

A lush forest scene with several tall trees, including a prominent palm tree on the left, and dense green foliage. Sunlight filters through the leaves, creating a dappled light effect. A teal banner is at the top right, and a large teal banner is at the bottom left.

FINAL DRAFT

GREENPRINT PLAN

BEAUFORT COUNTY | 2020



ACKNOWLEDGMENTS

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Beaufort County Open Land Trust
Beaufort County Passive Parks Department
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Beaufort County Rural and Critical Land Preservation Program Board
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Friends of the Spanish Moss Trail
Gullah/Geechee Sea Island Coalition
Port Royal Sound Foundation
Spring Island Trust
South Carolina Coastal Conservation League
South Carolina Department of Health and Environmental Control
South Carolina Department of Natural Resources
The Nature Conservancy
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EXECUTIVE SUMMARY

INTRODUCTION

What Is the Greenprint Plan?

The Greenprint Plan promotes ecological health and cultural landscape preservation in Beaufort County. It is a plan to strategically preserve and protect Beaufort County’s land for the betterment of its ecology, economy and quality of life.

Previously the Greenprint Plan identified potential candidates for conservation through the Rural and Critical Land Preservation Program.

The 2020 update also includes:

- More detailed maps of priority land organized by the five conservation values of Cultural Landscapes, Water Quality, Critical Habitat, Resiliency and Open Space Connectivity;
- Discussion of varied conservation tools, with broad public support, that can be used by public and private entities to strategically protect important open space; and
- Recommendations for incorporating the strategic land conservation focus of the Greenprint Plan within the county’s comprehensive plan and other local and regional planning efforts.

The purpose of the 2020 Greenprint Plan is to:

- Create awareness about the importance of land conservation.

- Define natural resource, cultural resource and open space types that are important to Beaufort County residents.
- Prioritize conservation efforts so that they are strategic and fulfill the County’s needs.
- Align open space preservation with growth management strategies to promote balance.
- Advance passive recreation opportunities.
- Promote equitable access, use and enjoyment.
- Protect the Beaufort County community against environmental hazards.
- Promote a broad use of effective tools and methods to enable conservation.
- Inspire surrounding jurisdictions.

Why Is It Important?

Beaufort County’s unique natural environment and cultural landscape are essential to the county’s sense of place, way of life, community and ecosystem health, and economic sustainability (Fig. 0.1). It is a dynamic environment that will continue to change over time due to natural forces – such as flooding, storm surge and king tides – and human forces – such as development. The pressure that these natural and human forces exert on the Beaufort County landscape and its residents will only grow in intensity as sea levels rise and the County’s population continues to grow.

\$28

MILLION

in agricultural products produced every year by the county’s 137 farms



\$116

MILLION

spent annually by visitors who come to Beaufort County for its parks, trails and open spaces



\$127

MILLION

total property value increase for county homes that are within 500’ of parks, trails and open spaces



50%

TAX DEDUCTION

for qualified landowners donating partial or full value of a conservation easement



70%

STORMWATER

captured on-site by the county’s parks and open spaces, keeping runoff out of pipes and waterways



\$317K

HEALTHCARE

and structural costs saved annually due to air pollutants removed by county open spaces



Figure 0.1: The impact of open space in Beaufort County according to a 2018 report from The Trust for Public Land.

In the face of those pressures, the Greenprint Plan is an opportunity for Beaufort County residents to identify the types of land that are most important to them, whether and how those lands are at risk, and strategies for protecting those lands for future generations.

Who Is Involved?

Beaufort County residents decide the land conservation priorities of the Greenprint Plan during the public engagement process. In the past, those priorities and the plan’s strategies have been a tool used by County staff to inform the land



CULTURAL
LANDSCAPES



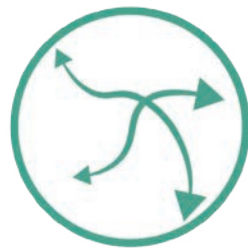
WATER
QUALITY



CRITICAL
HABITAT



RESILIENCY



OPEN SPACE
CONNECTIVITY

conservation recommendations of the Rural and Critical Land Preservation Program (RCLPP) Board, a Council-appointed body that considers how to spend public dollars to protect priority lands, either through outright purchase or the purchase of the land's development rights. The RCLPP Board makes recommendations to Beaufort County Council, which is the ultimate decision-making body.

The 2020 update of the Greenprint Plan is intended to offer a broader array of strategies to more effectively promote the County's open space goals and support the work of both public and private organizations.

About the Planning Process

After a review of existing plans and the wealth of data available from public and private organizations regarding land conservation priorities in the Lowcountry, the planning team met with stakeholders from Beaufort County and conservation organizations to further understand local and regional open space issues and opportunities. Public engagement was largely conducted online due to the COVID-19 pandemic; it included two virtual workshops, live polling, an ArcGIS StoryMap, interactive web maps, social media posts, e-mail blasts and an online survey, which was also printed and mailed to those who requested it. Seventy-two people attended the virtual workshops, and 938 completed the survey.

In addition to the conservation priorities and the preference for private ownership of conserved land shown in Figure 0.2, survey respondents offered feedback on the different conservation tools they see as most appropriate to meet different conservation goals. They also expressed concern about development sprawl, and 77% said the land conservation focus of the Greenprint Plan should influence growth management planning and development restrictions in Beaufort County.

This process offered insight into the conservation values and priorities of Beaufort County residents.

It influenced the structure and recommendations of this document – including the priority mapping themes and criteria, the diversity of conservation tools discussed, and the focus on tying the Greenprint Plan findings to the comprehensive plan and other growth management and resiliency efforts.



More Information

[The economic benefits of parks, trails, and conserved open spaces in Beaufort County, South Carolina, The Trust for Public Land, 2018 \(external URL\)](#)



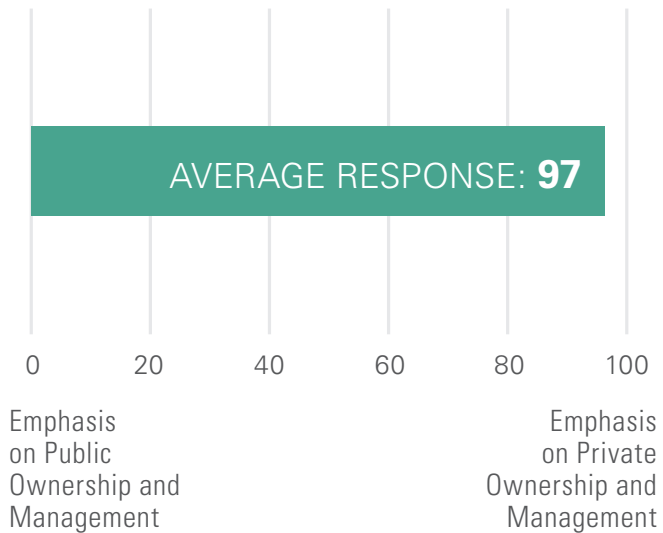
KEY TAKEAWAYS

- The Greenprint Plan and its priority maps should be a point of reference for County and municipal planners as they develop growth management strategies and evaluate development ordinances and proposals.
- The Rural and Critical Land program should prioritize conservation easements that permanently protect open space while keeping the land and its long-term stewardship under private control.
- Whether publicly or privately owned, land protection is a first step and must be followed by long-term stewardship to ensure that conservation goals are realized and upheld.
- Further and ongoing study is needed to inform conservation and land stewardship strategies.
- Transparency for the Rural and Critical Land program and public education about the impact of land conservation are critical to ensure continued public support. Beaufort County residents should be given every opportunity – whether through media, volunteerism, citizen science or passive recreation – to interact with open space and its benefits.
- Coordinated institutional partnerships are necessary to realize the maximum benefits of land conservation.
- Land conservation to promote water quality, critical habitat health and resiliency should not stop at political borders. Lowcountry governments should coordinate their efforts and develop regional open space strategies.

➤ **More Information**
[Appendix C: Full Greenprint Survey Results](#)

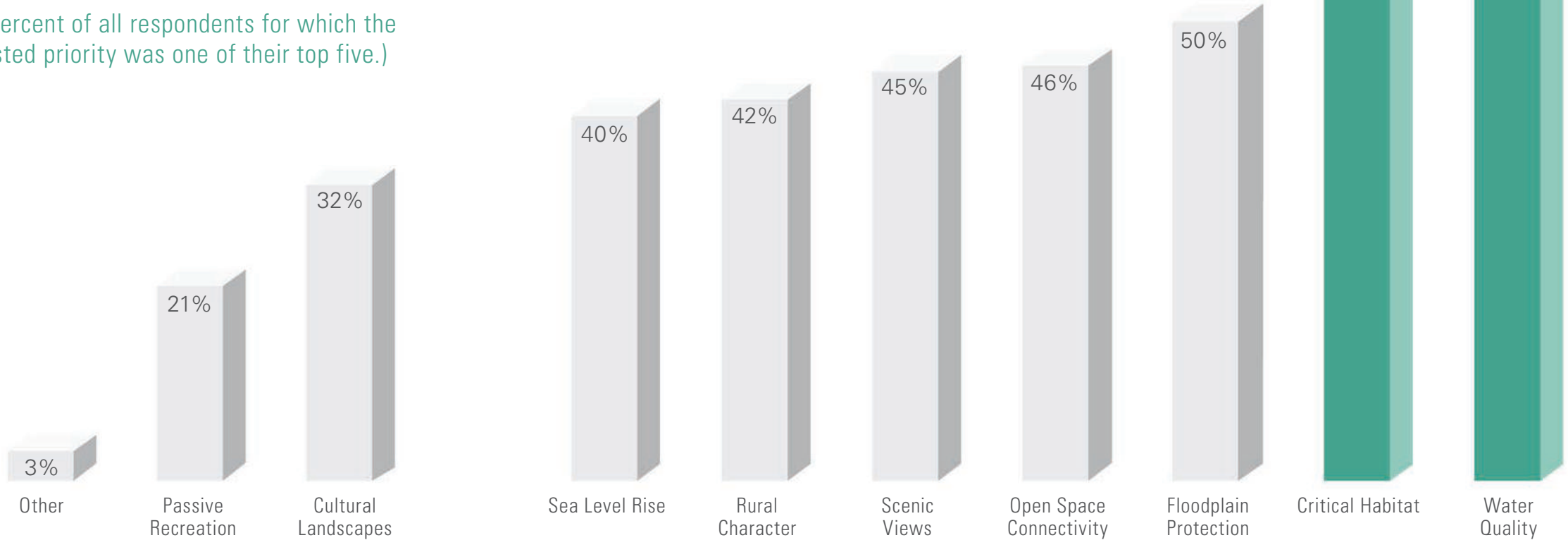
Figure 0.2: Partial results of the 2020 Greenprint Survey.

On a scale of 0 to 100 – with 0 being total emphasis on public ownership and management, and 100 being total emphasis on private ownership and management – **how would you strike a balance between public and private ownership of conserved land?**



What would you choose as the highest conservation priorities for Beaufort County?

(Percent of all respondents for which the listed priority was one of their top five.)



HOW TO USE THIS DOCUMENT

CHAPTER 1

2020 Greenprint Plan

IDENTIFYING THE PRIORITY CONSERVATION LAND

Look here for detailed maps that identify priority conservation land, with a focus on countywide Cultural Landscapes, Water Quality, Critical Habitat, Resiliency, and Open Space Connectivity.

This section also lists the local and regional data that was collected or created to generate each priority map.

Potential Users

- Rural and Critical Land Preservation Program Board and consultants, to inform decisions about acquisition and purchase of land and development rights.
- Beaufort County and municipal planners, to inform growth management planning and the evaluation of development proposals.
- County and local parks departments, to inform passive park and trail planning.
- Local and state transportation officials, to explore opportunities to align trail and transportation planning with open space connectivity goals.
- Public Works and Stormwater Management, to inform local and regional stormwater and green infrastructure planning.
- Private conservation groups, to inform planning efforts and encourage coordination across public and private conservation entities.
- Private landowners, to become better informed about their properties and the various conservation and stewardship practices that might position those properties to promote cultural and environmental landscape health in Beaufort County.

Use these external links to visit the interactive web maps, which allow for zooming and panning across the county in order to explore each priority land map in greater detail:

- » [2020 Greenprint Priority Land Maps by Theme](#)
- » [2020 Greenprint Composite Priority Land Map](#)

CHAPTER 2

Conservation Toolkit

HOW TO PROTECT THE PRIORITY LAND

This section lists a variety of land conservation tools that have broad public support for the protection of different types of open space.

Potential Users

- County and municipal planners, to inform development of diverse land conservation strategies and partnerships.
- Private conservation groups, to identify partnership opportunities, adapt the priority land maps with different criteria, and advocate for land conservation strategies that have broad public support.
- Private individuals who own priority conservation land, to explore how they might protect that land and receive payment or tax benefits in return.
- Developers, to explore conservation development practices that protect open space while increasing property values and decreasing infrastructure costs.

CHAPTER 3

Crosswalk to the Comprehensive Plan

HOW THE PLAN CAN INFORM OTHER EFFORTS

This section explores how the priority land mapping and conservation tools can inform the Beaufort County Comprehensive Plan.

Potential Users

- County and municipal planners, to explore how land conservation priorities can inform long-range planning and development ordinances, striking a balance between environmental protection and growth.



More Information

[Glossary of Terms](#)

[How the Plan Was Made](#)

1

2020 GREENPRINT PLAN



INTRODUCTION TO GREENPRINT MAPPING



CULTURAL
LANDSCAPES



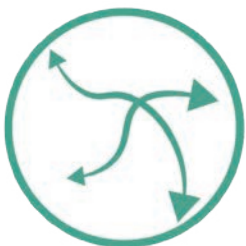
WATER
QUALITY



CRITICAL
HABITAT



RESILIENCY



OPEN SPACE
CONNECTIVITY

Since 2006 the Beaufort County Greenprint Plan has used mapping to identify lands that should be targeted for preservation.

