how to make local government facilities and operations more energy efficient; how to promote green technologies and energy efficiency in the private sector; how to implement land use and transportation policies to promote fewer vehicle miles traveled; and how to best facilitate educational outreach to promote energy efficiency and green technology.

The Planning Commission recommends that minor revisions be made to the document to update dated information. Recommended revisions include the following:

- The Chapter was written during a spike in energy prices in 2008 and 2009. The language referring to high energy costs needs to be revised to refer to fluctuating energy costs.
- Data and figures uses are primarily 10 years old and should be replaced with newer information where available.
- The section on Existing Land Use Patterns that utilizes WalkScore™ to rate the walkability of communities needs to be updated and simplified.
- The information for green building needs to be revised to recognizes changes in the LEED scoring system and recent projects in Beaufort County receiving LEED certification.
- With the passage of Act 236, it is much more cost effective for South Carolina homeowners to utilize solar energy. This needs to be reflected in the chapter.

Proposed Revisions to Background Section

Subsection	Proposed Revisions
Introduction	<ul style="list-style-type: none"> • Revise introduction to eliminate specifics about gas prices.
State and Local Overview	<ul style="list-style-type: none"> • Update data pertaining to electricity consumption and production in South Carolina. • Update the number of customers served by Palmetto Electric and SCE&G. • Update language pertaining to the South Carolina Climate,

Subsection	Proposed Revisions
	Energy, and Commerce Advisory Committee to recognize that this occurred in 2008.
Vision	No revisions.
Land Use and Transportation Policies	<ul style="list-style-type: none"> Revise chart in sidebar with more current information. Revise data on increase in vehicle miles travelled (VMTs). Remove language that refers to recent spikes in fuel costs.
Land Use	<ul style="list-style-type: none"> Update walk scores for the pedestrian-oriented neighborhoods in Figure 9-1. Remove Figure 9-2.
Transportation	<ul style="list-style-type: none"> Update to recognize the Spanish Moss Trail as an alternative mode of transportation in northern Beaufort County.
Energy Efficiency	<ul style="list-style-type: none"> Remove sidebar that summarizes programs offered by ICLEI. Update data from the American Council for an Energy Efficient economy (ACEEE). Remove reference to ICLEI.
Energy Audits and Energy Performance Contracts	No revisions.
Green Building	<ul style="list-style-type: none"> Update Figure 9-4 to reflect the current LEED rating system. List other projects in Beaufort County that have received LEED certification.
Conclusion	No revisions.
Renewable Energy	No revisions.
Solar	<ul style="list-style-type: none"> Update information on federal Solar Investment Tax Credits to reflect new extension of program. Provide information on the Distributed Energy Resource Program Act (Act 236) which accommodates net metering and allows homes and businesses to lease solar panels from independent solar companies.
Biomass	<ul style="list-style-type: none"> Update estimates on annual collection of yard waste and construction and demolition waste.
Biodiesel	No revisions.
Wind, Wave, and Tidal Energy	No revisions.
Net Metering	<ul style="list-style-type: none"> Remove this section since it will be covered under the Solar heading.
Other Energy and Sustainability Issues	No revisions.
Recycling	No revisions.
Water Conservation	No revisions.
Local Foods Initiatives	<ul style="list-style-type: none"> Revise to eliminate reference to local auction farmers market.

