



# 2040 COMPREHENSIVE PLAN

September 2021

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## Support from:

Beaufort County, the Rural and Critical Lands Program, and the people of Beaufort County



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# INTRODUCTION

# BEAUFORT COUNTY'S OPPORTUNITY: RESILIENCE, EQUITY, & PLACE

Beaufort County has the key ingredients that provide for a high quality of life. The unique character of the Lowcountry--the distinctive blend of the natural and built environment--set it apart from other places. The area's character, community, environment, sense of place, and history are cherished by its citizens and should be preserved and protected. At the same time, there is a need to promote economic opportunity and equitable access to jobs, housing, and services for all its residents to enjoy.

This Comprehensive Plan is being created in a time of change that is challenging the status quo. Growth continues to provide opportunities as well as challenges. The COVID-19 pandemic has altered how we live, shop, gather, and conduct business. Storm events are getting stronger and more frequent, which is causing more people and expensive infrastructure to be impacted by higher levels of flooding. Development is pushing into our natural environment, and we are losing our tree canopy. Habitats and the quality of our waterways are being threatened. More and more, our underserved populations are not able to equitably share in the region's opportunities and economy. Fortunately, the citizens and leadership of Beaufort County are determined to address these issues and create the tools needed to overcome current challenges.

Beaufort County has created a vision and the regulatory tools it needs to balance economic development, resource protection, and growth

in a form that creates quality places. With the Comprehensive Plan, Greenprint Plan, transect-based zoning, cultural overlays, and various small area and corridor plans, it has a healthy toolbox from which to guide the growth of its built environment.

There remains however, an opportunity to more completely organize the toolbox to help achieve the County's vision for the future. With this Comprehensive Plan, a more direct link is created between planning for prosperity, environmental and economic resilience, equitable community services and infrastructure, and preservation of the unique place that is the Lowcountry.

Balance can be achieved by including goals, strategies, and specific actions that will enable all citizens increased access and choices related to health, safety, quality of life, education, recreation, and jobs. Growth can occur together with resource protection and resilience planning. It does not need to be an either-or decision.

By considering these two concepts in unison, and creating clarity about how to accomplish both, Beaufort County can move forward confident that it is protecting the health, safety, and welfare of its citizens; the assets that support its economy; and the opportunity for a better life for its citizens.

This Comprehensive Plan looks out 20 years and recognizes the impact that growth has on the convenience, sense of place, and character of the region. It describes specific principles, strategies, and actions that enable Beaufort County to act on

**With this Comprehensive Plan, a more direct link is created between planning for environmental and economic resilience, the equitable sharing in community services, infrastructure, prosperity and quality of life, and the preservation and promotion of the unique place that is the Lowcountry.**

collaboration be maintained within the region so that local identities can be expressed within a framework of shared goals regarding infrastructure, environmental protection, growth, economic development, and affordable housing.

With focus and effort, as well as regional collaboration, Beaufort County can move forward with a clear vision and action plan that honors its principles and values. By investing in new public infrastructure, creating incentives for affordable housing, focusing development on land of the highest suitability, and making hard choices about how to protect the very environmental systems that can help mitigate harm, future generations will be able to enjoy the quality of life and economic prosperity offered by Beaufort County's unique landscape and culture.

its established principles and values as described in the many visionary plans that it has created.

The Comprehensive Plan acknowledges that growth is desired and inevitable, but must be accomplished in ways that support traditional town planning, environmental protection, and access and equity for its citizens. Balance can be accomplished by guiding development to land that is most suitable based on economic, cultural, social, and environmental principles.

The Plan acknowledges that the County is inextricably linked to its municipalities and adjacent counties, sharing roads, waterways, habitats, and open spaces which do not follow jurisdictional boundaries. This requires that high levels of cooperation and

# THE 2040 COMPREHENSIVE PLAN

The 2040 Comprehensive Plan is a county-wide planning document that outlines goals, policies, and implementation strategies developed with a thorough public engagement process. The purpose of the 2040 Comprehensive Plan is to enable government officials and citizens to anticipate and constructively respond to growth and change; to encourage the development of a vibrant built environment and a healthy natural environment; and to provide equitable opportunities for all citizens to enjoy a high quality of life.

## Critical Goals of the Plan

- Integrate existing plans and initiatives into a community-wide vision for the future.
- Create a resource to inform policy decisions.
- Set priorities and responsibilities to be used by Staff and Leadership to initiate tasks and make decisions.
- Outline specific goals and strategies to achieve the vision.
- Align Strategic Plans, Capital Improvement Plans, Budgets, and Department Action Plans.

## Why Is It Needed?

A comprehensive plan is required by state law in all jurisdictions that have zoning. The comprehensive plan sets out a vision for the future, establishes goals, and recommends actions to achieve those goals. It links long range vision with local programs and policies.

The comprehensive plan informs County government activities to ensure Beaufort County maintains its high quality of life, unique landscape, access to nature, Lowcountry aesthetic, and expands economic opportunities. When implemented, the comprehensive plan will enable the County to reap the rewards of its ongoing success and to build a community

that attracts people to live, work, and play. This plan looks out into the future 10 years. After five years, the plan should be reviewed and revised after 10 years.

## What Does It Include?

The Beaufort County Comprehensive Plan 2040 conveys a vision, goals, strategies, and actions derived through a collaborative “community-based” planning process.

It includes Implementation and Action Planning, which provides an opportunity for County staff, leadership, private sector interests, and citizens to hold each other accountable to act on it.

The Comprehensive Plan focuses the capital investment, human capacity, and the shared commitment that is needed for the County to realize its vision and manage its growth toward an even more viable and sustainable future. Consistent with state statute, the Comprehensive Plan consists of elements which analyze growth and guide future development and projects.\*

Because of the unique approach undertaken by the County in the adoption of this Comprehensive Plan, the standard elements are woven into integrative Themes that better articulate Beaufort County’s priorities for achieving economic, social, and environmental sustainability.

## Required Elements For South Carolina Comprehensive Plans\*



### POPULATION

Consider historic trends, projections, household numbers and sizes, educational levels, and income.



### ECONOMIC DEVELOPMENT

Consider labor force characteristics, employment and residence, and analysis of the economic base.



### NATURAL RESOURCES

Consider coastal resources, slope, agricultural and forest land, plant and animal habitats, parks and recreation areas, scenic views, wetlands and soils.



### CULTURAL RESOURCES

Consider historic buildings, structures, districts, natural/ scenic sites and archaeological resources.



### COMMUNITY FACILITIES

Consider water/ sewage system and wastewater treatment; solid waste collection and disposal, fire protection, emergency medical services, government facilities; education and cultural facilities.



### HOUSING

Consider location, types, age, condition of housing, owner and renter occupancy, and affordability.



### LAND USE

Consider existing and future categories, including residential, commercial, industrial, agricultural, forestry, mining, public and quasi-public, recreation, parks, open space, and vacant or undeveloped.



### TRANSPORTATION

Consider facilities including major road improvements, new roads, transit projects, pedestrian and bicycle projects, and other elements of a network in coordination with land use.



### PRIORITY INVESTMENT

Analyze the likely federal, state, and local funds available for public infrastructure and facilities during the next ten years, and recommend projects for needed public infrastructure and facilities such as water, sewer, roads, and schools.



### RESILIENCE

Consider strategies for the long term viability, maintaining quality of life and health, safety and welfare for future generations.



Look for these icons throughout the document to keep track of how each element is addressed

# HOW TO USE THIS DOCUMENT

Each of the core values, strategies, and actions included in this document are important in order for the County to achieve its vision. In that sense, this Comprehensive Plan is a living document that needs to be used and updated regularly. To be effective, the Plan needs to influence the actions of County departments and encourage collaboration and cooperation between them. The Plan is a starting point, where vision is articulated, themes are established, strategies are identified, and action items are defined.

**A Tool for Decision Making:** First and foremost, the Comprehensive Plan should serve as a reference tool that is referred to regularly, and should be the foundation for the County's internal actions and interactions with its neighboring municipalities and counties. The Core Values and Strategies in each element serve as these tools for decision making.

**A Plan for Action:** The plan also outlines specific action items in each element and a Capital Improvements Plan that achieve the core values and strategies. These action items are intended to be implemented within a ten year time. While this plan provides specific steps for future action, it purposefully does not resolve all of its core principles, and strategies with specific actions.

The Comprehensive Plan describes actions in terms of immediate activities that begin with adoption of the plan, typically completed within the first year; short-term activities that start within one to three years of the plan's adoption; mid-term activities that begin three to ten years after the plan's adoption; and long-term activities that extend beyond ten years and may overlap into the next Comprehensive Plan Update.

Three **concepts** are woven throughout **Thematic Chapters** that address Beaufort County's greatest opportunities within the 2040 Comprehensive Plan, which are: **Resilient, Equitable, and Unique to Place:**

**Resilient** — Able to adapt and thrive in a dynamic coastal environment and changing economy.

**Equitable** — Ensuring all neighbors have fair and equal access to safety, quality of life, health, amenity and opportunity.

**Unique to Place** — Preserving and promoting a built and natural environment that is of the Lowcountry way of life.

Within the Thematic Chapters, each recommended strategy is highlighted with a capital letter R (Resilient), E (Equitable), or P (Place) to represent each of these concepts.

## BEAUFORT COUNTY ATLAS

A living document in a simple template that can be updated over time. The starting reference point for current and future Beaufort County planning projects.



## PEOPLE OF BEAUFORT COUNTY



County Comprehensive Plan references County

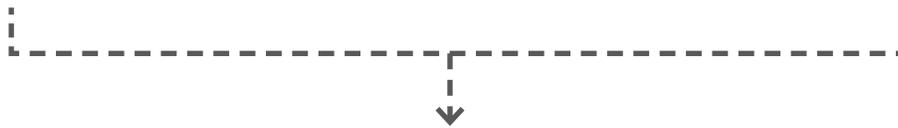
## BEAUFORT COUNTY COMPREHENSIVE PLAN

A simple and visual comprehensive plan update with succinct analysis and concrete recommendations organized by theme.

County Comprehensive Plan and Green Print Plan reference each other.

## GREENPRINT PLAN

A simple and visual Green Print Plan update with succinct analysis and concrete recommendations organized by theme.



**MUNICIPAL COMP PLANS**



**PARKS AND RECREATION PLANS**



**SOUTHERN LOWCOUNTRY ORDINANCE AND DESIGN MANUAL**



**TRANSPORTATION PLANS**

# PROCESS: CAPTURING COMMUNITY VISIONS & GOALS

The planning process was conducted during the time of social distancing associated with the COVID-19 pandemic, which shaped the way community engagement was conducted with most of the interaction being virtual and web-based.

The process was organized in stages. The initial phase analyzed Beaufort County's existing environment, its role within the region, social and economic conditions, and projected growth.

Initial efforts also included evaluating the action items of existing plans and policies to determine what has been done, what was not relevant anymore, and what still needed to be done to avoid duplication of efforts.

Later stages shaped the strategy and vision for the Plan around a process of extensive community outreach and engagement that had to respond to the realities of being conducted during a pandemic.

Public surveys, in-person and virtual community workshops, focus groups, and planning exercises helped establish goals, strategies, metrics, and implementation steps. In-person workshops occurred around the County and tried to reach as many citizens as possible through outreach and promotion.

The Plan was drafted, expanded, and ultimately finalized through an iterative process of continuous feedback between the consultant team, community, and County staff. Public comments were integrated in response to additional public workshops that asked the public to evaluate and prioritize the Plan's key strategies.

The Comprehensive Plan process was led by the County's Planning Department, with support from all the County's departments. Several stakeholder groups helped shape the plan's focus.





COMMUNITY VOICES OF INPUT

1.4K



STORYMAP & CONTENT VIEWS

2.5K



STAKEHOLDER TOUCHPOINTS

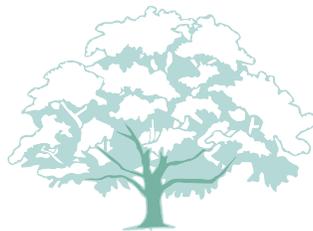
47+



METHODS OF ENGAGEMENT

12

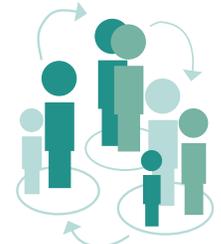
WITH COMMUNITY EMPHASIS ON



PRESERVING ENVIRONMENT & RURAL CHARACTER



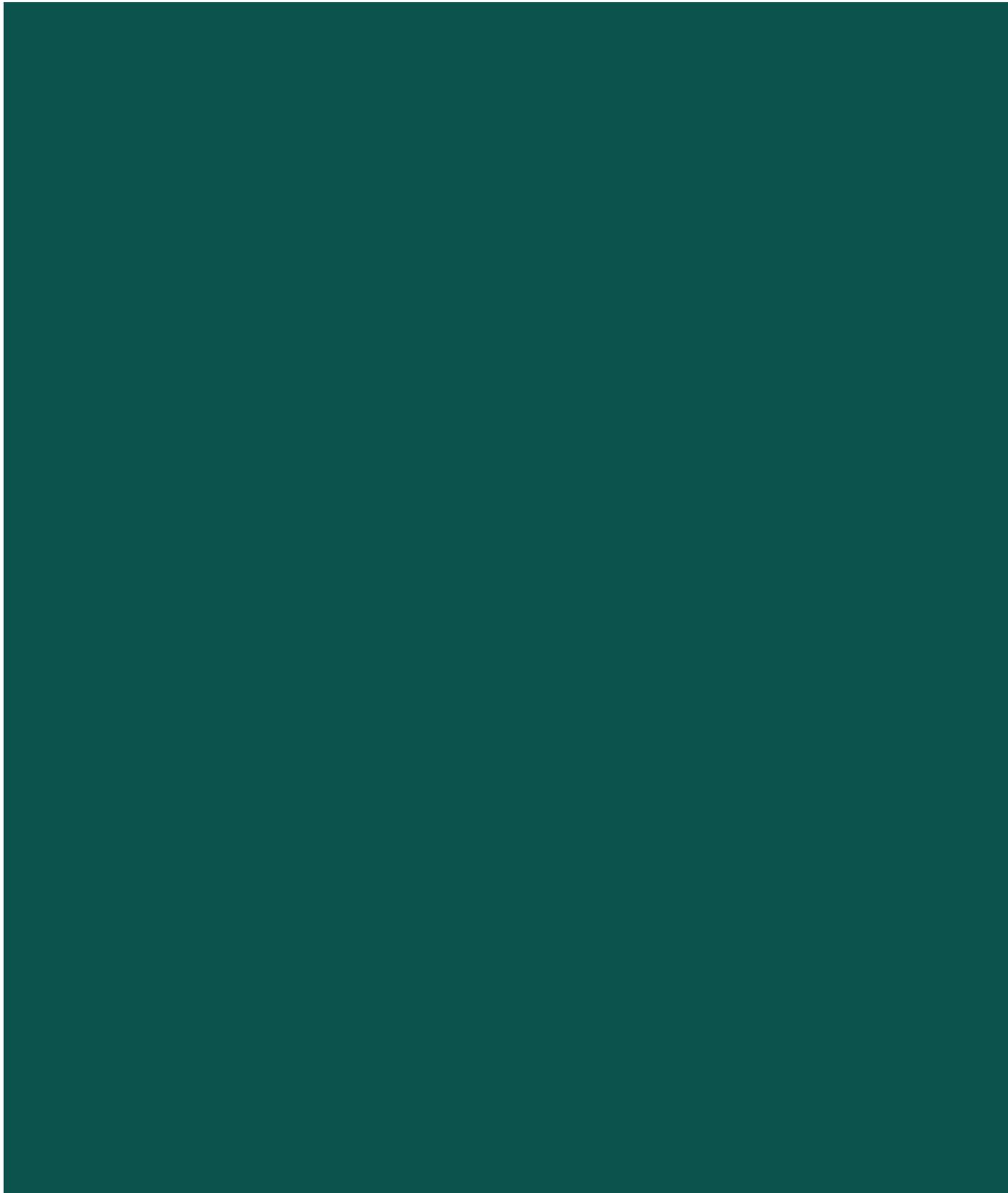
RESILIENT CULTURE & ECONOMY



GROWTH MANAGEMENT & COLLABORATION



Beaufort County Comprehensive Plan Public Workshops, 2020



# THEMES

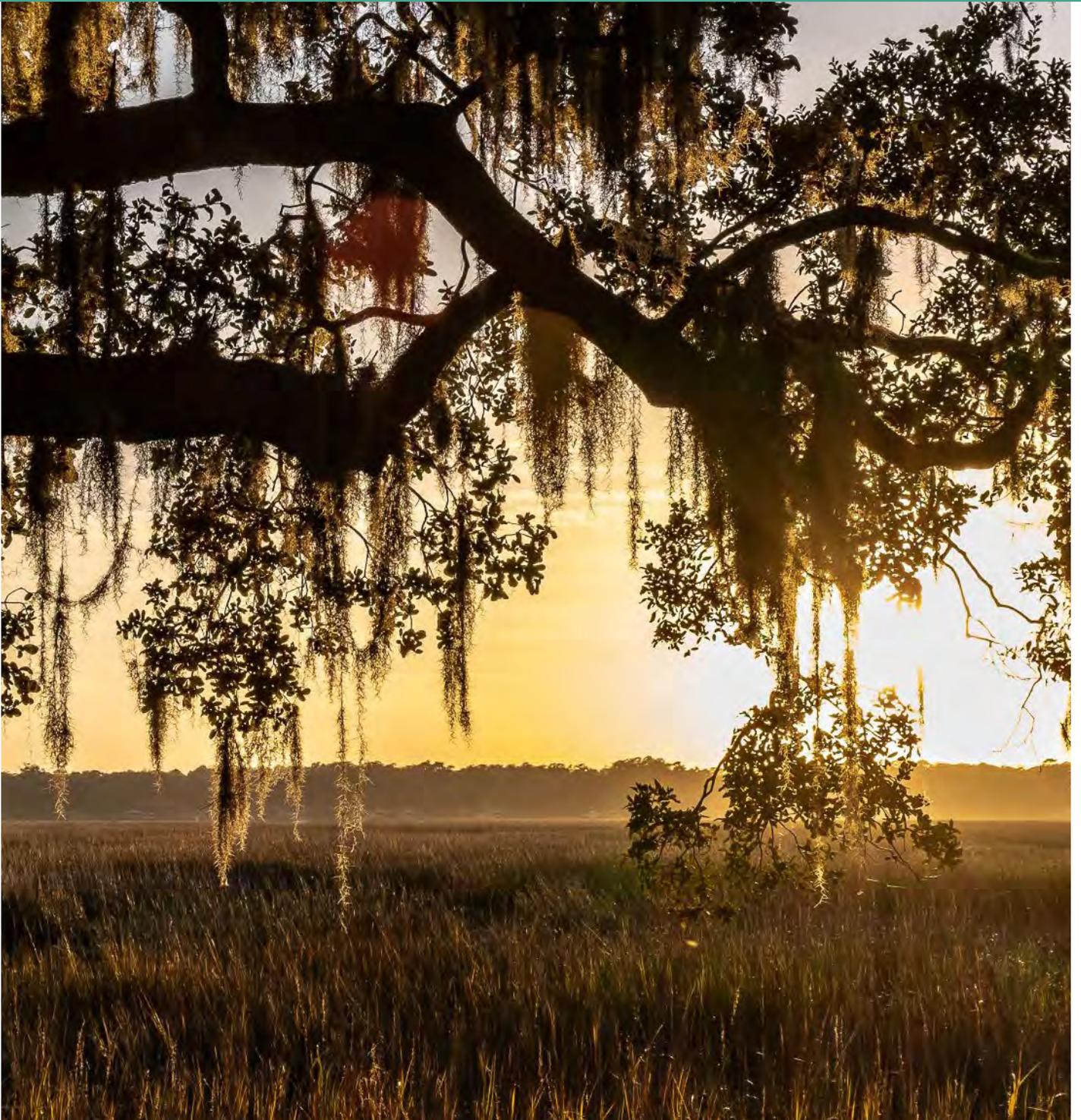
Three **concepts** are woven throughout **Thematic Chapters** that address Beaufort County's greatest opportunities within the 2030 Comprehensive Plan, which are: **Resilient, Equitable, and Unique to Place:**

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Within the Thematic Chapters, each recommended strategy is highlighted with a capital letter R (Resilient), E (Equitable), or P (Place) to represent each of these concepts.



*Photo source: Port Royal*

# NATURAL ENVIRONMENT

**Natural resources protected for recreation, rejuvenation, hazard mitigation, and environmental health.**

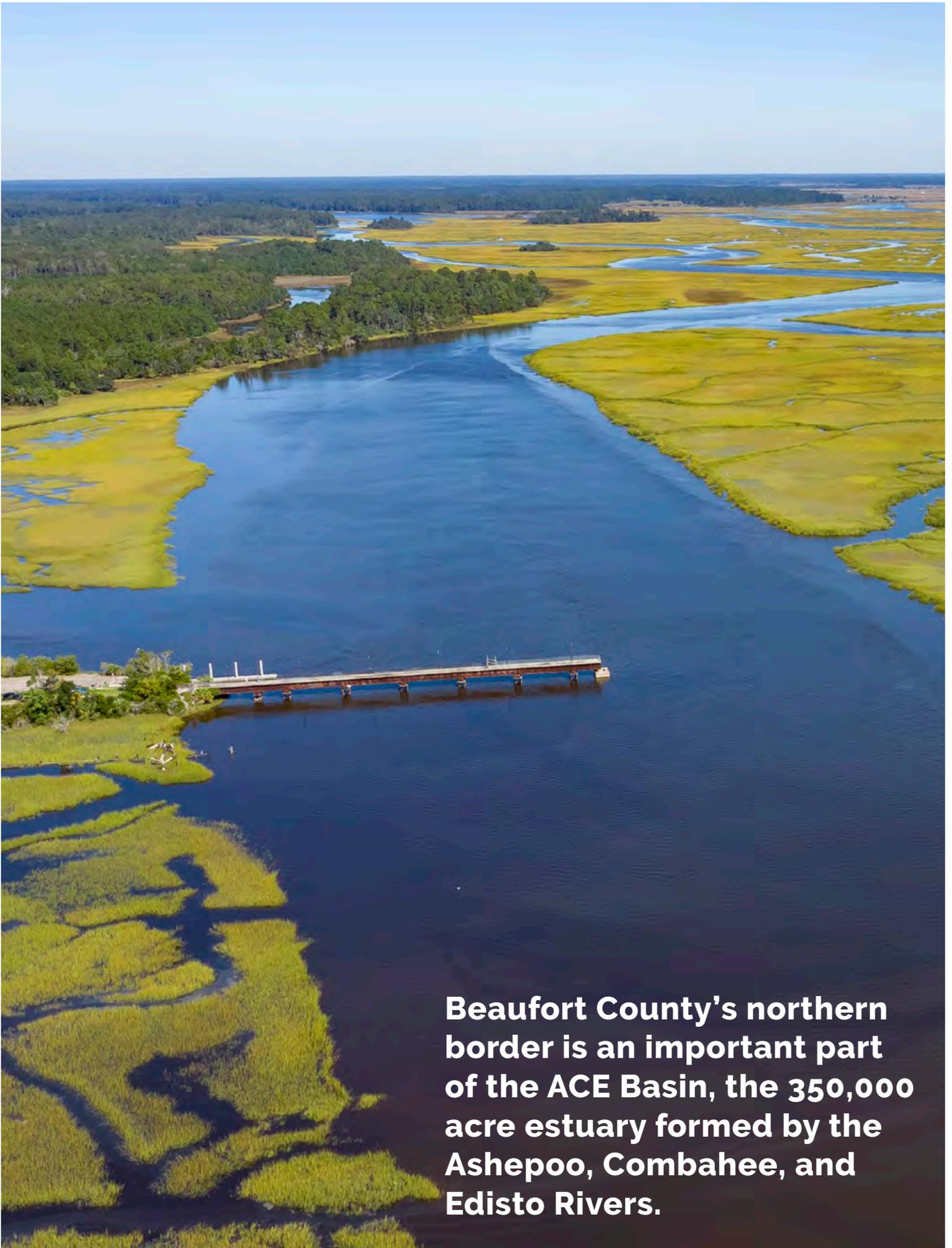


## CORE VALUES

- 1** We value our unique and complex natural environment as a source of life, recreation, economy, culture and sense of place.
- 2** We make efforts to preserve our critical natural environments to preserve the quality of life for future generations.
- 3** We balance development with the preservation of our natural systems.
- 4** We depend on clean water to support our economy and lifestyle.
- 5** We prepare for environmental changes and meet those challenges head on.
- 6** We are leaders in the region and pursue environmentally responsible development.



Refer to the County Atlas, Greenprint, Action Playbook, and other supporting documents with more information.



**Beaufort County's northern border is an important part of the ACE Basin, the 350,000 acre estuary formed by the Ashepoo, Combahee, and Edisto Rivers.**

*Photo source: Design Workshop*

## CONTEXT

Beaufort County has a treasured natural environment, primarily made up of the Port Royal Sound, and including expansive saltmarshes and tidal waters, sub-tropical maritime forests of live oaks and palmettos, towering pines, forested wetlands of cypress and tupelo, and over 30 miles of beaches.

Beaufort County residents and visitors have a great attachment to the local environment and have fought hard to preserve and protect it. The County has developed advanced stormwater standards to prevent flooding and protect water quality. They have developed requirements to protect specimen trees, habitats, beaches and dunes, and endangered species. They have also been very aggressive in securing and preserving open space.

However, there are still many challenges ahead. Development has not slowed and the County will continually need to reevaluate and update its policies and regulations to make sure that its water quality and resource protection goals are met. As growth continues, land becomes more scarce and challenging to develop, reinforcing the importance of prioritizing future acquisitions of open space and the preservation of greenways and wildlife corridors to connect natural areas.

Additionally, the County needs to continue to cooperate with its neighbors on natural resource planning, achieving baseline environmental standards, and retrofitting stormwater management systems in older developments.

Adding to the challenge, Beaufort County is experiencing the effects of stronger storm events and rising sea levels. Impacts include higher levels of flooding, property damage, loss of business and infrastructure, displacement, and significant drain on local and federal budgets.

Sea level rise also affects environmental systems, including erosion of protective beach landforms, marsh migration, loss of wildlife habitat, potential for prolonged flooding, and the salinization of freshwater wetlands and aquifers, which alters their ecological balance and function.

These impacts can be reduced by planning in harmony with the natural environments that are “designed” to accommodate them. Resiliency planning will prevent costly recovery expenditures and lessen fears of devastation or economic ruin from coastal or storm flooding. Locating homes and businesses outside the path of destructive flooding will lead to a safer, economically, and socially sustainable future.

Several coastal community comprehensive plans and resiliency plans were studied to determine current best practices, including:

Norfolk, Virginia, Virginia Beach, New Orleans, Broward County Florida, Charleston, South Carolina, Boston, Washington DC, and Miami, Florida.

Given the strides the County has taken to preserve and protect its natural resources, the following strategies are needed to face future challenges:

- » Continue to reevaluate and update water quality and natural resource protection standards.
- » Work cooperatively with neighboring jurisdictions to protect valuable resources.
- » Implement tools to aid the conservation of sensitive environments and landscapes.
- » Study and minimize the probable impacts of sea level rise on public assets, infrastructure, operations, and the environment.
- » Continue to aggressively conserve and begin to restore critical habitats and their ecosystem services.



*Photo source: Design Workshop*

## STRATEGIES & ACTIONS

### **R** NE 1. STUDY, MONITOR, ADDRESS, AND PROTECT VITAL NATURAL RESOURCES, AND PRIORITIZE CONSERVATION EFFORTS.

- Monitor and study the impacts of rising sea level on salt marshes.
- Identify opportunities to facilitate marsh migration and target vulnerable areas for conservation.
- Establish project standards and regulations for permitting living shorelines as an alternative to bulkheads and revetments as erosion control techniques through collaboration with DHEC/OCRM.
- Collect and compile baseline data on water quality standards on the sub-watershed level, including the Port Royal Sound. Continue to support short- and long-term monitoring of the Sound to identify any changes. Work towards centralizing and standardizing the collection and analysis of water quality to be easily accessible.
- Continue to implement the Stormwater Utility with priority placed on encouraging property owners in older moderate- and high-density developments that predate the adoption of stormwater standards in Beaufort County to retrofit facilities to meet current standards.

- Provide a mechanism to allow high-density developments to reduce the impact of nitrogen pollution by encouraging property owners to retrofit stormwater management devices in older non-conforming developments within the same sub-watershed.
- Continually reevaluate and update the Stormwater BMP manual to increase the use of Low Impact Development (LID) and incentivize preservation of trees and preservation and restoration of natural spaces that serve these functions naturally and at no cost.
- Continually evaluate how stormwater standards can be modified to help reduce FEMA flood insurance rates through the Community Rating System (CRS).
- Continue to fund the Rural and Critical Lands Preservation Program (RCLPP) and use the Greenprint map to assist in prioritizing land purchases and conservation easements.
- Work toward a network of open spaces coordinating RCLPP lands with other preserved lands and open space set asides.
- Protect mature and specimen trees and plant new trees when property is developed or redeveloped.
- Build on the current partnership with Clemson Extension to promote the value of tree protection and proper tree care and promote other Extension public education programs such as Master Naturalist and Master Gardner to help residents restore and protect the area's natural resources.
- Preserve groundwater quality by reducing and eliminating heavy usage of groundwater resources in the County.

## **NE1. ACTIONS**

**NE 1.1.** Monitor effectiveness of existing ordinances and programs and update as necessary to protect water quality and natural resources.

**NE 1.2.** Seek referendums on additional funding for the Rural and Critical Lands Preservation Program every four years.

**NE 1.3.** Require new developments and encourage existing developments to adopt a tree management plan.

**NE 1.4.** Support Port Royal Sound Foundation's application to the EPA's National Estuary Program to recognize the local and national importance of the Port Royal Sound, drawing support and funding for conservation and research on our vital coastal resources. Seek partnership with Port Royal Sound Foundation to monitor water quality and provide educational opportunities for the community about the importance of keeping our waterways healthy.

**NE 1.5** Evaluate the time period that a property owner must wait after clear cutting property before applying for a development permit.

## **R NE 2. USE THE GREENPRINT PLAN AND GREENPRINT PRIORITY MAPPING TO ENSURE THAT NEW DEVELOPMENT SUPPORTS RESOURCE CONSERVATION.**

- Create awareness of potential impacts of development.
- Identify areas critical for flood control and natural resource protection, as well as higher ground that may be more suitable for development.
- Use the Greenprint Overlay in review of proposed development and land use plans, infrastructure plans, parks and recreation plans, and transportation plans.

# STRATEGIES & ACTIONS

## **NE2. ACTIONS**

**NE 2.1.** Provide critical environmental systems maps on the County website.

**NE 2.2.** Update environmental systems mapping (five-year cycle) to reflect ongoing research and actual conditions of flooding and sea level rise.

## **R NE3. MONITOR AND STUDY ENVIRONMENTAL HAZARDS TO BEST UNDERSTAND POTENTIAL IMPACTS AND PLAN APPROPRIATELY.**

## **NE3. ACTIONS**

**NE 3.1.** Install and monitor tidal gauges at several locations in Beaufort County, including the Port Royal Sound Foundation’s Maritime Center, to provide a thorough representation of tidal activity across the county. Seek partners to assist in funding and managing tidal gauges, including ACE Basin NERR, Palmetto Bluff Conservancy, Lowcountry Institute, S.C.

**NE 3.2.** Install groundwater monitoring wells at various locations including agricultural areas and low-lying communities that rely on septic systems.

**NE 3.3.** Adopt comprehensive water plans for vulnerable areas of the County by studying and analyzing how stormwater, sea level rise, and storm surge interact in an area determined by geographic and geological conditions. Understand and quantify to what degree salt marshes reduce local flooding and storm surge impacts, implement planning to incorporate these natural buffers as hazard reduction tool.

**NE 3.4.** Engage residents in the Community Collaborative Rain, Hail, and Snow Network (CoCoRaHS) program through collaboration with

the Office of the State Climatologist and the National Weather Service

## **R NE 4. BUILD AT HIGHER ELEVATIONS TO AVOID IMPACT OF INCREASED FLOODING.**

- Enact ordinances and policies that direct new development to a height or location resilient to coastal flooding caused by increasingly intense storm events, king tides, and rising sea levels.
- Consider increasing low-impact development (LID) standards, increasing buffers, limiting septic systems, and reducing density for low-lying areas and areas identified on the Greenprint Priority Mapping.
- Periodically evaluate freeboard requirements and/or Base Flood Elevations (BFE) to ensure that new structures are built to address existing flood risks and projected future risks due to sea level rise.
- Incentivize land purchases in flood-prone areas for open space preservation.
- Apply for grant funding—DOT, EPA, CDBG, FEMA, etc.—to develop a sustainable, resilient solution to address current and future flooding of the Warsaw Island Causeway.

## **NE4. ACTIONS**

**NE 4.1.** Adopt a coastal resilience overlay district to require notification prior to real estate closings of the vulnerability of property to coastal flooding in low lying areas.

**NE 4.2.** Adopt additional feet of freeboard above BFE as well as uniform policies for adjacent properties outside the flood area.

**NE 4.3.** Review the County’s Community Rating Service (CRS) program and makes changes to regulations and programs as appropriate with the goal of improving the County’s CRS rating. Every improvement in the CRS rating saves flood policy holders 5% in premiums.

## **R NE 5. ASSIST VULNERABLE COMMUNITIES AND CONDUCT HAZARD MITIGATION PLANNING.**

- Identify local communities that are at the highest risk to the impacts of coastal flooding and sea level rise. Develop criteria for identifying when the County intervenes, either through policy and/or funding regarding flooding and sea level rise impacts to public, quasi-public, and private infrastructure and individual properties to ensure equitable and proportional responses.
- Fully incorporate and integrate future sea level rise and climate change impacts into emergency management and hazard mitigation plans.

### **NE5. ACTIONS**

**NE 5.1.** Develop a flood, sea level rise, and climate change roadshow program to connect with community groups, homeowners’ associations, professional organizations not already served by existing programs, and other similar organizations for community outreach and education. Partner with public agencies such as Sea Grant and nonprofit groups such as the Port Royal Sound Foundation and the Gullah/Geechee Sustainability Think Tank in development of the program.

**NE 5.2.** Maintain an ongoing collaborative working group, similar to the Sea Level Rise Task Force, for discussions and feedback

involving recommendations and other proactive activities related to sea level rise and resilience.

**NE 5.3.** Hire a Resilience Officer to oversee hazard mitigation planning in the county, including, but not limited to, assisting vulnerable communities, applying for grants, creating outreach education programs, and continually assessing hazard risks and creating policies to mitigate them.

## **R NE 6. EXPAND COMMUNITY-LEVEL CLIMATE CHANGE SCIENCE OUTREACH AND EDUCATION.**

- Improve communication and outreach to the public about the science and projected impacts of flooding, sea level rise, and climate change.

### **NE6. ACTIONS**

**NE 6.1.** Develop a county- level website that houses Beaufort County specific flooding and sea level rise information, including housing reports, outreach materials, the GIS portal that has sea level rise mapping, and other data sources. This website can potentially count as Community Rating System outreach credit if National Flood Insurance Program information is included.



*Photo source: Design Workshop*

# CULTURE

**Historic, cultural, and scenic resources protected for future generations.**

## CORE VALUES

- 1** We know that cultural diversity is what makes us a strong and healthy community. We believe in protecting culturally significant communities and resources through sensitive place-based planning and community engagement.
- 2** We understand that the assorted geographies of the County have varied demographic make-ups, needs, and lifestyle preferences.
- 3** We preserve and promote our cultural, ethnic, and socioeconomic diversity within our approach to planning the built environment.
- 4** We know that the County's attractiveness as a destination to live, work, and vacation, and its consequent economic well-being, are directly related to its historic character and unique quality of life.

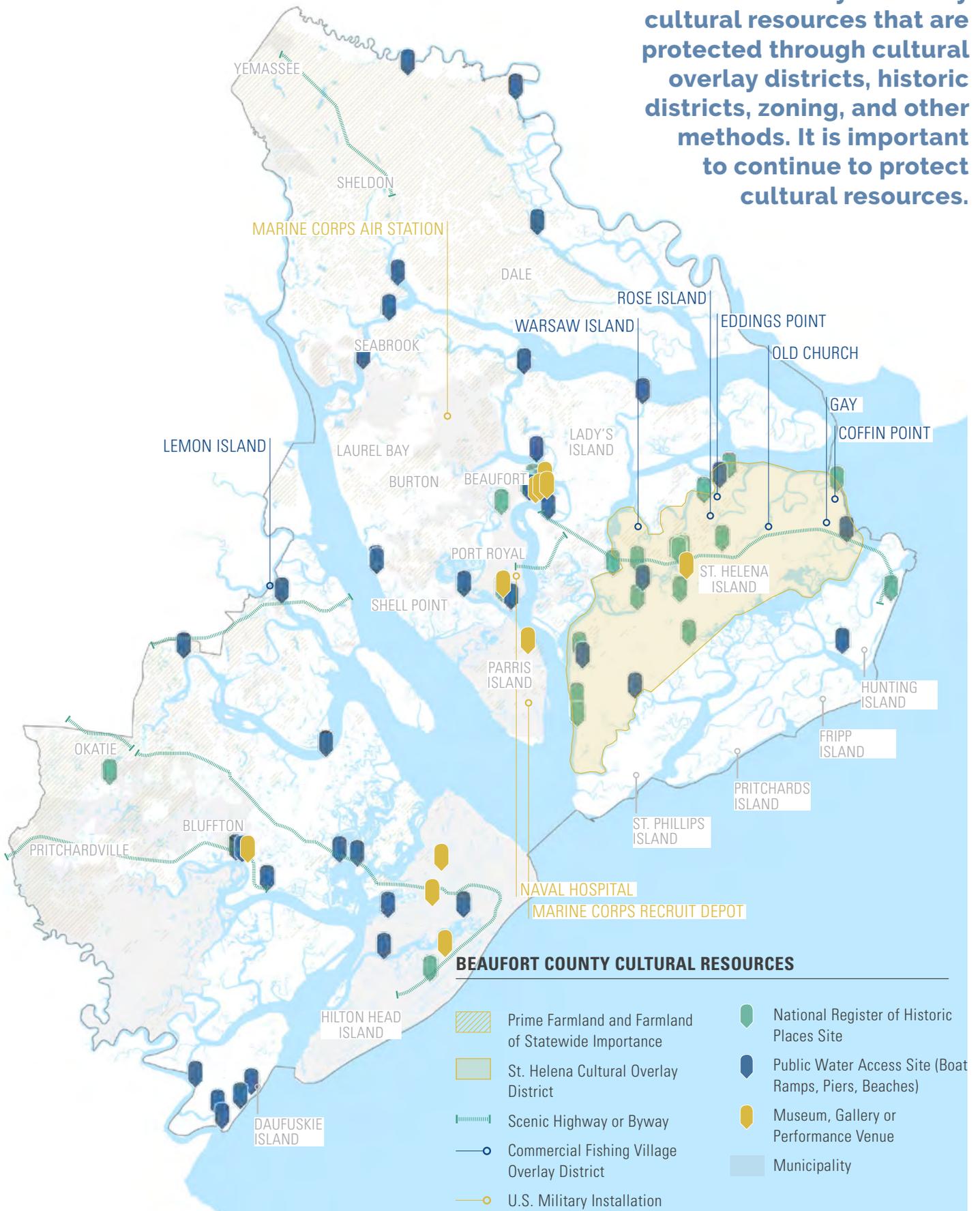


- 5** We want local communities to have a strong voice in their future planning.
- 6** We believe that our major cultural resource is our people.



Refer to the County Atlas, Greenprint, Action Playbook, and other supporting documents with more information.

**Beaufort County has many cultural resources that are protected through cultural overlay districts, historic districts, zoning, and other methods. It is important to continue to protect cultural resources.**



## CONTEXT

Beaufort County is one of America's historic and cultural treasures. The County is home to the second oldest city in South Carolina and boasts two of four National Historic Landmark Districts in the state. Beaufort County is the birthplace of the Reconstruction Era.

The County is home to several significant Gullah/Geechee communities. Farming, fishing, and forestry have been an important part of life in the County for generations. The County's abundant resources—land and water—have provided jobs, sustenance, and places to recreate and reflect.

Many residents of Beaufort County, especially the Gullah/Geechee community, have traditionally relied on local waters as a food source. Some residents have used water resources as a source for small-scale commercial fishing enterprises.

We know that the County's attractiveness as a destination to live, work, and vacation, and its consequent economic well-being, are directly related to its historic character and unique quality of life.

These resources include the County's rich agricultural heritage, the people's relationship to the water, the area's scenic roadways, and the County's unique Gullah/Geechee history. Each of these components is vital to the region's identity. They add to the quality of life for residents; drive the local tourism economy; and make the County an attractive place to live or invest.

Beaufort County has grown rapidly over the past 20 years. Growth has brought economic development, educational opportunities, and improvements in public facilities and services. This growth has spread along shorelines and across farmland and forest.

As waterfront property has developed, access to the water for commercial, recreational, and subsistence purposes has diminished. Forested land has been consumed by new subdivisions. Vernacular architecture is being lost to production housing. New residents, bringing suburban lifestyles, have supplanted residents practicing a rural way of life. More people mean more cars. Traffic congestion has become a major public concern. As a result, roads have been widened to four, even six lanes to ease traffic flow. Many two-lane, tree-shaded "canopy" roads, have been replaced by suburban arterials.

Beaufort County bears a great responsibility to be good stewards of its cultural and historic resources. Therefore, this chapter offers the following strategies to protect the County's unique historic, cultural, and scenic resources:

- Enhance access to the water for all users.
- Preserve historic, cultural, and archaeological resources.
- Promote the preservation of agriculture and forestry.
- Protect the County's rural landscape and way of life.



Photo source: Design Workshop

## STRATEGIES & ACTIONS

### **R** C 1. 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.

- Enhance boat landings and other County-owned waterfront properties to serve the diverse needs of subsistence, commercial,

and recreational boaters and fishermen. Such enhancements include providing fishing piers, crabbing docks, and improved boat landing facilities.

- Consider the use of the Rural and Critical Land Preservation Program to protect working waterfronts 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 some County waterfront properties to support the traditional seafood industry by allowing

the location of private seafood processing facilities and other supporting services. 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 other seafood harvesting.

- Pursue funding sources such as OCRM Coastal Access and BIG Grants, the DNR Water Recreational Resource Fund, and consider local revenue-generating sources such as boat landing user fees at certain landings to fund improvements to water access facilities.
- Work with OCRM and DHEC 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, the Gullah/Geechee Fishing Association, and SC Sea Grant to continually monitor the status of Beaufort County’s local seafood industry.
- Prioritize conservation of the Port Royal Sound to ensure health and sustainability of commercial seafood species (shrimp, shellfish, crab, offshore finfish) that rely on its live oyster reefs and tidal mud flats. Seek partnership with Port Royal Sound Foundation to provide educational opportunities for the community about the importance of our local seafood industry.

## **C1. ACTIONS**

**C 1.1.** Improve access to the water at Fort Frederick, Jenkins Creek Boat Landing, and Station Creek Boat Landing.

**C 1.2.** Develop a comprehensive study of Beaufort County’s boating needs. Develop a list of improvements necessary to accommodate existing and future requirements and identify partnerships with municipalities to improve access to the water near jurisdictional boundaries.

**C 1.3.** Build a kayak launch at Fort Frederick and develop a blueway trail on the Beaufort River and associated creeks

## **R C 2. PRESERVE AND PROTECT THE COUNTY’S HISTORIC AND CULTURAL LANDSCAPES AND WATERWAYS.**

- Develop a heritage tourism plan, in partnership with the Gullah/Geechee Cultural Heritage Corridor and the local Gullah/Geechee community that balances public access with private traditions, and economic development with the protection of cultural landscapes and lifeways. Explore land conservation strategies, development ordinances, and grant programs that can support plan implementation.
- Explore regional and national partnerships to take advantage of National Park Service and other initiatives to protect cultural landscapes against the impacts of climate change. This cultural inventory and vulnerability assessment should be aligned with a St. Helena Island comprehensive water study and plan, and should inform Rural and Critical Land priority purchases.
- Prioritize land conservation strategies and development ordinances that protect the quality of water bodies that are critical to Beaufort County cultural lifeways – including working waterfronts and public and traditional water access points. Protect and identify opportunities to improve water access for subsistence fishing and other traditional uses. Prioritize land conservation strategies and development ordinances that protect shorelines and critical habitat.
- Develop public education programs and curricula to share information about impacts of sea level rise and promote strategies that protect at-risk ecosystems, communities and cultural landscapes. Partner with public agencies such as Sea Grant, and nonprofit groups such as the Port Royal Sound Foundation and the Gullah/Geechee Sustainability Think Tank in development of programs.

# STRATEGIES & ACTIONS

- Recognize scenic highways and byways as important cultural resources and develop appropriate protection measures. Consider nominating Old Sheldon Church Road, and US 21 from Chowan Creek to Folly Road on St. Helena Island, both currently State Scenic Byways, as National Scenic Byways.
- Work with other public agencies and nonprofit agencies to preserve and restore the buildings at Penn Center.
- Educate the public about the Port Royal Sound's integral role in establishing and sustaining the rich history of our county-attracting early explorers, facilitating the start of Reconstruction, supporting thriving industries and more- as well as its continued intricate relationship with our Lowcountry lifestyle today.
- Explore regional partnerships with jurisdictions sharing waterways to promote holistic protections and policies.
- Encourage the efforts of private nonprofit groups such as the Beaufort County Historical Society, and public agencies such as the Reconstruction Area National Historical Park and USCB to preserve and educate the public on the County's unique history. Partner with the municipalities on efforts to preserve and promote local historic resources.

## **C2. ACTIONS**

**C 2.1.** Partner with the Town of Hilton Head Island to plan and implement the Historic Mitchelville Freedom Park.

**C 2.2.** In partnership with community members, including the Gullah/Geechee Sea Island Coalition and the St. Helena Island Cultural Protection Overlay District Committee, conduct a baseline cultural resource inventory and vulnerability assessment of buildings, archaeological sites, traditionally used roads,

waterways, water access points, fishing areas, burial sites, and sacred grounds to inform protection and stewardship practices for Gullah/Geechee communities.