The 2020 Greenprint Plan uses a new mapping methodology that is driven by data and public input. The result is a series of detailed maps that identify priority land based on five conservation values.

These maps can inform the land preservation strategies of Beaufort County’s Rural and Critical Land Preservation Program. They can also inform property owners about the relative conservation value of their own land, and they can be a starting point for public-private coordination on county and regional conservation priorities.

The goal is not to automatically protect all the priority areas shown on every map, but rather

to work with willing landowners and – through targeted tools and policies – create opportunities to protect and preserve land over time.

A few notes about the priority mapping:

- The priority maps on the following pages are based on GIS inventory and community input. The highest-quality available data and the most recent data was utilized in all cases; however, correcting inaccuracies and field verification of the data were not a part of the scope of work.
- The data inputs were of various scales and resolution. Data was interpolated/reformatted to be at a resolution of 20’x20’ cell size/resolution; some inaccuracies or over-generalizations may be embedded in the priority output data.
- Because they are already under state protection, estuarine and marine wetlands were excluded from the mapping.
- The priority mapping may change over time as the state of land conservation and community priorities evolve; regular mapping updates will be important using the same data-driven process.



**More
Information**

[Greenprint Prioritization Mapping Model](#)

[Interactive Web Map: Greenprint Priority Lands by Theme \(external URL\)](#)

[Interactive Web Map: Greenprint Composite Priority Land \(external URL\)](#)

CULTURAL LANDSCAPES

Beaufort County’s cultural landscape is unique, varied, and deeply treasured by residents and visitors.

It is vital to the local economy and sense of place. The County and its partners must anticipate the climate- and development-related threats to this cultural landscape and develop a multi-layered strategy for its protection. The land preservation strategies of the Greenprint Plan are an important part of a larger local, state and federal policy toolkit.

The Cultural Landscape Foundation states: “A cultural landscape can be associated with a person or event. It can be thousands of acres or a tiny homestead. It can be a grand estate, industrial site, park, garden cemetery, campus and more. Collectively, cultural landscapes are works of art, narratives of culture, and expressions of regional identity.”

The Greenprint Plan divides Beaufort County’s cultural landscapes into three general categories:

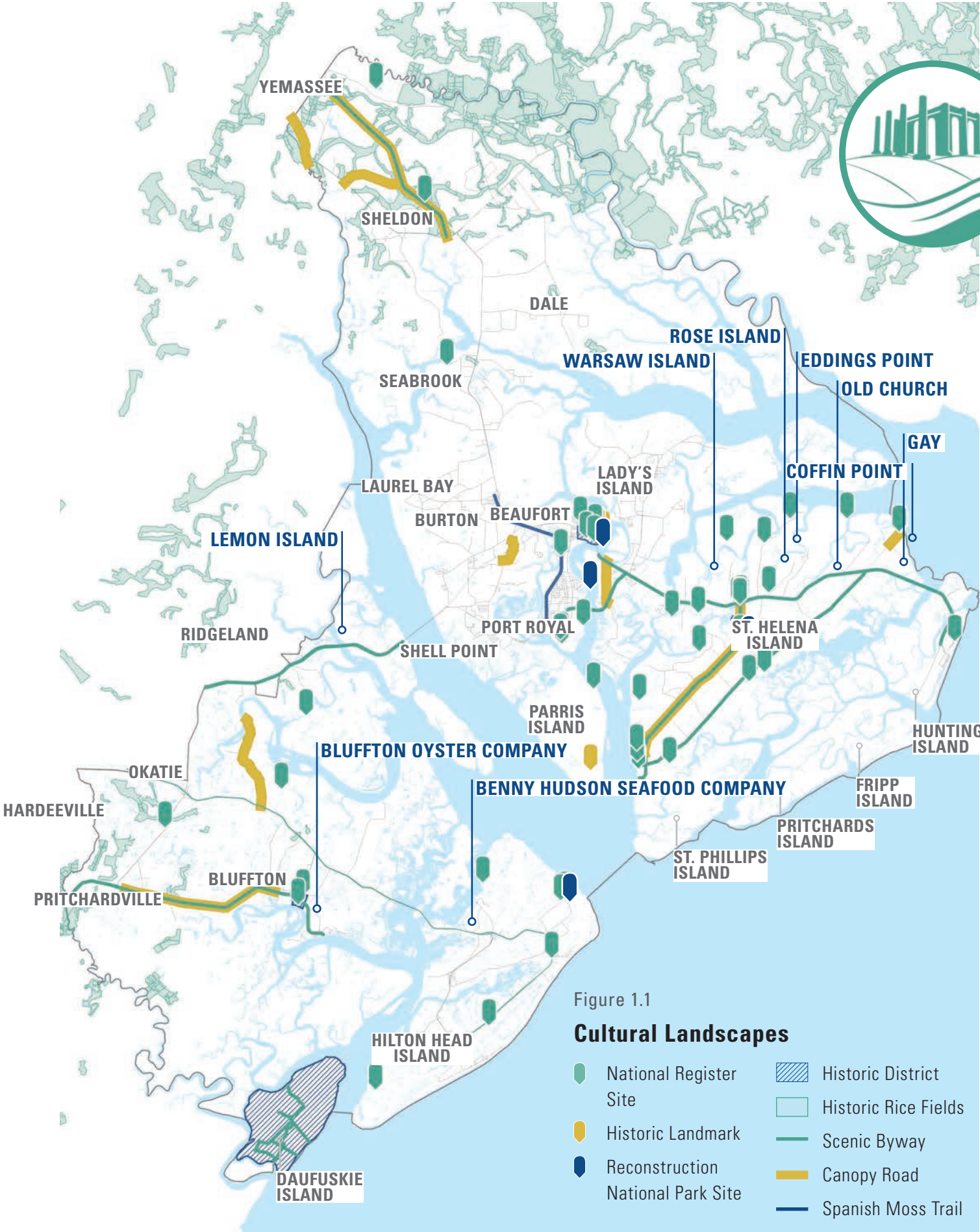
- **Sites and landscapes that have been classified as historic**, such as National Register sites, local historic landmarks and historic districts.
- **Sites and landscapes that are critical to Beaufort County cultural lifeways**, such as farmland, forests, working waterfronts, and the complex cultural landscape of the Gullah/ Geechee Nation.
- **Scenic views**, including canopy roads, scenic byways and critical viewsheds, especially at key entry points to the county, town centers and historic districts such as the Corners Community Preservation District.

The full list of data used to generate the Greenprint Plan’s Cultural Landscapes Priority Map is shown on the following spread, with many of the elements shown in Figure 1.1.

OBJECTIVES

- Protection of places throughout the county that are essential to cultural lifeways – including farmland, working waterfronts, public and traditional water access and areas identified as important to the Gullah/Geechee Nation.
- Protection and long-term management of scenic views and roadways.

- Comprehensive study and coordinated plans to protect cultural landscapes from the impacts of sea level rise and climate change.
- Continued and strengthened partnerships with private and public entities to inventory important and complex cultural landscapes, assess their vulnerability, and protect them through targeted land conservation, funding, policy and public education efforts.



Sources: Beaufort County, SC DOT, Clemson University

Cultural Landscape Mapping Inputs

- » Historic Landmarks and Districts
- » St. Helena Cultural Overlay District
- » Commercial Fishing Village Overlay
- » Historical Rice Fields
- » Heirs' Property
- » Rural Zoning
- » English Plantation
- » Tabby Structure
- » Colonial Church
- » European-American Fort
- » Colonial Ferry Crossing
- » Yemassee Town

- » Working Agricultural Land
- » Scenic Drives and Byways
- » Canopy Roads
- » Spanish Moss Trail

Summary of Approach

- Known and inventoried cultural and historical features of significance, including their viewsheds, were included in the analysis.

Summary of Limitations

- Archaeological sites and other potentially sensitive cultural sites are unknown and not included in the analysis.

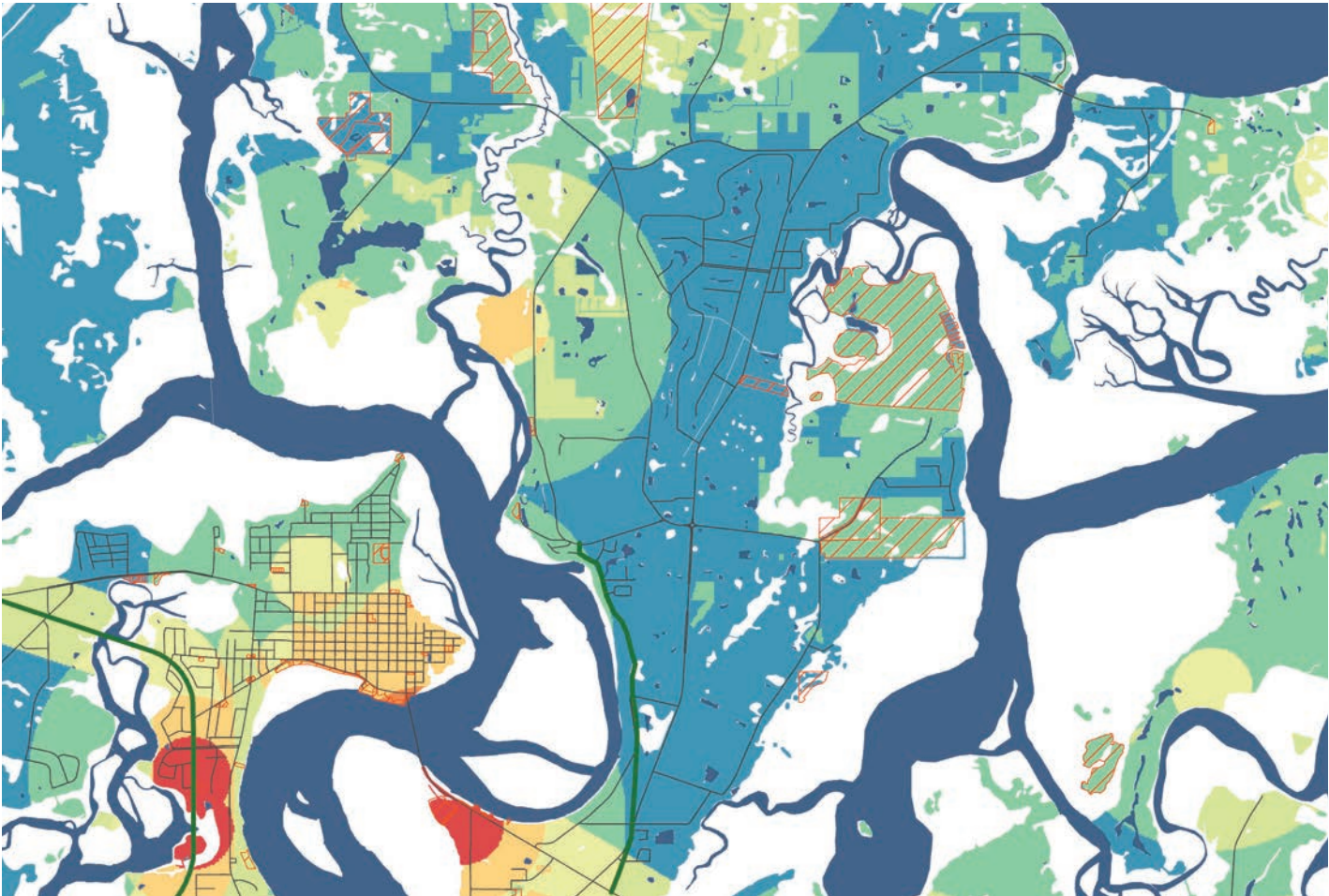


Figure 1.2: Sample enlargement map of Cultural Landscapes Priority Land in the vicinity of Lady's Island.