Implementation Status and Proposed Revisions to Recommendations

Recommendation	Implementation Status	Proposed Revisions
Recommendation 9-1: Energy Committee	Recommendation has not been implemented	No revisions
Recommendation 9-2: Relationship to Other Policies	Implementation is ongoing	No revisions
Recommendation 9-3: Education, Technical Assistance, and Training	Recommendation has not been implemented	Remove first and second bullet
Recommendation 9-4: Utilize Available Technical Assistance and Expertise	Implementation is ongoing	Remove reference to ICLEI
Recommendation 9-5: Energy Efficiency – County Energy Audit	Recommendation has not been implemented	No revisions
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.	Revise to simplify language about the location of County Facilities. Add teleconferencing as a means to reduce vehicle miles traveled.
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.	No revisions
Recommendation 9-8: Green Building – Green Building Codes	Recommendation has not been implemented	No revisions
Recommendation 9-9: Green Building - LEED	Implementation is ongoing	No revisions
Recommendation 9-10: Green Building – Low Income Weatherization	Implementation is ongoing	No revisions
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.	Revise recommendation to recognize partial implementation through the Community Development Code.
Recommendation 9-12: Renewable Energy – State and Federal Legislation	Implementation is ongoing	Remove reference to net metering since it has been implemented through Act 236.
Recommendation 9-13: Renewable Energy – County Initiatives	Recommendation has not been implemented	No revisions

Chapter 10: Transportation

This chapter provides an analysis of the County's existing road network and assesses existing deficiencies and future needs in light of projected growth. The chapter offers strategies to maximize the efficiency of the county's road network while promoting policies and alternative transportation choices to reduce dependency on automobile transportation.

The Planning Commission determined that this chapter is outdated and needs to be updated. Revisions should involve updating the committed and planned transportation projects and incorporating the projections from the adopted Regional Transportation Model. This will require working with the Lowcountry Council of Governments and a transportation consultant to run the model to project road conditions for the year 2030 based on the assumption that a revised list of Existing plus Committed and Planned transportation projects are completed. The chapter also needs to be updated to recognize the establishment of a Lowcountry Metropolitan Planning Organization (LATS), the projected annual budget of the LATS, and the recommendations of the LATS's Long Range Transportation Plan. Finally, additional revisions are necessary to recognize changes in the last seven years. These revisions include among other things the substantial implementation of the Spanish Moss Trail; and revised land use policies that affect transportation – namely the Community Development Code. Below is a summary of the tasks necessary to revise the Transportation Element arranged by the headings of the chapter.

Proposed Revisions to Background Section

Subsection	Proposed Revisions
Introduction	<ul style="list-style-type: none"> This section will need to be revised to summarize the new findings of the Transportation chapter.
Existing and Planned Road Networks	No revisions
Level of Service	No revisions
Traffic Volumes and Trends	<ul style="list-style-type: none"> Review new model run and quantify road segments that are at LOS E or F and name them. Name any projects (if any) that were done since the model run to address deficiencies. Revise Maps 10-2 and 10-3.
Existing + Committed Road Improvements	<ul style="list-style-type: none"> Revise Table 10-1 (see Attachment A). Have consultant run model using the committed projects projecting to 2030. Identify road segments that are still E and F. Revise Maps 10-4 and 10-5.
Planned Road Improvements	<ul style="list-style-type: none"> Revise Tables 10-2 and 10-3 (see Attachment A). Have consultant run model using the planned projects projecting to 2030. Identify road segments that are still E and F. Revise Maps 10-6 and 10-7.
Road Project Funding	<ul style="list-style-type: none"> Revise Table 10-4 Update State Guides share to reflect annual revenue of the LATS and LCOG. Capital projects sales tax: Document when tax sunsetted and total dollar amount. State that the tax is currently not active.