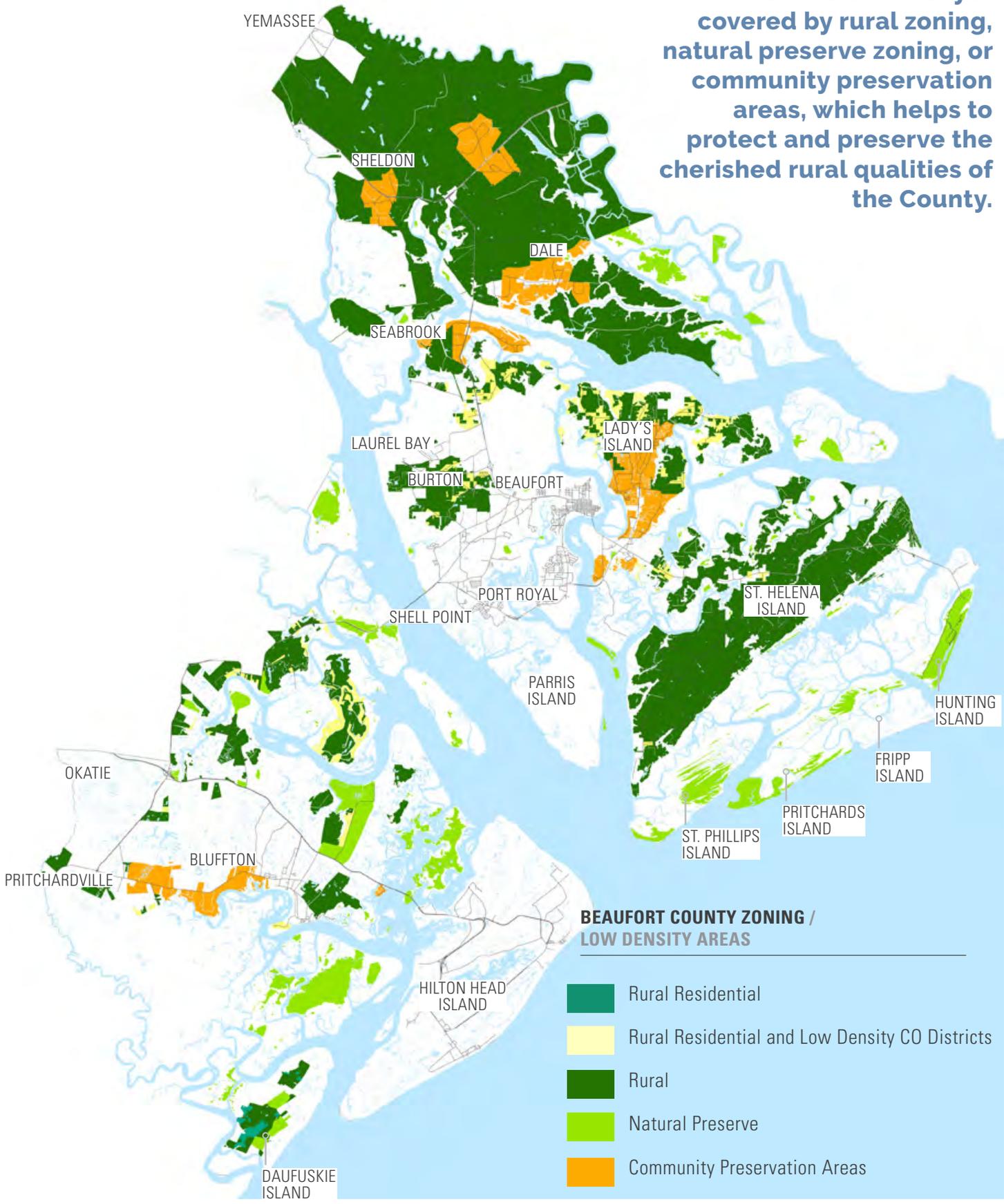
## **P C 3. CONTINUE TO EMPHASIZE THE PROTECTION OF HISTORIC AND ARCHAEOLOGICAL RESOURCES THROUGH A COMBINATION OF PLANNING, DATA GATHERING, LAND USE REGULATIONS, AND LAND ACQUISITION.**

- Coordinate with the SC Department of Archives and History on projects that trigger state and federal permits.
- Review development plans to determine the location of archaeological and historic resources and the potential impact of development.
- Identify ways to protect older vernacular structures, many of which are located in rural areas, to preserve an important component of the historic built environment and as a source of affordable housing.
- Pursue the acquisition of significant archaeological and historic sites via the Rural and Critical Land Preservation Program.
- Consider additional protections for historic cemeteries including acquisition by public or nonprofit entities, easements, and buffer requirements.

## **C3. ACTIONS**

**C 3.1.** Update the Beaufort County Above Ground Historic Resources Survey.

A significant portion of Beaufort County is covered by rural zoning, natural preserve zoning, or community preservation areas, which helps to protect and preserve the cherished rural qualities of the County.



# STRATEGIES & ACTIONS

## **E** C 4. PROMOTE THE PRESERVATION AND VIABILITY OF AGRICULTURE AND FORESTRY.

Where suitable, consider the lease of County-owned properties to family farms or small growers who are interested in actively farming the land. 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.

### **C4. ACTIONS**

**C 4.1.** Use the Rural and Critical Land Preservation Program to promote active agriculture and the preservation of agricultural lands, and continue to target the purchase of development rights on active agricultural lands.

## **E** C 5. SUPPORT LOCAL MARKETING INITIATIVES DESIGNED TO INCREASE THE PROFITABILITY OF SMALL-SCALE FARMING BY CONNECTING LOCAL GROWERS WITH CONSUMERS.

- Encourage the use of locally grown produce by adopting a local food purchasing program. This includes area grocery stores, local restaurants, institutions such as schools, and local food banks.
- Create a coalition consisting of Beaufort County, the Rural and Critical Land 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.

- Encourage community gardens and farms in urban and suburban areas by removing regulatory barriers.
- Urge HOAs to accept native plantings in lieu of lawns. This would not only support the pollinator population we depend on for farming, but benefit stormwater and biodiversity while saving property owners' money.

### **C5. ACTIONS**

**C 5.1.** In conjunction with Clemson Extension, create a website with information on locally grown produce, and retail and restaurants using locally sourced food. The web site should promote organizations that advocate local foods such as Lowcountry Local First and Fresh on the Menu.

## **E** C 6. SUPPORT THE PRESERVATION OF THE COUNTY'S RURAL LANDSCAPE AND WAY OF LIFE.

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 Corners Community Preservation District Committee, the Lowcountry Alliance, and Penn Center.

- Encourage collaboration between the various public and private non-profit groups working to preserve the County's rural landscapes and way of life.
- Continue to recognize the importance of policies such as low-density rural zoning and family compounds in preserving and

enhancing the traditional land use patterns associated with rural Beaufort County and the Gullah/Geechee community.

- Develop a suite of policy, land conservation, land stewardship, and incentive programs that offer greater protection to Heirs' properties in partnership with the Center for Heirs' Property Preservation and the Pan-African Family Empowerment & Land Preservation Network.
- Explore local and regional partnerships to support local farmers and create demonstration models for sustainable, culturally significant, and environmentally resilient farming practices.
- Consider the designation or creation of a County liaison position to assist rural property owners.

## **C6. ACTIONS**

**C 6.1.** Periodically evaluate Beaufort County's rural land use policies, including family compound uses, to determine that they are accomplishing the policy goals of preserving the rural landscape and way of life, and that they are fair and equitable to local residents and property owners.

**C 6.2.** Develop a brochure designed to help small rural landowners understand how to subdivide and transfer land. The brochure should explain family compounds, policies for small rural landowners, home occupation and home business provisions, cottage industry provisions, resources for heirs' property, etc.



Photo source: Design Workshop

## SPOTLIGHT: ST. HELENA

St. Helena Island is home to Beaufort County's largest Gullah/Geechee community. Gullah/Geechee communities are comprised of descendants of enslaved people brought from West Africa. The historic isolation of the County's barrier islands was crucial to the survival of this culture. As in other parts of the Southeast, Gullah/Geechee culture is under extreme stress from rapid coastal development, population growth, lack of recognition, and financial hardship. Growth has the potential to substantially alter the traditional social and cultural character of Beaufort County's Gullah/Geechee community, as new residents bring different values and customs.

The existing Cultural Protection Overlay (CPO) District protects St. Helena Island from gentrification that

would result in a greater demand for services and higher property values, making it more difficult and costly to maintain the traditional rural lifestyle on the Island.

Beaufort County's Gullah/Geechee communities face other unique challenges brought on by increased development pressure. When the County was primarily rural, large tracts of agricultural and forested land, regardless of ownership, provided the Gullah/Geechee community with access to waterways, oyster beds, hunting grounds, and other elements of the natural environment that were lifelines for the community. New development, especially along high-value waterfront property, has limited entry to these traditional hunting and fishing

grounds. In addition, many of the older cemeteries, which play an important role for the Gullah/Geechee community, are located within the original plantations, on private property, making them difficult to access.

Beaufort County's Gullah/Geechee community makes evident that the region's cultural resources are not just the historic sites, waterways, sacred grounds, farmlands, open spaces, hunting grounds, and the land on which traditional events have occurred. The most important cultural resource is the people themselves.

The primary threat to the long-term viability of Beaufort County's Gullah/Geechee communities is land development. Implementing land use policies that concentrate growth in urban areas and protect rural land from suburban development, are the most important actions the County can take to protect its unique Gullah/Geechee heritage.

## ST. HELENA STRATEGIES

- Reevaluate the CPO District by assessing whether additional land use restrictions are necessary to meet the intent of the district. Consider the addition of specific design standards that reinforce historic Gullah/Geechee development patterns and character. Include diverse representation on the steering committee that may be formed to guide the process. Ensure public input from all segments of the community.
- Explore the possibility of a Gullah/Geechee Heritage Enterprise Zone to allow cottage industries, and offer heritage tax credits for culturally significant businesses/industries.
- Explore tax credits and grants to help property owners in the CPO District fund housing restoration and adaptive reuse of commercial buildings.
- Explore the potential to base property tax assessment on the land's current use rather than its market value within the CPO District.

- Ensure open access to waterways for traditional Gullah/Geechee fishing families. Work in collaboration with the Open Land Trust and the Rural and Critical Land Program to place easements on these locations in perpetuity to enhance the cultural landscape, working waterfronts, and continuation of Gullah/Geechee traditions.
- Ensure that the Gullah/Geechee burial areas that were mapped in 1999, and any identified subsequently, are platted and protected from development. Consider exempting these properties from stormwater fee assessment and taxation where possible.
- Define the Corners Community as a hub of commerce and culture, and implement design guidelines and land conservation strategies to protect its character and create scenic buffers. Promote a safe pedestrian environment in the Corners Community and other gathering places on St. Helena Island that serve the Gullah/Geechee community.
- Encourage residents challenged by high utility bills to seek assistance through energy assistance programs administered by Beaufort-Jasper EOC.

## ST. HELENA ACTIONS

- Reevaluate the CPO District by assessing whether additional land use restrictions are necessary to meet the intent of the district. Consider the addition of specific design standards that reinforce historic Gullah/Geechee development patterns and character. Include diverse representation on the steering committee that may be formed to guide the process. Ensure public input from all segments of the community.
- In partnership with the Sea Level Rise Task Force, commission a comprehensive water study and plan for St. Helena Island that considers stormwater, sea level rise, and

storm surge to better define the risks posed by climate change and new development and recommend strategies to protect against these threats. Engage the Gullah/Geechee community, Penn Center, local churches, area businesses, and local non-profits such as the Friends of Fort Fremont, in preparation of the plan. This study should be aligned with County-wide Gullah/Geechee cultural inventory and vulnerability assessments.

- Consider prohibiting Mining/Resource Extraction within the Cultural Protection Overlay zone and revising conditions for Mining in the CDC to require that the presence of Prime Farmland as defined by the USDA be considered in the decision to approve a permit for mining. Consider a spacing requirement for mines.
- Support nonprofit organizations, such as the Center for Heirs' Property Preservation and PAFEN, with expertise in resolving heirs' property issues. Encourage establishment of local offices in Northern Beaufort County and expansion of their programs throughout the County. Consider partnering with the municipalities to provide support for these groups by applying for grant funds, Accommodations Tax and Hospitality Tax Revenues (if appropriate), and local funds to expand efforts in the area.
- Work with DOT to address road and drainage conditions on state-owned roads on St. Helena Island.
- Ask residents to develop a specific list of areas (addresses) where drainage is an issue. Have these areas assessed by the Stormwater Utility Board and projects developed as appropriate to address concerns. Consider grant funding, including CDBG and EPA, for projects.
- Develop a strategy to permanently address maintenance and safety improvements to "legacy roads" and private roads serving low-and moderate-income property owners. Consider grant programs and public

service projects to address immediate maintenance needs

- Ensure that St. Helena residents are included in the planning process for the Parks and Recreation Master Plan. Consider equity issues in development of that plan.
- Assess the condition of existing recreation facilities on St. Helena Island. Develop plans for improvements and add funding costs to CIP. Apply for grant funding for improvements as appropriate.
- Review recreation programs on St. Helena Island. Ensure that programs are addressing community needs and that programs are expanded beyond pre-pandemic levels.
- Work with Penn Center to develop an MOU and lease agreement in order for the County to take a more active role in maintaining MLK Park on St. Helena Island and including applying for grants for park improvements.



Community Meeting on St. Helena

Photo source: Design Workshop



*Photo source: Design Workshop*

# ECONOMY

## A resilient economy poised for a sustainable future.

### CORE VALUES

- 1** We value our unique and complex natural environment as a source of life, recreation, economy, culture, and sense of place.
- 2** We support industries that are clean and environmentally friendly. We are forward-looking and will take advantage of evolving innovative economic opportunities.
- 3** We prepare our workforce with the skills needed to meet the needs of emerging opportunities.
- 4** We value our military relationships and recognize their importance to our culture and economy.
- 5** We recognize that the County is made up of unique natural and cultural environments and we position economic development opportunities that fit those locations.
- 6** We are business friendly and create the incentives needed to attract new businesses that support our principles.
- 7** We recognize the need to locate jobs nearer to where people live, to reduce time spent commuting.
- 8** We recognize that regional cooperation and coordination will expand opportunities for us all.
- 9** We support the growth and success of our municipalities and collaborate on growth management and land use issues.



**i** Refer to the County Atlas, Greenprint, Action Playbook, and other supporting documents with more information.

## CONTEXT

Beaufort County's economy has traditionally been based, directly or indirectly, on its natural and cultural resources. Agriculture, forestry, tourism, resort development, even the presence of the military, is the result of the County's unique blend of geography, nature, and culture.

This is still generally true today, with the existing economic drivers being tourism, the military, the retirement industry, residential development, education, and healthcare. All these industries continue to be vital to the economic sustainability of the community.

The County's mild climate, vast and varied water resources, like those of the Port Royal Sound, its ties to the military, and its attractive built environment, have drawn a large influx of new residents, keeping Beaufort County one of the fastest growing counties in South Carolina. Access to safe and healthy waterways on the Port Royal Sound is instrumental in building a link between the County's natural resources and economic development by connecting people and businesses to water-based recreation and industry. Resort, residential, and commercial development has greatly expanded the service-related workforce. Ongoing growth has created the need for infrastructure improvements and additional County services, which require more revenue.

The long-term success and viability of Beaufort County depends upon the creation of a larger, more diversified tax base and creating quality jobs for County residents. Beaufort County has the highest per capita income in the state; however, the County lags behind the state and the nation in average annual wages.

The County is fortunate to have a solid foundation in the military. This positions the area well to attract new business from the aeronautics and other supporting industries. In addition, the County's three military installations create a pool of exiting and retiring service members who bring considerable talent and skills to the local workforce, skills that are especially attractive to the technology and aerospace industries.

At the same time, these individuals often need assistance in transitioning into the civilian workforce. To date, Beaufort County has weathered the periodic threat of base closures; however, a new peril in the form of climate change and rising sea levels is emerging.

Bringing new types of businesses to the area to diversify the economy is critical. New industries should be targeted to build on the region's strengths, including knowledge-based, green industries, and the visual and performing arts.

Comprehensive education and workforce training is needed to better prepare County residents for these and other emerging job opportunities. The future depends on quality job creation that allows citizens to remain or settle in Beaufort County with employment that requires knowledge, talent, and training, and compensates with higher-paying jobs.

Regional cooperation will be necessary to maintain a strong economic outlook moving forward. Most of the growth in the region has been centered in Beaufort County, primarily in the Hilton Head and Bluffton area. As the southern portion of the County has started to build-out, growth has been pushing into Jasper County. The proposed Port of Jasper and associated development will stimulate further growth in Jasper County and the 278 Corridor.



Spanish Moss Trail is a County-wide recreation asset

Photo source: Design Workshop |

Growth, and expansion through annexation, in both Jasper and Hampton Counties, have a direct impact on the natural environment, roads, and character and quality of life in Beaufort County. Continuing to coordinate land use and development, natural resource and open space planning, transportation, and emergency services is key to ensuring a healthy economic future.

It is important for Beaufort County to develop a sustainable economic base, offering opportunities to all its residents. Therefore, this chapter offers the following strategies to develop a resilient economy moving forward:

- Support existing industries and develop new employment sectors.
- Educate the workforce.

- Grow jobs close to where people live.
- Foster collaboration among governments and between agencies.

# STRATEGIES AND ACTIONS

## **R** E 1. SUPPORT AND ENHANCE EXISTING ECONOMIC DRIVERS.

- Protect the natural environment, manage growth, and support infrastructure improvements to preserve the region’s attractiveness.
- Support the growth of the tourism and hospitality industries by protecting and preserving the qualities that make Beaufort County an attractive place to visit.
- Grow the supply chain for the tourism and hospitality industry so that goods and services can be provided locally rather than by outside businesses. This would provide local jobs and improve the efficiency of and reduce costs to the region’s hotels and resorts.
- Promote the Port Royal Sound and its position as the driving force behind environmental tourism, real estate development, and invaluable ecological services. Take steps to ensure that the protection of the Sound is thoughtfully integrated into these endeavors to ensure long-term cohesion and sustainability of industries and our waterways.

### **E1. ACTIONS**

**E 1.1.** Seek partnership with Port Royal Sound Foundation to educate the community about the Port Royal Sound as a critical economic driver for the community and the importance of keeping it healthy.

## **R** E 2. RECOGNIZE THAT THE MILITARY IS A VITAL COMPONENT OF THE COUNTY’S HISTORY, CULTURE, AND ECONOMY.

- 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), and continue to enforce standards within the AICUZ contours that discourage development that would adversely affect the mission of the Marine Corps Air Station Beaufort (MCAS).
- Support Beaufort County’s three military bases by providing affordable off- base housing for active- duty military personnel and their families and providing educational opportunities and other amenities to support military families.

### **E2. ACTIONS**

**E 2.1.** Continue to partner with the Marine Corps to preserve open space around MCAS to protect the facility from undesirable encroachment. This partnership expands the County’s efforts to preserve rural and critical land while ensuring the ability of MCAS to remain militarily viable and vital to the national defense. Continue to partner with the Marine Corps to ensure the other strategies and actions within this plan are compatible with the mission of MCAS Beaufort.

**E 2.2.** Implement transfer of development rights program to compensate affected property owners within the MCAS Airport Overlay District.

**E.2.3.** Support implementation of the recommendations of the Military Installation Resilience Review being conducted for the County’s military facilities.

## **R** E 3. TARGET AND RECRUIT NEW INDUSTRIES.

- Target industries that build on the region’s strengths and diversify the local tax base. These industries include aerospace and defense; tourism and hospitality supply chain; health and bio-related fields; knowledge-based industries; and green industries. Develop flexibility with the business license fee program for target industries.
- Support the Beaufort County Economic Development Corporation’s efforts to purchase properties and to develop spec buildings by assisting in identifying candidate properties; providing financial support; assisting in off-site transportation improvements; and overcoming regulatory barriers to sites that meet other locational criteria.
- Ensure that there is a sufficient quantity of appropriately located, zoned and environmentally suitable land for non-retail commercial uses such as business parks, research and development centers, product assembly, distribution centers, cottage industries, and light to moderate industrial uses.

### **E3. ACTIONS**

**E 3.1.** Provide the Beaufort County Economic Development Corporation with a list of properties meeting locational requirements for office and light industrial uses on a regular basis.

**E 3.2.** Purchase approximately 30 acres in 3 or 6 acre tranches in each local jurisdiction within Beaufort County through the Beaufort County Economic Development Corporation, to provide ample space for companies wishing to expand or move to Beaufort County.

## **R** E 4. DEVELOP INCENTIVES FOR BUSINESSES TO EXPAND OR LOCATE IN THE COUNTY.

- Create incentives-tied to the County’s target industries and designed to stimulate private investment in the development of appropriate sites near Beaufort County’s two airports.
- Reduce the County’s personal property tax rates for registered, County-based aircraft.
- Consider the standardization of competitive business license fee rates and classifications across Beaufort County and each of its municipalities.

### **E4. ACTIONS**

**E 4.1.** Provide more flexibility in commercial zoning districts to permit smaller non-retail commercial uses such as small assembly facilities and light industrial operations, or contractor’s offices that do not adversely impact surrounding retail uses.

**E 4.2.** Create incentives, such as an accelerated building permit process, height and density bonuses and fee reductions and waivers, for commercial and industrial projects that intend to meet either LEED or Energy Star standards.

## **R** E 5. ESTABLISH LOCATIONAL CRITERIA FOR NEW BUSINESSES.

- Locate jobs close to municipalities, outside of environmentally sensitive land and land prone to flooding, and close to the highest concentrations of households to reduce impacts on traffic and commute times.
- Encourage the planning, development, and permitting of mixed-use developments that will attract young professionals.

# STRATEGIES AND ACTIONS

## E5. ACTIONS

**E 5.1.** Target land purchases to incentivize the location of new employers in walkable mixed-use communities such as Buckwalter Place.

## E 6. DEVELOP A HIGHLY SKILLED AND WELL-TRAINED WORKFORCE.

- Work with educational partners, both within and outside of Beaufort County, including universities, colleges, and trade schools, to tailor their educational programs to the County's unique economic opportunities that support the knowledge-based economy and green industry technologies.
- Support and enhance programs such as TWEAC, TCL's Transitioning Military Training Program, and institutions such as USCB and the military bases, that assist individuals leaving the military in enhancing the skills needed for employment in the public and private sectors.
- Involve youth in implementation of the plan and actively recruit the input of students in future planning efforts. Serve as guest speakers in classrooms. Invite students to observe Planning Commission and County Council meetings. Partner with teachers to invite presentation of planning-related student projects at Planning Commission meetings.

## R E 7. CREATE A BUSINESS-FRIENDLY ENVIRONMENT.

- Identify properties that are currently under municipal or County control that can be offered to relocating businesses.

- Review and update state and local incentives on a regular basis to attract the right industries for the region as well as keep pace with the changing face of business and industry.
- Support green and sustainable development projects that meet economic development requirements, by streamlining the review processes, as well as creating fee reductions and waivers, and building height or density bonuses.
- Add a specified definition for Knowledge-intensive businesses to the list of businesses qualified for the state Jobs Tax Credit.
- Promote state and federal brownfield clean-up programs including the state Brownfields/Voluntary Cleanup Program (VCP) that allows a non-responsible party to acquire a contaminated property with state Superfund liability protection for existing contamination by agreeing to perform an environmental assessment and/or remediation. Financial incentives including tax credits are available to property owners who enter into the VCP. Encourage property owners to apply for funding through the Brownfields Cleanup Revolving Loan Fund.
- Clarify the home business and home occupation standards in the CDC and update the Cultural Protection Overlay to broaden the cottage industries standards.

## R E 8. FORGE REGIONAL AND STATE PARTNERSHIPS AND COLLABORATION.

- Support legislation that would amend the current South Carolina economic development qualifying criteria from a Per Capita Income base to an Average Regional Wage base, which would more accurately

reflect the income levels of the region's working population.

- Coordinate incentives between counties and municipalities in the region to create a level playing field.
- Maintain and grow partnerships and shared priorities with Jasper and Hampton Counties to include economic development, land use, transportation, and signage.
- Provide an additional tax credit in Multi-County Park agreements for companies whose new construction meets LEED and Energy Star standards. The tax credit should be based on the level of green building certification.

**P** **E 9. RECOGNIZE THE IMPORTANCE OF THE VISUAL AND PERFORMING ARTS COMMUNITY AS A KEY COMPONENT OF QUALITY OF LIFE AND SOURCE OF ECONOMIC DEVELOPMENT.**

- Support the planning, development, and permitting of a visual and cultural arts community, which is essential to attracting and retaining young professionals and enhancing quality of life.
- Provide local matching funds to the Community Arts Grant Fund to support individual artists, art education programs, and local arts organizations.
- 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.



*Photo source: Design Workshop*

# MOBILITY

**Innovative, multimodal, and cost effective infrastructure that sustains a high quality of life..**

## CORE VALUES

- 1** We understand our roads support our community character and sense of place.
- 2** We believe that context-sensitive “Complete Streets” should define the design of all of our roads.
- 3** We believe that a healthy, multimodal approach to transportation provides choices to residents and visitors, especially the most vulnerable.
- 4** We want innovative transportation management solutions to be integrated into transportation planning.

- 5** We work collaboratively with our neighboring jurisdictions to create common approaches to mobility and connectivity.
- 6** We believe our roads express our landscape and should be harmonious with our environment.



Refer to the County Atlas, Greenprint, Action Playbook, and other supporting documents with more information.

## CONTEXT

Traffic congestion on Beaufort County's roads is one of the most noticeable indicators of the adverse impacts of new growth. As a result, Beaufort County has invested heavily in improving its transportation network over the last 15 years.

Examples of large-scale, highly-visible improvements include the Bluffton Parkway; the widening of US 278 from SC 170 to the bridge to Hilton Head Island; the widening of the McTeer Bridge and Lady's Island Drive; and the widening of US 17 from Gardens Corner to the county line.

These projects were made possible through a resolute effort to raise local funds through impact fees and the capital project sales tax and leverage state and federal transportation funds.

While the county and the region will continually need to improve its road network to keep up with new growth, several factors challenge the sustainability of the current levels of commitment to fund and implement large-scale transportation improvements:

- **Fiscal Constraints:** The limited availability of tax dollars to fund large-scale transportation improvements and competition with other public needs, such as schools, parks, and public safety facilities.
- **Environmental and Geographical Constraints:** Beaufort County's unique physical environment limits the construction of new roads.
- **Quality of Life Constraints:** Even if the County had unlimited resources to address traffic congestion issues, many citizens would object to continual road widening or grade separated intersections as eroding the character and aesthetics of the Lowcountry.

Therefore, as Beaufort County continues to grow, its approach to addressing

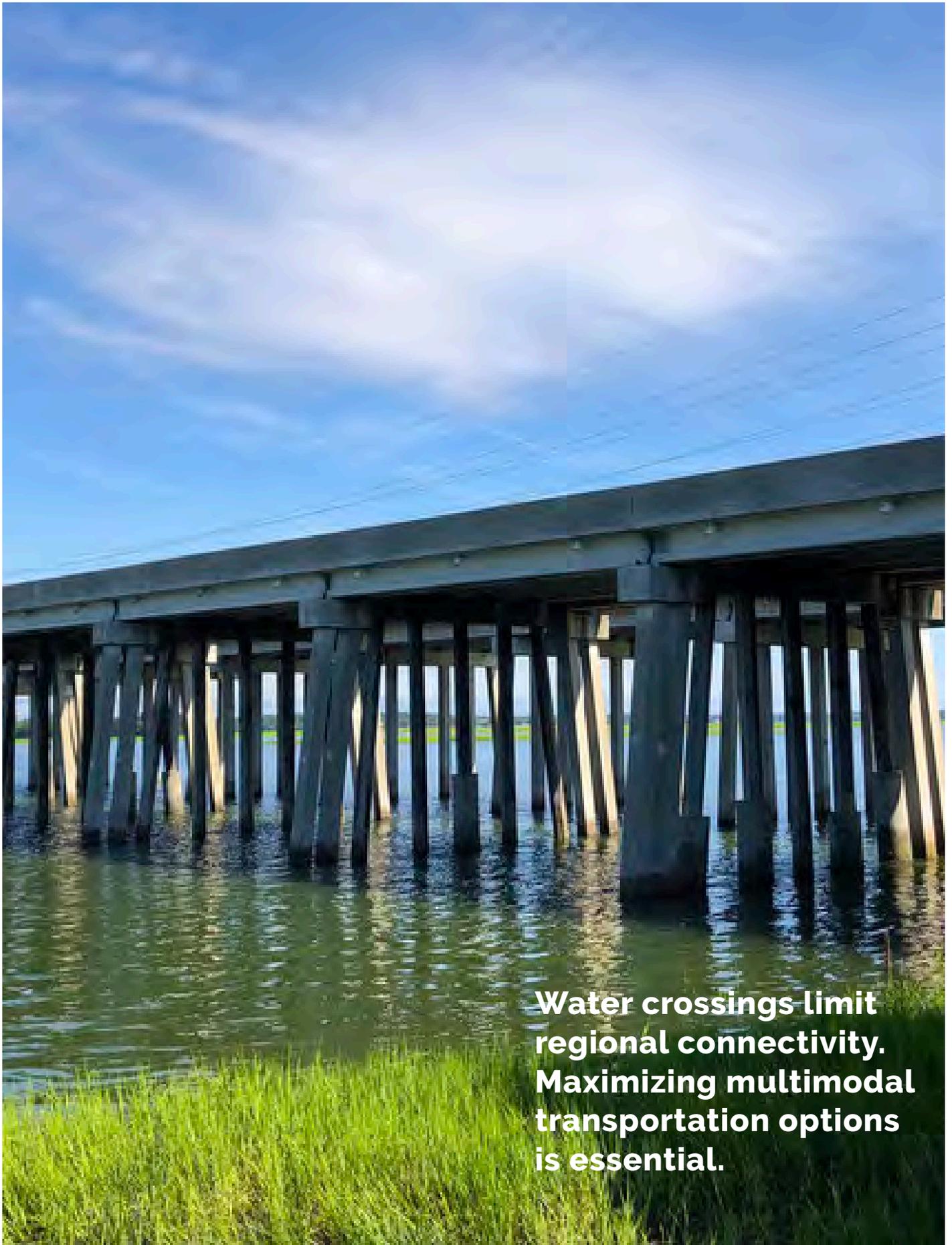
transportation infrastructure will need to shift its focus away from large scale transportation and toward smaller scale network improvements that preserve and increase the efficiency of the road network. Such projects include intersection improvements, turning lanes, parallel roads, and intelligent transportation systems (ITS).

In addition to small scale network improvements, it is important to promote other modes of transportation such as transit, water-based transportation, walking, and cycling in order to reduce automobile dependency.

Over time, improving other modes of transportation will not only reduce vehicle miles travelled (VMTs), but increase the quality of life by creating transportation choices.

Therefore, this chapter offers the following strategies to maximize the efficiency of the county's road network while promoting policies and alternative transportation choices to reduce our dependence on automobile transportation.

- Work cooperatively and regionally to implement needed road improvements.
- Maximize the efficiency of the existing road network.
- Adopt a Complete Streets Policy.
- Promote a diversity of transportation mode choices including water taxis/ferries.
- Encourage walkable and transit-ready development.
- Develop transportation improvements that enhance the County's sense of place.



**Water crossings limit regional connectivity. Maximizing multimodal transportation options is essential.**

*Photo source: Beaufort County*

# STRATEGIES AND ACTIONS

## **P** M 1. ADOPT A COMPLETE STREETS POLICY.

- All streets shall be planned, designed, operated, and maintained to enable safe access for all users, including pedestrians, bicyclists, motorists and transit riders of all ages and abilities.
- All future transportation projects should adhere to a Complete Streets Policy in an appropriate urban, suburban, or rural context.
- Support and fund projects and programs that promote a diversity of transportation choices such as transit, cycling, and walking.
- Through LATS Metropolitan Planning Organization, develop a shared regional commitment to develop complete streets, and to work with SCDOT to convert state highway corridors into multimodal corridors.

### **M1. ACTIONS**

**M 1.1.** Formally adopt a Complete Streets policy that requires all streets to be planned, designed, operated, and maintained to enable safe access for all users, including pedestrians, bicyclists, motorists and transit riders of all ages and abilities. All future transportation projects should adhere to the Complete Streets policy in an appropriate urban, suburban, or rural context.

**M 1.2** Prepare corridor master plans so that major arterial and state highways can evolve into complete streets.

## **R** M 2. MAINTAIN AND ENHANCE A SAFE, EFFICIENT, REGIONAL ROAD NETWORK.

- In order to maintain an acceptable quality of life in the region, conditions on the regional road network outside of urbanized areas should not fall below LOS "D". Within urban areas, consider using a different metric to evaluate mobility such as multi-modal LOS or accessibility.
- Continue to work cooperatively with the municipalities, neighboring counties, LATS, and DOT to identify, fund, and implement needed road improvements. The funding strategy should use revenue from Guideshare funds, impact fees, capital projects sales tax, and grant opportunities.
- Develop a network of secondary streets to improve levels of service at failing intersections.
- Approach each road widening as a last resort to be considered after alternative strategies have been deemed inadequate to address transportation needs.

### **M2. ACTIONS**

**M 2.1.** Develop a funding strategy and implement the transportation projects in the 10-year Capital Improvements Program.

**M 2.2.** Update impact fees every five years to insure that future development is paying for its impact on the transportation network.

**M 2.3.** Place an initiative on the 2022 ballot to reimpose a 1% capital project sales tax to fund transportation improvements that includes roads and multi-use pathways. Establish a regular schedule for future referendums.

**M 2.4** Include needed transportation improvements in the LATS Long Range



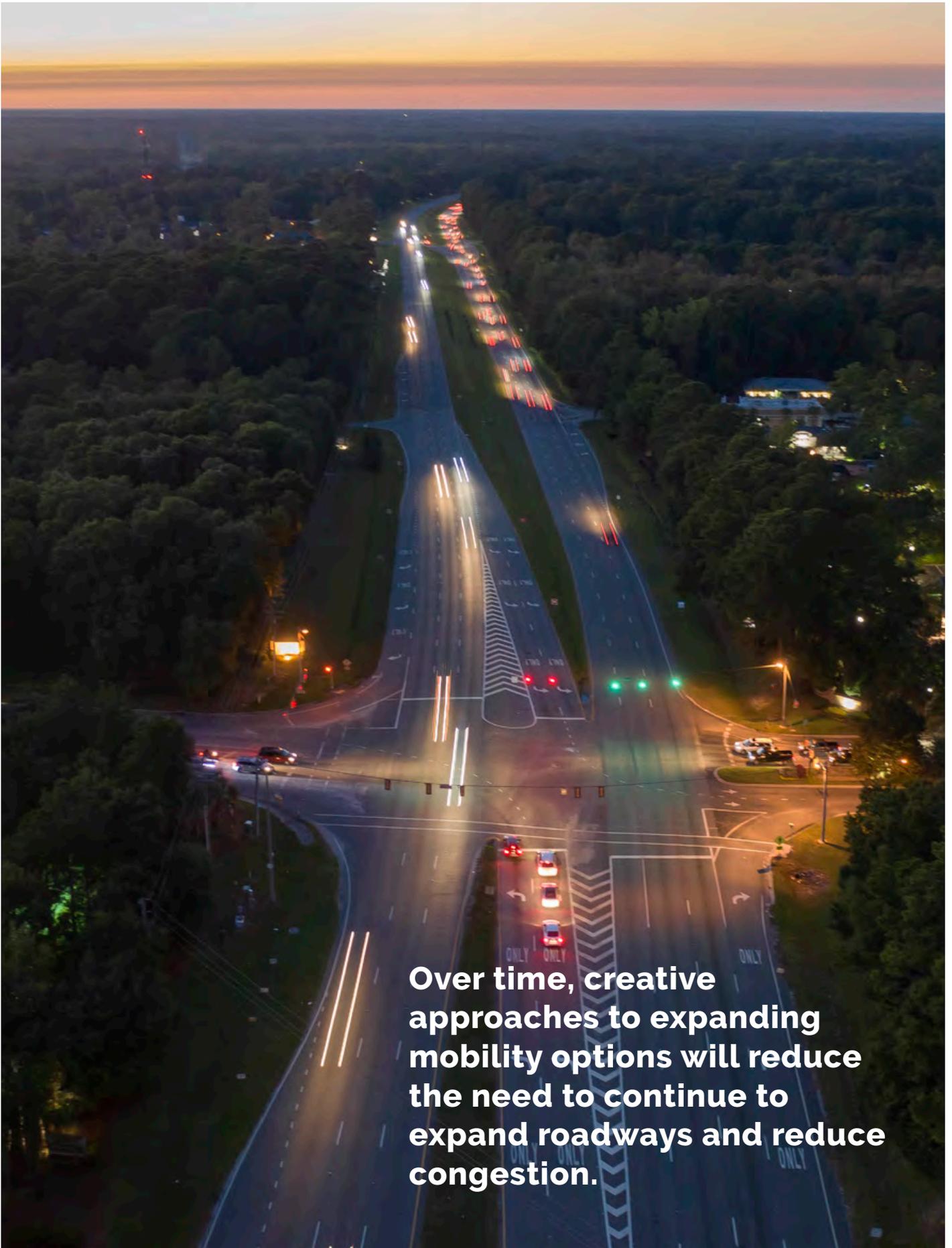
Roadway designs can provide environmental curtains that preserve habitat connectivity

Photo source: Design Workshop

Transportation Plan to insure maximum utilization of Guideshare funding for county transportation projects.

### **R** M 3. PRESERVE AND ENHANCE NETWORK EFFICIENCY BY ADOPTING, APPLYING AND ENFORCING POLICIES TO MANAGE ACCESS AND REDUCE VEHICLE MILES TRAVELED (VMTS)

- Adopt land use policies that encourage internal trip capture and promote development whose location and density are suitable to support public transit and other alternative modes of transportation.
- Consider to use and improve on the following VMT reduction strategies – access management, improving secondary road network, promoting alternative transportation modes, and Intelligent Transportation Systems ( ITS – as an alternative to road widening. Approach road widening as a last resort to be considered after alternative strategies have been deemed inadequate to address transportation needs.
- Support improvements to existing rail infrastructure and expansion of passenger service serving the County.
- Identify opportunities and incentives for improving/expanding marine access and transport services, e.g., ferry services, water taxis, public dockage services, and kayak launches.



**Over time, creative approaches to expanding mobility options will reduce the need to continue to expand roadways and reduce congestion.**

*Photo source: Design Workshop*

# STRATEGIES AND ACTIONS

## **P** M 4. PROMOTE CONTEXT SENSITIVE TRANSPORTATION IMPROVEMENTS THAT ENHANCE THE LOCAL ENVIRONMENT.

- Use context-sensitive design principles in the development and redesign of all streets and roads.
- Coordinate billboards, signage, landscape, streetscape standards for roads that cross jurisdictional boundaries, such as along the SC 170 corridor and the SC 462 corridor.
- Explore design standards and innovative road construction techniques to protect tree canopies and vegetated buffers, link wildlife habitat, and preserve wetlands.

## **E** M 5. PRIORITIZE BICYCLING AND WALKING TO CONNECT RESIDENTS WITH JOBS, SCHOOLS AND OTHER DESTINATIONS; PROVIDE SAFE FACILITIES THAT BENEFIT PERSONS OF ALL ECONOMIC STATUSES, AGES, AND ABILITIES.

- Develop a funding strategy and anticipated annual revenue for trail projects that includes Accommodations Tax, Guideshare funds, Capital Project Sales Tax, dedicated local funding, and state and federal grants.
- Develop a non-profit to advocate pathway projects in Beaufort County and raise private donations.
- Work with Friends of the Spanish Moss Trail to expand its role to advocate and raise private donations for pathway projects that connect to the Trail.

- Work with DOT to identify projects in the preliminary engineering state to incorporate bike / pedestrian improvements.
- Advocate for state funding for Safe Routes to School beginning with state delegation.
- Work with SCDOT to widen shoulders and provide adequate width to the right of rumble strips.
- Work with LATS during the update of the Long Range Transportation Plan to incorporate bicycle and pedestrian projects in the plan and advocate for a target percentage of funding to be devoted to bicycle and pedestrian facilities.

## **M5. ACTIONS**

**M 5.1.** Complete the Spanish Moss Trail and make continuous progress on other greenway, trail, sidewalk, and bicycle lane projects.

**M 5.2.** Dedicate a staff position to plan and implement bicycle and pedestrian facilities.

**M 5.3** Develop a funding strategy and implement the bicycle and pedestrian projects in the 10-year Capital Improvements Program.

**M 5.4** Adopt “Beaufort County Connects 2021”, the Bicycle/Pedestrian Plan for the County.

## **E** M6. SUPPORT THE DEVELOPMENT OF BUS RAPID TRANSIT FEATURES IN HIGH-DEMAND CORRIDORS, SUCH AS OFF-BOARD FARE COLLECTION, PLATFORM LEVEL BOARDING, AND DEDICATED LANES AND STOPS SHELTERED FROM AUTOMOBILE TRAFFIC.

### **M6. ACTIONS**

**M6.1.** Increase the numbers of park and ride locations along major transportation routes that connect employees with their jobs.

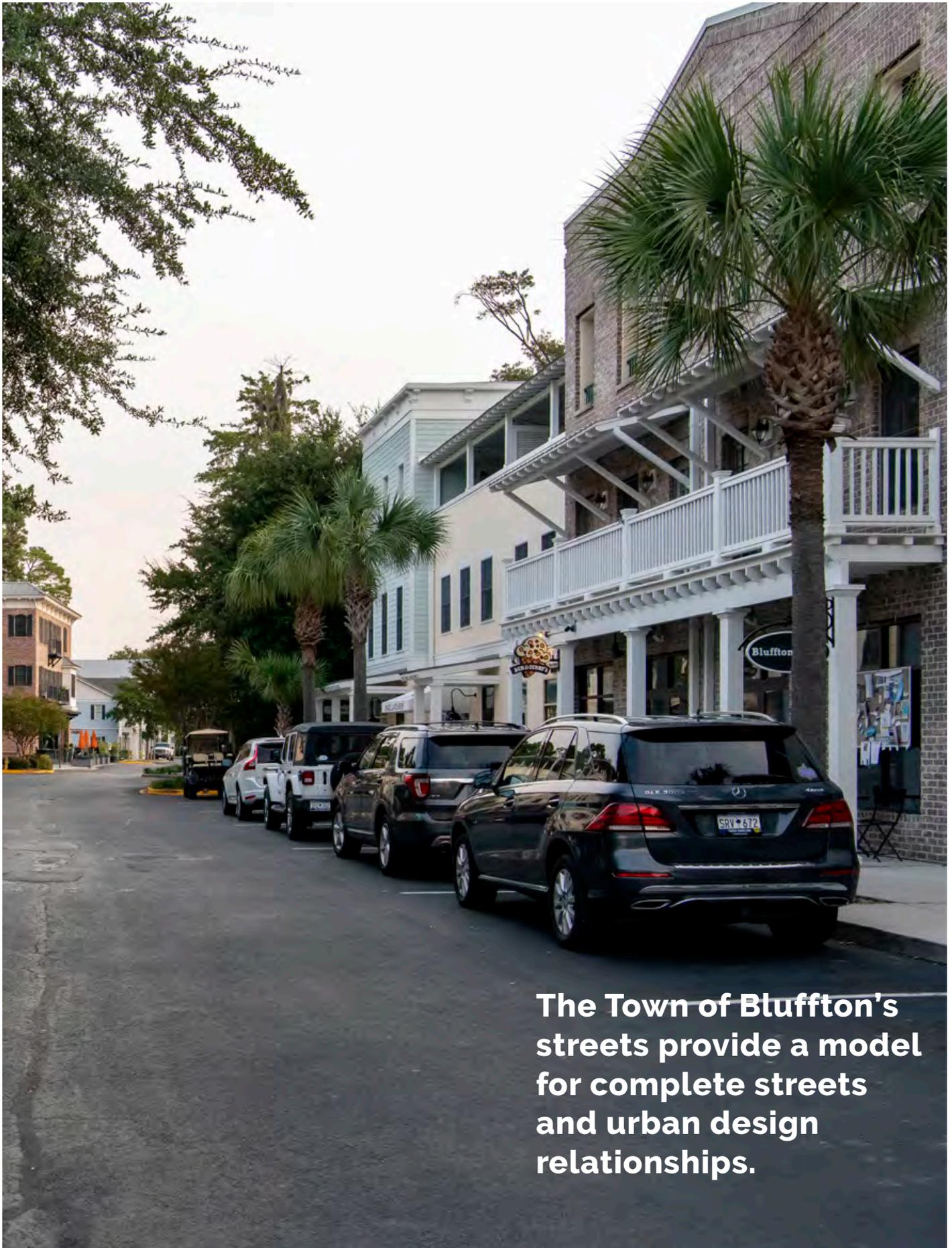
**M6.2.** Promote the use of transit to reduce seasonal and local traffic and provide opportunities for employees to access job opportunities.

**M6.3.** Support Palmetto Breeze’s efforts to establish a fixed-route bus service between Hilton Head Island and Bluffton and in the Beaufort/Port Royal area. Consider adding stops in the Sheldon/Seabrook areas.

**M6.4.** Incentive “transit- ready” development projects that cluster moderate to high density residential development, retail, services and employment centers within walking distance of transit stops.

## **R** M 7. UPGRADE AIRPORTS.

- Support the enhancement of the Hilton Head Island Airport and the Beaufort Executive Airport to support economic development and tourism in the region.
- Consider the impacts of airport improvements on the environment, MCAS Beaufort, and the surrounding community.



**The Town of Bluffton's streets provide a model for complete streets and urban design relationships.**

*Photo source: Design Workshop*



*Photo source: Design Workshop*

# HOUSING

**Promote quality, affordable housing available and accessible to all residents.**



## CORE VALUES

- 1** We provide the support needed for our citizens to access a happy and successful life.
- 2** We want our citizens to have equitable access to high quality services, amenities, education and infrastructure.
- 3** We desire safe, stable neighborhoods.
- 4** We know our population is aging and also becoming more diverse.
- 5** We believe a community should offer a mix of housing types available to residents of varying incomes, ages, and abilities.
- 6** We understand the need to ensure housing that is affordable to our workforce.
- 7** We believe that diversity in housing, in neighborhoods, and in people, adds to resiliency.



Refer to the County Atlas, Greenprint, Action Playbook, and other supporting documents with more information.

## CONTEXT

Beaufort County is the most affluent county in South Carolina in terms of median household income. This wealth is not spread evenly, however, but varies greatly across the county's diverse population and geography. The median income for African-American and Hispanic households is significantly lower than for the County as a whole. According to the Centers for Disease Control (CDC) Social Vulnerability Index (SVI), Beaufort County has areas of high vulnerability related to housing and transportation, especially in its more rural areas. Median income on St. Helena Island in 2019 was only two-thirds that of the County as a whole (\$44,190 in Census Tract 11.02 verses \$68,377 for the County). The Sheldon and Seabrook areas (Census Tracts 1 and 2) had the lowest median income in the County in 2019, at \$38,395 and \$42,466 respectively.

Attaining affordable housing is a problem for both renters and homebuyers. According to the Beaufort County, South Carolina Housing Needs Assessment by Bowen National Research, in 2017, 47.4% of Beaufort County renters are "cost-burdened," or paying more than 30% of their income toward housing. Northern unincorporated Beaufort County had the highest number of cost-burdened renters at 55.9%. Over 33% of Beaufort County homeowners are paying more than 30% of their income toward housing, which is significantly higher than the statewide average of 23%. Slightly over 70% of the available housing inventory for sale is priced above \$300,000, while only 10% of the inventory is available for less than \$200,000.