More Information

Interactive Web Maps:

- » [Priority Lands by Theme](#)
- » [Composite Priority Land Map](#)

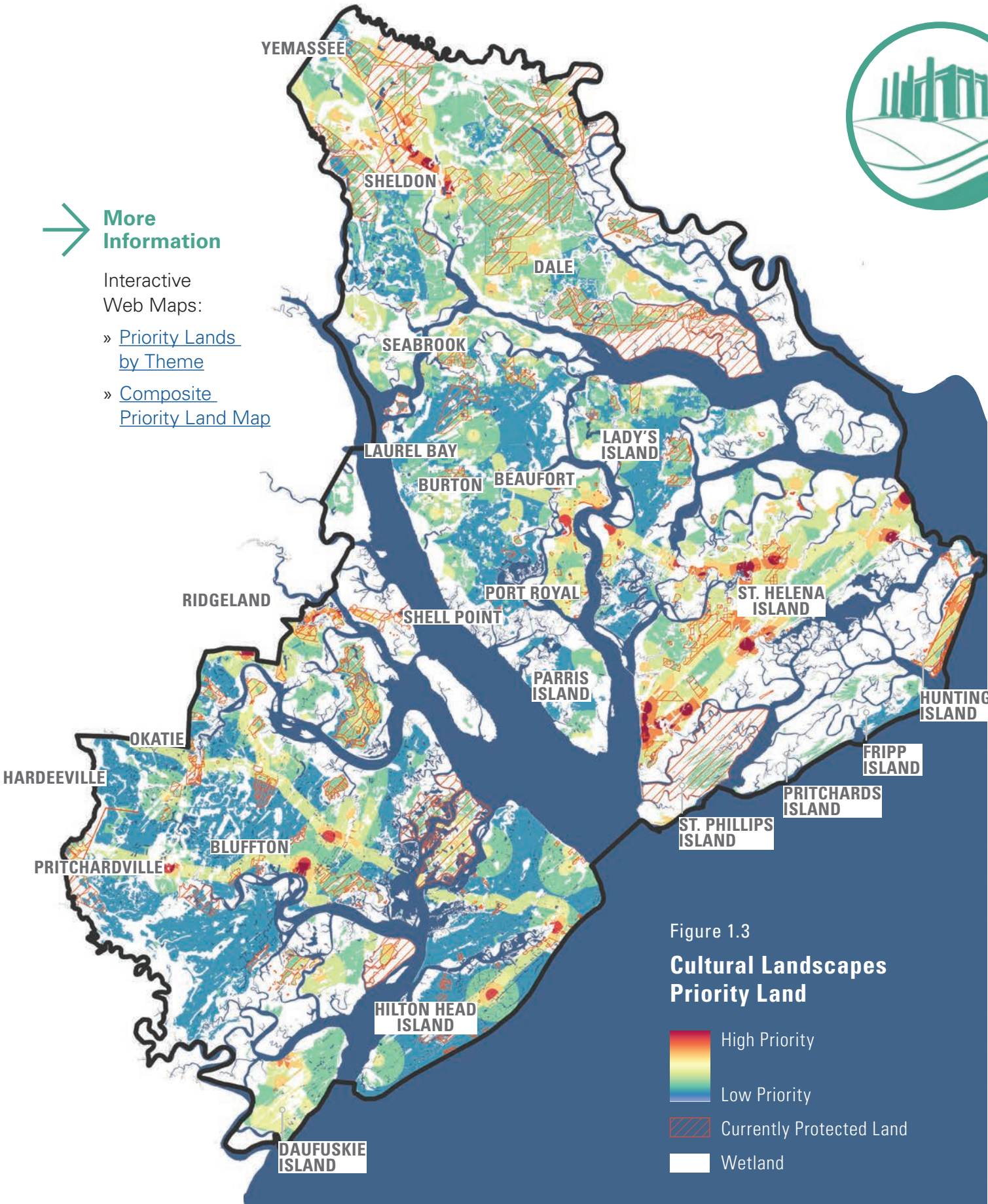


Figure 1.3
Cultural Landscapes
Priority Land

- High Priority
- Low Priority
- Currently Protected Land
- Wetland

WATER QUALITY

Beaufort County has a powerful connection to its waters – the rivers, estuaries, wetlands and ocean that define the county’s sense of place and support its wildlife habitat, recreation, economy and way of life.

More than half of the county’s 468,000 acres are tidally influenced rivers, creeks or marshes, and the protection of these waters has been the focus of much of the RCLPP and other conservation organizations’ work in Beaufort County.

Twelve waterbodies in Beaufort County are classified by the state as Outstanding Resource Waters, meaning that they constitute an outstanding recreational or ecological resource. But several of the county’s waterbodies are prohibited for shellfish harvesting due to pollution (Fig. 1.3),

OBJECTIVES

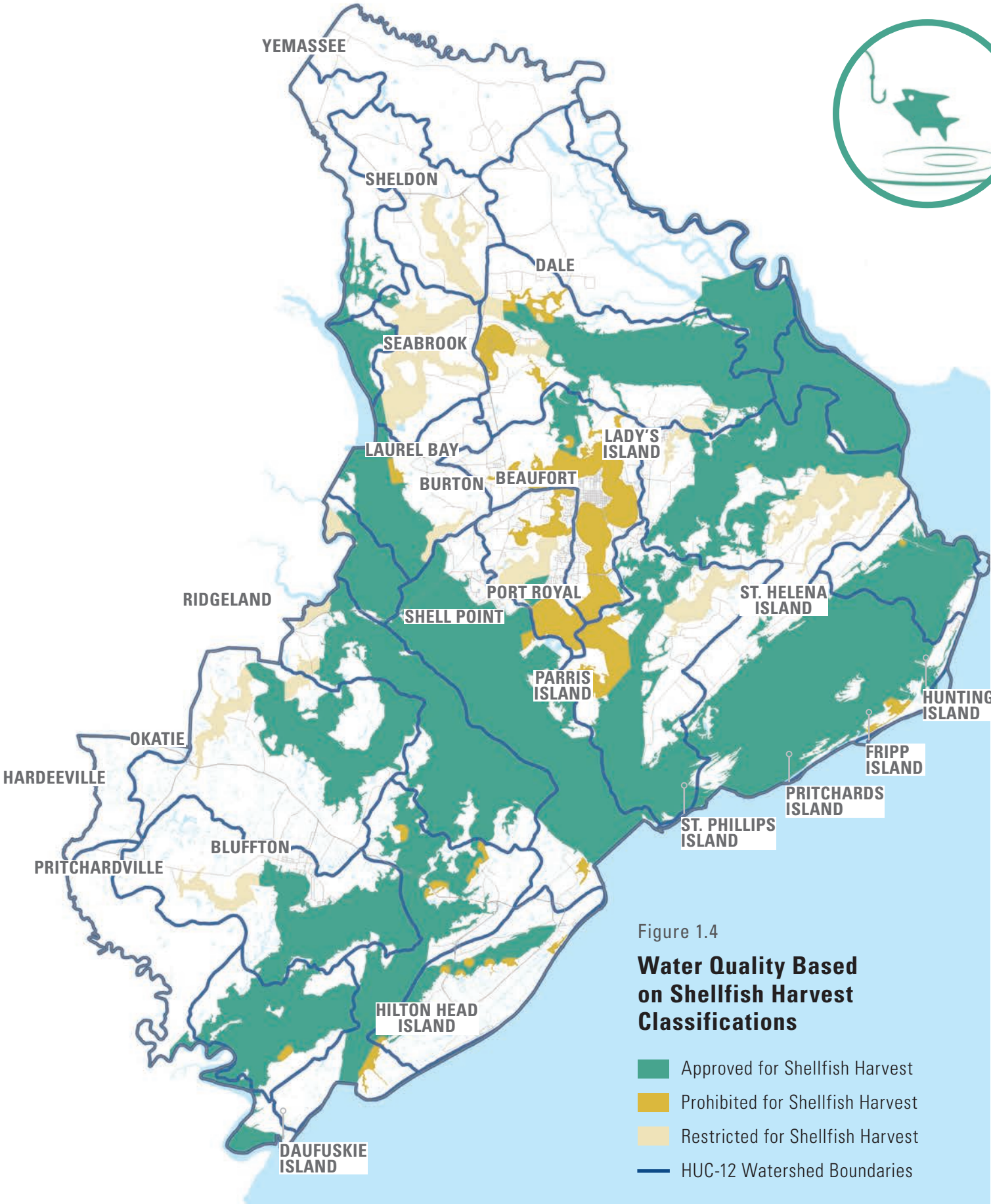
➤ Watershed-level analysis to identify land conservation priorities to support the protection and restoration of the county’s rivers and sounds.

- Identification of Green Stormwater Infrastructure opportunities to connect recommendations to the Comprehensive Plan.
- Connecting Greenprint Plan recommendations to those of the Southern Lowcountry Stormwater Ordinance and Design Manual and the Sea Level Rise Task Force.

and three watersheds are monitored for Total Maximum Daily Loads due to their pollutant levels.

Water quality in Beaufort County is impacted by stormwater runoff from development and from land uses such as agriculture, with contaminants of concern including phosphorus, sediment, nitrogen, bacteria and metals. By identifying potential open space acquisitions within critical drainage areas, the land conservation strategies of the Greenprint Plan can work alongside local development ordinances and regional stormwater management strategies to protect and improve water quality in Beaufort County.

The 2020 Greenprint Plan uses the Port Royal Sound Water Quality Index created by The Nature Conservancy in partnership with the Port Royal Sound Watershed Initiative.



Sources: Beaufort County, Esri, SC DHEC

Water Quality Mapping Inputs

- » Port Royal Sound Water Quality Priority Index

- It also considers important locations to allow for saltmarshes to migrate inward in the face of sea level rise.

Summary of Approach

- The Port Royal Sound Water Quality Priority Index was developed by The Nature Conservancy to identify land that could be targeted for protection in order to promote water quality in the Port Royal Sound.
- The watershed analysis considers the potential impact on water quality should currently protected lands be sold and developed.

Summary of Limitations

- The focus is of this study is the Port Royal Sound watershed, which allows for an important regional perspective but does not cover the northernmost and southernmost portions of Beaufort County.

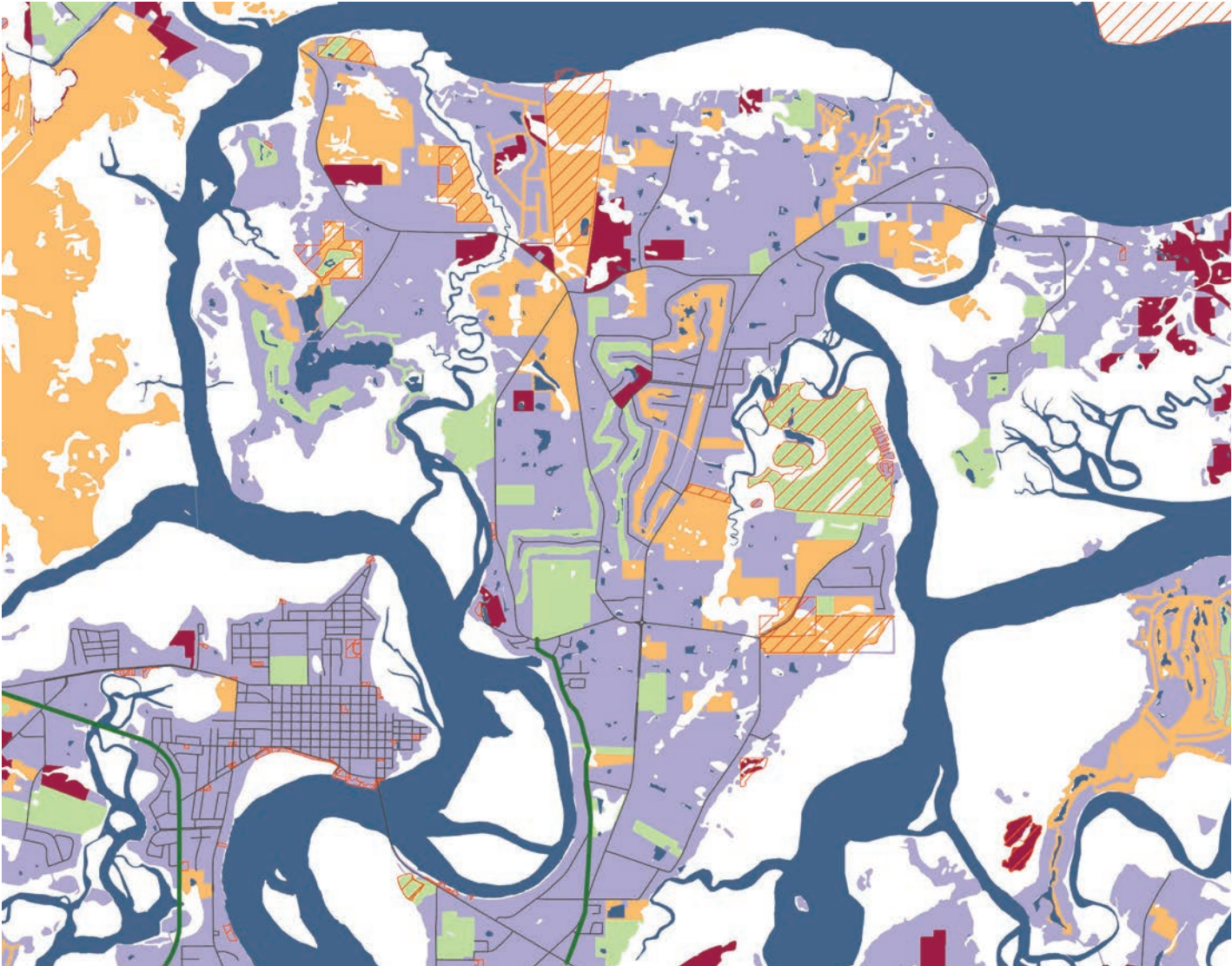


Figure 1.5: Sample enlargement map of Water Quality Priority Land in the vicinity of Lady’s Island.

