



COUNTY COUNCIL OF BEAUFORT COUNTY  
**BEAUFORT COUNTY PLANNING DIVISION**  
Beaufort County Government Robert Smalls Complex  
Administration Building, 100 Ribaut Road, Room 115  
Mailing: Post Office Drawer 1228, Beaufort SC 29901-1228  
Phone: (843) 255-2140 • FAX: (843) 255-9432

PLANNING COMMISSION

Monday, March 7, 2016

6:00 p.m.

Council Chambers, 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. COMMISSIONER'S WORKSHOP – 5:30 P.M.  
Planning Office, Room 115, County Administration Building
2. REGULAR MEETING – 6:00 P.M.  
Council Chambers
3. CALL TO ORDER – 6:00 P.M.
4. PLEDGE OF ALLEGIANCE
5. REVIEW OF MINUTES
  - A. JANUARY 7, 2016 ([backup](#))
  - B. FEBRUARY 1, 2016 ([backup](#))
6. CHAIRMAN'S REPORT
7. PUBLIC COMMENT ON NON-AGENDA ITEMS
8. TEXT AMENDMENTS TO CHAPTER 4-LAND USE, CHAPTER 6-CULTURAL RESOURCES, AND CHAPTER 9-ENERGY OF THE 2010 BEAUFORT COUNTY COMPREHENSIVE PLAN AS A RESULT OF THE FIVE-YEAR REVIEW OF THE PLAN; APPLICANT: BEAUFORT COUNTY PLANNING STAFF ([backup](#))
9. OTHER BUSINESS
  - A. Next Meeting – Monday, April 4, 2016, at 6:00 p.m.
10. ADJOURNMENT





COUNTY COUNCIL OF BEAUFORT COUNTY  
**BEAUFORT COUNTY PLANNING DIVISION**  
Multi-Government Center • 100 Ribaut Road, Room 115  
Post Office Drawer 1228, Beaufort SC 29901-1228  
Phone: (843) 255-2140 • FAX: (843) 255-9432

The regular meeting of the Beaufort County Planning Commission (hereinafter “Commission”) was held on Monday, January 7, 2016, in County Council Chambers, the Beaufort County Administration Building at 100 Ribaut Road, Beaufort, South Carolina.

**Members Present:**

Mr. Robert Semmler, Chairman  
Mr. Marque Fireall  
Mr. Randolph Stewart

Mr. Charles Brown  
Mr. George Johnston  
Mr. Eric Walsnovich

Ms. Diane Chmelik  
Mr. Edward Riley III

**Members Absent:** Ms. Carolyn Davis

**Staff Present:**

Mr. Anthony J. Criscitiello, Planning Director  
Ms. Delores Frazier, Assistant Planning Director  
Ms. Barbara Childs, Administrative Assistant to the Planning Director

**CALL TO ORDER:** Chairman Robert Semmler called the meeting to order at approximately 6:02 p.m.

**PLEDGE OF ALLEGIANCE:** Mr. Semmler led those assembled in the Council Chambers with the pledge of allegiance to the flag of the United States of America.

**CHAIRMAN’S REPORT:** Mr. Semmler asked about checking on the audio connection with the people on Daufuskie Island (at Mary Field School). He also stated that Clemson plays Alabama next Monday.

**PUBLIC COMMENT on non-agenda item:** Mr. Bill Murtoch, representing the homeowners of the Academy Park subdivision (on Lady’s Island), informed the Commission of the chronology of events of the interaction with the County staff. The history included a sign that was hidden and later discovered in early May by a resident; the first Staff Review Team (SRT) review of the project occurred in May 2015 where the residents felt they were treated in a polite, but perfunctory and dismissive manner—no decision was made as there were items still needed for review; the second SRT review occurred on September 2, 2015 where a large pond was included on the plans and it appeared that neither sand mining nor a water amenity/pond was allowed; the “chairman” of the SRT stated to the residents that they could leave the meeting, but Mr. Murtoch noted that the project engineer and the developer remained and was having a heated discussion about the pond that would drain 25 septic tanks from the subdivision. Mr. Murtoch noted that on September 30, a plat was presented indicating no pond but a notation of an unspecified future development. No minutes exist nor are there video recordings of the SRT meetings. The residents filed an appeal when the SRT approved the project. The Planning Commission heard his presentation about the unspecified future development. The Commission vote was a 3 to 3 tie and the Commission approved the subdivision was approved. Mr. Murtoch noted a 5-acre pond for the project has since been presented at the Natural Resources Committee on January 4. The Stormwater Committee presented the pond as a win-win where the County will have a stormwater retention pond and the developer will have an amenity that will enhance the development. Mr. Murtoch urged the Commissioners to view the Commission meeting. A 1-acre pond can be considered, not a 3-acre pond amenity. He noted that there are two public servants that maneuvered the Commission decision. He requested that the Commission re-hear the appeal because inadequate information was provided or was not made available. He urged the Commission to view the Natural Resources Committee meeting video also. The Natural Resources

Committee tabled their decision. The proposed subdivision has a 5-acre “mess” in the middle of the plan that the Commission did not approve.

**SOUTHERN BEAUFORT COUNTY ZONING MAP AMENDMENT/REZONING REQUEST FOR BLOODY POINT MASTER PLAN CHANGE REQUEST FOR R800 027 00A 0076 0000, R800 027 00A 0076 0000, R800 027 00A 0076 0000, AND R800 027 00A 0076 0000 (179.99 ACRES KNOWN AS BLOODY POINT PLANNED UNIT DEVELOPMENT (PUD); OWNER/APPLICANT: BLOODY POINT PROPERTIES LLC / AGENT: MARK BAKER, WOOD+PARTNERS INC.**

Mr. Semmler paused the meeting so that an audio connection could be made with the people at Mary Field School on Daufuskie Island. Confirmation was received that the people at Mary Field School could view the meeting, but the audio connection failed thereafter.

Mr. Semmler noted that Mr. Eric Walsnovich, a Commissioner, has recused himself from reviewing this project as he is an employee of the engineering firm that is the agent of this project.

Mr. Semmler asked for a show of hands of who in the audience was from Daufuskie Island. Someone in the audience noted that there were probably several others at the school on Daufuskie Island. After several failed attempts to reconnect the audio connection, Mr. Semmler continued the meeting and stated another attempt would occur at a later time.

Mr. Anthony Criscitiello briefed the Commissioners on the request. He noted that the request was a Planned Unit Development (PUD) master plan change. The request is 180 acres of the 337-acre PUD that will amend the golf course and club area into two districts: an Inn District to include a 120-room inn and 50,000 square feet of commercial space, and a Residential/Hospitality District for 150 single-family, duplex, and triplex units scattered throughout the current golf course. The staff analysis follows the Community Development Code (CDC) with six criteria that are required for staff review. The PUD has been in existence for a number of years with a golf course. The proposed plan is consistent with the CDC with residential units meandering along the golf course. The density is consistent with the CDC at 1 unit per acre. The proposal does not address a demonstrated community need. The applicant stated the golf course is underperforming so the change is requested. Compatibility and low intensity are consistent with the land. The proposal does not present adverse impact to nearby land. Environmental protection standards will be required by the Staff Review (SRT) before permitting occurs. Staff recommends approval of the proposed change.

**Comment by the Applicant:** Mr. Mark Baker of Wood and Partners noted that he represented the property owner, and introduced other representatives of the applicant. Brian McCarthy, the owner, renovated the golf course. The demands have changed and have shifted away from golf. He is looking to develop the property in respond to the public needs. Mr. Baker described and showed pictures of the property using a power point presentation. The golf barn could be transformed as an artisan village. They want to preserve the open spaces. The entrance will remain as a civic open space. The Daufuskie Island Code does a great job on how this space could look.

Discussion by the Commissioners included the 68-acre open space that includes an existing lagoon and the marsh; the content of the inn district; the 850-square foot cabins; a query regarding providing an affordable housing portion in the proposed development; the well water service; the commercial uses that includes food and beverage, artisan shops, recreation services, and light retail to support activities within development; the ferry service from the Westin Hotel in Savannah; the current 21 residences in the PUD; the consensus of the POA; reducing the height of the buildings from the current allowed height; the

lowered density from what is currently allowed; the beach erosion and the displacement of wild life; and concern with the maximum building size not being listed.

**Public Comment:**

1. Mr. Tony Seminelli, president of the Bloody Point PUD Property Owners Association (POA), noted that groins were placed and provided good stewardship of the beach. The POA Board heard of Mr. McCarthy's plans and met. Mr. Seminelli gave a history of the PUD prior to Mr. McCarthy's purchase. The POA Board is in favor of the change. The seven board members unanimously voted to support the plan
2. Mr. George Mullen, a Hilton Head Island resident and a Bloody Point owner, stated he opposed the change. The homeowners have an annual meeting in March, and he suggested that this plan be brought up then. He noted the constraints of the existing PUD. The 180-acre lot Mr. McCarthy purchased was for 22 units, a golf course, and a 7-room inn. There are 109 property owners involved with ½ to 2-acre lots and a golf course. Mr. Mullen is opposed to the staff review, including 150 residential units/hospitality houses within a hospitality district that is not consistent with the area, a demonstrated community need that was not addressed, an underperforming golf course that is a business risk not a basis for changing the PUD, the dramatic change from a low density community with a golf course to a hospitality district, the substantial not moderate change to the community, the logical and orderly pattern of the development not being consistent with the existing neighborhood, and the dramatic adverse impact of the proposed plan. He urged rejecting the request. (*Commission queries included an informational meeting given by Wood & Partners where the property owners were notified of the plan and no vote was involved; and how the plan would adversely affect Mr. Mullen's property since he does not want a hotel next to his property.*) Mr. Mullen gave the history of Bloody Point.
3. Mr. David Fingerhut, an owner on Bloody Point and a Hilton Head resident, stated that the plan is a disaster. It describes a tourist town. He appreciates the improvements made to the property by the McCarthy family. The underperformance of the lot should not be the property owners' burden. The proposed plan looks nice on paper, but the owner is selling the property. Mr. Fingerhut noted that Mr. Mullen covered most of his points. Mr. Fingerhut noted that there has not been a property owners meeting. He believes that a meeting should occur before coming before the Planning Commission. He noted that the covenant must be amended to accommodate the proposed plan. He urged the Commission to deny the request. (*Mr. George Johnston asked the price point of water lots.*)
4. Mr. Ed Hughes said that the golf course property is not subject to the covenants and restrictions of the Bloody Point PUD. There are restrictions regarding properties along the golf course, but the golf course per se is not included.

After several failed attempts to contact the Daufuskie Island group at Mary Field School for their audio comments, where Mr. Semmler offered his cell phone number for the Daufuskie Islanders to call so the Commission could receive their comments. No further audio contact occurred with the Daufuskie Islanders at Mary Field School.

The Commission continued its discussion that included tabling the request for 30 days, visiting Daufuskie Island, requesting a comparative study of the Comprehensive Plan and the Community Development Code, concern that the Property Owners Association (POA) is being short circuited, concern for the consensus of the affected property owners, concern that a transportation plan is not required by the County, requesting legal advice regarding the details of the covenants and restrictions, concern that a residential community is changing into a transient community, concern that POAs have dictated to homeowners instead of representing them, querying the staff review regarding the project conflicting with the CDC, querying the affected property value of the proposed rezoning, and noting the Daufuskie Island character being affected by the proposed rezoning.

**Motion:** Ms. Diane Chmelik made a motion, and Mr. Ed Riley seconded the motion, **for a 30-day delay on a recommendation to County Council on Southern Beaufort County Zoning Map Amendment/Rezoning Request for Bloody Point Master Plan Change Request for R800 027 00A 0076 0000, R800 027 00A 0076 0000, R800 027 00A 0076 0000, and R800 027 00A 0076 0000 (179.99 acres known as Bloody Point Planned Unit Development (PUD))**. The motion **passed** (FOR: Brown, Chmelik, Fireall, Johnston, Riley, Semmler, and Stewart, and Walsnovich; ABSENT: Davis).

**OTHER BUSINESS:**

- **Next Planning Commission Meeting:** Mr. Semmler noted that the next Commission meeting is scheduled for Monday, February 1, 2016, at 6:00 p.m.
- **2015 Commission Elections:**
  - **President:** Mr. Semmler opened the floor to nominations for President of the County Planning Commission. **Mr. Riley nominated Mr. Robert Semmler, and Ms. Chmelik seconded the nomination.** No other nominations were received and the nominations were closed. Mr. Semmler accepted the nomination. The **Commission voted to elect Mr. Robert Semmler as its president for 2016** (FOR: Brown, Chmelik, Fireall, Johnston, Riley, Semmler, Stewart, and Walsnovich; ABSENT: Davis).
  - **Vice Chairman:** Mr. Semmler opened the floor to nominations for Vice-President of the County Planning Commission. **Mr. Riley nominated Mr. Randolph Stewart, and Ms. Diane Chmelik seconded the nomination.** No other nominations were received and nominations were closed. Mr. Stewart accepted the nomination with honor. The **Commission voted to elect Mr. Randolph Stewart as its vice-president for 2016** (FOR: Brown, Chmelik, Fireall, Johnston, Riley, Semmler, Stewart, and Walsnovich; ABSENT: Davis).

**ADJOURNMENT: Motion:** Mr. Randolph Stewart made a motion, and Mr. Marque Fireall seconded the motion, **to adjourn the meeting**. The motion **was carried** (FOR: Brown, Chmelik, Fireall, Johnston, Riley, Semmler, Stewart, and Walsnovich; ABSENT: Davis). Mr. Semmler adjourned the meeting at approximately 8:05 p.m.

**SUBMITTED BY:**

\_\_\_\_\_  
Barbara Childs, Admin. Assistant to the Planning Director

\_\_\_\_\_  
Robert Semmler, Beaufort County Planning Commission Chairman

**APPROVED: March 7, 2016, as written**

*Note: The video link of the January 7, 2016, Planning Commission meeting is:*  
[http://beaufort.granicus.com/MediaPlayer.php?view\\_id=3&clip\\_id=2456](http://beaufort.granicus.com/MediaPlayer.php?view_id=3&clip_id=2456)



COUNTY COUNCIL OF BEAUFORT COUNTY  
**BEAUFORT COUNTY PLANNING DIVISION**  
Multi-Government Center • 100 Ribaut Road, Room 115  
Post Office Drawer 1228, Beaufort SC 29901-1228  
Phone: (843) 255-2140 • FAX: (843) 255-9432

The regular meeting of the Beaufort County Planning Commission (hereinafter “Commission”) was held on Monday, February 1, 2016, in County Council Chambers, the Beaufort County Administration Building at 100 Ribaut Road, Beaufort, South Carolina.

**Members Present:**

Mr. Robert Semmler, Chairman  
Mr. Marque Fireall  
Mr. Randolph Stewart

Mr. Charles Brown  
Mr. George Johnston

Ms. Diane Chmelik  
Mr. Edward Riley III

**Members Absent:** Mr. Eric Walsnovich and VACANCY-Port Royal Island representative (the late Ms. Carolyn Davis)

**Staff Present:**

Mr. Anthony J. Criscitiello, Planning Director  
Ms. Delores Frazier, Assistant Planning Director  
Ms. Barbara Childs, Administrative Assistant to the Planning Director

**CALL TO ORDER:** Chairman Robert Semmler called the meeting to order at approximately 6:02 p.m.

**PLEDGE OF ALLEGIANCE:** Mr. Semmler led those assembled in the Council Chambers with the pledge of allegiance to the flag of the United States of America.

**CHAIRMAN’S REPORT:**

1. Mr. Semmler noted the audio connection with Mr. Steve Hill at Mary Field School on Daufuskie Island. Mr. Hill was advised to mute his audio connection until the Commission was prepared to receive his public comment.
2. Mr. Semmler asked those assembled for a moment of silence in memory of the late Commissioner Ms. Carolyn Davis.
3. Mr. Semmler noted the Commissioners field trip to Daufuskie Island, and thanked Mr. Anthony Criscitiello for making the arrangements.
4. Mr. Semmler noted that the Commissioners were volunteers appointed by Beaufort County Council, and that they study the issues brought before them. He thanked the Planning staff for their work in providing the information needed by the Commission to review those issues. He read the Rules and Procedures of the Planning Commission, in particular Article 4. He explained the meeting procedure to the meeting attendees.
5. Mr. Semmler remarked that he was glad that the Super Bowl was not tonight (as there might not be too many meeting attendees).

**PUBLIC COMMENT on non-agenda item:** None were received.

**SOUTHERN BEAUFORT COUNTY ZONING MAP AMENDMENT/REZONING REQUEST FOR BLOODY POINT MASTER PLAN CHANGE REQUEST FOR R800 027 00A 0076 0000, R800 027 00A 0078 0000, R800 027 00A 0085 0000, AND R800 027 00A 0092 0000 (179.99 ACRES KNOWN AS BLOODY POINT PLANNED UNIT DEVELOPMENT (PUD); OWNER/APPLICANT: BLOODY POINT PROPERTIES LLC / AGENT: MARK BAKER, WOOD+PARTNERS INC.**

Mr. Semmler noted that Mr. Eric Walsnovich of the Commission has recused himself because he was an employee of applicant's agent, Wood+Partners, Inc.

Mr. Anthony Criscitiello briefed the Commissioners on the request that was before the Commission for a second time. He noted that State and local laws allow the Commission to postpone their recommendation to County Council for 30 days. The Commission's recommendation is expected during tonight's meeting. He reiterated that the Planning staff is in support of the rezoning request. He will reiterate the main points of the application, and he believes Mr. Mark Baker, the applicant's agent, may have modifications to present to the Commission. The proposal includes: a 120-room inn; 50,000 square feet of commercial space; 150 single-family, duplex, and triplex units that will meander along the former golf course; the zoning of neighborhood mixed-use; the Daufuskie Island Plan identified the area as a G5 conventional in-fill retrofit to residential-commercial development; the 180 acres with a 1 unit per acre gross density, with a minimum of 300 square foot per lot; and a traffic impact analysis not needed per the County Transportation Engineer.

**Comment by the Applicant:**

- Mr. Mark Baker of Wood and Partners thanked the Commission for visiting the property on Daufuskie Island. He introduced other representatives of the applicant. He gave the background of the application, and showed a power point presentation. They have reduced the following: the inn from 120 rooms to 60 rooms, the commercial size from 50,000 square feet to 25,000 square feet, and the maximum height from 44 feet to 35 feet. He spoke of demand significantly changing from the golf course use, commented on the retrofit where the Community Development Code has zoned the property G5, noted that the golf course was a core course without homes along the course, stated that the goal was to create activity for existing Bloody Point residents and providing a relaxed rural plan, noted that the overgrown golf course was recovered and the dock was expanded by the owner, and showed open space and stormwater plans for the project.
- Mr. Ed Hughes of Nexsun-Pruitt Law Firm spoke on the covenants and restrictions. He stated the covenants were recorded in 1989 for 75 single family lots, and six amendments to the covenants have occurred to date. The golf course was never part of the covenants. (*Commissioner Ed Riley asked for a clarification whether the golf course was subject to the Property Owners Association. Commissioner Semmler noted that was subject to the County Legal Department for advice.*)
- Mr. Andy Mason, a Daufuskie Island resident and a realtor, used MLS data and noted that the market remains weak, jobs are not being created, the target population is shrinking, stand alones are not drawing users, mixed uses require more employees, the closing of the Bloody Point golf course would lead to increased use at the underused golf course on the neighboring Melrose Planned Unit Development (PUD), and supporting a low density mixed use. (*Commissioner Diane Chmelik asked for clarification on whether the existing clubhouse would be an anchor of the proposed inn.*)
- Mr. Brian McCarthy, the owner and applicant of the Bloody Point PUD, owns other property on Daufuskie Island. He noted that the golf club was abandoned three years earlier, that he built the dock with a connection to Savannah, faced large net losses (\$10 million) since the course was not viable, and that the proposed plan addresses the desires of the millennial population. (*Commissioner Riley noted that he enjoyed golfing the Bloody Point course.*)
- Mr. Baker compared the project against the Community Development Code standards and believes the project meets all the requirements.
- Mr. Brian Simonelli, the President of the Bloody Point Property Owners Association (POA), noted that when the plans were introduced, they sent letters to all the owners in October 2015 announcing a November 7 meeting of all owners. In December the POA sent a letter to all the owners with the website of the proposed plans. The POA Board supports the plan. The POA built two groins to preserve the land. (*Commissioner Semmler asked for clarification on the location of the groins.*) Mr. Simonelli stated that the POA takes care of the beach.
- Mr. Baker noted that he was open to questions.

**Public Comment:**

1. Mr. Tony Chase, a Daufuskie Island (DI) resident and the owner of the Daufuskie Rum Company, noted that the road is part of the POA. How is that handled? How are millennials going on vacation while their children are in school? There are 110 owners on Bloody Point. Having the transient population that this proposal intends is messy—it is too much.
2. Mr. Peter Catlin, a property owner of the Sandy Lane units, supports the plan.
3. Mr. Mike Loftus, a Bloody Point owner, noted he owns several other properties, is a member of various organizations, and an active member of the Bloody Point and Melrose golf courses. He strongly supports the plan.
4. Mr. Steve Casey, a DI resident, is a new owner and works with Wood+Partners. He disagrees with the density—it is too high. He likes the reduction of the inn—it is more palatable. He is in favor if the density is reduced.
5. Mr. Bob Webb, a retired attorney of 61 Fuskie Land had his home completed in 2007. He strongly supports the plan. His family used the golf course. He bought a \$72,000. Membership with Hole 17 being named after him. His home is directly across from the proposed inn. He prefers the plan to desertion as in the past. He represented the community in a lawsuit by the former owner. The POA is not capable of running a golf course. If the golf course closed, then the course goes to seed and the property values are reduced. Only the owner has the authority to determine the status of the property. He believes the owner, Mr. McCarthy, loves the course. Mr. Webb urged the Commission to give favorable recommendation to the request.
6. Mr. Michael Egan, a DI property owner, asked that other options be considered.
7. Ms. Chris King, a Sandy Lane property owner, supports the plan. There will be a bad impact on Sandy Lane if the course is closed and higher foreclosures may occur. She spoke of trust to count on each other. It is a well conceived plan if implemented.
8. Mr. Tommy O'Brien, a County resident and a DI property owner, stated that the island changes constantly. He gave a brief summary of the island history. There are far more jobs and people on the island than in 1970. Cutting back on the home density might be acceptable. He noted numerous island foreclosed homes on the County website. The dock will not support the material being brought on the island for the plan. There exists only one paved road on the island. The asphalt may deteriorate with the anticipated construction traffic. Melrose PUD has closed its inn. The island residents rent part of their homes to accommodate visitors. There are a lot of factors that aren't being discussed. Mr. O'Brien commends Mr. McCarthy on spending his money. There needs to be more investigation on the plan. But, consider the strain on the infrastructure. Who is going to do the repairs, the taxpayers or the developer.
9. Mr. Steve Hill speaking from Daufuskie Island stated noted there were about 15 residents at Mary Field School on Daufuskie Island who were listening to the discussion. He asked if any at Mary Field School had questions. (*Mr. Semmler noted that he was taking comments, not questions.*)
10. Mr. Bob (*last name not audible*) asked about the timeline of keeping the golf course open.

Discussion by the Commissioners included querying the timeline of the project (*2 years or sooner, per Mr. Baker*); keeping the golf course open (*per Mr. McCarthy, if the Commission approves his request*); the owner's desire to see the plan in action, having affordable housing (*attainable per Mr. Baker*); concern for the sufficiency of the dock during construction; noting the cemetery retaining wall built by Mr. McCarthy; amending the sewer system for open spaces and having irrigation for the property (*per Mr. Baker*); concern for the disappearing aquifer; having an agreement with Melrose for their golf course use; buffering existing properties from the rental units; hosting destination weddings (*per Mr. Baker*); clarifying the location of the Webb property; concern with increased traffic impact on the natural serenity of the community (especially ocean front lots); concern that a traffic impact analysis was not required simply because only golf cart and pedestrian traffic was considered by the County Transportation Engineer; the non-existence of a Daufuskie Island Ferry Plan; requiring off-island and on-island parking for the visitors; kudos to Patrick Ford (Bloody Point golf course manager); tabling a decision not being an option since it was tabled last month; clarifying the difference between the DI Council which is voted by



DI residents and the DI Conservancy which is a group of concerned citizens; noting that the DI Council had not been directly approached about the plan (*per Steve Hill, a DI Council member*); the Bloody Point POA meeting annually with its next meeting scheduled for April 2, 2016 (*per Brian Simonelli*); querying the reason for not contacting the DI Council since the plan impacts roads, safety and security (*per Lee Ann Colter*); concern for the protection of the live oak clusters on the property, the protection of the cemetery and historic relics and potential infrastructure damage; voting against the plan since it does not have the support of the DI Council and the community; and the plan being on the DI newspaper.

**Motion:** Mr. Ed Riley made a motion, and Mr. Marque Fireall seconded the motion, **to recommend approval to County Council for a Southern Beaufort County Zoning Map Amendment/Rezoning Request for Bloody Point Master Plan Change Request for R800 027 00A 0076 0000, R800 027 00A 0078 0000, R800 027 00A 0085 0000, and R800 027 00A 0092 0000 (179.99 acres known as Bloody Point Planned Unit Development (PUD))**. Discussion included the condition being in effect before moving on. The motion **passed** (FOR: Brown, Chmelik, Fireall, Johnston, Riley, and Stewart; ABSENT: Semmler).

**OTHER BUSINESS:** **Next Planning Commission Meeting** is scheduled for Monday, March 7, 2016, at 6:00 p.m.

**ADJOURNMENT:** **Motion:** Mr. Marque Fireall made a motion, and Mr. George Johnston seconded the motion, **to adjourn the meeting**. The motion **was carried** (FOR: Brown, Chmelik, Fireall, Johnston, Riley, Semmler, Stewart; ABSENT: Walsnovich). Mr. Semmler adjourned the meeting at approximately 7:39 p.m.

**SUBMITTED BY:**

\_\_\_\_\_  
Barbara Childs, Admin. Assistant to the Planning Director

\_\_\_\_\_  
Robert Semmler, Beaufort County Planning Commission Chairman

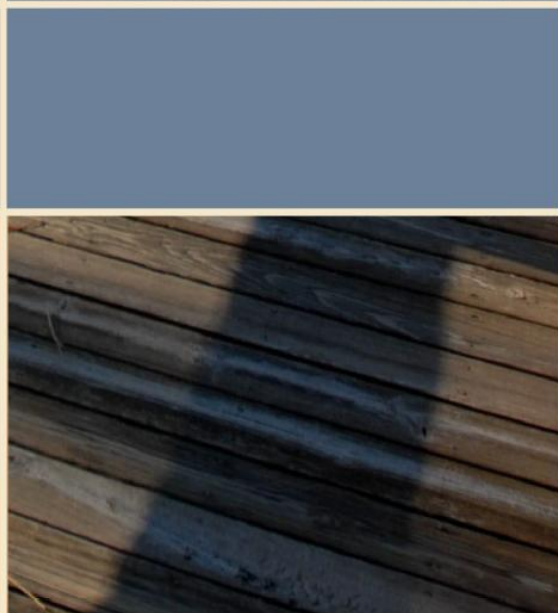
**APPROVED:**           **March 7, 2016, as written**

*Note: The video link of the February 1, 2016, Planning Commission meeting is:*  
[http://beaufort.granicus.com/MediaPlayer.php?view\\_id=3&clip\\_id=2490](http://beaufort.granicus.com/MediaPlayer.php?view_id=3&clip_id=2490)



# BEAUFORT COUNTY COMPREHENSIVE PLAN

## Five-Year Assessment



# Beaufort County Comprehensive Plan 5-Year Assessment

## County Council

D. Paul Sommerville, Chairman  
Jerry W. Stewart, Vice-Chairman  
Cynthia M. Bensch  
Rick Caporale  
Gerald Dawson  
Brian E. Flewelling  
Alice G. Howard  
William L. McBride  
Stewart H. Rodman  
Steven G. Fobes  
Roberts "Tabor" Vaux, Jr.

## Planning Commission

Robert Semmler, Chairman  
Randolph Stewart, Vice-Chairman  
Charles Brown  
Diane J. Chmelik  
Carolyn Davis  
Marque Fireall  
George Johnston  
W. Edward Riley  
Eric Walsnovich

## Staff

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

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

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



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"> <li>• 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.</li> <li>• Revise references to the Corridor Review Boards to reflect the current Design Review Board.</li> </ul>

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

Subsection	Proposed Revisions
Estaurine Environment	<ul style="list-style-type: none"> <li>Update Maps 5-5 and 5-6 to reflect latest data available</li> </ul>
Threats to Water Quality	<ul style="list-style-type: none"> <li>Update Map 5-7 with current data from DHEC.</li> </ul>
Existing Efforts to Preserve Water Quality	<ul style="list-style-type: none"> <li>Change reference to “resource conservation” zoning to “T1 Natural Preserve” zoning.</li> <li>Recognize addition of nitrogen and volume control as new developments in the BMP Manual.</li> <li>Recognize Municipal Separate Storm Sewer System (MS4) permitting.</li> </ul>
Conclusions	<ul style="list-style-type: none"> <li>Change 10 years to 15 years.</li> <li>Recognize that there is a water quality lab at USCB.</li> </ul>
<b>Trees, Forests and Habitats</b>	<ul style="list-style-type: none"> <li>Update sidebar to recognize Community Development Code.</li> </ul>
Tree Protection	No revisions
Protection of Habitats and Forest Communities	<ul style="list-style-type: none"> <li>Revise to recognize changes in Community Development Code.</li> </ul>
Endangered and Threatened Species	No revisions
Conclusions	<ul style="list-style-type: none"> <li>Revise to recognize changes in tree protection policy.</li> </ul>
<b>Beaches and Dunes</b>	No revisions
Existing Conditions	<ul style="list-style-type: none"> <li>Check SC Annual State of the Beaches Report to see if there are any changes to beach conditions for Table 5-6.</li> </ul>
Threats	No revisions
Regulatory Framework	<ul style="list-style-type: none"> <li>Recognize revisions in the Community Development Code that require septic systems and drainage fields to be 100 feet from the OCRM baseline.</li> </ul>
Beach Renourishment	<ul style="list-style-type: none"> <li>Update beach renourishment information to recognize renourishment projects on Hilton Head Island in 2007, 2013, and 2014.</li> </ul>
Public Access	<ul style="list-style-type: none"> <li>Revise to recognize the impact that severe erosion on Hunting Island has had on public access.</li> </ul>
Sea Turtle Protection	No revisions
Conclusions	<ul style="list-style-type: none"> <li>Revise to recognize importance of supporting beach renourishment on Hunting Island as a means of preserving the quality of public access to that beach.</li> </ul>
<b>Freshwater Wetlands</b>	<ul style="list-style-type: none"> <li>Update introductory paragraph to recognize changes in State regulations.</li> </ul>
Existing Conditions	No revisions
Regulatory Framework	<ul style="list-style-type: none"> <li>Make changes to State wetlands legislation to recognize existing regulatory environment in South Carolina.</li> <li>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.</li> </ul>
Conclusions	No revisions
<b>Groundwater Resources</b>	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
<b>Open Space</b>	No revisions
Existing Conditions	<ul style="list-style-type: none"> <li>Update acreage of preserved open space. Update Map 5-10.</li> </ul>
Local Efforts to Preserve Open Space	<ul style="list-style-type: none"> <li>Update information about referendums, funding, and greenprint process for Rural and Critical Lands Preservation Program.</li> <li>Update Hilton Head Island land acquisition efforts.</li> </ul>
Conclusions	No revisions
<b>Sea Level Rise and Climate Change</b>	<ul style="list-style-type: none"> <li>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.</li> </ul>

### 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
<p>Recommendation 5-4: Implement the SAMP</p>	<p>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.</p>	<p>enforcement program. No revisions</p>
<p>Recommendation 5-5: Open Space Preservation</p>	<p>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.</p>	<p>No revisions</p>
<p>Recommendation 5-6: Soils</p>	<p>This recommendation has not been implemented</p>	<p>No revisions</p>
<p>Recommendation 5-7: New Approaches to Stormwater Management</p>	<p>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)</p>	<p>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.</p>

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

Subsection	Proposed Revisions
Conclusions	No revisions
<b>Agricultural Heritage</b>	No revisions
History of Agriculture in Beaufort County	No revisions
Existing Conditions	<ul style="list-style-type: none"> <li>• Revise data from USDA Census of Agriculture including Table 6-1.</li> </ul>
Local Marketing Initiatives	<ul style="list-style-type: none"> <li>• Update to recognize current status of farmers market and the small farmer wholesale auction market.</li> </ul>
Conclusions	<ul style="list-style-type: none"> <li>• Remove references to wholesale farmers market.</li> </ul>
<b>Military Heritage</b>	<ul style="list-style-type: none"> <li>• Update figures citing the military’s impact on the local economy.</li> </ul>
Military History	No revisions
Recent Military Activity	<ul style="list-style-type: none"> <li>• Revise acreage at Townsend Bombing Range.</li> <li>• Update to reflect new mission of MCAS Beaufort.</li> <li>• Add a paragraph about the Beaufort Naval Hospital.</li> </ul>
Conclusions	No revisions
<b>Gullah Culture</b>	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
<b>Visual and Performing Arts</b>	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
<b>Recommendation 6-1: Archaeological and Historic Resources</b>	Implementation is ongoing	No revisions
<b>Recommendation 6-2: Archaeological and Historic Resources – Public Outreach</b>	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
<b>Recommendation 6-3: Rural Vernacular Architecture</b>	This recommendation has not been implemented	No revisions
<b>Recommendation 6-4: Scenic Highways and Byways</b>	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.
<b>Recommendation 6-5: Maritime Heritage – Working Waterfronts</b>	This recommendation has not been implemented	Revise to specify the support of the “traditional” seafood industry in Beaufort County.
<b>Recommendation 6-6: Maritime Heritage – Recreational Boating and Fishing</b>	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.
<b>Recommendation 6-7: Maritime Heritage – On-Shore Fishing</b>	Partially implemented through the establishment of several fishing decks along on Spanish Moss Trail.	No revisions
<b>Recommendation 6-8: Maritime Heritage – Small Watercraft</b>	Implementation is ongoing	No revisions
<b>Recommendation 6-9: Maritime Heritage – Funding</b>	This recommendation has not been implemented	No revisions
<b>Recommendation 6-10: Agricultural Heritage – Regulatory Framework</b>	Implemented through the adoption of the Community Development Code.	No revisions