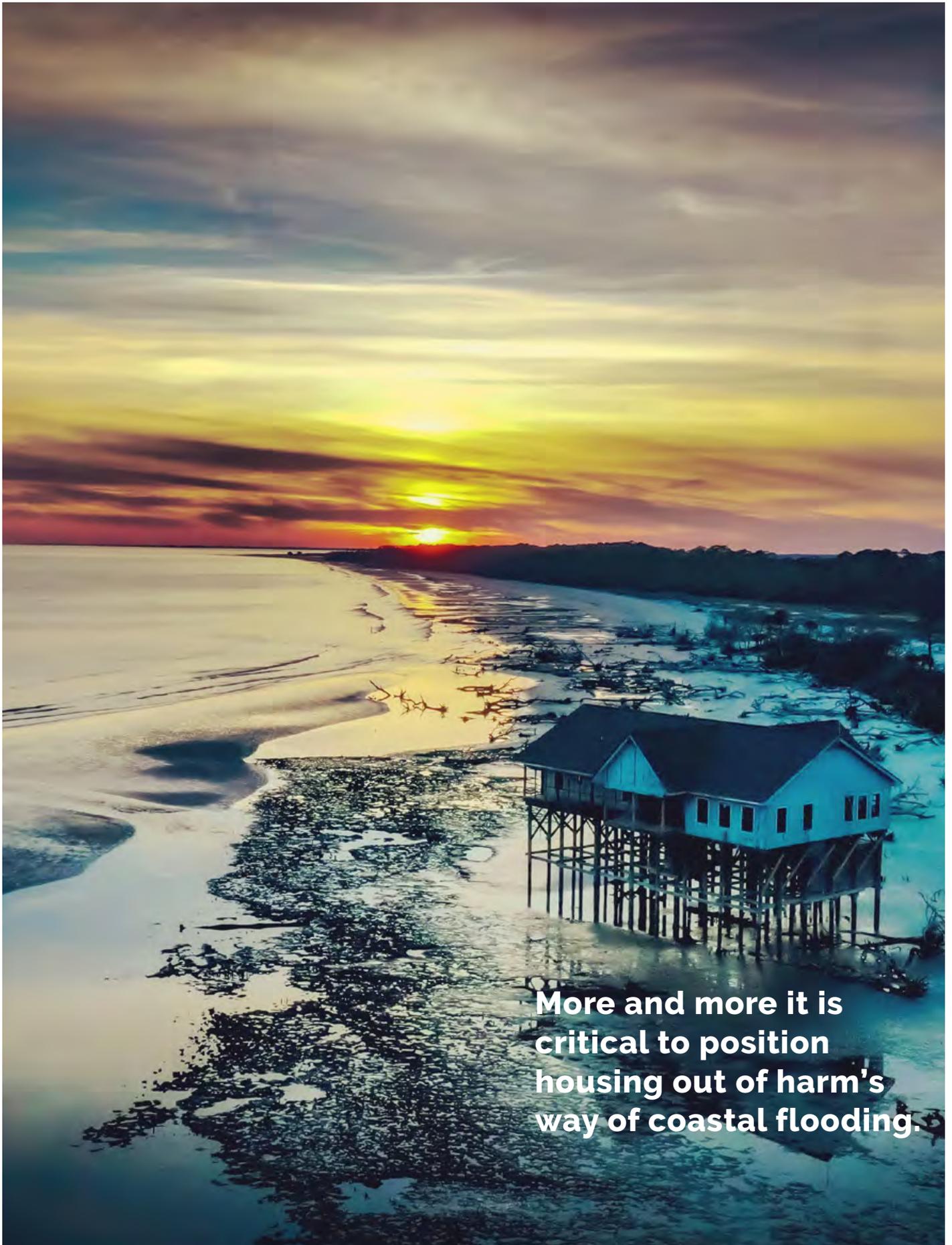
The situation is even more difficult for very low-income residents. While about 18% of Beaufort County residents can afford a \$500 per month rent, only 6.3% of the rental housing market is listed at or below that price.

Government subsidized housing currently has 280 families on the waiting list. The one-bedroom wait list is the longest and the wait time is almost three years. The wait list for Housing Choice Vouchers (formerly Section 8) has over 1,000 families on it and is not expected to open for additional applications until 2023 or later.

The greatest projected growth by household age group is expected to occur among seniors, which creates the need for senior-based housing, health care and programs, assisted living facilities and continuing care facilities. Many housing developments within the County do not provide parks, open spaces, and amenities, which requires people to travel to enjoy public recreational opportunities. Many residents have to drive--often long distances--to get to their workplace, which congests roadways, utilizes land for parking, and lengthens the workday.

Beaufort County will need to have an active role in affordable housing in order to build a sustainable future for tourism and other major industries, protect its military bases, and continue to be a desirable place to live for people of all income levels. A comprehensive affordable housing approach will:

- Foster the creation of affordable housing near jobs, services and public transit.
- Reduce regulatory barriers to the creation of affordable housing.
- Establish an ongoing funding source to address housing needs.
- Partner with non-profit agencies and the private sector.
- Work regionally to address affordable housing needs.



**More and more it is  
critical to position  
housing out of harm's  
way of coastal flooding.**

*Photo source: Design Workshop*

# STRATEGIES AND ACTIONS

## **E** H 1. DEVELOP POLICIES FOR THE APPROPRIATE LOCATION AND QUALITY OF AFFORDABLE HOUSING.

- Locate affordable housing in infill sites that are accessible to employment, services, schools, parks, and public transportation.
- Encourage affordable housing to be located in mixed-income, mixed-use, walkable communities.
- In rural areas, affordable housing strategies should be focused on the rehabilitation of existing dwellings for low-/moderate-income homeowners, eliminating barriers to expanding existing family compounds, and assisting families in clearing titles to heirs' property.
- Support efforts to enable older adults and seniors to transition into housing to meet their specific needs. Ensure that senior housing is located in walkable communities or near transit so that seniors can access shopping and services without the necessity of a car.

### **H1. ACTIONS**

**H 1.1.** Create affordable housing location criteria and weighting to refine affordable housing location mapping included in the Comprehensive Plan. Update every five years.

## **R** H 2. REDUCE REGULATORY BARRIERS TO THE DEVELOPMENT OF AFFORDABLE HOUSING.

- Expand on existing affordable housing density bonuses. Explore other regulatory

incentives including the fast tracking of permits, etc.

- Continue to support a waiver or reduction of impact fees for eligible affordable housing projects. Continue to explore other programs that reduce development costs for affordable housing without compromising quality.

### **H2. ACTIONS**

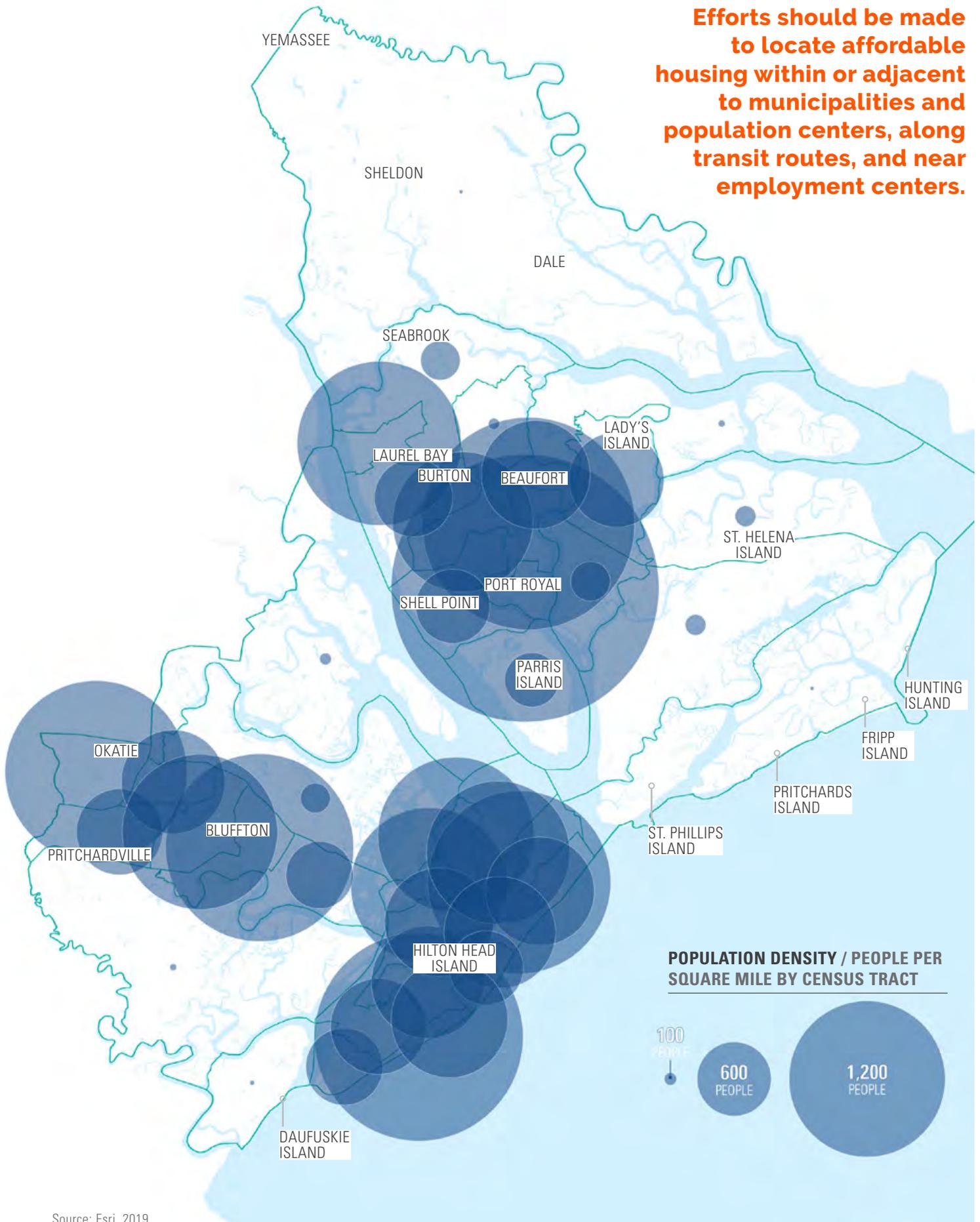
**H 2.1.** Work to eliminate barriers to developing affordable and workforce housing by periodically evaluating and updating the Community Development Code.

**H 2.2.** Expand on the existing density bonuses in the Community Development Code to incentivize the creation of affordable housing by the private sector. Consider expanding the required affordability period beyond 25 years.

## **R** H 3. AGGRESSIVELY PURSUE THE DEVELOPMENT OF AFFORDABLE HOUSING.

- Use the recommendations from the 2018 Housing Needs Assessment to inform which affordable housing projects to support or pursue.
- Develop and maintain partnerships with non-profit organizations to expedite the construction of new affordable housing and provide programs that address needs such as down payment assistance. Such partnerships include purchasing of land, innovative financing, providing local matches to grant applications, and providing technical assistance.
- Support state efforts to enact legislation enabling local jurisdictions to adopt inclusionary zoning regulations that link

**Efforts should be made to locate affordable housing within or adjacent to municipalities and population centers, along transit routes, and near employment centers.**



Source: Esri, 2019

# STRATEGIES AND ACTIONS

the production of affordable housing to development of market rate housing.

- Establish an ongoing dedicated funding source to assist in local affordable housing initiatives. The County should consider establishing a housing trust fund in order to pool limited resources, manage dedicated funding, and to prioritize and manage affordable housing initiatives. Consider securing state legislation in order to adopt a real estate transfer fee to fund housing initiatives.
- Consider re-establishing the Affordable Housing Task Force or a similar group to serve as a public advisory committee to the housing coordinator to help bring diverse perspectives to the table and avoid duplication of programs and services.

**H 3.5.** Consider prohibiting short term rentals as the primary use of the property in certain residential zones; i.e., only permit short term rentals in conjunction with 4% properties.

**H 3.6.** Review zoning districts to determine if appropriate opportunities exist to incorporate more “missing middle housing.”

## **H3. ACTIONS**

**H 3.1.** In cooperation with local municipalities and Jasper County, create a Regional Affordable Housing Trust Fund and provide annual funding to support affordable housing needs in the Lowcountry.

**H 3.2.** Consider establishing an Affordable Housing Land Trust to acquire and hold land. The land is leased to others to build affordable units, with the land remaining in ownership of the trust. Since land is taken out of the market, the impact of land appreciation is removed, therefore enabling long-term affordable housing.

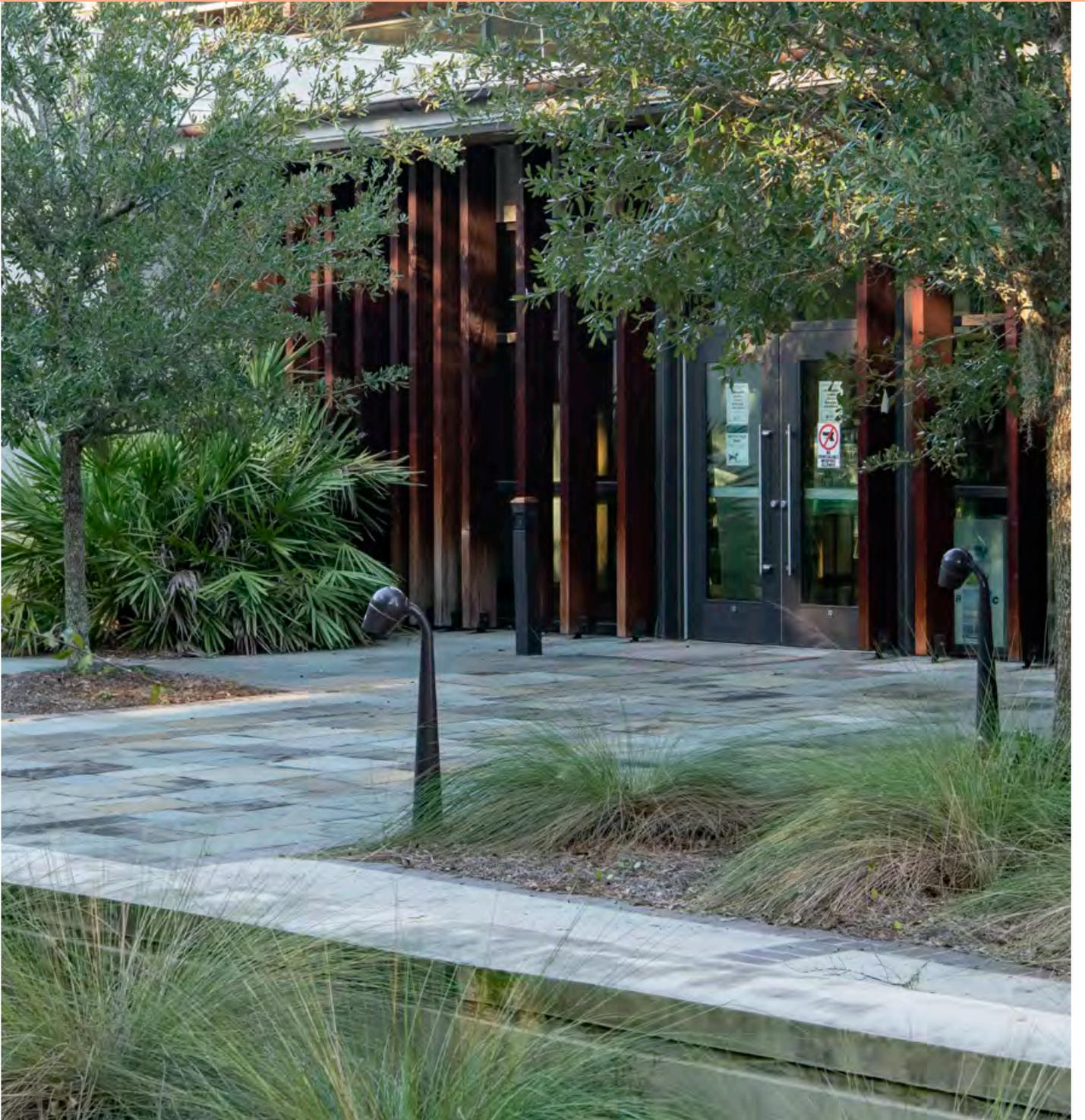
**H 3.3.** Hire a housing coordinator for Beaufort County to implement the policies of this plan.

**H 3.4.** Seek funding through the Home Investment Partnership Program (HOME) and the Community Development Block Grant (CDBG) Program to rehabilitate substandard housing and create new affordable housing.



**New housing should be designed to reflect the character and climate of the region and promote broad housing choices.**

*Photo source: Design Workshop*



*Photo source: Design Workshop*

# COMMUNITY FACILITIES

**High quality, resilient community facilities and services for all residents.**



## CORE VALUES

- 1** We desire equitable access to quality facilities and services for all residents.
- 2** We believe critical facilities should be located outside of vulnerable, flood-prone areas.
- 3** We develop new community facilities in concert with Place Type Overlay future land use designations.
- 4** We believe in promoting green building practices and reducing the environmental impact of County facilities.



Refer to the County Atlas, Greenprint, Action Playbook, and other supporting documents with more information.

## CONTEXT

As growth continues at a rapid rate, Beaufort County faces a significant challenge to meet the need for equitable distribution of services and community facilities to all of its citizens. Access to recreation, schools, water and sewer utilities, and public health and safety services should be expanded as the County works to accommodate its population growth, especially in Southern Beaufort County. Examples of recent successes include the development of nine existing and planned Passive Parks; 10 constructed miles of the Spanish Moss Trail in Northern Beaufort County; enhancements to boat public boat ramps and fishing piers; a successful bond referendum to renovate school facilities and add classroom space; and additional EMS facilities, vehicles, and staff.

The County will need to address several factors as it continues the expansion of community facilities to meet the demands of new growth:

- **Accessibility:** Ensure the population is served fairly and has equitable access to schools, parks, and public health and safety facilities. Consider what levels of service are appropriate relative to the density of identified areas.
- **Environment:** Locate future community facilities away from areas that are prone to flooding, and retrofit existing facilities to maximize their resilience to sea level rise and increased flooding.
- **Place Type Areas:** Balance the development of future community facilities with the varying densities and characters of local communities, and the natural environment.

Beaufort County has a responsibility to provide quality facilities and services to all of its citizens while continuing to expand its environmental stewardship efforts. Therefore, this chapter sets forth the following strategies to guide the development and enhancement of future and existing community facilities and ensure that the County:

- Provides quality facilities and services throughout the County.
- Develops resilient public infrastructure.
- Promotes energy efficiency in County operations.
- Expands the public health and safety service network.



Interpretive parks in Port Royal

*Photo source: Port Royal*



Interpretive parks in Port Royal

*Photo source: Port Royal*

# STRATEGIES AND ACTIONS

## **R** CF 1. DEVELOP RESILIENT AND EQUITABLE PUBLIC FACILITIES, INFRASTRUCTURE, AND PROGRAMS.

- Develop policies to locate public infrastructure in areas resilient to coastal flooding. This includes developing a strategy to inventory and retrofit vulnerable existing critical infrastructure..
- Ensure that the design of new public facilities enhances the community's sense of place.
- Evaluate availability and quality of public facilities and programs.

### **CF1. ACTIONS**

**CF 1.1.** Map and analyze locations of existing vulnerable critical infrastructure using projected future conditions. This includes developing an inventory of low-lying public facilities and critical infrastructure, including roads, sewer, water, public buildings, and stormwater infrastructure.

**CF 1.2.** Develop policies that require the design and location of future capital improvements and critical infrastructure to account for projected sea level rise and lifespan of structure.

## **R** CF 2. EXPAND THE USE OF GREEN BUILDING DEVELOPMENT AND OPERATIONS PRACTICES TO REDUCE CONSUMPTION OF NATURAL RESOURCES, PROMOTE ENERGY EFFICIENCY, AND REDUCE POLLUTION.

- Evaluate all County operations and policies to promote energy efficiency and to reduce energy consumption, including where future facilities are located.

- Continue to expand the provision of online services, where practical, to reduce or eliminate the need for the public to travel to County facilities.
- Develop commuting policies and incentives for County employees such as telecommuting, carpooling, and alternative commuting modes such as walking, cycling, and transit.
- Support Green Building by requiring future County buildings and additions to be LEED certified; encourage other local governments and agencies to adopt similar policies; and provide tax or other incentives to the private sector for LEED buildings.
- Evaluate existing and future land use regulations, design standards, and building codes 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).
- Provide support to local agencies that administer low-income weatherization programs such as the Weatherization Assistance Program offered through the US Department of Energy.
- Continually reevaluate development regulations to remove any unnecessary regulatory barriers that deter local renewable energy generation.
- Assist private communities in overcoming barriers placed by restrictive covenants.

### **CF2. ACTIONS**

**CF 2.1.** 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.



Palmetto Breeze provides an option for commuters

Photo source: Beaufort County

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

**CF 2.2.** Install electric vehicle charging stations at every Council facility that houses a sizeable workforce or has high public visitation.

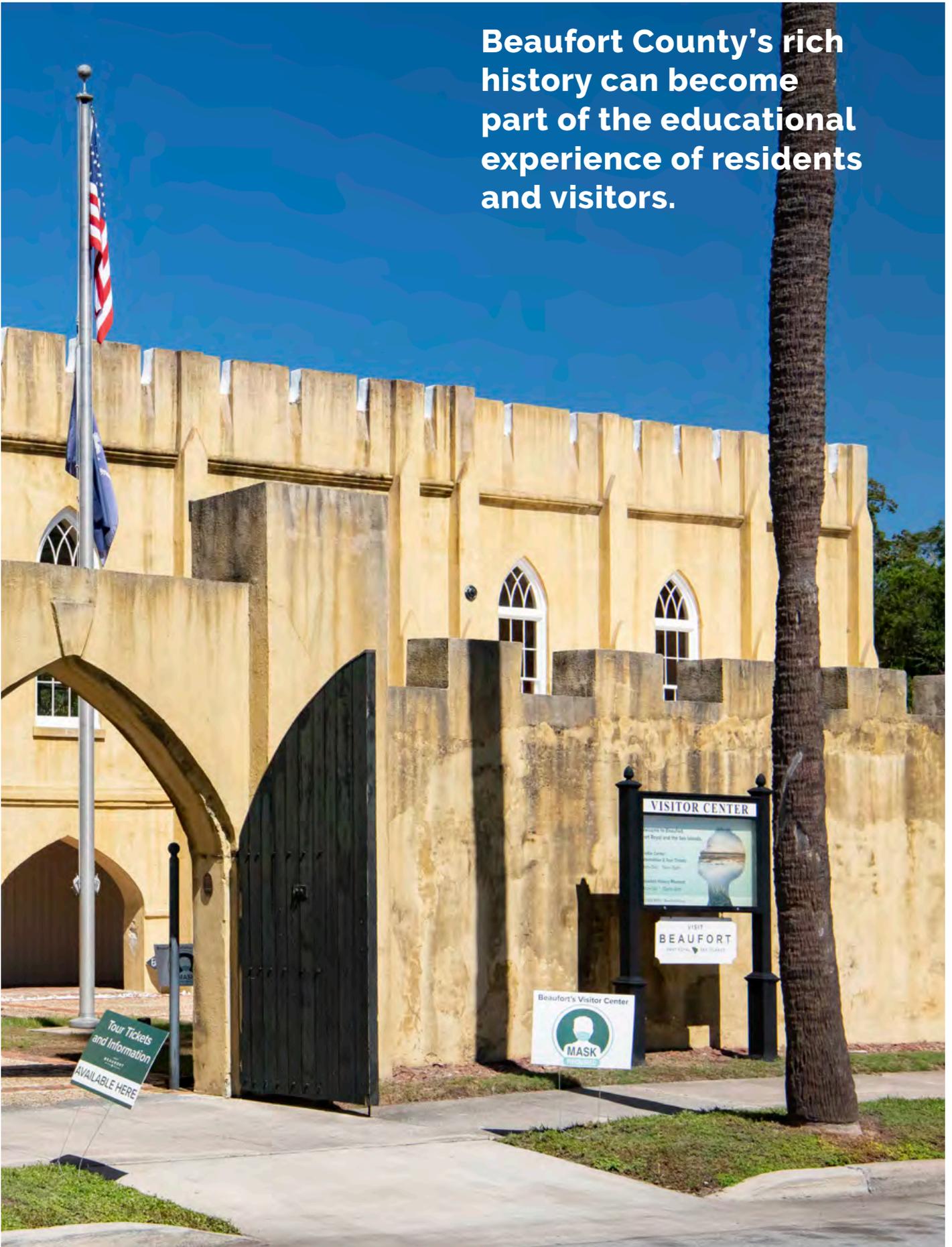
**E** **CF 3. EXPAND WATER AND SEWER SERVICES TO AREAS OF NEED WITHIN URBANIZED OR URBANIZING AREAS.**

- Support the extension of public water in the Seabrook/Stuart Point CP, Dale CP, the Pritchardville CP, and other rural communities that are currently served by private wells by working with both BJWSA and, in the northern most part of the county, Lowcountry Regional Water System (LRWS). Prioritize

communities within designated urban growth boundaries. Promote Clemson Extension’s “Be Septic Safe Program” to owners of septic tanks to prevent groundwater contamination and extend the life of septic tanks.

- Work with the Lowcountry Council of Governments, Deep Well Project, and other agencies to pursue grants to assist low- and moderate-income residents with laterals and tap fees.
- Restrict the expansion and location of new regional sewage collection and transmission facilities in rural areas except where a documented public health or environmental safety issue has been identified.

**Beaufort County's rich history can become part of the educational experience of residents and visitors.**



*Photo source: Design Workshop*

## **CF3. ACTIONS**

**CF 3.1.** Adopt county-wide policies that limit residential density for developments that are not served by public sewer.

**CF 3.2.** Work with BJWSA to identify and prioritize areas with the highest concentration of on-lot septic systems for connection to sewer if these neighborhoods are within urbanized areas or within designated growth boundaries.

## **R CF 4. CREATE A COMPREHENSIVE PLAN FOR SUSTAINABLE WASTE REMOVAL AND DISPOSAL.**

- Design and implement a plan for provision of multiple disposal alternatives, including composting, for the County.
- Continue efforts to form alliances with neighboring counties to develop alternative methods for waste disposal and recycling.
- Initiate the placement of a transfer station and a Material Recovery Facility (MRF) in Beaufort County to provide an alternative to disposal and recycling at the Hickory Hill Landfill and MRF. Ensure appropriate siting to avoid impacting communities and sensitive habitats.
- Explore means of initiating mandated curbside pick-up for solid waste and recycling in Districts 6, 7, and 9, and encourage the Town of Hilton Head to provide or require curbside pick-up.
- Explore an exclusive franchise system, allowing haulers to bid on servicing an entire Solid Waste District or a designated area within the Solid Waste District if not feasible for one hauler to service the entire district. This will help to reduce costs for citizens and decrease truck traffic in residential neighborhoods.
- Pursue recycling options for yard waste as an alternative to placement in a construction and demolition landfill or incineration.

- Expand options to help the public discard toxic items such as household hazardous waste that degrade water quality.

## **CF4. ACTIONS**

**CF 4.1.** Install trash compacting equipment to increase the efficiency and capacity of County high usage convenience centers.

**CF 4.2.** Design and implement a plan for sustainable waste removal and disposal for the County, including multiple disposal alternatives, like various recycling streams and composting.

## **E CF 5. DEVELOP LIBRARIES THAT FIT WITH CURRENT TRENDS IN PROGRAMMING AND ARE DESIGNED TO SERVE THE VARYING NEEDS OF THE CITIZENS OF THE COUNTY.**

- Establish a Level of Service of 1.0 square foot per capita building space and two collection items per capita.
- Expand the bookmobile program to meet the needs of residents who are unable to physically travel to a branch location.
- Expand on-line services for e-books, audio books, music streaming, and other services.

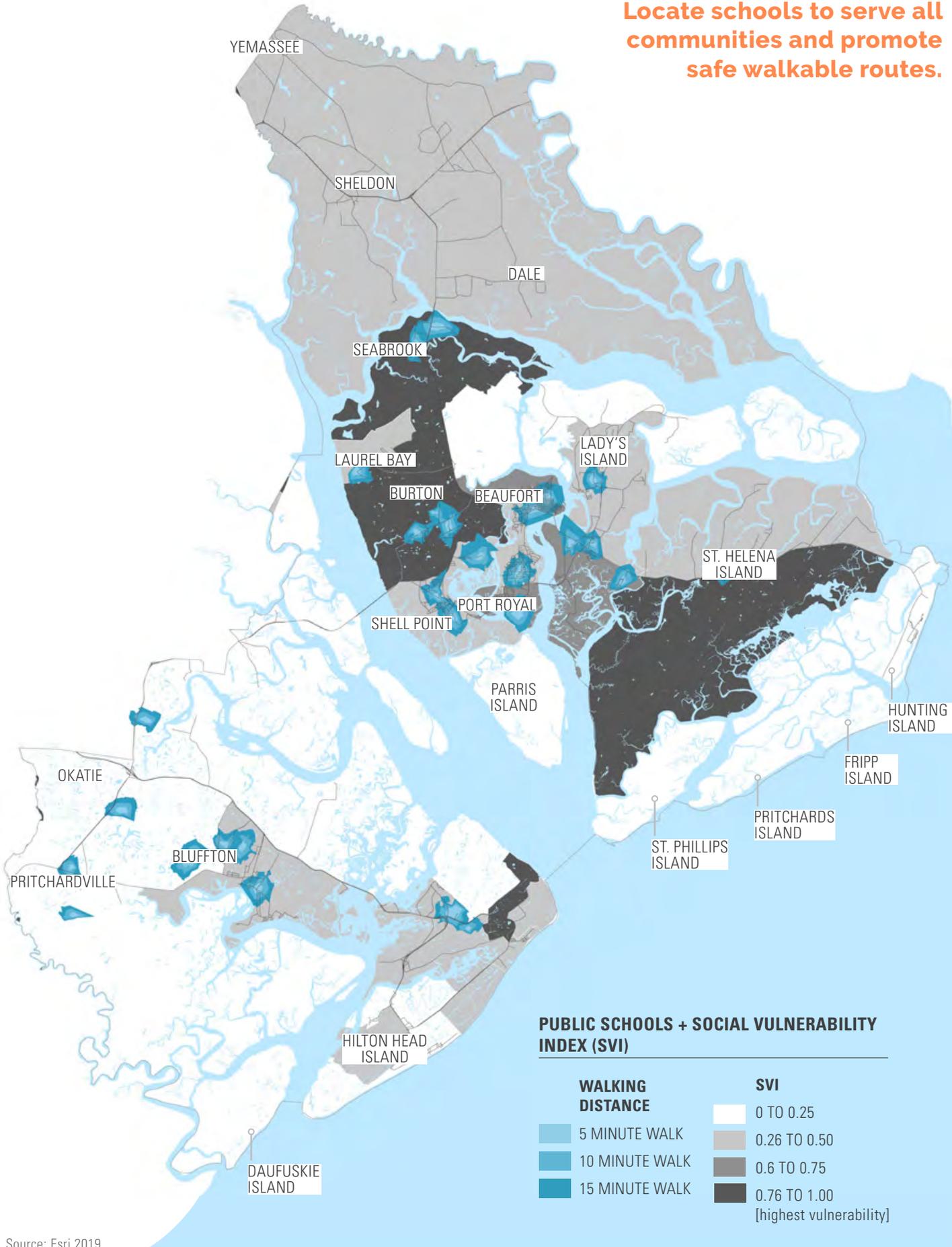
## **CF5. ACTIONS**

**CF 5.1.** Review and update Impact Fees every five years.

**CF 5.2.** Renovate and repair the Beaufort, Hilton Head Island, Lobeco, and Bluffton facilities to meet current operational needs.

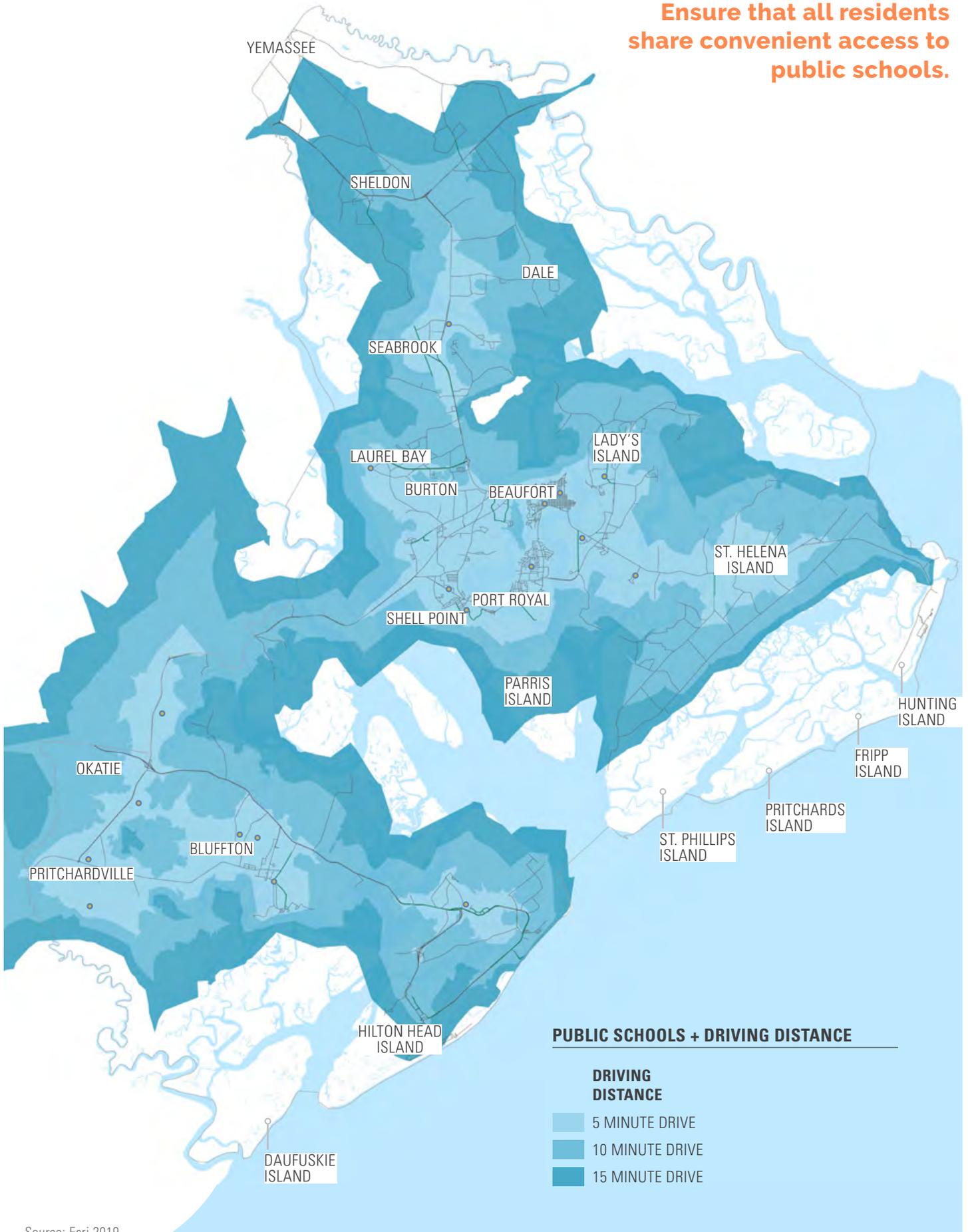
**CF 5.3.** Develop two additional library facilities: one 12,000 - 15,000 square foot facility in the Okatie area, and one 3,000 - 5,000 square foot facility at Burton Wells Park.

Locate schools to serve all communities and promote safe walkable routes.



Source: Esri 2019

Ensure that all residents share convenient access to public schools.



Source: Esri 2019

## **E** CF 6. ENSURE THAT SCHOOLS ARE PLANNED FOR AND LOCATED TO SERVE THE COUNTY'S DIVERSE POPULATION FAIRLY AND TO THE SAME HIGH LEVEL OF QUALITY.

- Conduct an analysis to ensure that school quality and access is balanced equitably across the County so that every student has access to educational opportunity.
- Coordinate the timing and siting of future school facilities through Intergovernmental Agreement, coordinated funding, coordinated growth projections, and coordinated land use planning to project future facility needs.
- Encourage cooperation between the School District and other community facility providers (parks, libraries, fire protection) to coordinate future land purchases to serve mutual needs.
- Maintain and expand coordination with the school district to ensure that major development proposals do not have an adverse impact on current school capacity.
- Seek future school sites that are in close proximity or within residential areas so that more children can walk to school.

### **CF6. ACTIONS**

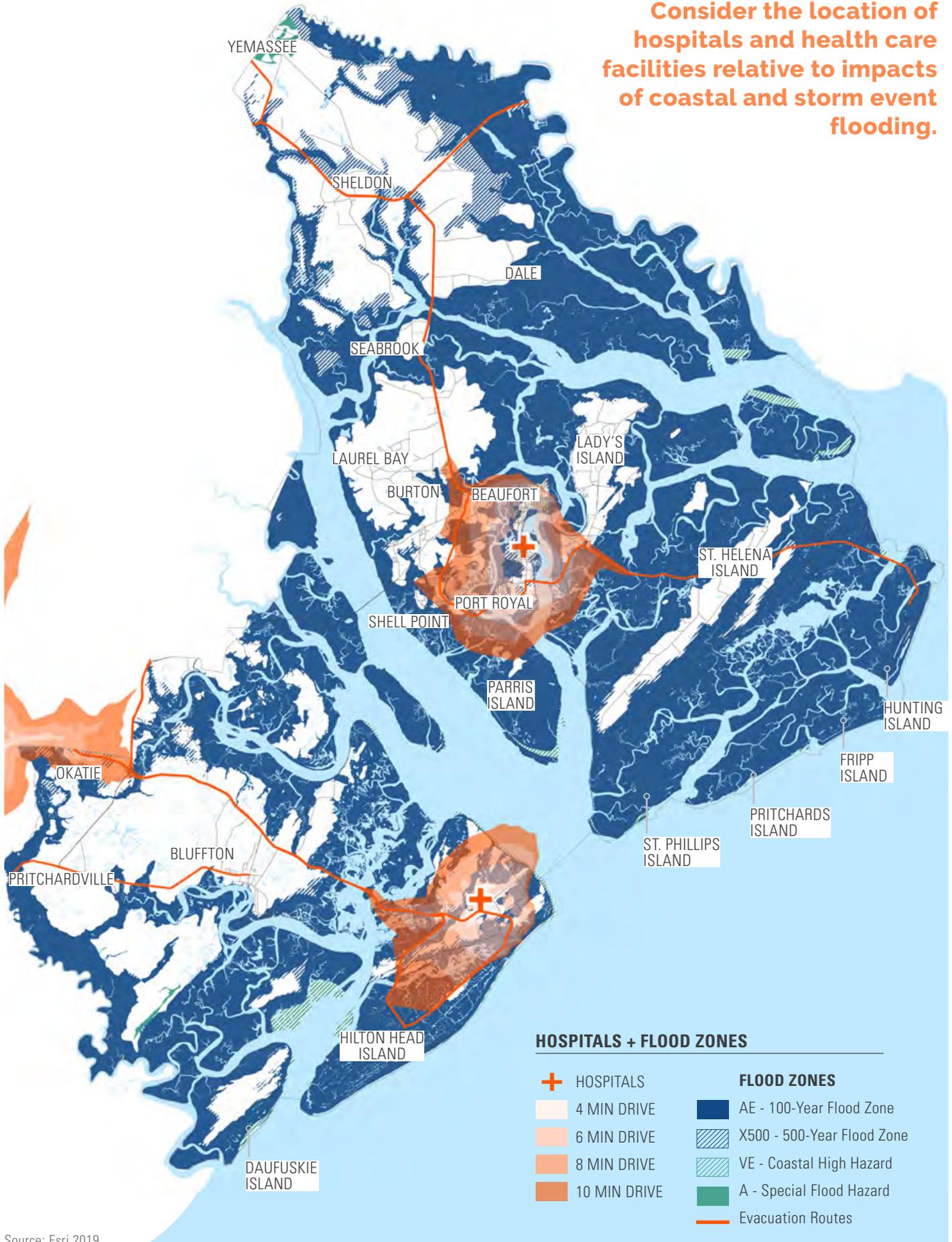
**CF 6.1.** Establish "Safe Routes to Schools" standards and routing plans, consistent with recommendations of Bike and Pedestrian Task Force, that require a strong pedestrian orientation in residential areas so that pedestrian ways are available for children to safely walk to school.

**CF 6.2.** Adopt school impact fees for Southern Beaufort County.

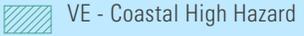
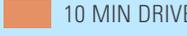
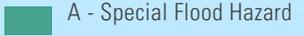
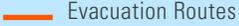
## **E** CF 7. ESTABLISH A PUBLIC HEALTH AND SAFETY NETWORK THAT CREATES ACCESSIBILITY ACROSS THE COUNTY.

- Provide updated land use and population projections to be used by the fire districts to project future capital needs.
- Support the fire districts' efforts to improve ISO ratings by providing excellent dispatching services, improving and enforcing building codes, and supporting public water improvements in areas with lack of fire hydrants and/or inadequate water pressure.
- Continue the cooperative relationship between the Burton Fire District and the City of Beaufort and the Town of Port Royal, and the Lady's Island/St. Helena Fire District and the City of Beaufort, in providing high quality, cost effective fire services.
- Use the South Carolina Hurricane Plan to provide a framework of local actions necessary for emergency operations to respond to hurricanes and tropical weather events threatening the County. Work cooperatively with municipalities, inland counties, and the State to ensure that emergency evacuation times are minimized.
- Consider the geographic reach of law enforcement so that there is equitable coverage county-wide.
- Include the EMS administrative offices, training center and storage space needs in the planned Law Enforcement Center (LEC) complex.
- In addition to EMS, other related departments including the Dispatch System, Emergency Services, and Traffic Management should be housed in the new LEC to allow for efficient communication regarding shared requirements.

**Consider the location of hospitals and health care facilities relative to impacts of coastal and storm event flooding.**



**HOSPITALS + FLOOD ZONES**

- |   |  |
|---|--|
|  HOSPITALS     | <b>FLOOD ZONES</b>   |
|  4 MIN DRIVE  |  AE - 100-Year Flood Zone   |
|  6 MIN DRIVE  |  X500 - 500-Year Flood Zone |
|  8 MIN DRIVE  |  VE - Coastal High Hazard   |
|  10 MIN DRIVE |  A - Special Flood Hazard   |
|   |  Evacuation Routes          |

Source: Esri 2019

## **CF7. ACTIONS**

**CF 7.1.** Renovate the existing Emergency Medical Services (EMS) headquarters on Depot Road to meet the needs of the administration for parking, training and storage. The facility's design, circulation, and security measures need to be context sensitive to the adjacent Spanish Moss Trail.

**CF 7.2.** Expand or replace the EMS station located at the shared Bluffton Fire District Station on William Pope Drive near Sun City to adequately accommodate EMS's personnel and operational space needs.

**CF 7.3.** Construct either an extension to the existing Detention Center facility or a new facility to accommodate anticipated operational demand. The facility needs to house specific special populations such as inmates with addiction or mental health issues. The operational costs of an additional facility should be studied to determine if a true benefit would be derived from adding to the existing facility or constructing a new one.

**CF 7.4.** Construct a new Law Enforcement Center to ensure that there is adequate space to house existing and future law enforcement personnel.

**CF 7.5.** Build an appropriate facility to house the Emergency Management Department within or attached to the proposed Law Enforcement Center.

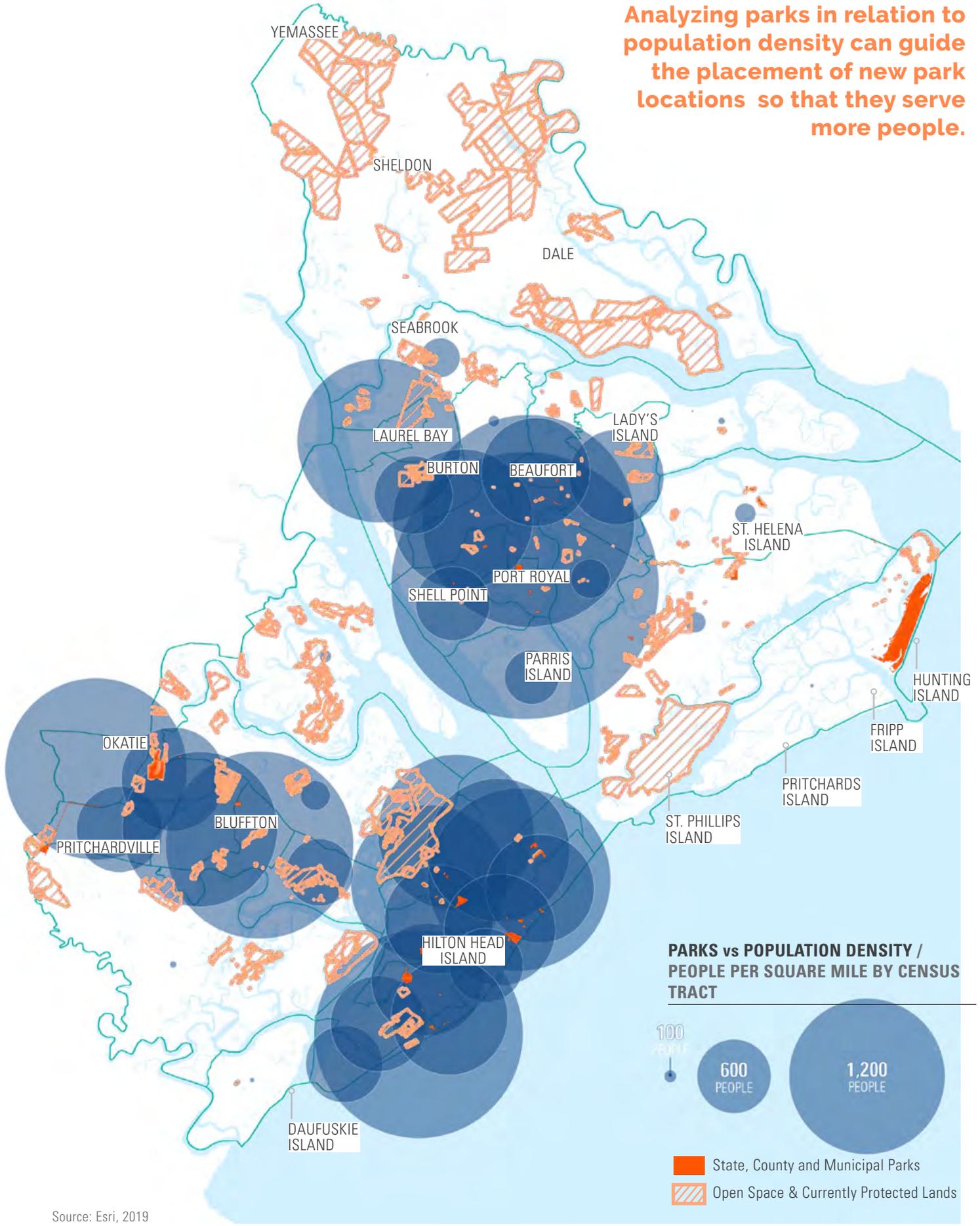
**CF 7.6** Work with BJWSA to provide additional fire hydrants on Warsaw Island, extending and replacing lines as necessary. Apply for grant funding as appropriate, including CDBG. Identify other rural areas where lack of fire hydrants or water supply pose safety concerns. Request that BJWSA include water service improvements in rural areas in their CIP.