More Information

Interactive Web Maps:

- » [Priority Lands by Theme](#)
- » [Composite Priority Land Map](#)

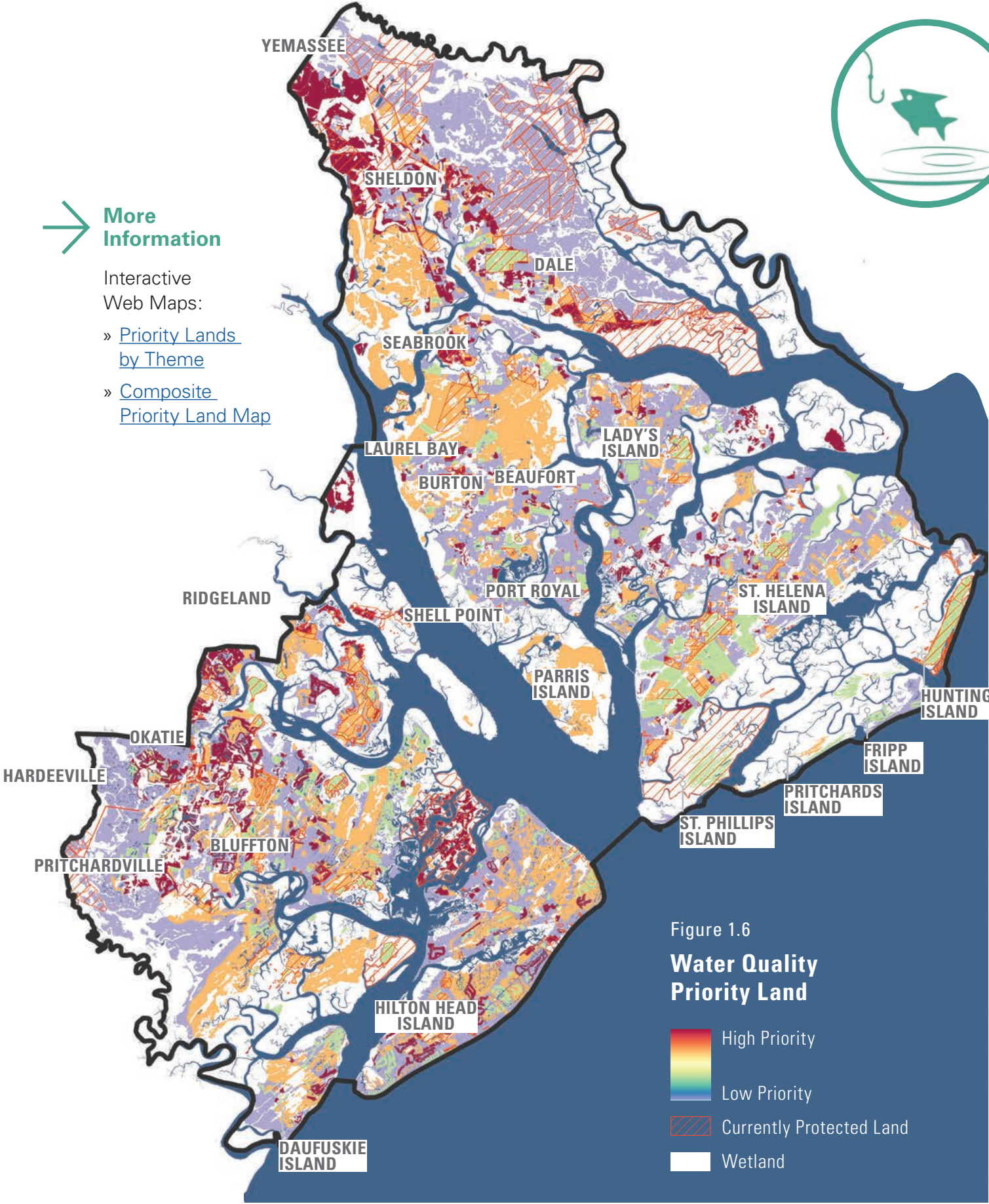


Figure 1.6
Water Quality
Priority Land

- High Priority
- Low Priority
- Currently Protected Land
- Wetland

CRITICAL HABITAT

Critical habitat lands provide food and shelter for local wildlife and are inseparable from the overall ecosystem health of Beaufort County.

Local stakeholders helped to develop a Greenprint methodology for identifying critical habitat based on the land’s importance to regional ecosystem health and the immediacy of the threat posed to it by development and climate change.

The result is a slight emphasis on higher-elevation lands, given that those areas:

- Face greater development pressure,
- Lack other forms of federal and local protection afforded low-lying lands such as wetlands and the floodplain, and

- Will be essential to accommodate future ecosystem shifts – such as marsh migration – precipitated by climate change.

That methodology prioritizes the following habitat types for protection, in order from high to low:

1. Conservation corridors as identified by The Nature Conservancy
2. Mature pine forests, especially those maintained by prescribed burns
3. Mature maritime forest, especially those above 10 feet in elevation
4. Mature freshwater wetlands
5. Marsh islands

The Greenprint Plan prioritization model also gives weight to Important Bird Areas identified by the Audubon Society; Resilient Biodiversity Hotspots from the South Atlantic Landscape Conservation Collaborative; High Priority Lands from the South Carolina Conservation Bank; and sites that are home to rare, threatened or endangered species.

OBJECTIVES

- Protection of Beaufort County’s 33 endangered, threatened and imperiled species, which are threatened primarily by habitat loss.
- Protection and stewardship of remaining high-integrity beaches, dunes, estuarine systems and other ecosystems with strong ecological function and biodiversity.
- Diverse and targeted strategies for the protection of priority open space, including active restoration and ongoing stewardship where needed to protect at-risk ecosystems.
- Connecting the Greenprint Plan recommendations to those of the Comprehensive Plan, Sea Level Rise Task Force, and ongoing efforts of groups such as The Nature Conservancy, Audubon Society and S.C. Conservation Bank.

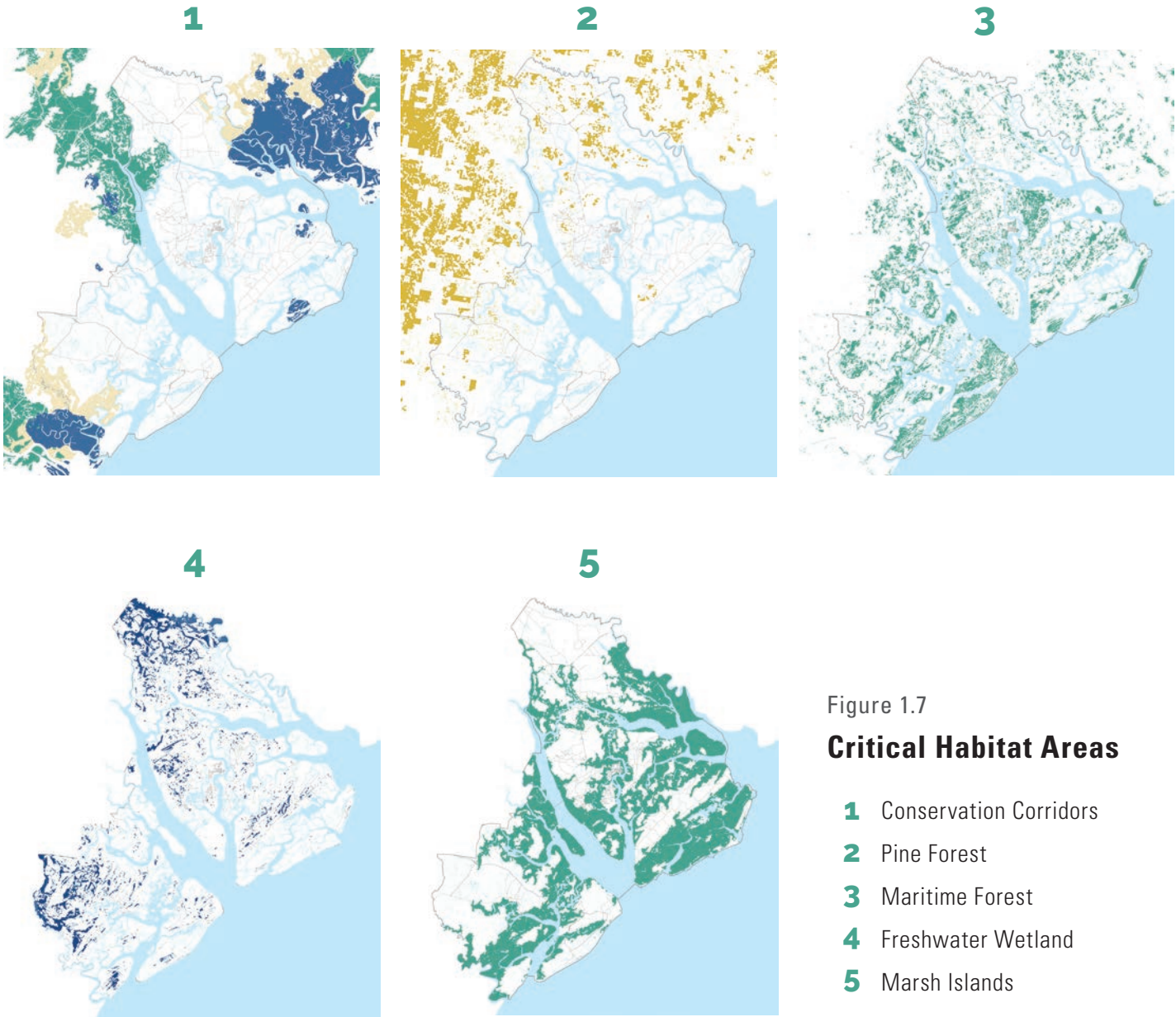


Figure 1.7
Critical Habitat Areas

- 1** Conservation Corridors
- 2** Pine Forest
- 3** Maritime Forest
- 4** Freshwater Wetland
- 5** Marsh Islands

Sources: The Nature Conservancy, SC Gap Analysis Project, Beaufort County, Audubon Society

Critical Habitat Mapping Inputs

- » Evergreen, mixed, managed and high-integrity Pine forest
- » Upland hardwood forest
- » Maritime forest
- » Forested wetland
- » Estuarine marsh
- » High-integrity beaches and dunes
- » Freshwater marsh
- » Above Average Resilience and Diversity (The Nature Conservancy)
- » Marsh migration corridor
- » Important Bird Areas (Audubon Society)
- » Tidal creek buffers
- » Parcel size

- Habitat indicators for targeted species, as identified by local and national conservation groups, were prioritized.
- Habitat types that were more scarce based on proportion of protected land were prioritized, in addition to habitat types identified as most at threat by local ecologists.
- Larger areas can be more economical for purchase per an acre; more ideal for ecological conservation, particularly for species such as forest interior birds; and more ideal for conservation-based agricultural activities, such as sustainable forestry and carbon offsets. A parcel analysis is shown in Figure 1.6.

Summary of Limitations

- Some of the data sources utilized landcover data from 2011. Although the data was corrected as a part of this process with landcover data from 2016, landcover may have changed and not be accurately reflected.

Summary of Approach

- Prioritizing habitat types is difficult, since all plant habitat types play a critical role in the overall ecological health of the county.



Figure 1.8: Sample enlargement map of Critical Habitat Priority Land in the vicinity of Lady's Island.

More Information

- Interactive Web Maps:
- » [Priority Lands by Theme](#)
 - » [Composite Priority Land Map](#)

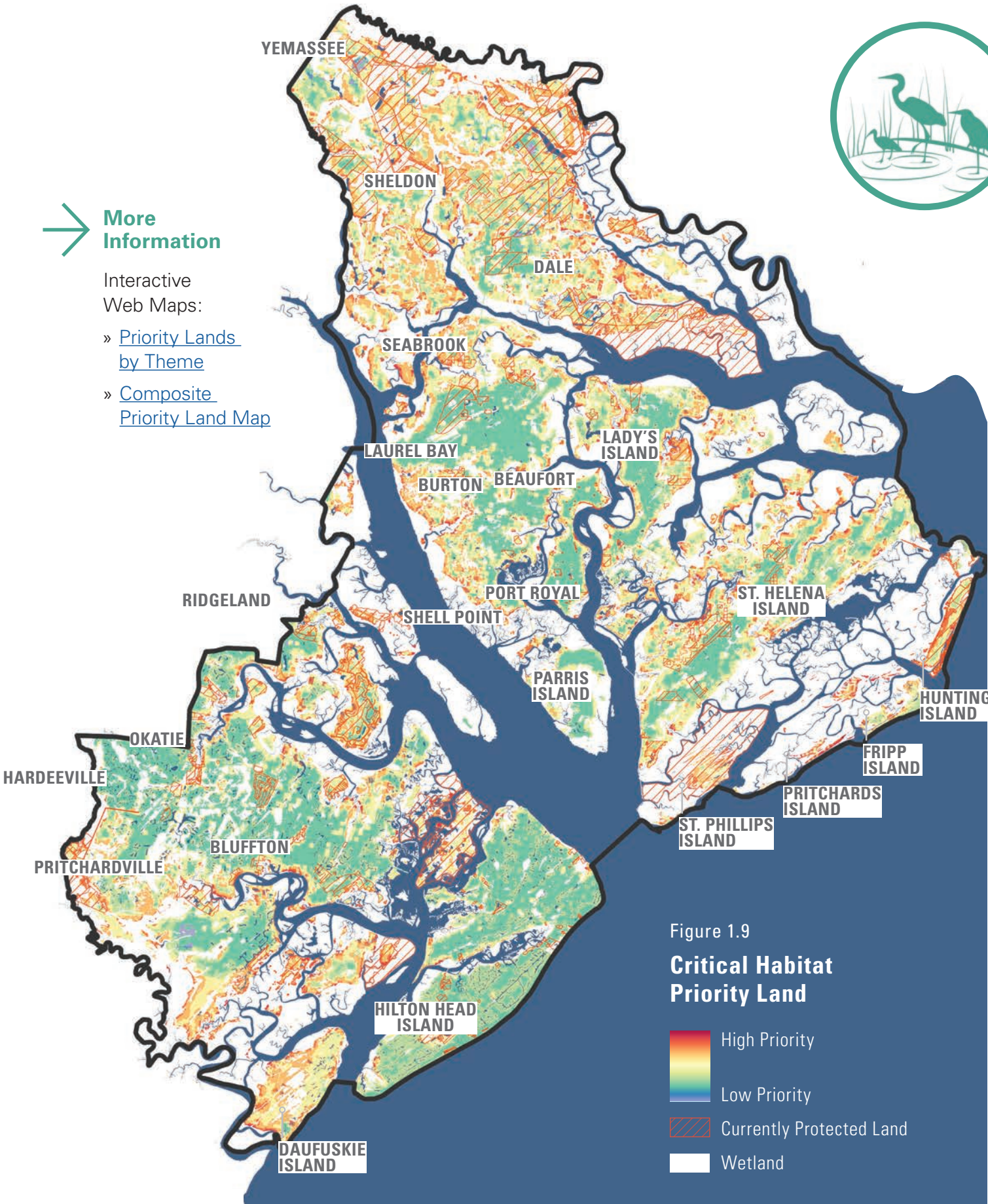


Figure 1.9
Critical Habitat
Priority Land

High Priority

Low Priority

Currently Protected Land

Wetland

RESILIENCY

Resiliency is the ability of a landscape to recover, adapt and thrive – including in the face of climate change and sea level rise.