Recommendation	Implementation Status	Proposed Revisions
<b>Recommendation 6-11: Agricultural Heritage – Rural and Critical Lands Preservation Program</b>	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.
<b>Recommendation 6-12: Agricultural Heritage – Markets</b>	Implementation is ongoing	Revise recommendation to to remove reference to the wholesale auction market.
<b>Recommendation 6-13: Agricultural Heritage – Local Foods</b>	Implementation is ongoing	Revise to support community gardens and farms in urban and suburban areas.
<b>Recommendation 6-14: Military Heritage</b>	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)
<b>Recommendation 6-15: Gullah Culture</b>	Implementation is ongoing	Recognize adoption of the Gullah/Geechee Cultural Heritage Corridor Management Plan and support its implementation
<b>Recommendation 6-16: Visual and Performing Arts</b>	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
<b>Introduction</b>	<ul style="list-style-type: none"> <li>• Replace photograph with reference to Lowcountry Economic Network.</li> </ul>
Overview	No revisions
History	<ul style="list-style-type: none"> <li>• Delete</li> </ul>
Mission	<ul style="list-style-type: none"> <li>• Delete</li> </ul>
Goals	<ul style="list-style-type: none"> <li>• Delete</li> </ul>
<b>Economic Analysis</b>	No revisions
Income and Employment	<ul style="list-style-type: none"> <li>• Revise data in Figures 7-1, 7-2, 7-3, 7-4 and 7-5.</li> </ul>
Economic Impact of Military Installations	<ul style="list-style-type: none"> <li>• Update if more recent data is available.</li> </ul>
Unemployment	<ul style="list-style-type: none"> <li>• Update with more recent data.</li> </ul>
Conclusions	No revisions
<b>Current Business Climate</b>	No revisions
Existing Business	No revisions
Existing Business Owners	No revisions
Business License Fees	No revisions
Available Product	<ul style="list-style-type: none"> <li>• Update to recognize new ownership of the Beaufort Commerce Park.</li> </ul>
Conclusions	No revisions
<b>Developing Business Climate</b>	<ul style="list-style-type: none"> <li>• Update sidebar if more current data is available.</li> </ul>
Regional Focus	<ul style="list-style-type: none"> <li>• Update to recognize the dissolution of the Lowcountry Economic Alliance.</li> </ul>
Target Industries	<ul style="list-style-type: none"> <li>• Remove references to the Lowcountry Economic Network and Alliance.</li> <li>• Change references to the F-35 B Joint Strike Fighter to present tense rather than future tense.</li> </ul>
Conclusions	No revisions.
<b>Incentives</b>	No revisions.
Existing State Level Incentives	No revisions.
Existing Local Level Incentives	<ul style="list-style-type: none"> <li>• Remove references to development agreement.</li> </ul>
Conclusions	No revisions.
<b>Workforce</b>	<ul style="list-style-type: none"> <li>• Update military workforce data per figures in the Joint Land Use Study.</li> </ul>
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
<b>Land and Infrastructure</b>	<ul style="list-style-type: none"> <li>Revise to remove references to Lowcountry Economic Network.</li> </ul>
Jasper Port Terminal	<ul style="list-style-type: none"> <li>Revise to remove references to the Lowcountry Economic Alliance.</li> </ul>
Airport Infrastructure	<ul style="list-style-type: none"> <li>Revise this section with current airport information</li> </ul>
Conclusions	<ul style="list-style-type: none"> <li>Revise to remove references to the Lowcountry Economic Alliance.</li> </ul>

### Implementation Status and Proposed Revisions to Recommendations

Recommendation	Implementation Status	Proposed Revisions
<b>Recommendation 7-1: Current Business Climate</b>	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.
<b>Recommendation 7-2: Developing Business Climate – Target Industries</b>	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
<b>Recommendation 7-3: State Level Incentives</b>	Implementation is ongoing	No revisions
<b>Recommendation 7-4: Workforce</b>	This recommendation is partially implemented through adoption of Community Development Code which encourages mixed-use developments.	No revisions
<b>Recommendation 7-5: Regional Economic Development Strategies</b>	Implementation is ongoing	Recommendation should be revised to remove references to the Lowcountry Economic Network and Lowcountry Economic Alliance.
<b>Recommendation 7-6: Airport Infrastructure</b>	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
<b>Introduction</b>	<ul style="list-style-type: none"> <li>• Add language stating that Beaufort County has the highest HUD defined median income in South Carolina.</li> </ul>
Vision	<ul style="list-style-type: none"> <li>• Replace “Beaufort County Affordable Housing Consortium” with “Lowcountry Affordable Housing Coalition.”</li> </ul>
Definitions	<ul style="list-style-type: none"> <li>• Update specific HUD defined median income figures for each income group definition.</li> </ul>
<b>Technical Analysis</b>	<ul style="list-style-type: none"> <li>• Update text and sidebar graphs to include 2010 US Census data and the latest American Household Survey.</li> </ul>
Housing Affordability Gap	
Age of Housing Stock	
Mobile Homes	
Housing Tenure	
Vacancy Rates	
Housing Foreclosures	<ul style="list-style-type: none"> <li>• Update to include more recent information and trends for housing foreclosures.</li> </ul>
Conclusions	<ul style="list-style-type: none"> <li>• Remove last sentence in conclusion.</li> </ul>
<b>Land Use Policies Affecting Housing</b>	No revisions
Southern Beaufort County	<ul style="list-style-type: none"> <li>• 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.</li> </ul>
Northern Beaufort County	No revisions
Conclusions	No revisions
<b>Housing Needs Assessment</b>	No revisions
Workforce Housing	<ul style="list-style-type: none"> <li>• Update income and population projections and estimated</li> </ul>



Subsection	Proposed Revisions
	future need for workforce housing.
Senior Housing	<ul style="list-style-type: none"> <li>State that there will be additional needs for assisted living facilities and continuing care facilities.</li> </ul>
Disabilities and Special Needs Housing	<ul style="list-style-type: none"> <li>Replace paragraph about Beaufort County’s homeless population with a new subsection (see below).</li> <li>Eliminate references to Housing Coordinator and Zoning and Development Standards Ordinance.</li> </ul>
Homeless	<ul style="list-style-type: none"> <li>Add new subsection with estimated homeless population and existing facilities that serve the homeless.</li> </ul>
Rural Housing	No revisions
Very Low and Extremely Low Income Housing	<ul style="list-style-type: none"> <li>Update Beaufort Housing Authority public housing, section 8 vouchers and waiting lists.</li> </ul>
Military Housing	<ul style="list-style-type: none"> <li>Update military housing unit counts.</li> </ul>
<b>Barriers to the Creation of Affordable Housing</b>	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	
<b>Existing and Proposed Housing Strategies</b>	No revisions
Regulatory Strategies	<ul style="list-style-type: none"> <li>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.</li> <li>Update information on Accessory Dwelling Units to recognize availability in most zoning districts in the Community Development Code.</li> <li>Remove section on flexible development which will be covered in discussion about transect zones and TCPs.</li> <li>Remove reference to Lady’s Island Redevelopment District since it was replaced with transect zones in the Community Development Code.</li> </ul>
Institutional Strategies	<ul style="list-style-type: none"> <li>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.</li> <li>Update list of tax credit developments.</li> <li>Update information on Habitat for Humanity.</li> </ul>
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
<b>Introduction</b>	<ul style="list-style-type: none"> <li>● Revise introduction to eliminate specifics about gas prices.</li> </ul>
State and Local Overview	<ul style="list-style-type: none"> <li>● Update data pertaining to electricity consumption and production in South Carolina.</li> <li>● Update the number of customers served by Palmetto Electric and SCE&amp;G.</li> <li>● Update language pertaining to the South Carolina Climate,</li> </ul>

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

## Implementation Status and Proposed Revisions to Recommendations

Recommendation	Implementation Status	Proposed Revisions
<b>Recommendation 9-1: Energy Committee</b>	Recommendation has not been implemented	No revisions
<b>Recommendation 9-2: Relationship to Other Policies</b>	Implementation is ongoing	No revisions
<b>Recommendation 9-3: Education, Technical Assistance, and Training</b>	Recommendation has not been implemented	Remove first and second bullet
<b>Recommendation 9-4: Utilize Available Technical Assistance and Expertise</b>	Implementation is ongoing	Remove reference to ICLEI
<b>Recommendation 9-5: Energy Efficiency – County Energy Audit</b>	Recommendation has not been implemented	No revisions
<b>Recommendation 9-6: Energy Efficiency – Other Internal County Policies</b>	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.
<b>Recommendation 9-7: Energy Efficiency – Outdoor Lighting</b>	Beaufort County’s Community Development Code permits exterior LED lighting and requires full cutoff fixtures to limit light pollution.	No revisions
<b>Recommendation 9-8: Green Building – Green Building Codes</b>	Recommendation has not been implemented	No revisions
<b>Recommendation 9-9: Green Building - LEED</b>	Implementation is ongoing	No revisions
<b>Recommendation 9-10: Green Building – Low Income Weatherization</b>	Implementation is ongoing	No revisions
<b>Recommendation 9-11: Renewable Energy – Remove Regulatory Barriers</b>	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.
<b>Recommendation 9-12: Renewable Energy – State and Federal Legislation</b>	Implementation is ongoing	Remove reference to net metering since it has been implemented through Act 236.
<b>Recommendation 9-13: Renewable Energy – County Initiatives</b>	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
<b>Introduction</b>	<ul style="list-style-type: none"> <li>This section will need to be revised to summarize the new findings of the Transportation chapter.</li> </ul>
<b>Existing and Planned Road Networks</b>	No revisions
Level of Service	No revisions
Traffic Volumes and Trends	<ul style="list-style-type: none"> <li>Review new model run and quantify road segments that are at LOS E or F and name them.</li> <li>Name any projects (if any) that were done since the model run to address deficiencies.</li> <li>Revise Maps 10-2 and 10-3.</li> </ul>
Existing + Committed Road Improvements	<ul style="list-style-type: none"> <li>Revise Table 10-1 (see Attachment A).</li> <li>Have consultant run model using the committed projects projecting to 2030.</li> <li>Identify road segments that are still E and F.</li> <li>Revise Maps 10-4 and 10-5.</li> </ul>
Planned Road Improvements	<ul style="list-style-type: none"> <li>Revise Tables 10-2 and 10-3 (see Attachment A).</li> <li>Have consultant run model using the planned projects projecting to 2030.</li> <li>Identify road segments that are still E and F.</li> <li>Revise Maps 10-6 and 10-7.</li> </ul>
Road Project Funding	<ul style="list-style-type: none"> <li>Revise Table 10-4</li> <li>Update State Guideshare to reflect annual revenue of the LATS and LCOG.</li> <li>Capital projects sales tax: Document when tax sunsetted and total dollar amount. State that the tax is currently not active.</li> </ul>

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

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

### 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
<b>Introduction</b>	No revisions
<b>General Government</b>	<ul style="list-style-type: none"> <li>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.</li> </ul>
Northern Beaufort County	<ul style="list-style-type: none"> <li>Revise to document other departments that have been relocated to the Beaufort Industrial Village. Make other revisions as necessary.</li> </ul>
Southern Beaufort County	<ul style="list-style-type: none"> <li>Revise to recognize County purchase of Myrtle Park office site. Make other revisions as necessary.</li> </ul>
Conclusions	<ul style="list-style-type: none"> <li>Assess numbers from office space needs study and determine if still current. Update information on Sheriff's Office and Emergency Management as necessary.</li> </ul>
<b>Detention Center</b>	<ul style="list-style-type: none"> <li>Updating this section will require a meeting with the Detention Center Director to document improvements made</li> </ul>

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

Subsection	Proposed Revisions
	based on the master plan.
<b>Parks, Recreation, and Open Space</b>	<ul style="list-style-type: none"> <li>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.</li> </ul>
Existing Park Land Facilities	<ul style="list-style-type: none"> <li>Update total acreage of County and municipal parks as necessary. Update Maps 11-2, 11-3, and table 11-7 as necessary.</li> </ul>
Future Park Needs	<ul style="list-style-type: none"> <li>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.</li> </ul>
Recreational Programs and Activities	<ul style="list-style-type: none"> <li>Update if necessary.</li> </ul>
Administration, Maintenance, and Oversight	<ul style="list-style-type: none"> <li>Update department administration. Update number of PALS facilities as necessary.</li> </ul>
Parks and Recreation Funding	<ul style="list-style-type: none"> <li>Update department administration reference. Update impact fee projections if necessary. Update land acquisition numbers.</li> </ul>
Public Access to Water	<ul style="list-style-type: none"> <li>Update beach access numbers if necessary. Update boat landing numbers if necessary.</li> </ul>
Multi-Use Pathways and Trails	<ul style="list-style-type: none"> <li>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.</li> </ul>
Conclusions	<ul style="list-style-type: none"> <li>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.</li> </ul>
<b>Sheriff's Office</b>	<ul style="list-style-type: none"> <li>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.</li> </ul>
Sheriff Facilities	<ul style="list-style-type: none"> <li>Update as necessary</li> </ul>
Conclusions	<ul style="list-style-type: none"> <li>Update as necessary</li> </ul>
<b>Solid Waste and Recycling</b>	<ul style="list-style-type: none"> <li>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.</li> </ul>
Convenience Centers	<ul style="list-style-type: none"> <li>Update convenience center usage to more current information. Update Figure 11-11 with more current information.</li> </ul>
Solid Waste Disposal	<ul style="list-style-type: none"> <li>Update tonnage estimates at Hickory Hill landfill. Update other information as necessary.</li> </ul>
Recycling	<ul style="list-style-type: none"> <li>Update as necessary</li> </ul>

Subsection	Proposed Revisions
Oversight	<ul style="list-style-type: none"> <li>Update as necessary</li> </ul>
Conclusions	<ul style="list-style-type: none"> <li>Update as necessary</li> </ul>
<b>Fire Protection</b>	<ul style="list-style-type: none"> <li>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.</li> </ul>
ISO Rating	<ul style="list-style-type: none"> <li>Update Table 11-13 as necessary.</li> </ul>
Existing Capital Facilities	<ul style="list-style-type: none"> <li>Update Table 11-14 as necessary.</li> </ul>
Projected Future Capital Needs	<ul style="list-style-type: none"> <li>Update Table 11-15. Recognize new stations constructed in Bluffton and on Lady's Island.</li> </ul>
Funding	<ul style="list-style-type: none"> <li>Adjust millage rates to current. Update Table 11-16. Update other information as necessary.</li> </ul>
Fire Districts and Future Municipal Growth	<ul style="list-style-type: none"> <li>Update Burton agreement to provide municipal protection to more current information.</li> </ul>
Conclusions	<ul style="list-style-type: none"> <li>Update conclusions about Bluffton and Lady's Island/St. Helena Fire Districts as necessary. Update ISO ratings as necessary.</li> </ul>
<b>Public Schools</b>	<ul style="list-style-type: none"> <li>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.</li> </ul>
Existing School Capacity and Enrollment	<ul style="list-style-type: none"> <li>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.</li> </ul>
Projected Future Enrollment and Facility Needs	<ul style="list-style-type: none"> <li>Update new study recommendations. Update Table 11-18 to list new school facility needs.</li> </ul>
Conclusions	<ul style="list-style-type: none"> <li>Update land and cost projections for new schools.</li> </ul>
<b>Water Supply and Wastewater Treatment</b>	<ul style="list-style-type: none"> <li>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.</li> </ul>
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



# 4

## *Beaufort County Comprehensive Plan*

### Future Land Use





---

## Table of Contents

---

<b>Introduction.....</b>	<b>4-1</b>
Common Planning Goals.....	4-1
<b>Historical Background on Growth in Beaufort County.....</b>	<b>4-3</b>
Recent Development Trends.....	4-4
Municipal Growth.....	4-5
Existing Land Use Patterns.....	4-6
Rural Development Trends.....	4-6
<b>Planning Framework.....</b>	<b>4-8</b>
Existing Plans and Regulations.....	4-8
Other Planning Initiatives.....	4-10
<b>Regional Growth Management Strategy.....</b>	<b>4-13</b>
Regional Growth Management Strategy for Northern Beaufort County .....	4-13
Regional Growth Management Strategy for Southern Beaufort County .....	4-18
<b>Rural Land Use Policies.....</b>	<b>4-19</b>
Balancing Diverse Goals and Interests.....	4-19
Defining Rural.....	4-20
Rural Policy Goals.....	4-20
<b>Future Land Use Plan.....</b>	<b>4-22</b>
Land Uses in the Growth Areas.....	4-23
Land Uses Outside of the Growth Areas.....	4-27
Special Land Use Designations.....	4-30
<b>Recommendations.....</b>	<b>4-36</b>

---



## Introduction

This Land Use 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. This chapter replaces the Future Land Use Plan chapter of the 1997 Beaufort County Comprehensive Plan. 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 policies in this chapter also incorporate the results of the rural planning process conducted during 2007-2008.

### COMMON PLANNING GOALS

The following eleven common land use goals form the foundation upon which the policies and recommendations of the Land Use chapter are built. These goals expand on the original six core planning policies of the 1997 Comprehensive Plan and incorporate the public input gathered during the formulation of the two regional plans. The regional plans included various goals and objectives that were aggregated into the following common land use goals:

- Goal 1:** Beaufort County will work with the municipalities to coordinate growth throughout the county, especially around the current and future edges of the municipalities.
- Goal 2:** Beaufort County will maintain a distinct regional form of compact urban and suburban development surrounded by rural development for the purpose of reinforcing the valuable sense of unique and high quality places within the region.
- Goal 3:** Beaufort County will have livable and sustainable neighborhoods and communities with compatible land uses, mixed-use developments, pedestrian and transportation connections, and integrated open spaces.
- Goal 4:** Development will be coordinated with the planning for and provision of public services and facilities for

---

transportation, water and sewer facilities, schools, and other related services.

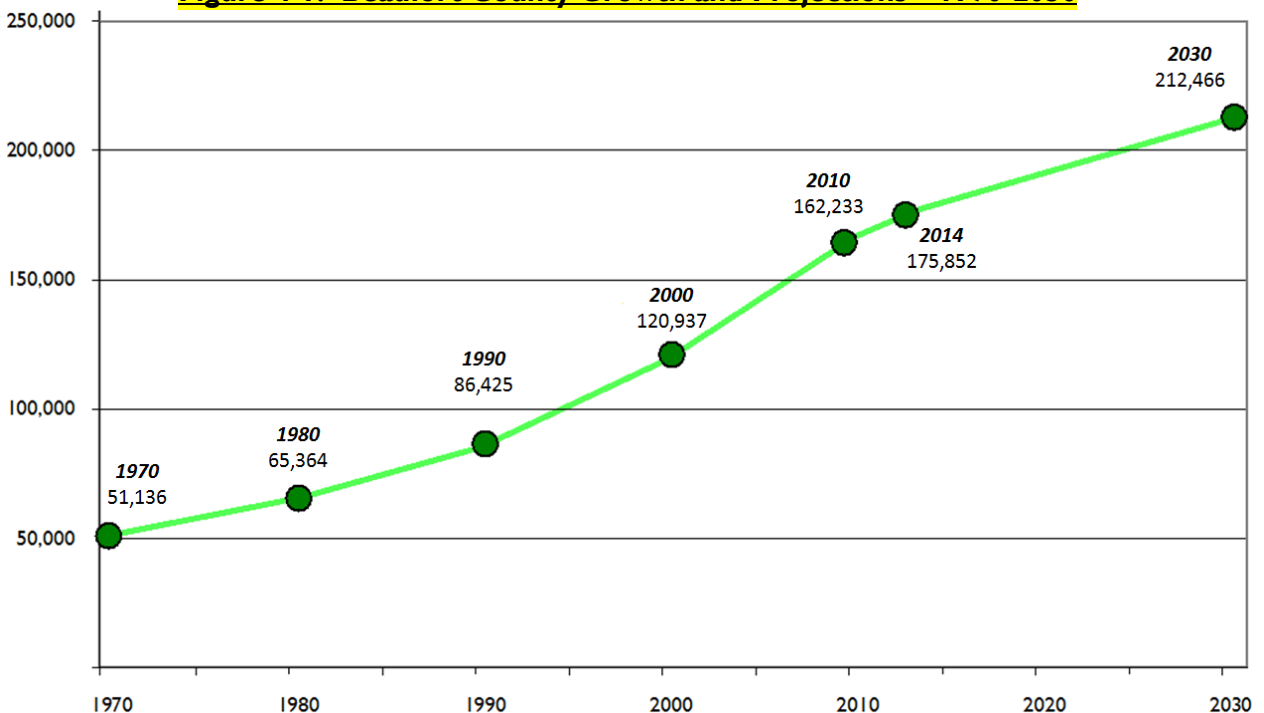
- Goal 5:** Beaufort County will preserve water quality and protect natural resources by promoting baseline standards for natural resources including salt marshes, marsh islands, coastal waters, and marine resources; trees, forests, and wildlife habitats; beaches and dunes; stormwater management; and open space preservation that each jurisdiction adopts as part of their planning policies and regulations.
- Goal 6:** Methods of creating and permanently preserving a regional open space system will be developed.
- Goal 7:** An integrated cultural, ethnic and socioeconomic diversity of the region will be preserved and promoted regionally, and in particular, the ability of indigenous population groups to remain a contributing part of the region and benefit from the opportunities that come from growth will be protected.
- Goal 8:** Affordable and workforce housing will be addressed on a regional basis.
- Goal 9:** There will be a continued collaboration with military facility planners, and in particular will respect the AICUZ contours.
- Goal 10:** The county will maintain a strong community aesthetic that includes the protection of scenic view corridors and regional commercial travel corridors, in order to promote and protect the economic well-being of Beaufort County and supplement the high quality of master planned areas.
- Goal 11:** There will be intergovernmental coordination to implement this plan.



## Historical Background on Growth in Beaufort County

It is only within the last 40 to 50 years that Beaufort County has truly witnessed a surge in population growth brought about initially by the development of tourism on Hilton Head Island in southern Beaufort County and by the growth of the military bases located in northern Beaufort County (See Figure 4-1). Due to Beaufort County's size and overall geography, the county is often seen as being comprised of two distinct areas: southern Beaufort County and northern Beaufort County, divided by the Broad River. This is relevant to the comprehensive plan because the development trends and patterns are varied between these two areas.

**Figure 4-1: Beaufort County Growth and Projections – 1970-2030**



Source: U.S. Census and Regional Transportation Model projections.

## RECENT DEVELOPMENT TRENDS

**Southern Beaufort County:** A majority of the county's recent growth has taken place in southern Beaufort County, originally spurred by the resort and master planned developments on Hilton Head Island. The Southern Beaufort County Regional Plan identifies the following common development patterns prevalent in this portion of the county:

- Large, amenity-based, low-density master planned communities dominate the developed landscape of southern Beaufort County.
- The planning of these communities has been primarily a private sector endeavor with great care given to internal road networks, the delivery of services, and private covenants ensuring that development standards are high within the developments.
- The planned unit development (PUD) has been the preferred zoning tool to facilitate the development of these communities because it provides greater site design flexibility.
- Outside of the master planned communities, government has been faced with the challenge of providing roads, infrastructure, and land use regulations to connect the rest of the community together.
- Many of the region's current transportation inadequacies are a result of poor connectivity between the master planned communities and insufficient land being available for an adequate road network.
- Development is spreading west. Modern development began on Hilton Head Island, spread to the greater Bluffton Area (Bluffton and unincorporated county lands in the region), and is moving toward Jasper County and the City of Hardeeville.
- Currently, all but **11% 9.4%** of the land area of southern Beaufort County is either committed to future development or preserved from development.



Currently, all but **11% 9.4%** of the land area of southern Beaufort County is either committed to future development or preserved from development.

**Northern Beaufort County:** Northern Beaufort County has also continued to grow since the 1950s with the growth of the military bases, the growing popularity of the City of Beaufort's historic district, and the attractiveness of the region's natural and cultural resources. In contrast with the southern portion of the county, the following development patterns have been prevalent in the northern portion of the county:

- Northern Beaufort County has experienced steady growth over the last decade, but it has not grown as rapidly as the southern portion of the county.

- However, growth pressure appears to be increasing in the northern portion of the county, and the county expects that growth pressures will remain steady.
- Most of the growth has been occurring on Port Royal Island and on Lady’s Island.
- There is much more rural land remaining in the northern portion of the county than in the southern portion.
- While there remains rural land on Port Royal Island and Lady’s Island, the bulk of the rural areas are in the Sheldon area north of the Whale Branch River and on St. Helena Island.
- The growth pressures are showing signs of pushing out from the developed areas on Port Royal and Lady’s Islands. However, the opportunity remains for growth in northern Beaufort County to be contained within an efficient growth boundary, preserving rural character, open spaces, and environmentally sensitive resources.
- Cooperative land use planning between Beaufort County, the City of Beaufort, the Town of Port Royal, and the Town of Yemassee is key to managing growth and preserving rural areas.

**MUNICIPAL GROWTH**

One of the most significant development trends since the adoption of the 1997 Comprehensive Plan has been the amount of acreage that has been annexed into municipalities. Beaufort County is home to five municipalities: The City of Beaufort, the Towns of Bluffton, Port Royal, Hilton Head Island, and Yemassee. Each of these communities, along with the county, maintains its own individual comprehensive plan and land use regulations. The percentage of land within the municipal boundaries has grown from 11.4% 11.6% to 31.7 34.1% within the past 18 years (see Table 4-1 4-2 and Map 4-1).

**Table 4-1 4-2: Municipal Growth – 1997-2007 2015**

Jurisdiction	1997 Acreage*	2007 2015 Acreage*
City of Beaufort	2,887 2,930	9,977 13,514
Town of Bluffton	640	32,845 33,143
Town of Hilton Head Island	21,326 21,862	21,412 21,862
Town of Port Royal	1,145 1,176	8,561 9,912
Town of Yemassee	794	1,794
City of Hardeeville	0	81
Unincorporated Beaufort Co.	208,704 208,094	160,907 155,190

\*Acreage does not include water and salt marshes



**EXISTING LAND USE PATTERNS**

Beaufort County’s 2007 inventory of existing land uses provides a generalized picture of existing development patterns. The purpose of this inventory is to provide a “snapshot” of what is on the ground today to serve as a benchmark for future analyses of land use patterns. Table 4-2 4-3 provides a description, acreage and percentage of total land area for each existing land use category. Maps 4-2 and 4-3 show the distribution of existing land use in northern and southern Beaufort County respectively. Map 4-4 shows existing land use for Hilton Head Island, which is based on the *Land Use Patterns and Trends Background Report* (2005) of the *Southern Beaufort County Regional Plan*.

**Table 4-2 4-3: Existing Land Use Categories**

Land Use Category	Description	Acreage	% of Total
Preserved Land	All municipal and county parks and both publicly and privately preserved lands.	37,919	16.1
Rural/Undeveloped	All the currently undeveloped and rural areas regardless if they are committed for future development.	130,128	55.3
Residential/Mixed-use	All single-family and multi-family developments and supporting small-scale commercial and service uses	49,455	21.0
Community Commercial	Includes commercial uses that typically serve nearby residential areas, such as a shopping district anchored by a grocery store.	1,494	0.6
Regional Commercial	Includes those uses due to their size and scale that attract shoppers and visitors from a larger area of the county and outside the county (include “big box” retail uses, chain restaurants, and supporting retail).	2,373	1.0
Light Industrial	Includes business parks, product assembly, distribution centers, major utility facilities, and light and heavy industrial uses.	1,405	0.6
Military	Land owned by the military	12,722	5.4
<b>Total</b>		<b>235,496</b>	<b>100.0</b>

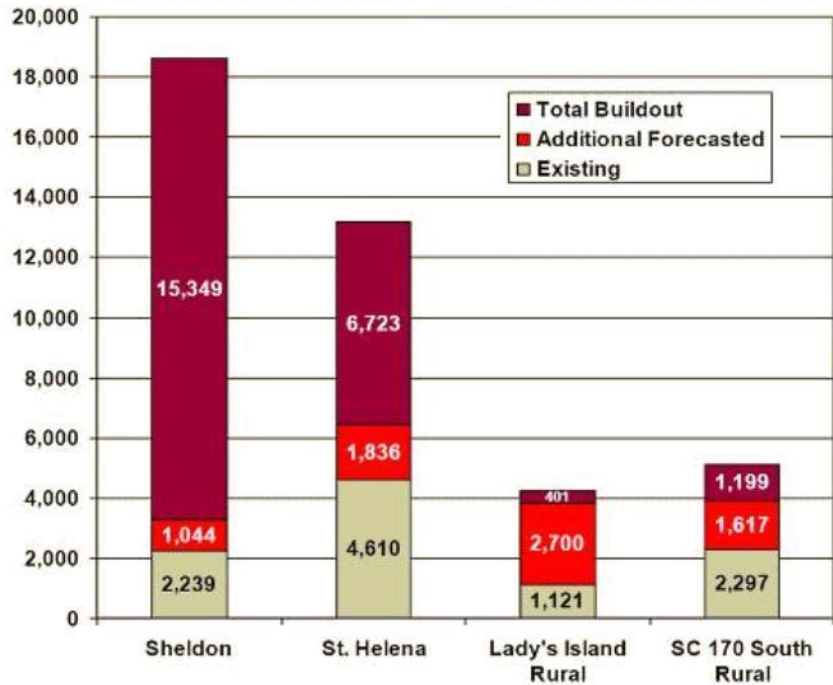
**RURAL DEVELOPMENT TRENDS**

Currently over 50% of Beaufort County’s land area is classified as rural/undeveloped. One of the goals of the 1997 Comprehensive Plan was to maintain a distinction between rural and developing areas of the County by discouraging intense development and infrastructure investment in rural areas. The analysis below looks at existing development trends in the rural areas of the County and the potential impact of existing land use policies on the future development of rural areas.

Rural land uses are predominately located in four general areas, including the Sheldon area north of the Whale Branch River, St. Helena

Island, northern Lady’s Island, and along SC 170 south of the Broad River. The number of dwelling units that could occur under the existing zoning designations is projected and compared to the number of dwelling units that exist as well as forecasted to occur within the next twenty years.

**Figure 4-3 4-4: Growth Potential of Rural Areas**



While Sheldon has the largest geographic area of rural land uses, St. Helena has the most dwelling units in a rural area, reflecting the relatively higher rural density of existing development. It is also striking that while both Sheldon and St. Helena have extensive remaining capacity for dwelling units (total build out on the chart), the twenty year forecasted growth would consume only a small amount of that capacity.

## Planning Framework



Southern Beaufort  
County Regional Plan

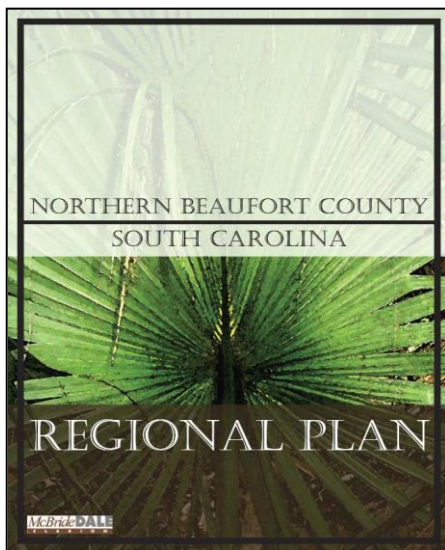
In 1994, the State of South Carolina adopted the Local Government Comprehensive Planning Enabling Act, which required for the first time that all counties and municipalities regulating land use adopt a Comprehensive Plan. In 1997, Beaufort County was the first county in South Carolina to adopt a Comprehensive Plan pursuant to this legislation. Since the adoption of this plan, Beaufort County has not only taken steps to implement that plan through its Zoning and Development Standards Ordinance (ZDSO), but has engaged in both neighborhood and inter-jurisdictional planning efforts and in innovative programs to put into action the policies of its 1997 plan. The policies and recommendations of this chapter are a result of the integration of these recent planning efforts.

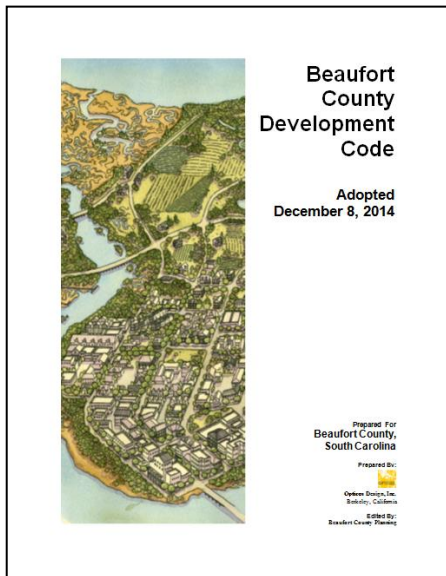
### EXISTING PLANS AND REGULATIONS

**1997 Beaufort County Comprehensive Plan:** The 1997 Beaufort County Comprehensive Plan, entitled “Get a Grip on Our Future”, was designed to guide the development of the county through a 10 to 20 year planning horizon. The plan included goals, policies, and implementation strategies, supported by technical analysis, which covered a number of key planning elements. In particular, the 1997 plan provided guidance in the areas of future land use, natural resources, cultural resources, parks, recreation, and open space, transportation, economic development, affordable housing, and community facilities. In 2002, the county evaluated the comprehensive plan and amended various recommendations based on the strategies the county had accomplished since the adoption of the original plan.