Subsection	Proposed Revisions
	<ul style="list-style-type: none"> Federal Earmarks – update as needed. Update info on Admissions Tax if necessary.
Existing Tools and Policies to Address Transportation Demand	No revisions
Access Management Standards and Corridor Planning	<ul style="list-style-type: none"> Update to reflect that Buckwalter and Bluffton Parkway access management plans have been adopted. Mention any other relevant revisions to the plans.
Intelligent Transportation Systems	<ul style="list-style-type: none"> Update as necessary to reflect improvements over the last 7 years.
Travel Demand Modeling	<ul style="list-style-type: none"> Update to reflect new regional transportation model.
Traffic Impact Analysis Ordinances	No revisions
Land Preservation	<ul style="list-style-type: none"> Update Rural and Critical Lands Preservation and HHI Land Acquisition acreage, dwelling units and square footage.
Land Use Policies	<ul style="list-style-type: none"> Update to list specific land use policies in the Community Development Code that encourage local trip capture.
Alternative Modes of Transportation	No revisions
Public Transportation	<ul style="list-style-type: none"> Update information on public transportation
Bicycle and Pedestrian Trails	<ul style="list-style-type: none"> Update miles of bike trails on Hilton Head Island. Revise Bluffton and Buckwalter Parkways to get total linear mileage of trails. Mention pedestrian and cycling improvements to Savannah Highway, Lady's Island Drive (US 21), Sea Island Parkway, Burnt Church Road, SC 170 widening south of McGarveys Corner, and US 17 between Gardens Corner and Big Estates. Provide section on Spanish Moss Trail with existing, committed, and planned trail mileage. Be more specific about spine and spur trails – mention concept to map identify "bikesheds" based on existing trails and bikable streets. Under municipal sidewalk efforts, specify improvements on 46 in Bluffton, Bladen, Duke Streets, and Allison Road. Also mention sidewalk improvements planned with the Boundary Street project.
Water Transportation	<ul style="list-style-type: none"> Update to cite Daufuskie ferry issues.
Other Transportation Issues	
Emergency Evacuation	<ul style="list-style-type: none"> Update to reflect current emergency evacuation plan.
Airports	<ul style="list-style-type: none"> Update with latest airport information
Regional Transportation Framework	<ul style="list-style-type: none"> Change 10 years to 15 years
Regional Plans	No revisions
BCTAG	<ul style="list-style-type: none"> Remove subsection. Explore necessity of regional transportation planning oversight beyond what is provided by the MPO.

Subsection	Proposed Revisions
Highway Improvement Teams	<ul style="list-style-type: none"> Remove subsection
Lowcountry Regional Transportation Plan	<ul style="list-style-type: none"> Update to summarize the MPO's Long Range Transportation Plan and LCOG Plan.

Implementation Status and Proposed Revisions to Recommendations

Recommendation	Implementation Status	Proposed Revisions
Recommendation 10-1: Level of Service	Implementation is ongoing	No revisions
Recommendation 10-2: Regional Transportation Planning and Programming -	Regional transportation planning now falls under the jurisdiction of the MPO. Beaufort County, and the Towns of Hilton Head Island and Bluffton have a joint agreement to review projects of regional significance.	Revise to recognize the role that the MPO plays in regional planning. Remove reference to the Northern and Southern Highway Improvement Teams.
Recommendation 10-3: Committed Road Projects	Implementation status of committed projects is in Attachment A.	Revise recommendation to apply to revised list of committed projects.
Recommendation 10-4: Fund and Implement Additional Transportation Improvements	Only projects 6 and 7 have been implemented.	Revise list of projects to meet current and projected needs.
Recommendation 10-5: Transportation Improvements for Beaufort Commerce Park	Recommendation has not been implemented	This recommendation needs to be revisited given the change of ownership of the industrial park.
Recommendation 10-6: Identify and Pursue Future Funding Sources	Implementation is ongoing	No revisions
Recommendation 10-7: Tools and Policies to Reduce Vehicle Miles Traveled (VMTs)	The Bluffton and Buckwalter Parkways Access Management Plans have been adopted and implementation is ongoing. The other plans have not been initiated. Land use policy recommendations have been partially implemented through adoption of the Community Development Code. Land acquisition has been ongoing.	Revise list of recommended access management plans. Revise recommendation to recognize ITS improvements that have been made over the last 7 years. Assess whether Travel Demand Management recommendation is still relevant.
Recommendation 10-8: Context Sensitive Design	Implementation is ongoing	No revisions
Recommendation 10-9: Public Transportation	Implementation is ongoing	Update to meet Palmetto Breeze's goals.
Recommendation 10-10: Non-	Spanish Moss Trail is partially	Revise to recognize partial

Recommendation	Implementation Status	Proposed Revisions
Motorized Transportation	implemented. New pathways have been built as part of road widening (e.g. SC 170, Bluffton Parkway). Development standards revised to make commercial development have better pedestrian connections.	implementation of this recommendation.
Recommendation 10-11: Emergency Evacuation	Implementation is ongoing	Update if necessary per information from Emergency Management.