**CF 7.7.** Work with BJWSA to install water lines and fire hydrants on Seabrook Road and Stuart Point Road on Port Royal Island. Apply for grant funding as appropriate, including CDBG.

## **E CF 8. PROVIDE PARKS AND OPEN SPACES TO MEET THE NEEDS OF CITIZENS.**

- Ensure, based on establishing acceptable metrics, that passive and active parks are programmed for the diverse demography of the County,
- Locate new parks where people can access them safely by walking and biking and serve population centers; make improvements as needed for better access at existing parks.
- Link passive and active parks planning with Greenprint planning and complete streets planning.
- Increase public access to the water by improving access on waterfront and marshfront properties currently owned by the County or other public entities; by purchasing additional waterfront and marshfront properties through the Rural and Critical Land Preservation Program; and by providing incentives to encourage public access to the water in private developments.
- Pursue park facilities that generate revenue via user fees. These facilities include water parks, campgrounds, tennis facilities, and picnic shelters.
- Review the current park management organizational structure and make recommendations for reorganization if warranted.
- Develop a strategy to address park needs by expanding on existing funding options and seeking new sources of funding, including revenue-generating park programs.
- Pursue facilities in active parks that generate revenue via user fees. These facilities include water parks, campgrounds, tennis facilities, and picnic shelters.

Analyzing parks in relation to population density can guide the placement of new park locations so that they serve more people.



Source: Esri, 2019

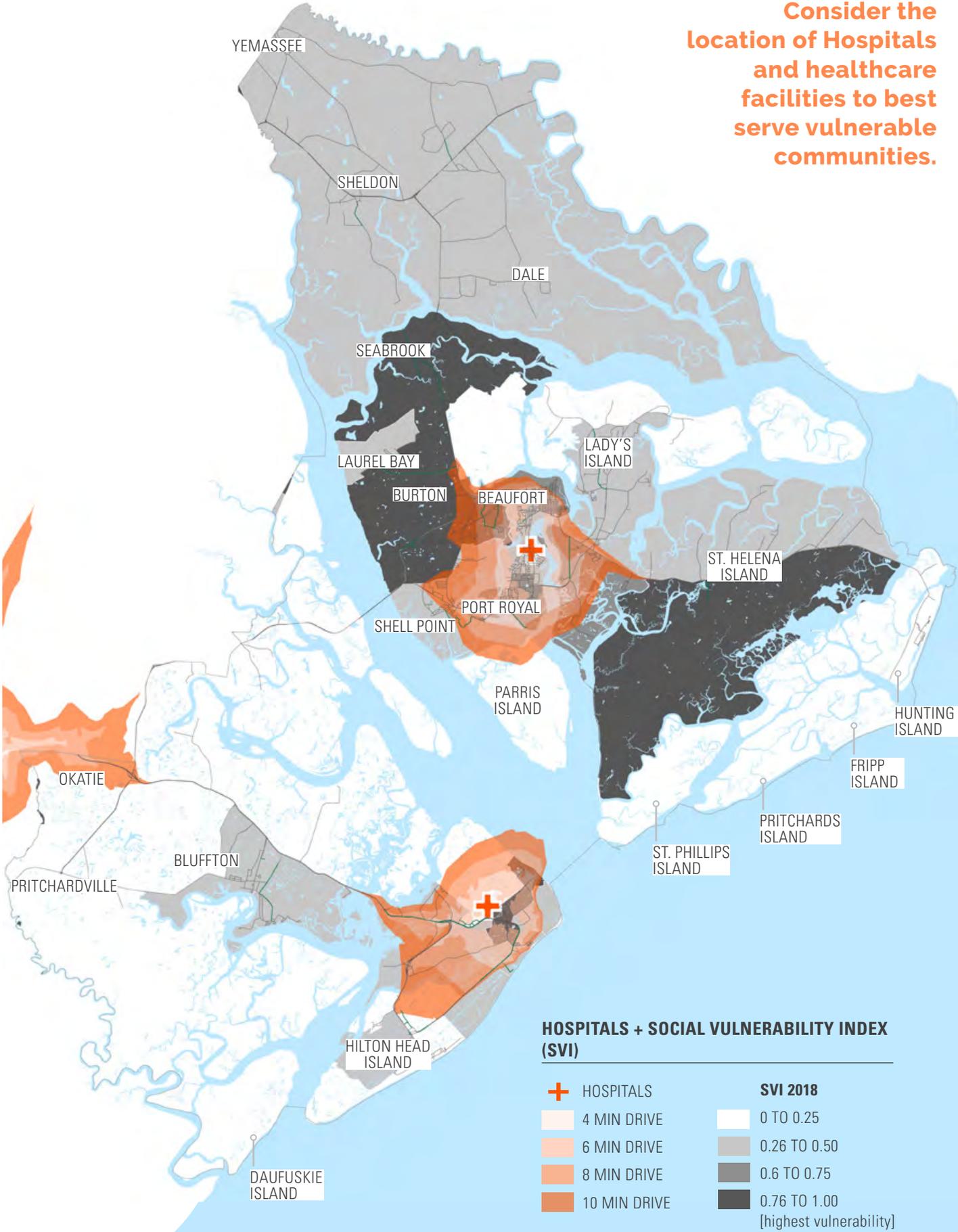
## **CF8. ACTIONS**

**CF 8.1.** Create a Parks and Recreation Master Plan that establishes acceptable metrics for accessibility and programming. Ensure public participation from all areas of the County and segments of the community in the planning effort. Consider incorporating new uses in parks as appropriate such as splash pools, horseback riding, mountain bike trails, community gardens, camping, and ice skating.

**CF 8.2.** Implement the recommendations of the Parks and Recreation Master Plan according to the prioritization and timeline outlined in the document.

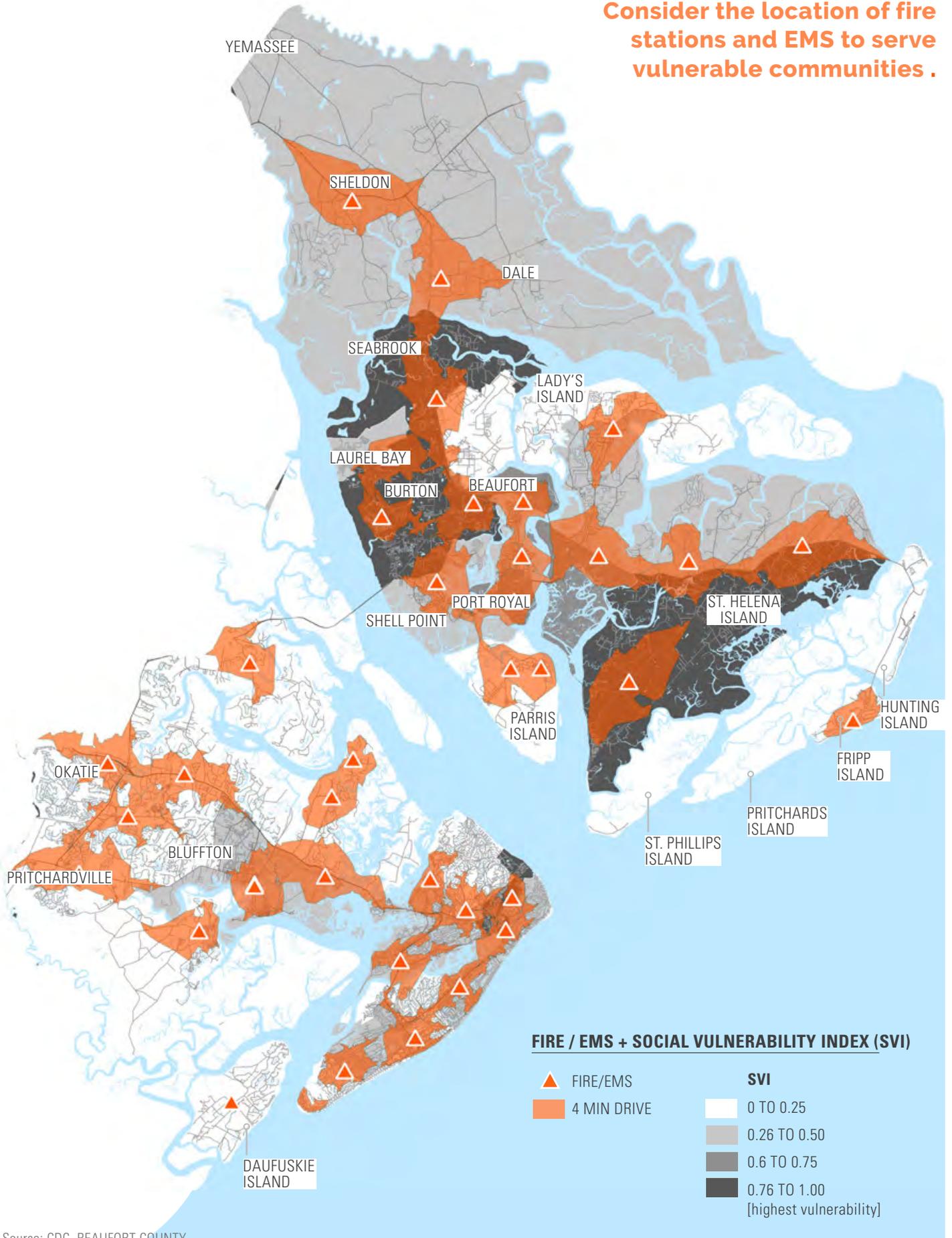
**CF 8.3.** Maintain a passive parks manager position to oversee the development of passive parks on Rural and Critical Land Preservation properties. Actively pursue the development of passive parks.

**Consider the location of Hospitals and healthcare facilities to best serve vulnerable communities.**



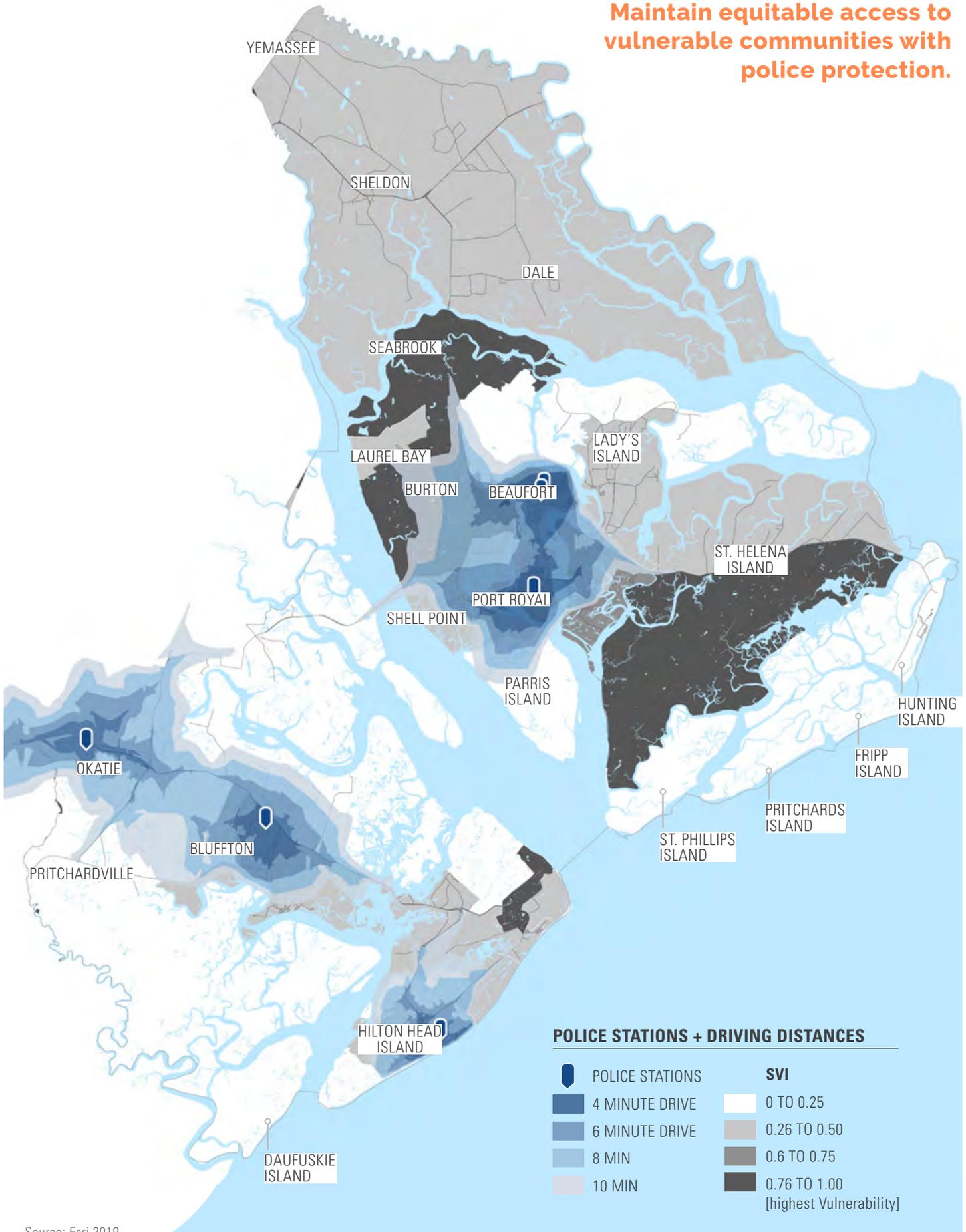
Source: CDC, BEAUFORT COUNTY

Consider the location of fire stations and EMS to serve vulnerable communities .



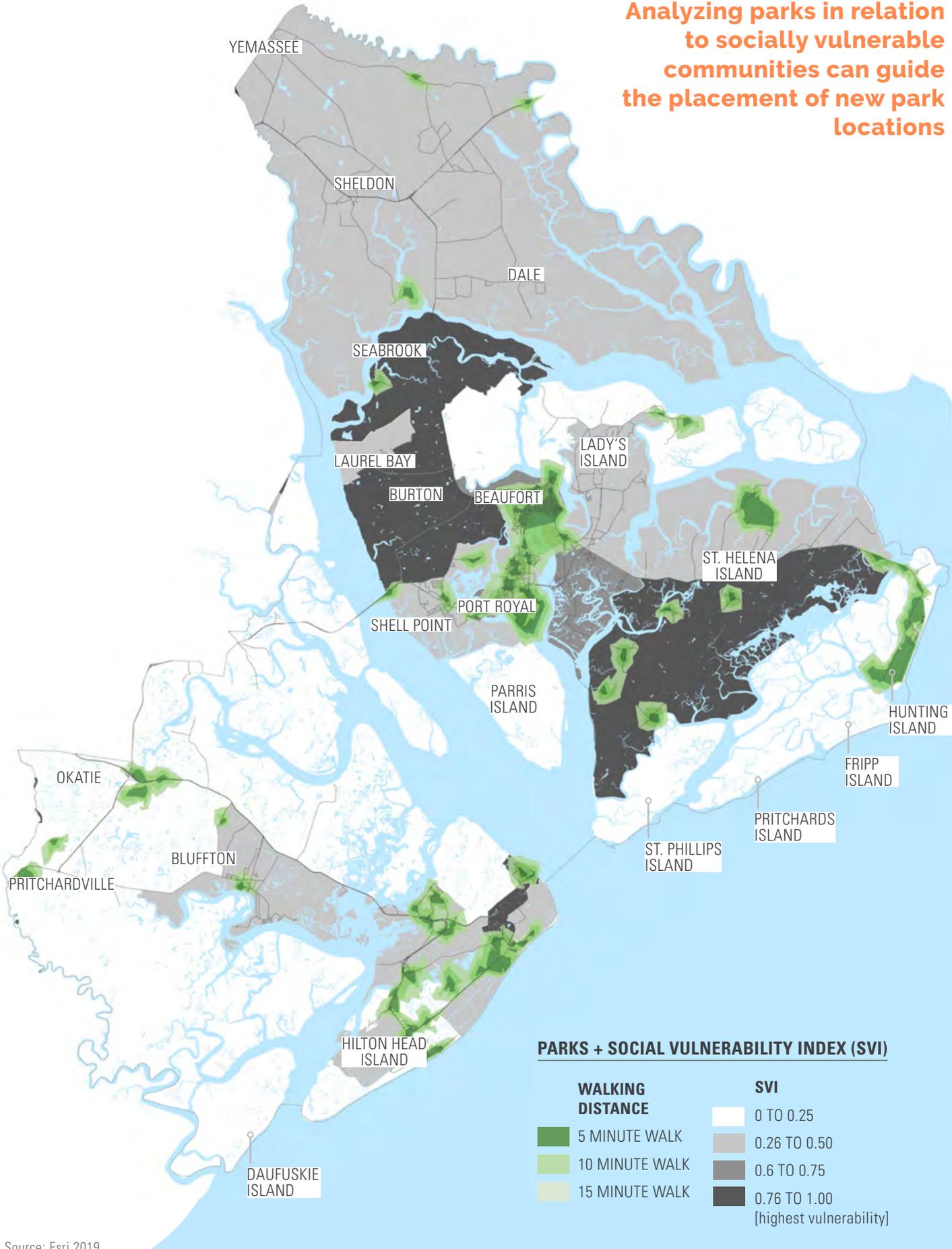
Source: CDC, BEAUFORT COUNTY

**Maintain equitable access to vulnerable communities with police protection.**



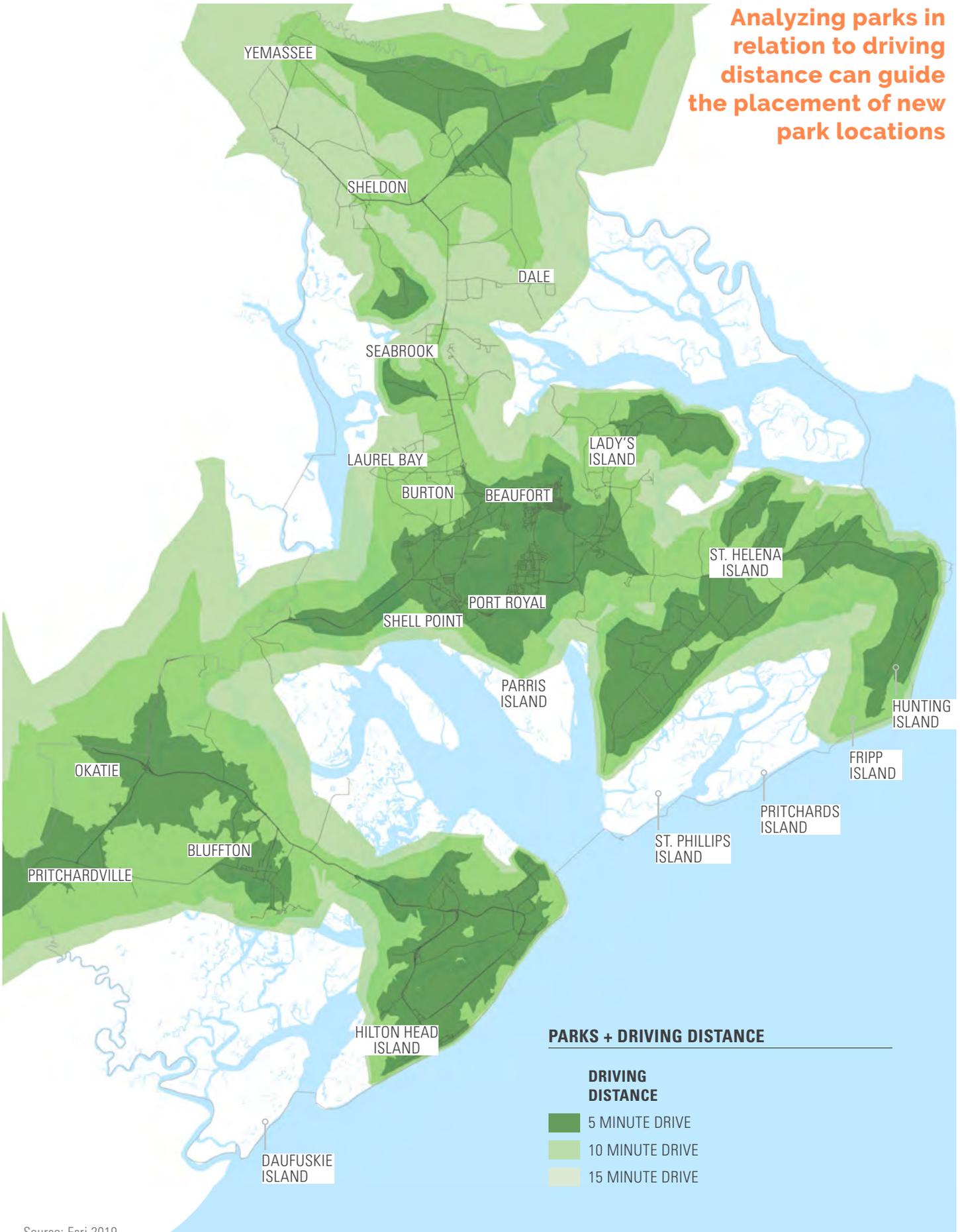
Source: Esri 2019

**Analyzing parks in relation to socially vulnerable communities can guide the placement of new park locations**

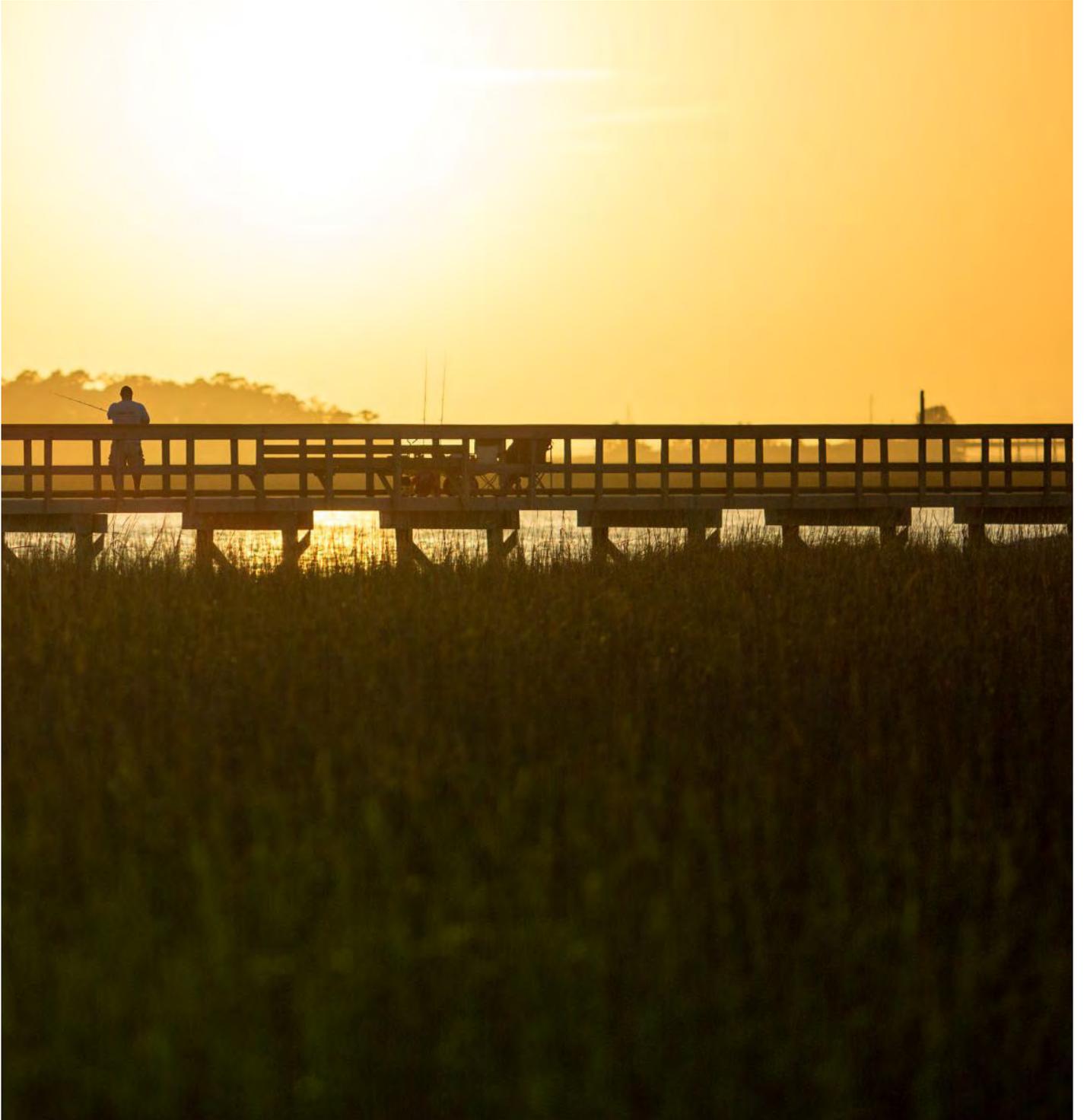


Source: Esri 2019

Analyzing parks in relation to driving distance can guide the placement of new park locations



Source: Esri 2019



*Photo source: Port Royal*

# BUILT ENVIRONMENT

**Diverse, quality neighborhoods that support community life, work in balance and synergy with our natural environment, promote health and wellness, enable diversity, and enhance quality of life.**



## CORE VALUES

- 1** We desire a built environment that is in harmony with our natural environment.
- 2** We believe that development should be focused where it is best suited from an environmental, economic, infrastructure, and community service standpoint.
- 3** We desire development that supports and expresses our climate, landscape history, character, and lifestyle, and which promotes traditional town and neighborhood planning principles.
- 4** We respect private property and the ability for land-owners to profit from their land.
- 5** We preserve and promote our cultural, ethnic and socioeconomic diversity within our approach to planning the built environment.
- 6** We collaborate regionally to coordinate the development of the built environment and the protection of our natural environment.



Refer to the County Atlas, Greenprint, Action Playbook, and other supporting documents with more information.

## CONTEXT

Beaufort County is known for the detailed planning work it has done over the last 20 years. The County has defined where and how it wants to grow, and is implementing its long range plans through its Community Preservation Districts, rural zoning, special overlay zones, and transect-based design standards.

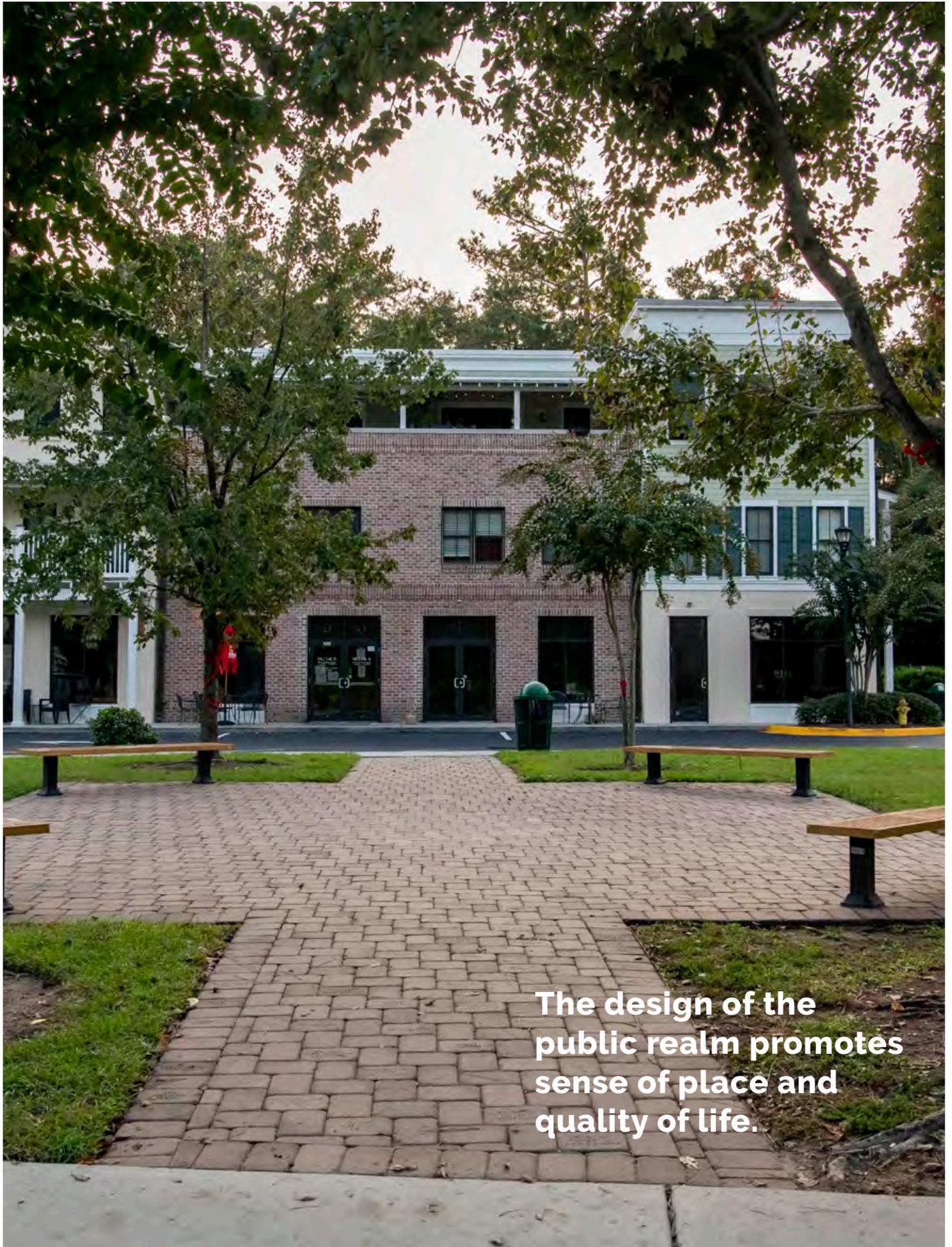
The County and its municipalities will continue to experience significant growth over the next decade. According to the most current estimates, the County is expected to add over 44,000 people by 2030. Of those, approximately 15,000 are assumed to be within the municipalities and 26,000 within unincorporated areas of the County. Fortunately, there is remaining land within existing PUDs and large subdivisions in the County and the municipalities that can absorb a significant quantity of this growth. Focusing on infill development (development on vacant lots within existing developed areas) will accommodate growth where infrastructure already exists. There is also zoned land serviced by infrastructure located adjacent to the municipalities and existing growth areas that is available for future growth. Given the available land that is already serviced, or near services, it is possible through education, development standards, and overlays, that the County can continue to grow while protecting rural areas and valuable natural and cultural resources.

Future growth in Jasper County, especially in Hardeeville, and also in the Town of Yemassee, will have a direct effect on Beaufort County's future from a transportation, natural resource, and service delivery standpoint. Working with Jasper County, Hardeeville, and Yemassee on shared values, policies, and standards will help reduce these impacts.

Future considerations could include additional growth boundaries, environmental corridors, complimentary zoning, collaborative growth modeling, density sharing, joint environmental stewardship, mutual commitments toward alternative modes of transportation, and other growth management concepts that would benefit the County and the region.



Source: The 2045 Low Country Council of Government transportation modelling assumptions



**The design of the public realm promotes sense of place and quality of life.**

*Photo source: Design Workshop*

# GROWTH & POPULATION DATA

**Beaufort County's rapid growth rate is a relatively recent phenomenon in its 240-year history.**

Population	
Total Population	187,117
Land Area (sq mi)	576.0
Population Density	324.8
Change in Population 2010-2020	15.3%
Population Age 18 and Over	81.1%
Race Alone <sup>1</sup>	
White	69.9%
Black or African American	14.9%
American Indian and Alaska Native	0.4%
Asian	1.3%
Native Hawaiian and Other Pacific Islander	0.1%
Some Other Race	5.7%
Two or More Races	7.6%
Hispanic Origin	
Hispanic or Latino	12.5%
Not Hispanic or Latino	87.5%
Housing	
Total Housing Units	98,068
Occupied Housing Units	77.9%
Group Quarters <sup>2</sup>	
Group Quarters Population	4.4%
Institutional Group Quarters Population	0.3%
Non-Institutional Group Quarters Population	4.1%

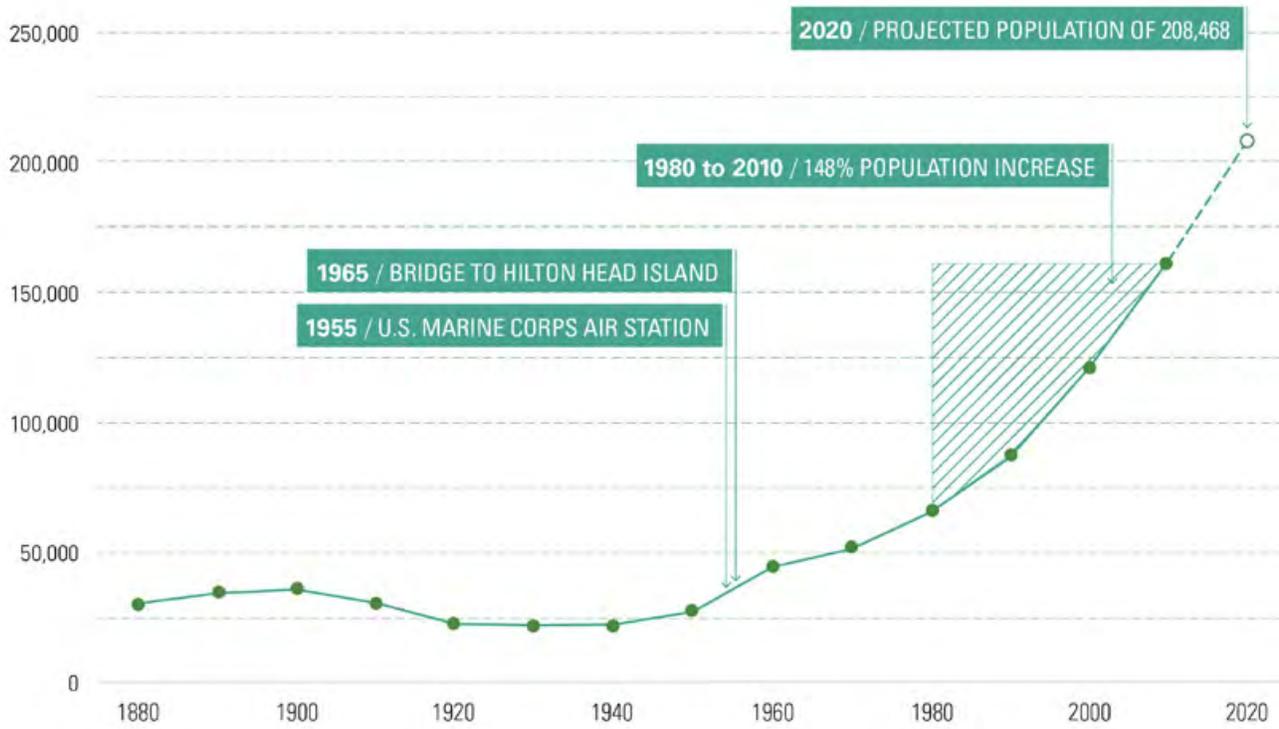
Beaufort County's population has grown significantly in the last 20 years and it's expected to continue. Much of the growth is being driven by people moving to the area from outside the county and is changing the racial and ethnic makeup of the county.

While overall the population is becoming older and more affluent, changes in prosperity and economic opportunity have not been evenly distributed across the county.

This recent rapid population growth and projected trends has policy implications for equity, public facilities, transportation, affordable housing, water quality, and natural and cultural resources.

For more detailed information on Beaufort County's population, reference the Beaufort County Atlas.

## BEAUFORT COUNTY POPULATION GROWTH OVER TIME



# PLANNING FOR AND MANAGING GROWTH

Beaufort County has a long history of planning for orderly and place-based growth. It has many tools in place that guide development and protect the built and natural environment. The municipalities that make up the County use similar and complementary codes and policies, which creates continuity in design and character.

And the county keeps growing! It is expected that by 2030, the population for Beaufort County will be near 224,970. And while this number sounds concerning, the analysis conducted for the 2040 Comprehensive Plan demonstrates that projected growth can be accommodated while also balancing the protection of natural and cultural resources.

Key to achieving this balance is directing growth away from sensitive natural areas and instead, targeting developed areas where infrastructure and services already exist.

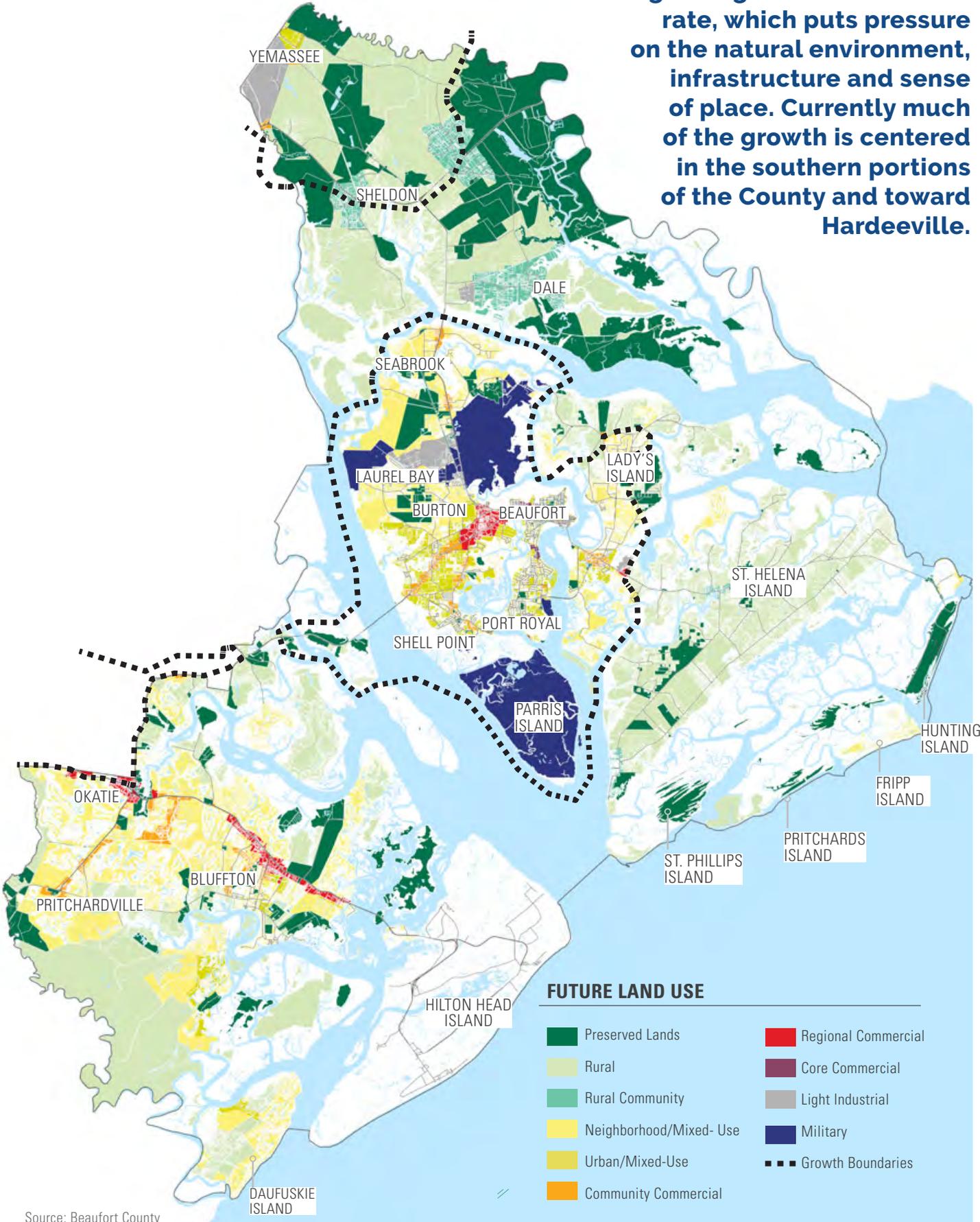
This Plan provides several strategies which are outlined below to further refine how, where, and in what form Beaufort County can continue to grow.

Ongoing coordination between Beaufort County and Jasper County on shared principles, standards, limits of growth, and natural resource protection, will benefit all citizens and visitors to the region. After all, it is the unique sense of place, natural environment, and culture that fuels the economy.

Beaufort County's growth management strategy begins with a future land use map that guides land use policies and development decisions. The strategy is further refined by place type areas and growth corridors that provide more specific direction on the character and intensity of development with an emphasis on place making. Ultimately, the Greenprint Overlay is applied to establish balance and harmony between the built and natural environment.



The County has been growing at an accelerated rate, which puts pressure on the natural environment, infrastructure and sense of place. Currently much of the growth is centered in the southern portions of the County and toward Hardeeville.



Source: Beaufort County

# FUTURE LAND USE DEFINITIONS

**Beaufort County's primary tool for managing growth is its future land use map. This Future Land Use Map provides the geographic framework to guide the County's land use policies and development decisions.**

## Rural Future Land Uses

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

**Rural:** Rural 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, except for undeveloped rural marsh islands that are not accessible by car. These island shall have a maximum gross residential density of one dwelling unit per ten 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 Communities:** Rural communities are proposed to serve the surrounding rural area with small-scale retail and service uses and low to moderate density residential.

Community-based planning is recommended to protect the unique qualities of these areas. Gross density should be approximately one dwelling unit per acre; however, slightly higher densities may be permitted in a rural center as part of a community plan.

## Urban/Suburban Land Uses

**Neighborhood Mixed-Use:** Moderate-density 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 with some denser pockets of development.

**Urban Mixed-Use:** Future development should be compatible with the type and mix of land use currently found in the municipalities with an emphasis on infill and redevelopment and walkable, mixed-use communities. Gross residential densities are between two and four dwelling units per acre with some denser pockets of development.

**Community Commercial:** Community commercial uses typically serve nearby residential areas. An example of a community commercial use is a shopping district anchored by a grocery store.

**Regional Commercial:** Regional commercial uses are those uses which due to their size and scale 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.

**Core Commercial:** Core commercial areas include downtown Beaufort, Bluffton, and Port Royal and are oriented as a traditional main street with a pedestrian scale and zero lot line development.

**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.

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

**Air Installation Compatible Use Zone (AICUZ):** This overlay is based on the Air Installations Compatible Use Zone Study for MCAS Beaufort 2013. 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.

## Future Land Use Overlays

**Growth Boundaries:** Growth boundaries are a regional land use strategy that identify those areas where 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 rural future land uses identified in this section.

**Cultural Protection Overlay (CPO):** The CPO applies to St. Helena Island and promotes the long-term protection of the Gullah/Geechee community by restricting incompatible development, such as gated communities, resorts, and golf courses. The CPO should be periodically reassessed to determine whether additional land use restrictions are necessary to meet the intent of the district.