### **Community Development Code Zoning and Development Standards Ordinance:**

Beaufort County first adopted zoning regulations in 1990. This ordinance was drafted with no supporting comprehensive plan. After Beaufort County Council adopted their first comprehensive plan in 1997, they immediately began drafting their **current Zoning and Development Standards Ordinance (ZDSO)**, which was adopted in 1999. **The ZDSO divides the county into eleven base zoning districts (see sidebar on p.7) that implement the plan’s future**





land use element. In addition to these base districts, land may also be zoned with one of five overlay zoning districts, which may apply additional standards to the underlying base zoning district. The ZDSO incorporated characteristics of performance-based zoning providing mixed-use districts and performance standards. The ZDSO provided tools to protect trees and wetlands; preserve rural areas; and promote quality architecture and landscaping for new development. In 2014, Beaufort County adopted the Community Development Code that utilized the most effective tools of the ZDSO while providing new tools to foster the creation and enhancement of mixed-use walkable communities that reflect the natural and built environment of the region. The Community Development Code integrates both form-based and conventional districts as one comprehensive countywide land use policy to promote the diversity of places in Beaufort County.

**Southern Beaufort County Regional Plan:** The Southern Beaufort County Regional Plan focused on planning for the amount of growth anticipated over the next 20 years within the southern Beaufort County area. This area encompasses Hilton Head Island, the Town of Bluffton, and the surrounding unincorporated areas of the county. The plan evaluated the impacts of the anticipated growth on traffic, recreation, other public services, and the overall quality of life. As stated in the plan, “the plan explores how the three jurisdictions can work together as a region to keep up with the demands of growth, to protect the fragile coastal environment and to continue to make southern Beaufort County a desirable place to live and work.”

**Northern Beaufort County Regional Plan:** The Northern Beaufort County Regional Plan represents an agreement between Beaufort County, the City of Beaufort and the Town of Port Royal as to how the northern county region will grow and develop. The plan identifies a series of common goals, establishes growth boundaries for municipalities, and includes a land use plan framework that focuses growth in and around the municipalities while preserving over 60% of the land area for rural uses. The plan includes a strategy to promote regional transportation planning. The plan also includes a fiscal analysis and strategy for addressing the costs of the anticipated growth. The final element of the plan is an implementation strategy that focuses on the continued regional cooperation between the county and the municipalities through the adoption of an intergovernmental agreement.

**Community Preservation Plans:** The 1997 Comprehensive Plan recognized that there were several areas throughout unincorporated Beaufort County that possessed distinct qualities. In an effort to protect the character of these areas, the county designated them as Community Preservation (CP) Areas. The 1997 Plan called for detailed community plans to be conducted for each of the CP areas that would lead to design guidelines and community-specific land use and development standards to implement the plans. The 1997 plan originally designated

15 CP Areas with County Council adding the Shell Point CP in 2000. Table 4-4 4-5 provides a summary of the status of the 16 CP Areas.

**Table 4-4 4-5: Status of Beaufort County’s Community Preservation (CP) Areas**



Beaufort County’s Community Preservation (CP) Areas

CP Area	Status
Alljoy Road (Brighton Beach)	Completed (April 2005); <b>Updated with November 2011 Charrette</b>
Big Estates	Waiting initiation
May River (Bluffton)	Completed (Sept 2010)
Buckingham Landing	Completed (June 2007)
Corners Community	Completed (Feb 2002); <b>Updated with December 2011 Charrette</b>
Dale	Completed (Dec 2000)
Daufuskie Island	Completed (Sept 2010)
Lady’s Island	Completed (March 2000)
Lands End	<b>Waiting initiation, Addressed through December 2011 Charrette</b>
Polk Village	Removed*
Pritchardville	<b>Waiting initiation, Addressed through December 2011 Charrette</b>
Sawmill Creek	Removed*
Seabrook	Completed (Aug 2003)
Sheldon	Waiting initiation
Tansi Village	Waiting initiation
Shell Point	Completed (Nov 2002); <b>Updated with October 2011 Charrette</b>

\*In 2003, Polk Village was rezoned to Urban and Sawmill Creek was rezoned to Rural Residential. This implemented a recommendation from the 5-year review of the Comprehensive Plan in 2002.

**OTHER PLANNING INITIATIVES**

In addition to the above plans, the county currently employs several planning tools and strategies to assist in the implementation of the various plans. The following is a summary of some of these tools.

**Rural Policy Assessment:** Beaufort County undertook a comprehensive review and evaluation of planning policies related to development in the rural areas. This effort was a direct implementation strategy dictated by the Northern Beaufort County Regional Plan. The results of this assessment are incorporated into the comprehensive plan. Most of the changes are incorporated into this chapter, while others have been incorporated into the Cultural Resources chapter.

### AICUZ Protection and Transfer of Development Rights

**Program:** In October 2004, the County Council, City of Beaufort and Town of Port Royal adopted the Lowcountry Joint Land Use Study (JLUS), the purpose of which was to cooperatively plan for and protect the present and future integrity of operations and training at Marine Corps Air Station (MCAS) Beaufort. One of the recommendations that came out of ~~the that~~ JLUS was for the three jurisdictions to develop a coordinated “AICUZ Overlay” district for all land affected by accident potential and/or noise zones associated with the air station.



Entrance to the U.S. Marine Corps Air Station, Beaufort

Approximately 13,000 acres of unincorporated land in Beaufort County fall within one or more of the AICUZ footprints, and about 10,000 of these acres are currently undeveloped. In December 2006, the County Council adopted the new overlay regulations, which limited the type and density of development that could occur within the AICUZ boundaries. The City of Beaufort and the Town of Port Royal subsequently adopted the overlay district.

To further prevent long-term encroachment of incompatible development around MCAS and to provide some economic relief for those landowners affected by the new AICUZ overlay district, the local governments agreed to explore the feasibility of establishing Beaufort County adopted a transfer of development rights (TDR) program in 2011. Such a program would essentially This program allows for the “transfer” of development out of the AICUZ zones and “sends” it to other “receiving” areas within the growth boundary that have been targeted for additional density unincorporated Port Royal Island. A property-owner in the receiving area who agrees to buy the development rights would compensate a property owner within the overlay district who sells their development rights in exchange for an increase in allowable density on the receiving property. While officially part of the County’s zoning regulations, however, the TDR program has not been formally implemented to date. Through a grant received from the U.S. Department of Defense, the Lowcountry Council of Governments (LCOG) contracted with a consulting firm to evaluate the feasibility of such a program and to develop a specific TDR process for Beaufort County. This project is currently underway. If the program proves to be successful for the AICUZ area, it may be expanded in the future as a way to further preserve land within the rural areas.

Through a grant received from the U.S. Department of Defense, the Lowcountry Council of Governments (LCOG) contracted with a consulting firm to conduct a new JLUS between March 2014 and March 2015. The purpose of the new study was to address the transition of MCAS from the F-18 to the F-35B aircraft over roughly the next decade. The F-35B will create different noise impacts on the surrounding area. The 2015 JLUS builds on the earlier JLUS, taking into account changing noise impacts, and makes additional recommendations

to mitigate land use compatibility issues where they exist and to further ensure compatible land use around the Air Station in the future. The study also contains recommendations for implementing the TDR program. The County Council adopted a resolution in May 2015 to commit to review and consider adopting the new recommendations.



Land at the headwaters of the Okatie River preserved through the Rural and Critical Lands Preservation Program.

**Rural and Critical Land Preservation Program:** Beaufort County's Rural and Critical Lands Preservation Program (RCLPP), established by Ordinance in 1999, is an effort to provide a means by which lands may be protected by fee simple purchase or conservation easements. Beaufort County contracted contracts with the Trust for Public Land (TPL) Beaufort County Open Land Trust (BCOLT) to manage the program, negotiate with property owners and to assist in the purchase of properties. The Rural and Critical Lands Preservation Board was set up to prioritize properties and make recommendations to County Council. The Board consists of eleven citizens representing a cross section of the County and the municipalities. In 2004 2014, the County adopted a "Greenprint" map with seven focus areas identified to help narrow the geographical areas to target preservation efforts. Based on citizen input gathered at a number of public meetings, TPL developed focus area maps to concentrate the program's money. Since 1999, the RCLPP has preserved more than 10,000 22,000 acres of land with approximately 120 acres designated as historic, more than 9,000 acres slated for preserves, and over 600 acres established with conservation easements.



## Regional Growth Management Strategy

Beaufort County is home to ~~five~~ ~~six~~ municipalities: Beaufort, Bluffton, Port Royal, Hilton Head Island, ~~and~~ Yemassee, ~~and~~ Hardeeville. Each of these communities, along with the county, maintains its own individual comprehensive plan and land use regulations. The percentage of land within the municipal boundaries has grown from ~~11.4%~~ ~~11.6%~~ to ~~31.7%~~ ~~34.1%~~ within the past ~~ten~~ ~~18~~ years. Beaufort County's authority to regulate land uses and implement adopted land use policies only applies to the remaining ~~68.3%~~ ~~65.9%~~ of the unincorporated land; a number that is continuing to shrink. It is for these reasons that any countywide growth management strategy must involve joint planning and cooperation between the county and each of the municipalities.

### REGIONAL GROWTH MANAGEMENT STRATEGY FOR NORTHERN BEAUFORT COUNTY

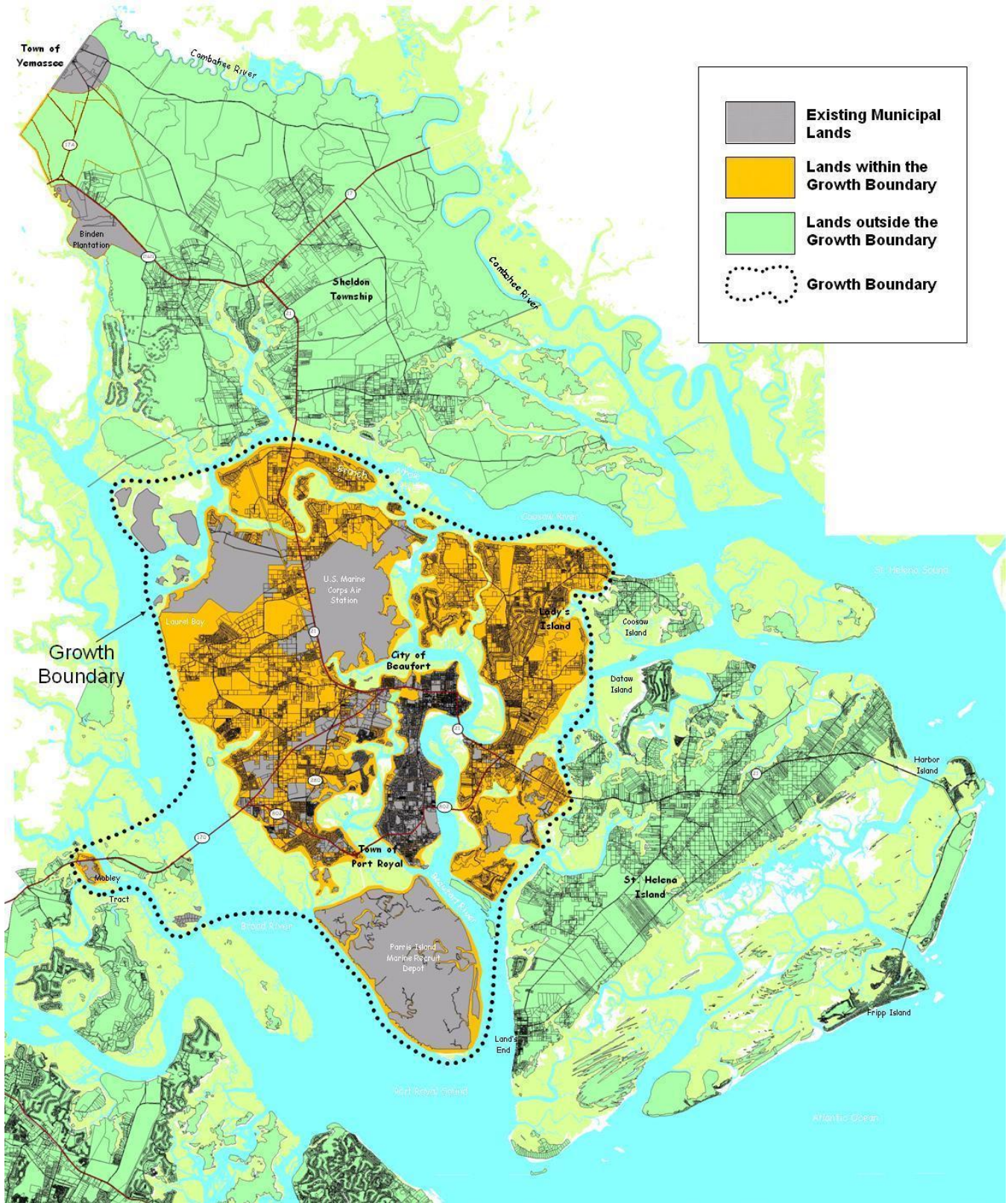
Based on the Northern Beaufort County Regional Plan, this plan recommends a regional growth management strategy for northern Beaufort County and its municipalities that involves:

- The establishment of mutually agreed upon growth boundaries surrounding the municipalities;
- The definition of the municipality's roles within the growth boundaries; and
- The definition of Beaufort County's role in the protection and preservation of rural areas outside of the growth boundaries.

This regional growth management strategy replaces the 1997 Comprehensive Plan strategy, which identified priority, transitional, and rural investment areas.



Map 4-5: Growth Boundaries for Northern Beaufort County



**Establishment of the Growth Boundaries:** The Northern Beaufort County Regional Plan provided a model for implementing the regional growth management strategy. The plan established growth boundaries for the City of Beaufort and the Town of Port Royal. These growth boundaries identify those areas where the municipalities are likely to grow and provide services over the planning horizon period of 20 years. The areas of the county beyond the growth boundary are considered to be rural areas that should be preserved in accordance with the common planning goals in the previous section.

Agreement on the future boundaries of growth was a critical step for the county. Growth boundaries allow for the county and the municipalities to plan for their future growth in an efficient and predictable manner. Growth boundaries also allow the county to plan for protection and preservation of rural areas and focus its attention on countywide issues, such as transportation and protection of environmental resources, in a cooperative manner with the municipalities. This plan recognizes the following principles related to the growth boundaries as identified in the Northern Beaufort County Regional Plan:

- That the growth boundaries identify land that is envisioned as future areas of urban and suburban development (with the exception of those areas designated low density residential and rural within the growth boundaries) and land that is envisioned to remain rural in character (outside the boundary).
- That land located inside the growth boundaries (see Map 4-5) is expected to ultimately annex into a municipality with a demonstration that adequate public facilities are available or will be available at the time of development and that negative impacts of development will be mitigated.
- That land outside the growth boundaries is envisioned as developing at rural densities of no more than one unit per three acres gross density unless otherwise subject to existing Community Preservation Districts (CPD).
- That the county does not anticipate that the land outside the growth boundaries will be annexed into a municipality nor is it envisioned as being provided with urban services or developed at urban densities.
- That rural preservation is an important component of the overall system of growth boundaries and that it is in the regional interest to protect rural character and density while allowing economic use of rural property. In order to ensure longtime residents in the rural areas are protected, the county will continue to allow family subdivision exemptions.

- That the county anticipates that it will seek to enhance economic opportunities for rural residents by encouraging nonresidential activities that are compatible with rural areas through uses such as rural business districts, cottage industries, and continued agriculture and forestry.

**Annexation Principles for Areas Inside of the Growth**

**Boundaries:** As established above, the County agrees with the importance of establishing growth boundaries and recognizes that annexation is likely within those boundaries. In compliance with the regional planning efforts, the county agrees to work cooperatively with the municipalities to develop a mutual agreement on how annexations will occur, and in particular how land use and service delivery will be addressed relative to the multi-jurisdictional impact. In order to provide for efficient annexation that promotes the goals of this plan and the regional plans, this plan recognizes the following principles, detailed in the Northern Beaufort County Regional Plan, as they relate to annexation:

- The county will work with the municipalities to develop mutually agreeable annexation principles that address mitigation of extraterritorial impacts associated with annexations, including protection for designated Community Preservation Districts (CPDs), public facility standards, traffic impact study requirements, baseline open space requirements, and baseline environmental standards that will be met prior to annexation occurring. As part of this plan, the county will work cooperatively to:
  - Develop procedures for notices of proposed annexations by a municipality with an ample opportunity for comment by the county.
  - Develop administrative mechanisms to analyze and mitigate the potential impacts of proposed annexations on the delivery and level of service of public services and facilities, including fire, parks, library facilities, law enforcement, schools, transportation and roads, and public water (river) access in order to assure that adequate public services and facilities will be available to serve development expected as a result of annexations.
  - Develop administrative mechanisms to analyze the impact of proposed annexations on the efficiency of services. This will include the ways in which services can be coordinated among jurisdictions, the avoidance of inefficient overlap of services or potential gaps in services, and a fair and proportional funding of services between the municipality and the county.
  - When, or if, after review and comment by the county, there is disagreement as to the consistency of the annexation with the regional plan, the participating municipality and the county will work with the municipalities to devise a method by which the

two bodies resolve their differences on the matter and come to a mutually agreeable decision.

- The county will work with the municipalities to create mutually agreeable principles that address enclaves of unincorporated county territory within the growth boundaries to provide for the most efficient pattern of land uses and provision of services consistent with the regional plans.
- It is the policy of this plan that land contiguous to municipalities will not be increased in authorized density without annexation to a municipality.
- For properties that are not contiguous to a municipality, the county concurs that the most appropriate method of urban or suburban development is through eventual annexation to a municipality. The county also agrees that it is contrary to this plan for the county and the municipalities to compete for urban or suburban development or to allow the jurisdictions to be a party to zoning “jurisdiction shopping” by applicants. The county will encourage property owners / developers who desire to increase density on non-contiguous property to first explore the feasibility of annexation, including consultation with the municipality and contiguous property owners.
  - It is the policy of this plan not to increase density on property within the growth boundaries that is not contiguous to a municipality unless feasible annexation options have been ruled out and until the municipality has been provided the opportunity to review and comment on the request. If it is determined that it is not feasible to annex due to a lack of contiguity, the county will work cooperatively with the municipalities to develop guidelines for municipal review and comment to the county prior to their being considered for rezoning.
  - Further, the county agrees that it is in the regional interest to avoid the creation of developed enclaves of unincorporated land that create inefficient service patterns. The county will work with the municipalities to find ways to encourage the eventual annexation of non-contiguous urban or suburban development. Specifically, the county will work with the municipalities to explore legal mechanisms whereby urban or suburban development could be subject by agreement by property owners to annex to a municipality under prescribed circumstances at a later date, subject to law.
  - The county will work with the municipalities to develop guidelines for the protection of existing CPDs within the growth boundaries.
  - When, or if, after review and comment by the municipality, there is disagreement as to the consistency of the rezoning and

---

development standards with the regional plan and agreed upon guidelines, the county and municipality shall devise a method by which the two bodies resolve their differences on the matter and come to a mutually agreeable decision.

#### **REGIONAL GROWTH MANAGEMENT STRATEGY FOR SOUTHERN BEAUFORT COUNTY**

The Southern Beaufort County Regional Plan recommended that Beaufort County, the Town of Hilton Head Island, and the Town of Bluffton work together to develop a joint land use plan that addresses the residential density and land uses within the uncommitted lands in southern Beaufort County. ~~This task is currently being taken up by the Land Use Working Group.~~ The future land use map for southern Beaufort County (Map 4-7) is a result of this cooperative effort and is consistent with the future land use map that the Town of Bluffton adopted as part of its 2007 Comprehensive Plan. The shared land use policies of Beaufort County and the Town of Bluffton in addition to the work of the Southern Beaufort County Implementation Committee have been beneficial in promoting cooperative land use planning in the region.



## Rural Land Use Policies

Since the adoption of the 1997 Comprehensive Plan, the preservation of rural areas has been a planning goal. Recent developments in Beaufort County's long range planning process have brought this issue to the forefront. First, growth pressures have continued to intensify in rural areas. Second, the recently completed Northern Beaufort County Regional Plan resulted in a multi-jurisdictional consensus on growth boundaries, outside of which would remain rural. These developments have elevated rural preservation to a regional level, along with the question of balancing the desire to preserve rural areas with the interests of rural residents and property owners.

In 2007, Beaufort County initiated a public process to evaluate the effectiveness of its existing rural policies. The planning process was conducted in a collaborative manner engaging rural residents, county elected officials, large landowners, and other stakeholders.

### BALANCING DIVERSE GOALS AND INTERESTS

During the rural policy analysis, it became clear that the term "rural" applies to a complex web of varying concerns and interests. On one hand, the preservation of rural areas accomplishes many planning goals.

- It discourages sprawl by focusing new growth in and around existing developed areas.
- It plays an important role in natural resource protection.
- It promotes fiscal sustainability by making more efficient use of public facilities such as roads.

On the other hand, owners of large farms struggle with maintaining economic viability for their property after their families have farmed it for many generations. Likewise, many small landowners whose families have also owned land for many generations feel that current regulations create injustices by preventing them from subdividing their land into saleable parcels, and feel that they pay taxes with very little corresponding benefits of land ownership. At the same time, low-income rural land owners do not want to see development pressures

unleashed that could result in economic displacement, nor do they want to lose their rural culture.

Finally, Beaufort County's rural areas have a well-established population living in rural settlements with a rich and historic community fabric. St. Helena Island in particular, with its Gullah heritage, is particularly concerned about the protection of these cultural resources. How to balance cultural resource protection while creating meaningful economic opportunities for low-income people is a major planning challenge in the rural areas.

### **DEFINING RURAL**

While it is difficult to define the specific attributes of rural areas that are desired to be preserved, protected, and promoted, the following characteristics are common attributes cited for rural Beaufort County:

- Places where people live, including clusters of unincorporated and unofficial communities with local place names
- Places with cultural roots and heritage where multi-generational families live, many of whom live on "heirs" property
- Small scale services and businesses that serve rural areas
- Small institutions such as churches, schools, community centers, and post offices
- Agricultural and timbering operations
- Forested and wooded areas
- Low density residential
- Pristine low country natural environment
- Fishing villages

### **RURAL POLICY GOALS**

The rural policy analysis reaffirmed the importance of rural preservation as a core Beaufort County planning value. The following goals relate specifically to rural areas, building on the common planning goals applicable to all areas of the county. These goals provide the basis for recommendations in this chapter and in Chapter 6: Cultural Resources.

- Beaufort County will recognize rural land uses as a critical element of a balanced regional system of urban, suburban, and rural land uses.
- Beaufort County will promote the permanent preservation of open spaces in the rural areas.
- Beaufort County will promote the long-term viability of agricultural uses.
- Beaufort County will preserve and protect sensitive natural features in rural areas.

- 
- Beaufort County will promote rural based economic development that benefits local rural businesses and residents.
  - Beaufort County will promote institutional uses in rural areas that are compatible with the rural environment, such as churches, schools, community centers, job training centers, social service agencies, and post offices.
  - Beaufort County will protect cultural and historic resources in rural areas, such as the Gullah culture and Penn Center.
  - Beaufort County will recognize and respect the unique needs of long time landowners in rural areas.





## Future Land Use Plan

The regional growth management strategy, as described in the previous section, establishes a broad and critical regional vision of growth areas and rural areas. This section summarizes the future land use patterns envisioned for Beaufort County within this framework.

The Future Land Use Plan (See Maps 4-6, and 4-7, and 4-8) provides for a land use pattern that builds on the regional growth management strategy. First, the broad land use categories are defined based on its location inside or outside of the growth areas. Growth areas are those areas targeted for future population growth and major infrastructure investment over the next 20 years. In northern Beaufort County, growth areas encompass those areas identified within the growth boundaries in the Northern Beaufort County Regional Plan. In southern Beaufort County, growth areas encompass those areas identified through the joint land use planning efforts of the Land Use Working Group of the Southern Beaufort County Regional Plan Implementation Committee. Beyond these basic land use categories, there are also special designations described in the *Special Land Use Designations* section that apply to specific areas of the county.- In addition to the definitions, this section also provides basic development guidelines for each land use category that may be built upon based on further planning studies.

Generally speaking, the areas within growth areas are designated for either commercial, light industrial, urban residential, or neighborhood residential uses, and the areas outside the growth areas are designated for rural uses. There are, however, several exceptions to this pattern:

- The area around the Marine Corps Air Station is designated as an Air Installation Compatible Use Zone (AICUZ) as part of the joint planning effort designed to minimize incompatible development within potential noise contours or hazard zones.
- Certain lands within the growth areas are designated as “rural” for the following reasons:

- In areas such as Northern Lady’s Island, the purpose of the rural land use designation is to control growth so that it does not exceed the capacity of available public facilities (primarily roads).
- In areas such as the May River Road (SC 46) corridor and Pinckney Colony, the rural designation serves to protect the scenic qualities and character of the area.
- Outside of the growth areas, there are several areas designated “neighborhood residential”. These areas include Dataw Island, Fripp Island, Harbor Island, Oldfield, Riverbend, River’s End and Callawassie Island. Each of these developments was approved and built as planned unit developments prior to the adoption of Beaufort County’s 1997 Comprehensive Plan or ZDSO. This plan does not envision those neighborhood residential areas expanding beyond their current boundaries.
- ~~The most recent future land use plan adopted and recognized by the Town of Hilton Head Island is from the Southern Beaufort County Regional Plan (see Map 4-8). The Town is in the process of updating its comprehensive plan, which will include an updated future land use plan. Once the Town adopts that plan, the revisions will be made in this chapter. Hilton Head Island’s future land use goals represent those of a more maturely developed community and therefore address issues of infill development, redevelopment and the build out of the island’s remaining vacant parcels. Therefore, the Town’s future land use plan is its official zoning map (adopted in 2014).~~

### LAND USES IN THE GROWTH AREAS

Within the growth areas is the area where the county anticipates moderate to high intensity residential and commercial development, the provision of the majority of capital investments and municipal growth. This plan establishes the following future land use designations within the growth areas.

**Residential Land Uses:** To promote a desirable regional pattern, new residential uses should develop in a pattern that maximizes the efficiency of regional infrastructure and the avoidance of sprawl or “leap-frog” patterns. Residential uses are encouraged to develop as interconnected neighborhoods, not isolated subdivisions that lack regional connections. Residential areas should promote both local and regional pedestrian connections and should be coordinated with regional parks and open space facilities, and other public facilities such as schools. There are three land use categories within the growth areas that are primarily residential:

- Urban Mixed-Use: Future development within the urban mixed-use area is anticipated to be similar to the type and mix of land use

currently found in the municipalities. Infill and redevelopment would be targeted within Beaufort and Port Royal and in the Shell Point areas; parts of Lady's Island and Burton; and the center of Bluffton. Gross residential densities are between two and four dwelling units per acre with some denser pockets of development. Commercial uses providing neighborhood retail and services are limited to collectors and arterials and within master planned mixed-use developments.

- **Neighborhood Mixed-Use:** In neighborhood mixed-use areas, residential is the primary use, with some supporting neighborhood retail establishments. New development is encouraged to be pedestrian-friendly, have a mix of housing types, a mix of land uses and interconnected streets. The maximum gross residential density is approximately two dwelling units per acre. No more than 5% to 10% of the land area should consist of commercial development. Commercial uses providing neighborhood retail and services are limited to collectors and arterials and within master planned mixed-use developments. This designation also includes Dataw Island, Fripp Island, Harbor Island, Callawassie Island, Riverbend, River's End, and Oldfield.
- **Air Installation Compatible Use Zone (AICUZ):** The AICUZ is located in northern Port Royal Island and Lady's Island due to the noise contours and accident potential zones associated with the U.S. Marine Corps Air Station. Residential development and places of assembly (e.g., churches, schools, etc.) should be highly limited in these areas. Light industrial, commercial, and agricultural uses are considered appropriate to this area.

**Residential Development Guidelines:** Future residential development within the growth areas should occur pursuant to the following guidelines:

- Density incentives may be provided for in the zoning and development standards that allow for higher densities when the housing meets targeted housing requirements as identified in the Affordable Housing Chapter of this plan;
- A mix of housing types and densities should be provided in each neighborhood provided the overall density is consistent with the recommendations of this plan;
- Variations in lot sizes and frontage dimensions are encouraged to allow for a range of housing sizes and costs as well as provide for a varied streetscape;
- Mixed-use developments are encouraged to promote pedestrian access to services and facilities while providing internal trip capture to minimize the traffic impact of these developments;

- Incorporate integrated bike and pedestrian trails to link schools, shopping areas, village centers, government buildings, business parks, recreational areas, libraries, and parks;
- A street system of interconnected roads in a grid or modified grid is encouraged while cul-de-sac streets and large, gated developments are discouraged. Gated communities will be limited to those locations where they will not interfere with the interconnection of major streets or are in areas where they do not limit access to waterfront locations;
- Park and greenspace set asides, or a fee in-lieu of providing parks, should be provided in accordance with the zoning and development standards. Clustering is strongly encouraged to maximize open space and protect natural areas; and
- Where feasible, mature trees will be preserved and street trees will be provided.

**Commercial Land Uses:** Commercial development should embody high quality site plan and design principles, particularly related to landscape, signage, building design and orientation, and parking lot designs. Commercial development should be compatible with surrounding residential areas and should be connected to existing pedestrian systems such as sidewalk and trail systems. Commercial uses should focus on key transportation nodes, avoiding strip patterns. Where appropriate, smaller non-retail commercial uses such as contractor’s offices, small assembly facilities, and light industrial operations that do not adversely impact surrounding retail uses are encouraged. There are three commercial land use categories within the growth areas:

- Core Commercial: Core commercial uses include downtown Beaufort, Bluffton, and Port Royal that are planned to have pedestrian scale, and zero lot line oriented commercial development.
- Regional Commercial: Regional commercial uses are those uses due to their size and scale that will attract shoppers and visitors from a larger area of the county and outside the county. Typical uses include “big box” retail uses, chain restaurants, and supporting retail.
- Community Commercial: Community commercial uses typically serve nearby residential areas, such as a shopping district anchored by a grocery store.

**Commercial Development Guidelines:** Future commercial development within the growth areas should occur pursuant to the following guidelines:

- New development will meet strong architectural, landscaping and site planning standards;
- Off-street connections between adjacent parcels should be established for vehicular, pedestrian, and bicycle traffic;
- Sidewalks and bike trails should be required to connect with nearby residential neighborhoods;
- Vegetated buffers should be located between incompatible uses;
- Parking lots should be landscaped with interior islands planted with trees and bushes and with a landscaped buffer surrounding the parking area;
- Where possible, all landscaping should be composed of existing native vegetation where possible, particularly mature trees that exist on site; and
- New development will meet strong environmental standards working around the natural features of the site and providing excellent stormwater management.

**Light Industrial Land Uses:** This plan encompasses the recommendations of the regional plans, which identify the need for providing a sufficient quantity of suitably located land zoned for non-retail commercial uses that promote the region’s economic health and diversity. There are two light industrial land use categories within the growth areas:

- Light Industrial: Uses in this category include, but are not limited to, business parks, research and development centers, product assembly, distribution centers, cottage industries, and light and heavy industrial uses.
- Research and Development: This future land use designation is intended to provide for offices, laboratories, institutions of higher learning and other research facilities.

**Light Industrial Development Guidelines:** Generally, future industrial development within the growth areas should occur under the following guidelines:

- New development will meet strong environmental standards working around the natural features of the site and providing excellent stormwater management;
- Adequate buffer must be provided between industrial uses and adjacent residential or commercial uses;
- Signage located along access roads should be limited to monument signs, should be a moderate size, and should be well landscaped; and
- Sites should maintain as much of the existing vegetation as possible to minimize large expanses of manicured lawn areas;

- Traffic to and from the site will not have adverse impact on local roads and adjacent residential uses.

**Rural Land Uses Inside Growth Areas:** While rural land uses are targeted for protection outside of the growth areas, there are areas of the county within the growth areas where the Future Land Use Plan recommends rural land uses and densities. These areas should retain their rural character with low-density residential development, supporting small-scale commercial development, and agricultural land uses. The maximum gross residential density in rural areas is one dwelling unit per three acres. Rural land uses within the growth areas should meet the development guidelines established for rural land uses outside of the growth areas.

### LAND USES OUTSIDE OF THE GROWTH AREAS

The policies outlined in this section are a result of a comprehensive review and evaluation of existing rural planning policies. Land uses for the areas of Beaufort County located outside of the growth areas are classified into the following categories:

**Rural:** Rural areas are situated outside of the growth areas. Except where noted, these areas should retain their rural character with low-density residential development, supporting small scale commercial development, and agricultural land uses. Future development in rural areas is anticipated to be similar to the type and mix of land uses currently found in the Sheldon area, St. Helena Island, and along the SC 170 corridor between McGarvey's Corner and the Broad River Bridge. The maximum gross residential density in rural areas is one dwelling unit per three acres. Rural areas should not be targeted with the development of major public infrastructure or the extension of public sewer service except where a documented health, safety, and/or welfare condition warrants such an expansion.