Chapter 11: Community Facilities

This chapter analyzes existing and future needs for water supply, waste water treatment; solid waste collection and disposal, fire protection, emergency medical services, general government facilities, education facilities, parks, and libraries. For each of these community facilities, this chapter provides an assessment of existing conditions, projects future needs based on projected population growth, and provides recommendations on how to implement and fund these recommendations.

The Planning Commission recommends that this chapter be thoroughly revised to reflect current public facilities, revised desired levels of service, and future needs based on revised population projections. This work will involve updating the projected capital needs of each of the departments and agencies that provide public services in Beaufort County. Below is a summary of the tasks necessary to revise the Community Facilities Element arranged by the headings of the chapter.

Proposed Revisions to Background Section

Subsection	Proposed Revisions
Introduction	No revisions
General Government	<ul style="list-style-type: none"> The policies of this section generally follow the recommendations of an analysis of space needs for each of the County departments that was conducted around 2005. Updating this section will require consultation with Facilities Management and other County departments to determine current and projected County facility space needs.
Northern Beaufort County	<ul style="list-style-type: none"> Revise to document other departments that have been relocated to the Beaufort Industrial Village. Make other revisions as necessary.
Southern Beaufort County	<ul style="list-style-type: none"> Revise to recognize County purchase of Myrtle Park office site. Make other revisions as necessary.
Conclusions	<ul style="list-style-type: none"> Assess numbers from office space needs study and determine if still current. Update information on Sheriff's Office and Emergency Management as necessary.
Detention Center	<ul style="list-style-type: none"> Updating this section will require a meeting with the Detention Center Director to document improvements made

Subsection	Proposed Revisions
	to the Detention Center over the last 5 years and determine future space needs. Figure 11-1 will be updated with more current data.
Detention Center Capacity	<ul style="list-style-type: none"> Update to more current data and projections.
Work Release	<ul style="list-style-type: none"> Update if necessary.
Juvenile Detention	<ul style="list-style-type: none"> Update if necessary.
Funding	<ul style="list-style-type: none"> Update funding gap, capacity, and space demands as necessary.
Conclusions	<ul style="list-style-type: none"> Reference more current planning studies and rate of increase in daily population.
Emergency Management	<ul style="list-style-type: none"> Updating this section will require a meeting with the Emergency Management Director to obtain more current information and assess the recommendations.
Dispatch Center	<ul style="list-style-type: none"> Update if necessary
Traffic Management Center	<ul style="list-style-type: none"> Update number of surveillance cameras. Update other information if necessary.
Emergency Evacuation	<ul style="list-style-type: none"> Update Table 11-2 with current information. Update other information if necessary.
Funding	<ul style="list-style-type: none"> Update if necessary.
Conclusions	<ul style="list-style-type: none"> Update conclusions about the County radio and mobile data communications system; office space; and computer aided dispatch as necessary.
Emergency Medical Services	<ul style="list-style-type: none"> Updating this section will require a meeting with the Director to obtain more current information and assess the recommendations.
Existing Facilities	<ul style="list-style-type: none"> Update Map 11-1 and Table 11-3 as necessary. Update inventory of vehicles and staff information.
Level of Service	<ul style="list-style-type: none"> Update if necessary.
Future Needs	<ul style="list-style-type: none"> Update if necessary.
Funding	<ul style="list-style-type: none"> Update to current data for fee collection.
Conclusions	<ul style="list-style-type: none"> Update as necessary.
Libraries	<ul style="list-style-type: none"> Update summary of square footage, collection materials and employees.
Library Facilities	<ul style="list-style-type: none"> Revise Table 11-4 to add new St. Helena Library
Library Facilities Size and Locational Criteria	<ul style="list-style-type: none"> Revise to discuss joint use facilities and other types of facilities that offer pre-ordered materials without housing the traditional number of collection materials.
Level of Service Standards	<ul style="list-style-type: none"> Revise level of service standards to a more realistic level that recognizes current LOS and the changing roles of libraries.
Library Facilities Master Plan	<ul style="list-style-type: none"> Revise to reflect revised LOS standards and population projections.
Funding	<ul style="list-style-type: none"> Revise as necessary.
Conclusions	<ul style="list-style-type: none"> Revise to place greater emphasis on repairing and renovating existing facilities. Place secondary focus on new facilities