# 1. IDENTIFY LAND AREAS MOST “SUITABLE” FOR DEVELOPMENT OR PRESERVATION

WETLANDS & HYDRIC SOILS



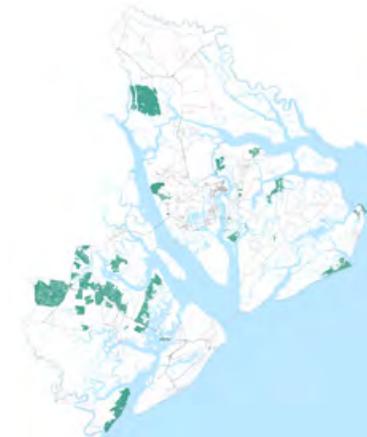
PROJECTED SEA LEVEL RISE



FLOOD ZONES



PLANNED UNIT DEVELOPMENTS



AREAS OUTSIDE THIS STUDY



PARCELS < 0.5 ACRE (MINIMUM LOT SIZE FOR SEPTIC)



PROTECTED LANDS

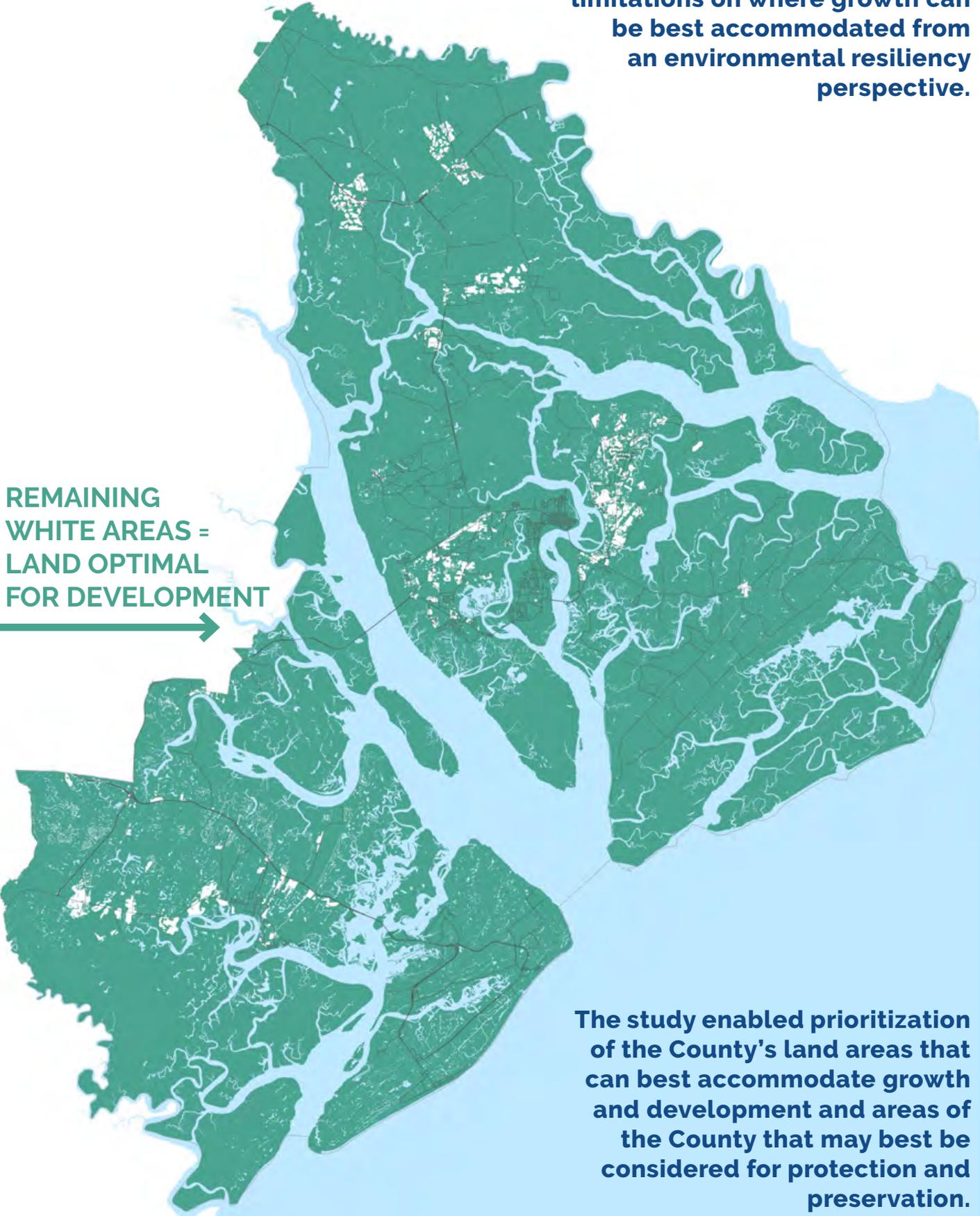


RURAL + PROTECTED ZONING



**A land suitability analysis was created in GIS to map potential limitations on where growth can be best accommodated from an environmental resiliency perspective.**

**REMAINING  
WHITE AREAS =  
LAND OPTIMAL  
FOR DEVELOPMENT**



**The study enabled prioritization of the County's land areas that can best accommodate growth and development and areas of the County that may best be considered for protection and preservation.**

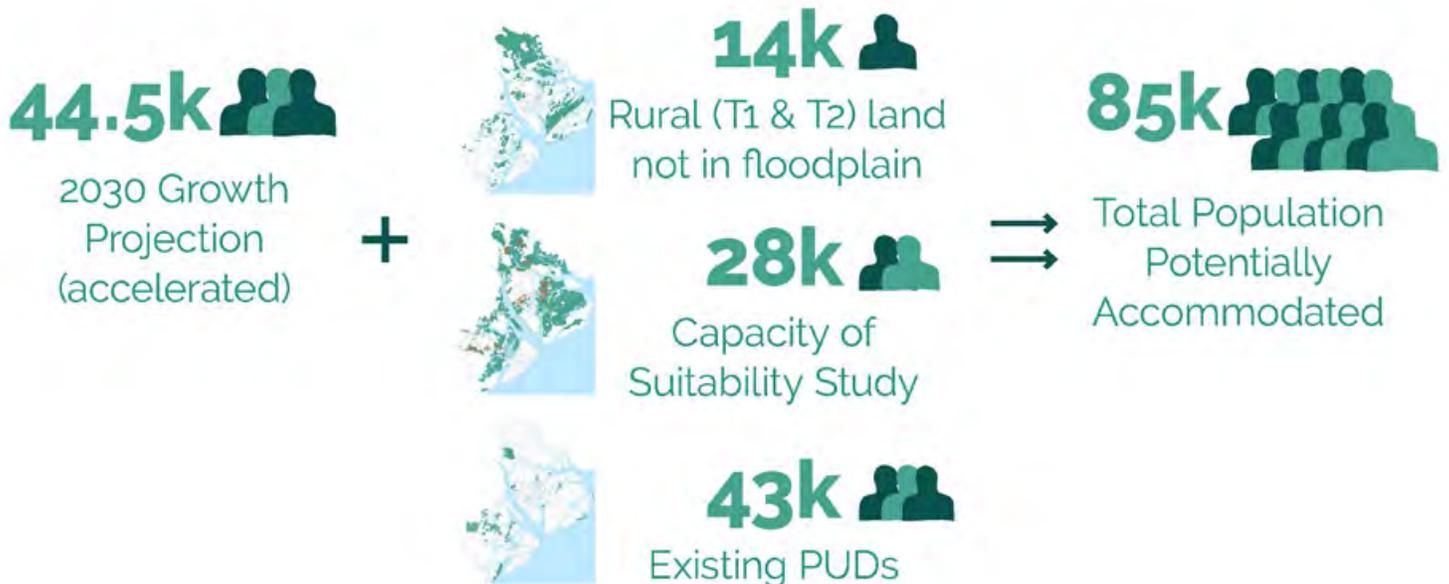
## 2. LEVERAGE “SUITABLE” LAND AREAS AND EXISTING CAPACITY OF PLANNED UNIT DEVELOPMENTS

As part of understanding how growth can best be accommodated, a “build-out” projection was created based on existing zoning. This was done to determine how much population growth could be absorbed by residentially-zoned land, that was considered the “most suitable” for new development or redevelopment. Part of that analysis included inventorying the available undeveloped capacity of the existing PUDs and subdivisions.

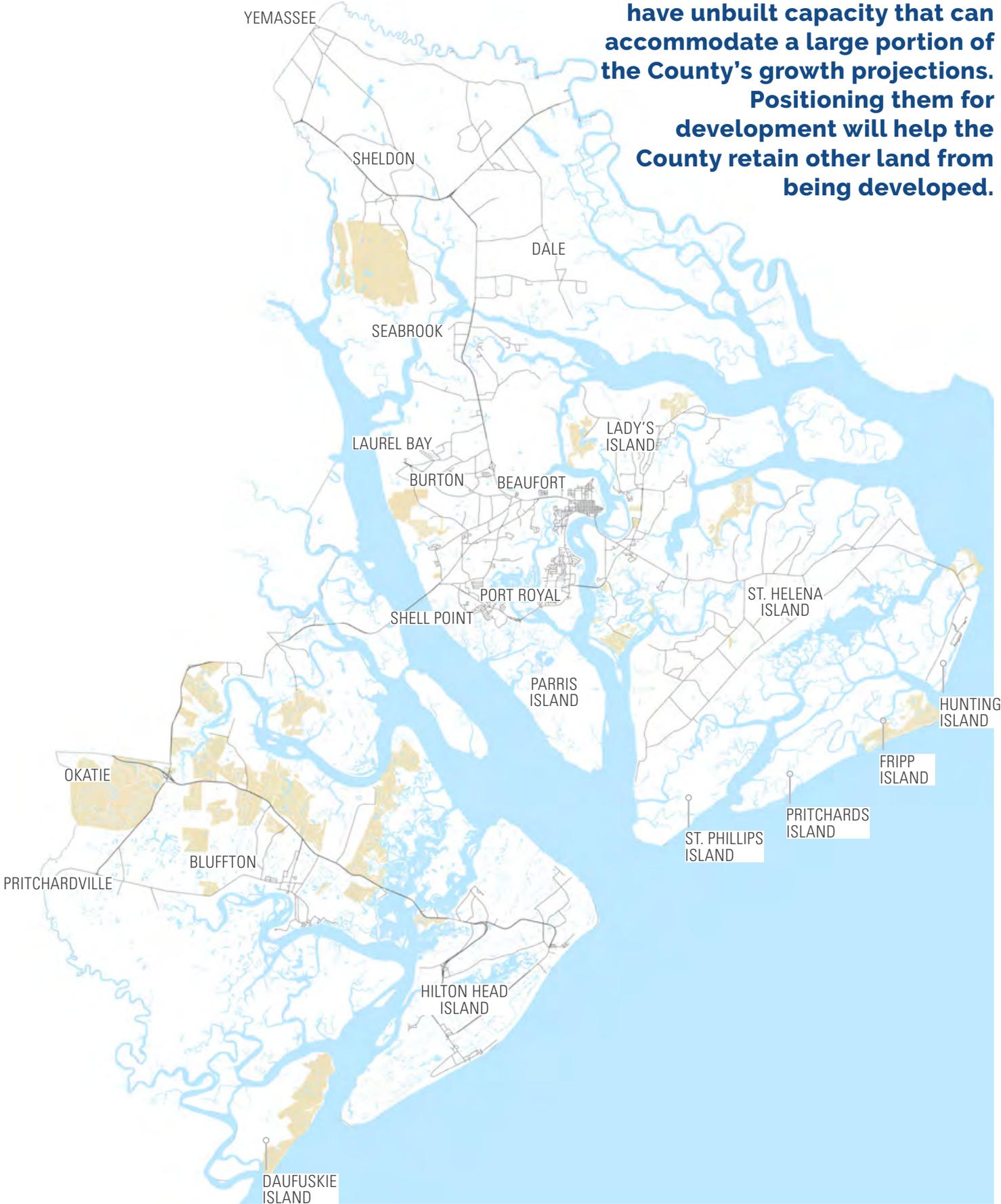
In total, the existing PUDs and subdivisions can accommodate close to 43,000 people based on available lot inventories prepared by the municipalities and the County when using county-wide average people per household. The suitable land that is zoned single family can accommodate an additional 28,000 people.

This amount, along with rural zoned land, completely accommodates the projected growth within the Long Range Transportation Plan’s model for the Comprehensive Plan period.

These numbers suggest that the County and its municipalities can achieve balance between growth and environmental protection.



**The County's and municipalities  
Planned Unit Developments  
have unbuilt capacity that can  
accommodate a large portion of  
the County's growth projections.  
Positioning them for  
development will help the  
County retain other land from  
being developed.**



Source: Beaufort County and Design Workshop

### 3. CREATE CONCENTRATED GROWTH CORRIDORS

Some areas of the County such as along US 278, SC 170, and areas adjacent to the municipalities may benefit from enhanced area planning to ensure that they are providing a complimentary mix of uses; affordable housing and are anticipating the potential of increased transit use over time.

As an example, a plan for US 278 can promote the inclusion of “Transit Ready Nodes” that prepare the corridor for the potential for regular fixed-route transit service (and eventual Bus Rapid Transit) services to link Bluffton and Hardeeville to jobs and amenities closer to the coast in Hilton Head. Doing so would alleviate traffic and promote a multimodal sense of place along the corridor.

#### GREENPRINT OVERLAY AND TRANSIT

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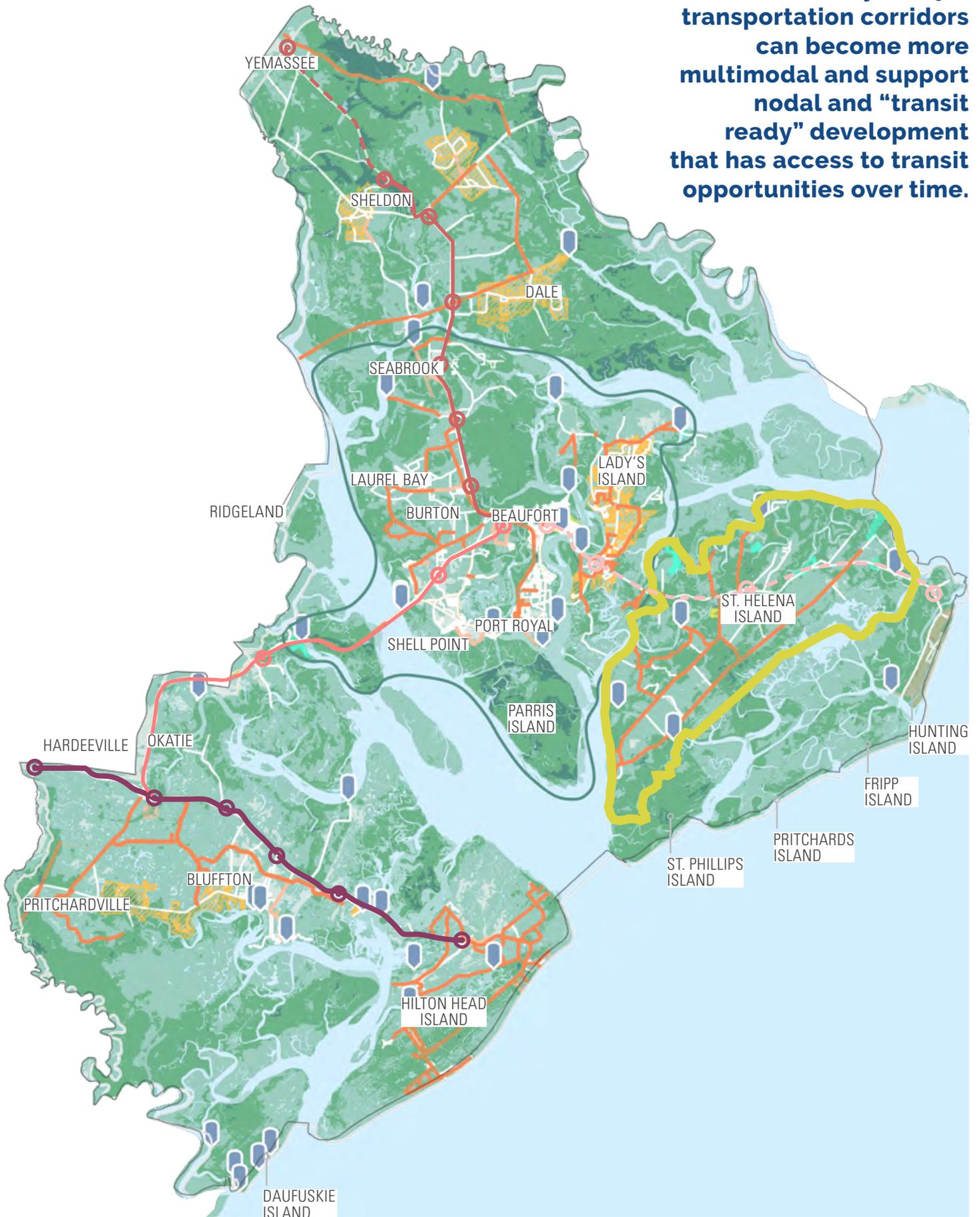
-  Existing North Beaufort County Growth Boundary
-  Greenprint Overlay  
Highly Developable (Lowest Priority for Conservation) to  
Least Developable Highest Priority for Conservation)
-  Public Water Access
-  Trails
-  County Bike-Ped Task Force: Proposed Paths
-  Palmetto Breeze Route

#### POTENTIAL FUTURE TRANSIT

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-  Potential BRT Corridor
-  Potential Bus Commuter Line (Dashed to Rural Nodes)
-  Potential Bus Commuter Line (Dashed to Rural Nodes)
-  Potential Bus Commuter Line
-  Potential Bus Stops with 1500ft walking radius

The County's major transportation corridors can become more multimodal and support nodal and "transit ready" development that has access to transit opportunities over time.



Source: Beaufort County and Design Workshop

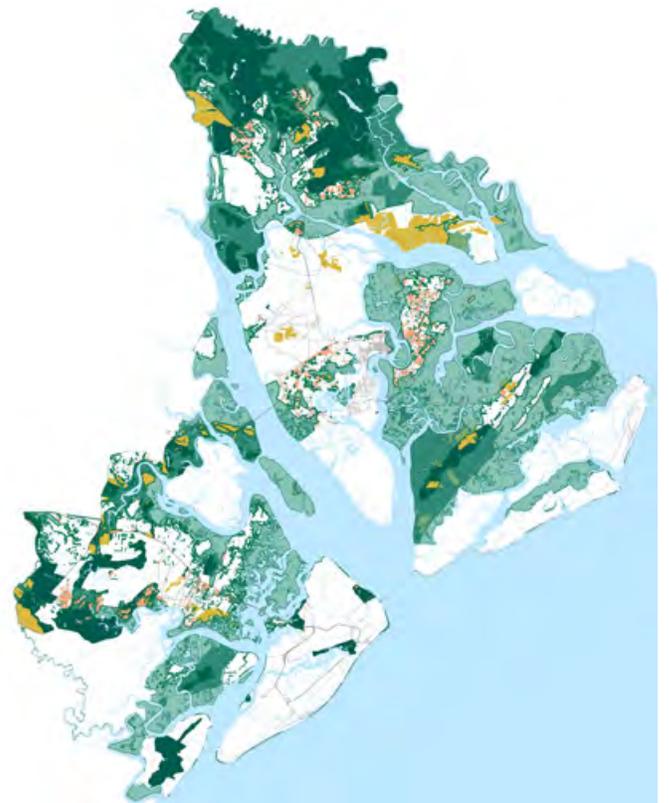
## 4. DESIGNATE AREAS FOR SENDING AND RECEIVING TRANSFER OF DEVELOPMENT RIGHTS

Based on the Greenprint Priority mapping, land areas can be designated as sending areas (where residential density is transferred from elsewhere) and receiving areas (where residential density is added). This tool enables lands that are within the Greenprint priority areas to participate economically while also reducing development within critical environments.



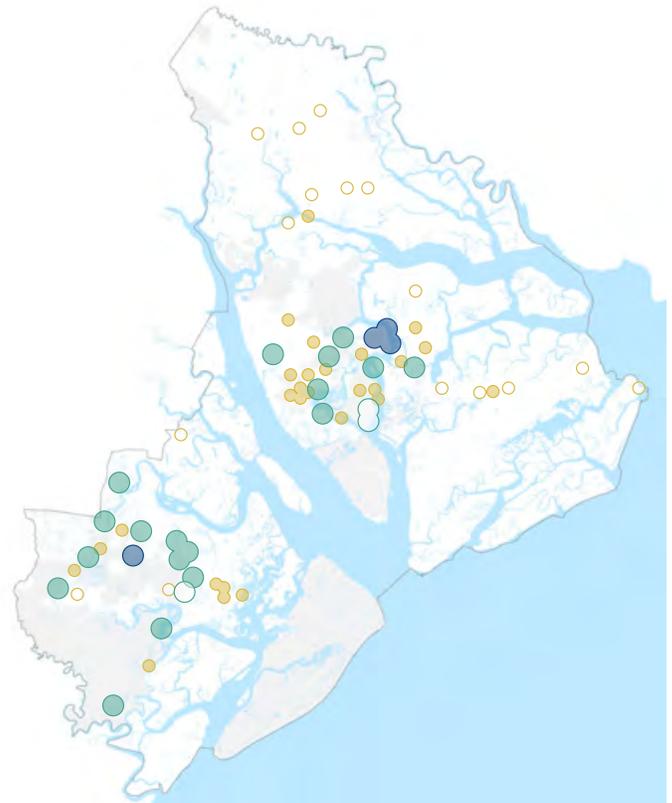
## 5. ESTABLISH DEVELOPMENT / CONSERVATION POLICIES BASED ON THE GREENPRINT OVERLAY MAP

Based on the Greenprint Overlay Map, zoned land areas can be further restricted to match their development standards with their natural environmental condition. These areas could be subject to new tools, policies, and codes that support a balanced approach to developing within or near sensitive and critical natural resources, protect people from rising flood waters, help preserve water quality, and reduce damages from major storm events.



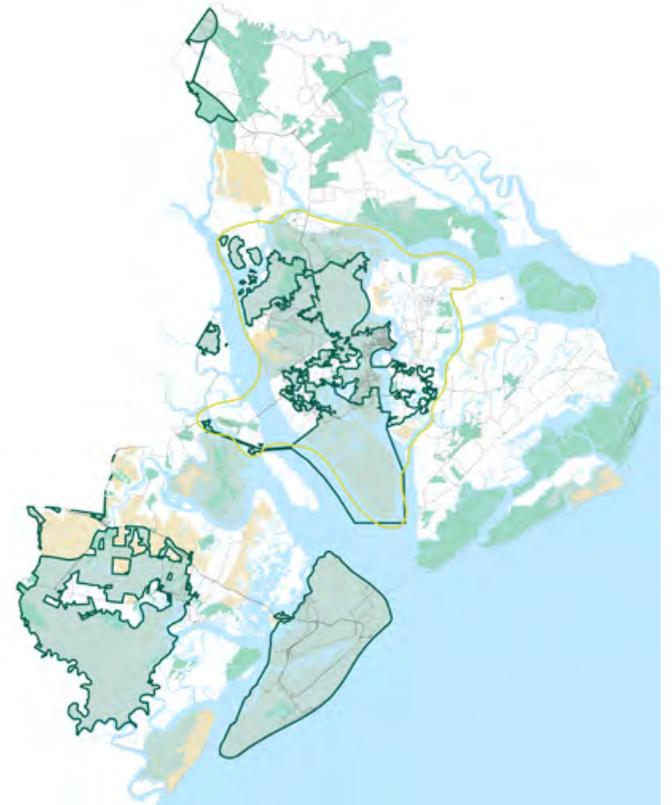
## 6. DESIGNATE ADDITIONAL PLACE TYPE AREAS OR COMMUNITY PRESERVATION AREAS

Community-based plans that promote mixed-use, walkable places have been successful in Dale, St. Helena Island, Lady's Island, and Seabrook in building on local character and promoting growth in proximity to existing settlements. Additional areas of the County could be considered for this type of community-based planning so that a clearer vision is established for critical areas of the County where detailed planning has not yet occurred.



## 7. EXPAND GROWTH MANAGEMENT POLICIES

Some fast-growing jurisdictions in other places around the country have placed annual limits on growth and/or restricted where growth can occur, tying growth to an important metric such as maintaining jobs to housing balance based on their desire to retain a particular character and quality of life. This could be considered as a way to protect adjacent counties or municipalities from sprawling development and to time development with the availability of infrastructure and services.



## 8. INTEGRATE THE GREENPRINT PLAN

The Greenprint Plan is the open space plan for Beaufort County. It promotes environmental health and cultural landscape preservation by protecting Beaufort County's open space for the betterment of its ecology, economy and quality of life.

The 2020 Greenprint Plan was developed in tandem with this Comprehensive Plan, presenting a unique opportunity to coordinate the plans' processes and recommendations for accommodating environmental hazards associated with sea levels and increased flooding, guiding development to places where it will work best with the natural environment, protecting environmentally and culturally precious areas of the County, and reinforcing the community vision for the Comprehensive Plan to establish balance and harmony between the built and natural environments.

The Greenprint Plan informs the Comprehensive Plan by:

- Clearly showing how future growth and the natural environment can coexist.
- Becoming a tool for the County to evaluate development proposals based on open space criteria.
- Enabling landowners, developers, and builders to be better informed about how various areas of the county are prioritized for growth and preservation.
- Influencing how and where transportation, housing, future land uses, economic development, and public facilities are located.

- Becoming the starting point for more criteria, prioritization, policies, and programs that encourage land preservation and bolster economic benefits of owning and developing land.

A Composite Priority Land Map was generated by weighting the environmental criteria of the Greenprint Composite Priority Land model.

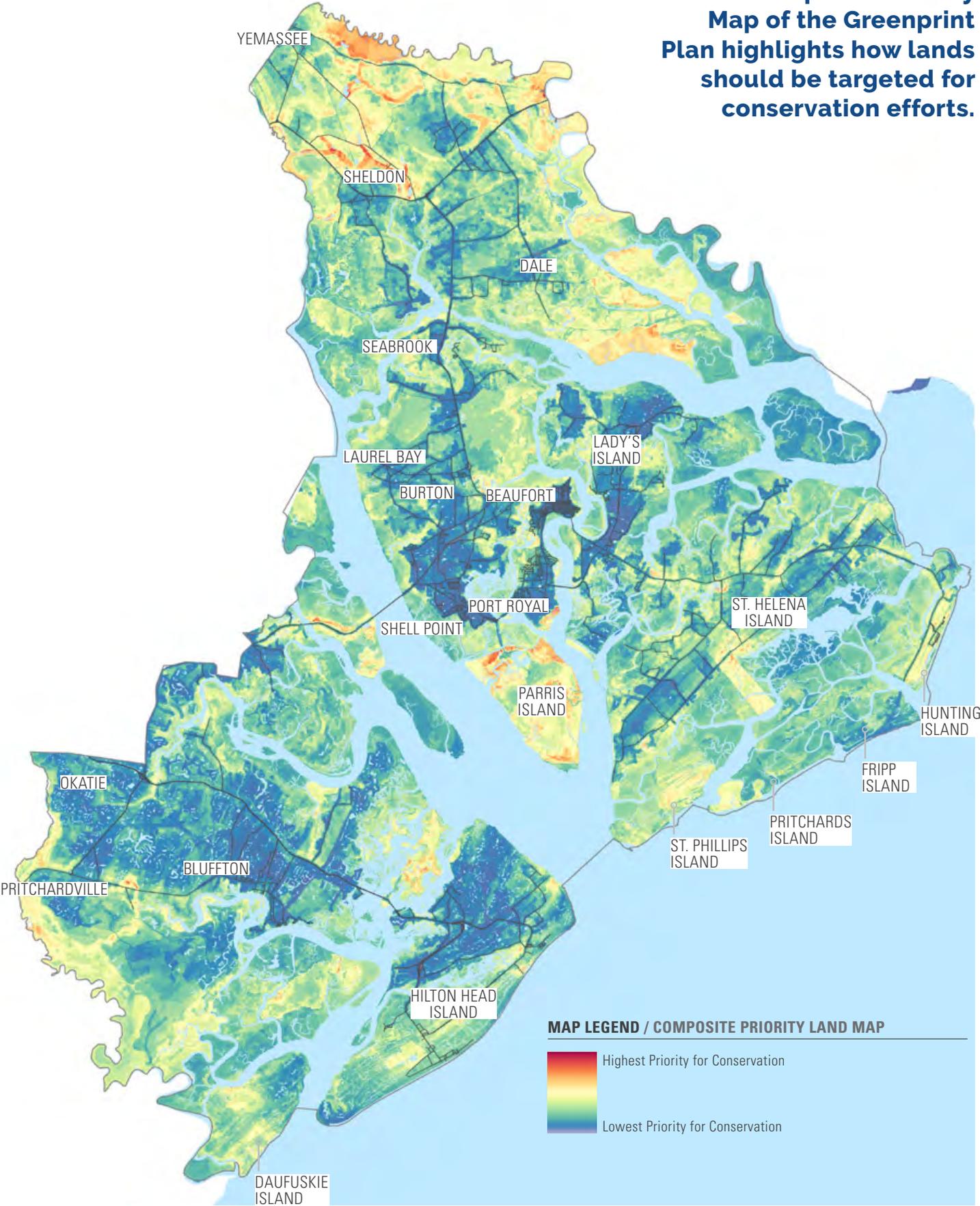
The Greenprint Overlay Map reflects the open space values of Beaufort County residents and can be a powerful tool to guide Future Land Use, growth management planning, and the development of strategies, policies, plans, and overlays that define appropriate development types, densities, and standards within and adjacent to the priority areas.

By refining conservation and development approaches based on the Greenprint Overlay Map, Beaufort County can ensure its future growth is strategic, meeting the demands of population growth while protecting the natural environment that is key to the County's identity and sense of place.



Refer to Section 4.1 of the Greenprint Plan for more information about the prioritization model and mapping criteria.

**The Composite Priority Map of the Greenprint Plan highlights how lands should be targeted for conservation efforts.**



# CROSS WALK TO COMPREHENSIVE PLAN: GREENPRINT OVERLAY MAP

The Greenprint Overlay is derived from the Greenprint Plan’s prioritization mapping model. Because the model was informed by GIS data and community input, the Greenprint Overlay Map reflects the open space values of Beaufort County residents and can be a powerful tool to guide Future Land Use, growth management planning and the development of strategies, policies, plans and overlays that define appropriate development types, densities and standards within and adjacent to the priority areas.

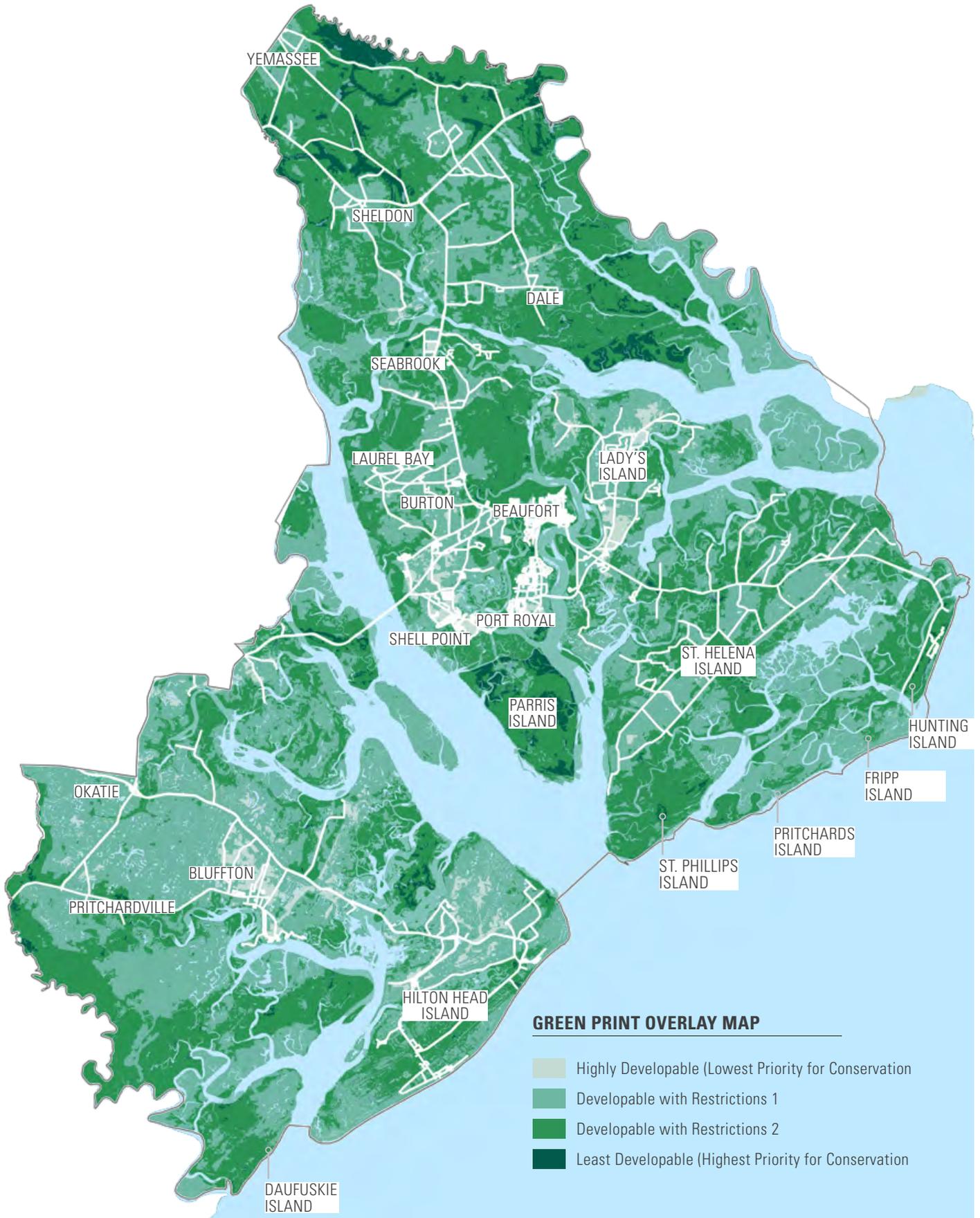
The Greenprint Overlay Map is a consolidation of the environmental priorities, divided into four zones based on the Greenprint Composite Priority Land Map. The four zones represent different levels of environmental priority along with different levels of need for protection and conservation.

The darkest green zones representing areas most in need of protection and the lightest green zones represent areas with the least priority for protection and the most suitable for development.

This four-tiered overlay informs how new development should be positioned, where conservation-oriented development standards should be applied, and where focused conservation efforts should be prioritized.

Future land use planning should utilize the four tiered overlay when determining where and how to develop. It should also inform the creation of specific codes and overlays that will guide development as described in the table below.

<p><b>Highly Developable</b></p>	<p>Lands that are the lowest priority for preservation, generally upland, and away from flooding associated issues.</p>	<p>Lands within these areas can and should support high levels of development intensity to support growth, employment and affordable housing goals.</p>
<p><b>Developable with Restrictions 1</b></p>	<p>Lands located close to or within lower level priority preservation environments</p>	<p>Lands within these areas can but with additional Low Impact Development (LID) standards and buffers to limit the impact to the critical environments they are adjacent to.</p>
<p><b>Developable with Restrictions 2</b></p>	<p>Lands located close to or within higher priority preservation environments and closer to highest priority preservation environments</p>	<p>Lands within these areas should only support limited development at low levels of intensity, conservation based development and the highest levels of Low Impact Design (LID) and sustainable development practices</p>
<p><b>Least Developable</b></p>	<p>Lands within highest priority preservation environments</p>	<p>Lands within these areas should only be preserved and not be developed</p>



Source: Beaufort County, Design Workshop

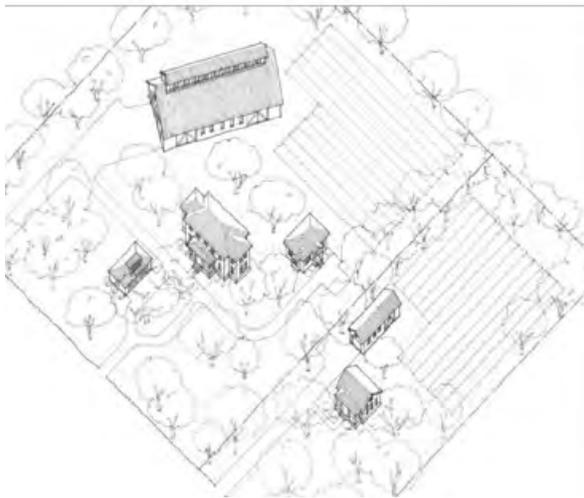
# COUNTY ZONING IS BASED ON A RURAL-TO-URBAN TRANSECT



**T1 Natural**



**T3 Edge &  
T3 Hamlet Neighborhood**



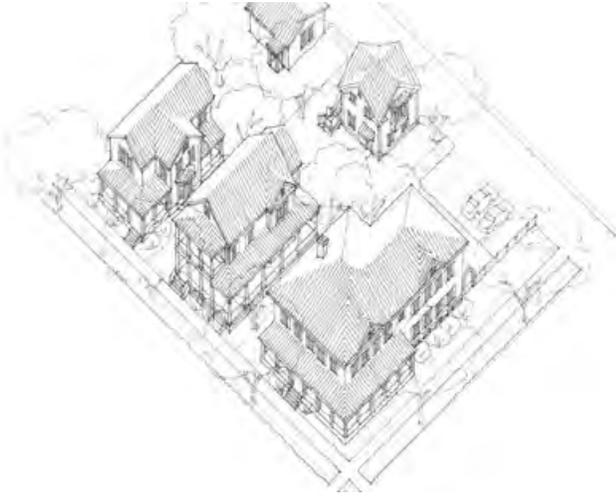
**T2 Rural, Rural  
Neighborhood, Open &  
Rural Center Zoning**



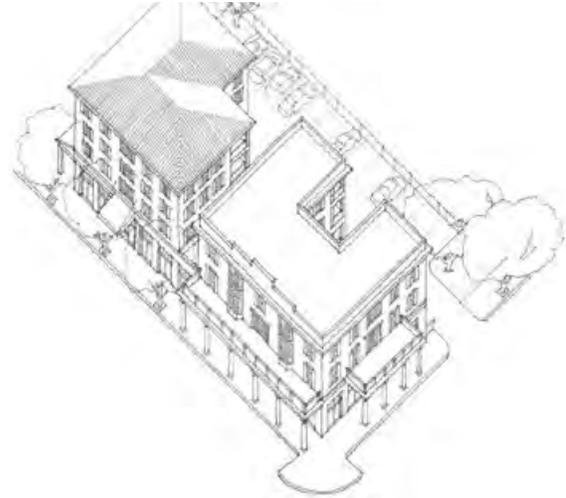
**T3 Neighborhood Zoning**

## RURAL

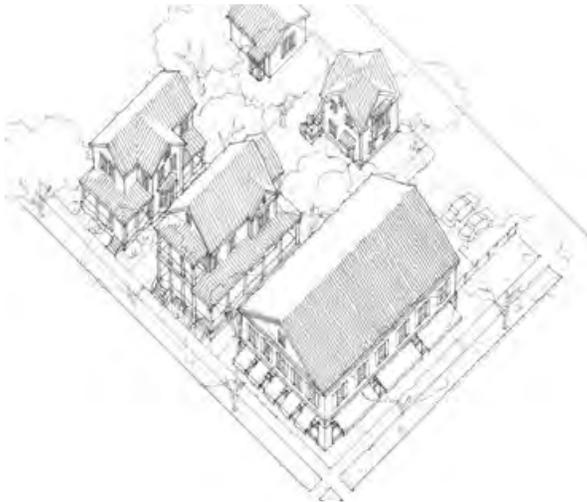
**Existing Transect Based Zoning can be further refined to better harmonize with the four-tiered Greenprint Overlay system to ensure balance and harmony with the natural environment.**



**T4 Hamlet Center**



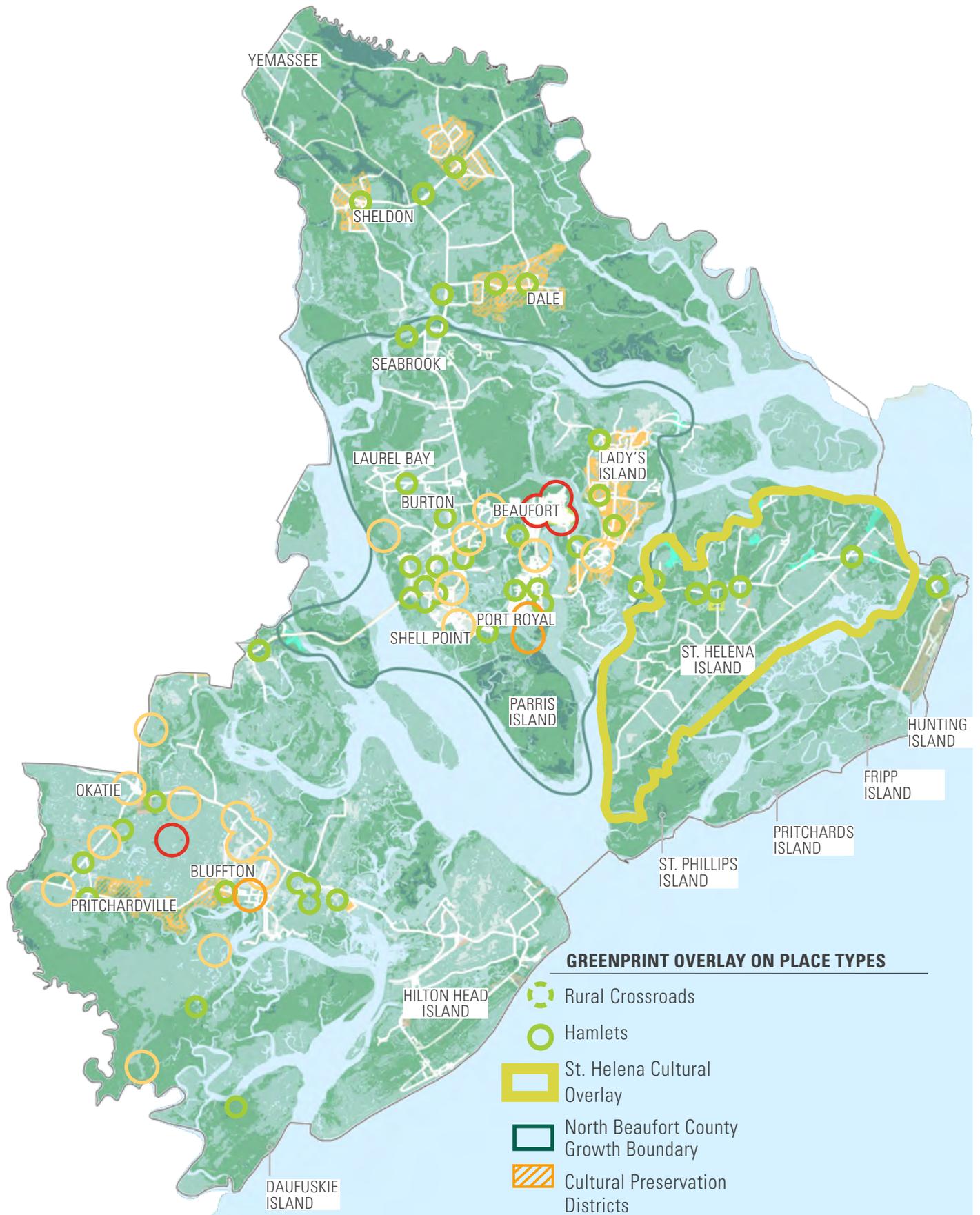
**T5 Urban Center (in municipalities only)**



**T4 Neighborhood Center,  
Village Center &  
Mixed Use Zoning**

County and Municipal Zoning Codes include the use of Transect Based Zoning, Place Types, and a Uniform Development Ordinance to define the nature and character of land use and development. These tools help retain the County's sense of place and character and ensure best practices in community and neighborhood development.

**URBAN**



# STRATEGIES AND ACTIONS

## **R** **BE 1. CHANNEL NEW GROWTH INTO MUNICIPALITIES, EXISTING DEVELOPMENTS, AND PUDS THAT HAVE CAPACITY TO GROW, IN ORDER LIMIT GREENFIELD DEVELOPMENT AND PRESERVE ENVIRONMENTALLY SENSITIVE LANDS.**

- Promote Infill Development and Redevelopment within the municipalities and in immediately adjoining areas in order to limit greenfield development. Make PUDs and subdivisions that are only partially developed a priority.
- Continue active engagement with the municipalities and neighboring counties on regional cooperation and planning. Use the Southern Lowcountry Regional Board (SOLOCO) and the Northern Beaufort County Regional Plan Implementation Committee to promote this cooperation.
- Revise the growth boundaries on Lady’s Island to reflect the recommendations of the Lady’s Island Plan 2018. Work with the City of Beaufort and Town of Port Royal to revise the growth boundaries on Port Royal Island to reflect the emphasis on infill and redevelopment.
- Work with all local governments in and adjacent to the County, to establish growth boundaries.
- Maintain and enhance rural land use policies for areas outside of growth boundaries.

### **BE1. ACTIONS**

**BE 1.1.** Regularly inventory platted vacant lots in existing PUDs and subdivisions, and create an inventory of lots ideal for infill development.

**BE 1.2.** Formalize a regional planning program between Beaufort County, Jasper County, and the City of Hardeeville that recognizes the mutual benefit of coordinated planning along jurisdictional boundaries.

**BE 1.3.** Develop a SC 170 Area Plan in conjunction with the City of Hardeeville and Jasper County that defines a growth framework for the corridor and addresses issues of joint concern such as transportation and environmental protection.

**BE 1.4.** Work with the Town of Yemassee to develop a consistent growth management strategy for the area of the County north of US 17. The strategy should include a mutually agreed upon growth boundary.

## **R** **BE 2. ALLOW GROWTH TO MIRROR RECOMMENDATIONS OF GREENPRINT PLAN PRIORITY MAPPING (NO DEVELOPMENT, LOW IMPACT DEVELOPMENT, PRESERVING MOST CRITICAL PROPERTIES, ETC.).**

- Use the Greenprint overlay that designates areas of environmental importance, such as the floodplain, to craft development standards that protect the natural environment and use to review all development and land use proposals.
- Use regulatory tools such as rural zoning, open space set-aside requirements, buffers and natural resource protection standards, as the primary tools to protect areas of environmental importance. Use land purchase and the purchase of conservation easements for the most critical properties.

**P** **BE 3. CREATE POLICIES THAT ARE COMPATIBLE WITH THE LOCATION, CULTURE, AND ACCESSIBILITY OF AREAS TARGETED FOR GROWTH.**

- Use Place Type Overlay to identify areas of the County where walkable urbanism is appropriate. Scale Place Types appropriately based on their location within the County, from most urban to most rural. The urban to rural hierarchy shall be city, town, village, hamlet, and rural crossroads.
- Create community or small area plans for areas of the County that do not have one, such as St. Helena Island, Sheldon, and Dale, using a community-based process to promote and ensure access to basic services, parks, economic opportunities and affordable housing.
- Prepare a mixed-use development plan, using a community-based process, to support walkable and “bus transit-ready” development patterns along major roads such as US 278, Bluffton Parkway, and the Okatie Highway to reduce traffic over time.

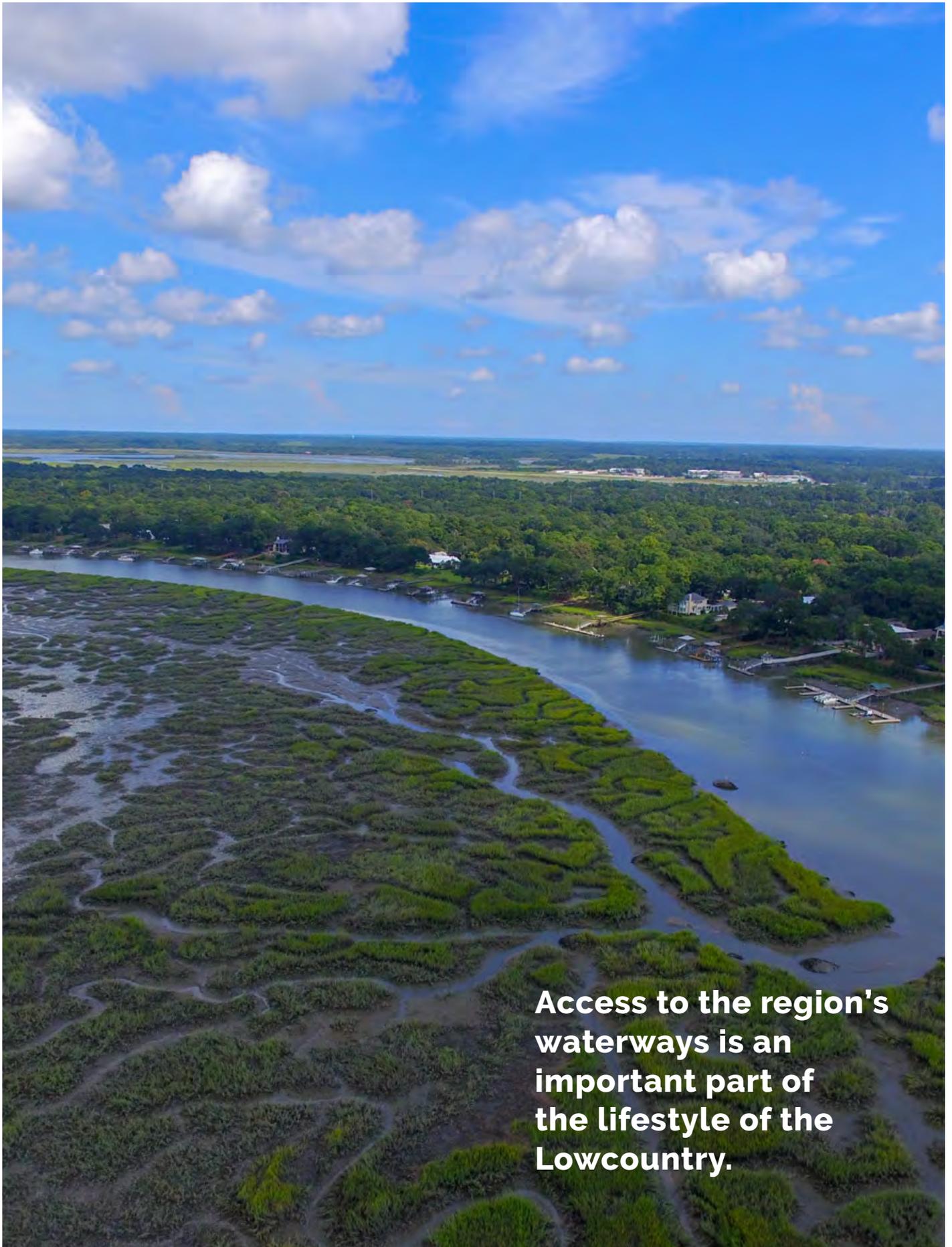
**R** **BE 4. ENSURE THAT COUNTY LAND USE REGULATIONS AND POLICIES CREATE RESILIENT, EQUITABLE COMMUNITIES WITH A SENSE OF PLACE REFLECTIVE OF THE COUNTY’S UNIQUE CHARACTER.**

- When adopting new land use policies or regulations, consider the impact, including unintended consequences, on low-income and minority communities. Periodically review existing policies.
- Continue the ban on new PUDs.