**Rural Development Guidelines:** Future development in the rural areas should occur pursuant to the following guidelines:

- Utilization of the purchase of development or transfer of development rights program (as described in the Recommendations section) is highly encouraged in this area to preserve open space and the rural character;
- Higher densities may only be considered when appropriate wastewater treatment is available and the higher density is offset by preserved land; and
- The clustering of development may be considered as a rural and natural resources preservation technique when the proposed development maintains the overall proposed gross density and is clustered on lots compatible with surrounding areas.



Albany Grocery Store in the Dale Community Preservation Area.

- Small-scale commercial (primarily retail and service uses) that serve the surrounding rural neighborhoods are encouraged where there are existing concentrations of commercial uses such as Lobeco and Garden's Corner.

**Rural Community Preservation:** These areas correspond with the areas designated as "community preservation areas" in the 1997 Comprehensive Plan that are located outside of the growth areas. The rural community preservation areas are proposed to serve the surrounding rural community with small-scale retail and service uses and low to moderate density residential with a gross density of approximately one dwelling unit per acre. Community-based planning is recommended to protect the unique qualities of these areas.

**Rural Community Preservation Development Guidelines:**

Future development in the rural community areas should occur pursuant to the following guidelines:

- Development with the community preservation areas should comply with the development standards of the Community Preservation Area Overlay district in the ZDSO unless the county has prepared a detailed plan for the area.
- In cases where a community preservation area plan has been established, new development and redevelopment should occur pursuant to the recommendations and guidelines of the applicable community-based plan.

**Resource Conservation Areas:** Resource conservation areas are those areas, which are not accessible by land or are environmentally sensitive due to their soils and/or location. Resource conservation areas are primarily those areas, which have the following characteristics:

- Are barrier islands and islands within the major waterways of the county;
- Have significant natural resources;
- Have significant archeological resources;
- Are difficult to access; or
- Pose a higher potential for water quality impacts from septic systems.

**Resource Conservation Area Development Guidelines:** Due the highly sensitive nature of these areas and poor access, future development in the resource conservation areas should occur pursuant to the following guidelines:

- The density of these areas is limited to one unit per ten acres;
- Uses are limited to single-family residential uses, parks, recreation, and government uses;

- Generally, clustering of homes is not recommended;
- The removal of existing vegetation, particularly native vegetation, should be minimized; and
- The maintenance of a 100-foot buffer along all waterways is critical and therefore required.

**Cultural Protection Area (Overlay):** The traditional cultural landscape and its physical setting on St. Helena Island is a treasure of national significance. As one of Beaufort County's last substantially rural sea islands and the center of its most notable concentration of Gullah culture, the island requires an additional level of development standards to protect this important resource. In order to protect this vital cultural heritage of St. Helena Island, the county has developed the Cultural Protection Overlay to prevent rural gentrification and displacement of residents in these cultural communities. The intent of this overlay is to protect this area from encroaching development pressures. While growth is not discouraged, the quality and rate of growth is of concern. Rapid in-migration would substantially alter the traditional social and cultural character of St. Helena Island. Also, gentrification could drive up land values, making the continuation of the Island's traditional way of life cost prohibitive. The Cultural Protection Overlay encompasses the entire island and acknowledges its historic cultural landscape and the sense of community that has existed on the island for 300 years. As the revisions to the ZDSO are developed, it will be necessary to fully evaluate what defines St. Helena Island as a significant traditional cultural landscape, as well as to assess the contribution of the Gullah culture, in order to develop specific provisions within the overlay district that will result in effective long-term protection for the culturally significant aspects of the island.

**Cultural Protection Overlay Development Guidelines:** Future development in the cultural protection areas should occur pursuant to the following guidelines:

- The following uses are considered incompatible with the purpose of this area and should be discouraged or prohibited.
  - Gated communities, which are intentionally designed or developed to prevent access by nonresidents.
  - Resorts that could include lodging that serves as a designation point for visitors, or is located and designed with some combination of recreational uses or natural areas such as marinas, beaches, pools, tennis courts, golf courses, equestrian uses, and other special recreation opportunities. This use does not include ecotourism or its associated lodging.
  - Golf courses that includes regulation and par three golf courses and related uses (e.g., clubhouse) having nine or more holes.



- Beyond the limitation of uses above, development should be consistent with the underlying future land uses and their applicable development guidelines.

**Commercial Fishing Villages (Overlay):** The fish and seafood industries have provided strong cultural contributions to Beaufort County over the years even though the industry has declined in size and scale over the years. The county has established commercial fishing village areas with the following goals:

- To provide for the maintenance and enhancement of the local and traditional commercial seafood industry and related traditional uses such as retail, storage, repair and maintenance, that support the commercial seafood industry.
- To preserve and/or recognize existing and potential commercial fishing areas and related activities or developments.
- To minimize and reduce conflicts between the seafood industry and residential developments by reducing the potential for land use conflicts between the two types of uses.
- To avoid commercial fishing activities that are detrimental to the water quality and the environment.

Within the commercial fishing village areas, only uses that are related to the commercial seafood industry are permitted including, but not limited to, those uses intended for the processing, manufacturing, storage, wholesale, retail, and distribution of commercial fishing products. In addition to these primary uses, these areas are also envisioned for related uses such a marine related retail, small restaurants, boat chartering, and other similar uses.

### **SPECIAL LAND USE DESIGNATIONS**

Within the county, there are several special land use designations specified on the Future Land Use Map that are defined below and are not defined based on their location inside or outside of designated growth areas.

**Community Preservation Areas (Overlay):** The unincorporated areas of the county today include several existing communities in a variety of sizes and land uses, each with a different character. These communities, whether towns or just neighborhoods are recognized as important areas in this plan as they help create a sense of place in the county as important places to live, work, and play. In order to preserve and protect these areas, the county will continue its efforts to preserve these communities through community preservation area planning, zoning overlay districts, and special plan recommendations identified in this plan and in the regional plans.

---

**Community Preservation Area Development Guidelines:**

Generally, future development in the community preservation areas should occur under the following guidelines:

- New development should infill around and between existing homes with a similar density and character;
- The character of new homes should be based on the height, massing, and setback of the surrounding homes;
- New homes should have complementary architecture to surrounding homes;
- Greenway buffers should be maintained between existing communities and new development that may occur around the community preservation areas;
- The character and layout of the existing street network should be maintained and enhanced;
- Commercial nodes, whether neighborhood or larger scale commercial, should be maintained around existing commercial sites and expanded pursuant to detailed community preservation plans;
- All of the siting and design standards identified for new commercial and mixed-use development should be applied in accordance with detailed community preservation plans; and
- New commercial buildings should be designed around the size and scale of the surrounding neighborhoods.

**Corridor Overlay:** Much of the allure of Beaufort County is in the unique blend of the natural and built environment. To protect the county's special and desired character, new development along arterials and major collectors should have strong architectural, site design, and landscaping standards. A **Corridor Design** Review Board, consisting of design professionals and laypersons should provide oversight to insure that the development guidelines established below are met.

- The architecture of new development should be innovative and of high quality that blends with the natural surroundings and incorporates Lowcountry elements. Pitched roofs, exposed rafter ends, muted colors and context sensitive materials are encouraged. Blank building facades and long unarticulated rooflines are discouraged;
- Landscaping should include a diversity of plant materials, overstory trees in the parking areas, foundation buffers, and requirements to save and work around existing trees. Where appropriate, buffers along the highway should be provided;
- Lighting standards should be geared toward reducing glare for passing motorists. Fixtures should be required to be "cutoff", that is they are required to direct their light downward so the lighting source cannot be visible from the highway; and

- Monument signs are encouraged by limiting the height and overall size of highway signs. Internally illuminated signs are prohibited. Signage colors are required to be muted and signage materials should match those used on the building.

**Preserved Lands:** This land use category includes all park lands, public lands, and private lands that are preserved through conservation easements.

**Military Areas:** This land use category includes all military installations including Parris Island and the U.S. Marine Corps Air Station.

**Place Type Overlay:** Both within and outside of Growth Areas the policies of this plan encourage the development and reinforcement of pedestrian scaled mixed-use communities. The purpose of the Place Type Overlay future land use is to identify locations in the County to promote appropriately scaled walkable environments with a mix of housing, civic, retail, and service choices and that achieve the following:

- Improve the built environment and human habitat.
- Promote development patterns that support safe, effective, and multi-modal transportation options, including auto, pedestrian, bicycle, and ultimately transit. This will minimize vehicle traffic by providing for a mix of land uses, walkability, and compact community form.
- Provide neighborhoods with a variety of housing types to serve the needs of a diverse population.
- Remove barriers and provide incentives for walkable urban projects.
- Promote the greater health benefits of a pedestrian-oriented environment.
- Reinforce the character and quality of local communities, including rural crossroads, neighborhoods, hamlets, and villages.
- Reduce sprawling, auto-dependent development.
- Protect and enhance real property values.
- Reinforce the unique identity of Beaufort County that builds upon the local context, climate, and history.

Rural Place Types: While rural landscapes consist largely of natural areas, agricultural and forestry uses, and low-density residential development, historically, small walkable communities served as retail, service and civic hubs for the surrounding rural hinterlands.

Rural Place types consist of Rural Crossroads and Hamlets (See Map 4-9 and 4-10). Appendix 4-I further defines the appropriate character, form, scale, intensity, and mix of uses for each of the place types in Beaufort County so that suitable zoning districts and other tools can be developed and applied to implement these places.

- **Rural Crossroad Place Types.** Rural crossroads are typically located at the intersection of two or more rural roads. They provide a small amount of pedestrian-oriented, locally-serving retail in a rural context, and transition quickly into agricultural uses and/or the natural environment as one moves away from the intersection. Historic examples of rural crossroads include Pritchardville in southern Beaufort County and the Corners Community on St. Helena Island.
- **Hamlet Place Types.** Hamlets are typically larger and more intense than rural crossroads and are often located at the edge of the rural and urban condition. A hamlet often has a small, pedestrian-oriented main street with surrounding and supporting residential fabric that is scaled to the size of a pedestrian shed. The main street and surrounding residential fabric transitions quickly into agricultural uses and/or the natural environment. A historic example of a hamlet includes the original settlement of Bluffton along Calhoun Street. The size and scale of the Habersham community would currently be classified as a hamlet, but could develop into a village if existing development plans are realized.

Urban Place Types: Urban places are more complex with concentrations of public infrastructure, community services, and existing homes and businesses. They are located within urbanized areas, and are organized within an interconnected network of streets and blocks in multiple pedestrian sheds. They include areas where one has the opportunity to walk, bike, or ride transit to work, to fulfill daily shopping needs (such as groceries), and to access other amenities within close proximity. These places are composed of elements that create complete walkable places, including downtowns, neighborhood main streets, neighborhood centers, and residential neighborhoods of varying densities and intensities.

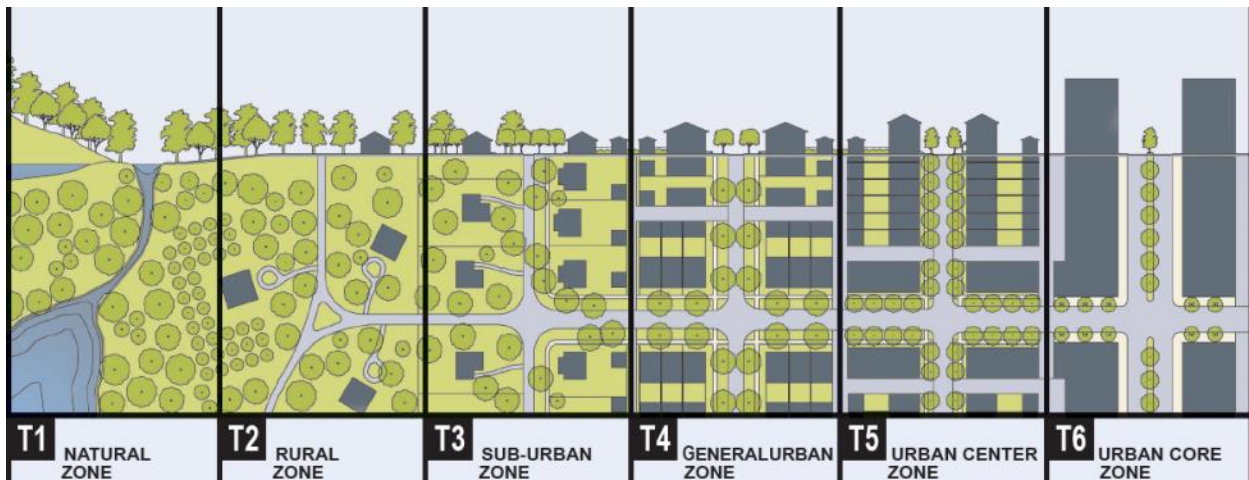
Urban Place types consist of Villages, Towns, and Cities (See Map 4-9 and 4-10). Appendix 4-1 further defines the appropriate character, form, scale, intensity, and mix of uses for each of the place types in Beaufort County so that suitable zoning districts and other tools can be developed and applied to implement these places.

- Villages are made up of clusters of residential neighborhoods of sufficient intensity to support a central, mixed-use environment. The mixed-use environment can be located at the intersection of multiple neighborhoods or along a corridor between multiple neighborhoods. Habersham is a good example of a place that is evolving into a village.
- Towns are made up of clusters of neighborhoods or villages that can support a larger, more complex mixed-use environment. Buildings at the core of a town are attached and may be up to four stories tall. Towns are important centers of the County. The Town of Port Royal represents the local archetype.

- Cities are made up of clusters of neighborhoods or villages that can support the most intense, complex mixed-use environments. Buildings within the cores of a city are attached and may be taller than four stories in height. Cities are regional centers of the County and contain primary commercial and civic destinations. The City of Beaufort represents the local archetype.

Implementing the Place Type Overlay: The place types should be implemented with form-based zoning districts that focus firstly on the intended character and intensity of development and secondly on the mix of uses within. The form-based districts should be organized on the principle of the Transect (Figure 4-5).

**Figure 4-5: A Typical Rural-Urban Transect with Transect Zones**



Source: The Smart Code Version 9.2

The Transect, as a framework, identifies a range of settlement patterns from the most natural to the most urban. Its continuum, when subdivided, lends itself to the creation of zoning categories with standards that prescribe appropriate intensity, character and mix of uses. The following are generalized zoning categories based on the Transect.

- T-1 Natural Zone consists of lands approximating or reverting to a wilderness condition, including lands unsuitable for settlement due to topography, hydrology or vegetation.
- T-2 Rural Zone consists of sparsely settled lands in open or cultivated state. These include woodland, agricultural land, and natural areas. Typical buildings are farmhouses, agricultural buildings, and low density houses.
- T-3 Sub-Urban Zone consists of low density residential areas, adjacent to higher zones that contain some mixed use. Home

---

occupations and outbuildings are allowed. Planting is naturalistic and setbacks are relatively deep. Blocks may be large and the roads irregular to accommodate natural conditions.

- T-4 General Urban Zone consists of a mixed use but primarily residential urban fabric. It may have a wide range of building types: single, sideyard, and rowhouses. Setbacks and landscaping are variable. Streets with curbs and sidewalks define medium-sized blocks.
- T-5 Urban Center Zone consists of higher density mixed use buildings that accommodate retail, offices, rowhouses and apartments. It has a tight network of streets, with wide sidewalks, steady street tree planting and buildings set close to the sidewalks.
- T-6 Urban Core Zone consists of the highest density and height, with the greatest variety of uses, and civic buildings of regional importance. There are no locations within Beaufort County where T-6 Urban Core is appropriate. Typically only large towns and cities have an Urban Core Zone.

In order to be an effective tool to implement the Place Type Overlay District the specific mix of uses, intensity and character of these districts should be calibrated to fit the unique natural and built environment of Beaufort County.



## Recommendations

### Recommendation 4-1: Use the Comprehensive Plan and Future Land Use Element as an Implementation Tool

This comprehensive plan and the future land use element were created to serve as a guide for future growth and development. As such, the comprehensive plan and this future land use element should be used as a strategy to implement the recommendations of the regional plans and other county planning efforts. More specifically, this plan can be used:

- As decision-making tool when evaluating proposed developments, rezonings, and any other decision that may impact, or be impacted, by growth (e.g., public facilities).
- As a framework for the cooperation of planning activities and plan review with the municipalities as outlined in this plan and the regional plans.
- To update the ZDSO Community Development Code as described in Recommendation 4-6: on an ongoing basis as needed to implement this plan.

### Recommendation 4-2: Implement the Northern and Southern Beaufort County Regional Plans

Beaufort County has adopted both the Northern and Southern Beaufort County Regional Plans and will strive to implement the plans as outlined in each individual plan. This effort will involve county actions as described below and as detailed further in each of the individual plans:

- The county will assist in the implementation of the regional plans through participation in the Northern Beaufort County Regional Plan Oversight Implementation Committee and through the reenactment of the Southern Beaufort County Regional Plan Implementation Committee;
- The county will participate in the drafting and execution of intergovernmental agreements to ratify key plan elements; and

- The county will participate in ~~staff working groups~~ the Technical Advisory Group and various working groups, organized during the regional planning efforts, for ongoing planning initiatives.

#### **Recommendation 4-3: Adopt and Implement the Recommendations of the Rural Policy Assessment**

Once the county completes the rural policy assessment process that is currently underway, the county should review the recommendations and consider for adoption. Upon adoption, this plan, the ZDSO, and other county plans should be amended to incorporate the recommendations.

#### **Recommendation 4-3: Update the County Land Use Regulations**

Beaufort County will update its ~~Community Development Code~~ the county's zoning and development standards ordinance to incorporate the related recommendations of the regional plans and to facilitate the Future Land Use element of this comprehensive plan. In particular, the county will consider incorporating the following recommendations:

- Incorporate the development guidelines and recommendations established in this plan and in the regional plans; and
- Encourage mixed-use developments, where proposed, through revisions that will expedite review procedures and provide density incentives.
- Codify requirements that allow for the county, municipalities, the school district, and where involved, the military, to review and comment on major development proposals and annexations. This action would require that any application for an annexation or proposed rezoning will be sent to the planning directors, or similar official, of the relevant review body prior to the public hearing on the application. Any comments provided by such planning official will be included in the review packets for the subject annexation or rezoning.

#### **Recommendation 4-4: Continue to Utilize and Expand Existing Tools to Further the Policies of the Comprehensive Plan**

This plan identifies some of the major tools, beyond zoning, that the county already uses in order achieve the goals established as part of this plan. The county should continued to utilize these tools, identified in *Planning Framework* section, with the following recommendations:

- Implement the TDR program recommendations ~~that arise from the evaluation currently underway as part of for~~ the AICUZ Overlay



district surrounding the Marine Corps Air Station. Consider expanding the receiving areas beyond Port Royal Island.

- Consider expanding the TDR program, described above, based on the results of the initial program around the Marine Corps Air Station to preserve rural areas, and provide financial relief to large rural property owners, and to implement other recommendations of the Comprehensive Plan.
- Continue to utilize the Rural and Critical Land Preservation Program as its strategy for purchasing development rights. This program should be used to preserve as much rural lands as feasible. For the purposes of this comprehensive plan update, the county should also consider revisions to the current program to encourage more protection of rural and critical lands on St. Helena Island and in Sheldon.
- Continue to promote the establishment of conservation easements as a method of protecting rural lands, natural resources, and the rural character of Beaufort County. This program should be further studied by the county and coordinated with the efforts of the TDR and PDR programs as well as the Beaufort County Open Land Trust.

#### **Recommendation 4-5: Utilize Development Agreements to Accomplish Goals of this Plan and the Regional Plans**

The county should utilize development agreements, where feasible, to accomplish the goals set forth in this plan and the regional plans. These agreements can be utilized to implement a number of the recommendations including coordinating development in the growth areas and protecting the rural character of the county.

Any development agreement must be consistent with the comprehensive plan and land use regulations that will be implemented following plan adoption. Development agreements are discouraged in areas where development impacts may affect the provision of essential services and available infrastructure. The process by which the agreement is negotiated must be a public process to ensure that potentially affected citizens are notified and aware of any potential impacts.

#### **Recommendation 4-6: Establish and Adopt Baseline Standards for PUDs and Development Agreements**

The county will work with the municipalities to establish and adopt uniform baseline standards for the creation of and revisions to Planned Unit Development (PUDs) and development agreements. For PUDs, the standards should address the following issues, at a minimum:

- Open Space;
- Environmental Protection;
- Traffic Mitigation;
- Connectivity; and
- Access Management.

For development agreements as described in the previous recommendation, the following minimum regulations and recommendations should apply:

- Require compliance with the uniform baseline standards established for PUDs, to the maximum extent allowed by law.
- Establish criteria allowing the agreement to be re-opened if defined conditions occur. These conditions should include:
  - A phasing schedule that requires phases to be completed within a specified period of time; or
  - A schedule that requires the transportation analysis and mitigation requirements to be re-evaluated after certain thresholds are reached, to ensure transportation impact and mitigation issues are addressed.
- Recognition that subsequently adopted laws are not in conflict with the development agreement, and can be applied, if at a public hearing the local government determines:
  - There are substantial changes that have occurred within the local government in pertinent conditions existing at the time the development agreement was adopted, which changes, if not addressed by the local government, would pose a serious threat to the health, safety, and welfare of the community;
  - The new laws address these problems and are essential to addressing them; and
  - The laws expressly state they are to apply to the development agreement.
- Recognition that subsequently adopted laws can apply to the development agreement if it is based on substantially and materially inaccurate information supplied by the developer.
- In addition, baseline indicators should be established in the agreement itself, focusing on areas such as impacts on public facilities. Development exceeding the baseline indicators would be required to be re-opened.

**Recommendation 4-7: Continue to Develop and Update Community Preservation Plans**

Since the adoption of the 1997 plan, the county has embarked on detailed planning efforts for several community preservation areas. Due

to the unique qualities of these areas, it is important for the county to continue these planning efforts to address other community preservation areas. In particular, this plan recommends the following actions:

- ~~Complete the May River (Bluffton) Community Preservation Plan~~
- ~~Complete the Daufuskie Community Preservation Plan~~
- Pursue the Sheldon and Big Estates Community Preservation Plans
- ~~Jointly prepare the Pritchardville Community Preservation Plan with the Town of Bluffton in accordance with the recommendations of the Southern Beaufort County Regional Plan.~~
- ~~Evaluate the need for Community Preservation Area designations for Lands End, Tansi Village, and Big Estates.~~
- Work with local residents and Community Preservation Committees where they are formed to evaluate the effectiveness of existing CP Plans and zoning districts and make revisions as warranted.

#### **Recommendation 4-8: Promote Appropriate Infill Development and Redevelopment in Accordance with this Plan**

Many small commercial parcels located in the unincorporated areas of Beaufort County, along the edges of the municipalities, are in need of redevelopment. There is also a need to encourage infill development rather than continued sprawling development or “leapfrog” developments. Currently, redevelopment and infill development are addressed by requiring higher standards for architecture, landscaping, and site design for new projects. This existing policy does not take into account the large number of small properties are often overlooked for investment in favor of developing on greenfields due to the size of the property and the difficulty and expense of complying with the zoning regulations. The county encourages infill development and redevelopment as an alternative to new development, particularly in areas where public facilities are readily available. This plan recognizes the following definitions of infill development and redevelopment as it relates to future land use. Furthermore, any implementation strategy that addresses issues related to infill (e.g., land use regulations) should incorporate appropriate infill regulations pursuant to these definitions:

- ~~Small Tract Infill Development is related to undeveloped individual lots within existing residential subdivisions and commercial strips. Development on these sites is generally targeted toward the construction of single family homes, duplexes, small apartment buildings, or small commercial buildings on single vacant urban lots without the need for further land subdivision.~~

- **Large Tract Infill Development** (leapfrogged parcels) is related to larger undeveloped residential or commercial parcels that are 10 acres in size or greater. These lots are typically found in urbanized areas with a concentration of undeveloped or underdeveloped lots that have been passed over in favor of larger parcels further from the urban centers (e.g. Burton, Shell Point). The development of these sites could require further subdivision of the land.
- **Small Scale Redevelopment** occurs when a large single-family lot in an urban or suburban neighborhood is subdivided into smaller lots for further single-family residential development or is redeveloped as multi-family housing. Small-scale redevelopment may also refer to the redevelopment of small, underutilized commercial lots in urban or suburban commercial areas.
- **Large Scale Redevelopment** refers to the redevelopment of a larger scale that requires the assembly of several parcels, removal of the older structures, and the construction of more intense residential or commercial development.

In addition to incorporating the above definitions into other planning efforts, The following are targeted recommendations related to infill development and redevelopment.

- Explore ways to facilitate integrated stormwater management systems for clusters of small parcels;
- Develop incentives for developments on infill or redevelopment sites;
- Incorporate context-sensitive design standards for various scales of infill development and redevelopment to promote compatibility with surrounding developments, where appropriate; and
- Utilize the regional Geographic Information System (GIS) to identify and market undeveloped or underutilized sites.

#### **Recommendation 4-9: Develop Regional Demographic Models and a Regional Growth Tracking System**

Beaufort County will work cooperatively with the municipalities to develop a regional demographic and land use model of existing and forecasted population, including permanent and seasonal population. This model should be maintained through a multi-jurisdictional effort. At a minimum, the system should consist of existing and forecasted seasonal and permanent population data; a consistent classification system for existing and future land use; and a regional land use model that monitors remaining growth capacity and assesses the impacts of land use decisions on the region.

In addition to the regional demographic model, the county will work with the municipalities to create and maintain an improved regional growth tracking system, including a land demand and land use

forecasting model integrated with other regional models (such as the transportation model) that can be used by all entities for planning purposes. This recommendation would mirror the recommendation in the regional planning efforts and would involve the creation of a regional database and model that would likely build on the existing traffic model and its traffic analysis zones, but it could be expanded for use in a wide range of planning efforts by local and regional agencies. Specifically:

- The county's new Land Development Office (LDO) program permitting database should be configured to count certificates of occupancy by tax district and address.
- The LDO development counts county's permitting database will be integrated with GIS traffic analysis zones through address or parcel ID numbers.
- A growth report will be periodically generated to show the change in growth by Traffic Analysis Zone (TAZ), by tax district, and by jurisdiction.

#### **Recommendation 4-10: Establish Joint Corridor Planning Efforts and Joint Corridor Review Boards**

Beaufort County will work with the municipalities to establish coordinated review, administration, and enforcement of development to maintain the views and images of the low country created along designated regional scenic corridors. For areas of the county where there is an opportunity for joint corridor overlay districts (e.g., U.S. 278, SC 170, SC 46, Buckwalter Parkway, and Burnt Church Road in southern Beaufort County), the county will work with the municipalities, by intergovernmental agreement, to create a Joint Corridor Overlay District between the county and related municipality to consolidate administration and enforcement responsibilities.

Important elements of this recommendation include:

- Defining distinctions between urban, suburban, and rural roads and applying corresponding architecture, landscaping, lighting, signage, and streetscape standards for each road type.
- Including uniform standards consistent with the corridor plans, which can be adopted by the county and related municipality for the subject corridor.
- Including additional standards to provide heightened protection for scenic resources along the May River Road (SC 46) and Okatie Highway (SC 170).
- Utilize the Southern Beaufort County Beautification Board to evaluate the aesthetic qualities of development within highway rights-of-way including road widening and intersection improvements.

#### **Recommendation 4-11: Develop Detailed Area Plans**

Jointly prepare a detailed land use plan for the uncommitted lands in southern Beaufort County, and potential redevelopment areas where densities could be increased. The joint land use plan should address the following elements at a minimum:

- The residential density and land uses of the uncommitted lands;
- Lands with infill potential;
- Lands where mixed use development should be encouraged;
- Public facilities and services for the planning area;
- ~~A plan for the Bluffton Community Preservation District;~~
- The future growth boundaries of Bluffton and Hardeeville; and
- Recommendations on how the coordinated land use policy will be implemented through a seamless set of zone districts and development standards between the County, Bluffton, and neighboring jurisdictions (as appropriate).

Until the joint land use plan is completed, the county and the Town of Bluffton should adopt an interim policy that states annexations and rezonings within the study area shall conform to the Future Land Use element of this comprehensive plan.

#### **Recommendation 4-12: Formalize Regional Planning Efforts with Neighboring Counties and Municipalities**

Formalize regional planning cooperation and collaboration between Beaufort County, Jasper County, and the City of Hardeeville to plan on a wider regional basis. As part of this recommendation, the county incorporates the following recommendations from the Southern Beaufort County Regional Plan:

- The county will enter into a Memorandum of Understanding (MOU) with Jasper County and the City of Hardeeville to identify a common geographic area of interest, issues of common concern, and commitment to provide staff support to address common issues related to future land use, public facilities (especially transportation and the new port), and natural assets and environmental protection.
- Staff representatives from Jasper County and Hardeeville will be invited to participate as members of the southern Beaufort County working groups, on a permanent basis.
- Utilize the Lowcountry Council of Governments (LCOG) and the Metropolitan Planning Organization (MPO) for cooperative inter-jurisdictional planning.

The County should also expand these cooperative planning efforts to other neighboring counties and municipalities such as the Town of Ridgeland and Hampton County.

- County working groups, on a permanent basis.

#### **Recommendation 4-13: Annual Ongoing Monitoring**

Beaufort County should commit to a process of **annual ongoing** monitoring to chart the progress of the implementation of the 2007 Comprehensive Plan. The monitoring process should focus on those issues that would benefit from annual reporting as determined by the Planning Commission. Beaufort County should coordinate this process with the municipalities.

#### **Recommendation 4-14: Rural Small Lot Subdivision**

Beaufort County should **continually pursue policies that require low density residential development in rural areas while providing greater flexibility for owners of small properties. modify the ZDSO to allow for small lot rural subdivisions:**

- **For areas north of the Whale Branch River and on St. Helena Island, allow parcels of record in rural zones to have three by right subdivided lots, after which the base underlying zoning density would apply.**
- **For areas on Port Royal Island outside of the Air Installation Compatible Use Zone (AICUZ), allow parcels of record in rural zones to have two by right subdivided lots, after which the base underlying zoning density would apply.**
- **Provide for a minimum lot size of one acre for such by right subdivided lots.**
- **In connection with this recommendation, rezone land currently zoned Rural Residential to the Rural zoning designation.**
- **This policy should not apply to rural and rural residential properties located south of the Broad River, on Lady's Island, on Coosaw Island, and within the Air Installation Compatible Use Zone (AICUZ).**

#### **Recommendation 4-15: Rural Conservation Subdivisions**

Beaufort County should **encourage the clustering of residential subdivisions in rural areas to preserve and promote agricultural and forestry uses on set-aside open spaces. modify its rural cluster subdivision and planned community provisions to allow for traditional rural uses such as agriculture and forestry on set-aside open space.**

- **Adjust rural subdivision regulations to facilitate and provide incentives for clustering.**

- ~~Permit required open space to be retained in private ownership with a conservation easement that would permit agriculture and forestry.~~

#### **Recommendation 4-16: Small Rural Businesses**

Beaufort County should evaluate its ZDSO to provide more flexibility and overcome obstacles to the establishment of compatible rural businesses.

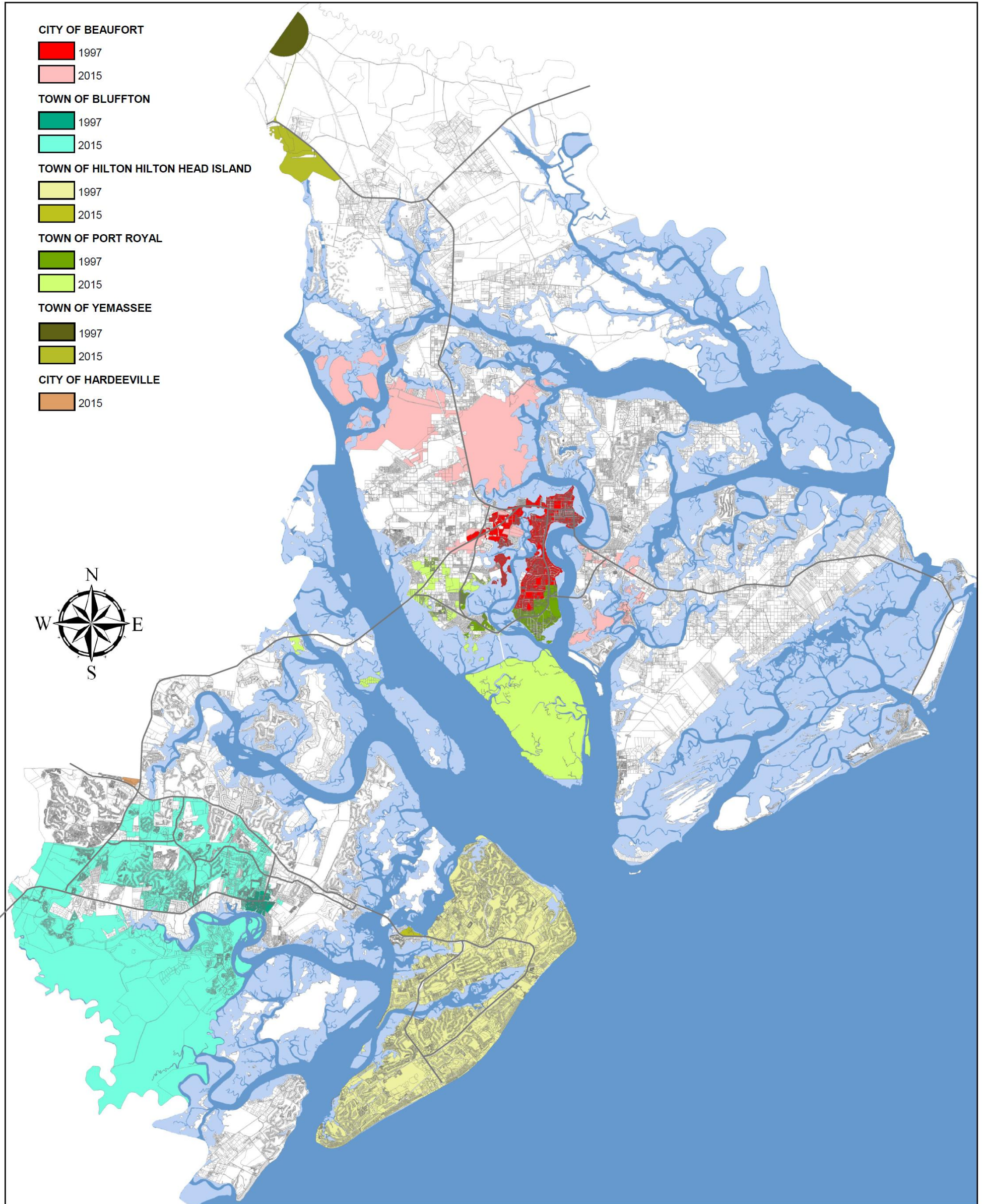
- Consider changes to the ZDSO to place more emphasis on performance standards rather than use-restrictions for cottage industries, home occupations, and rural businesses.
- Establish a Rural Business District at Garden's Corner.