Subsection	Proposed Revisions
	based on the master plan.
Parks, Recreation, and Open Space	<ul style="list-style-type: none"> This section has very ambitious recommendations for future park needs. Updating this section will require a meeting with PALS Director to assess to obtain more current information and assess the recommendations.
Existing Park Land Facilities	<ul style="list-style-type: none"> Update total acreage of County and municipal parks as necessary. Update Maps 11-2, 11-3, and table 11-7 as necessary.
Future Park Needs	<ul style="list-style-type: none"> Update Table 11-8 as necessary. Need to determine if the future neighborhood and community parks are still needed. Update Table 11-9 as necessary.
Recreational Programs and Activities	<ul style="list-style-type: none"> Update if necessary.
Administration, Maintenance, and Oversight	<ul style="list-style-type: none"> Update department administration. Update number of PALS facilities as necessary.
Parks and Recreation Funding	<ul style="list-style-type: none"> Update department administration reference. Update impact fee projections if necessary. Update land acquisition numbers.
Public Access to Water	<ul style="list-style-type: none"> Update beach access numbers if necessary. Update boat landing numbers if necessary.
Multi-Use Pathways and Trails	<ul style="list-style-type: none"> Update total mileage and planned mileage of Hilton Head Island trails. Update other trail efforts to recognize significant improvements along Spanish Moss Trail, McTeer Bridge, Savannah Highway, SC 170 widening, etc.
Conclusions	<ul style="list-style-type: none"> Need to assess if the levels of service for library square footage and collection materials are still County and department policy and update projections as necessary.
Sheriff's Office	<ul style="list-style-type: none"> The main focus of this section is the need to a consolidated law enforcement center that would include the Sheriff's department, Emergency Management, EMS and the Detention Center. Updating this section will require a meeting with Sheriff Tanner and other department heads to obtain updated information and reassess recommendations.
Sheriff Facilities	<ul style="list-style-type: none"> Update as necessary
Conclusions	<ul style="list-style-type: none"> Update as necessary
Solid Waste and Recycling	<ul style="list-style-type: none"> Updating this section will require a meeting with the department head to obtain more current information and update recommendations. Revise introduction and Map 11-5 as necessary.
Convenience Centers	<ul style="list-style-type: none"> Update convenience center usage to more current information. Update Figure 11-11 with more current information.
Solid Waste Disposal	<ul style="list-style-type: none"> Update tonnage estimates at Hickory Hill landfill. Update other information as necessary.
Recycling	<ul style="list-style-type: none"> Update as necessary