The Greenprint Plan is one of multiple efforts that should be aligned to build Beaufort County’s environmental, social and economic resiliency.

Best practices in resiliency planning call for a tiered approach to adaptation measures, breaking them into the three general categories of protection, accommodation and managed retreat.

Protection implies the construction of physical barriers or other systems to prevent sea level rise and increased flooding and storm surge from affecting historic, heavily populated and other significant areas.

The recommendations of the Greenprint Plan are geared more toward the strategies of accommodation and retreat – enhancing the

resiliency of cultural landscapes and the natural environment through measures such as open space protection, Green Stormwater Infrastructure and ecological restoration.

The Greenprint Plan’s prioritization model identifies priority lands for this theme through consideration of hazard areas – or those parts of the county considered vulnerable due to floodplain locations, sea level rise projections (Figure 1.8) and storm surge impacts during hurricanes. It also includes areas identified by The Nature Conservancy as resiliency corridors, which can allow the upland migration and adaptation of local ecosystems in response to sea level rise.

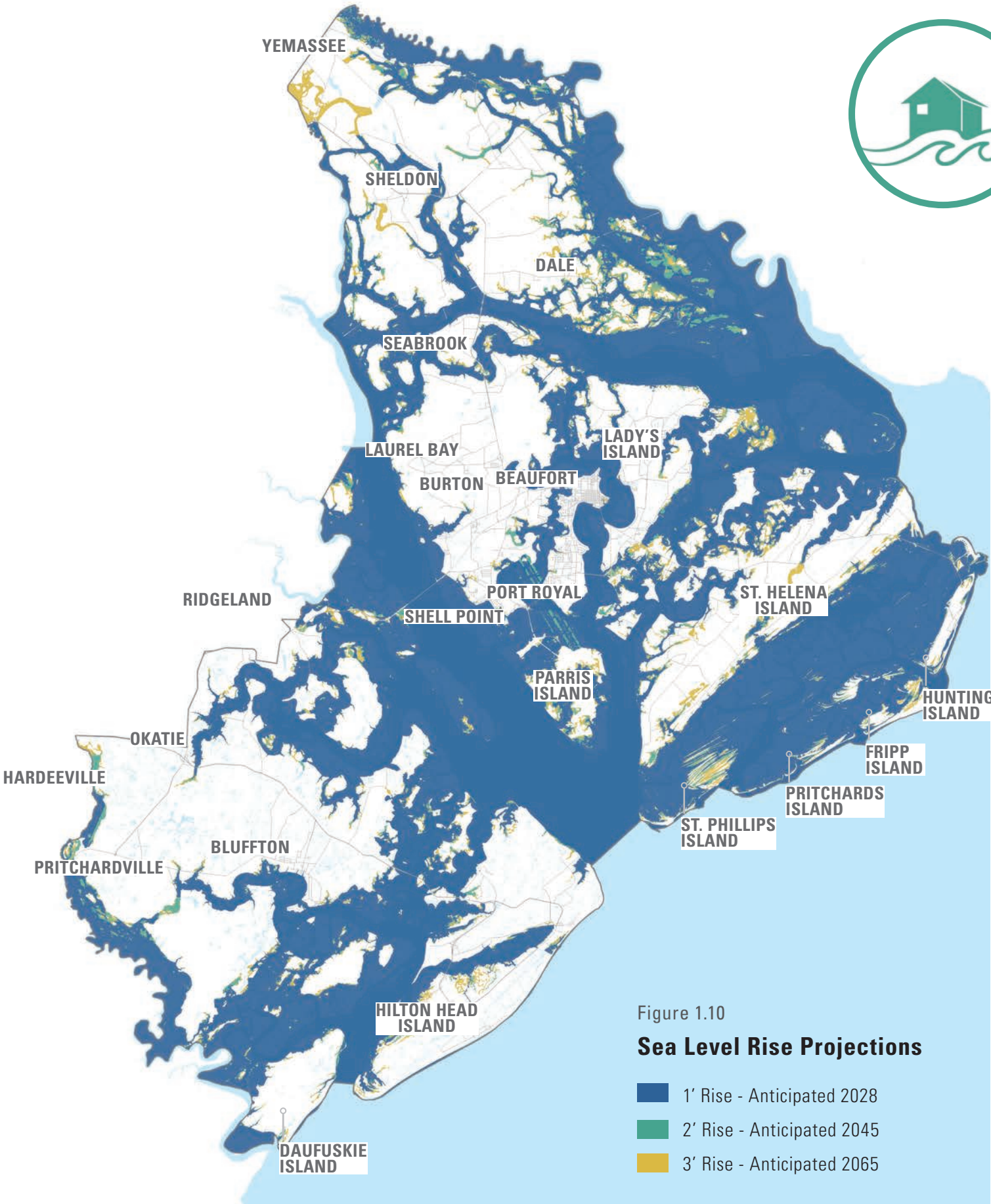
The result is a priority map that identifies land that should be protected to secure human lives and property in addition to Beaufort County’s unique ecosystems.

At-risk ecosystems and cultural landscapes should be the subject of more comprehensive water studies that identify site-specific risks and more targeted protection, green infrastructure and land conservation strategies – all of which should be coordinated with public, private, local, regional and national partners.

OBJECTIVES

➤ Deploying land conservation as part of a larger coordinated strategy to protect against pluvial, tidal and storm flooding.

- Identification, protection and restoration of at-risk ecosystems, including saltmarsh and marsh migration corridors.
- Communication and education strategies to make residents aware of risks and promote best practices.



Sources: Beaufort County, NOAA

Resiliency Mapping Inputs

- » 100-year floodplain
- » Projected sea level rise of 1'
- » Projected sea level rise of 2'
- » Projected sea level rise of 3'
- » Resilient and Connected Networks (The Nature Conservancy)
- » Areas of storm surge impact during Category 1 hurricane

Summary of Approach

- The latest projections on storm surge and sea-level rise were utilized to identify areas for conservation that could be a part of a larger

strategy for lessening the impact of disasters on people and property.

- Near-term projections were weighted more heavily than long-term projections.
- Corridors that have been identified for migration of habitats upland as sea levels rise were included in the analysis.

Summary of Limitations

- The projections used are models, or best guesses, and are subject to change over time as datasets are updated.
- These models may or may not take into account events such as King Tides.

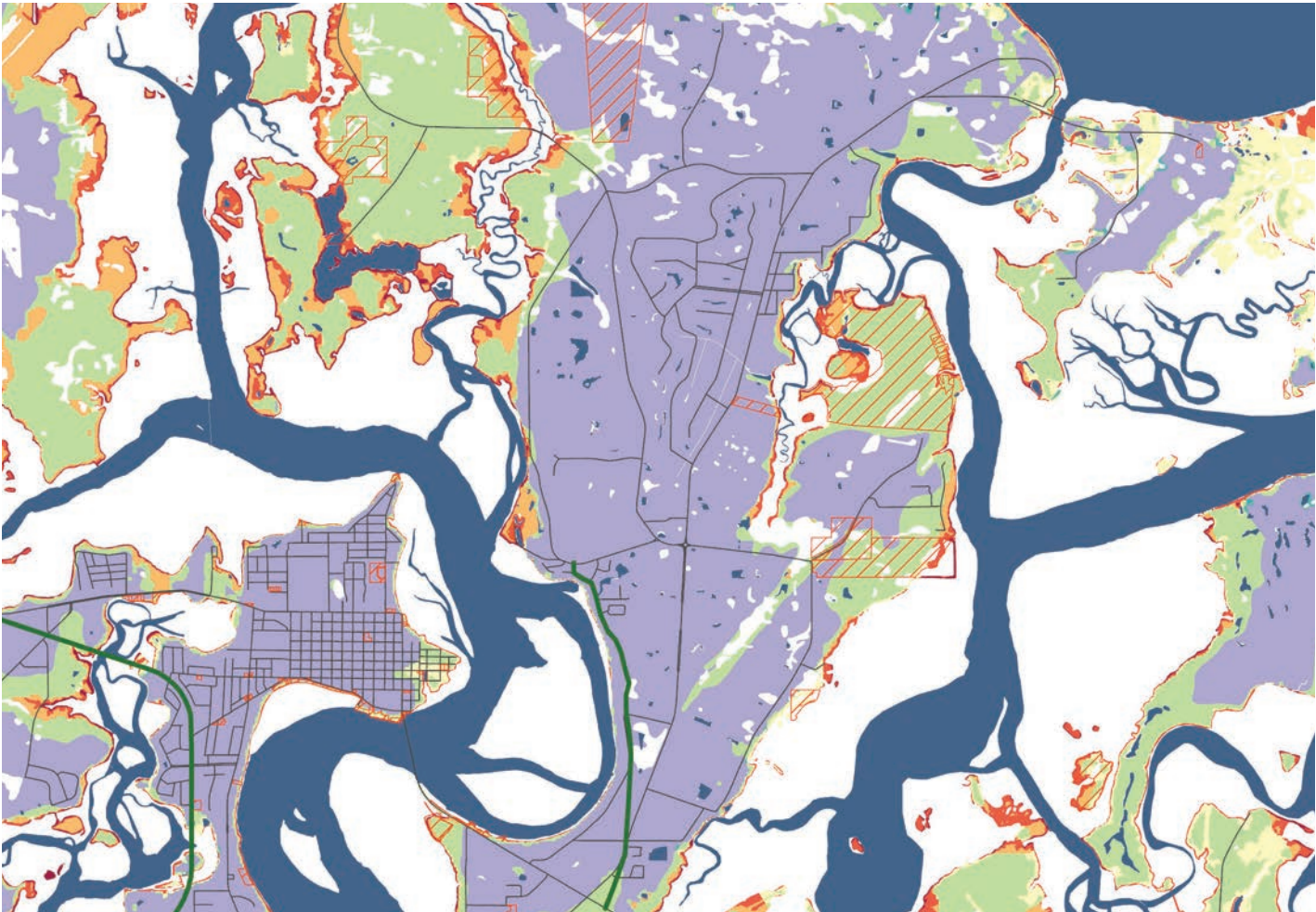
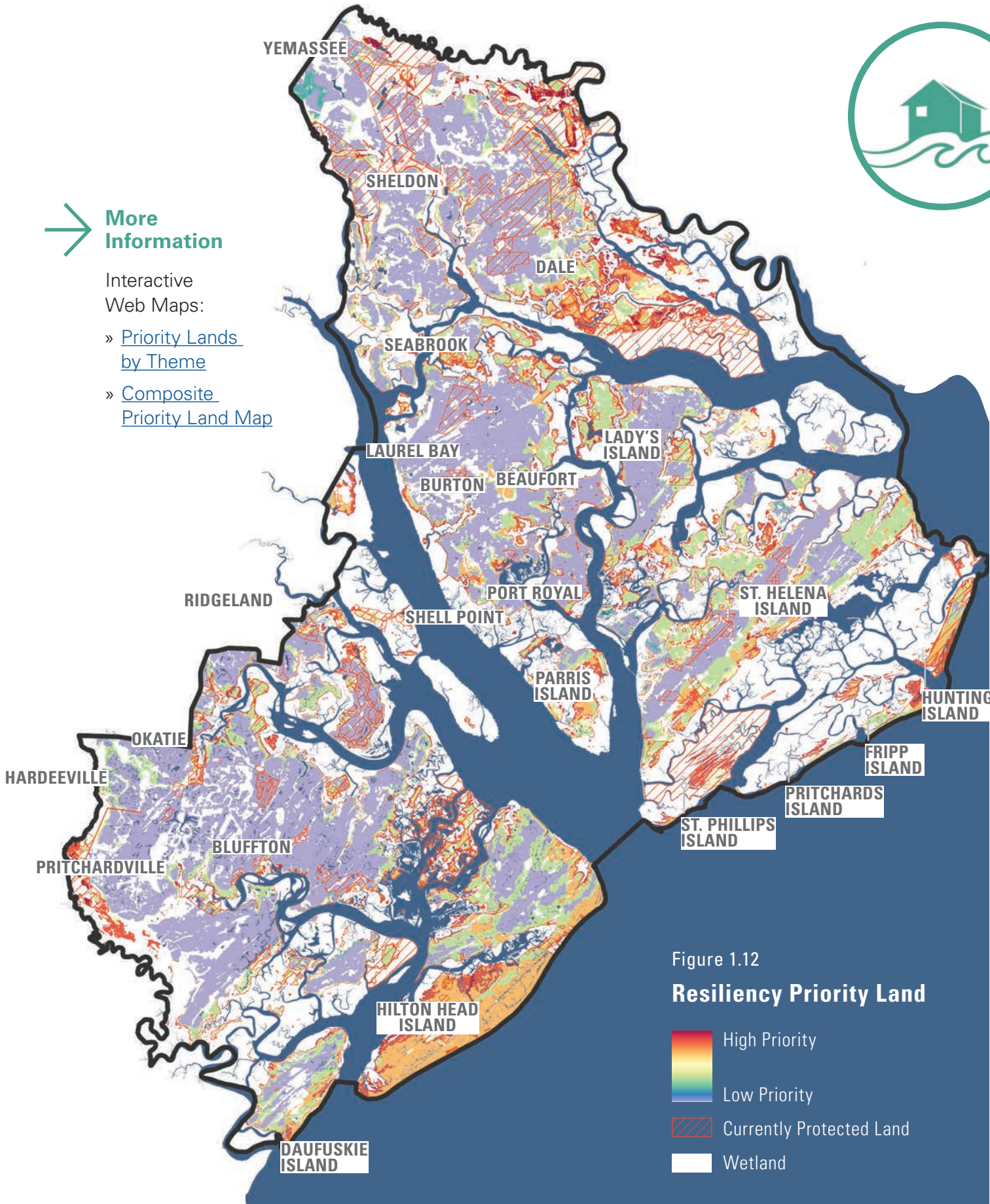


Figure 1.11: Sample enlargement map of Resiliency Priority Land in the vicinity of Lady’s Island.