#### **Recommendation 4-17: Small Landowner Liaison**

Beaufort County should provide education and assistance to small rural landowners on development options available in rural areas.

- Provide public education in the form of brochures, workshops, and other outreach efforts for small rural landowners about family compounds, rural business options, cottage industries, home occupation, and small-lot rural subdivision options.
- Consider creating a County Staff Liaison position to assist small rural landowners in the development review process.



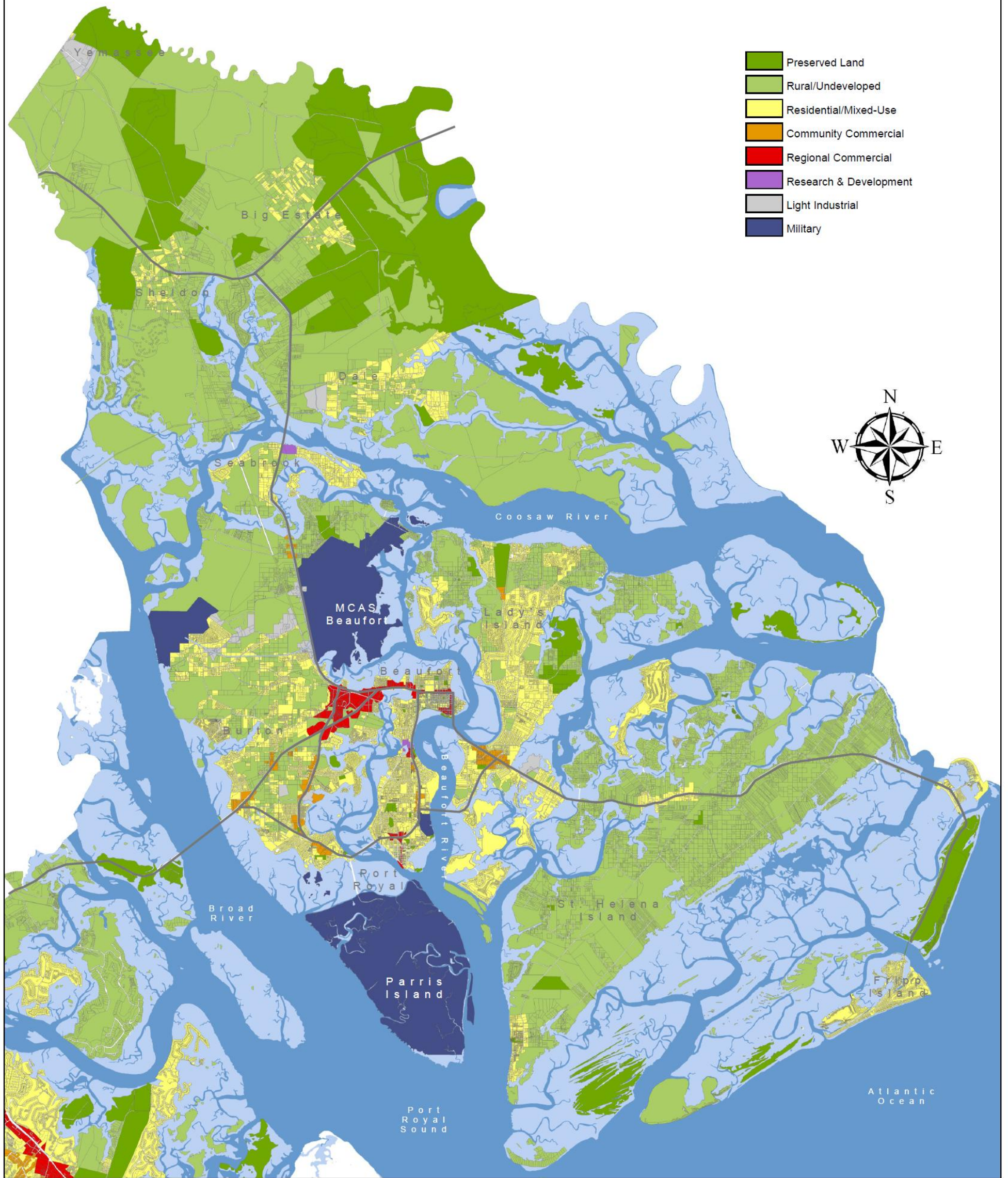


Chapter  
 4  
 Land Use

**Map 4-1: Municipal Growth**  
 1997 to 2015



2010 Beaufort County Comprehensive Plan

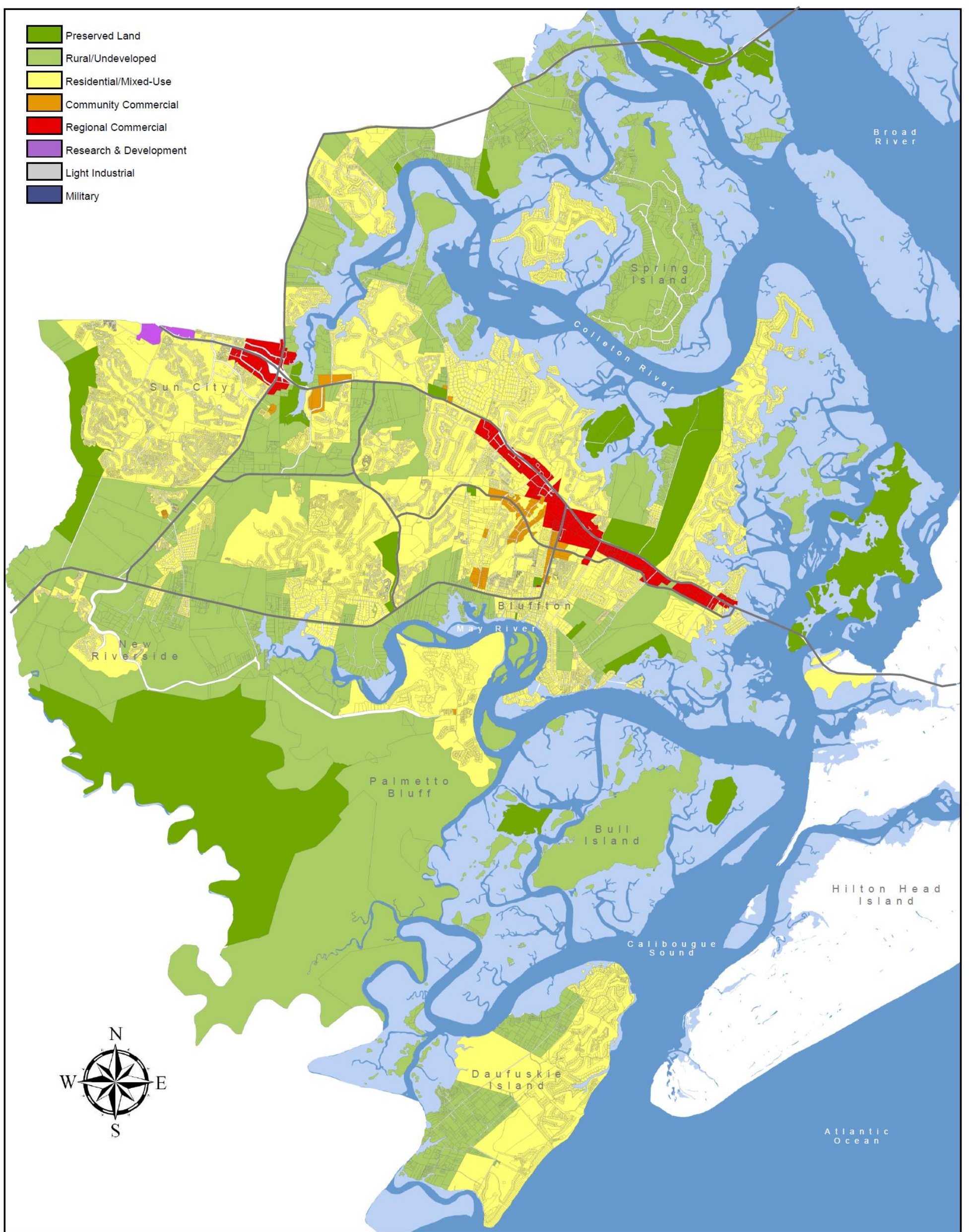


Chapter  
4  
Land Use

**Map 4-2: Existing Land Use**  
Northern Beaufort County



2010 Beaufort County Comprehensive Plan

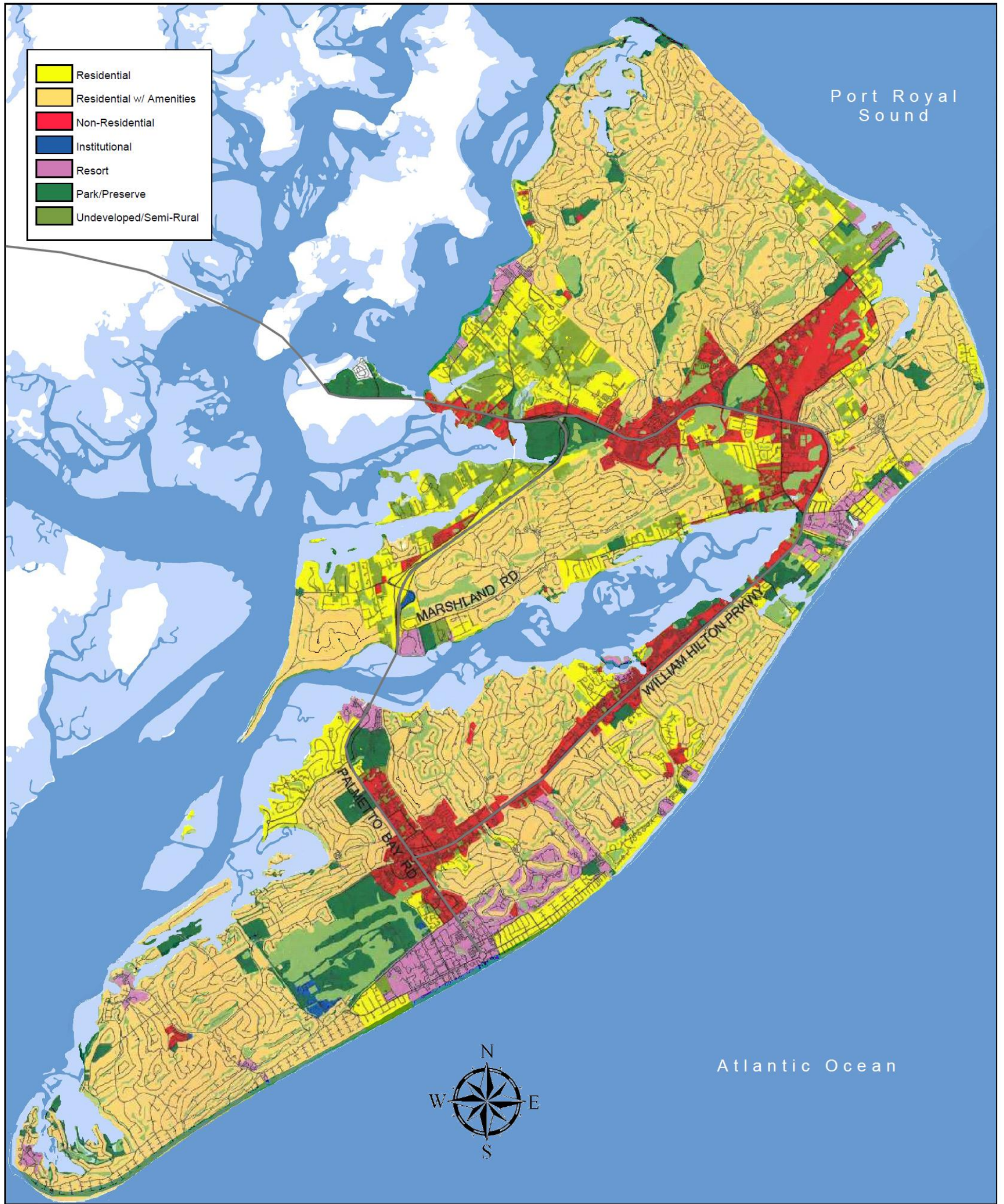


Chapter  
4  
Land Use

**Map 4-3: Existing Land Use**  
Southern Beaufort County



2010 Beaufort County Comprehensive Plan

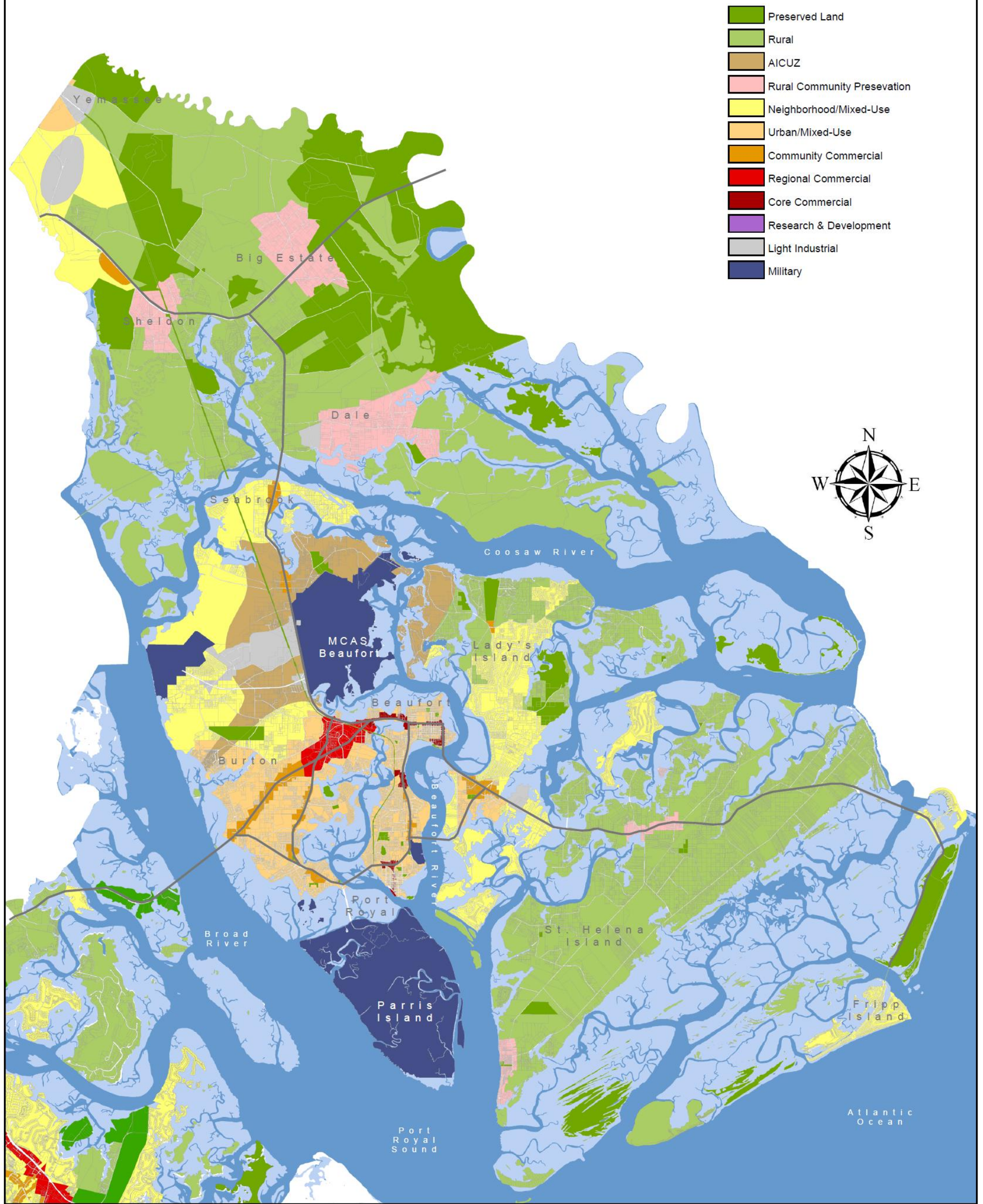


Chapter  
4  
Land Use

**Map 4-4: Existing Land Use**  
Hilton Head Island



2010 Beaufort County Comprehensive Plan

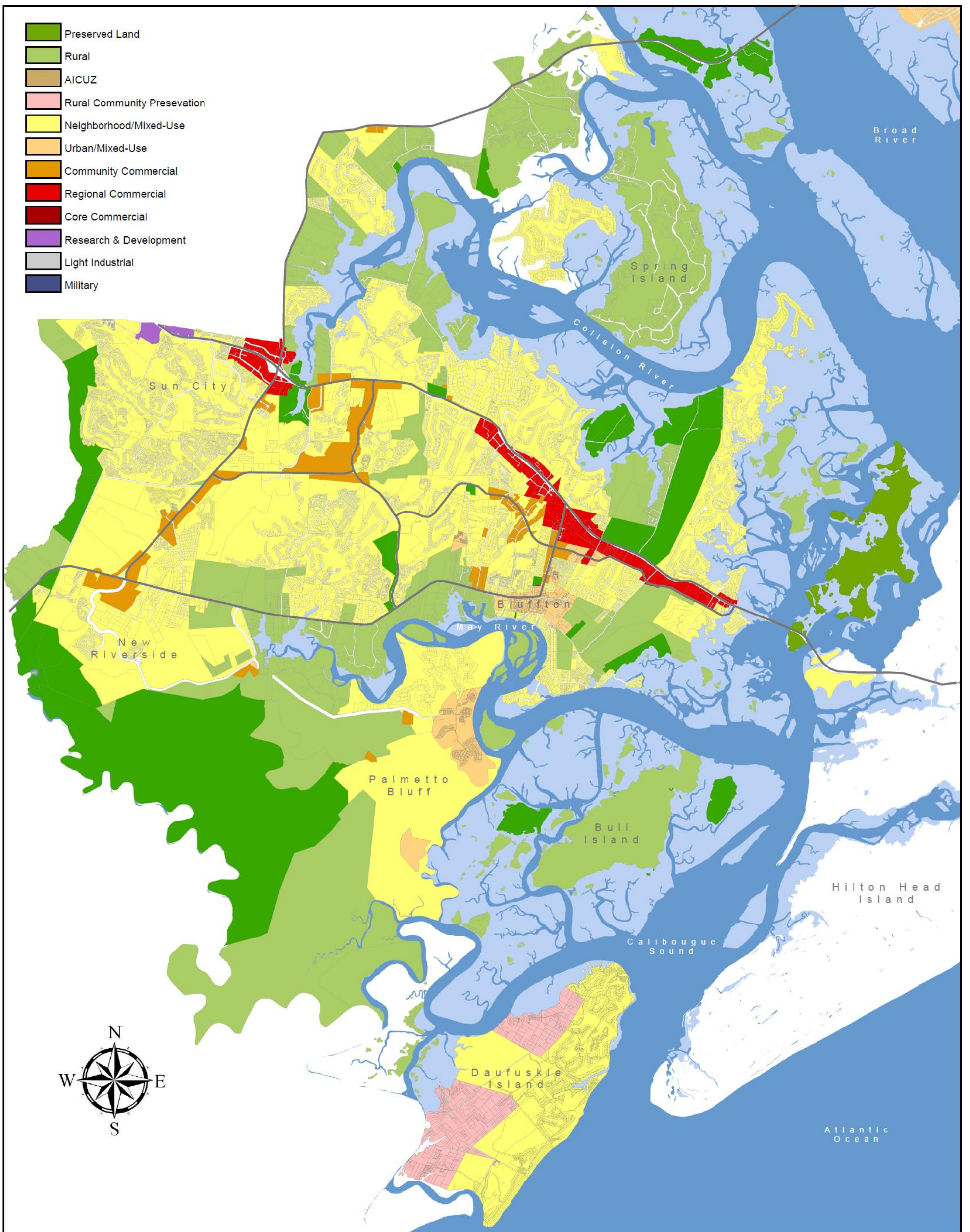


Chapter  
4  
Land Use

**Map 4-6: Future Land Use**  
Northern Beaufort County



2010 Beaufort County Comprehensive Plan



Chapter  
4  
Land Use

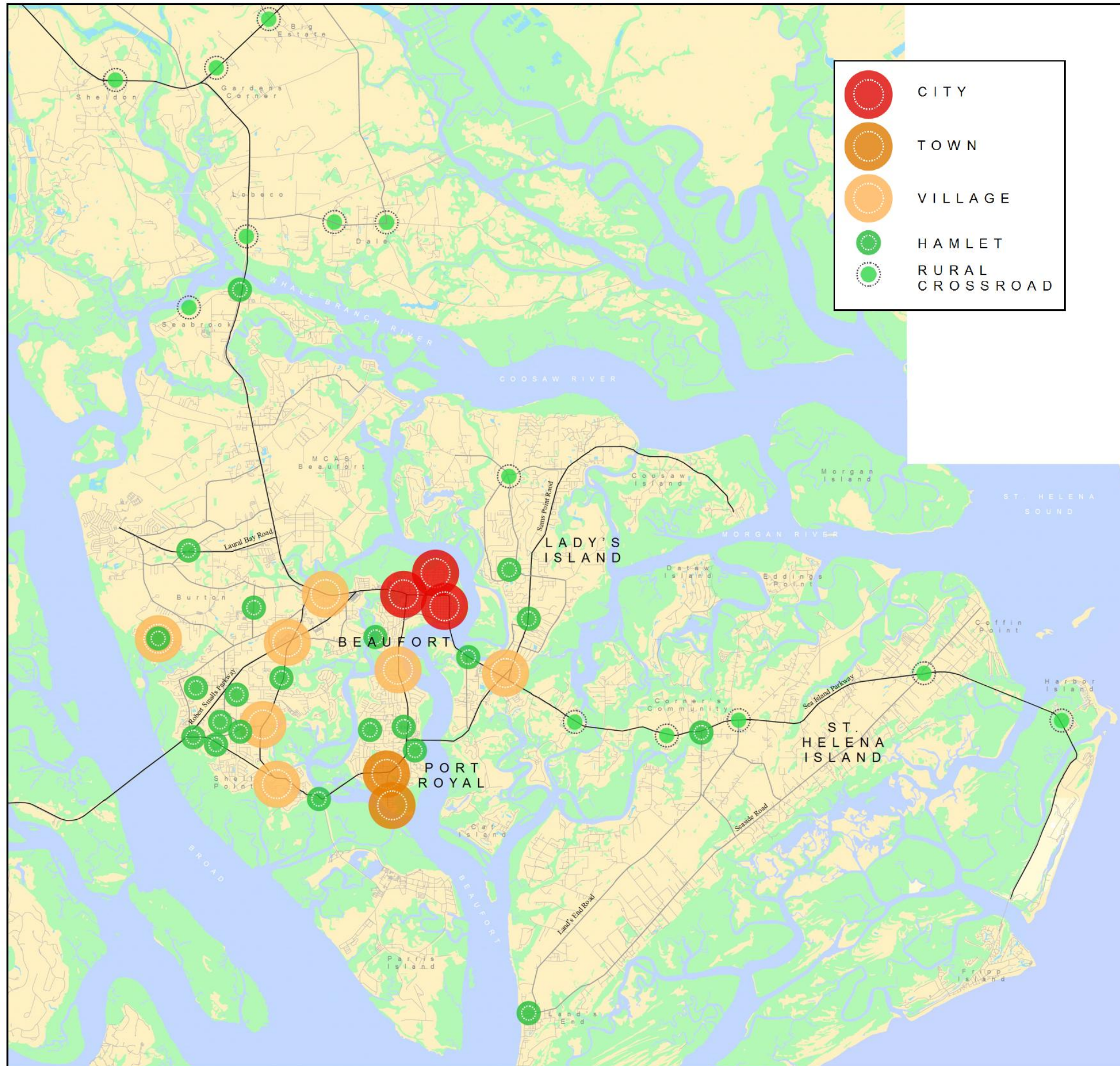
**Map 4-7: Future Land Use**  
Southern Beaufort County



2010 Beaufort County Comprehensive Plan

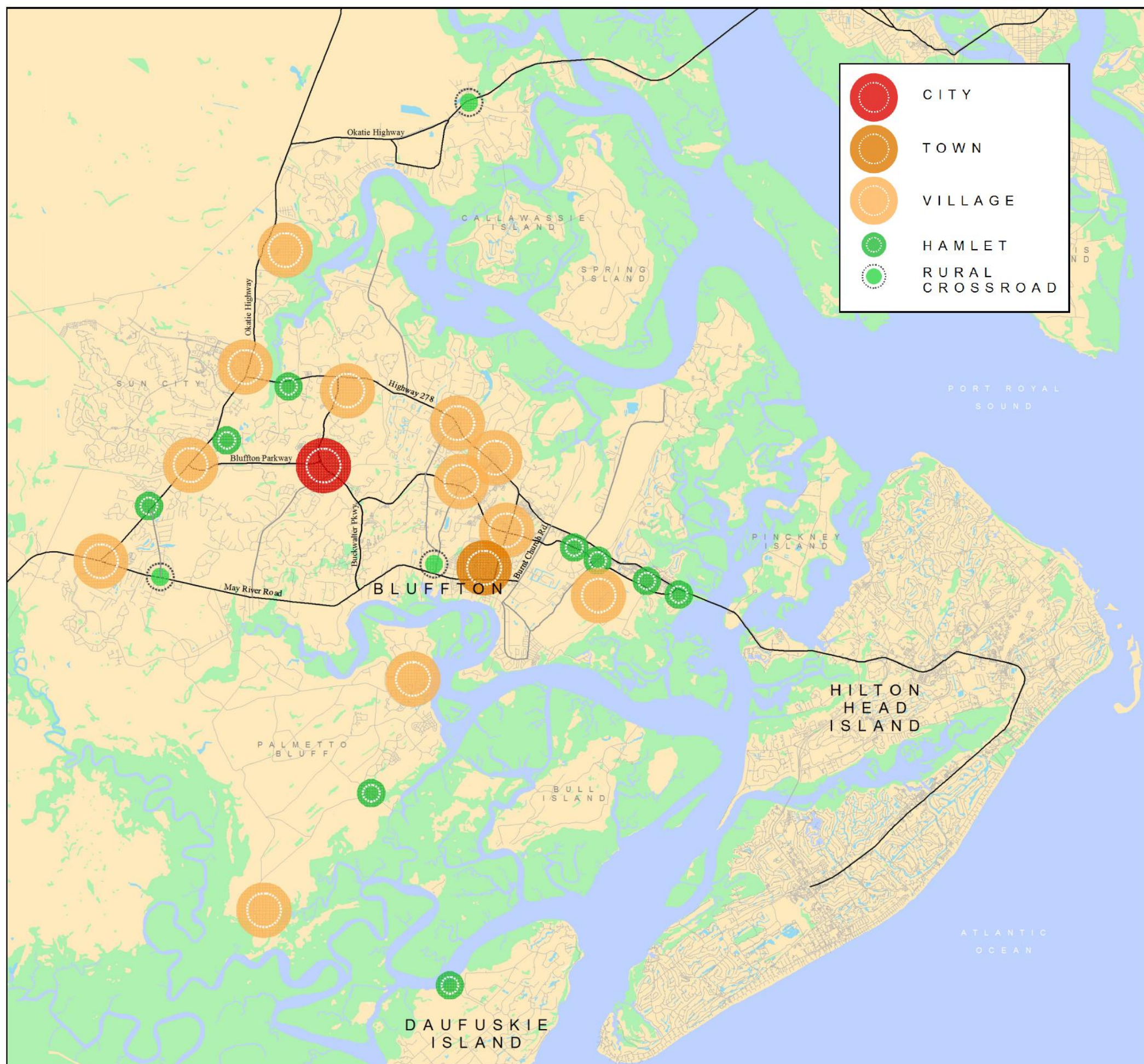
Chapter  
4  
Land Use

Map 4-8:  
Place Type  
Overlay  
Northern  
Beaufort County



Chapter  
4  
Land Use

**Map 4-9:  
Place Type  
Overlay**  
Southern  
Beaufort County







***Beaufort County Comprehensive  
Plan***  
**Cultural Resources**





# Table of Contents

---

<b>Introduction.....</b>	<b>6-1</b>
<b>Historic and Archaeological Resources.....</b>	<b>6-2</b>
Resource Identification.....	6-2
Existing Regulatory Framework.....	6-3
Other Planning and Preservation Efforts.....	6-4
Vernacular Architecture.....	6-4
Conclusions.....	6-5
<b>Scenic Highways and Byways.....</b>	<b>6-6</b>
Existing Preservation and Enhancement Efforts.....	6-6
Conclusions.....	6-7
<b>Maritime Heritage.....</b>	<b>6-8</b>
Local Seafood Industry.....	6-8
Recreational Fishing and Boating.....	6-10
Other Water Access Issues.....	6-10
Conclusions.....	6-10
<b>Agricultural Heritage.....</b>	<b>6-11</b>
History of Agriculture in Beaufort County.....	6-11
Existing Conditions.....	6-12
Local Marketing Initiatives.....	6-13
Conclusions.....	6-13
<b>Military Heritage.....</b>	<b>6-15</b>
Military History.....	6-15
Recent Military Activity.....	6-17
Conclusions.....	6-17
<b>Gullah Culture.....</b>	<b>6-18</b>
Issues Affecting Gullah Culture in Beaufort County.....	6-18
Local Initiatives to Preserve Gullah Heritage.....	6-19
Gullah/Geechee Cultural Heritage Corridor.....	6-19
Conclusions.....	6-20
<b>Visual and Performing Arts.....</b>	<b>6-21</b>
Performance Venues.....	6-21
Museums.....	6-22
Education and Support.....	6-22
Conclusions.....	6-22
<b>Recommendations.....</b>	<b>6-24</b>



## Introduction

Beaufort County is one of America's historic and cultural treasures, a place where history and tradition are reflected in a vibrant landscape that provides a tangible link between past, present and future generations. Beaufort's attractiveness as a place to live and work, as a destination for visitors, and consequently its economic well being, are directly related to its historic character and unique quality of life.

Beaufort County's popularity and high growth rate has brought both recognition of the County's more visible historic assets and an influx of financial support for the rehabilitation of historic structures. As a result, Beaufort County, the City of Beaufort, the Town of Port Royal, the Town of Bluffton and the Town of Hilton Head Island each have adopted ordinances that protect historic and archaeological resources.

Given the County's rapid population growth over the last 20 years, however, it is vital to analyze the region's less tangible, but more inherent cultural resources, which make up the Lowcountry way of life. These resources include the County resident's relationship to the water as a source of food, recreation and transportation; the County's rich agricultural heritage; the County's military heritage; the County's scenic highways and byways; Gullah culture; and the active visual and performing arts community. Each of these components is vital to the region's identity. They add to the quality of life for residents; they make this region attractive to visitors and future residents; they drive the local tourism economy; and they ideally make this region an attractive site to relocate or create new businesses.

As one of the nation's historic and cultural treasures, Beaufort County bears a great responsibility to be good stewards of these resources. Therefore, it is vital not only to identify the County's historic and cultural resources, but to develop policies to preserve and enhance these resources.



## Historic and Archaeological Resources

Beaufort County is blessed with a wealth of important historic buildings and sites as well as numerous pre-historic and historic archaeological sites. The County and its municipalities have devoted much time and effort to both inventorying these sites and creating the necessary regulatory framework to protect these sites from the potential adverse impacts of new development, redevelopment, rehabilitation, and neglect.

### Resource Identification



The Church of the Cross, located in Bluffton's historic district, was constructed in 1854

**Beaufort County Above Ground Historic Resources Survey:** In 1997, Beaufort County completed a survey of historic buildings and other above ground historic resources that covered the unincorporated areas of Beaufort County, the City of Beaufort, and the Town of Port Royal. The Town of Bluffton was surveyed in 1995. The County survey identified over 1,500 historic sites and buildings; provided an historic overview of Beaufort County; an architectural analysis by building type, material and style; provided recommendations for National Register of Historic Places eligibility; and gave recommendations for future preservation actions. The survey is used by the County and municipalities in staff project development review, and by property owners, realtors, developers, historians, and other researchers as well as by the public. Because the survey primarily included only those properties that could be seen from public roads or those surveyed on private property with owner permission, the County continues to work with property owners to identify sites missed by the survey. For example, County staff, **and** the Historic Beaufort Foundation, **and the military installations** have worked with local citizens to locate and survey rural cemeteries, the majority of which are African-American. The survey can be accessed on Beaufort County's website<sup>1</sup>.