Subsection	Proposed Revisions
Oversight	<ul style="list-style-type: none"> Update as necessary
Conclusions	<ul style="list-style-type: none"> Update as necessary
Fire Protection	<ul style="list-style-type: none"> Updating this section will require a meeting with the Bluffton, Burton, Sheldon, and Lady's Island/St. Helena Fire Districts; and municipal fire departments to obtain more current information and update the recommendations. Update personnel information and update Map 11-1.
ISO Rating	<ul style="list-style-type: none"> Update Table 11-13 as necessary.
Existing Capital Facilities	<ul style="list-style-type: none"> Update Table 11-14 as necessary.
Projected Future Capital Needs	<ul style="list-style-type: none"> Update Table 11-15. Recognize new stations constructed in Bluffton and on Lady's Island.
Funding	<ul style="list-style-type: none"> Adjust millage rates to current. Update Table 11-16. Update other information as necessary.
Fire Districts and Future Municipal Growth	<ul style="list-style-type: none"> Update Burton agreement to provide municipal protection to more current information.
Conclusions	<ul style="list-style-type: none"> Update conclusions about Bluffton and Lady's Island/St. Helena Fire Districts as necessary. Update ISO ratings as necessary.
Public Schools	<ul style="list-style-type: none"> Many new schools, including two charter schools, have been built since this section was drafted. Updating this section will require a meeting with the Facilities, Planning, and Construction Department to update the supporting information and to reassess the recommendations. We should consider adding a subsection to discuss the charter schools and impacts on enrollment and the budget.
Existing School Capacity and Enrollment	<ul style="list-style-type: none"> Update Table 11-17 to include Whale Branch High School and update capacity and enrollment data. Update to discuss current capacity issues and new school construction.
Projected Future Enrollment and Facility Needs	<ul style="list-style-type: none"> Update new study recommendations. Update Table 11-18 to list new school facility needs.
Conclusions	<ul style="list-style-type: none"> Update land and cost projections for new schools.
Water Supply and Wastewater Treatment	<ul style="list-style-type: none"> Updating this section will require a meeting with Beaufort Jasper Water Sewer Authority to obtain more current information and update the recommendations. Update Map 11-6 if necessary.
Water Supply	
Sources of Drinking Water	
Threats to Groundwater Quality	
Wastewater Treatment	
Public Wastewater Treatment	
Package Treatment Facilities	
Individual On-Lot Septic Systems	

Implementation Status and Proposed Revisions to Recommendations

Recommendation	Implementation Status	Proposed Revisions
Recommendation 11-1: Monitoring and Evaluation of Space Needs	Implementation is ongoing	No revisions
Recommendation 11-2: New Law Enforcement Center	Recommendation has not been implemented	No revisions
Recommendation 11-3: Southern Beaufort County Offices	The County has expanded offices in the Bluffton area and has conducted more Council meetings in Southern Beaufort County.	No revisions
Recommendation 11-4: Consistency with Other Chapters of the Beaufort County Comprehensive Plan	Implementation is ongoing	No revisions
Recommendation 11-5: Energy and Resource Efficient Design	Implementation is ongoing	No revisions
Recommendation 11-6: Assess Current Conditions	Meet with Detention Center Director to provide implementation status.	Revise as necessary
Recommendation 11-7: Expanded Detention Center	Meet with Detention Center Director to provide implementation status.	Revise as necessary
Recommendation 11-8: Relocate the Emergency Management Department to the proposed Law Enforcement Center	Recommendation has not been implemented	No revisions
Recommendation 11-9: Radio Central System and Computer Aided Dispatch (CAD) Replacement	Meet with Emergency Management Department to provide implementation status.	Revise as necessary
Recommendation 11-10: Emergency Evacuation	Implementation is ongoing	No revisions
Recommendation 11-11: New EMS Stations	Meet with EMS Department to provide implementation status.	Revise as necessary
Recommendation 11-12: House EMS headquarters in the proposed Law Enforcement Center	Recommendation has not been implemented	Evaluate this recommendation pending interviews
Recommendation 11-13: Level of Service	The new St. Helena Island Branch was constructed.	Revise level of service standards to a more realistic level that recognizes current LOS and the changing roles of libraries.
Recommendation 11-14: Address the Funding Gap	Implementation is ongoing	Revise funding gap in recommendation per revised