More Information

Interactive Web Maps:

- » [Priority Lands by Theme](#)
- » [Composite Priority Land Map](#)



CONNECTIVITY

Open space connectivity is vital for ecological health and for public access and recreation.

From an ecological standpoint, landscape connectivity is “the degree to which the landscape facilitates or impedes movement among resource patches.” The optimal level of connectivity is defined relative to the requirements of local species, but generally speaking the better connected the landscape, the better it’s able to protect biodiversity and accommodate species and ecosystem adaptation in the face of climate change and other threats. In Beaufort County, landscape connectivity is a key element of other open space priorities, including the protection of habitat and water quality.

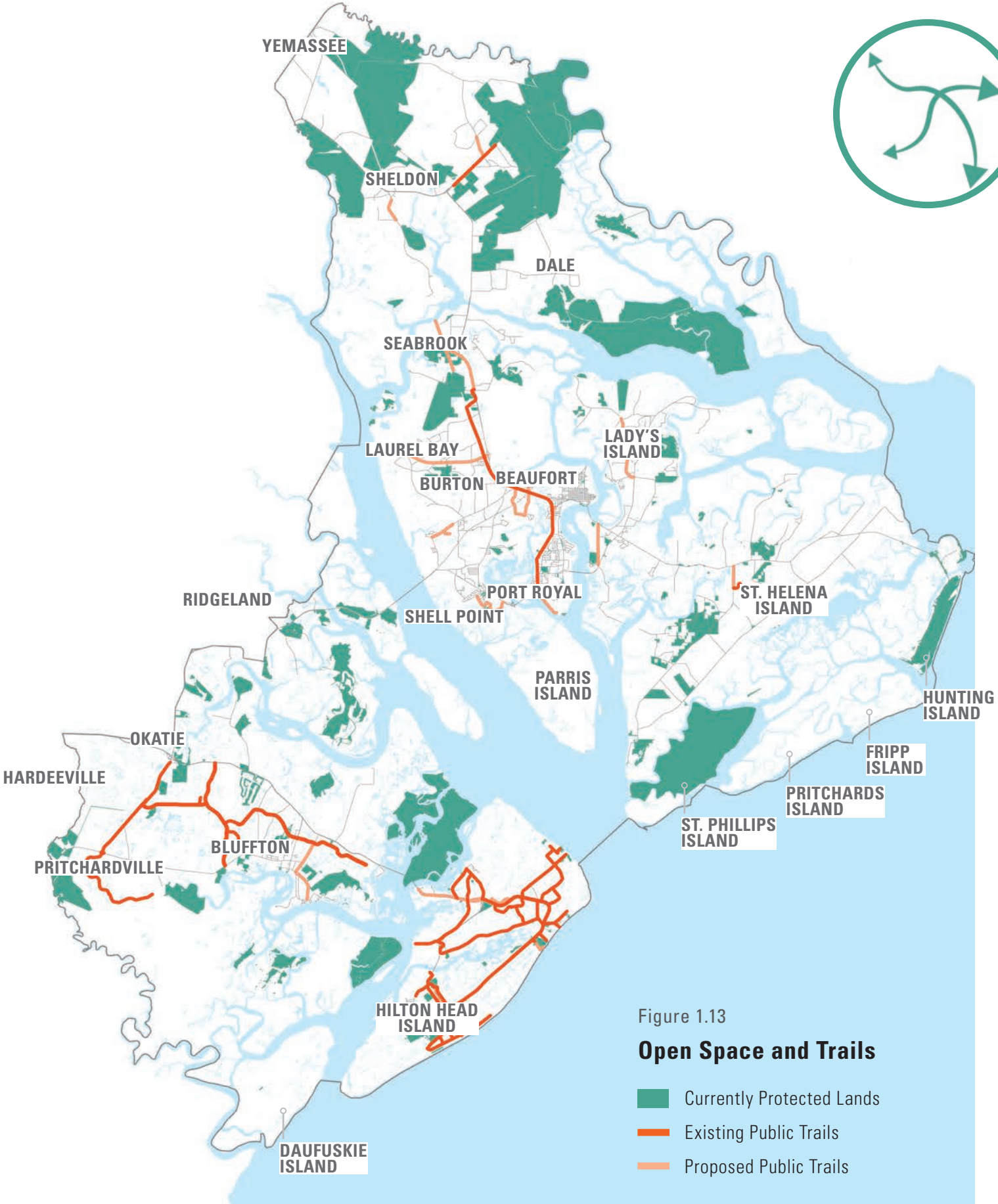
From a public access and recreational standpoint, connectivity refers to how easily Beaufort County residents can reach the county’s public open spaces by way of a system of trails, greenways, blueways, sidewalks and roads. Trails are important

recreational amenities themselves, and trail connectivity can make it easier for residents to take advantage of public open spaces and recreational amenities more broadly. The protection of open space for trail alignment can also have multiple benefits, including the protection of ecological connectivity, habitat and water quality.

To take both ecological and trail connectivity into account, the Greenprint Plan prioritization model identifies priority lands based on their proximity to currently protected lands, scenic roads, canopy roads, existing greenways and blueways, proposed trails, and military installations.

OBJECTIVES

- Landscape connectivity for biodiversity and the resiliency of species and ecosystems.
- Trail connectivity for recreation public access to open space.
- Equitable access to trails, passive parks and the benefits of open space.
- Protection of floodplain corridors and important conservation corridors.
- Connections between the Greenprint Plan and the Beaufort County Comprehensive Plan and Bicycle and Pedestrian Task Force.



Sources: Beaufort County, The Nature Conservancy

Connectivity Mapping Inputs

Proximity to protected lands, military installations, scenic roads, canopy roads, greenways and blueways, measured in increments of:

- » 0.25 miles
- » 0.5 miles
- » 1 mile
- » 2 miles
- » 3 miles
- » 4 miles
- » 5 miles

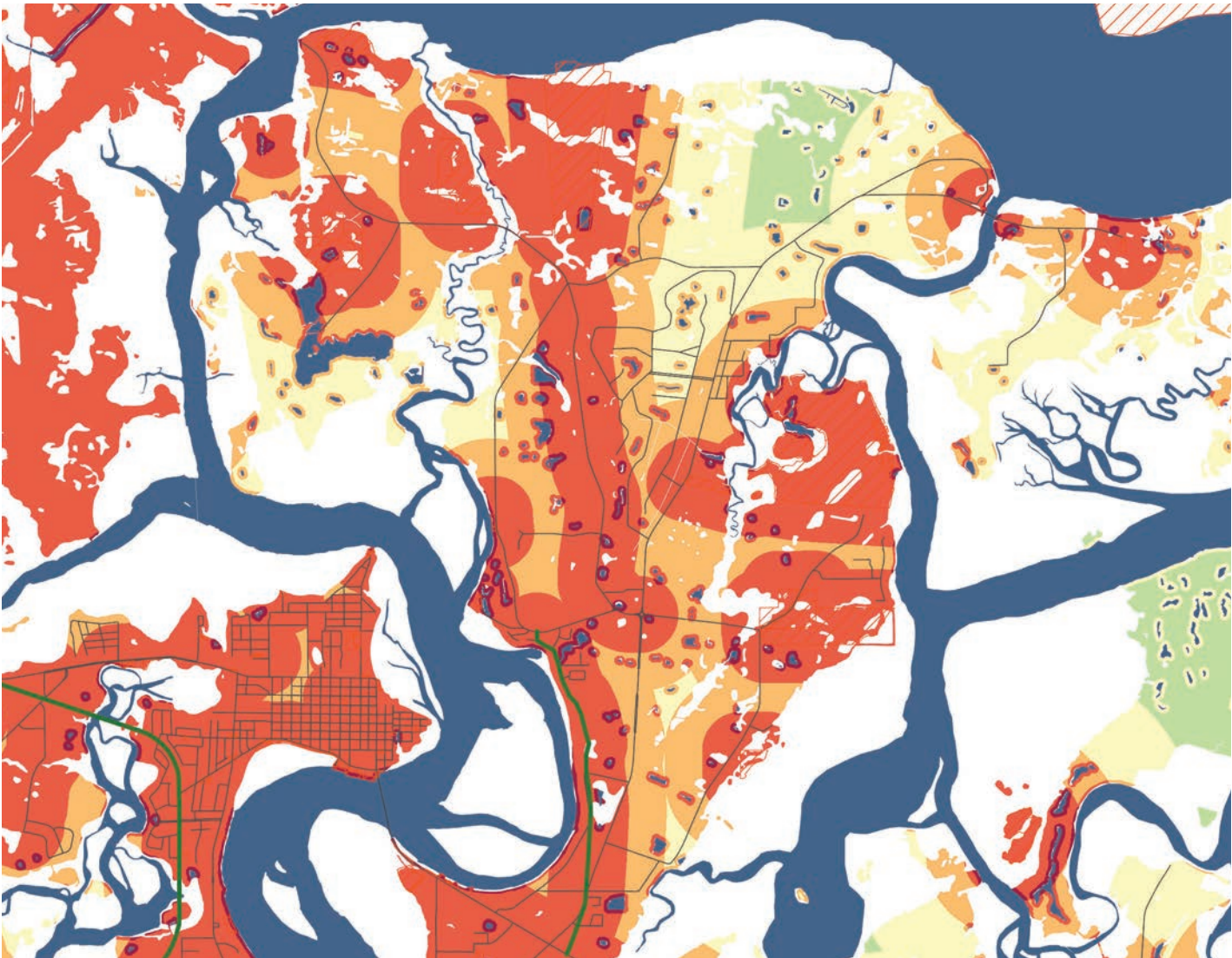


Figure 1.14: Sample enlargement map of Connectivity Priority Land in the vicinity of Lady's Island.

Summary of Approach

- Proximity to existing ecological and man-made corridors were considered in the analysis.

Summary of Limitations

- Small drainage areas and their buffers could be considered in the future.
- Groundwater availability and disaster preparedness were not considered in this analysis.

More Information

Interactive Web Maps:

- » [Priority Lands by Theme](#)
- » [Composite Priority Land Map](#)

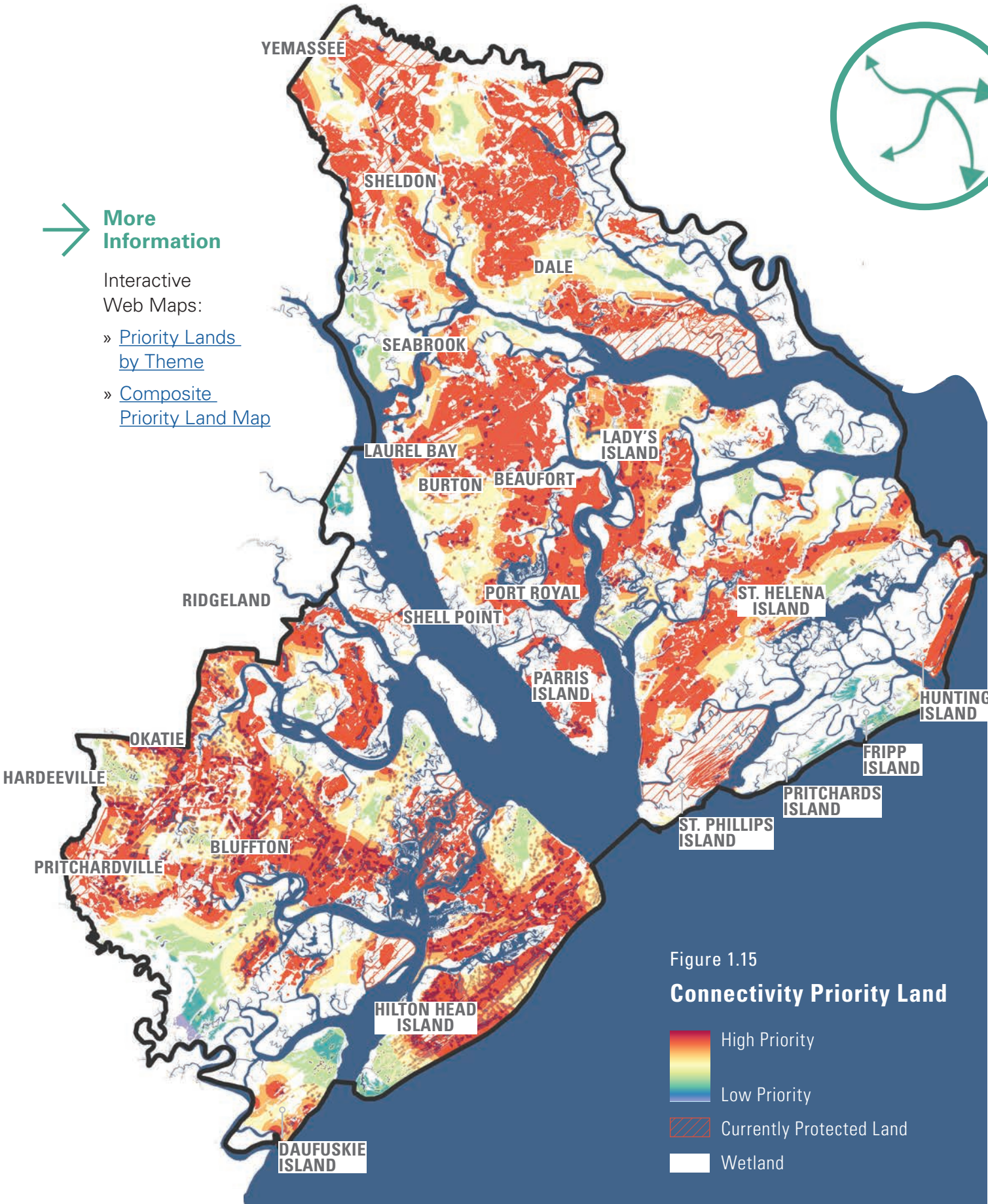


Figure 1.15
Connectivity Priority Land

- High Priority
- Low Priority
- Currently Protected Land
- Wetland

An aerial photograph of a coastal wetland area. The foreground shows a dark blue body of water with a boat moving from the bottom left towards the center, leaving a white wake. The middle ground is a vast expanse of green marshland with intricate, winding water channels. The background shows a distant shoreline under a clear sky.