**BE3 ACTIONS**

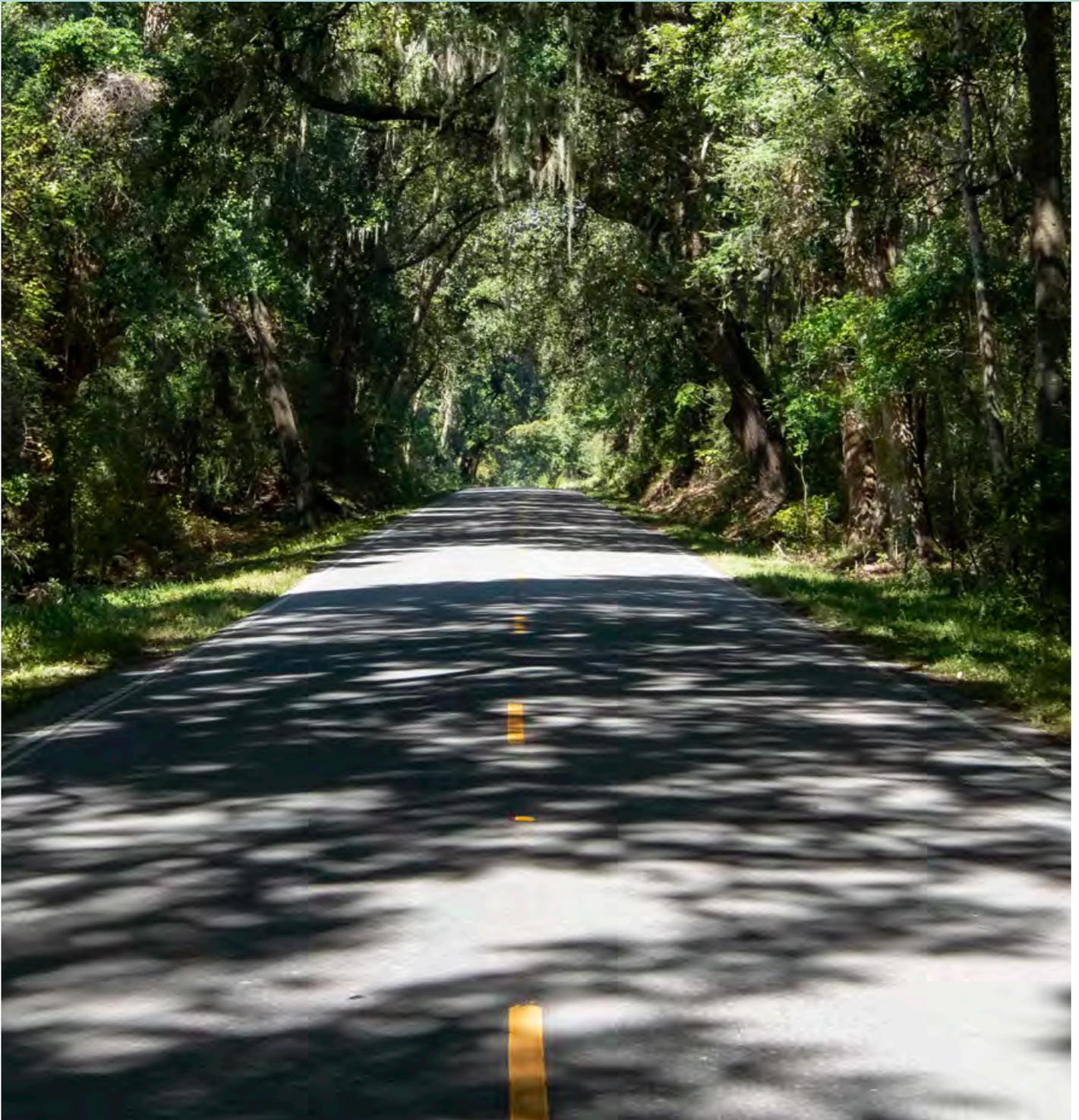
**BE 3.1.** Reevaluate the effectiveness of existing place-making implementation tools such as the Place Type Overlay District in the Community Development Code, and make revisions as necessary.

**BE 3.2.** Initiate a prototype community- based Place Type implementation plan that involves property owners, business owners, and other stakeholders to serve as a vision for other areas of the county where walkable urbanism is appropriate.



**Access to the region's waterways is an important part of the lifestyle of the Lowcountry.**

*Photo source: Design Workshop*



Scenic roadway with tree canopy in Beaufort County

*Photo source: Design*

# FOCUSED PLANNING AREAS

**A county comprising diverse, connected neighborhoods with equitable access to services and amenities where residents have a strong voice in their future.**

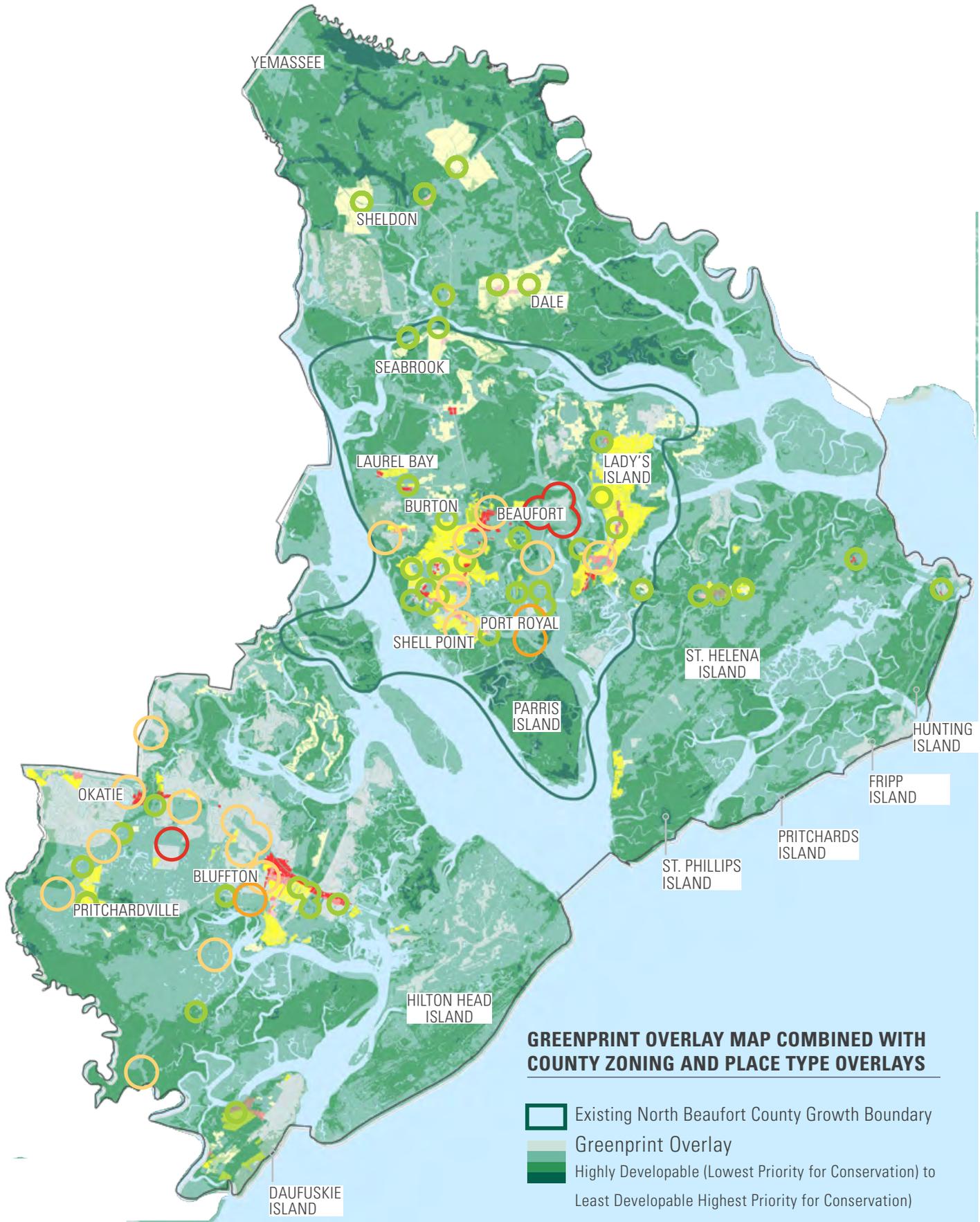


## PRINCIPLES

- 1** We value our rural heritage and our unique and complex natural environment as a source of life, recreation, economy, culture, and sense of place.
- 2** We believe in allowing local communities to determine their vision and to define their growth.
- 3** We believe development should be done in balance with preserving our natural systems.
- 4** We understand our economy and lifestyle depend upon the diversity of the places and cultures that make up our County.
- 5** We believe that all areas of the County deserve access to infrastructure, community services, mobility, and economic prosperity, regardless of where they are located.



Refer to the County Atlas, Greenprint, Action Playbook, and other supporting documents with more information.



## CONTEXT

Beaufort County has many unique places with different characters, history, cultures, and landscapes. In recognition of this, the County created Place Type Overlay (PTO) Zone Standards within its Community Development Code.

The PTO Zone is intended to create and reinforce walkable, urban environments with a mix of housing, civic, retail, and service choices. The PTO is made up of three place types:

- Rural Crossroads Place Type. 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 or the natural environment as one moves away from the intersection. Historic examples of rural crossroads include Pritchardville and the Corners Community on St. Helena Island.
- Hamlet Place Type. 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 distance a person would walk in five minutes, generally a quarter-mile). The main street and surrounding residential fabric transitions quickly into agricultural uses or the natural environment. A historic example of a hamlet includes the original settlement of Bluffton along Calhoun Street. The community of Habersham began as a hamlet.
- Village Place Type. 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 neighborhoods. Habersham is a good example of a hamlet that is evolving into a village.

Defining Beaufort County's future growth with the use of Place Types, the Greenprint Overlay Map, and transect zoning, will help achieve the community's vision of achieving balance between the built and natural environment, as well as:

- Improve the built environment and human habitat.
- Promote development patterns that support safe, effective, and multi-modal transportation options, including auto, pedestrian, bicycle, and 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 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 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.

The Focal Area Plans that follow recognize the value of Place Types and promote their use across the County.

# FUTURE LAND USE: MULTIMODAL PLACE TYPES

The use of bus transit is growing in Beaufort County and presents an important opportunity for the future. By linking municipalities, Place Types, and areas of concentrated growth, employment, or attraction, transit can help alleviate traffic along the County’s major roads, enable workers to equitably access job opportunities, and provide tourists transportation choices while visiting the County. Palmetto Breeze has been actively integrating new ideas, such as the Hilton Head Trolley, to best fit transit to users. Place Types might also be developed in areas where water transit is or may become available.

## GREENPRINT OVERLAY MAP AND TRANSIT

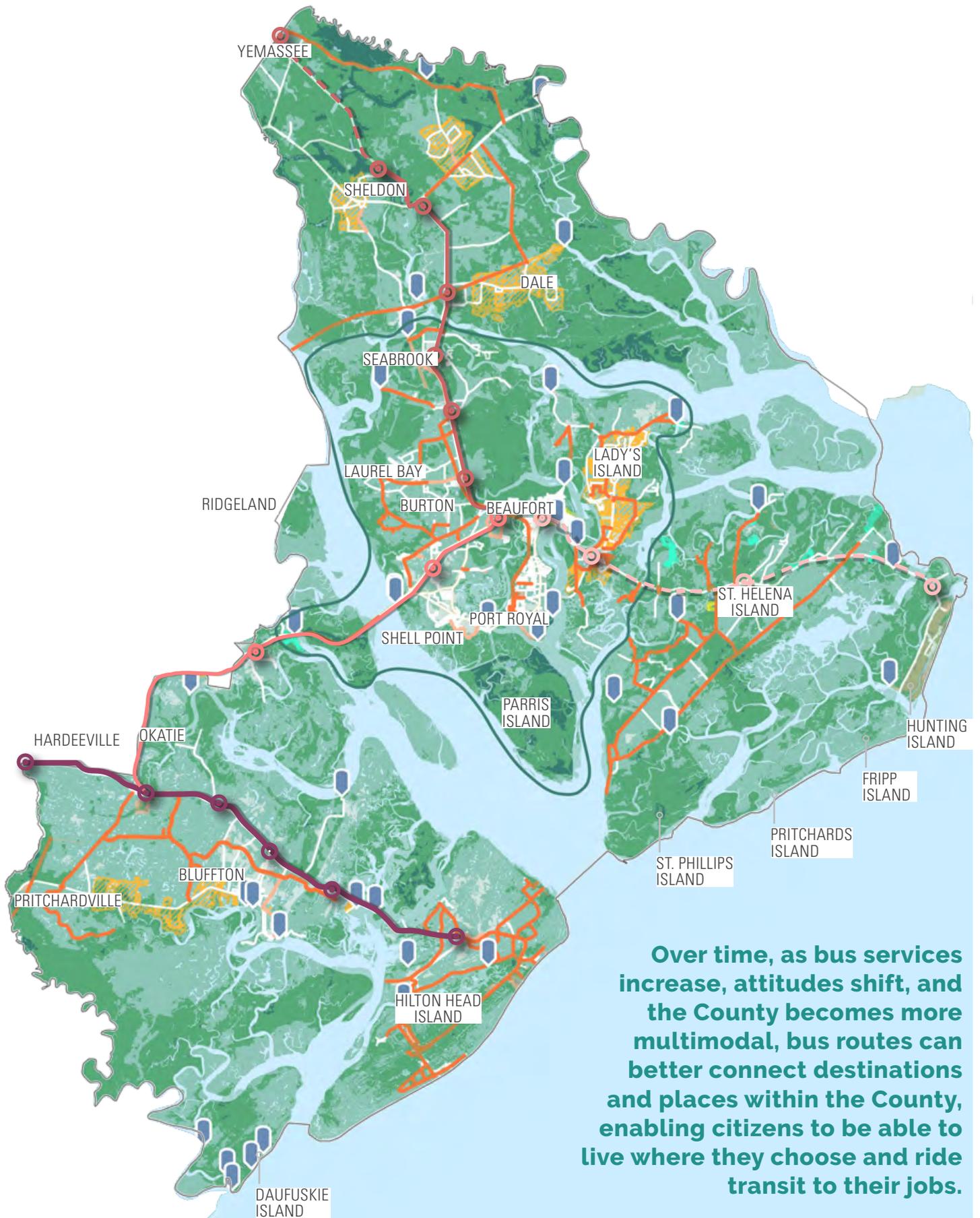
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-  Existing North Beaufort County Growth Boundary
-  Greenprint Overlay
-  Highly Developable (Lowest Priority for Conservation) to Least Developable Highest Priority for Conservation
-  Public Water Access
-  Trails
-  County Bike-Ped Task Force: Proposed Paths
-  Palmetto Breeze Route

## POTENTIAL FUTURE TRANSIT

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-  Potential BRT Corridor
-  Potential Bus Commuter Line (Dashed to Rural Nodes)
-  Potential Bus Commuter Line (Dashed to Rural Nodes)
-  Potential Bus Commuter Line
-  Potential Bus Stops with 1500ft walking radius

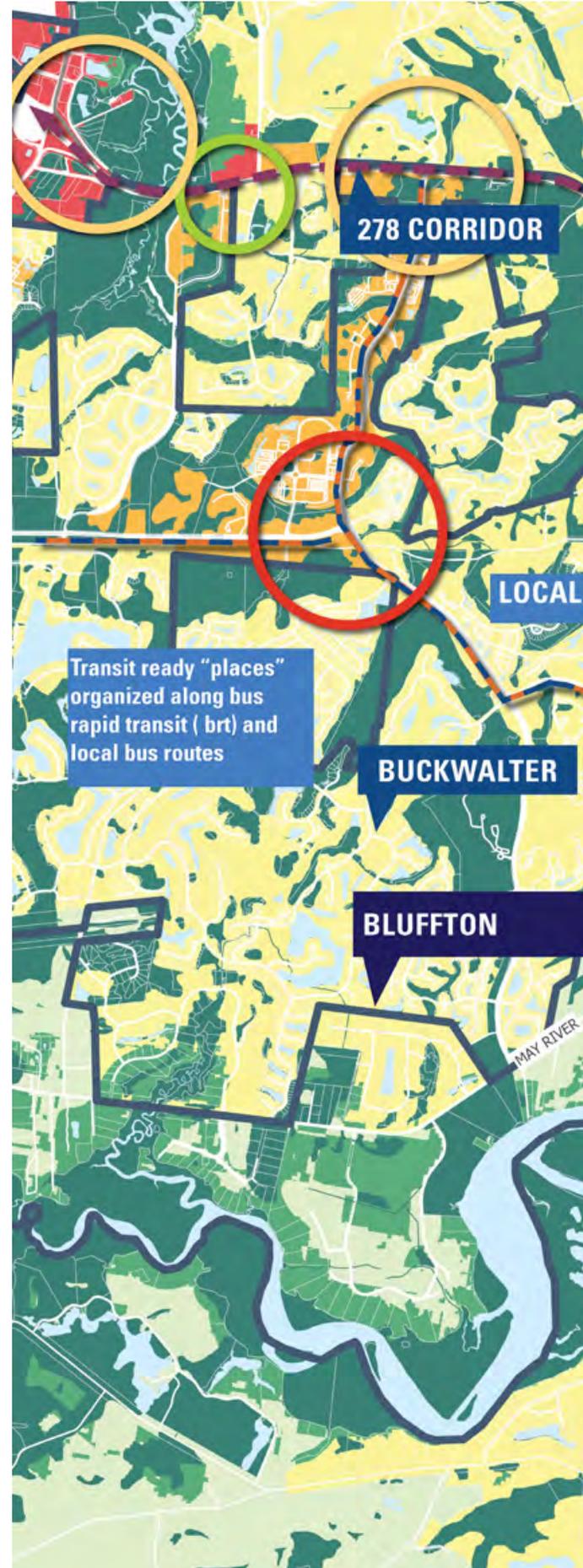


**Over time, as bus services increase, attitudes shift, and the County becomes more multimodal, bus routes can better connect destinations and places within the County, enabling citizens to be able to live where they choose and ride transit to their jobs.**

# US 278 CORRIDOR

As the numbers of residents and commuters increase in southern Beaufort County, traffic pressure continues to grow along the US 278 Corridor. Compounded with heavy tourist traffic and the growth of Hardeeville and Jasper County, congestion will continue to build and affect quality of life and the tourism industry in the area.

Establishing Fixed-Route Transit and planning for transit-ready nodes that support mixed-use development are possible solutions to this challenge. By guiding growth to transit-ready nodes, the County and its municipalities can attain affordable housing goals while promoting internal trip capture and developing a higher quality gateway through southern Beaufort County.



## BASE MAP LEGEND

### Greenprint Overlay

Highest Priority for Conservation: Developable with Restrictions 2 (light green) and Least Developable (dark green, including Marshes, Wetlands and Preserved Lands)

Historic Districts

Fishing Villages

Palmetto Breeze Route

### Place Type Overlays

Rural Crossroads

Hamlets

Villages

Towns

Cities

Proposed Trolley Route

Proposed Bus Route

### Future Land Use

Rural

Rural Community

Neighborhood/Mixed-Use

Urban/Mixed-Use

Community Commercial

Regional Commercial

Core Commercial

Light Industrial

Military



**BRT CORRIDOR**

COLLETON RIVER

SAWMILL CREEK

SIMMONSVILLE

**278 CORRIDOR**

SOETHE

BLUFFTON

BURNT CHURCH

Connect "Places"  
with Bike Trails  
and Bike Lanes

**BRIGHTON  
BEACH**

ALJOY

MAY RIVER





## SC 170 CORRIDOR

The SC 170 Corridor is an important part of the image and character of the County. Concerns about signage, sprawling development, traffic management, and the loss of rural lands is of concern to the residents that use this road for their primary access.

Cooperation between Beaufort County, Hardeeville, and Jasper County are key components of a shared community vision for this corridor. The corridor should have jointly planned policies and standards related to design, land use, placemaking, landscape, environmental buffers, and signage. It is also important to establish agreements on the limits of urbanization and growth in Hardeeville and Jasper County.

Establishing Place Types that coincide with major intersections, consistent buffers of native vegetation, joint review of proposed plans along the corridor, and agreement on access management standards will lead to a corridor with walkable mixed-use nodes at intervals, natural buffers between the road and development, compatible land uses across jurisdictions, and safer, better managed traffic.

### JOINT 170 CORRIDOR PLANNING STANDARDS:

- Continuous access management standards.
- Multipurpose trail both sides.
- 50' tree and landscape protection buffer both sides.
- 35 mph posted speed limit.
- Landscaped center median.
- Signalized intersections and crosswalks at major intersections.
- Beaufort County's "Place Type" standards applied at regular intervals to create nodal development patterns.
- Coordinated development standards.
- Coordinated open space linkages.
- Coordinated streetscape standards.
- Coordinated billboard signage standards.

### BASE MAP LEGEND

<b>Greenprint Overlay</b>		
	Highest Priority for Conservation: Developable with Restrictions 2 (light green)	
	and Least Developable (dark green, including Marshes, Wetlands and Preserved Lands)	
	Historic Districts	
	Fishing Villages	
	Palmetto Breeze Route	
<b>Place Type Overlays</b>		
	Rural Crossroads	 Towns
	Hamlets	 Cities
	Villages	 Proposed Trolley Route
		 Proposed Bus Route
		 Proposed Urban Growth Boundary
<b>Future Land Use</b>		
	Rural	 Regional Commercial
	Rural Community	 Core Commercial
	Neighborhood/Mixed- Use	 Light Industrial
	Urban/Mixed-Use	 Military
	Community Commercial	

# BEAUFORT & PORT ROYAL

The adoption of the 2020 Beaufort County Comprehensive Plan in concert with the Port Royal Comprehensive Plan provided an opportunity to establish shared planning principles.

Within the Beaufort & Port Royal Focal Area, emphasis should be placed on redesigning roads to be safer, multimodal, and human-scaled. Additionally, plans for a Palmetto Breeze trolley service between Port Royal and Downtown Beaufort will be an asset to mobility and sense of place, and should be prioritized.

Growth management west of Port Royal should be informed by Place Types influenced by the Greenprint Overlay Map, existing transportation network, and potential of a trolley service. A new Town Place Type along Parris Island Gateway will add a walkable destination and place to live, establishing a sense of place and identity for this portion of the County.

Joint planning and cooperation, an annexation strategy, and shared development and infrastructure service standards are key to the execution of the Port Royal and Beaufort County plans.

## BASE MAP LEGEND

### Greenprint Overlay

 Highest Priority for Conservation: Developable with Restrictions 2 (light green) and Least Developable (dark green, including Marshes, Wetlands and Preserved Lands)

 Historic Districts

 Fishing Villages

 Palmetto Breeze Route

### Place Type Overlays

 Rural Crossroads

 Hamlets

 Villages

 Towns

 Cities

 Proposed Trolley Route

 Proposed Bus Route

### Future Land Use

 Rural

 Rural Community

 Neighborhood/Mixed- Use

 Urban/Mixed-Use

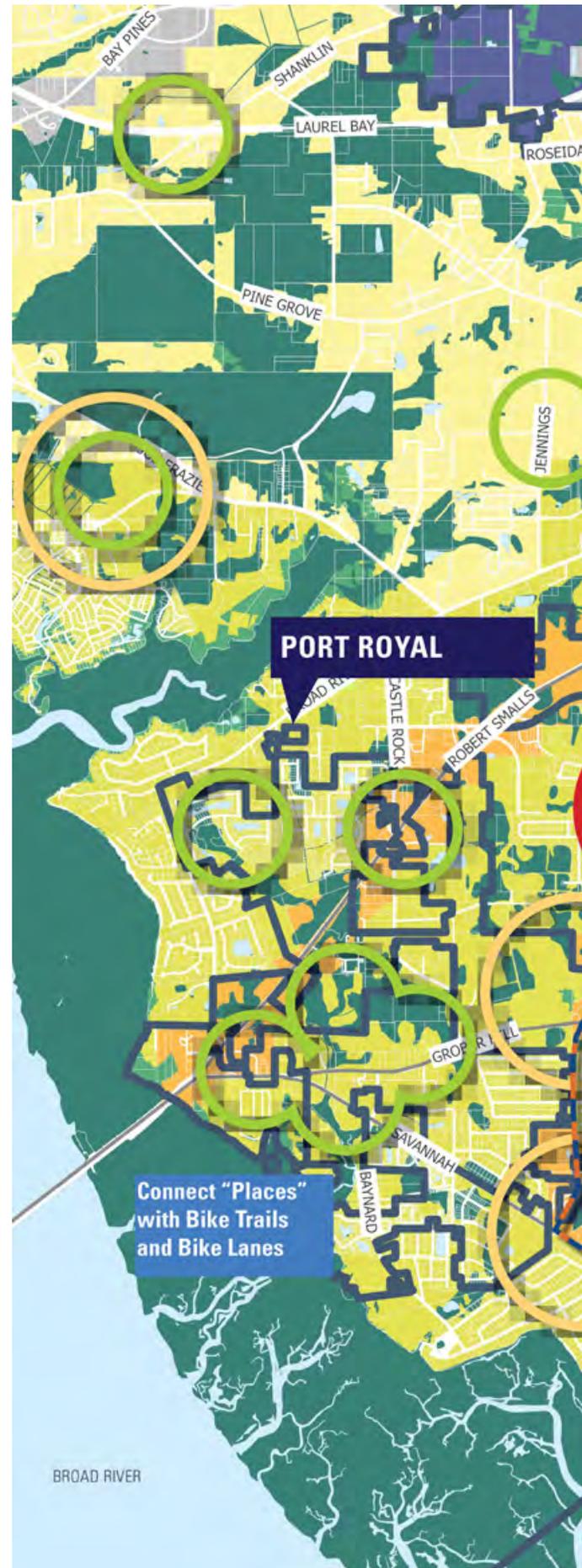
 Community Commercial

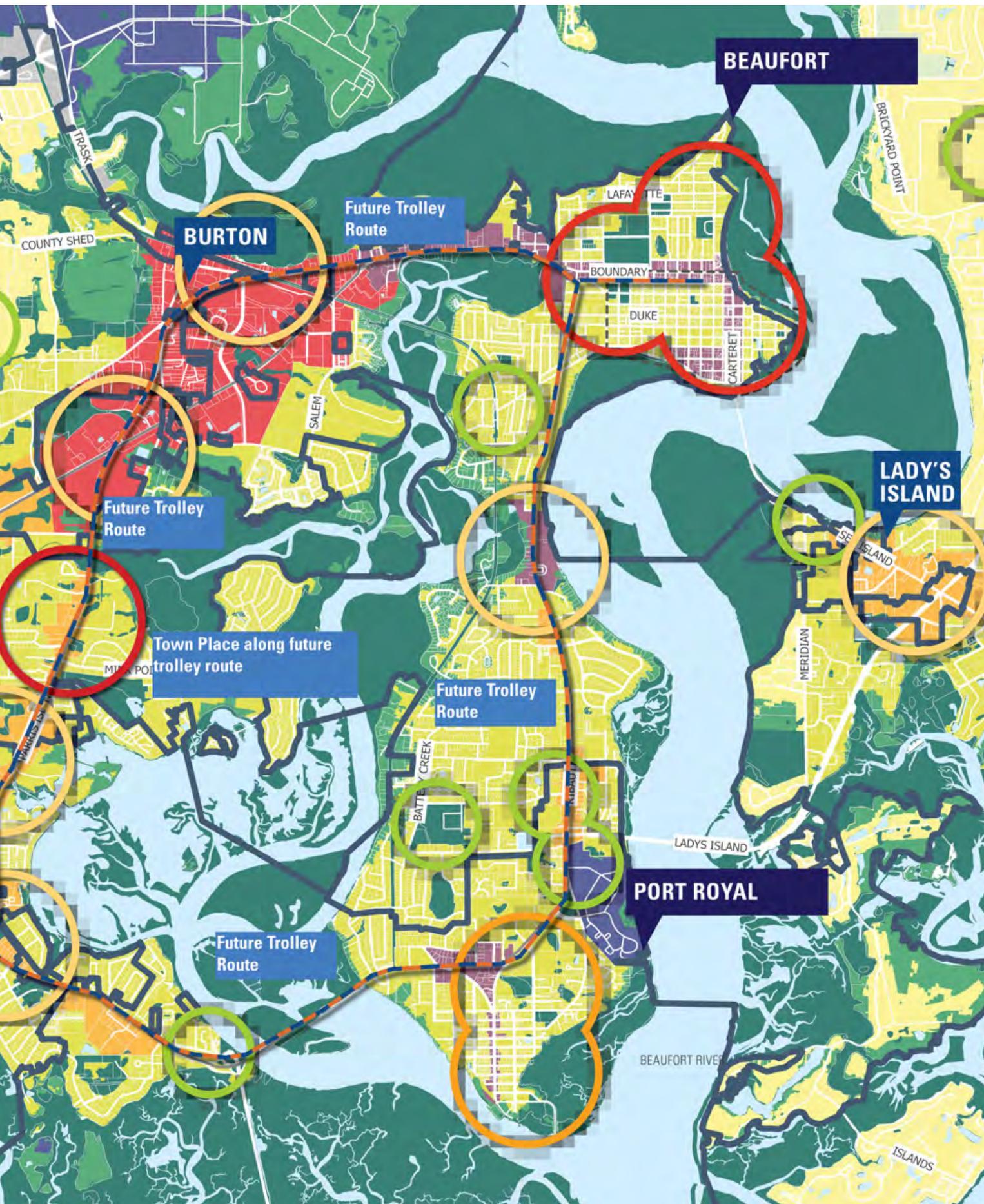
 Regional Commercial

 Core Commercial

 Light Industrial

 Military









# LADY'S ISLAND

The “Lady’s Island Plan 2018” was adopted in April 2019. The plan was a collaborative effort between Beaufort County, the City of Beaufort, the Town of Port Royal, multiple community organizations, and local residents. The plan was prepared in response to the dramatic growth Lady’s Island has experienced over the last two decades, resulting in traffic congestion, threats to natural resources, and a loss of local character. The plan, adopted by both the County and the City of Beaufort, is especially important given that a good deal of land on Lady’s Island, particularly within the Island’s main commercial corridor, is in the City of Beaufort’s jurisdiction

Success is dependent on commitment and coordinated implementation between the County and the City of Beaufort, particularly for a master planning effort for the Village Center area to leverage the public improvements proposed for Sea Island Parkway.

## The Lady’s Island Plan sets out four common goals that are developed into several planning themes:

- Manage growth
- Create a Walkable Lady’s Island Center
- Strengthen Neighborhoods
- Manage Traffic Congestion
- Improve the Bicycle and Pedestrian System
- Require Adequate Public Infrastructure
- Improve Transparency in Decision Making

### BASE MAP LEGEND

**Greenprint Overlay**

- Highest Priority for Conservation: Developable with Restrictions 2 (light green) and Least Developable (dark green, including Marshes and Wetlands)

⊞ Historic Districts

▭ Fishing Villages

— Palmetto Breeze Route

**Place Type Overlays**

- ⊞ Rural Crossroads
- ⊞ Hamlets
- ⊞ Villages
- ⊞ Towns
- ⊞ Cities
- Proposed Trolley Route
- Proposed Bus Route
- ⋯ Existing Northern County Growth Boundary

**Future Land Use**

- Rural
- Rural Community
- Neighborhood/Mixed- Use
- Urban/Mixed-Use
- Community Commercial
- Regional Commercial
- Core Commercial
- Light Industrial
- Military

# ST. HELENA ISLAND

St. Helena Island is one of Beaufort County’s greatest cultural and environmental assets and the people who live there want to ensure it remains that way. Planning for St. Helena must be a community-based process in order to protect the area’s unique Gullah / Geechee culture. Plans and programs must be developed carefully and thoughtfully so that the island way of life is maintained, while improving health, safety, and economic outcomes by ensuring the equitable delivery of community services.

Place Types have already been established, coinciding with logical places on the Island where people can gather, shop, eat, and recreate. Rural zoning also limits the nature, density, and type of development that can be considered. The Greenprint Overlay Map also supports the locations of the Place Types as well as the need to protect the natural environment and rural character. Opportunities do exist, so long as they are desired by the community, to better connect St. Helena with bike lanes, trails, greenways, water access points, and better bus service.

## BASE MAP LEGEND

### Greenprint Overlay

Highest Priority for Conservation: Developable with Restrictions 2 (light green) and Least Developable (dark green, including Marshes and Wetlands)

Historic Districts

Fishing Villages

Palmetto Breeze Route

### Place Type Overlays

Rural Crossroads

Hamlets

Villages

Towns

Cities

Proposed Trolley Route

Proposed Bus Route

St. Helena Cultural Overlay

Existing Northern County Growth Boundary

### Future Land Use

Rural

Rural Community

Neighborhood/Mixed- Use

Urban/Mixed-Use

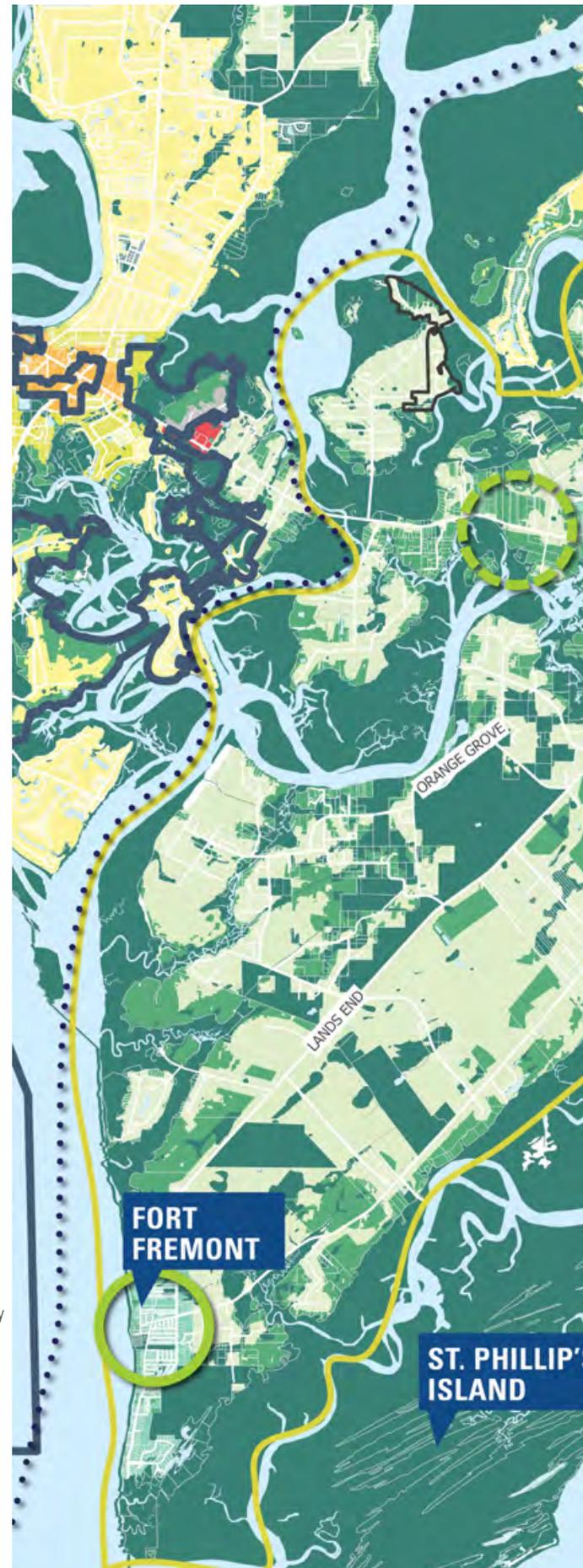
Community Commercial

Regional Commercial

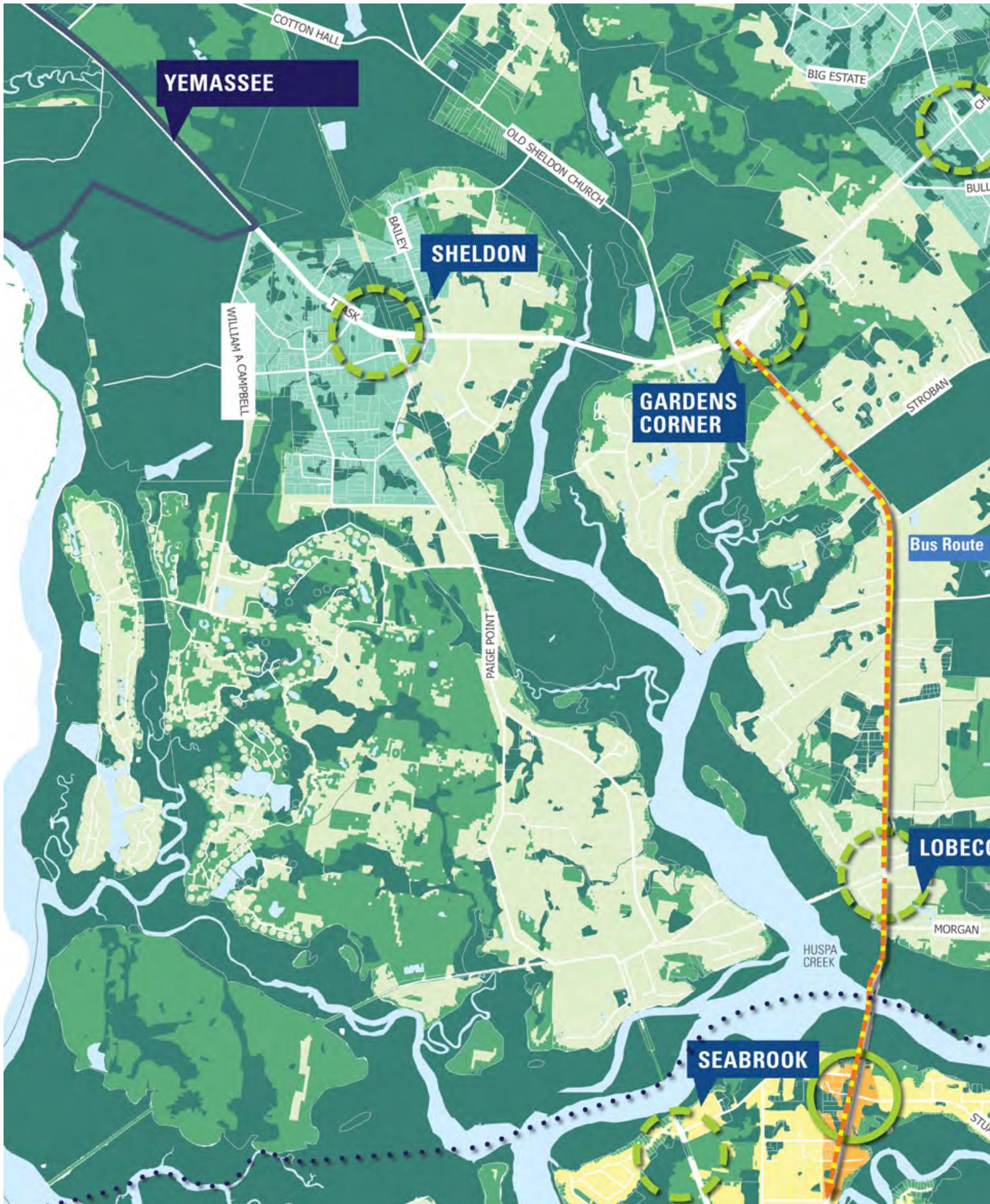
Core Commercial

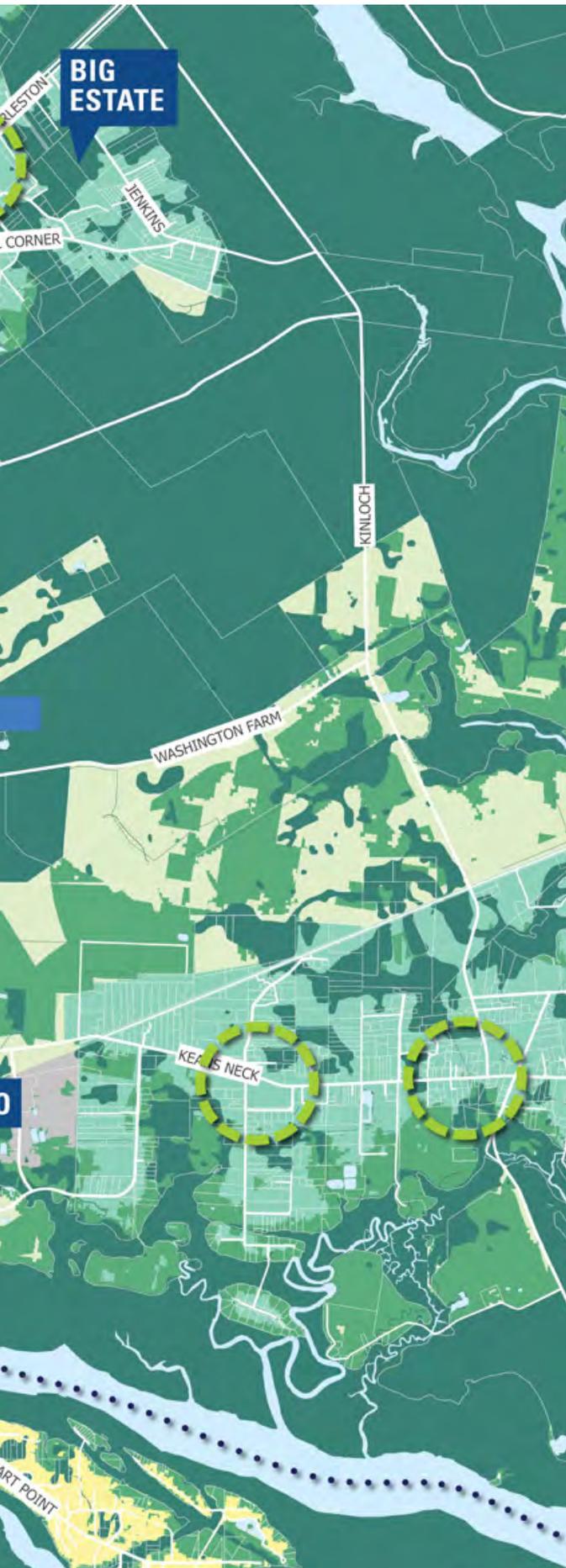
Light Industrial

Military









## SHELDON, DALE, GARDENS CORNER & LOBECO

The northern portion of Beaufort County is intentionally rural. Conservation efforts, zoning protections, sewer agreements, and growth boundaries have been put in place to protect the area from sprawling development. These efforts were taken to further the vision local residents had developed for their community’s future.

Yet, as Yemassee expands and develops, coordination between the Town and County will be essential to protecting the character and natural resources of the Sheldon and Gardens Corner area. Working with the Town to establish an urban growth boundary is an important first step in developing a successful growth management strategy for the area.

Furthermore, while the vision for Northern Beaufort County is to maintain its rural character, it should be noted that the land area that support the Place Types are also suitable for development based on the Land Suitability Analysis.

### BASE MAP LEGEND

#### Greenprint Overlay

Highest Priority for Conservation: Developable with Restrictions 2 (light green) and Least Developable (dark green, including Marshes and Wetlands)

Historic Districts

Fishing Villages

Palmetto Breeze Route

#### Place Type Overlays

Rural Crossroads

Hamlets

Villages

Towns

Cities

Proposed Trolley Route

Proposed Bus Route

Existing Northern County Growth Boundary

#### Future Land Use

Rural

Rural Community

Neighborhood/Mixed- Use

Urban/Mixed-Use

Community Commercial

Regional Commercial

Core Commercial

Light Industrial

Military

# YEMASSEE

With the recent annexations of Cotton Hall and Tomotley Plantations, it is clear that the Town of Yemassee plays an important role in the future growth of the region of the county located north of US 17.

Establishing a growth boundary and shared land use vision between Beaufort County and the Town of Yemassee are key components to a successful growth management strategy that allows the Town to grow and thrive while protecting historic properties and valuable natural resources that make up the ACE Basin. This plan proposes establishing rural crossroads along US 17 that would allow compatible commercial development to serve local residents along with visitors travelling through the region. The plan also identifies land located between Cotton Hall Road and the county line that has direct rail access and close proximity to Interstate 95. This property is well suited for industrial development.

Finally, a shared vision should include building on the region's natural and historic assets. This includes protecting the scenic qualities of Old Sheldon Church Road, improving public access to the water, protecting environmentally sensitive and historic properties in the ACE Basin.