Recommendation	Implementation Status	Proposed Revisions
		library facilities master plan. Revisit whether the capital project sales tax is appropriate for library buildings.
Recommendation 11-15: Parks Master Plan	Recommendation has not been implemented	No revisions
Recommendation 11-16: Improve Existing Recreational Facilities	Recommendation has not been implemented	No revisions
Recommendation 11-17: Develop New Parks and Recreation Facilities	Burton Wells Regional Park Phase 2 completed. Improvements made to Buckwalter Regional Park. Work initiated for Crystal Lake, Fort Fremont and Okatie Preserve.	Revise recommendation to recognize items that have been implemented. Need to re-evaluate future park needs and update recommendation as necessary.
Recommendation 11-18: Marsh and Water Access	The County has added two fishing piers. The County is currently working on improving the Fort Frederick boat landing. The Spanish Moss Trail has two fishing decks on its trestles.	No revisions
Recommendation 11-19: Boat Landings	Implementation is ongoing	No revisions
Recommendation 11-20: Multi-Use Pathways and Trails	Spanish Moss Trail is partially implemented. New pathways have been built as part of road widening (e.g. SC 170, Bluffton Parkway). Development standards revised to make commercial development have better pedestrian connections.	Recommendation should be revised to call for a new bicycle and pedestrian plan for the County.
Recommendation 11-21: Management of Passive Parks	Implementation is ongoing	No revisions
Recommendation 11-22: Identify and Pursue Future Funding Sources	Implementation is ongoing	No revisions
Recommendation 11-23: New Law Enforcement Center	Recommendation has not been implemented	No revisions
Recommendation 11-24: Future Disposal Sites	Meet with Solid Waste and Recycling staff to provide implementation status.	Revise as necessary
Recommendation 11-25: Provide Curbside Collection in High Density Areas	Recommendation has not been implemented	No revisions
Recommendation 11-26:	Implementation is ongoing	No revisions

Recommendation	Implementation Status	Proposed Revisions
Recycling of Yard Waste		
Recommendation 11-27: Land Use and Population Projections	Implementation is ongoing	No revisions
Recommendation 11-28: Improve ISO Ratings	New stations on Lady's Island Drive and Colleton River were constructed to improve ISO ratings	No revisions
Recommendation 11-29: Cooperative Future Planning with Municipalities	Implementation is ongoing	No revisions
Recommendation 11-30: Funding of Capital Needs	Implementation is ongoing	No revisions
Recommendation 11-31: Cooperative Planning	Implementation is ongoing	No revisions
Recommendation 11-32: Pedestrian Friendly Schools	Implementation is ongoing	No revisions
Recommendation 11-33: Preserve Groundwater Quality	Implementation is ongoing	No revisions
Recommendation 11-34: Reduce Demand for Irrigation	Implementation is ongoing	No revisions
Recommendation 11-35: Extension of Public Water	Implementation is ongoing	No revisions
Recommendation 11-36: Address Concentrations of On-lot Septic Systems	Partially implemented through Section 319 grant which funded the repair of 40 on-lot septic systems in the Okatie Watershed in 2011 and 2012.	No revisions
Recommendation 11-37: Address SAMP Recommendation for Onsite Wastewater Treatment and Disposal Systems (OSDS)	Recommendation has not been implemented	No revisions
Recommendation 11-38: Limit Expansion of Sewage Lines to Land within Growth Areas	Implementation is ongoing	No revisions

Chapter 12: Priority Investment

This chapter ties the capital improvement needs identified in other elements to forecasted revenues for the next ten years. It is, in essence, a ten-year Capital Improvements Plan that is meant to guide the County's five-year Capital Improvements Program (CIP) and annual budgeting processes.

The Planning Commission recommends revisiting the Priority Investment Chapter. The 10 year CIP was formulated in late 2007 and is almost 10 years old. The projects in the CIP should be updated to reflected the updated Community Facilities chapter. In addition, the funding gap between projected capital projects and projected revenues should be closed.

Proposed Revisions to Background Section

Subsection	Proposed Revisions
South Carolina Priority Investment Act	No revisions
Process	Update to describe process for revision.
10-Year Capital Improvements Plan	Update Appendices 12-A, 12-B, and 12-C.
Funding Gap	Revise Table 12-1 to reflect revised revenue projections, cost projections and funding gap. Update explanation of bonds and the County's borrowing capacity.
Next Steps	Revise as necessary

Implementation Status and Proposed Revisions to Recommendations

Recommendation	Implementation Status	Proposed Revisions
Recommendation 12-1: Determine Needed Capital Improvements	A draft scoring system was developed by the Planning Department to prioritize capital improvement projects. A five-year CIP was not developed.	No revisions
Recommendation 12-2: Develop a Funding Strategy	Implementation is ongoing	No revisions
Recommendation 12-3: Coordination with Other Agencies and Jurisdictions	Implementation is ongoing	No revisions