2

CONSERVATION TOOLKIT

RURAL AND CRITICAL LAND PRESERVATION PROGRAM

The Rural and Critical Land Preservation Program (RCLPP) is a publicly funded and administered program that protects priority lands in Beaufort County. The Greenprint Plan informs the work of the RCLPP to acquire conservation land and development rights.

The RCLPP was established in 1999 following the adoption of the first Beaufort County Comprehensive Plan. In 2002, Beaufort County voters approved a \$40 million bond referendum to fund land purchases through the program. Four more referenda followed during the next 17 years, raising \$160 million to protect almost 24,000 acres of land.

RCLPP properties are secured either through fee-simple purchase – where the county buys, owns and manages the property – or through the donation or purchase of development rights. In the latter scenario, the land continues to be privately owned

and managed, and a conservation easement is negotiated that describes how the land’s open space values will be protected in perpetuity.

RCLPP lands owned by Beaufort County are managed by the county’s Passive Parks Manager. Private lands with conservation easements are overseen by various entities including Beaufort County, Beaufort County Open Land Trust and The Nature Conservancy.

➔ **More Information**
[Rural and Critical Land Preservation Program website \(external URL\)](#)

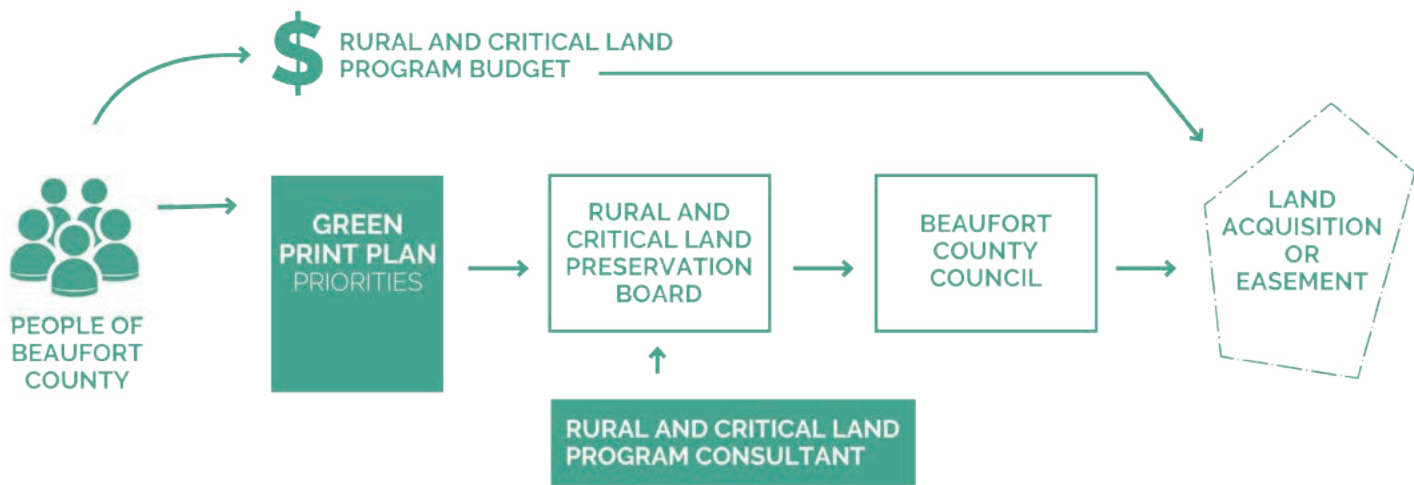


Figure 2.1: Rural and Critical Land Preservation Program process and constituents.



LAND PRESERVATION TOOLKIT

Previously the Greenprint Plan focused only on acquisition – either of priority land outright, or the acquisition of a property’s development rights.

This plan addresses a broader land preservation toolkit that can be used by public and private entities, individually or in partnership.

There are pros and cons to the various acquisition, legal and policy tools that can be used to protect

priority lands. Figure 2.2 shows how Greenprint survey respondents saw different tools as being more or less appropriate for achieving different land conservation goals. Those tools and their tradeoffs are described below.

Traditional Tools of the Rural and Critical Land Preservation Program

PUBLIC OWNERSHIP OF LAND

When Beaufort County purchases priority land through the Rural and Critical Land Preservation Program (RCLPP), the county owns and manages

the land. Often the land can be made available for public access and recreation. Because future county leaders could choose to sell the land, it legally has no permanent protection.

PERMANENT CONSERVATION EASEMENT

Publicly owned land can be protected by a conservation easement, which is specific to every property and describes how the land must be protected and managed. The easement can still allow public access, and it guarantees the land’s permanent protection.

Private landowners can also donate conservation easements to a land trust or similar organization, guaranteeing specific land protections in return for individual tax benefits. The land continues to be owned and managed by the private landowners, and the land is permanently protected. The easement

can allow for limited development – for example, so that future generations can continue to live on the property. Permanent easements are also a tool of the RCLPP.

PURCHASE OF DEVELOPMENT RIGHTS

Under Purchase of Development Rights programs, the owner of land in a priority conservation area can sell their land’s development rights, maintaining ownership while guaranteeing some permanent level of protection. This is another tool of the RCLPP.

Zoning and Policy Tools

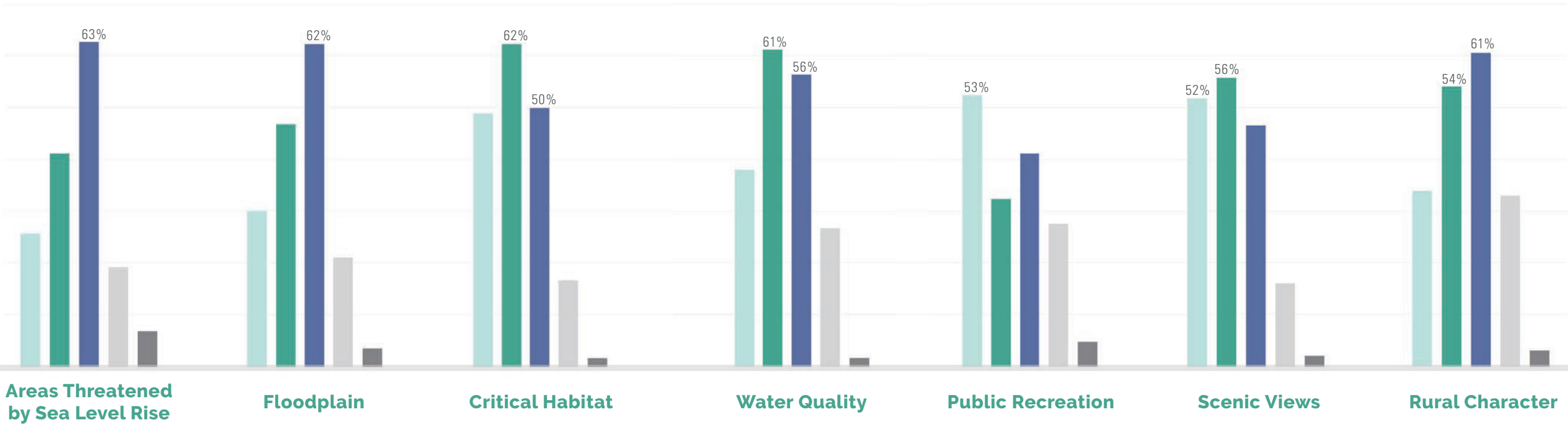
TRANSFER OF DEVELOPMENT RIGHTS

Under Transfer of Development Rights programs, a market is created whereby the owner of land in a priority conservation area can transfer their land’s

Figure 2.2: Results from the 2020 Greenprint Survey.

For each type of land, what do you think are the best tools for conservation?

- Public Purchase of Land
- Permanent Conservation Easements
- Restrictions on Development in Sensitive Areas
- Incentives for Sustainable or Low-Impact Development
- No Protection Needed



development rights to someone with land in a non-priority area. Establishing this type of program begins with careful analysis of a development market to define “sending” and “receiving” areas and to gauge whether such a program could be supported.

LOW-DENSITY ZONING

A more traditional tool is the use of low-density zoning, whereby local governments define limits on the type and amount of development that can happen in certain areas. Beaufort County’s Rural and Natural Preserve zoning are current examples.

The County’s comprehensive plan examines whether there are opportunities to adjust the density requirements of County zones to better meet land conservation goals and promote the protection of rural character.

DEVELOPMENT ORDINANCES

Low-impact development requirements can also be applied to certain areas through zoning to ensure some level of open space and environmental protection in every development project.

Often open space requirements – whereby natural features of a property are left undisturbed – are expressed as a minimum proportion of the overall property size. Buffer requirements can protect land along waterways or scenic roadways or between different land uses. Green stormwater infrastructure requirements can differ according to their context and can promote ecological integrity while protecting against flooding.

CONSERVATION DEVELOPMENT

Governing bodies can use development ordinances to require or incentivize conservation developments – communities or subdivisions designed and managed to preserve landscapes with some combination of environmental, cultural, agricultural, historical or aesthetic values.

Conservation development begins with the delineation of conservation land – ideally 30 to 70 percent of a site’s buildable area – that is set aside for permanent protection under a conservation easement. This open space must be connected and typically occurs along drainage ways.

In the land area beyond the conservation areas, new development is often tightly clustered, resulting in a development that accommodates growth while strategically preserving open space.

Ongoing Study and Partnerships

Ongoing cultural, ecological and climate studies will inform new understandings of priority conservation

➔ More Information

- [Glossary of Terms](#)
- [Acquisition Tools: Fee Title Acquisition or Conservation Easement, Rural and Critical Land Preservation Program \(external URL\)](#)
- [Transfer of Development Rights, Wetlands Watch \(external URL\)](#)
- [Conservation Subdivision Handbook: A Guide for North Carolina Communities in the Use of Conservation Design for Land Use Planning, NC State University \(external URL\)](#)



Prioritization Model

A priority model is a living decision-making tool that aims to map – and highlight – land areas that have overlapping and multiple benefits to the community, and/or have high values within their respective land priority theme.

The land priority themes – and the data used to define and map each – are shown in the diagram on the following page. They include Cultural Landscapes, Water Quality, Critical Habitat, Resiliency and Connectivity.

The Greenprint prioritization model was built using ModelBuilder in ArcGIS Pro, allowing for various weighted scenarios to identify land areas to be targeted for protection of the natural and cultural resources of Beaufort County. Priorities can be weighted within each individual theme, and/or across multiple themes.

For example, users who are most interested in cultural landscapes can refine the mapping of areas identified within that category – perhaps choosing to weight historic districts and overlays more heavily than historical agricultural or archaeological sites – in addition to refining how the overall Cultural Landscapes category is weighted in a composite map, relative to the other categories.

This is a living tool. As land areas and priorities change over time, data can be reanalyzed through the model to identify new areas for conservation strategies. And as described above, various public

and private partners can adapt the tool for their use. These users could include:

- Rural and Critical Land Board and consultants, to inform decisions about acquisition and purchase of land and development rights.
- Beaufort County and municipal planners, to inform growth management planning and the evaluation of development proposals.
- County and local parks departments, to inform passive park and trail planning.
- Local and state transportation officials, to explore opportunities to align trail and transportation planning with open space connectivity goals.
- Public Works and Stormwater Management, to inform regional stormwater and green infrastructure planning.
- Private conservation groups, to inform planning efforts and encourage coordination across public and private conservation entities.
- Hazard mitigation planners, to explore how open space can support larger resiliency planning efforts.
- U.S. Department of Defense, to align open space and buffer planning with local and regional land conservation goals.

➔ More Information

[Composite Greenprint Priority Land Map](#)

[Appendix B: Full Prioritization Model Criteria and Weighting](#)

Priority Map Inputs by Theme

Cultural Landscapes			
National Register	Heirs’ Property	Colonial Church	Working Agricultural Land
St. Helena Overlay	Rural Zoning	European-American Fort	Scenic Drives & Byways
Fishing Village	English Plantation	Colonial Ferry Crossing	Canopy Road
Historic Rice Field	Tabby Structure	Yemassee Town	Spanish Moss Trail
Water Quality			
Port Royal Sound Water Quality Priority Index			
Critical Habitat			
Evergreen, Mixed, Managed and High-Integrity Pine Forest	Maritime Forest	Freshwater Marsh	Audubon Important Bird Area
Upland Hardwood Forest	Forested Wetland	TNC Resilience and Diversity Above Average	Tidal Creek Buffers
	Estuarine Marsh	Marsh Migration Corridor	Parcels
	Beaches and Dunes		
Resiliency			
100-Year Floodplain	2’ SLR Projection	TNC Resilient and Connected Networks	Storm Surge Category 1
1’ SLR Projection	3’ SLR Projection		
Connectivity			
Proximity to protected lands, military installations, scenic roads, canopy roads, greenways and blueways			
0.25 miles	1 mile	3 miles	5 miles
0.5 miles	2 miles	4 miles	

COMPOSITE GREENPRINT PRIORITY LAND MAP

REGIONAL OPEN SPACE PARTNERS

The Rural and Critical Land Preservation Program is just one of the well-regarded conservation programs, both public and private, that seek to protect open space for current and future generations of Beaufort County residents.