<sup>1</sup> Presently **only** the unincorporated County, **the City of Beaufort**, and **the Town of Port Royal** are available on the website. **Bluffton will be added soon. The City of Beaufort plans to include the city survey in its website.**



Historic cemetery on Daufuskie Island

*The Historic Preservation Review Board and staff have worked with the following private owners and organizations to protect important historic sites and buildings.*

- Rose Hill Plantation
- Darrah Hall at Penn Center
- Brick Church
- Coffin Point Plantation House
- Old Sheldon Church Ruins
- Lobeco School
- First African Baptist Church (Daufuskie Island)
- Mt. Carmel Church (Daufuskie Island)
- Tombee Plantation

**Archaeological Sites:** Beaufort County has nearly 2,000 identified archaeological sites both underground and underwater. A majority of these sites are identified by surveys done when development projects are undertaken. In addition, archaeologists using grants from federal and state sources perform data recovery work on important sites such as the Santa Elena/Charlesfort site on Parris Island. On occasion, groups of local citizens commission archaeologists to identify and protect sites on private property. Projects of this type have been done on Dataw Island, Callawassie Island, and the Mitchelville area on Hilton Head Island. County staff has also worked with the Underwater Division of the SC Institute of Archaeology and Anthropology on a project to survey underwater archaeological sites in the Port Royal Sound.

### Existing Regulatory Framework

The regulatory framework for protecting the County historic resources includes federal and state requirements along with County and municipal regulations. Generally, County and municipal regulations are meant to attend to gaps not addressed by state and federal regulations.

**Federal and State Requirements:** There are several mechanisms at the federal and state level, by which impacts on archaeological and historic sites are required to be identified and mitigated. Section 106 of the National Historic Preservation Act of 1966 requires consideration of historic properties when the federal government is involved in financing, licensing, or permitting a project. Section 106 requires federal agencies to consult with the State Historic Preservation Officer (SHPO), assess potential adverse affects of a project on historic resources and to address and mitigate those affects. Various state laws, such as the SC Coastal Zone Management Act of 1979 have similar provisions.

**Historic Preservation Overlay District Ordinance:** Beaufort County has adopted as part of the Zoning and Development Standards Ordinance-Community Development Code, a section that provides protection of the County's historic and archaeological resources. This ordinance requires that all work done on the exterior of designated historic buildings in the unincorporated County to be reviewed and approved either by the Historic Preservation Review Board or by staff acting on behalf of the Board. Once a project is approved, a Certificate of Appropriateness is issued, which is required before a building permit can be received.

**Archaeological and Historic Impact Assessment Ordinance:** This ordinance requires developers to provide information regarding the development site. After conducting document searches, consultations with compliance archaeologists and other research, the Planning Director and Historic Preservationist determine whether a survey of the property will be required. Reports, maps or other

information resulting from any survey are reviewed by the County, who works with the developer to devise a mitigation plan for the treatment of any identified archaeological resources. The plan would then be included in a Memorandum of Agreement (MOA) to be signed by the developer and the County.

**Municipal Ordinances:** The City of Beaufort, Town of Port Royal, Town of Bluffton and the Town of Hilton Head Island all have ordinances that provide some degree of protection of historic and archaeological resources. In the past, Beaufort County staff has provided professional assistance to the municipalities to identify and protect historic resources.

### Other Planning and Preservation Efforts

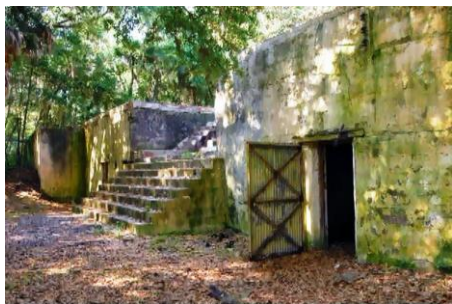
Over the last 10 years, Beaufort County has undertaken a number of projects to preserve important County owned historic properties and to acquire and preserve other important historic sites through its Rural and Critical Lands Preservation Program.

- **Lobeco Library:** Listed in the National Register of Historic Places and owned by the Beaufort County Board of Education, this school building was renovated in 2003 into the Lobeco branch of the Beaufort County Library.
- **Barker Field Tabby Ruins:** Beaufort County financed the restoration of tabby ruins located in Barker Field County Park on Hilton Head Island.
- **Ford Shell Ring:** Beaufort County in conjunction with the Town of Hilton Head Island purchased a 6.8-acre parcel that contains Native American Shell Rings believed to have ceremonial importance. The site is also home to the remains of a freedman's cottage.
- **Altamaha Town:** Beaufort County purchased a 100-acre site located on Old Baileys Road in 2004 that includes Altamaha, a Yamasee Indian town that is being developed as a passive park and historic site.
- **Fort Fremont:** Beaufort County purchased 14 acres on St. Helena Island that contains the ruins of a historic Spanish-American War fort that was completed in 1898.

The Town of Hilton Head Island has also been active in the preservation of historic and archaeological sites. Town preservation efforts include Greens Shell Ring, Honey Horn Plantation, Jenkins Island Shell Pit, Jenkins Island Cemetery, and the Fish Haul Creek Site. The Town of Bluffton has been active in restoring the Garvin House, an 1870 residence constructed by Cyrus Garvin, a former slave. In addition to public sector preservation efforts, private residential communities, such as Dataw Island, Spring Island and Haig Point have preserved tabby ruins and other above ground features.



The Lobeco Library is located in the restored Lobeco School that was constructed in 1937.



Fort Fremont dates back to 1898 when it was constructed for the Spanish-American War.



Vernacular architecture on Daufuskie Island.

### Vernacular Architecture

Beaufort County has a rich inventory of vernacular architecture, much of which is being lost to redevelopment and neglect. Protection of these older structures, many of which are located in the rural and less affluent parts of the County, is vital both to preserving an important component of the County's historic built environment and as a source of affordable housing. Many of these structures are modest homes built largely by African-Americans. The best examples can be found on St. Helena Island, Daufuskie Island and in the Northwest Quadrant in the City of Beaufort. Non-residential vernacular structures include rural roadside markets and truck farming packing houses.



Albany Groceries, located in Dale, is a good example of commercial vernacular architecture.

### Conclusions

Beaufort County, and its municipalities, and military bases have devoted many resources to both inventory and protect historic structures and archaeological sites. These preservation efforts need to be continued and enhanced in the future. Special emphasis should be placed on identifying and preserving the County's most endangered structures and sites through proactive means (adaptive reuse, grant funded rehabilitation, tax incentives, etc.).





## Scenic Highways and Byways

Beaufort County's highways are the County's primary and most visible public realm. It is where the manmade environment intersects with the natural environment. Therefore, scenic highways and byways are included as a cultural resource. It is the most frequent way that people enjoy the scenic beauty of the County.

Fifty years ago, Beaufort County's transportation network was made up of 2-lane highways, many of which were completely shaded under a canopy of oaks. Population growth accompanied by development has rendered this a vanishing feature of the Lowcountry landscape. Most of the County's principal and minor arterials and its major collectors have been or are slated to be widened to four or six lanes.

### Existing Preservation and Enhancement Efforts

In the past 15 years, Beaufort County has recognized the importance of preserving the scenic qualities of its highways. These efforts include the adoption of the Corridor Overlay District; the designation of Old Sheldon Church Road as a state scenic highway; and preserving trees and creating context sensitive features when roads are widened.

#### **Development Standards Corridor Overlay District Ordinance:**

In 1992, Beaufort County adopted the Highway Corridor Overlay District to apply to U.S. 278, the primary corridor leading onto Hilton Head Island. The Corridor Overlay District ~~has since been~~ ~~was then~~ expanded to include all major highways in Beaufort County. The district ~~provides~~ ~~provided~~ standards for architecture, landscaping (including tree preservation), signage, and lighting for new development along the County's major highways. ~~The Community Development Code then expanded these standards to apply to all development with the exception of single-family and two-family residential. While the corridor overlay district has these development standards have~~ helped to limit the potential adverse visual impact of commercial growth along these highways, ~~the standards do not apply to improvements within the highway right-of-way. there are several limitations of the district that could be improved upon:~~

South Carolina State Scenic  
Byways in Beaufort County

- Hilton Head Island Scenic Byway
- May River Scenic Byway
- McTeer Bridge & Causeways Scenic Highway
- Old Sheldon Church Road Scenic Byway
- SC 170 Scenic Highway
- US 21 Scenic Highway

Source: South Carolina Department of Transportation

- The corridor overlay district standards are modeled after similar standards adopted on Hilton Head Island. Some of these standards are not as well suited to the more rural parts of the County.
- The standards do not apply to improvements within the highway right-of-way. Therefore, road widening, median landscaping, SCDOT maintenance, turning lanes, and other road alterations fall outside the district requirements and the purview of the Corridor Review Boards.
- The standards do not apply to many of the County's major and minor collector roads. Many of these roads still have significant scenic resources.

**Southern Beaufort County Corridor Beautification Board:**

Since development standards only apply to development on individual parcels, additional oversight was needed for road improvements within the highway right-of-way. In 2013, County Council authorized the creation of the Southern Beaufort County Corridor Beautification Board. County Council created the Board to assist Council in the design, implementation, fundraising and promotion of median beautification and other aesthetic improvements along highways in Southern Beaufort County.

**State Scenic Byway (Old Sheldon Church Road):** The State designated Old Sheldon Church Road a Scenic Byway in 2003. Old Sheldon Church Road is one of the County's most scenic highways. A trip on Old Sheldon Church Road offers glimpses into the past through the remains of the Sheldon Church ruins, the entrances to several historic plantations, and views of former rice fields. In addition to its historic importance, the road is one of the few remaining canopy roads in Beaufort County. In recent years, the road has become a short cut between I-95 and Beaufort for both cars and trucks. Accompanying state scenic byway designation, Beaufort County adopted a management plan to protect the highway's scenic qualities. This management plan includes called for extending the corridor overlay district to apply to Old Sheldon Church Road; working with the state to reduce speed limits and to limit truck traffic; and working with SCDOT and the utility companies to utilize best management practices when trees are pruned for maintenance.

**Canopy Roads Brochure:** In 2009, the Beaufort County Planning Department produced a brochure titled The Canopy Roads of Beaufort County. The purpose of the brochure was to provide greater awareness of the County's remaining canopy roads and highlight them as a unique feature of the region's history, culture and natural environment.



Old Sheldon Church Road was designated a State Scenic Byway in 2003.



---

## Conclusions

Beaufort County has taken important steps to protect the scenic qualities of its highways and byways. ~~The Architectural, landscaping, signage and lighting standards have corridor overlay district~~ has been a key component in these preservation efforts and should be ~~continually implemented enhanced and expanded~~ to provide more protection to the County's remaining rural scenic highways. The designation of Old Sheldon Church Road as a state scenic byway and the accompanying management plan represent the next step in moving the protection of scenic corridors beyond the regulatory environment to include public outreach and partnerships with SCDOT and utility companies. The County should seek this designation on other highways with similar qualities. Finally, the County has many rural scenic highways that ~~do not fall under the jurisdiction of the corridor overlay district and~~ are not likely to be eligible for state scenic designation. The County should take steps to ~~inventory these highways and~~ develop a management plan to protect and promote the scenic qualities of these roads.



## Maritime Heritage

Beaufort County consists roughly of half land and half water. Throughout its history, the County's waterways have been a source of food, industry, trade, transportation and recreation. The County's culture and identity has been as closely tied to its waterways as it has been tied to its land. Seafood, fish, shrimp, crabs and oysters have been a staple of the Lowcountry diet since the days of the Native American inhabitants. Historically many of Beaufort County's islands lacked direct access to the mainland and therefore water was vital to transportation. Today, recreational boating and fishing are an important facet both to the Lowcountry way of life and to the local economy as an increasing number of visitors are interested in chartering fishing boats and in ecotourism. Although there is an abundance of rivers, bays and marshes in Beaufort County, the rapid pace of growth and rising land values have challenged the traditional uses of the County's waterways.

- Growth has brought with it concerns about declining water quality, excessive stormwater runoff and increased pollutants into the local marshes and waterways.
- Waterfront access facilities, such as boat landings and fishing piers, have not kept pace with population growth.
- Rising land values have put a premium on waterfront property and made it very expensive to purchase new land for waterfront access.
- Rising land values have also brought about pressure on commercial waterfronts to sell to the highest bidder.
- Increased residential development on marshfront and waterfront property has brought about conflicts between property owners and those harvesting crabs and oysters.

### Summary of 2006-2013 South Carolina Shellfish Catches

- Blue Crab – 4.32-5.13 million lbs. - \$3.4-6.4 million
- Shrimp (Brown, White & Other) – 2.2-1.99 million lbs. - \$5.6-5.8 million
- Eastern Oysters – 81,548 bushels 0.37 million - \$1.2-2.3 million

Source: NOAA – National Marine Fisheries Service

### Local Seafood Industry

Fishing as a commercial venture dates back to the colonial times when street peddlers and small merchants sold fish and shellfish for local consumption. In the late 1800's, canning became a major part of the seafood business, allowing local seafood to be sold to other parts of the world. Freezing became popular in the late 1940s and is still used for a majority of today's seafood catch, especially when shipped elsewhere. Today the industry is in decline; nevertheless, the demand for fresh

*Issues Facing the Local  
Seafood Industry*

- Low-priced imported shrimp and crabs
- Rising fuel costs
- Rising labor costs
- Increased land values affecting waterfront access
- Loss of processing facilities
- Age of fleet
- Loss of maintenance facilities



A commercial crabber on the Combahee River.

**FRIENDS  
DON'T LET FRIENDS EAT  
IMPORTED SHRIMP**

Popular bumper sticker supporting the local seafood industry in Beaufort County.

seafood from Beaufort County's waters is still high. Many of the hardships facing the local seafood industry are international in scale – flat market prices, competition from Asia and Latin America, and rising fuel costs. This plan focuses on local issues and possible solutions to protect the viability of the industry.

**Working Waterfronts:** The local seafood industry relies on the availability of ice, fuel, grading and processing, freezers, access to markets, and places to moor fishing boats. Beaufort County has nine remaining working waterfronts (Map 1) that provide these services to the industry. The long-term viability of these waterfronts is in question as owners face both the declining profitability of the industry and rising land costs that make it attractive to sell.

**Other Commercial Fishing Concerns:** The local seafood industry is affected by other aspects of rapid population growth. Increased development has led to the closure of shellfish beds, reducing the availability of oysters and clams. Stormwater runoff also affects the salinity levels in localized areas, which has led to declining crab populations. The proliferation of private docks on small tidal creeks and an increasing number of no wake zones have made it more difficult and time consuming to harvest crab pots and to reach oyster beds. Finally, most crabbers and oystermen utilize the County's boat landings and must compete with an increasing number of recreational boaters for a limited number of landings.

**Local Initiatives:** Beaufort County and its municipalities have taken several steps to protect the viability of the local seafood industry.

- **Commercial Fishing Village Overlay District (CFVOD):** In 2000, Beaufort County Council adopted the CFVOD. The process involved inventorying the County's existing working waterfronts and interviewing those involved in the seafood industry to determine the existing and future needs of the commercial fishing operations. The purpose of the district was to remove regulatory barriers that could threaten the operation and expansion of the existing active uses.
- **Bluffton Oyster Company:** In 2002, Beaufort County purchased 5 acres at the site of the Bluffton Oyster Company, the last oyster shucking facility in Beaufort County. The Bluffton Oyster Company continues to operate under a long-term lease arrangement with Beaufort County.
- **Benny Hudson Seafood Company:** In 2003, the Town of Hilton Head Island purchased the development rights of this active seafood operation which allows for the continued operation of the company, provides tax breaks to the property owner, and protects the property from redevelopment.
- **Port Royal Seafood:** The Town of Port Royal has taken **took** over the management and operation of this facility to keep it viable as the



Recreational cast netting for shrimp.

Port of Port Royal property is sold and redeveloped. **However, with the July 2015 fire and pending sale of the Port property, the future of this operation is uncertain.**

### Recreational Fishing and Boating

Recreational fishing and boating is a traditional local pastime as well as a draw for visitors. In 2007, Field and Stream magazine named Beaufort a top 20 fishing town. Local coastal waters offer sheepshead, mullet, croaker, sea trout, and whiting, along with crabs, shrimp and oysters. Cobia season brings many visitors to the Broad River in May. The popularity of recreational fishing and boating also supports fishing charters and ecotourism which are a component of the local economy. According to SCDNR, in **2007 2014**, there were **12,225-15,131** boats registered in Beaufort County. **This is 2,906 more registered boats than just 7 years prior.** Assuming that boat registration keeps pace with projected population growth, Beaufort County can expect **20,789 18,278** boats in **2025 2030**. This growth will place further stress on the County's 26 public boat landings.



The Hunting Island Fishing Pier extends 1,120 feet into Fripp Inlet.

The Beaufort County Public Works Department maintains and manages **26 25** public boat ramps **and the City of Beaufort owns the Pigeon Point boat ramp.** In 2007, SCDHEC/OCRM published the *South Carolina Five Coastal County Boat Ramp Study*. This study provided a detailed assessment of the County's existing boat landings and provided the following general findings and recommendations

- There is a major need for more parking at existing boat ramps;
- Existing boat landings need to be upgraded and repaired with new restrooms, more trash disposal, and better lighting;
- Certain accesses should be designated for non-motorized uses such as fishing, crabbing, kayaking, canoeing, and viewing; and
- Passenger cars should not park in car/trailer parking spaces.

### Other Water Access Issues

The demand for shore-based fishing is already evident in the number of people fishing from bridges and in undesignated areas in proximity to roads and bridges. Changing demographics have the potential to change the desires of the public with respect to water access needs. As the population ages there may be increasing demands for shore-based fishing facilities. Beaufort County has **eight ten** fishing piers. In addition to shore based fishing, canoes and kayaks compete with motorized boats for the same limited number of water access facilities.



A shrimp boat on the May River.

### Conclusions

Because of growth and rising land prices, the traditional relationship between County residents and the water is being challenged. To address these challenges, Beaufort County will need to take a more



---

active role in preserving traditional water dependent uses and providing improved access to the water for all County residents.



## Agricultural Heritage

Historically and culturally, Beaufort County's identity has been closely tied to its soil. For much of the County's history, agriculture has been the mainstay of the local economy. Agriculture has also played an important role in sustaining its population through periods of isolation and hard economic times. From the period immediately following the Civil War through the first half of the 20<sup>th</sup> century when employment and capital were scarce, vegetables, melons, poultry and livestock provided the County's many small property owners, many of them freed slaves, the means to survive and remain independent in spite of poverty and isolation. While the County's recent population growth has brought increased economic opportunities, the importance of farming and the skills related to farming are in decline. Preserving and enhancing agriculture as a way of life in Beaufort County is vital to maintaining the County's economic and demographic diversity, providing economic opportunities to rural residents and landowners, reducing the pressures of sprawl, providing a source of local fresh produce, and retaining the traditions and characteristics that make this region unique.



Dempsey Farms on St. Helena Island.

### History of Agriculture in Beaufort County

Beaufort County is endowed with 250 frost-free days and good agricultural soils. The US Department of Agriculture (USDA) designates 25% of the County acreage as unique, 3% as prime, and 25% of the total County acreage as additional farmland of state importance. The unique category was assigned due to soil characteristics and a location that is favored by warm moist air from the nearby ocean and tidal streams. The USDA stipulates that when the soils are well managed, they are among the most productive in the region.

The early colonists found Beaufort County almost completely wooded and densely populated with many species of wildlife. Lumber for shipbuilding and the use of other forest products became a major industry of the early settlers. In 1680, rice was introduced into the region. By 1719, the colonists, merchants, traders and farmers had built up great wealth from rice production from the abundant resources available. Indigo was introduced in the early to mid-1700s, and remained profitable until after the Revolutionary War when the English





Marshview Community Organic Farm is a local example of Community Sustainable Agriculture.

government removed their bounty on it. Sea Island long-staple cotton, known for its long, smooth fibers, was introduced in 1785 and soon became the next major cash crop. While Sea Island cotton nearly disappeared from production during the Civil War, it made a modest comeback in the 1880s, only to fall victim to the boll weevil in the 1920s. Following the Civil War, the agricultural economy of Beaufort plummeted. Although a number of crops were grown, including corn, tobacco, rice, potatoes, truck crops and livestock, none reached the prominence of the rice, indigo, or Sea Island long-staple cotton of previous years. In the early 1900's, the USDA encouraged truck farming in the Southeast, due to its long growing season. Truck crops were a large and profitable industry in Beaufort County during the early to mid-1900s, and much of today's agricultural production is based upon this agricultural sector.

**Existing Conditions**

According to the ~~2002~~ 2012 USDA Census of Agriculture, there were ~~44,373~~ 42,177 acres of land classified as farmland in Beaufort County that ~~produced crops with a total value of \$9.8 million~~ with 137 individual farms. Table 6-1 depicts that although Beaufort County lost about ~~10,000~~ 12,000 acres of farmland between the years of 1987 and ~~2002~~ 2012, with a modest increase in the corresponding number of farms ~~has not decreased by the same percentage~~. Farms with greater acreage are subject to greater pressure from development and face the continuing need to truck their products longer distances. Large-scale truck farms are still active on St. Helena Island and north of the Whale Branch River. Typically, tomatoes are grown and harvested during the month of June to be shipped to markets in the Northeast.

**Table 6-1: Number of Farms and Farmland in Beaufort County**

Year	Number of Farms	Land in Farms (acres)
1987	125	54,152
1992	120	44,800
2002	116	44,373
<u>2007</u>	<u>125</u>	<u>49,401</u>
<u>2012</u>	<u>137</u>	<u>42,177</u>

Source: ~~1987, 1992, and 2002~~ 2012 USDA Census of Agriculture

On a smaller scale many other types of crops, including collards, cabbage, turnips, carrots, beans, watermelon, cantaloupe, corn, yellow squash, okra, potatoes, sweet potatoes, and pumpkins are grown locally on small farms and gardens to be marketed at the State Farmers Market in Columbia or at local farmers markets.



The Bluffton Farmers Market.

### Local Marketing Initiatives

Increasing energy costs for transportation and recent public demand for locally grown foods have created opportunities for smaller scale farmers. While there is ample production potential, local products must be matched by marketing prospects to promote expansion of small-scale farming geared toward local and regional consumption. Local marketing programs, such as farmers markets, are being initiated and/or expanded on, that are designed to provide visibility of the small farmer to a larger marketplace. The following two local initiatives are designed to increase the profitability of small-scale farming by lining up local growers with consumers.

■ **Farmers Market:** The local Farmer's Market has been in operation since 1987 and currently consists of about 25 participating vendors. In the past, the market was administered by a committee that included representatives from Clemson Extension, farmers, Department of Social Services, and Department of Health and Environmental Control. The administration is in the process of being transferred to the Town of Port Royal with the committee remaining as an advisory group. Currently the Market locates at three sites. On Tuesday afternoons and Saturday mornings the market is located at Heritage Park beside the Naval Hospital in Port Royal; on Thursday mornings at the Shelter Cove Mall on Hilton Head Island; and on Thursday afternoons in Bluffton at the Oyster Factory.



Locally grown turnips at the Bluffton Farmers Market.

■ **Small Farmer Wholesale Auction Market:** The purpose of the wholesale auction market is to provide an outlet for small local farmers to market their products to a broader audience. This will allow the local growers to expand their customer base beyond their traditional audience, which is mainly local roadside stand consumers and to provide small farmers with more opportunities to sell their products and remain competitive in the marketplace, thus maintaining their livelihood and lifestyle. The wholesale auction market, which serves farmers in Beaufort, Charleston, Colleton, Hampton, and Jasper Counties, opened in May 2008 in the Town of Ridgeland in Jasper County. A coalition of partners, including the USDA Natural Resources Conservation Service, Clemson University Cooperative Extension Service, Penn Center, SC State 1890 Research and Extension service and local farmers initiated this project.

### Conclusions

While agriculture has been experiencing a slow and steady decline in Beaufort County, there are opportunities arising that may reverse this trend. Rising food and fuel prices along with concerns about the safety and quality of mass-produced food products has led to a worldwide

---

interest in consuming locally grown and produced food. This global movement has the potential to benefit local small and medium sized growers. In order to facilitate this opportunity, there are three general sets of policies that Beaufort County should pursue.

- Beaufort County should ensure through land use policies and other programs that the potential supply of available land for agriculture is maximized and maintained.
- Beaufort County should support programs aimed at creating marketing opportunities for local growers such as ~~the wholesale auction market and~~ the local farmers markets or the creation of a wholesale auction market.
- Beaufort County should provide information to the public on where locally grown and produced food products can be purchased.



## Military Heritage

Beaufort County's military heritage is nearly 500 years old and has influenced virtually every aspect of the local culture. The County is centered around **Port Royal Sound the Broad River** which is the deepest natural harbor in the southeastern United States. This location played a key role in the original settlement of the County; the strategic role the County played in many conflicts over the years; and influenced the location of the Marine Corps Recruit Depot, Parris Island; the Marine Corps Air Station, Beaufort; and the Naval Hospital. The presence of the military today is a major driver of the local economy directly and indirectly providing over **\$1.2 billion in economic activity statewide, \$700 million in sales at local businesses and** supporting a total of **10,629 17,500** jobs and over \$600 million in personal income each year.<sup>2</sup> The presence of the military has influenced development patterns, the building of roads and other infrastructure and has attracted retirees and tourists.

### Military History

From the first European to arrive in what is now Beaufort County to the present the military has played an important role in the life of the area. In 1526 Spanish explorers named the area Santa Elena (St. Helena). The following year the Spanish attempted to place a colony in the Port Royal area. The colony was a failure and the surviving settlers left. The French were the next to come to the region placing a colony on Parris Island in 1562 as they attempted to gain a foothold in southeastern America. They named their fort Charlesfort. This settlement also failed. The Spanish returned and established a colony known as Santa Elena in 1566. They remained until 1587. In 1684 Scottish Presbyterians established Stuart Town believed to be at the present site known as Spanish Point. The colony only lasted for two years after Spanish and Indian forces attacked and destroyed the colony. The survivors fled to Charleston.

<sup>2</sup> *The Economic Impact of South Carolina's Military Community: A Statewide and Regional Analysis*, Prepared at the request of the South Carolina Military Base Task Force by: University of South Carolina, Darla Moore School of Business, Division of Research, January 2015.

Once Beaufort was established in 1711, the SC Legislature approved a series of forts to protect the entrance to the City of Beaufort and Port Royal. In the 1730's Fort Prince Frederick, a tabby fort, was constructed on the site of the present day Naval Hospital. Ruins of the fort remain. In 1755, Fort Lyttelton was built on Spanish Point and in 1811 Fort Marion was constructed on the same site. Extensive archaeological remains of these forts still exist.

There was considerable activity in the Beaufort area during the Revolutionary War. There were a number of defenses, fortifications and camps in Beaufort County. The most important engagement was the Battle of Port Royal that took place in Gray's Hill. During the American Revolution and the War of 1812, Beaufort was protected by earthworks. These defenses were occupied by the Confederates at the start of the Civil War. Later, the Confederates built works to protect the Charleston to Savannah Railroad. Some of these fortifications were built under the supervision of General Robert E. Lee whose headquarters were at Coosawatchie. Other fortifications were built on Hilton Head and Bay Point Islands to protect Port Royal Sound.

When the Union Army occupied the Beaufort area, several fortifications were built on Hilton Head and Port Royal Islands. A series of earthworks and forts were built between Battery Creek and the Beaufort River. A few of these earthworks remain whole or in part. A partial earthwork named Battery Saxton remains on US 21 near the entrance to the City of Beaufort.

Camp Saxton, located on the site of the present day Naval Hospital, was a camp for the 1<sup>st</sup> South Carolina Volunteers, the first black regiment in the Union Army. On January 1, 1863, the Emancipation Proclamation was read to the troops and freed slaves. The event is celebrated each year on New Year's Day.

On Hilton Head Island, the Confederates built several fortifications including Fort Walker and Fort Beauregard. The Union Army enlarged Fort Walker and renamed it Fort Welles. Other Union fortifications included Fort Howell, Fort Sherman and Fort Mitchel. These last three forts are in a good state of preservation. Mitchelville, a community built for freed slaves in the area became a thriving community during and after the War. Efforts to preserve Mitchelville continue today.

Fort Fremont, named after General John C. Fremont, which included two concrete sea coast batteries, was built on St. Helena Island in 1898 as part of a coastal defense system for the Eastern and Gulf coasts of the United States. The fort consisted of all support needed for the batteries including barracks, officers quarters, a mess hall, bakery, carpenter shop, administration building, a hospital and other buildings. The fort was decommissioned in 1921. Only the batteries, named Jesup



The "Iron Mike" monument to the U.S. Marines stands in front of the Parris Island Headquarters and Service Battalion Barracks

and Fornance, and the hospital remain today. The batteries are now owned by Beaufort County and are part of a public passive park. The hospital building is privately owned.

### **Recent Military Activity**

The US Navy and Marine Corps have played an important role in the cultural and economic life of Beaufort for over 100 years. The Navy acquired a portion of Parris Island in the 1890's and built a coaling station and later a dry-dock on the island. The Marine Corps took over the base in the early 20<sup>th</sup> century and at the end of World War I, acquired the entire island. During WWII, Page Field, a naval air station was located on Parris Island. Today, the island is the site of the Marine Corps Recruit Depot, Parris Island, the headquarters for the Eastern Recruiting Region. East Coast training area for Marines.

The establishment of the Marine Corps Air Station dates back to 1941 when 1,300 acres in Beaufort were purchased by the Civil Aeronautics Authority for an auxiliary air station that supported advanced training for anti-submarine patrol squadrons. During the Korean War the Navy decided to establish a Marine Corps air station in Beaufort and the land was purchased by the Federal government. It was activated on January 1, 1955 as Merritt Field, named after Major General Lewie Merritt. In 1959, the Navy built Laurel Bay, a housing complex for Marine and Navy personnel. Today the entire installation includes 6,900 acres at the air station, 1,076 acres at Laurel Bay and an additional 33,812 5,182 acres at the Townsend Bombing Range in Georgia, the weapons training installation for the air station. MCAS is currently transitioning from the F18 to the F35B Joint Strike Fighter and a new mission to house five three squadrons and to operate a Pilot Training Center.

The Naval Hospital Beaufort was commissioned in 1949 to provide medical support to the Parris Island and its recruits. The hospital currently serves the military installations in Beaufort County including Laurel Bay.

### **Conclusions**

Today, the Navy and Marine Corps continue to have in an important role in Beaufort and in our nation's defense. Military and civilian personnel contribute significantly to the economy of Beaufort both in money they spend and as part of the non-military workforce. Military personnel also participate in community cultural and charitable organizations. We are reminded of the important role they play as we hear jets flying to and from the Air Station and small arms fire from Parris Island where tomorrows Marines are being trained.



## Gullah Culture

The Gullah/Geechee are a community of African-Americans who live along the Atlantic coast on the Sea Islands of South Carolina and Georgia. Generally, the term “Gullah” is used in South Carolina and “Geechee” is used in Georgia. Comprised of descendants of slaves brought from West Africa, Gullah/Geechee communities continue to thrive on the Sea Islands today. The historic isolation of the Sea Islands was crucial to the survival of this culture. Within their rural communities, Gullah/Geechee people were able to maintain language, arts, crafts, religious beliefs, rituals, and foods that are distinctly connected to their West and Central African roots. Today there exists a strong movement to preserve and maintain Beaufort County’s Gullah culture, language and customs.

### Issues Affecting Gullah Culture in Beaufort County

As in other parts of the Southeast, Gullah culture is under extreme stress from rapid coastal development, population growth, lack of recognition, and the lack of significant financial resources. Rapid population growth has the potential to substantially alter the traditional social and cultural character of Beaufort County’s Gullah community, as new residents represent different values and customs. The gentrification of St. Helena Island, which represents the County’s largest Gullah community, would result in a greater demand for urban services and eventually to urbanization and higher property values, which would make it more difficult and costly to maintain the traditional rural lifestyle on the Island.



Historic Praise House on St. Helena Island.

Beaufort County’s Gullah communities face other unique challenges brought on by increased development pressure. When Beaufort County was largely rural, large tracts of agricultural and forested land, regardless of their private ownership, provided the Gullah community with traditional access to waterways, oyster beds, hunting grounds and other amenities of the natural environment that were the lifelines for the community. Rising land values, especially along marshes and waterways, have often led to property owners limiting access through



The Gullah Grub, located in the Corner Community on St. Helena Island served traditional Gullah cuisine. It operates under the South Carolina Coastal Community Development Organization.

their properties. In addition, many of the older cemeteries, which play an important role for the Gullah community, are located within the original plantations and are now on private property and difficult to access.

### Local Initiatives to Preserve Gullah Heritage

In the past 10 years, Beaufort County, working closely with community groups, has taken several initiatives aimed at strengthening the Gullah community.

**Corners Area Community Preservation District:** The Corners Community is located around the intersection of Sea Island Parkway (US 21) and Martin Luther King, Jr. Drive and is the cultural and commercial heart of St. Helena Island. The 1997 Comprehensive Plan designated this area as a Community Preservation District, which led to a community-based plan that was completed and adopted in 2003. The plan was formulated by the 12-member Corners Area Community Preservation Committee, which conducted 140 meetings over a period of 2 ½ years. The plan outlines policies that encourage the district to be pedestrian friendly, promotes the preservation of historic structures and calls for context sensitive design for the widening of US 21 through the heart of the community. In 2014, based on input from the Community Preservation Committee and island residents, the County adopted transect zones for the Corners Community to further promote the objectives of the plan.