## BASE MAP LEGEND

### Greenprint Overlay

 Highest Priority for Conservation: Developable with Restrictions 2 (light green) and Least Developable (dark green, including Marshes, Wetlands and Preserved Lands)

 Historic Districts

 Fishing Villages

 Palmetto Breeze Route

### Place Type Overlays

 Rural Crossroads

 Hamlets

 Villages

 Towns

 Cities

 Proposed Trolley Route

 Proposed Bus Route

 Proposed Urban Growth Boundary

### Future Land Use

 Rural

 Rural Community

 Neighborhood/Mixed- Use

 Urban/Mixed-Use

 Community Commercial

 Regional Commercial

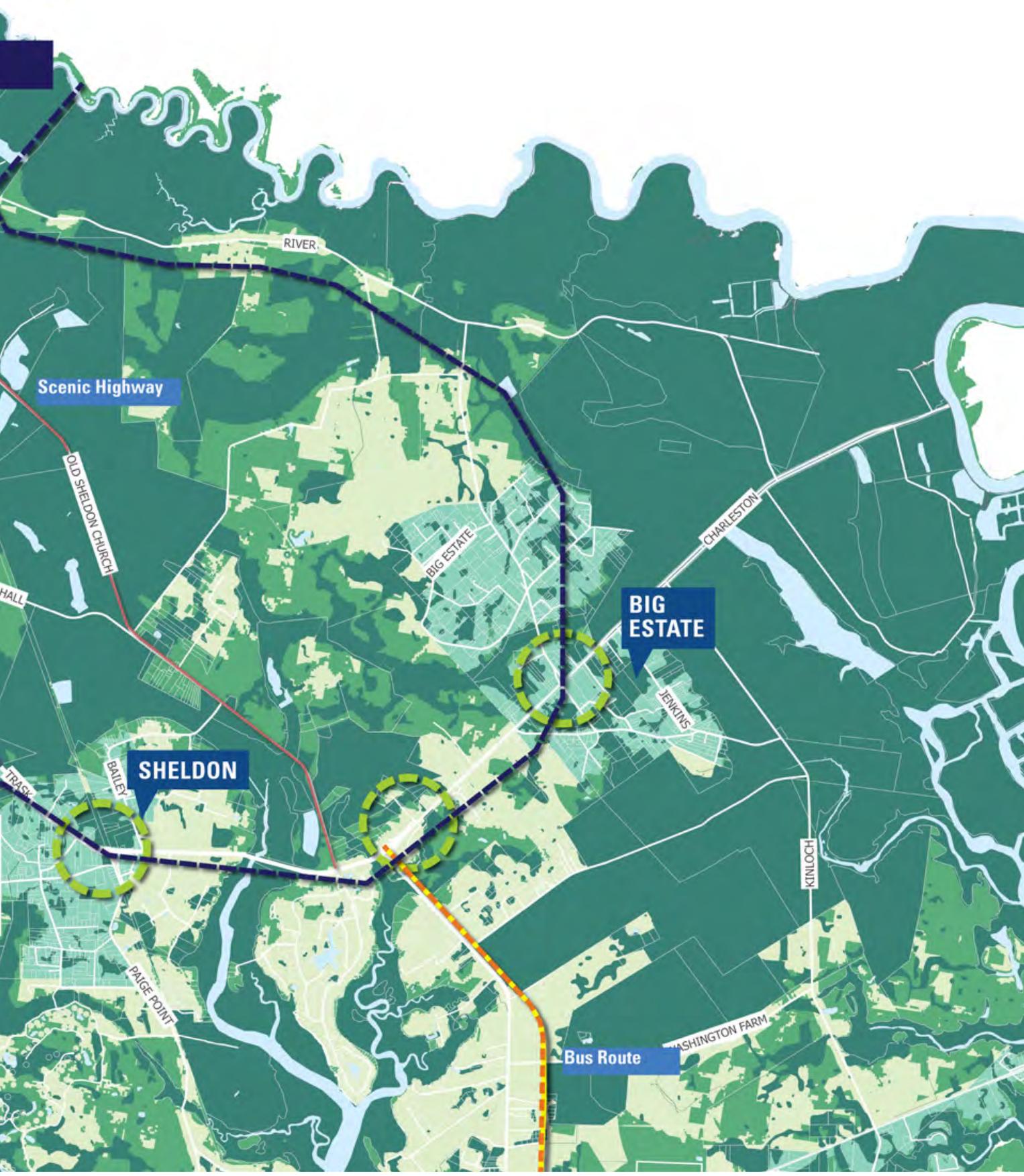
 Core Commercial

 Light Industrial

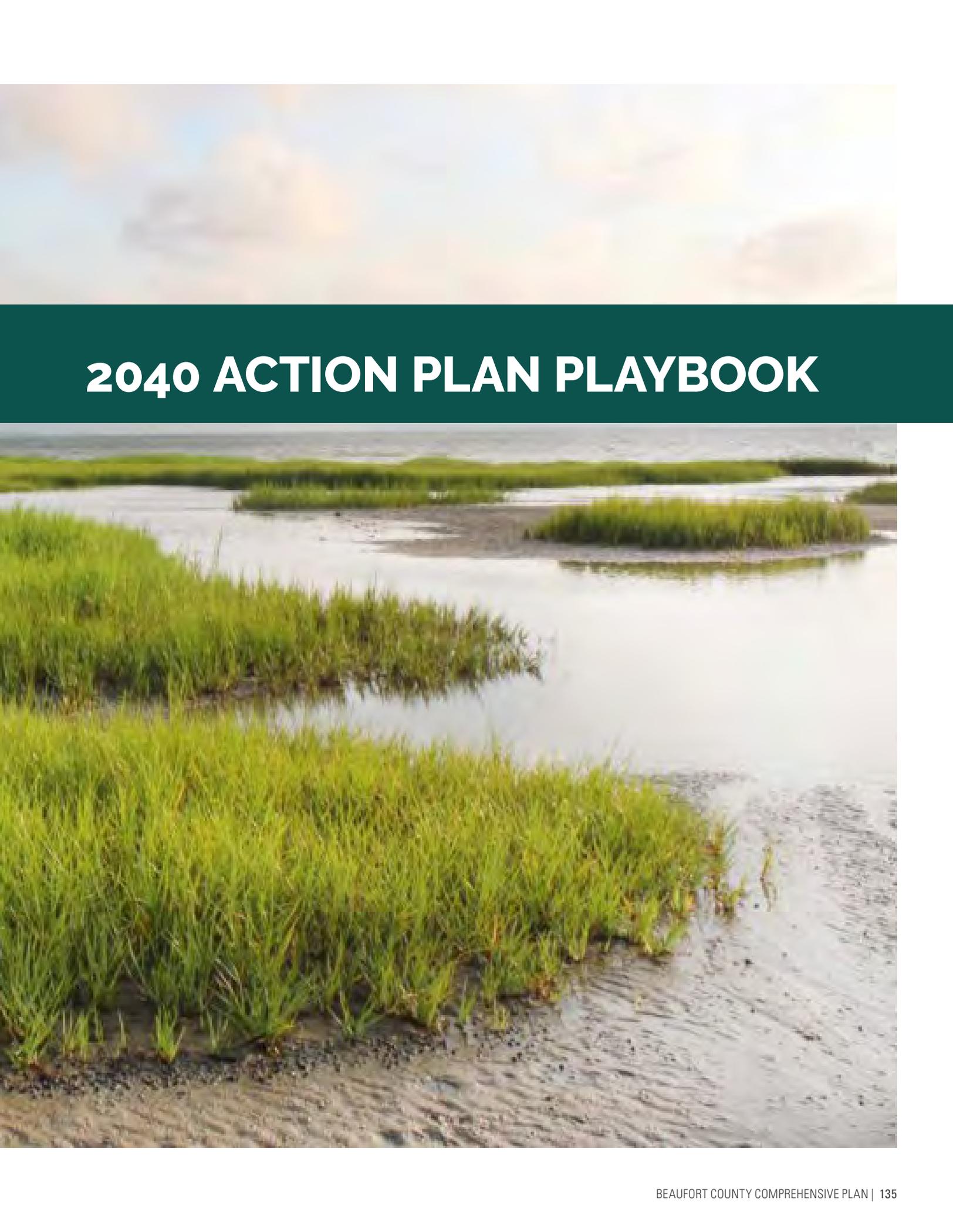
 Military



ater





A photograph of a coastal wetland landscape. In the foreground, there is a dense patch of green marsh grasses growing on a sandy or silty bank. The water is calm and reflects the sky. In the middle ground, there are several small, rounded islands of marsh grasses separated by shallow channels of water. The background shows a wide expanse of water meeting a horizon under a sky with soft, white and grey clouds. The overall scene is peaceful and natural.

# 2040 ACTION PLAN PLAYBOOK

# THE 2040 ACTION PLAN

The 2040 Comprehensive Plan, once adopted, establishes the vision and shared direction for County economic, social, cultural, and environmental actions. It will serve as the foundation on which future plans and policies are grounded. It will act as the County's "playbook" and be referred to regularly as each department establishes its work plans for the year. It will guide the County's budget and be a tool to communicate goals to residents and investors who seek to further quality of life and strengthen the standard of living of Beaufort County. The Comprehensive Plan should be a living document, "dog eared" due to constant use and added to regularly by successive County Councils through ongoing community outreach.

## Consistency with State Requirements

A comprehensive plan is required by state law in all jurisdictions that have zoning. The comprehensive plan sets out a vision for the future, establishes goals, and recommends actions to achieve those goals. It links long range vision with local programs and policies.

The comprehensive plan informs County government activities to ensure Beaufort County maintains its high quality of life, unique landscape, access to nature, and Lowcountry aesthetic, and expands economic opportunities. When implemented, the comprehensive plan will enable the County to reap the rewards of its ongoing success and to build a community that attracts people to live, work, and play.

This plan looks out into the future 20 years. After five years, the plan should be reviewed and updated. Consistent with state statute requirements, the Beaufort Comprehensive Plan Update includes consideration for the nine required elements that must be addressed in the development of a Comprehensive Plan.

These include:

- Population and demographics
- Economic development, labor, and workforce
- Natural resources

- Cultural resources
- Community facilities; water, sewer, fire, EMS, education, etc.
- Housing inventory, condition, types, and affordability
- Future land use
- Transportation, improvements, efficiency, safety
- Priority investments, immediate & long term public needs

The Beaufort County Comprehensive Plan Update, however, is formatted differently than a traditional comprehensive plan to better recognize and articulate the natural interrelationship and synergies between the required elements described above. The format chosen for the Plan is based on holistic "themes", inspired by the American Planning Association (APA) in its Sustaining Places: Best Practices for Comprehensive Plans. By doing that, the state required elements listed above are woven into the goals, strategies and actions of the themes that were created for the Plan and within the chapters that were created for each theme and not divided into their own individual chapters like they usually are.

## Steps to Initiate Implementation of the Plan

- Once adopted, display the Plan in a location where it is easily accessible for day to day use.
- Conduct necessary educational discussions and create alignment between Staff, Departments, Planning Commission and County Council with the recommendations of the Comprehensive Plan.
- Advance the Action Plan by creating work plans, schedules, and responsibilities.
- Coordinate the Plan with Capital Improvement Plans (CIP) and the Strategic Plan.
- Coordinate the Action Plan with existing plans and studies or ones currently being created.
- Identify “low-hanging fruit” to enable items to be more readily implemented to establish momentum.
- Regularly set priorities for short, medium, and long-term actions based on yearly financial capabilities, the emergence of opportunities and ongoing community support.
- Manage the execution of the Action Plan by establishing a single point of contact who will oversee its implementation and identify key leaders from every department to champion it.
- Establish a method to monitor the progress of the Plan including a “dash board” and adherence to metrics.
- Conduct an annual report to County Council on the ongoing progress on the Plan.
- Evaluate and appraise the Plan every 5 years as required.
- Use the vision, goals and strategies of the Comprehensive Plan to influence future planning efforts.
- Coordinate the Plan with regional jurisdictions, towns, cities and counties.

## Priority Investment Element Actions

The Priority Investment Act (Act No. 31 of 2007) requires the “analysis of federal and state funding for public infrastructure that may be available” to support the expenditures needed to implement the Plan. The funding needs required for implementation will be determined and prioritized through the CIP process. As described below, there are many ways that the Actions of the Plan can and will be funded. The following list describes possible revenue sources, both existing and potential, for how items described in the Action Plan might be funded:

- Real and Personal Property Taxes
- County Sales Taxes
- Capital Project Sales Taxes (CPST)
- Local Option Sales Taxes (LOST)
- Vehicle Taxes
- Utility User Charges (rates)
- Stormwater Utility Fees
- Business License Fees
- Utility Impact and Connection Fees
- Fees In Lieu of Development (parks)
- Permitting Fees (building and development)
- Development Agreements
- Tax Increment Financing (TIF)
- Revenue and General Obligation Bonds
- State and Federal Grant Funding
- Hospitality and Accommodations Tax

## Implementing and Updating the 2040 Comprehensive Plan

The Comprehensive Plan Update, as well as the Action Plan located within it, should be viewed as a high-level document that provides broad guidance. It is not intended to be a rigid prescription for how to accomplish the vision or each goal or strategy. It is also a long term plan that will span several election and economic cycles. To this end, it allows those in charge of its implementation to determine the most appropriate courses of action to achieve its implementation, based on current best practices, staffing, funding, the nature of the task and current conditions. As to be expected, given their complexity, many of the goals and strategies of the Plan will require additional actions, prioritization, planning, community involvement, and funding, as well as ongoing review and evaluation.

The Comprehensive Plan will be reviewed at least every five years and updated at least every ten years as required. When the County conducts a review or update to the Plan, it will evaluate the need to update any or all of the required elements of the Plan, based on conditions at the time. To the extent the review necessitates an amendment to the Priority Investment Element or the other relevant elements of the Plan, the County will coordinate with adjacent and relevant jurisdictions and agencies, as required by the [South Carolina Planning Enabling Act](#).

## The Action Plan

The Action Plan describes essential items to be acted upon and provides the Planning Commission and County Council a guide for future funding, planning and investment. The Action Plan focuses on tasks, derived from the process, that can chart a positive course for the County's future. Its plans and policies, near mid and long-term actions, and the identification of departmental responsibilities. It establishes the initial "Playbook" to follow to achieve the vision of the Plan. The following pages provide the actions that are being committed to for each Theme as part of the Action Plan of the 2040 Comprehensive Plan.

### COORDINATION WITH THE CIP

By implementing the Comprehensive Plan in coordination with its Capital Improvement Plan (CIP) and the County Council Strategic Plan– the County will maintain alignment around prioritizing investment and expenditures, land use and growth management policies, economic development strategies, housing policies, delivery of services, infrastructure development, shared commitment and focus, as well as compatibility between the County's growth policies and those of the region, the Council of Government, and other units of local government and agencies with whom coordination is important.

### COORDINATION WITH COUNTY COUNCIL STRATEGIC PLAN

The Comprehensive Plan should also be the inspiration for the Strategic Plan created annually by County Council, so that all three items – the Comprehensive Plan, the CIP and the Strategic Plan are working together to guide the County's actions, expenditures and priorities. In that respect, the Strategic Plan should be the tool that prioritizes the actions of the Comprehensive Plan each time one is created.

# COORDINATION WITH OTHER PLANNING DOCUMENTS

## BEAUFORT COUNTY ATLAS

A living document in a simple template that can be updated over time. The starting reference point for current and future Beaufort County planning projects.



## PEOPLE OF BEAUFORT COUNTY

↑ County Comprehensive Plan references County Atlas.

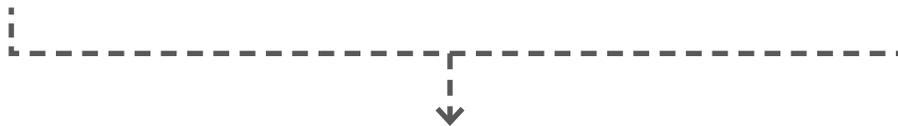
## BEAUFORT COUNTY COMPREHENSIVE PLAN

A simple and visual comprehensive plan update with succinct analysis and concrete recommendations organized by theme.

← County Comprehensive Plan and Green Print Plan reference each other. →

## GREENPRINT PLAN

A simple and visual Green Print Plan update with succinct analysis and concrete recommendations organized by theme.



**MUNICIPAL COMP PLANS**



**PARKS AND RECREATION PLANS**



**SOUTHERN LOWCOUNTRY ORDINANCE AND DESIGN MANUAL**



**TRANSPORTATION PLANS**

# 2040 ACTION PLAN: NATURAL ENVIRONMENT

**NE 1.1.** Monitor effectiveness of existing ordinances and programs and update as necessary to protect water quality and natural resources.

**NE 1.2.** Seek referendums on additional funding for the Rural and Critical Lands Preservation Program every four years.

**NE 1.3.** Require new developments and encourage existing developments to adopt a tree management plan.

**NE 1.4.** Support Port Royal Sound Foundation’s application to the EPA’s National Estuary Program. Seek partnership with Port Royal Sound Foundation to monitor water quality and provide educational opportunities for the community about the importance of keeping our waterways healthy.

**NE 1.5.** Evaluate the time period that a property owner must wait after clear cutting property before applying for a development permit.

## INVESTMENT

Medium

Low

High

Medium

Low

## TIMING

3-6  
years

Ongoing

1-3  
Years

1-3  
Years

1-3  
Years

## ENTITY

OCRM; Beaufort County Stormwater Utility, Water Quality Monitoring Program; County Planning & Zoning Department

County Council, Natural Resources Committee; Beaufort County Open Land Trust

County Planning & Zoning Department

Port Royal Sound Foundation; Beaufort County Stormwater Utility, Water Quality Monitoring Program; County Council

County Planning and Zoning

**NE 2.1.**  
Provide critical environmental systems maps on the County website.

**NE 2.2.** Update environmental systems mapping (five-year cycle) to reflect ongoing research and actual conditions of flooding and sea level rise.

**NE 3.1.** . Install and monitor tidal gauges at several locations in Beaufort County to provide a thorough representation of tidal activity across the county.

**NE 3.2.** Install groundwater monitoring wells at various locations including agricultural areas and low-lying communities that rely on septic systems.

**NE 3.3.** Adopt comprehensive water plans for vulnerable areas of the County by studying and analyzing how stormwater, sea level rise, and storm surge interact in an area determined by geographic and geological conditions.

Medium	Medium	High	High	High
1-3 Years	Ongoing	1-3 Years	1-3 Years	3-6 Years
County Planning & Zoning Department; County Floodplain Manager; SC Sea Grant Consortium; GIS Department	County Planning & Zoning Department; County Floodplain Manager; SC Sea Grant Consortium; GIS Department	DNR; NOAA; SC Sea Grant Consortium; LCOG; US DOD	DHEC, USGS	DHEC; USGS; County Planning & Zoning Department

# 2040 ACTION PLAN: NATURAL ENVIRONMENT

**NE 3.4.** Engage residents in the Community Collaborative Rain, Hail, and Snow Network (CoCoRaHS) program through collaboration with the Office of the State Climatologist and the National Weather Service.

**NE 4.1.** Adopt a coastal resilience overlay district to require notification prior to real estate closings of the vulnerability of property to coastal flooding in low lying areas.

**NE 4.2.** Adopt additional feet of freeboard above BFE as well as uniform policies for adjacent properties outside the flood area.

**NE 4.3.** Review the County's Community Rating Service (CRS) program and make changes to regulations and programs as appropriate with the goal of improving the County's CRS rating. Every improvement in the CRS rating saves flood policy holders 5% in premiums.

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**INVESTMENT**

Low

Low

Low

Medium

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**TIMING**

Ongoing

1-3  
years

1-3  
years

3-6  
years

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**ENTITY**

DNR; Beaufort  
County  
Floodplain  
Manager

County Planning  
& Zoning  
Department

County Planning  
& Zoning  
Department

County Planning  
& Zoning  
Department;  
County Floodplain  
Manager

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**NE 5.1.** Develop a flood, sea level rise, and climate change roadshow program to connect with community groups, homeowners' associations, professional organizations not already served by existing programs, and other similar organizations for community outreach and education.

**NE 5.2.** Maintain an ongoing collaborative working group, similar to the Sea Level Rise Task Force, for discussions and feedback involving recommendations and other proactive activities related to sea level rise and resilience.

**NE 5.3.** Hire a Resilience Officer to oversee hazard mitigation planning in the county, including, but not limited to, assisting vulnerable communities, applying for grants, creating outreach education programs, and continually assessing hazard risks and creating policies to mitigate them.

**NE 6.1.** Develop a county-level website that houses Beaufort County specific flooding and sea level rise information, including housing reports, outreach materials, the GIS portal that has sea level rise mapping, and other data sources. This website can potentially count as Community Rating System outreach credit if National Flood Insurance Program information is included.

Low	Low	High	Medium
3-6 years	Ongoing	1-3 years	1-3 years
County Floodplain Manager; Port Royal Sound Foundation; Gullah/Geechee Sustainability Think Tank; SC Sea Grant Consortium	County Planning & Zoning Department; County Floodplain Manager; SC Sea Grant Consortium; municipalities	County Council	County Planning & Zoning Department; County Floodplain Manager; County Public Works Department; GIS Department

# 2040 ACTION PLAN: CULTURE

**C 1.1.** Improve access to the water at Fort Frederick, Jenkins Creek Boat Landing, and Station Creek Boat Landing..

**C 1.2.** Develop a comprehensive study of Beaufort County’s boating needs. Develop a list of improvements necessary to accommodate existing and future requirements..

**C 1.3.** Build a kayak launch at Fort Frederick and develop a blueway trail on the Beaufort River and associated creeks.

**C 2.1.** Partner with the Town of Hilton Head Island to plan and implement the Historic Mitchelville Freedom Park.

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**INVESTMENT**

High

Medium

High

Low

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**TIMING**

1-3  
Years

1-3  
Years

3-6  
Years

3-6  
Years

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**ENTITY**

County Public Works Department; County Passive Parks Manager; County Capital Projects Department

County Planning & Zoning Department; Beaufort Sail & Power Squadron; Gullah/Geechee Fishing Association; municipalities

County Planning & Zoning Department; County Capital Projects Department; County Passive Parks Manager

County Planning & Zoning Department; County Capital Projects Department; Town of HHI; County Passive Parks Manager

**C 2.2.** In partnership with community members, including the Gullah/Geechee Sea Island Coalition and the St. Helena Island Cultural Protection Overlay District Committee, conduct a baseline cultural resource inventory and vulnerability assessment of buildings, archaeological sites, traditionally used roads, waterways, water access points, fishing areas, burial sites, and sacred grounds to inform protection and stewardship practices for Gullah/ Geechee communities.

**C 3.1.** . Update the Beaufort County Above Ground Historic Resources Survey.

**C 4.1.** Use the Rural and Critical Land Preservation Program to promote active agriculture and the preservation of agricultural lands, and continue to target the purchase of development rights on active agricultural lands. See the Rural and Critical Land Preservation Program to promote active agriculture and the preservation of agricultural lands, and continue to target the purchase of development rights on active agricultural lands.

Medium

Medium

Low

3-6  
Years

3-6  
Years

Ongoing

County Planning & Zoning Department; Gullah/Geechee Sea Island Coalition; Gullah Geechee Cultural Heritage Corridor

County Planning & Zoning Department

County Planning & Zoning Department; Beaufort County Open Land Trust; Rural and Critical Lands Preservation Board; Clemson Cooperative Extension

# 2040 ACTION PLAN: CULTURE

**C 5.1.** In conjunction with Clemson Extension, create a website with information on locally grown produce, and retail and restaurants using locally sourced food. The web site should promote organizations that advocate local foods such as Lowcountry Local First and Fresh on the Menu..

**C 6.1.** Periodically evaluate Beaufort County’s rural land use policies, including family compound uses, to determine that they are accomplishing the policy goals of preserving the rural landscape and way of life, and that they are fair and equitable to local residents and property owners.

**C 6.2.** Develop a brochure designed to help small rural landowners understand how to subdivide and transfer land. The brochure should explain family compounds, policies for small rural landowners, home occupation and home business provisions, cottage industry provision, resources for heirs’ property, etc..

<b>INVESTMENT</b>	Low	Low	Low
<b>TIMING</b>	Ongoing	1-3 Years	Ongoing
<b>ENTITY</b>	County Planning & Zoning Department; Clemson Extension	County Planning & Zoning Department; Planning Commission	County Planning & Zoning Department

# 2040 ACTION PLAN: ECONOMY

**E 1.1.** Seek partnership with Port Royal Sound Foundation to educate the community about the Port Royal Sound as a critical economic driver for the community and the importance of keeping it healthy.

**E 2.1.** Continue to partner with the Marine Corps to preserve open space around MCAS to protect the facility from undesirable encroachment. This partnership expands the County’s efforts to preserve rural and critical land while ensuring the ability of MCAS to remain militarily viable and vital to the national defense.”

**E 2.2.** Implement transfer of development rights program to compensate affected property owners within the MCAS Airport Overlay District.

**C 2.3.** Support implementation of the recommendations of the Military Installation Resilience Review being conducted for the County’s military facilities.

Low	Low	Medium	Low
Ongoing	Ongoing	3-6 Years	1-3 Years
Port Royal Sound Foundation, School District, Chamber of Commerce	County Planning & Zoning Department; BC Open Land Trust; Rural and Critical Lands Preservation Board; Marine Corps	County Planning & Zoning Department	County Planning & Zoning Department; Northern Regional Plan Implementation Committee; County Council; City of Beaufort; Town of Port Royal

# 2040 ACTION PLAN: ECONOMY

**C 3.1.** Provide the Beaufort County Economic Development Corporation with a list of properties meeting locational requirements for office and light industrial uses on a regular basis..

**E 3.2.** Purchase approximately 30 acres in 3 or 6 acre tranches in each local jurisdiction within Beaufort County through the Beaufort County Economic Development Corporation, to provide ample spaces for companies wishing to expand or move to Beaufort County..

**E 4.1.** Provide more flexibility in commercial zoning districts to permit smaller non-retail commercial uses such as small assembly facilities and light industrial operations, or contractor’s offices that do not adversely impact surrounding retail uses..

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**INVESTMENT**

High

Low

Low

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**TIMING**

Ongoing

6-10  
Years

3-6  
Years

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**ENTITY**

County Planning &  
Zoning Department

County Council;  
Beaufort County  
Economic Development  
Corporation

County Planning &  
Zoning Department

**E 4.2.** Create incentives, such as an accelerated building permit process, height and density bonuses and fee reductions and waivers, for commercial and industrial projects that intend to meet either LEED or Energy Star standards.

**E 5.1.** Target land purchases to incentivize the location of new employers in walkable mixed-use communities such as Buckwalter Place.

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Medium

High

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3-6  
Years

6-10  
Years

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County Planning & Zoning  
Department; Beaufort  
County Economic  
Development Corporation

Beaufort County  
Economic Development  
Corporation

# 2040 ACTION PLAN: MOBILITY

**M 1.1.** Formally adopt a Complete Streets policy that requires all streets to be planned, designed, operated, and maintained to enable safe access for all users, including pedestrians, bicyclists, motorists and transit riders of all ages and abilities. All future transportation projects should adhere to the Complete Streets policy in an appropriate urban, suburban, or rural context.

**M 1.2.** Prepare corridor master plans so that major arterial and state highways can evolve into complete streets.

**M 2.1.** Develop a funding strategy and implement the transportation projects in the 10-year Capital Improvements Program..

**M 2.2.** Update impact fees every five years to insure that future development is paying for its impact on the transportation network.

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**INVESTMENT**

Low

High

High

Medium

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**TIMING**

1-3  
Years

3-6  
Years

6-10  
Years

Ongoing

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**ENTITY**

County Planning &  
Zoning Department;  
County Capital  
Projects Department;  
SCDOT

County Planning  
& Zoning  
Department;  
County Capital  
Projects  
Department;  
SCDOT

County Planning  
& Zoning  
Department;  
County Capital  
Projects  
Department;  
County Council  
Finance  
Committee

County Capital  
Projects  
Department;  
County Council

**M 2.3.** Place an initiative on the 2022 ballot to reimpose a 1% capital project sales tax to fund transportation improvements that includes roads and multi-use pathways. Establish a regular schedule for future referendums.

**M 2.4.** Include needed transportation improvements in the LATS Long Range Transportation Plan to insure maximum utilization of Guidesshare funding for county transportation projects.

**M 5.1.** Complete the Spanish Moss Trail and make continuous progress on the greenway, trail, sidewalk, and bicycle lane projects..

**M 5.2.** Dedicate a staff position to plan and implement bicycle and pedestrian facilities.

Medium	Low	High	Medium
1-3 Years	1-3 Years	6-10 Years	1-3 Years
County Capital Projects Department; County Council; County Transportation Committee; LCOG; municipalities	County Planning & Zoning Department; County Capital Projects Department	County Planning & Zoning Department; County Capital Projects Department; City of Beaufort; Town of Port Royal; Friends of the Spanish Moss Trail	County Council

# 2040 ACTION PLAN: MOBILITY

**M 5.3.** Develop a funding strategy and implement the bicycle and pedestrian projects in the 10-year Capital Improvements Program..

**M 5.4.** Adopt “Beaufort County Connects 2021”, the Bicycle/Pedestrian Plan for the County.

**M 6.1.** Increase the numbers of park and ride locations along major transportation routes that connect employees with their jobs.

**M 6.2.** Promote the use of transit to reduce seasonal and local traffic and provide opportunities for employees to access job opportunities

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**INVESTMENT**

High

Low

High

Low

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**TIMING**

6-10  
Years

1-3  
Years

6-10  
Years

Ongoing

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**ENTITY**

ts Department;  
County Engineering  
Department; Bike/Ped  
Task Force; County  
Planning & Zoning  
Department

County Council;  
Municipalities

County Capital  
Projects  
Department;  
Palmetto  
Breeze

County Council;  
Palmetto Breeze;  
Chambers of  
Commerce  
(Beaufort,  
Bluffton, and  
Hilton Head)

**M 6.3.** Support Palmetto Breeze’s efforts to establish a fixed-route bus service between Hilton Head Island and Bluffton and in the Beaufort/Port Royal area. Consider adding stops in the Sheldon/Seabrook areas.

**M 6.3.** Incentivize “transit- ready” development projects that cluster moderate to high density residential development, retail, services and employment centers within walking distance of transit stops.

**M7.1** Implement the recommendations from the 2010 Airport Layout Plan and Master Plan for the Hilton Head Island Airport.

**M 7.2.** Implement the recommendations from the 2014 Airport Layout Plan for the Beaufort Executive Airport..

High	High	High	High
3-6 Years	3-6 Years	6-10 Years	6-10 Years
County Council; Palmetto Breeze; Chambers of Commerce (Beaufort, Bluffton, Hilton Head, Port Royal, Yemassee)	County Planning & Zoning Department	County Airports Department; Airports Board; Town of Hilton Head; County Council	County Airports Department; Airports Board; City of Beaufort; County Council

# 2040 ACTION PLAN: HOUSING

**H 1.1.** Create affordable housing location criteria and weighting to refine affordable housing location mapping included in the Comprehensive Plan. Update every five years.

**H 2.1.** Work to eliminate barriers to developing affordable and workforce housing by periodically evaluating and updating the Community Development Code.

**H 2.2.** Expand on the existing density bonuses in the Community Development Code to incentivize the creation of affordable housing by the private sector. Consider expanding the required affordability period beyond 25 years.

**H 3.1.** In cooperation with local municipalities and Jasper County, create a Regional Affordable Housing Trust Fund and provide annual funding to support affordable housing needs in the Lowcountry.

<b>INVESTMENT</b>	Medium	Medium	High	High
<b>TIMING</b>	Ongoing	1-3 years	1-3 years	3-6 years
<b>ENTITY</b>	County Planning & Zoning Department; Human Services Department; County Housing Coordinator	County Planning & Zoning Department; Human Services Department; County Housing Coordinator; Area Homebuilders Associations	County Planning & Zoning Department; County Housing Coordinator; Area Home Builders Associations	County Planning & Zoning Department; Human Services Department, County Housing Coordinator; local municipalities; Jasper County

**H 3.2.** Consider establishing an Affordable Housing Land Trust to acquire and hold land. The land is leased to others to build affordable units, with the land remaining in ownership of the trust.

**H 3.3.** Hire a housing coordinator for Beaufort County to implement the policies of this plan.

**H 3.4.** Seek funding through the Home Investment Partnership Program (HOME) and the Community Development Block Grant (CDBG) Program to rehabilitate substandard housing and create new affordable housing.

**H 3.5.** Consider prohibiting short term rentals as the primary use of the property in certain residential zones; i.e., only permit short term rentals in conjunction with 4% properties.

**H 3.6.** Review zoning districts to determine if appropriate opportunities exist to incorporate more “missing middle housing.”

High	High	Medium	Low	Low
3-6 years	1-3 Years	Ongoing	1-3 Years	1-3 years
County Planning & Zoning Department; Human Services Department, County Housing Coordinator; local municipalities	County Council	Human Services Department; County Housing Coordinator; County Council; LCOG	County Planning & Zoning Department; County Council	County Planning & Zoning Department; Area Home Builders Associations

# 2040 ACTION PLAN: COMMUNITY FACILITIES

**CF 1.1.** Map and analyze locations of existing vulnerable critical infrastructure using projected future conditions. This includes developing an inventory of low-lying public facilities and critical infrastructure, including roads, sewer, water, public buildings, and stormwater infrastructure.

**CF 1.2.** Develop policies that require the design and location of future capital improvements and critical infrastructure to account for projected sea level rise and lifespan of structure.

**CF 2.1.** 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.

**CF 2.2.** Install electric vehicle charging stations at every Council facility that houses a sizeable workforce or has high public visitation.

<b>INVESTMENT</b>	High	Medium	High	High
<b>TIMING</b>	1-3 years	1-3 years	1-3 years	3-6 years
<b>ENTITY</b>	County Planning & Zoning Department; County Floodplain Manager; Stormwater Department	County Planning & Zoning Department; County Floodplain Manager; County Capital Projects	County Facility Management Department	County Facility Management Department; County Public Works Department

**CF 3.1.** Adopt county-wide policies that limit residential density for developments that are not served by public sewer.

**CF 3.2.** . Work with BJWSA to identify and prioritize areas with the highest concentration of on-lot septic systems for connection to sewer if these neighborhoods are within urbanized areas or within designated growth boundaries.

**CF 4.1.** Install trash compacting equipment to increase the efficiency and capacity of County high usage convenience centers.

**CF 4.2.** Design and implement a plan for sustainable waste removal and disposal for the County, including multiple disposal alternatives, like various recycling streams and composting.

Low	High	High	Medium
1-3 years	6-10 years	3-6 years	1-3 years
County Planning & Zoning Department; County Council	County Planning & Zoning Department; DHEC; BJWSA	County Solid Waste and Recycle Department	County Solid Waste and Recycle Department

# 2040 ACTION PLAN: COMMUNITY FACILITIES

**CF 5.1.** Review and update library Impact Fees every five years.

**CF 5.2.** Renovate and repair the Beaufort, Hilton Head Island, Lobeco, and Bluffton library facilities to meet current operational needs.

**C 5.3.** Develop two additional library facilities: one 12,000 - 15,000 square foot facility in the Okatie area, and one 3,000 - 5,000 square foot facility at Burton Wells Park..

**CF 6.1.** Establish “Safe Routes to Schools” standards and routing plans, consistent with recommendations of Bike and Pedestrian Task Force, that require a strong pedestrian orientation in residential areas so that pedestrian ways are available for children to safely walk to school.

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## INVESTMENT

Medium

High

High

High

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## TIMING

Ongoing

3-6  
years

6-10  
years

3-6  
years

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## ENTITY

County Council,  
County Capital  
Projects Department,  
Beaufort County  
Library

County Capital  
Projects  
Department;  
County Facility  
Management  
Department;  
Beaufort County  
Library

County Capital  
Projects  
Department;  
County Facility  
Management  
Department;  
Beaufort County  
Library

County Planning &  
Zoning Department;  
Bike/Ped Task Force;  
Beaufort County  
Schools

**CF 6.2.** Adopt school impact fees for Southern Beaufort County.

**CF 7.1.** Renovate the existing Emergency Medical Services (EMS) headquarters on Depot Road to meet the needs of the administration for parking, training and storage. The facility’s design, circulation, and security measures need to be context sensitive to the adjacent Spanish Moss Trail.

**CF 7.2.** Expand or replace the EMS station located at the shared Bluffton Fire District Station on William Pope Drive near Sun City to adequately accommodate EMS’s personnel and operational space needs.

**CF 7.3.** Construct either an extension to the existing Detention Center facility or a new facility to accommodate anticipated operational demand. The facility needs to house specific special populations such as

inmates with addiction or mental health issues. The operational costs of an additional facility should be studied to determine if a true benefit would be derived from adding to the existing facility or constructing a new one..

Low	High	High	High
1-3 years	3-6 years	3-6 years	6-10 years
County Planning & Zoning Department; County Capital Projects Department; Beaufort County Schools	County Capital Projects Department; County Facility Management Department; Beaufort County Emergency Medical Services	County Capital Projects Department; County Facility Management Department; Beaufort County Emergency Medical Services	County Capital Projects Department; County Facility Management Department; Beaufort County Detention Center

# 2040 ACTION PLAN: COMMUNITY FACILITIES

**CF 7.4.** Construct a new Law Enforcement Center to ensure that there is adequate space to house existing and future law enforcement personnel.

**CF 7.5.** Build an appropriate facility to house the Emergency Management Department within or attached to the proposed Law Enforcement Center.

**CF 7.6.** Work with BJWSA to provide additional fire hydrants on Warsaw Island, extending and replacing lines as necessary. Apply for grant funding as appropriate, including CDBG. Identify other rural areas where lack of fire hydrants or water supply pose safety concerns. Request that BJWSA include water service improvements in rural areas in their CIP. Act on the recommendations of the Parks and Recreation Master Plan according to the prioritization and timeline outlined in the document.

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**INVESTMENT**

High

High

High

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**TIMING**

6-10  
years

6-10  
years

3-6  
years

---

**ENTITY**

County Capital Projects Department; County Facility Management Department; Beaufort County Sheriff's Department

County Capital Projects Department; County Facility Management Department; Beaufort County Sheriff's Department; Beaufort County Emergency Management Services

BJWSA; DHEC; Lady's Island/St. Helena Fire District Commission; Burton Fire District Commission

**CF 7.7.** Work with BJWSA to install water lines and fire hydrants on Seabrook Road and Stuart Point Road on Port Royal Island. Apply for grant funding as appropriate, including CDBG.

**CF 8.1.** Create a Parks and Recreation Master Plan that establishes acceptable metrics for accessibility and programming. Ensure public participation from all areas of the County and segments of the community in the planning effort.

**CF 8.2.** Implement the recommendations of the Parks and Recreation Master Plan according to the prioritization and timeline outlined in the document.

**CF 8.3.** Maintain a passive parks manager position to oversee the development of passive parks on Rural and Critical Land Preservation properties. Actively pursue the development of passive parks.

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High

High

High

Low

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3-6  
years

1-3  
years

6-10  
years

Ongoing

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BJWSA;  
DHEC; Burton  
Fire District  
Commission;  
LCOG

County Planning &  
Zoning Department;  
County Parks  
and Recreation  
Department

County Planning  
& Zoning  
Department;  
County Parks  
and Recreation  
Department;  
County Council

County Planning  
& Zoning  
Department; Rural  
and Critical Lands  
Preservation  
Board

# 2040 ACTION PLAN: BUILT ENVIRONMENT

**BE 1.1.** Regularly inventory platted vacant lots in existing PUDs and subdivisions, and create an inventory of lots ideal for infill development.

**BE 1.2.** Formalize a regional planning program between Beaufort County, Jasper County, and the City of Hardeeville that recognizes the mutual benefit of coordinated planning along jurisdictional boundaries.

**BE 1.3.** Develop a SC 170 Area Plan in conjunction with the City of Hardeeville and Jasper County that defines a growth framework for the corridor and addresses issues of joint concern such as transportation and environmental protection.

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## INVESTMENT

Medium

High

High

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## TIMING

Ongoing

3-6  
years

3-6  
years

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## ENTITY

County Planning  
& Zoning  
Department

County Planning & Zoning  
Department; County  
Council; Jasper County;  
City of Hardeeville

County Planning & Zoning  
Department; County Council;  
Jasper County Planning &  
Building Department; City  
of Hardeeville Planning &  
Development Department,  
LATS

**BE 1.4.** Work with the Town of Yemassee to develop a consistent growth management strategy for the area of the County north of US 17. The strategy should include a mutually agreed upon growth boundary.

**BE 2.1.** Update the Greenprint Plan every five years.

**BE 3.1.** Reevaluate the effectiveness of existing place-making implementation tools such as the Place Type Overlay District in the Community Development Code, and make revisions as necessary.

**BE 3.2.** Initiate a prototype community-based Place Type implementation plan that involves property owners, business owners, and other stakeholders to serve as a vision for other areas of the county where walkable urbanism is appropriate.

Medium	High	High	High
1-3 years	Ongoing	1-3 years	3-6 years
County Planning & Zoning Department, County Council, Yemassee Town Council, Yemassee Planning	County Planning & Zoning Department; Rural and Critical Lands Preservation Board	County Planning & Zoning Department; Planning Commission	County Planning & Zoning Department; Planning Commission

# 2040 ACTION PLAN: ST. HELENA ISLAND

Reevaluate the CPO District by assessing whether additional land use restrictions are necessary to meet the intent of the district. Consider the addition of specific design standards that reinforce historic Gullah/Geechee development patterns and character.” Include diverse representation on the steering committee that may be formed to guide the process. Ensure public input from all segments of the community.

In partnership with the Sea Level Rise Task Force, commission a comprehensive water study and plan for St. Helena Island that considers stormwater, sea level rise, and storm surge to better define the risks posed by climate change and new development and recommend strategies to protect against these threats. This study should be aligned with County-wide Gullah/Geechee cultural inventory and vulnerability assessments.

Support nonprofit organizations, such as the Center for Heirs’ Property Preservation and PAFEN, with expertise in resolving heirs’ property issues. Encourage establishment of local offices in Northern Beaufort County and expansion of their programs throughout the County. Consider partnering with the municipalities to provide support for these groups by applying for grant funds, Accommodations Tax and Hospitality Tax Revenues (if appropriate), and local funds to expand efforts in the area.

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## INVESTMENT

Medium

High

Medium

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## TIMING

1-3  
years

3-6  
years

Ongoing

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## ENTITY

County Planning & Zoning Department; St. Helena Island Cultural Protection Overlay (CPO) District Committee; Gullah/Geechee Sea Island Coalition

County Planning & Zoning Department; DHEC; DNR; Gullah/Geechee Sea Island Coalition; Sea Level Rise Task Force

Municipalities; Center for Heirs’ Property Preservation; PAFEN; County Council; Gullah/Geechee Sea Island Coalition

Consider prohibiting Mining/Resource Extraction within the Cultural Protection Overlay zone and revising conditions for Mining in the CDC to require a spacing requirement for mines and that the presence of Prime Farmland as defined by the USDA be considered in the decision to approve a permit for mining.

Ensure that St. Helena residents are included in the planning process for the Parks and Recreation Master Plan. Consider equity issues in development of that plan.

Assess the condition of existing recreation facilities on St. Helena Island. Develop plans for improvements and add funding costs to CIP. Apply for grant funding for improvements as appropriate.

Review recreation programs on St. Helena Island. Ensure that programs are addressing community needs and that programs are expanded beyond pre-pandemic levels.

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Low

Low

High

Medium

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1-3  
years

1-3  
years

3-6  
years

1-3  
years

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County Planning &  
Zoning Department

County Parks  
and Recreation  
Department; County  
Public Information  
Officer; Gullah/  
Geechee Sea Island  
Coalition

County Parks  
and Recreation  
Department; County  
Planning & Zoning  
Department; County  
Capital Projects  
Department

County Parks  
and Recreation  
Department

# 2040 ACTION PLAN: ST. HELENA ISLAND

Work with Penn Center to develop an MOU and lease agreement in order for the County to take a more active role in maintaining MLK Park on St. Helena Island and including applying for grants for park improvements.

Work with DOT to address road and drainage conditions on state-owned roads on St. Helena Island.

Ask residents to develop a specific list of areas (addresses) where drainage is an issue. Have these areas assessed by the Stormwater Utility Board and projects developed as appropriate to address concerns. Consider grant funding, including CDBG and EPA, for projects.

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## INVESTMENT

High

High

Medium

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## TIMING

1-3  
years

3-6  
years

1-3  
years

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## ENTITY

Penn Center; County  
Parks and Recreation  
Department

SCDOT; County  
Public Works  
Department

County Stormwater  
Department; Stormwater  
Utility Board

Develop a strategy to permanently address maintenance and safety improvements to “legacy roads” and private roads serving low-and moderate-income property owners. Consider grant programs and public service projects to address immediate maintenance needs.

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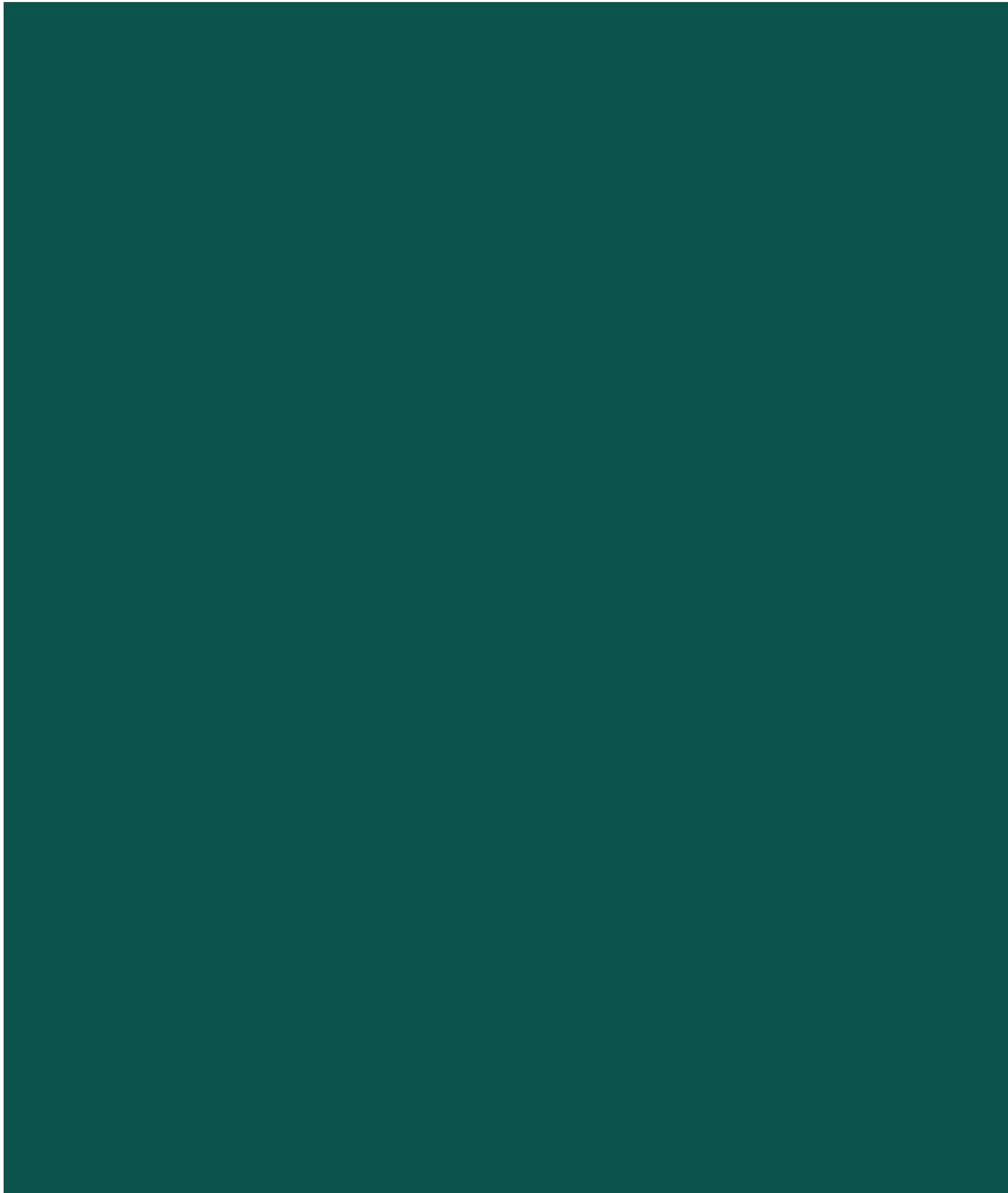
High

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3-6  
years

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County Public Works  
Department; County  
Engineering Department;  
County Transportation  
Committee



# CAPITAL IMPROVEMENT PLAN

Beaufort County's Capital Improvement Plan (CIP) was developed by the Capital Projects Department collaborating with various departments County-wide to establish a complete list of capital needs. The plan was designed to identify major, infrequent, and nonrecurring projects over a 10-year period to include improvements to new and existing infrastructure along with maintenance of existing assets. The plan will be utilized to implement a capital improvement budget with development of the operating budget. County Council and staff will review the program, its direction, progress, and financing requirements on an annual basis.

The CIP is a living, breathing document. It is intended to be a guiding document to help program funding in a systematic approach. Different levels of funding are required for different stages of the project. The plan provides a holistic look of funding needs in the foreseeable future such that the Finance Department can implement the funding mechanisms needed for the right amount, at the right time, to successfully deliver the projects for Beaufort County. A successful plan not only provides a guide map but ensures the most efficient use of resources.

The Comprehensive Plan is updated every 10 years. It is Beaufort County's intent to update the Capital Improvement Plan every 5 years. This will allow the County to review the plan and assess whether projects are completed, new projects are warranted, and if projects need to be changed in scope or cost. Adjustments will be made on an annual basis to account for project development.

	Location	Estimated Cost
<b>ADMINISTRATIVE OFFICE SPACE</b>		
New Arthur Horne Building	100 Ribaut Road Beaufort, SC 29902	\$ 6,000,000
Renovate New Arthur Horne Building	100 Ribaut Road Beaufort, SC 29902	\$ 6,000,000
New Administrative Building - North	100 Ribaut Road Beaufort, SC 29902	\$ 50,000,000
New Administrative Building - South	4819 Bluffton Pkwy Bluffton, SC 29910	\$ 11,000,000
Renovate Existing Myrtle Park	4820 Bluffton Pkwy Bluffton, SC 29910	\$ 5,000,000
Hilton Head Island Government Building Renovation	539 William Hilton Pkwy Hton Head Island, SC 29925	\$ 2,000,000
New Public Works Facility - Shanklin Road	120 Shanklin Road Beaufort, SC 29906	\$ 16,000,000
New Public Works Camp - St. Helena	25 Langford Road, St. Helena SC 29920 (former waterslide park)	\$ 250,000
Beaufort County Health Center Renovation	601 Wilmington Street Beaufort, SC 29902	\$ 370,000
Lowcountry DHEC Office Renovation	1407 King Street Beaufort, SC 29902	\$ 590,000
Daufuskie Island Renovation of Store and New Restrooms		\$ 335,000
Pool Improvements - Energy Conservation and Saltwater Conversion	Various Locations	\$ 570,000
Sheriff Office DNA Laboratory Addition		
Records Management Building Expansion	113 Industrial Village Rd. BIV #5	\$ 1,925,000
Warehouse Expansion		
Construction of 7,000 sf addition to the RM Warehouse (estimate \$250/ft2 and \$175,000 FFE)		
Specialized Equipment Replace Archive Writer		\$ 25,000
Voters Registration and Elections Building	113 Industrial Village Rd. BIV #4	
Additional Warehouse Space	John Galt Road	\$ 300,000
Additional Parking for Voters	John Galt Road	\$ 300,000
Human Services Renovation		\$ 3,000,000
Sea Trowler Resturant Renovation	35 Fording Island Road	\$ 3,000,000
Renovate Courthouse	100 Ribaut Road Beaufort, SC 29902	\$ 20,000,000
Justice Center South	4820 Bluffton Pkwy Bluffton, SC 29910	\$ 24,000,000
		\$ 150,665,000
<b>AIRPORT - BEAUFORT EXECUTIVE</b>		
Runway Safety Area Improvements RW 7 and 25 (incl wetlands mit cost)	39 Airport Circle Ladys Island, SC 29907	\$ 4,800,000
Taxiway Extension to Runway 25 (incl wetlands mit cost)	39 Airport Circle Ladys Island, SC 29907	\$ 6,000,000
Terminal Renovations	39 Airport Circle Ladys Island, SC 29907	\$ 500,000
Parking Lot Relocation	39 Airport Circle Ladys Island, SC 29907	\$ 1,500,000
		\$ 12,800,000
<b>AIRPORT - HILTON HEAD ISLAND</b>		
Commercial Service Terminal Renovation and Expansion	120 Beach City Road Hilton Head Isl., SC 29926	\$ 40,000,000
Commercial Service Ramp Expansion	120 Beach City Road Hilton Head Isl., SC 29926	\$ 4,700,000
New ARFF Vehicle	120 Beach City Road Hilton Head Isl., SC 29926	\$ 730,000
Runway and Taxiway Strengthening	120 Beach City Road Hilton Head Isl., SC 29926	\$ 12,000,000
Parking improvements	120 Beach City Road Hilton Head Isl., SC 29926	\$ 20,000,000
		\$ 77,430,000
<b>BOAT LANDINGS</b>		
County-wide Boat Landing Study		\$ 150,000
Ihly Farm	Ihly Farm Road Beaufort, SC 29906	\$ 1,500,000
		\$ 1,650,000
<b>DISABILITY AND SPECIAL NEEDS</b>		
Remodeling Building C and laundry room in Building B	100 Clear Water Way, Beaufort, SC 29906	\$ 65,000
Purchase/Build two new Community Training Homes	Various Locations South of Broad	\$ 900,000
Replacement of HVAC in Building A	100 Clear Water Way, Beaufort, SC 29906	\$ 50,000
Replacement of Irrigation	100 Clear Water Way, Beaufort, SC 29906	\$ 15,000
		\$ 1,030,000

2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	Funding Sources
\$ 1,500,000	\$ 1,000,000			\$ 3,500,000	\$ 2,500,000					GO Bond
	\$ 15,000,000	\$ 30,000,000	\$ 5,000,000							GO Bond
				\$ 4,000,000	\$ 7,000,000					GO Bond
						\$ 5,000,000				GO Bond
	\$ 2,000,000									GO Bond
		\$ 2,000,000	\$ 7,000,000	\$ 7,000,000						GO Bond / Impact Fees
	\$ 50,000	\$ 75,000	\$ 125,000							PW Budget over multiple years
				\$ 370,000						GO Bond
					\$ 590,000					GO Bond
						\$ 335,000				GO Bond
							\$ 570,000			GO Bond
\$ 650,000	\$ 850,000	\$ 425,000								Impact Fees
	\$ 25,000									Impact Fees
\$ 150,000	\$ 150,000									GO Bond/Grants for Critical Infrastructure
\$ 150,000										GO Bond/Grants for Critical Infrastructure
		\$ 3,000,000				\$ 3,000,000				GO Bond
					\$ 2,000,000	\$ 5,000,000	\$ 10,000,000	\$ 3,000,000		GO Bond
						\$ 3,000,000	\$ 15,000,000	\$ 6,000,000		GO Bond
\$ 100,000	\$ 2,000,000	\$ 2,400,000	\$ 200,000							FAA, SCAC 95%, Airport 5%
				\$ 1,000,000	\$ 4,000,000	\$ 1,000,000				FAA, SCAC 95%, Airport 5%
\$ 100,000	\$ 300,000	\$ 100,000								Airport/County
		\$ 250,000	\$ 1,250,000							FAA, SCAC 95%, Airport 5%
\$ 15,000,000	\$ 18,000,000	\$ 7,000,000								FAA, SCAC \$21M, Airport \$19M
\$ 4,300,000										FAA, SCAC 95%, Airport 5%
\$ 730,000										FAA, SCAC 95%, Airport 5%
	\$ 2,000,000	\$ 6,000,000	\$ 4,000,000							FAA, SCAC 95%, Airport 5%
			\$ 5,000,000	\$ 5,000,000	\$ 10,000,000					Airport/County/Fees
\$ 150,000						\$ 700,000	\$ 800,000			A/H Tax
										GO Bond / Grants
\$ 65,000		\$ 450,000	\$ 450,000							DSN Fund
	\$ 50,000									GO Bond / Grants
\$ 15,000										DSN Fund
										DSN Fund

	Location	Estimated Cost
<b>FACILITIES MANAGEMENT</b>		
ADA modifications to facilities	Various Locations	\$ 240,000
<b>Administration Building</b>	100 Ribaut Road	
Fire alarm replacement		\$ 65,000
<b>Barker Field-restroom renovations</b>	70 Baygall Road	\$ 66,000
<b>Beaufort Library-paint exterior/repair windows</b>	311 Scott Street	\$ 90,000
<b>BIV#3-generator</b>	106 Industrial Village Road	\$ 70,000
<b>BIV#1, 2 and 3-replace carpet</b>	102 Industrial Village Road	\$ 60,000
<b>BIV# 5-HVAC</b>	113 Industrial Village Road	\$ 90,000
<b>Courthouse</b>	102 Ribaut Road	
Painting/finishes		\$ 65,000
Ceremonial courtroom bench millwork repairs		\$ 36,000
Replace acoustical tiles/panels/hard surfaces		\$ 135,000
HVAC/Energy management system		\$ 610,000
Led lighting		\$ 65,000
Generator		\$ 270,000
<b>Daufuskie Island-restroom renovations</b>	15 Haig Point Road	\$ 17,000
<b>Detention Center</b>	106 Ribaut Road	
Fire alarm upgrade		\$ 70,000
Misc. lock replacement/repairs		\$ 100,000
Replace VCT/flooring covering		\$ 250,000
Walk-in/refrigerator replacement		\$ 160,000
Stucco repairs		\$ 75,000
Repainting		\$ 170,000
<b>EMS-carpet/painting</b>	2727 Depot Road	\$ 56,000
<b>FVS Garage-replace bay doors/roof repairs</b>	120 Shanklin Road	\$ 140,000
<b>HH Government Center-replace roof</b>	539 William Hilton Parkway	\$ 70,000
<b>Human Services Building</b>	1905 Duke Street	
Repoint and seal brick veneer		\$ 300,000
Painting, lighting, flooring		\$ 160,000
<b>Law Enforcement Center-replace flooring/renovate restrooms</b>	2001 Duke Street	\$ 95,000
<b>Mosquito Control Building-Minor renovations, roof replacement</b>	84 Shanklin Road	\$ 150,000
<b>Myrtle Park Building</b>	4819 Bluffton Parkway	
Replace carpet		\$ 65,000
HVAC improvements		\$ 380,000
Generator		\$ 330,000
<b>BWSAR Building-minor renovations</b>	817 Paris Ave.	\$ 55,000
<b>Public Works Building</b>	120 Shanklin Road	
Roof replacement		\$ 330,000
HVAC replacement		\$ 65,000
<b>Public Works Open Storage Building-replace roof</b>	120 Shanklin Road	\$ 65,000
<b>Senior Center-interior renovations</b>	1408 Paris Ave.	\$ 40,000
<b>DSN Clearwater-HVAC system</b>	100 Clearwater Way	\$ 125,000
<b>Burton Wells Center-HVAC/Energy Mgmt System</b>	One Middleton Rec Drive	\$ 180,000
<b>Buckwalter Rec Center-HVAC</b>	900 Buckwalter Parkway	\$ 90,000
<b>Lind Brown Center-flooring</b>	1001 Hamar Street	\$ 60,000
<b>S. O. Special Ops-Replace roof HVAC</b>	1021 Okatie Highway	\$ 45,000
<b>DNA Lab-replace roof, HVAC</b>	111 Industrial Village Road	\$ 80,000
<b>St. Helena Library-Replace HVAC</b>	6355 Jonathan Francis Sr. Road	\$ 70,000
<b>ECM's-LED lighting, HVAC Energy Mgmt</b>	Various locations	\$ 250,000
		<b>\$ 6,105,000</b>

2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	Funding Sources
\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000					
	\$ 65,000		\$ 66,000								
	\$ 90,000					\$ 60,000					
	\$ 70,000					\$ 90,000					
	\$ 65,000										
	\$ 36,000										
		\$ 135,000									
	\$ 610,000										
	\$ 65,000				\$ 270,000						
\$ 17,000											
\$ 70,000											
	\$ 50,000		\$ 50,000								
\$ 250,000											
\$ 160,000											
\$ 75,000											
\$ 170,000											
\$ 56,000											
\$ 140,000											
	\$ 70,000										
						\$ 300,000					
						\$ 160,000					
						\$ 95,000					
\$ 150,000											
\$ 65,000											
\$ 580,000											
	\$ 330,000										
						\$ 55,000					
\$ 330,000											
\$ 65,000											
	\$ 65,000					\$ 40,000					
			\$ 125,000								
		\$ 180,000				\$ 90,000					
		\$ 60,000				\$ 45,000					
						\$ 80,000					
						\$ 70,000					
\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000						

	Location	Estimated Cost
<b>IT INFRASTRUCTURE</b>		
Virtual Server Environment	Beaufort County IT Datacenter	\$ 317,000
Network Storage Environment	Beaufort County IT Datacenter	\$ 290,000
Core Routers	Beaufort County IT Datacenter	\$ 110,000
County Infrastructure Firewalls		\$ 117,000
Infrastructure Switching	Beaufort County IT Datacenter	\$ 715,000
County Infrastructure Compute	Beaufort County IT Datacenter	\$ 3,000,000
Infrastructure Phone System	Beaufort County IT Datacenter	\$ 200,000
County Infrastructure Wireless	Beaufort County IT Datacenter	\$ 340,000
Datacenter Switching	Beaufort County IT Datacenter	\$ 182,000
		\$ 5,271,000
<b>LIBRARIES</b>		
<b>System-wide Improvements</b>	Various Locations	
Replace Self-Checkout Machines		\$ 135,000
Install Public Computer Reservation and Print Vending Solution		\$ 100,000
Security Camera Installation		\$ 80,000
Replace/Upgrade all public and staff computers		\$ 120,000
<b>Pritchardville/New Riverside - New Branch</b>	May River / Buckwalter / New Riverside Area	\$ 6,700,000
Construction of 15,000 sf facility (estimate \$350/R2 and \$750,000 FFE)		
<b>Bluffton Branch Library</b>	120 Palmetto Way Bluffton, 29910	\$ 500,000
Phase II of renovations based on 2019 Space Study		
<b>Hilton Head Branch Library</b>	11 Beach City Road HHI, 29926	\$ 1,000,000
Renovations based on 2019 Space Study		
<b>Renovation at Beaufort Branch Library Phase III</b>	311 Scott Street Beaufort, SC 29902	\$ 75,000
Renovations/Add-on/Parking		
<b>Replace Bookmobile South</b>	11 Beach City Road HHI, 29926	\$ 150,000
Based on a 10 year lifespan, Bookmobile South (acquired in 2018) may need to be replaced in 2028/2029		
<b>Replace Bookmobile North</b>	311 Scott Street Beaufort, SC 29902	\$ 150,000
Based on a 10 year lifespan, Bookmobile North (acquired in 2017) may need to be replaced in 2027/2028		
<b>Lobeco Branch Library</b>	1862 Trask Parkway Seabrook, SC 29940	TBD
Existing lease agreement with Beaufort County School District expires December 31, 2025		
<b>Burton Wells</b>	64 Burton Wells Road Beaufort, SC 29906	\$ 3,000,000
Construction of 5,000 sf addition to Burton Wells Rec Center		
		\$ 12,010,000

2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	Funding Sources
\$ 317,000											GO Bond
	\$ 290,000										GO Bond
			\$ 110,000								GO Bond
	\$ 117,000										GO Bond
								\$ 715,000			
	\$ 375,000	\$ 375,000	\$ 375,000	\$ 375,000	\$ 375,000	\$ 375,000	\$ 375,000	\$ 375,000	\$ 375,000	\$ 375,000	IT General Fund
	\$ 200,000										Go Bond
		\$ 170,000							\$ 170,000		GO Bond
\$ 182,000											GO Bond
				\$ 85,000	\$ 50,000						Impact Fees
								\$ 50,000	\$ 50,000		Impact Fees
						\$ 80,000					Impact Fees
\$ 100,000	\$ 1,900,000	\$ 4,700,000	\$ 120,000								County IT/Library
				\$ 500,000							GO Bond / Impact Fees
			\$ 1,000,000								GO Bond/Impact Fees
								\$ 75,000			County Facilities
							\$ 150,000				Impact Fees
							\$ 150,000				Impact Fees
				TBD							County Facilities
						\$ 800,000	\$ 1,700,000	\$ 500,000			GO Bond / Impact Fees

	Location	Estimated Cost
<b>IT INFRASTRUCTURE</b>		
Virtual Server Environment	Beaufort County IT Datacenter	\$ 317,000
Network Storage Environment	Beaufort County IT Datacenter	\$ 290,000
Core Routers	Beaufort County IT Datacenter	\$ 110,000
County Infrastructure Firewalls		\$ 117,000
Infrastructure Switching	Beaufort County IT Datacenter	\$ 715,000
County Infrastructure Compute	Beaufort County IT Datacenter	\$ 3,000,000
Infrastructure Phone System	Beaufort County IT Datacenter	\$ 200,000
County Infrastructure Wireless	Beaufort County IT Datacenter	\$ 340,000
Datacenter Switching	Beaufort County IT Datacenter	\$ 182,000
		\$ 5,271,000
<b>LIBRARIES</b>		
<b>System-wide Improvements</b>	Various Locations	
Replace Self-Checkout Machines		\$ 135,000
Install Public Computer Reservation and Print Vending Solution		\$ 100,000
Security Camera Installation		\$ 80,000
Replace/Upgrade all public and staff computers		\$ 120,000
<b>Pritchardville/New Riverside - New Branch</b>	May River / Buckwalter / New Riverside Area	\$ 6,700,000
Construction of 15,000 sf facility (estimate \$350/ft2 and \$750,000 FFE)		
<b>Bluffton Branch Library</b>	120 Palmetto Way Bluffton, 29910	\$ 500,000
Phase II of renovations based on 2019 Space Study		
<b>Hilton Head Branch Library</b>	11 Beach City Road HHI, 29926	\$ 1,000,000
Renovations based on 2019 Space Study		
<b>Renovation at Beaufort Branch Library Phase III</b>	311 Scott Street Beaufort, SC 29902	\$ 75,000
Renovations/Add-on/Parking		
<b>Replace Bookmobile South</b>	11 Beach City Road HHI, 29926	\$ 150,000
Based on a 10 year lifespan, Bookmobile South (acquired in 2018) may need to be replaced in 2028/2029		
<b>Replace Bookmobile North</b>	311 Scott Street Beaufort, SC 29902	\$ 150,000
Based on a 10 year lifespan, Bookmobile North (acquired in 2017) may need to be replaced in 2027/2028		
<b>Lobeco Branch Library</b>	1862 Trask Parkway Seabrook, SC 29940	TBD
Existing lease agreement with Beaufort County School District expires December 31, 2025		
<b>Burton Wells</b>	64 Burton Wells Road Beaufort, SC 29906	\$ 3,000,000
Construction of 5,000 sf addition to Burton Wells Rec Center		
		\$ 12,010,000

2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	Funding Sources
\$ 317,000											GO Bond
	\$ 290,000										GO Bond
			\$ 110,000								GO Bond
	\$ 117,000										GO Bond
								\$ 715,000			
	\$ 375,000	\$ 375,000	\$ 375,000	\$ 375,000	\$ 375,000	\$ 375,000	\$ 375,000	\$ 375,000	\$ 375,000	\$ 375,000	IT General Fund
	\$ 200,000										Go Bond
		\$ 170,000							\$ 170,000		GO Bond
\$ 182,000											GO Bond
				\$ 85,000	\$ 50,000						Impact Fees
								\$ 50,000	\$ 50,000		Impact Fees
						\$ 80,000					Impact Fees
			\$ 120,000								County IT/Library
\$ 100,000	\$ 1,900,000	\$ 4,700,000									GO Bond / Impact Fees
				\$ 500,000							GO Bond / Impact Fees
			\$ 1,000,000								GO Bond / Impact Fees
								\$ 75,000			County Facilities
									\$ 150,000		Impact Fees
						\$ 150,000					Impact Fees
				TBD							County Facilities
						\$ 800,000	\$ 1,700,000	\$ 500,000			GO Bond / Impact Fees

	Location	Estimated Cost
<b>PATHWAYS PROJECTS</b>		
Stuart Point Road		\$ 1,500,000
Big Estate Road		\$ 2,000,000
Middle Road		\$ 1,500,000
Dr. Martin Luther King, Jr. Road		\$ 1,500,000
Meridian Road		\$ 1,750,000
Broad River Drive		\$ 2,000,000
Ribaut Road to Parris Island Gateway		\$ 750,000
Depot Road		\$ 725,000
Salem Road/Old Salem Road		\$ 1,500,000
Broad River Blvd/Riley Road		\$ 750,000
Burton Hill/Old Salem Road		\$ 2,000,000
Burnt Church Road		\$ 1,500,000
Bluffton Parkway		\$ 250,000
Ulmer Road/Shad Road		\$ 2,000,000
Laurel Bay Road Pathway Widening		\$ 3,900,000
Joe Frazier Road		\$ 1,800,000
Lake Point Drive and Old Miller Road Pathway Connection		\$ 3,000,000
Aljioy Road		\$ 750,000
Spanish Moss Trail Extension		\$ 750,000
Pine Grove Road/Burton Wells Road		\$ 1,000,000
Seabrook Road		\$ 1,000,000
US 17 Pathway Extension		\$ 1,000,000
Bruce K Smalls		\$ 750,000
Big Road		\$ 1,500,000
Detour Road		\$ 1,500,000
New River Linear Trail from Hwy 46 South to New River (paving)		\$ 750,000
SC46 from New River Park to New River Linear Trail		\$ 300,000
Buck Island Road from Bluffton Pkwy to US 278		\$ 500,000
Sams Point Road from Wallace Road to southern termini of Middle Road Pathway		\$ 550,000
Russel Bell Bridge from Spanish Moss Trail to Broad River Drive		\$ 650,000
Lady's Island Drive to Port Royal Elementary / Live Oaks Park via Old Shell Road / 14th Street		\$ 650,000
Rugrack Road from Joseph Shanklin Elementary to Laurel Bay Road (sidewalk)		\$ 150,000
Spanish Moss Trail from Clarendon to Whale Branch		\$ 1,500,000
New River Linear Trail from SC46 to Del Webb Trailhead (paving)		\$ 900,000
Sawmill Creek Road (sidewalk)		\$ 350,000
Okatie Center Blvd N & S and US278 from SC170 to University Blvd		\$ 1,100,000
Dr. Martin Luther King, Jr. Road to St. Helena Elementary School		\$ 400,000
Wallace Road and Sunset Blvd		\$ 750,000
Sams Point Road from traffic circle to Springfield Road		\$ 1,250,000
Burton Wells Park to Habersham Market		\$ 250,000
Shell Point Road from Broad River Drive to Savannah Hwy		\$ 800,000
US21 from Seabrook Road to Keans Neck Road		\$ 850,000
US21 from Detour Road to Seabrook Road (sidewalk)		\$ 480,000
McTeer Bridge Protected Bike Lanes		\$ 300,000
SC46 from traffic circle to Buckwalter Parkway		\$ 2,400,000
Northbound side of SC170 from SC46 to Bluffton Parkway		\$ 1,700,000
US21 from Sams Point Way to Airport Circle		\$ 400,000
Chowan Creek Bluff from US21 to Lady's Island Elementary		\$ 230,000
Old Miller Road / Lake Point Drive Connection		\$ 200,000
Marsh Road from Duke Street to Boundary Street (a portion to be boardwalk for marsh protection)		\$ 150,000
		<b>\$ 54,235,000</b>

2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	Funding Sources
	\$ 1,500,000										Sales Tax
				\$ 2,000,000							To be determined
		\$ 1,500,000									Sales Tax
	\$ 1,500,000										Sales Tax
				\$ 1,750,000							To be determined
				\$ 2,000,000							To be determined
	\$ 750,000										Sales Tax
	\$ 725,000										Sales Tax / Grants
		\$ 1,500,000									Sales Tax
			\$ 750,000		\$ 1,500,000						To be determined
					\$ 2,000,000						To be determined
				\$ 1,500,000							Impact Fees
	\$ 250,000										Sales Tax
						\$ 2,000,000					To be determined
				\$ 3,900,000							To be determined
						\$ 1,800,000					To be determined
						\$ 3,000,000					To be determined
		\$ 750,000									Sales Tax
		\$ 750,000									To be determined
		\$ 1,000,000									To be determined
			\$ 1,000,000								To be determined
			\$ 1,000,000								To be determined
			\$ 750,000								To be determined
			\$ 1,500,000								To be determined
			\$ 1,500,000								To be determined
			\$ 750,000								To be determined
		\$ 300,000									To be determined
				\$ 500,000							To be determined
		\$ 550,000									To be determined
		\$ 650,000									To be determined
	\$ 650,000										To be determined
	\$ 150,000				\$ 1,500,000						To be determined
						\$ 900,000					To be determined
								\$ 350,000			To be determined
									\$ 1,100,000		To be determined
					\$ 400,000						To be determined
						\$ 750,000					To be determined
								\$ 1,250,000			To be determined
					\$ 250,000						To be determined
							\$ 800,000				To be determined
							\$ 850,000				To be determined
				\$ 480,000							To be determined
							\$ 300,000				To be determined
								\$ 2,400,000			To be determined
									\$ 1,700,000		To be determined
						\$ 400,000					To be determined
						\$ 230,000					To be determined
									\$ 200,000		To be determined
					\$ 150,000						To be determined
											To be determined

	Location	Estimated Cost
<b>PARKS AND RECREATION</b>		
New Okatie Recreational Complex		\$ 530,000
Buckwalter Recreation Athletic Complex Expansion	905 Buckwalter Pkwy Bluffton, SC 29910	\$ 12,000,000
Buckwalter Recreation Center Improvements	905 Buckwalter Pkwy Bluffton, SC 29910	\$ 230,000
Bluffton Center Improvements	905 Buckwalter Pkwy Bluffton, SC 29910	\$ 565,000
Bluffton Pool Improvements	55 Pritchard Road Bluffton, SC 29910	\$ 650,000
MC Riley Complex Reconfiguration and Improvements	185 Goethe Road Bluffton, SC 29910	\$ 1,300,000
Agnes Major Improvements	21 Agnes Major Road Seabrook, SC 29940	\$ 555,000
Basil Green Complex Improvements	15000 Rodgers Street Beaufort, SC 29902	\$ 4,000,000
Battery Creek Pool Improvements	1 Blue Dolphin Dr. Beaufort, SC 29906	\$ 650,000
Beaufort High School Pool Improvements	84 Sea Island Pkwy Beaufort, SC 29907	\$ 650,000
Booker T. Washington Improvements	182 Booker T. Washington Circle Yemassee, SC 29945	\$ 225,000
Broomfield Ballfield Improvements	205 Brickyard Point Road N. Beaufort, SC 29907	\$ 225,000
Burton Wells Master Plan	64 Burton Wells Road Beaufort, SC 29906	\$ 12,000,000
Burton Wells Improvements	64 Burton Wells Road Beaufort, SC 29906	\$ 75,000
Coursen Tate Improvements	9 Springfield Road Beaufort, SC 29907	\$ 800,000
Dale Center Improvements	15 Community Center Road Seabrook, SC 29940	\$ 365,000
Downtown Tennis Court Improvements	1105 Bladen Street Beaufort, SC 29902	\$ 340,000
Gloria Potts Improvements	130 Seaside Road St. Helena, SC 29920	\$ 170,000
Lind Brown Improvements	1001 Hamar Street Beaufort, SC 29902	\$ 2,585,000
Metz Improvements	1812 National Street Beaufort, SC 29902	\$ 220,000
Part Royal Park Improvements		\$ 555,000
Scott Park Improvements	242 Scott Hill Road St. Helena, SC 29920	\$ 205,000
Shell Point Park Improvements	381 Broad River Road Beaufort, SC 29906	\$ 190,000
Southside Park Improvements	1408 Battery Creek Road Beaufort, SC 29902	\$ 110,000
Wesley Felix Improvements	179 Ball Park Road St. Helena, SC 29920	\$ 165,000
Lady's Island Community Park Phase II		\$ 1,800,000
		\$ 41,160,000
<b>PASSIVE PARKS</b>		
Fort Fremont Park Phase II - Interpretive Center	1126 State Road S-745 St. Helena, SC 29920	\$ 2,000,000
Widgeon Point Park	43 Okatie Hwy Okatie, SC 29909	\$ 1,300,000
Okatie Park Development		\$ 5,000,000
Develop Jones Tract Park		\$ 5,000,000
Develop Okatie Preserve	Hwy 278/170 Bluffton, SC 29910	\$ 4,000,000
		\$ 17,300,000

2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	Funding Sources					
		\$	530,000								PALS Impact Fees / Grants / Bonds					
300,000	\$	900,000	\$	3,200,000	\$	2,000,000					PALS Impact Fees / Grants / Bonds					
				\$	150,000		\$	80,000			PALS Impact Fees / Grants / Bonds					
	\$	25,000	\$	20,000	\$	80,000	\$	80,000	\$	10,000	PALS Impact Fees / Grants / Bonds					
	\$	100,000	\$	400,000	\$	100,000	\$	50,000			PALS Impact Fees / Grants / Bonds					
				\$	500,000	\$	400,000	\$	100,000	\$	300,000	PALS Impact Fees / Grants / Bonds				
	\$	15,000	\$	80,000	\$	300,000	\$	160,000			PALS Impact Fees / Grants / Bonds					
	\$	800,000	\$	1,500,000	\$	900,000	\$	800,000			PALS Impact Fees / Grants / Bonds					
				\$	200,000	\$	350,000	\$	100,000		PALS Impact Fees / Grants / Bonds					
					\$	200,000	\$	350,000	\$	100,000	PALS Impact Fees / Grants / Bonds					
		\$	15,000		\$	60,000	\$	150,000			PALS Impact Fees / Grants / Bonds					
		\$	15,000				\$	150,000	\$	60,000	PALS Impact Fees / Grants / Bonds					
				\$	1,500,000	\$	3,000,000	\$	3,000,000	\$	2,500,000	\$	1,200,000	\$	800,000	Funds Needed
	\$	20,000	\$	25,000	\$	30,000										PALS Impact Fees / Grants / Bonds
	\$	600,000					\$	80,000	\$	120,000						PALS Impact Fees / Grants / Bonds
			\$	25,000	\$	40,000		\$	80,000	\$	200,000	\$	20,000			PALS Impact Fees / Grants / Bonds
\$	60,000	\$	200,000	\$	80,000											PALS Impact Fees / Grants / Bonds
				\$	80,000		\$	30,000	\$	60,000						PALS Impact Fees / Grants / Bonds
			\$	25,000		\$	700,000	\$	500,000	\$	1,200,000	\$	160,000			PALS Impact Fees / Grants / Bonds
				\$	220,000											PALS Impact Fees / Grants / Bonds
				\$	250,000	\$	100,000	\$	80,000	\$	125,000					PALS Impact Fees / Grants / Bonds
			\$	65,000	\$	80,000		\$	60,000							PALS Impact Fees / Grants / Bonds
			\$	50,000				\$	80,000		\$	60,000				PALS Impact Fees / Grants / Bonds
			\$	50,000						\$	60,000					PALS Impact Fees / Grants / Bonds
			\$	65,000						\$	100,000					PALS Impact Fees / Grants / Bonds
						\$	1,000,000	\$	800,000							PALS Impact Fees / Grants / Bonds
\$	1,700,000	\$	300,000									Rural & Critical				
\$	1,000,000	\$	300,000									Rural & Critical				
	\$	1,000,000	\$	3,000,000	\$	1,000,000										
			\$	800,000	\$	3,200,000	\$	1,000,000				GO Bonds				
			\$	2,000,000	\$	2,000,000						GO Bonds				

	Location	Estimated Cost
<b>PUBLIC SAFETY</b>		
<b>New EMS Facilities</b>	Various Locations	\$ 3,388,000
North Shanklin Facility		
South Station 31 Facility		
Cherry Point New Facility		\$ 1,300,000
Ladys Island/St Helena New Facility		\$ 1,300,000
Palmetto Bluff New Facility		\$ 1,300,000
Big Estate/Gardens Corner New Facility		\$ 1,425,000
Base Headquarters - Depot		\$ 6,000,000
Sun City Station	Various Locations	\$ 1,000,000
<b>EMS Facility Renovations</b>		
Parris Island Gateway, Burton FD		\$ 125,000
Kean Neck Road, Sheldon FD		\$ 100,000
Sea Island Parkway, Ladys Island/St Helena FD		\$ 50,000
Sam's Point Road, Ladys Island/St Helena FD		\$ 75,000
Shanklin Road Facility		\$ 25,000
<b>Detention Center Expansion - Property Acquisition</b>	100 Ribaut Road Beaufort, SC 29902	\$ 6,000,000
Transform Pre-class 16-bed open bay unit into modular cells	100 Ribaut Road Beaufort, SC 29902	\$ 250,000
Retrofit cell doors w/food pass entry	100 Ribaut Road Beaufort, SC 29902	\$ 485,000
<b>Detention Center Expansion</b>	100 Ribaut Road Beaufort, SC 29902	\$ 92,000,000
<b>LEC, EM Complex</b>	TBD	\$ 111,000,000
30 Acres for LEC, EM, EMS and MIS Complex		
Construction of 70,000 sf for LEC & EM Facility		
Sheriff's Office (50,000 sf)		
Emergency Management Center (20,000 sf)		
Sale of Depot Road Facility		\$ (500,000)
<b>Station Alerting System</b>	2001 Duke Street Beaufort, SC 29902	\$ 2,500,000
<b>Old Federal Courthouse Renovation</b>	1501 Bay Street Beaufort, SC 29901	\$ 3,000,000
<b>Special Ops Building</b>	HWY 170 Okatie, SC 29909	\$ 7,000,000
		\$ 237,823,000
<b>PUBLIC WORKS</b>		
<b>Public Works</b>		
Countywide Parking lot study analysis/assessment - Phase I (Study only)	Various Locations	\$ 100,000
Countywide Parking lot study analysis/assessment - Phase II (Repairs)	Various Locations	\$ 2,000,000
<b>Mosquito Control</b>	84 Shanklin Road Beaufort, SC 29906	
Biosafety Level 2 Surveillance Laboratory		\$ 600,000
10-Bay Pole Shelter		\$ 165,000
<b>Stormwater</b>		
Brewer Memorial Park Demonstration Wet Pond Project Feasibility		\$ 672,459
Salt Creek South M1		\$ 2,117,730
Shanklin Road M2		\$ 3,458,787
Mossy Oaks Watershed		\$ 220,404
Evergreen Tract Detention Basin		\$ 1,060,806
Rock Springs Creek 1		\$ 430,524
Lucy Point Creek (Tuxedo)		\$ 438,293
Albergotti Creek 2		\$ 602,447
Factory Creek I		\$ 68,727
Factory Creek II		\$ 66,390
Graves/Pepper Hall P3		\$ 500,000
Shell Point		\$ 98,000
Huspah Creek		\$ 595,000
<b>Traffic Operations</b>		
Traffic Operations ITS		\$ 65,000
Traffic Sign Shop	23 Shelter Church Road Beaufort, SC 29906	\$ 250,000
		\$ 13,509,567

2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	Funding Sources
2,257,500	\$ 967,500	\$ 163,000									GO Bond
	\$ 1,300,000										GO Bond
	\$ 1,300,000										GO Bond
			\$ 1,300,000					\$ 1,425,000			GO Bond
	\$ 1,500,000	\$ 2,200,000	\$ 2,300,000								GO Bond
30,000	\$ 500,000	\$ 470,000									GO Bond / BTFD
		\$ 125,000									GO Bond
			\$ 100,000								GO Bond
			\$ 50,000								GO Bond
				\$ 75,000							GO Bond
	\$ 25,000										Budget
	\$ 1,500,000	\$ 3,200,000	\$ 1,300,000								GO Bond
	\$ 250,000										GO Bond
	\$ 485,000										GO Bond
								\$ 500,000	\$ 3,000,000		GO Bond
								\$ 6,000,000	\$ 80,000,000	\$ 25,000,000	GO Bond
											GO Bond
											GO Bond
				\$ (500,000)							
			\$ 1,500,000	\$ 1,000,000							
\$ 3,000,000											
							\$ 7,000,000				
		\$ 100,000									Public Works General Fund
			\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000			GO Bond / Grant
		\$ 200,000	\$ 400,000								Mos. Control General Fund
	\$ 165,000										Mos. Control General Fund
10,760	\$ 643,106										Stormwater Fees
36,098	\$ 248,496	\$ 823,424	\$ 823,424								Stormwater Fees
70,356	\$ 341,820	\$ 1,100,000	\$ 1,100,000								Stormwater Fees
15,404	\$ 205,000										Stormwater Fees
32,726	\$ 840,000										Stormwater Fees
	\$ 43,052	\$ 86,105	\$ 301,367								Stormwater Fees
		\$ 87,659	\$ 350,634								Stormwater Fees
					\$ 120,489	\$ 481,958					Stormwater Fees
	\$ 327										Stormwater Fees
	\$ 20,551										Stormwater Fees
	\$ 500,000										Stormwater Fees
43,750	\$ 54,250										Stormwater Fees
		\$ 227,000	\$ 368,000								Stormwater Fees
		\$ 65,000									1% Sales Tax
	\$ 100,000	\$ 150,000									General Fund

	Location	Estimated Cost	
<b>ROAD PROJECTS</b>			
US 278 Bridge Widening 6-lane from Bluffton 5A to Jenkins Island		\$ 245,000,000	\$
US 278/SC170 Interchange - Ramp reconfiguration for added capacity		\$ 25,000,000	
US 278 Access Management		\$ 12,600,000	
SC 170 (US 278 to Tide Watch Dr.)		\$ 41,000,000	
SC 170 (Tide Watch Dr to Argent Blvd)		\$ 40,000,000	
SC 170 (Argent Blvd to SC 462)		\$ 10,000,000	
Buckwalter Parkway Access Management - Roadway Connectivity		\$ 10,000,000	
Bluffton Parkway Access Management - Roadway Connectivity		\$ 20,000,000	
SC 46 Widening (Jasper County Line to SC 170)		\$ 45,000,000	
SC 46 Widening (SC 170 to Buck Island Road)		\$ 40,000,000	
Burnt Church Road Widening (Bluffton Pkwy to Alljoy Road)		\$ 15,000,000	
Buck Island Road Widening (US 278 to Bluffton Parkway)		\$ 10,000,000	
Lake Point Drive / Old Miller Road Connection		\$ 2,000,000	
Innovation Drive		\$ 2,500,000	
16 Traffic Signals		\$ 8,000,000	
Rose Hill to Buck Island Road Connection		\$ 4,000,000	
Bruin Road Extension (Burnt Church Rd to Buckingham Plantation)		\$ 20,000,000	
Foreman Hill Road Improvements		\$ 1,000,000	
Bluffton Parkway 5B		\$ 50,000,000	
US 278 Widening (SC 170 to Jasper County Line)		\$ 20,000,000	
H.E. McCracken Circle		\$ 5,000,000	
Hampton Parkway Realignment		\$ 6,000,000	
Gum Tree Road (US 278 to Squire Pope Road)		\$ 20,000,000	
Gum Tree Interchange		\$ 35,000,000	
US 278 Access Road (Squire Pope Road to Gum Tree Road)		\$ 80,000,000	
Wilburn Rd/Bus Dr Improvements		\$ 6,000,000	
US 21/SC 802 Connector SE (Hazel Farms Road)		\$ 5,244,000	\$
US 21/SC 802 Connector NW (Sunset/Miller Road)		\$ 6,500,000	\$
US 21/SC 802 Intersection Improvement (Sea Island Pkwy/Sams Pt. Road)		\$ 2,500,000	\$
Sea Island Parkway Improvements		\$ 40,000,000	\$
Joe Frazier Road Improvements		\$ 7,000,000	
US 21 at US 128 (Savannah Hwy) Intersection Improvement		\$ 1,000,000	
US 21/SC 128 Intersecion Improvement (Ribaut Road/Lady's Island Drive)		\$ 1,000,000	
Spine Road-Port Royal Port		\$ 5,000,000	
10 Traffic Signals		\$ 5,000,000	
Port Royal Road Interconnectivity (Ribaut Rd to WestVine Dr)		\$ 2,000,000	
Boundary Street Connectivity (Polk St. Parallel Road)		\$ 6,000,000	
Calhoun Street		\$ 2,500,000	\$
Duke Street		\$ 1,750,000	
Boundary Street Improvements - Phase 2 (Neil Road to Albergotti Creek Bridge)		\$ 60,000,000	
Ribaut Road Improvements (Boundary Street to Parris Island Bridge)		\$ 60,000,000	
US 21 (Carteret St) Upgrades (Ribaut Rd to Woods Memorial Bridge)		\$ 10,000,000	
US 21 (Lady's Island Drive) Improvements (Lady's Island Bridge to US 21/Sea Island Parkway)		\$ 10,000,000	
US21 Improvements (Trask Parkway to Parris Island Bridge)		\$ 10,000,000	
SC 170 Access Management Connectivity NOB		\$ 4,000,000	
SC 170/US 21 Intersection Improvement		\$ 5,000,000	
US 21/SC 128 Intersecion Improvement (Ribaut Road/Old Savannah Hwy)		\$ 5,000,000	
SC 170 Robert Smalls Parkway (Boundary Street to Broad River Bridge)		\$ 8,000,000	
US 17A By-Pass (Yemassee)		\$ 10,000,000	
SC 68 Improvements (I-95 to US 17A)		\$ 5,000,000	
I-95 Exit 38 Improvements		\$ 5,000,000	
Beaufort - Yemassee Rail Trail		\$ 15,000,000	
		\$ 1,065,594,000	

2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	Funding Sources
2,000,000	\$ 11,000,000	\$ 25,000,000	\$ 67,000,000	\$ 80,000,000	\$ 60,000,000						1% Sales Tax/SIB
		\$ 15,000,000	\$ 10,000,000								1% Sales Tax/SIB
						\$ 12,600,000					Impact Fees / Grants
	\$ 2,000,000	\$ 15,000,000	\$ 24,000,000								Impact Fees / Grants
	\$ 2,000,000	\$ 13,000,000	\$ 12,500,000	\$ 12,500,000							Impact Fees / Grants
		\$ 2,000,000	\$ 4,000,000	\$ 4,000,000							Impact Fees / Grants
		\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000		\$ 2,000,000		\$ 2,000,000		Impact Fees / Grants
	\$ 4,000,000	\$ 4,000,000		\$ 4,000,000		\$ 4,000,000		\$ 4,000,000			Impact Fees / Grants
			\$ 10,000,000	\$ 20,000,000	\$ 10,000,000			\$ 10,000,000	\$ 25,000,000	\$ 10,000,000	
	\$ 3,000,000	\$ 7,000,000	\$ 5,000,000								Impact Fees / Grants
		\$ 1,000,000	\$ 6,000,000	\$ 3,000,000							Impact Fees / Grants
		\$ 2,000,000									Impact Fees / Grants
	\$ 2,500,000										Impact Fees / Grants
	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000			
				\$ 2,000,000	\$ 2,000,000						
								\$ 3,000,000	\$ 12,000,000	\$ 5,000,000	
							\$ 1,000,000				
				\$ 5,000,000	\$ 20,000,000	\$ 20,000,000	\$ 5,000,000				
		\$ 3,000,000	\$ 12,000,000	\$ 5,000,000							
				\$ 1,000,000	\$ 4,000,000						
					\$ 1,500,000	\$ 4,500,000					
		\$ 3,000,000	\$ 12,000,000	\$ 5,000,000							
			\$ 5,000,000	\$ 20,000,000	\$ 10,000,000						
							\$ 10,000,000	\$ 30,000,000	\$ 30,000,000	\$ 10,000,000	
			\$ 1,000,000	\$ 5,000,000							
744,000	\$ 3,500,000	\$ 1,000,000									
500,000	\$ 3,000,000	\$ 3,000,000									
500,000	\$ 2,000,000										
1,000,000	\$ 5,000,000	\$ 15,000,000	\$ 15,000,000	\$ 4,000,000							
			\$ 1,000,000	\$ 4,000,000	\$ 2,000,000						
			\$ 1,000,000								
	\$ 5,000,000										
	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	
	\$ 2,000,000										
	\$ 1,000,000	\$ 5,000,000									
500,000	\$ 2,000,000										
	\$ 250,000	\$ 1,500,000									
				\$ 6,000,000	\$ 25,000,000	\$ 20,000,000	\$ 9,000,000				
	\$ 6,000,000	\$ 25,000,000	\$ 20,000,000	\$ 9,000,000							
			\$ 4,000,000	\$ 6,000,000							
			\$ 4,000,000	\$ 6,000,000							
				\$ 4,000,000	\$ 6,000,000						
			\$ 2,000,000				\$ 2,000,000				
						\$ 5,000,000					
		\$ 5,000,000									
			\$ 4,000,000	\$ 4,000,000							
					\$ 3,000,000	\$ 7,000,000					
			\$ 1,000,000	\$ 4,000,000							
								\$ 5,000,000			
			\$ 1,500,000	\$ 1,500,000	\$ 6,000,000	\$ 6,000,000					

SOLID WASTE AND RECYCLING		
Bluffton Convenience Center Improvements	104 Simmonsville Road, Bluffton, SC	\$ 650,000
Hilton Head Convenience Center Improvements	26 Summit Drive, Hilton Head, SC	\$ 650,000
Shanklin Convenience Center Improvements	80 Shanklin Road, Beaufort SC	\$ 650,000
St. Helena Convenience Center Improvements	639 Sea Island Parkway, St. Helena Island SC	\$ 650,000
Household Hazardous Waste Facility	108 Shanklin Road, Beaufort SC	\$ 500,000
Upgrade White Goods Collection Area	80 Shanklin Road, Beaufort SC	\$ 250,000
MRF Facility - Phase 1 (Dual Stream)	104 Simmonsville Road, Bluffton, SC	\$ 2,000,000
New Tire Facility - South	104 Simmonsville Road, Bluffton, SC	\$ 300,000
MRF Facility - Phase 2 (Single Stream)	104 Simmonsville Road, Bluffton, SC	\$ 5,250,000
LCD Compost Site	TBD	\$ 2,500,000
MSW Transfer Facility	TBD	\$ 10,000,000
C&D Transfer Facility	TBD	\$ 10,000,000
Waste to Energy Facility	TBD	\$ 30,000,000
		<b>\$ 63,400,000</b>





# APPENDIX