**Cultural Protection Overlay District:** In order to protect the Gullah cultural heritage of St. Helena Island, the County developed the Cultural Protection Overlay to prevent rural gentrification and displacement of residents in these cultural communities. The intent of this overlay is to protect this area from encroaching development pressures. Currently the district restricts the development of gated communities, golf courses, and resorts. It also prohibits development features that restrict access to water and other culturally significant locations, and franchise design.

**Family Compound Option:** The family compound option allows longtime rural residents to protect a rural way of life, especially prevalent in the Gullah community, where family members cluster development on family owned or heir's property. The family compound option allows property owners a density bonus for family dwelling units, which can be built either on the applicant's property without being subdivided, or on property subdivided and conveyed to the family members.

### Gullah/Geechee Cultural Heritage Corridor (National Park Service)





The Gullah/Geechee Cultural Heritage Corridor Commission.

With the passage of the National Heritage Areas Act of 2006 (S. 203), the Gullah/Geechee Cultural Heritage Corridor was designated by the National Park Service along the coast from Wilmington, North Carolina to Jacksonville, Florida. The purpose of this heritage corridor is the following:

- To recognize the important contributions made to American history and culture by the Gullah/Geechee.
- To assist federal, state and local governments, grassroots organizations and public and private entities in interpreting the story of the Gullah/Geechee culture and preserving Gullah/Geechee folklore, arts, crafts, and music.
- To assist in identifying and preserving sites, historical data, artifacts, and objects associated with the Gullah/Geechee culture for the benefit and education of the public.

In 2007, the National Park Service appointed a 15 member Gullah/Geechee Cultural Heritage Corridor Commission that is charged with developing and implementing a management plan for the Heritage Corridor. In 2012, the Commission approved the Gullah Geechee Cultural Heritage Corridor Management Plan for public distribution and submitted the plan to the Department of Interior who approved the plan in 2013.

## Conclusions

Beaufort County's Gullah community continues to make it clear that its cultural resources are not only the historic sites, waterways, sacred grounds, farmlands, open spaces, hunting grounds, and the areas in which traditional events have occurred. The major cultural resource is the people themselves. The primary threat to the long-term viability of Beaufort County's Gullah communities is population growth and development. Responsible land use policies that concentrate new growth in urban areas and protect rural areas from high-density development are the most important policy that can be enacted at the County level. The Cultural Protection Overlay District is a good start in protecting Beaufort County's largest Gullah community on St. Helena Island. It is necessary to continue to evaluate what defines St. Helena Island as a significant traditional cultural landscape, as well as to assess the contribution of the Gullah culture, in order to develop more specific provisions within the overlay district that will result in effective long-term protection for the culturally significant aspects of the island.



## Visual and Performing Arts

Beaufort County has a thriving, nationally recognized arts community. The City of Beaufort and the Town of Hilton Head Island were listed in the book *100 Best Small Art Towns in America*<sup>3</sup>. Beaufort County is home to a variety of arts organizations, galleries, theater groups, dance groups, orchestras, jazz ensembles, and vocal groups. While the visual and performing arts are a key component of the region's culture and quality of life, they also contribute to the local economy.

In 1999, a study was conducted to measure the economic impact of visual and performing arts on Beaufort County. At that time, it was determined that direct expenditures of the industry totaled more than \$10 million annually<sup>4</sup>. In addition, the study indicated that for every \$1 of financial support to the arts by local governments, \$6 is returned to the local economy. While this information is dated, it provides some indication of the economic importance of this industry.

### Performance Venues

Beaufort County has a number of performing arts facilities that provide venues for both professional performers and grass roots theater groups and musicians. The Arts Center of Coastal Carolina, on Hilton Head Island, includes a 350-seat main theater and two smaller venues for youth and experimental theater. They also have a gallery for the visual arts that provides space for national exhibits, statewide exchanges, and local artists. The May River Theater, located in Bluffton Town Hall, provides a 200 seat venue for plays and other shows.

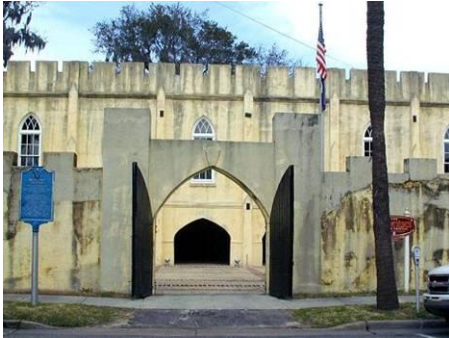


The Hilton Head Symphony Orchestra.

In northern Beaufort County, the Arts Council of Beaufort County has a 120 seat performance space in its ARTworks Community Art Center in Beaufort. The USCB Performing Arts Center is a 474 seat venue that is used for both local performers and touring professionals. Beaufort Performing Arts, Inc. was established in 2003 by a joint effort between

<sup>3</sup> *100 Best Small Art Towns in America*, edited by John Villani and Burk Willes (1996, John Muir Publications).

<sup>4</sup> *Economic Impact of the Arts on Beaufort County, SC* by Ginnie Kozak, Ivy Lea Consultants, 1999.



The Beaufort Museum is located in the Beaufort Arsenal, which was constructed in 1852.

USCB, the City of Beaufort, and several local arts supporters to bring high quality professional entertainment to Beaufort. Other venues in northern Beaufort County include the Frisell Community House at Penn Center, which seats 100, and the Henry C. Chambers Waterfront Park, which offers an open air, covered stage for outdoor concerts. The Beaufort County School District has several auditoriums in its high schools and middle schools that serve as venues for local and sometimes national performances. The availability of a suitable and affordable venue is a key factor in whether local performing arts groups can remain active.

### Museums

There are a number of seven museums in Beaufort County that interpret the region's historic, cultural and natural heritage:

- Verdier House: The Verdier House (ca. 1790), maintained by the non-profit Historic Beaufort Foundation, is restored and furnished with artifacts appropriate to the Federal era.
- Beaufort Museum: The Beaufort Museum, also owned and maintained by the Historic Beaufort Foundation, is located in the Beaufort Arsenal, the County's oldest civic structure. The building's main elements were constructed in 1852 atop a 1798 tabby first floor. The exhibits include an eclectic conglomeration of materials, both local and foreign, collected during the museum's earlier years.
- Parris Island Museum: The Parris Island Museum, in the War memorial building at the Parris Island Marine Corps Recruit Training Depot exhibits Marine Corps heritage, Sea Island military history, and the establishment of French and Spanish forts on Parris Island.
- York W. Bailey Museum: Located at Penn Center, this museum focuses on the story of the African American residents of the Sea Island.
- Coastal Discovery Museum: Located on Hilton Head Island, this is the County's only natural history museum, although occasional forays into the historical and cultural arena are common.
- Historic Port Royal Foundation Museum: The Historic Port Royal Foundation operates a small museum in the 130-year-old Union Church, which features artifacts and memorabilia from the Town's history.
- Heyward House: The Heyward House was constructed as a summer home for a plantation owner in 1841. Today it is a house-museum operated by the Bluffton Historical Preservation Society and acts as the official Welcome Center for the Town of Bluffton.
- Port Royal Sound Foundation Maritime Center: In 2014, the Port Royal Sound Foundation opened its Maritime Center at the location of the former Lemon Island marina, which features exhibits, classrooms, and interactive learning focused on the unique environment of Port Royal Sound.

- **Santa Elena Foundation Interpretive Center:** The Santa Elena Foundation is scheduled to open an interpretive center in the former Federal Courthouse in Beaufort in 2016. The Foundation is focused on research, preservation, and promotion of the “Lost Century”, the 16th Century la Florida settlement that became the colonial Spanish capital in present-day United States.
- **Fort Fremont Interpretive Center:** Beaufort County is in cooperation with the Friends of Fort Fremont is developing an interpretive center to be housed in a new building on the grounds of Fort Fremont.

In the City of Beaufort, the Verdier House (ca. 1790), maintained by the non-profit Historic Beaufort Foundation, is restored and furnished with artifacts appropriate to the Federal era. The Beaufort Museum, also owned and maintained by the Historic Beaufort Foundation, is located in the Beaufort Arsenal, the County's oldest civic structure. The building's main elements were constructed in 1852 atop a 1798 tabby first floor. The exhibits include an eclectic conglomeration of materials, both local and foreign, collected during the museum's earlier years. The Parris Island Museum, in the War memorial building at the Parris Island Marine Corps Recruit Training Depot exhibits Marine Corps heritage, Sea Island military history, and the establishment of French and Spanish forts on Parris Island. The story of the African American residents of the Sea Island is the focus of Penn Center's York W. Bailey Museum. The Hilton Head Island's Coastal Discovery Museum is the County's only natural history museum, although occasional forays into the historical and cultural arena are common. The Historic Port Royal Foundation operates a small museum in the 130-year-old Union Church, which features artifacts and memorabilia from the Town's history. The Lowcountry Estuarium, also located in Port Royal, is a learning center designed to provide hands-on learning about the coastal environments.

## Education and Support

The Arts Council of Beaufort County is a countywide non-profit that provides support to the visual and performing arts community through the distribution of grant funds from the South Carolina Arts Commission. The Council advocates for the art community by providing classroom space, gallery and retail space, and a performance venue at their ARTworks Community Arts Center in Beaufort, and by advocating for the arts community. The Arts Council distributes approximately \$20,000 annually to artists, arts organizations, and art teachers through its Community Arts Grant Fund. Half of those funds are from the SC Arts Commission. The local match is provided by the City of Beaufort. The Arts Council also publishes the magazine, ArtNews three times a year which promotes the activities of local artists and performers.



Black Box Theater at the ARTworks Community Arts Center in Beaufort.



---

### **Conclusions**

Beaufort County has an active visual and performing arts community. Studies have determined the economic importance of this community and the value in providing financial support for local artists and arts organizations. An important component to an active and creative visual and performing arts community is the availability of accessible, low-cost space available for performance, studios, and galleries. A thorough and systematic inventory and assessment of the County's arts community could be a valuable tool in determining the overall health of this industry and how the County and its municipalities can be better positioned to attract new artists and performers.



## Recommendations

### **Recommendation 6-1: Archaeological and Historic Resources**

Beaufort County should continue to emphasize the protection of historic and archaeological resources through a combination of planning, data gathering, land use regulations, and land acquisition. The following strategies are offered to implement this recommendation:

- Continue to review development plans to determine the location of archaeological and historic resources and the potential impact of development on these resources.
- Continue to coordinate with the South Carolina Department of Archives and History on projects that trigger state and federal permits.
- Continue to pursue the acquisition of significant archaeological and historic sites via the Rural and Critical Lands Preservation Program.
- Continue to update the Beaufort County Above Ground Historic Resources Survey.

### **Recommendation 6-2: Archaeological and Historic Resources – Public Outreach**

Beaufort County should work to increase public awareness for local archaeological and historic resources by making presentations to local organizations, civic clubs, and schools; utilizing space in county buildings to exhibit archaeological and historic displays; and utilizing the County's web site to promote local archaeological and historic resources for educational and outreach purposes.

### **Recommendation 6-3: Rural Vernacular Architecture.**

Beaufort County should target the preservation of historic rural vernacular architecture by pursuing grants, such as Community Development Block Grants (CDBG) and HOME Investment Partnership Program funds, to rehabilitate older residential structures.



Vernacular residential architecture on Coosaw Island built circa 1935.

#### Recommendation 6-4: Scenic Highways and Byways

Beaufort County should preserve and enhance the scenic qualities of its highways and byways by pursuing the following strategies:



The Town of Bluffton seeks Federal Scenic Highway designation for May River Road (SC 46).

- ~~Expand the application of the corridor overlay district standards and the purview of the Corridor Review Boards to apply to road~~ Utilize the Southern Beaufort County Corridor Beautification Board to provide oversight for road widenings, median landscaping, and other alterations within the highway right-of-way that impact the aesthetic qualities of the highway.
- Modify ~~corridor overlay district~~ architectural, landscaping and tree preservation standards to better protect and enhance rural scenic qualities.
- Pursue state scenic byway designation for River Road, Martin Luther King Jr. Drive/Lands End Road, and other roads that qualify for this designation.
- Work with the Town of Bluffton's efforts to preserve and enhance the scenic qualities of May River Road (SC 46).
- Provide better coordination with SCDOT and utility companies to ensure that tree trimming and maintenance activities minimize adverse impacts to the aesthetic qualities of the county's scenic highways and byways.
- Create a local scenic highway designation to preserve minor collectors and local roads with tree canopies and other scenic qualities.
  - Inventory the County's remaining canopy roads.
  - Create a management plan for local scenic highways that includes design and tree protection standards along with cooperation with SCDOT and utility companies.
  - Promote public awareness and outreach by creating an interpretive brochure that maps and describes state and local scenic highways.

#### Recommendation 6-5: Maritime Heritage – Working Waterfronts

Beaufort County should protect and enhance the **traditional** local seafood industry by proactively working to preserve existing working waterfronts and allowing for the expansion of commercial fishing operations where appropriate.

- Beaufort County should work with OCRM and SCDHEC to form a Commercial Seafood Advisory Committee made up of representatives of the local seafood industry, dock owners, seafood distributors, along with representatives of local governments and SC Sea Grant to continually monitor the status of Beaufort County's local seafood industry.

- Consider the use of the Rural and Critical Land Preservation Program to protect working waterfronts from development pressures by purchasing development rights; or, where deemed appropriate, consider the acquisition of working waterfronts with a long-term lease arrangement to continue active private operation of the waterfront.
- Explore the feasibility of using County waterfront property to support the **traditional** seafood industry by allowing the location of private seafood processing facilities and other supporting facilities. This should only be considered where sufficient land is available and where such activities would not interfere with public access to the water, **or endanger to other seafood harvesting.**
- Consider future expansions of the Commercial Fishing Village Overlay District to accommodate any new **traditional** commercial fishing operations and supporting facilities.

#### **Recommendation 6-6: Maritime Heritage – Recreational Boating and Fishing**

Beaufort County should enhance its boat landings to serve the diverse needs of recreational boaters and fishermen and commercial fishermen.

- Beaufort County staff should conduct in-depth surveys to determine who uses the boat landings; which landings are receiving the greatest use; when are the peak demands for boat landing usage; and what are the landings being used for.
- Where sufficient land is available, County staff should make it a priority to enlarge and enhance existing boat landings before considering the creation of new boat landings.
- County staff should promote increased security at boat landings by installing better lighting and exploring the feasibility of installing security cameras.
- ~~County staff and the Trust for Public Lands should work with the US Naval Hospital and surrounding property owners to secure permanent unrestricted access to the Fort Frederick Boat Landing.~~



On-shore fishing on the Broad River Fishing Pier.

#### **Recommendation 6-7: Maritime Heritage – On-shore Fishing**

Beaufort County should increase opportunities for on-shore fishing on marshfront and waterfront properties owned by the County or other public entities.

- Where sufficient land is available, Beaufort County should provide fishing piers, crabbing docks, and sea-walls at County boat landings and on other properties with water access potential (Lemon Island, Camp St Mary's, Altamaha, Fort Fremont, etc.).



- Adequate separation of shore-based fishing facilities and boat ramps should be maintained to avoid potential conflicts between users.

#### **Recommendation 6-8: Maritime Heritage – Small Watercraft**

Beaufort County should provide more launch areas for small non-motorized (kayaks and canoes) in locations consistent with the *Beaufort County Trails and Blueway Master Plan*.

#### **Recommendation 6-9: Maritime Heritage - Funding**

Beaufort County should pursue alternative funding sources for water access facilities.

- The County should seek state and federal funding sources such as OCRM Coastal Access Grants and the DNR Water Recreational Resource Fund.
- Beaufort County should explore the feasibility of a user fee at County boat landings to fund new water access facilities.



Farmland on Pinckney Colony Road preserved by conservation easement by the Rural and Critical Lands Preservation Program.

#### **Recommendation 6-10: Agricultural Heritage – Regulatory Framework**

~~Beaufort County should continually assess its regulatory~~ Beaufort County should encourage the clustering of residential subdivisions in rural areas to preserve and promote agricultural and forestry uses on set-aside open spaces.

#### **Recommendation 6-11: Agricultural Heritage – Rural and Critical Lands Preservation Program**

Beaufort County should continue to use the Rural and Critical Lands Preservation Program to promote active agriculture and the preservation of agricultural lands:

- Continue to target the purchase of development rights on active agricultural lands.
- Where suitable, consider the lease of County owned properties to those who are interested and actively farming the land.
  - Target family farms and small growers.
  - Promote sustainable agricultural practices (crop diversity, low use of pesticides, protection of soil quality, cover crops, etc.).
  - Make active agriculture a condition of the lease.
- Continue to partner with the USDA and other agencies and organizations to match local funds for the preservation of farmland.

### Recommendation 6-12: Agricultural Heritage – Markets

Beaufort County should support local marketing initiatives designed to increase the profitability of small-scale farming by lining up local growers with consumers. These include the following:

- Encourage, support and monitor the success of the Small Farmer Wholesale Auction Market.
- Work with the municipalities to provide support for a market manager for the local farmers market.



Roadside sign announcing seasonal agricultural offerings at Dempsey Farms on St. Helena Island.

### Recommendation 6-13: Agricultural Heritage – Local Foods

Beaufort County should encourage the use of locally grown produce by adopting a local food purchasing program.

- Enact a policy that requires, where feasible, the County purchase and serve local produce (grown and processed within 100 miles of Beaufort County) at the detention center and other County facilities where food is served.
- Beaufort County staff should work with Clemson Extension to research and create a web site with information on locally grown produce and retail establishments and restaurants serving locally grown produce. The web site should promote organizations that advocate local foods such as Lowcountry Local First and Fresh on the Menu.
- Create a coalition consisting of Beaufort County, the Rural and Critical Lands Preservation Program, Penn Center, the Coastal Conservation League and local growers to advocate for local agriculture and identify policies, programs and actions to further local agriculture. Issues to be addressed by the coalition include:
  - Encouraging the Beaufort County School District to serve locally grown produce at its cafeterias.
  - Working with local farmers to make available grade 2 and 3 produce to the food bank.
- Encourage community gardens and farms in urban and suburban areas by removing regulatory barriers.

### Recommendation 6-14: Military Heritage

Beaufort County should recognize that the presence of the military is a vital component to the County's history, culture, and economy. The following actions are recommended:

- Continue to enforce standards within the AICUZ contours that discourage development that would adversely affect the mission of the US Marine Corps Air Station.

- Continue to partner with the US Marine Corps to preserve open space around MCAS to protect the facility from undesirable encroachment. This partnering expands the County's efforts to preserve rural and critical land while ensuring the ability of the MCAS to remain militarily viable and vital to the national defense.
- **Implement Adopt** a transfer of development rights (TDR) program to compensate affected property owners within the **MCAS** Airport Overlay District **(AOD)** **(MCAS-AO)** and continue encroachment partnering acquisition efforts in the vicinity of the Air Station.
- Support the Greater Beaufort Chamber of Commerce's Military Affairs Committee's efforts to promote and lobby for the retention and expansion of the military installations in Beaufort County
- **Work cooperatively with the City of Beaufort and the Town of Port Royal to implement the recommendations of the 2015 Lowcountry Joint Land Use Study (JLUS).**

#### **Recommendation 6-15: Gullah Culture**

Beaufort County should recognize the importance of its local Gullah Community by adopting policies that preserve and promote this unique cultural heritage. The following actions are recommended:

- Continue to recognize the importance of land use policies such as low-density rural zoning and family compounds in preserving and enhancing the traditional land use patterns associated with the Gullah community.
- Conduct an assessment of buildings, archaeological sites, traditionally used roads, waterways, water access points, fishing areas, burial sites, and sacred grounds associated with the Gullah community. This would involve working with community members in order to access the historical and cultural resources that need protection, restoration, and/or maintenance; and seeking funding to preserve these resources in a way that allows the community to be stakeholders in the process. Rural and Critical Lands Preservation Program is a possible vehicle to preserve some of these sites.
- Promote educational outreach to the public in order to foster better stewardship of Beaufort County's cultural and environmental resources.
- Promote a safe pedestrian environment in the Corners Community and other gathering places on St. Helena Island that serve the Gullah community.
- Promote alternative means of transportation, such as transit, pathways, and ferry service to make jobs and services more accessible to the Gullah community.
- County Planning staff should continue to enforce the Cultural Preservation Overlay on St. Helena Island. Determine if additional policies and regulations are needed for the overlay to better implement its purpose.

- Support existing organizations that promote cultural resource protection such as the South Carolina Coastal Community Development Corporation, the Gullah/Geechee Sea Island Coalition, the Cultural Protection Overlay District Committee, the Lowcountry Alliance, and Penn Center.
- Support the National Park Service and the Gullah/Geechee Cultural Heritage Corridor Commission in their developing and implementing a the implementation of their-management plan for the Heritage Corridor.
- County and Zoning staff should develop a brochure designed to assist small rural landowners understand how to subdivide and transfer land. The brochure should explain family compound, policies for small rural landowners, home occupation and home business provisions, cottage industry provisions, etc. The County should consider the designation or creation of a County liaison position to assist rural property owners.

#### **Recommendation 6-16: Visual and Performing Arts**

Beaufort County should recognize the importance of its unique visual and performing arts community as both a key component of the County's quality of life and source of economic development by doing the following:

- Provide support for the creation of a Cultural Assessment of Beaufort County that provides a comprehensive identification and analysis of the community's cultural resources and needs. This assessment should evaluate the work of other communities, such as Paducah, KY, Chattanooga, TN, and Cumberland, MD who have successfully implemented packages of incentives to encourage the relocation of artists into their communities.
- Provide local matching funds to the Community Arts Grant Fund to support individual artists, art education programs and local arts organizations.
- Support the creation of a County-wide Community Arts Center that provides community performance space, arts classroom space, and a space for an art gallery. Continue to support the creation of venues, classrooms and galleries to showcase new and emerging local artists.
- Continue to provide space in libraries and other County buildings to display the work of local artists.

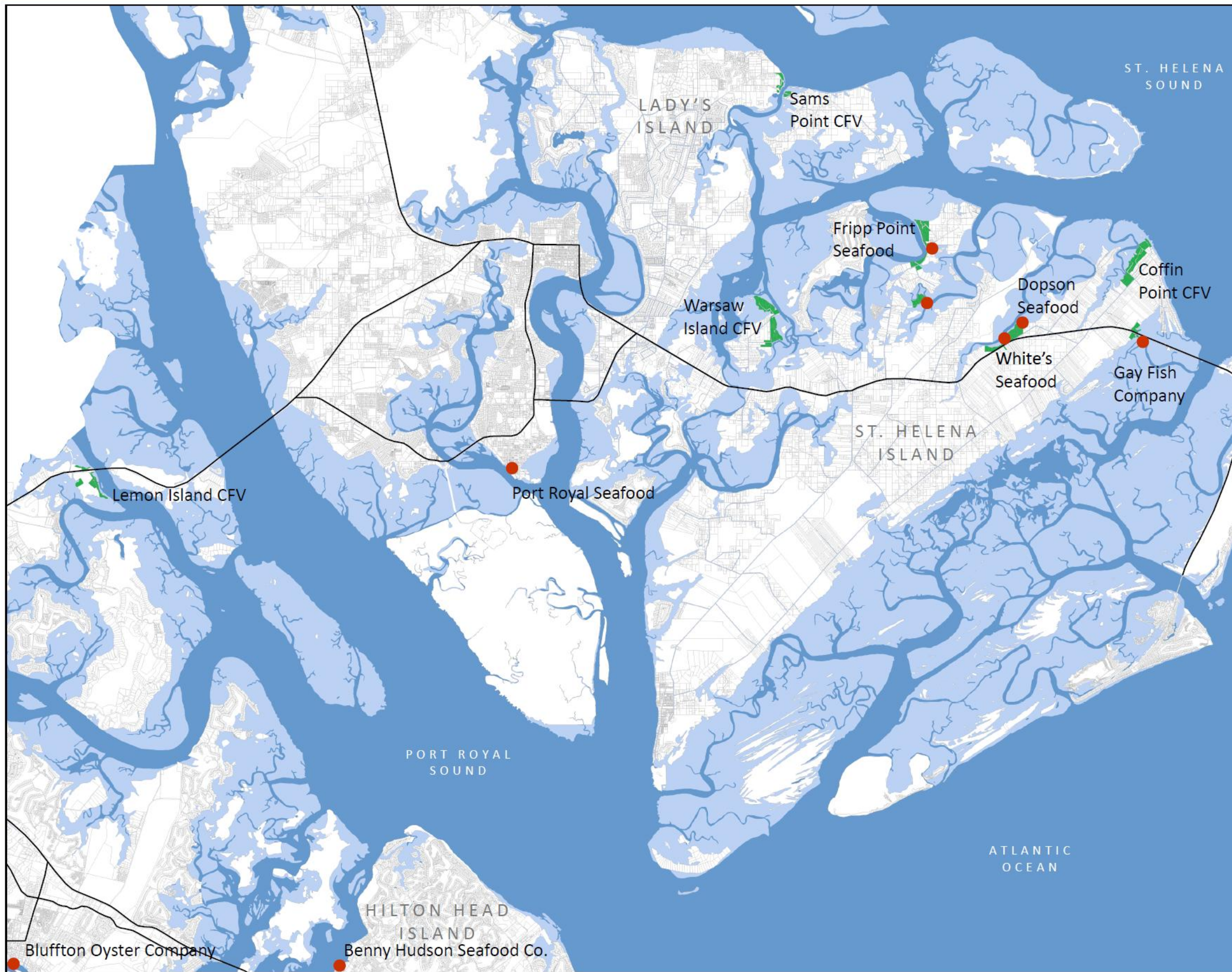
Chapter  
6  
Cultural  
Resources

Map 6-1:  
Working  
Waterfronts

- Working Waterfront
- Commercial Fishing Village Overlay



2010 Beaufort County  
Comprehensive Plan





*Beaufort County Comprehensive  
Plan*  
Energy





# Table of Contents

---

<b>Introduction.....</b>	<b>9-1</b>
State and Local Overview.....	9-1
Vision.....	9-2
<b>Land Use and Transportation Policies.....</b>	<b>9-3</b>
Land Use.....	9-3
Transportation.....	9-6
<b>Energy Efficiency.....</b>	<b>9-8</b>
Energy Audits and Energy Performance Contracts.....	9-9
Green Building.....	9-9
Conclusion.....	9-10
<b>Renewable Energy.....</b>	<b>9-11</b>
Solar.....	9-11
Biomass.....	9-11
Biodiesel.....	9-12
Wind, Wave and Tidal Energy.....	9-12
Net Metering.....	9-13
<b>Other Energy and Sustainability Issues.....</b>	<b>9-14</b>
Recycling.....	9-14
Water Conservation.....	9-15
Local Foods Initiatives.....	9-15
<b>Recommendations.....</b>	<b>9-17</b>





## Introduction

Energy usage and conservation is a growing topic of concern nationally and in Beaufort County, in light of rising fuel costs. In 1997, when the County adopted its first comprehensive plan, the cost of petroleum hovered around \$20 per barrel and \$1.25 per gallon at the pump. In 2008, fuel prices peaked in July at over \$4 per gallon. Beaufort County is a which is a significant consumer of both petroleum and electricity. While its natural beauty and amenities have made the County a desirable place to live, the availability of reasonably priced electricity to power air-conditioning has made the County a bearable place to live during the summer months. County residents and visitors also rely almost solely on private automobiles to commute to work and to conduct the most basic of errands. These factors point to the need to create new policies and reevaluate existing policies that affect the amount of energy that is consumed locally and to explore opportunities to locally produce alternative forms of energy.

### State and Local Overview

South Carolina's per capita electricity consumption is among the highest in the United States due to high demand for electric air-conditioning during hot summer months, and the widespread use of electricity for home heating during typically mild winter months. Nearly three-fifths of South Carolina households use electricity as their primary energy source for home heating. In 2014 2005, the state was ranked as the eighth fifth largest electricity user per person in the United States.<sup>1</sup>

Nuclear power accounts for more than one-half of South Carolina's electricity generation. With four active nuclear power plants and two new reactors under construction, South Carolina is among the top nuclear power producers in the United States. Coal fuels about two-fifths of net electricity generation. South Carolina has no coalmines, and coal-fired power plants rely on supplies from other states. South Carolina's only substantial energy resource is its system of rivers and

<sup>1</sup> Energy Administration Administration – State Energy Profiles <http://www.eia.gov/state/?sid=SC>

lakes, which offers modest hydroelectric power from facilities located in several river and lake basins. Other opportunities for renewable energy lie primarily in the state's off-shore wind and solar resources.

The suppliers of electricity in Beaufort County, Palmetto Electric Cooperative and South Carolina Electric and Gas (SCE&G), rely primarily on coal-powered generators. Palmetto Electric, which serves roughly ~~68,000~~ ~~66,000~~ customers in Beaufort, Jasper, and Hampton Counties, buys power from state-owned Santee Cooper through the Central Electric Power Cooperative. Santee Cooper generates about 80% of its electricity from coal-fired power plants. SCE&G, which serves ~~48,300~~ ~~45,500~~ customers in Beaufort and Jasper counties, generates its own electricity, with about 65 percent of it from coal. ~~This is of concern to Beaufort County because in the past 12 months, the price of coal has increased four fold, causing both companies to raise rates significantly in the later part of 2008 and in 2009.~~

In response to energy and climate concerns, ~~in on February 16, 2007,~~ Governor Sanford ~~issued Executive Order 2007-04~~ established the South Carolina Climate, Energy & Commerce Advisory Committee (CECAC). The Committee ~~produced a final report in 2008 that identified arrived at~~ a comprehensive set of 51 sustainable policies specific for South Carolina. Many of these policies are appropriate for local government to implement, and are therefore referenced in this document where applicable.

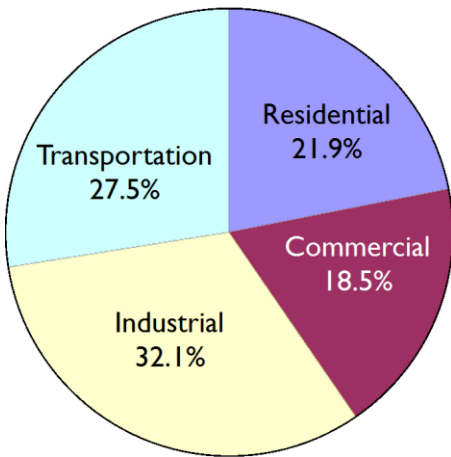
## Vision

The vision of the Energy element is to lower Beaufort County's energy dependency by reducing local energy consumption and facilitating local renewable energy production by doing the following:

- Promoting energy efficiency by assessing Beaufort County's facilities and operations and implementing changes to reduce energy consumption;
- Providing incentives for the private sector to invest in green technologies;
- Implementing land use and transportation policies that reduce trip lengths, encourage walking and cycling, and facilitate improved public transportation;
- Overcoming regulatory barriers that create unnecessary obstacles to green building practices and renewable energy generation;
- Facilitating educational outreach to promote energy efficiency and green technology.



## Land Use and Transportation Policies



This chart represents national energy consumption in 2014 by end-use sector.

Land use and transportation policies have significant potential over the long term to reduce energy use in Beaufort County. Nationally, the transportation sector accounted for nearly 29% 27.5% of total energy consumption in 2014 2006 (see chart in sidebar). In Beaufort County, this percentage is likely higher due to a relatively small local industrial sector. There is a direct relationship between average vehicle miles traveled (VMTs) and energy use. Therefore, reducing the amount that we drive can greatly reduce the amount of energy we use. Over the last 25 years, cheap gasoline has led to a lax attitude about how much we drive. Nationally between 1980 1977 and 2010 2001, VMTs increased by 98% 151% while population only increased by 36% 30%. Much of our driving habits are a direct result of development patterns. The difference between these two rates is largely attributable to growth in auto-oriented development and land use/transportation related issues, such as the availability and convenience of pedestrian and cycling facilities and public transportation. Fluctuating fuel costs present Recent spikes in fuel costs, however, have raised concerns about the sustainability of sprawl from an energy standpoint. Beaufort County's built environment is predominantly auto-oriented. Therefore, developing policies that reduce VMTs, provide transportation choices, and promote mixed-use pedestrian friendly development in key locations are vital to Beaufort County's long-term sustainability both as a place to live and to visit.

### LAND USE

Local government land use policies provide both the vision and the framework of our built environment. Policies that prescribe strict separation of land uses and low-density development in central areas where infrastructure is available promote sprawl and increase trip lengths. Policies that promote mixed-use developments, integrated bike and pedestrian trails, a street system of interconnected roads, and higher density development at the right locations, reduce sprawl and VMTs. Less VMTs means less energy expended.

**Existing Land Use Patterns:** Outside of Downtown Beaufort, Port Royal, Bluffton’s original square mile, Habersham, and a handful of other traditional neighborhood developments, prevailing land use patterns in Beaufort County are auto-oriented. Owning an automobile is a necessity to perform the most basic of errands for most County residents.

Walk Score™ is a private company that provides a search tool through its website that assigns a numerical walkability score to any address in the United States. Front Seat, a Seattle-based software company, has developed an on-line application called Walk Score™, which The service calculates the walkability of an address by locating nearby stores, restaurants, schools, parks, and other destinations and assigning points based on the quantity and distance of these destinations to the address. Scores between 50 and 69 indicate that the community is somewhat walkable. Scores below 50 indicate auto dependency. above 50 generally point to a quantity, proximity and mix of activities that encourage walking. Eight Beaufort County addresses were entered into Walk Score™. Four Beaufort County addresses were entered into Walk Score™ representing traditional pedestrian oriented neighborhoods, while four were auto-oriented commercial centers. The results indicated that, with the exception of Downtown Beaufort, Beaufort County’s pedestrian-friendly neighborhoods are nominally walkable and currently lack the variety and mix of uses necessary to significantly reduce auto dependency (see Figure 9-1). However, the greatest concentrations of retail, restaurants and other destinations are in auto-oriented shopping centers that lack pedestrian infrastructure, and are too far from residential areas (see Figures 9-1 and 9-2).

**Figure 9-1: Walk Score™ Results for Selected Pedestrian-Oriented Neighborhoods**

Location	Address	Walk Score™
Downtown Beaufort	700 Bay Street	61.75
Port Royal	1601 E. Paris Av.	47.48
Downtown Bluffton	2 Boundary St.	53.46
Habersham	46 Market St.	50.25

**Figure 9-2: Walk Score™ Results for Selected Auto-Oriented Developments**

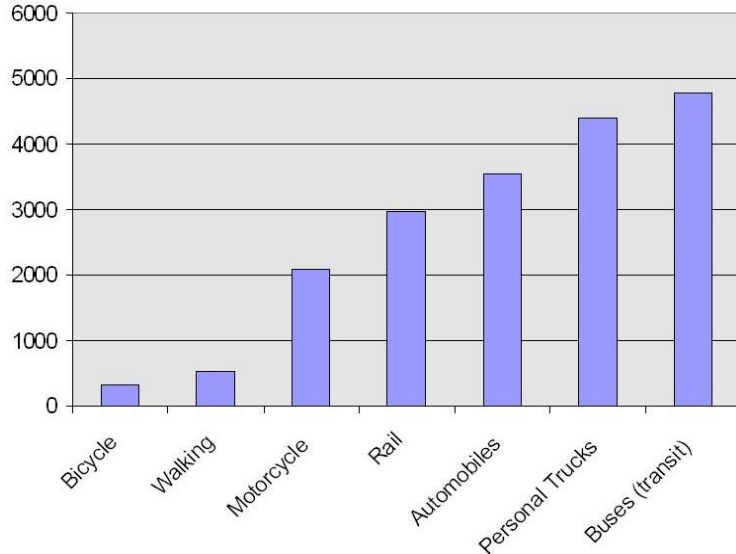
Location	Address	Walk Score™
Beaufort — Intersection of Boundary St. and SC 170	2401 Boundary St.	65
Bluffton — Intersection of US 278 and SC 46	1038 Fording Island Rd.	66
Hilton Head Island — Sea Pines Circle	2 Greenwood Dr.	95

Hilton Head Island Pineland Station	438 Wm. Hilton Parkway	82
--	---------------------------	----

This quick analysis points to the need two strategies that are vital to promoting more walkable communities and reducing automobile dependency within the County's existing developed areas. One is to promote more infill developments and a greater variety of uses within the County's existing pedestrian oriented neighborhoods. It is important to note, however that currently the greatest concentrations of retail, restaurants and other destinations are in auto-oriented shopping centers that lack pedestrian infrastructure, and are too far from residential areas. Therefore, another important strategy is to identify key auto-oriented shopping areas commercial intersections to target for redevelopment into mixed-use, pedestrian and transit friendly communities to bring jobs, retail and other services in proximity to residents.

**Energy Reducing Future Land Use Policies:** Many of Beaufort County's future land use policies, outlined in Chapter 4 of this plan, are designed to reduce sprawl, promote community character, and promote transportation choices. These policies also help to reduce VMTs, and therefore, promote reduction in energy usage. One of the main goals of the Future Land Use chapter is to maintain a distinct regional form of compact urban and suburban development surrounded by rural development, designed to maximize the efficiency of regional infrastructure and the avoidance of sprawl. Mixed-use developments are encouraged to promote pedestrian access to services and facilities while providing internal trip capture to minimize the traffic impact of these developments. Bike and pedestrian trails are encouraged to link schools, shopping areas, employment and other destinations. Infill and redevelopment is directed to municipalities and areas adjoining municipalities.

Figure 9-3 2. Energy Consumption (BTUs per Passenger Mile) for Selected Modes of Transportation<sup>4</sup>



### TRANSPORTATION

As stated above, automobiles are responsible for a large portion of the total energy used in Beaufort County. As shown in Figure 9-3 2, above, travel by private automobile and trucks is very energy intensive. In addition to land use strategies designed to reduce VMTs and automobile dependency, transportation policies designed to reduce congestion, reduce travel demand and promote alternative modes of transportation, also help to reduce energy consumption.

**Maximizing Road Network Efficiency:** Automobiles are the most efficient when they operate at steady, relatively low speeds (35-45 mph) with no stops. Optimizing the timing of existing signals and installing advanced control equipment on arterial travel corridors can significantly reduce traffic congestion and fuel use. Access management techniques including maximizing signal spacing; maximizing intersection and driveway spacing; providing deceleration lanes; sharing driveway access; providing frontage and backside access roads; and requiring interconnectivity, also assist in fuel conservation.

**Interconnectivity:** The energy required for travel between two points is largely dependent upon the length of the route. Providing a network of fully connected streets allows the use of shorter and more direct routes. Whenever possible, designs for new developments

should include connections (i.e., streets, bikeways and sidewalks) to existing developments and connections should be added between older developments. When compared to a conventional suburban network of cul-de-sacs and collector streets that funnel all traffic to arterials, a grid street pattern can reduce VMTs within a development by up to 60%.

<sup>1</sup>

**Travel Demand Management:** Transportation policies designed to reduce travel demand such as promoting telecommuting, flexible work hours, carpool matching, and vanpool services have beneficial effects on energy usage as well.

**Alternative Transportation Modes:** Public transit is an energy efficient transportation mode when it is well used and its buses are full of passengers. Transit systems are most likely to be used when a rider's origin and destination are located within walking distance of a transit station or stop. People living close to transit, within one-quarter to one-half mile, are two to four times more likely than the general population to use this option to commute to work. In preparation for population growth and densification in the growth areas, a thorough demographic and destination site analysis should be done to identify proper placement of future transit stations. The amount of commercial space, number of employees, and residential density needed to support cost-effective transit and reduce automobile commuting varies greatly between communities.

Bicycle and pedestrian trails are well developed in the Town of Hilton Head Island, and in the Bluffton area along the Buckwalter and Bluffton Parkways, and within the urbanized areas of Beaufort and Port Royal, but efforts have been more modest to non-existent in other areas of the County.

Alternative means of transportation can be made safer and more attractive by redesigning streets and intersections within intensively developed areas to give equal priority to pedestrians, cyclists, buses, and automobiles. Important features of pedestrian and cyclist friendly streets include narrower street widths, on-street parking and less disruptive placement of off-street parking, pedestrian protection at intersections, convenient and safe locations for transit stops, and more attractive sidewalk designs.

---

<sup>1</sup> California Energy Commission. Energy Aware Planning Guide. California Energy Commission, January 1993.



## Energy Efficiency

### Summary of Programs offered by ICLEI

#### Cities for Climate Protection

Campaign: Assists local governments to reduce greenhouse gas emissions, improve air quality, and enhance urban sustainability.

Local Agenda 21 Campaign: A planning process that helps municipalities identify local sustainability priorities and implement action plans.

Water Campaign: Assists development of local water action plans to achieve improvements in water quality, conservation and access.

Sustainable Procurement Program: Integrates environmental and social criteria into procurement policies and procedures.

Sustainability Management Program: Assists local governments in factoring environmental, social, and economic concerns into municipal decision-making.

Source: [www.iclei.org](http://www.iclei.org)

When addressing energy issues, achieving energy efficiency should be the first consideration, especially at the County level. Energy efficiency is accomplished when less energy is used to provide the same service. For example, a well-insulated building allows the occupants to enjoy the same room temperature while using less energy for heating and cooling. This is achieved by a combination of changing technologies and behavior. Measures include the use of efficient and appropriately sized HVAC systems, proper insulation, efficient appliances, high performance windows, and low wattage lighting. When compared to the cost and effort to increase energy production, efficiency is the “low hanging fruit” of the energy equation. It is much like the old adage, “a penny saved is a penny earned.” Or to quote the American Council for an Energy Efficient Economy (ACEEE), “the cheapest energy is the energy you don’t have to produce in the first place.” The ACEEE has determined that energy efficiency programs aimed at reducing energy are much more cost effective than investing in new conventional power plants and alternative energy sources (See Figure 9-3)<sup>1</sup>. The American Council for an Energy Efficient Economy (ACEEE) has estimated that investments in energy efficiency in the year 2004 resulted nationally in 1.7 quads of energy saved over a one-year period. This savings is roughly equal to what would be generated by 40 mid-sized, coal-fired power plants.

<sup>1</sup> The Best Value for America’s Energy Dollar: A National Review of the Cost of Utility Energy Efficiency Programs, American Council for an Energy Efficient Economy (ACEEE), March 2014



### Summary of Programs offered by SCEO

ConserFund loan program: Loans can be used for the implementation or upgrade of energy management and control systems; modification or installation of HVAC systems; and other energy cost-savings improvements.

Energy Accounting Software: This web-based accounting system, called Utility Direct, allows public entities to log and track their energy costs and usage via a Web-based platform.

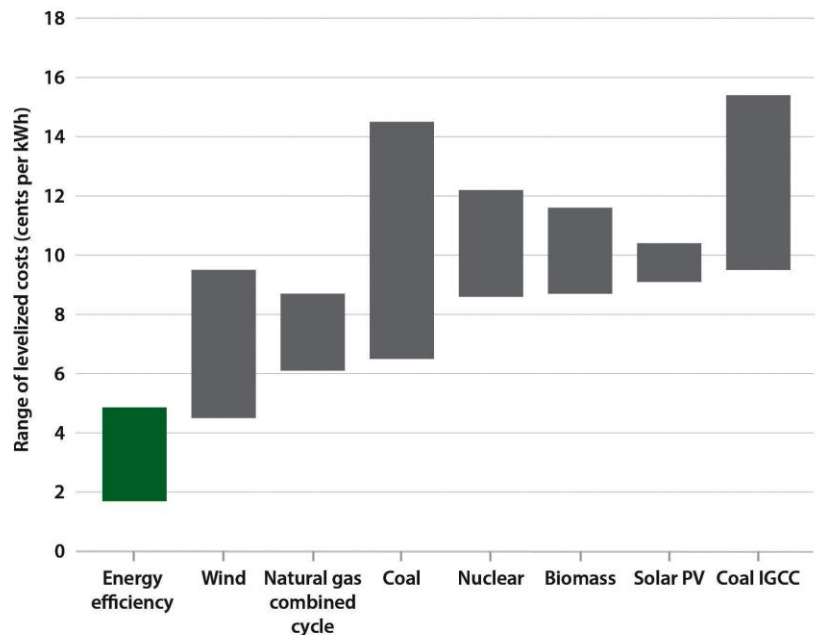
Energy Efficiency Revolving Loan (EERL): The EERL can be used by local and state governments purchase energy efficient equipment, retrofit existing equipment, and other projects that achieve promote energy efficiency.

Carolina Energy Manager (CEM) Training: This is a classroom training program to prepare qualified energy managers for the Certified Energy Manager (CEM) certification examination.

Energy Audits: Energy audits consist of a walk-through assessment of building energy costs and efficiency, which identify recommendations for savings, cost analysis, and any operation and maintenance needs.

Utility Bill Analysis Program: SCEO will review utility bills to find billing errors or misapplied rates and to obtain refunds of overcharges from the utility providers.

Figure 9-3: Comparison of Cost of Power Generation Versus Energy Conservation



The state and federal governments along with the non-profit sector offer local governments several comprehensive programs to assist in energy conservation and efficiency. For example, ENERGY STAR, a joint program of the US Environmental Protection Agency and the US Department of Energy, promotes the use of energy efficient products and practices. The South Carolina Energy Office (SCEO) provides technical assistance, financial assistance, educational outreach, and grants and loans to citizens, businesses, and local governments to promote energy efficiency. In addition, ICLEI (Local Governments for Sustainability) is an international association of local government organizations that provides technical consulting, training and support to local governments on energy and sustainability issues (see sidebars).

### Energy Audits and Energy Performance Contracts

An energy audit is an inspection, survey and analysis of energy performance and usage in a building or group of buildings designed to identify opportunities to reduce energy consumption while maintaining the same level of service. Typically, an energy audit looks at insulation, windows, the HVAC system, lighting and appliances to determine opportunities for energy savings. Energy audits are often achieved through a performance contract with an energy service company. Under a performance contract, a building owner, such as Beaufort County, would enter into an agreement with an energy service company

to perform an energy audit and to make the energy saving improvements at no up front cost to the owner. Over the contract period (typically 5 to 20 years), the savings from reduced utility bills are used to pay for the facility improvements. The City of Charleston entered into an energy performance contract in 2001, which is projected to eventually result in a 16% reduction in energy and gas usage and \$18.4 million in energy and operational savings.

### Green Building

Green building is a general term that refers to construction techniques that promote the efficient use of energy, water, and other resources; that protect the health of occupants; and that reduce waste, pollution, and other adverse environmental impacts.

**Green Building Codes:** An effective way for local governments to promote green building is through its building codes. Beaufort County adheres to the International Building Code (IBC) as mandated by the State of South Carolina. Beaufort County Codes Department enforces the International Energy Conservation Code (IECC) in commercial buildings only. The State of South Carolina has not adopted the IECC for one and two family dwellings. Green building rating systems typically use the IECC code requirements as relative baseline requirements, then require higher standards in some areas, but also contain an array of additional requirements, which are not currently addressed in the IECC codes. The International Code Council has joined with National Association of Homebuilders in the development of the ICC 700-2008 National Green Building Standard (NGBS) for residences and has is developing an Inspector of Green Building Technologies certification exam that should be available in 2009. Beaufort County's current strategy is to adopt a voluntary approach to promoting green building standards until the statewide uniform green building code is adopted and can be enforced.<sup>1</sup>

**Green Building Rating Systems:** The most well known green building rating system is the Leadership in Energy and Environmental Design (LEED) developed by the US Green Building Council. LEED was created to provide a common standard of measurement for green building by establishing a scoring system based on required prerequisites and credits. A total of 100 69 points can be achieved by meeting requirements in the six following categories:

- Sustainable sites
- Water efficiency
- Energy and atmosphere
- Materials and resources

<sup>1</sup> Beaufort County Building Codes Department.

- Indoor environmental quality
- Innovation in materials and design

The four levels of certification are shown in Table 9-4 below.

**Figure 9-4: LEED Rating System for Four Levels of Certification**

Rating	Points
Certified	40-49 26-32
Silver	50-59 33-38
Gold	60-69 39-51
Platinum	86 and above 52-69 (maximum measured)

The first LEED certified building in Beaufort County was completed in 2008 by the Beaufort Jasper Water & Sewer Authority (BJWSA). Since then, many other projects have received LEED certification including Pritchardville Elementary, the CareCore Headquarters Building, Tanger Factory Outlet Center I, South Island Public Service District, and Beaufort Town Center. The Technical College of the Lowcountry (TCL) is a two-year college serving the needs of about 8,500 students in Beaufort, Colleton, Hampton, and Jasper Counties. TCL is developing a LEED “Green” Building Construction Training and Employment Project, which will provide participants with education and training for certification as an Alternative Energy Construction Technician (AECT).

### Conclusion

There are two general strategies that Beaufort County should consider to promote energy efficiency and green building. First, the County should lead by example. This strategy would include performing and implementing an energy audit; requiring all new County buildings, renovations, and additions to be LEED certified; and encouraging other local governments and public agencies to do likewise. The second strategy is to encourage energy efficiency in the private sector by a combination of incentives, educational outreach, and removing any unnecessary regulatory barriers.



## Renewable Energy

Renewable energy is energy generated from natural resources, such as sunlight, wind, and tides, which are naturally replenished. As energy costs rise, there is a growing market nationally for many forms of renewable energy. Beaufort County with its many days of sunshine, offshore winds and large tidal range has unique opportunities to facilitate and promote the generation of renewable energy.

### Solar

With an average of 230 days of sunshine, solar power has great potential in Beaufort County. This section discusses two forms of harnessing heat and energy from the sun. Photovoltaic (PV) arrays, which are glassy rooftop panels that produce electricity and can connect directly to the electric grid. Solar hot water heaters rely on sunlight to heat a glycol solution that cycles through a heat exchanger. PV arrays do not work well in shade, but hot water heaters keep collecting sunlight in ambient light. The cost effectiveness of PV installations are affected by net metering rules, which are discussed later in this section, and tax incentives. Tax incentives and net metering legislation at the federal and state level have created a favorable environment for future development of solar energy. Beaufort County can further assist by removing regulatory barriers to the placement of solar collectors, and to advocate for the removal of similar restrictions in private covenants.

**Tax Incentives:** The Federal government currently offers a 30% Solar Investment Tax Credit for solar power for both residential and commercial projects. A 30 percent federal tax credit for solar power was extended for eight years in October 2008. The tax credit law removes a \$2,000 has no monetary cap for residential solar electric installations, thereby providing a greater and provides an important incentive to homeowners to invest in solar energy. The current extension of the tax credits eventually reduces the credit 10% for commercial and 0% for residential by 2023. In addition, South Carolina allows taxpayers to receive a 25% tax credit for the amount expended for the purchase and installation of solar generating devices. Beaufort County can facilitate the production of solar energy by removing

regulatory barriers to the placement of solar collectors, and to advocate for the removal of similar restrictions in private covenants.

**Distributed Energy Resource Program Act:** In 2014, South Carolina passed the Distributed Energy Resource Program Act (Act 236). The legislation allows net metering where electricity users with rooftop solar systems can sell back excess power for a full, one-to-one retail credit from utility companies. The bill also allows homes and businesses to lease solar systems from independent solar companies. This allows a homeowner to have solar panels installed at little or no up-front cost and save money on electricity over the term of the lease. The solar companies benefit by earning tax credits and selling the homeowner electricity. Both of these provisions increase options and reduce costs for homeowners and businesses who wish to solar power.

### Biomass

Biomass refers to biological material such as wood, yard waste and construction debris. Currently biomass and wood wastes in Beaufort County are incinerated with no energy recovery or are placed in a construction and demolition (C&D) landfill. In fiscal year ~~2011~~ 2008, the County collected ~~6,627~~ 9,500 tons of yard waste and ~~61,081~~ 2,000 tons of Class Two Waste which includes C & D waste. Two options for beneficial reuse of these materials are incineration with energy recovery and composting to produce a commercial mulch product for local landscaping.

**Incineration with Energy Recovery:** The types of materials that could be used as a fuel are yard waste (home and commercial landscape trimmings, grass cuttings), C&D waste (home and commercial building excess wood materials), screened woody demolition waste, and tree trimmings by utility companies and SCDOT. Organic wastes may be highly variable in energy content and in content of inerts. Economic feasibility will depend on site availability, public acceptance, federal and state policy and subsidies, and cooperation with electricity providers (net metering and access to the grid). A suitable scale for such a facility would require a source of feed stocks from several surrounding counties.

### Biodiesel

Biodiesel is a non-petroleum-based diesel fuel made from vegetable oil or animal fat (tallow), and from cellulosic materials in trees, shrubs, and crops. Biodiesel can be used, alone or blended with conventional diesel fuel, in unmodified diesel-engine vehicles. In the United States, the predominant source of biodiesel feed stock is soybean oil. Other oil from corn, cottonseed, canola, flax, sunflower and peanut, also can be used but are more expensive than soybean oil. Animal-derived products such as tallow are another source as is recycled oil and grease

from restaurants and food processing plants.

**Feasibility of Biodiesel Production in Beaufort County:** In Beaufort County and surrounding areas, cellulosic materials from wood waste may be the most significant feed stock, as is recycled restaurant oil and grease. In fiscal year 2008, 357 tons of unprocessed waste cooking oil was collected in the County. This has the potential to produce about 94,000 gallons of biodiesel.<sup>1</sup>

Use of cellulosic feed stocks will require the additional processing step of gasification. The gasified material is then reconstituted into biodiesel and other fuels.

### **Wind, Wave and Tidal Energy**

The South Carolina Energy Office, Clemson and Coastal Carolina Universities, and the Savannah River National Lab are cooperating to research the potential for generating wind energy off the coast. Issues to be addressed include identification of the needs and barriers of integrating offshore wind energy into the power grid; identification of technology that can transfer the power to the shore; and establishment of a state task force to determine the economic and environmental effects of wind energy and create a permitting process for wind farms in state waters. In the pilot project, the state hopes to build an 80-megawatt wind farm of between 12 and 15 turbines about 3 miles off shore. The wind farm location would most likely be between Charleston and North Carolina because the mean wind speeds are highest there. One megawatt of wind power can produce enough electricity to serve 250 to 300 homes on average each day. The pilot project could serve between 20,000 and 24,000 homes. Researchers are predicting that the pilot project could be in operation within a five year time period.

In addition to the wind farm concept, as part of the same study, data will be obtained on wave and tidal energy potential using a buoy observation network that will measure wind, wave, tide and current resources at six offshore locations in two lines and water level and winds at two locations along the two lines.<sup>2</sup>

### **Net Metering**

---

<sup>1</sup> [http://www.oregon.gov/ODA/do\\_reports\\_biodiesel.shtml](http://www.oregon.gov/ODA/do_reports_biodiesel.shtml) Assumes that 7.6 pounds of fat will produce one gallon of biodiesel

<sup>2</sup> Hartwig, Erica, Technical Contact, South Carolina Roadmap to Gigawatt-Scale Coastal Clean Energy Generation: Transmission, Regulation and Demonstration PROJECT NARRATIVE; South Carolina Energy Office 2008.

Net metering allows consumers who generate electricity on-site (e.g. wind and solar) to receive retail credit from the utility company for the electricity they generate in excess of what they consume. Therefore, net metering serves as an important incentive because it assists the homeowner or business owner in recouping the initial capital investment of installing the energy-generating device. South Carolina's investor-owned utilities (including SCE&G), its state-owned utility (Santee Cooper) and its electric cooperatives now all offer net metering. However, the SC Energy Office recognizes that net metering is in its "infancy stages" in South Carolina and that there are areas for improvement in statewide policies. They recommend that the State standardize its net metering policies among utilities and require more "user friendly" policies.<sup>1</sup>

---

<sup>1</sup> A Joint Resolution Requiring Recommendations for Establishing Net Metering Programs in South Carolina, 2009, SCEO.



## Other Energy and Sustainability Issues

Recycling, water conservation and local foods initiatives are discussed in greater detail in other chapters of this plan. However, each of these issues has a significant energy saving component, which is discussed below.

### Recycling

Recycling of household and commercial waste is more energy efficient than disposing solid waste and producing new materials. The steps in supplying recycled materials to industry (including collection, processing and transportation) typically use less energy than the steps in supplying virgin materials to industry (including extraction, refining, transportation, and processing).

Additional energy savings associated with recycling are gained in the manufacturing process itself, since the materials have already undergone processing. For example, recycling used aluminum cans requires only about five percent of the energy needed to produce aluminum from bauxite. These savings far outweigh the energy created as a by-product of incineration or disposing of the materials in a landfill.<sup>1</sup>

Beaufort County currently collects recycled materials at its 12 convenience centers located throughout the County. As the County explores mandating franchised curbside solid waste collection in higher density areas, the County should also consider curbside recycled materials collection in the same areas.

<sup>1</sup> Environmental Benefits of Recycling SCDHEC <http://www.scdhec.gov/HomeAndEnvironment/Recycling/WhyRecycle/>



## Water Conservation

Efficient water use can also reduce the amount of energy needed to treat wastewater, resulting in less energy demand and, therefore, fewer harmful byproducts from power plants. Most people realize that hot water uses up energy, but supplying and treating cold water requires a significant amount of energy too. American public water supply and treatment facilities consume about 56 billion kilowatt-hours per year—enough electricity to power more than 5 million homes for an entire year. Consequently, letting a faucet run for five minutes uses about as much energy as letting a 60-watt light bulb burn for 14 hours.<sup>1</sup>

**Beaufort Jasper Water & Sewer Authority (BJWSA):** BJWSA, which provides drinking water for a majority of County residents, conducts an active public education program implementing ‘WaterSense’, a partnership program sponsored by the EPA designed to facilitate the efforts of its customers to save water and protect the environment.<sup>2</sup> During the County’s hot summers, irrigation causes a significant increase in water usage and, as a result, a great demand on our water system. BJWSA addresses this water demand issue by using its treated effluent to irrigate local golf courses. BJWSA serves 12 golf courses from its Cherry Point Water Reclamation Facility with two more scheduled to come on line soon. In the spring of 2008, BJWSA began their first water reuse service for the residential lots, common areas, landscaped medians, and the golf course at the Tradition Hilton Head community located in Jasper County. Treated effluent is also provided to the Secession Golf Course on Lady’s Island, the May River Golf Club at Palmetto Bluff, the two golf courses on Dataw Island and a portion of Henry’s Sod Farm on St. Helena Island.

**Hilton Head Island Public Service Districts:** The Public Service Districts on Hilton Head Island facilitate water conservation by providing water to customers on a conservation rate structure. This means that the customers who use more water pay more per gallon. This structure has been in place for over 10 years. As an additional conservation measure, the Town of Hilton Head Island has an Irrigation Ordinance that puts restrictions on the use of water for irrigation purposes for both homes and businesses.

## Local Foods Initiatives

The way food is produced and transported has an impact on the environment and energy consumption. The term, “food miles” refers to the distance that food travels from the farm on which it is produced to the kitchen in which it is being consumed. Food travels between 1,500

---

<sup>1</sup> [http://www3.epa.gov/watersense/our\\_water/why\\_water\\_efficiency.html](http://www3.epa.gov/watersense/our_water/why_water_efficiency.html)

<sup>2</sup> [http://www3.epa.gov/watersense/about\\_us/index.html](http://www3.epa.gov/watersense/about_us/index.html)

---

to 2,500 miles every time that it is delivered to the consumer<sup>1</sup>. Chapter 6 of this plan outlines County policies that support the economic viability of local agriculture and commercial fishing. Initiatives include purchasing conservation easements on active farmland and working waterfronts, and supporting local farmers markets, and the local auction farmers market that began in 2008.

---

<sup>1</sup> Iles, A. (2005). Learning in sustainable agriculture: Food miles and missing objects.



## Recommendations

### Recommendation 9-1: Energy Committee

Beaufort County should designate the Natural Resources/Land Management Committee of Beaufort County Council to oversee the prioritization and implementation of the recommendations of this chapter.

### Recommendation 9-2: Relationship to Other Policies

Beaufort County recognizes that many other policies in this plan have the added benefit of reducing energy demand and promoting energy efficiency. These policies include the following:

- **Land Use Policies:** Land Use policies that reduce sprawl, reduce VMTs and promote transportation choices also promote reduction in energy usage. These policies include growth boundaries; promoting higher density mixed use communities in proximity to employment and services; promoting connectivity; promoting sidewalks and pathways; encouraging infill and redevelopment; and preserving rural areas.
- **Transportation Policies:** Transportation policies designed to reduce congestion, reduce travel demand, and promote alternative modes of transportation help to reduce overall energy consumption. These policies include access management standards, signal timing, signal spacing, requiring interconnectivity, travel demand management (telecommuting, flexible work hours, carpooling), and improving public transportation and pedestrian and cycling facilities.
- **Local Foods Initiatives:** Policies that promote local agriculture; the local seafood industry; and promote the marketing and distribution of locally grown and produced food reduce energy consumption by reducing food transport.
- **Recycling:** Local policies that encourage local recycling indirectly promote energy savings because producing products from recycled materials generally uses less energy than from raw materials.

### **Recommendation 9-3: Education, Technical Assistance and Training**

Beaufort County should facilitate educational outreach, training and technical assistance to promote energy efficiency and the use of alternative energy sources.

- Organize a “Green Expo” to facilitate information exchange. The format for the expo might include a showcase of developments, buildings, and homes that are energy efficient; suppliers of renewable energy products; programs and policies; and examples of energy efficient or zero-emission vehicles.
- Create a website to promote energy efficiency and green technologies. Facilitate network opportunities for small businesses and entrepreneurs involved in green technologies.

### **Recommendation 9-4: Utilize Available Technical Assistance and Expertise**

Beaufort County should utilize existing state, federal, and non-profit resources to promote energy efficiency and renewable energy resources. Beaufort County should utilize available services from the South Carolina Energy Office, ENERGY STAR, and other state and federal resources.

- Consider becoming a member of ICLEI (Local Governments for Sustainability). Utilize ICLEI’s technical consulting, training, and information services to build capacity, share knowledge, and support Beaufort County in the implementation of its energy and sustainability recommendations.

### **Recommendation 9-5: Energy Efficiency - County Energy Audit**

Beaufort County should conduct an energy audit for all County facilities (existing, undergoing renovation, and under design).

- The County should consider entering into an energy performance contract with an Energy Service Company to perform the audit and implement the improvements.
- The Audit should include an evaluation of the feasibility of using renewable energy, such as wind and solar, to reduce energy costs in County facilities.

### **Recommendation 9-6: Energy Efficiency – Other Internal County Policies**

Beaufort County should evaluate all County operations to promote energy efficiency and to reduce energy consumption.

- Convert the County fleet to more fuel-efficient vehicles.

1. Inventory the existing fleet to determine the vehicle function needs for each department and the miles per gallon for each vehicle
  2. Develop minimum efficiency standards (miles per gallon) for each vehicle class as part of the County's procurement policy.
  3. Identify older and disproportionately inefficient vehicles that need to be replaced or eliminated.
  4. Maintain vehicles at optimal efficiency.
- **Location Centralization vs. Decentralization of County Facilities:** Evaluate the impact on vehicle miles traveled (VMTs) when siting new County facilities. ~~for both County residents and employees of having County facilities and services located in centralized areas as compared to having more satellite offices to bring services closer to residents.~~
    1. ~~Compare the fuel efficiency of having two centralized County fuel stations as compared to issuing commercial gas station credit cards to specific vehicles.~~
    2. ~~Evaluate the efficiency of having satellite County buildings scattered around the County as compared to having most departments located on one site.~~
  - **Online Services:** Expand the provision of on-line services, where practical, to reduce or eliminate the need for the public to travel to County facilities.
  - **Telecommuting and Teleconferencing Policy:** Develop a telecommuting policy for County employees for who it is a viable management work option to reduce VMTs by employees commuting to and from work. Encourage the use of teleconferencing where it is a viable alternative to in-person meetings.
  - **Walking and Cycling to Work:** Provide support facilities at County buildings to promote walking and cycling to work. Support facilities may include bike racks, lockers, changing areas and showers.
  - **Ride Sharing:** Facilitate ride sharing among County employees. Utilize the County's GIS capabilities to provide information to optimize ride sharing arrangements based on location of employee residences. Explore possible incentives to encourage ride sharing.
  - **Curbside Solid Waste Collection:** In moderate to high density areas, provide curbside solid waste collection and recycling. Mandated franchised curbside pickup in these areas would be more fuel-efficient by eliminating individual trips to convenience centers and would encourage more recycling.

### **Recommendation 9-7: Energy Efficiency – Outdoor Lighting**

Beaufort County should establish minimum requirements for outdoor lighting that enhance visibility and public safety by preventing

uncontrolled intrusion into adjacent properties and the natural environment for purposes of promoting energy conservation and preserving the County's night sky, which is valuable natural resource important to the County's character.

#### **Recommendation 9-8: Green Building – Green Building Codes**

Beaufort County should adopt a voluntary approach to promoting green building code standards until the statewide uniform green building code is adopted and can be enforced.

#### **Recommendation 9-9: Green Building - LEED**

Beaufort County should facilitate green building through a combination of leading by example, educational outreach, and providing incentives to encourage LEED construction in the private sector.

- When planning future community facilities (or major renovations and additions to existing facilities), where practical, Beaufort County should register the proposed project, and gain certification under the U.S. Green Building Council's "Leadership in Energy and Environmental Design" (LEED) program (see Recommendation 11-5).
- Encourage the municipalities, the Beaufort County School District, and other local public and non-profit entities to construct LEED certified facilities.
- Explore possible tax incentives and other provisions to encourage the private sector to construct LEED buildings.
- Evaluate existing and future land use and building regulations to ensure that they do not place unreasonable barriers to providing site and building features designed to merit LEED credits (e.g. rain barrels, cisterns, and green roofs).

#### **Recommendation 9-10: Green Building - Low Income Weatherization**

Beaufort County should support low-income weatherization programs such as the Weatherization Assistance Program offered through the US Department of Energy, and assist local agencies who are implementing these programs to seek all available state and federal funds that are available.

#### **Recommendation 9-11: Renewable Energy - Remove Regulatory Barriers**

Beaufort County should analyze its development regulations to remove any unnecessary regulatory barriers that deter local renewable energy

generation. Beaufort County also should assist private communities in overcoming barriers placed by restrictive covenants.

- Provide standards for solar collectors and wind generators as accessory uses in the ZDSO.
- Assist private communities in overcoming barriers placed by restrictive covenants.

### **Recommendation 9-12: Renewable Energy - State and Federal Legislation**

Beaufort County should monitor and support state and federal legislation that promotes energy efficiency and renewable or alternative energy sources.

- Support more effective net metering legislation that would allow those that produce alternative energy (e.g. wind and solar) to sell excess generated electricity back to the grid.

### **Recommendation 9-13: Renewable Energy – County Initiatives**

Beaufort County should explore both the opportunities and the financial feasibility of generating biodiesel or electricity from local resources such as wood waste, municipal solid waste, and oil and grease from restaurants. It should also explore the feasibility of appropriate scale solar and wind opportunities. Introduction of these technologies to the County could be in the form of pilot plants.