These organizations and their broad land conservation goals are described below.

Land Trusts

Land trusts are private non-profit organizations working to conserve land with open space value by securing conservation easements, advocating for strategic land conservation and overseeing or supporting long-term land stewardship.

Land trusts operating in the region include Beaufort County Open Land Trust, Ducks Unlimited, Lowcountry Land Trust, The Conservation Fund, The Nature Conservancy, Open Space Institute and Hilton Head Land Trust.

State Conservation Programs

The South Carolina Conservation Bank, created in 2000, seeks to broaden the state’s open space efforts beyond the protection of critical wildlife habitat, to include the protection of greenways, parks and other open space lands that are critical to

South Carolina residents’ wellbeing and quality of life. The Conservation Bank grants funds to land trusts, state agencies and local governments – though not counties – for the purchase of land outright or the purchase of easements on land with conservation value. The Conservation Bank has granted more than \$2.5 million to help protect more than 5,800 acres of land in Beaufort County.

The South Carolina Department of Natural Resources (DNR) has a land acquisition program informed by the State Wildlife Action Plan. The state’s Heritage Trust Program, established in 1976, also seeks to prevent habitat loss through strategic land acquisition. Protected lands are set aside by DNR, in partnership with other state agencies, as heritage preserves. The state owns and manages about 3,400 acres in Beaufort County through its heritage preserve program.

The state’s Conservation Incentives Act entitles landowners to income tax credits in exchange for donating easements or fee title to local governments or certain non-profits for conservation purposes – including the protection of air and water quality and of open spaces with natural, scenic, agricultural, forest, recreational, educational, historical, archaeological or cultural value.

State and Federal Land

The Pinckney Island National Wildlife Refuge and ACE Basin National Wildlife Refuge, part of the U.S. Fish and Wildlife Service Refuge System, total almost 9,000 acres of federally protected land in Beaufort County.

South Carolina Department of Parks, Recreation and Tourism owns Hunting Island State Park and St. Phillips Island, totaling almost 10,000 acres of protected state parkland in the county. The University of South Carolina Beaufort owns Pritchards and Old Islands.

U.S. Department of Defense

The Readiness and Environmental Protection Initiative dedicates federal funds to purchase conservation easements and create buffers near military installations to prevent encroachment. The program requires a local match; every year, administrators of the RCLPP and the Marine Corps Air Station work together to identify target properties for preservation, and the RCLPP provides the local match.

Role of the Greenprint Plan

The biggest driver of land conservation efforts in Beaufort County has been the perception that

population growth and development are threatening the farmland, waterbodies, cultural lifeways and sensitive environments that make the county unique. There continues to be broad public support for the Rural and Critical Land Preservation Program and its efforts to protect open space through the purchase of land and development rights.

Given the county’s rapid population growth and public concern about sprawl, a challenge for the RCLPP and its conservation partners is to avoid conservation efforts that are reactionary – for example, purchasing a property to prevent a specific proposed development.

The Greenprint Plan can help public-private conservation efforts to be proactive and coordinated, making the most of limited conservation dollars and ensuring that the highest-impact lands are targeted using the most appropriate tool.



LONG-TERM LAND STEWARDSHIP

Open space stewardship entails a comprehensive, sustainable and adaptable approach to land management that secures a property's conservation values over time.

Given the complexity of Beaufort County’s cultural and ecological landscapes, effective stewardship of the county’s open space requires well-defined goals and metrics and an ongoing process of assessment and revision to ensure those goals are met and the land’s conservation values protected.

The Beaufort County Passive Parks and Facilities department is responsible for the stewardship of county-owned open space, most of which has been purchased through the Rural and Critical Land Preservation Program. The Passive Parks definition of stewardship highlights three goals: to safeguard the conservation value and natural integrity of open space lands; to make open space lands available to multiple user groups; and to generate revenue from the land, where possible, to fund ongoing stewardship efforts.

County-owned open space accounts for approximately 11,000 acres of the more than 23,500 acres protected through the Rural and Critical Land Preservation Program. The Passive Parks department is currently updating its stewardship plan to identify the best approach for each property along with the

funding, personnel and partnerships needed for ongoing implementation and stewardship.

The remaining Rural and Critical Land acreage – more than half of the total – is protected by conservation easements on land that remains privately owned and therefore outside the reach of the county’s stewardship plans.

Beaufort County Open Land Trust holds most of these conservation easements; that organization carefully considers the restrictions placed on each property by its easement, based on that property’s characteristics and the conservation goals that are sought by way of its protection. For example, an easement for a property that is protected to allow for marsh migration might set strict limits on impervious surfaces and require a 300’ setback from waterways.

Challenges & Opportunities

For publicly owned open space, funding is the biggest stewardship challenge. Careful stewardship of diverse protected lands – some of which also offer facilities for public access – requires a deep bench of planning and facilities staff along with a significant annual budget to fund the maintenance, restoration work and site amenities needed to protect properties’ conservation values while making them available to the Beaufort County public. The Passive Parks department’s stewardship plan identifies funding and revenue generation opportunities along with management partners – such as site-specific Friends Groups.

In the Greenprint survey, respondents were asked whether they thought open space conservation efforts in Beaufort County should focus more on



public ownership and management of protected land, or more on private ownership and management. On a scale of 0 to 100 – with 0 representing an emphasis solely on public ownership and 100 representing an emphasis solely on private ownership – the average response was 97, indicating a strong local preference for conservation efforts that leave protected land in private ownership and outside the realm of public management responsibility.

Given that preference for private protected land and the importance of protected open space to Beaufort County’s economy and way of life, the county and its conservation partners should consider possible avenues for strengthening stewardship standards for private open space – whether under a conservation easement or protected by another policy tool.

Public Land Stewardship Strategies

- Continue to support efforts of the Beaufort County Passive Parks department to classify open space stewardship needs and identify potential funding sources and partnerships. Establish a schedule to assess and revise the stewardship plan on an ongoing basis to reflect changing conditions and public priorities.
- Create a Passive Parks Advisory Body with specific expertise in land development, engineering and/or conservation to further support the efforts and capacity of the Passive Parks department.
- Informed by property-specific needs assessments, consider how to build expertise and efficiencies by comprehensively addressing management and care needs such as invasive species, erosion control, and management by land typology such as pine forest, maritime forest, saltmarsh and wetland.
- For each land typology of publicly owned Rural and Critical lands, continue to identify industry standards that can guide ongoing stewardship plans and practices – such as the American

Forest Foundation Standards of Sustainability, the National Sustainable Agriculture Standard, the management principles of the Sustainable SITES Initiative, and restoration practices defined by the U.S. Forest Service, U.S. Environmental Protection Agency and others.

- Consider developing a specialized parks team of natural area managers supported by trained volunteers, and outsourcing open space maintenance needs that are less specialized.
- Establish an asset management system that allows staff to manage data about park and trail conditions and maintenance over time. This will help staff to track current maintenance needs in addition to strengthening the department’s ability to anticipate future funding and phasing needs.
- As part of the countywide parks and trails plan, create a visitor plan that establishes program, amenities and regulations to create a positive visitor experience while encouraging responsible visitor behaviors.

Private Land Stewardship Strategies

- For properties placed under a conservation easement through the Rural and Critical Land Preservation program, develop restrictions and management requirements that are specific to each property’s land typology and conservation goals. Work with other public and private conservation organizations to develop management requirements that are data-driven and respond to Beaufort County’s unique conservation goals and cultural and ecological conditions. Promote the regional use of the management requirements and revisit them regularly to ensure conservation easements are serving the public interest and meeting their stated conservation goals.
- For land protected by open space and buffer requirements, define clear management standards and incentivize landowners to follow them.

The Nature Conservancy National Easement Study: Issues, Insights and Tips for Practitioners

In 2005, The Nature Conservancy conducted a study of its easements – at that time, more than 2,100 easements totaling 2.7 million acres – that characterized their original purpose and identified problems with implementation. The Conservancy used that study to develop easement best practices for its own use as a land trust and for sharing with other conservation practitioners.

Below are some of the key tips related to best practices in management requirements.

- » **TIP:** Avoid sticking to “boiler plate” language. Use site-specific, purpose-based drafting. If the purpose of the easement is either too vague or too descriptive, it could create problems for design of monitoring.
- » **TIP:** If the easement serves as a buffer or corridor area for off-site resources, clearly reference these broader functions in the documentation, to ensure they continue to be enforceable even if off-site conditions change. This will become even more important given the expected impacts of climate change.
- » **TIP:** Link purpose to restrictions to baseline to monitoring. Once a purpose is determined, cross-check to insure the purpose is covered across all documentation – from the restrictions, to the baseline data, to the design of the site monitoring.
- » **TIP:** Ask “Why do we care?” Focus on outcomes, and where possible define outcomes that can be quantitatively measured. For example, efforts by the City of Austin, Texas, to protect aquifers, natural communities and domestic water supplies

are focused on reducing surface alteration and soil and water degradation. In addition to restrictions on certain activities that can cause these problems, local easements also manage the impacts of new structures quantitatively by limiting impervious cover to a percentage of the total site acreage or a maximum square footage.

- » **TIP:** Use objective, research-based criteria and identify the means for measuring whether those criteria are being met. In the California grasslands, there is a methodology to use aerial imagery to measure Residual Dry Matter (RDM), material left standing for its wildlife value. RDM is a widely recognized grazing standard, and biodiversity targets differ in their preferred grass height depending on the ecological function served by the RDM – for example, whether to promote the habitat of the San Joaquine Kit Fox, to protect ground nesting birds, or to sustain soil productivity and prevent erosion. Easements should be written to meet the ecological needs of specific targets, and then identify the methodology and standard by which the easement’s effectiveness will be measured.
- » **TIP:** Consider a “Choice” alternative – for example, a forestry easement can allow the landowner to follow the specific prescriptions of the easement, or to become certified under Forest Stewardship Certification.

➔ More Information

[Full report from The Nature Conservancy \(external URL\)](#)



3

CROSSWALK TO THE COMPREHENSIVE PLAN

CONNECTING THE TWO PLANS

The Comprehensive Plan is a requirement under state law and gives planning commissioners, local officials and residents the opportunity to map out their community’s future.

Within its Comprehensive Plan, Beaufort County must understand, address and make plans for the protection of natural and cultural resources, among other state-required elements. The Comprehensive Plan provides a road map for the county to pursue its community-derived vision and integrate the required elements into a holistic plan that will guide the county’s actions over the next ten years.

Establishing a clear link between the Greenprint Plan and the Comprehensive Plan can create harmony between land that is protected and land that is promoted for development.

There are powerful interrelationships between land conservation and growth management, future land use, transportation, housing and economic development. Creating a spatial and technical link between the Greenprint Plan and the Comprehensive Plan offers Beaufort County a unique opportunity to:

- Clearly show how future growth and the natural environment can coexist harmoniously.

- Develop common or complementary criteria for the Rural and Critical Land program and the County to evaluate conservation and development proposals.
- Enable landowners, developers and builders to be better informed about how various areas of the county are prioritized from a growth or preservation standpoint.
- Influence how and where transportation, housing, future land uses, economic development and public facilities get located.
- Influence design and development criteria that will enable development to coexist with the natural environment.
- Become the starting point for more criteria, prioritization, policies and programs that encourage preservation as well as achieving economic benefits from owning and developing land.
- Inform regional conservation efforts.

By using the Greenprint Plan as the basis for the Comprehensive Plan, Beaufort County has an opportunity to shape its future to accommodate environmental hazards associated with rising sea levels and increased flooding; promote development in places where it will best work with the natural environment; visibly show those areas of the county that are precious from an environmental and cultural standpoint and in need of protection; and remind all that a strong part of the community vision for the Comprehensive Plan is to establish balance and harmony between the built and natural environment.



TRANSECT PLANNING

Beaufort County and the local municipalities use an urban-to-rural transect (Fig. 3.2) to organize planning strategies and development ordinances.

Transect planning acknowledges that different development patterns are appropriate in different parts of the jurisdiction – with the highest

development density expected in the urban core, progressively lower densities in suburban and rural areas, and very limited to no development in surrounding natural areas.

Similarly, the 2020 Greenprint Plan creates a Beaufort County ecological transect (Fig. 3.1) based on the region’s unique ecology and its transition from the Carolina Flatwood uplands to the Sea Island lowlands.

Just as the urban-to-rural transect (Fig. 3.2) is overlaid on the County map in zones, so can the

ecological transect be overlaid on the County map through the delineation of ecological systems. And just as planning zones inform the types of development that can happen at different points in the County, so can the ecological transect zones inform various ordinances and incentive programs.

For example, a site’s ecological transect zones could inform the Green Stormwater Infrastructure improvements that the County recommends or incentivizes, as shown in Figure 3.5. The ecological transect zones also could correspond to zone-specific design standards that protect or create high-quality and connected habitat for target species that are indicators of broader ecosystem health, also shown in Figure 3.5.

This approach would allow for the priorities of the Greenprint Plan to be reflected at the site level, expanding the ecological impact beyond what could be achieved through land conservation alone.

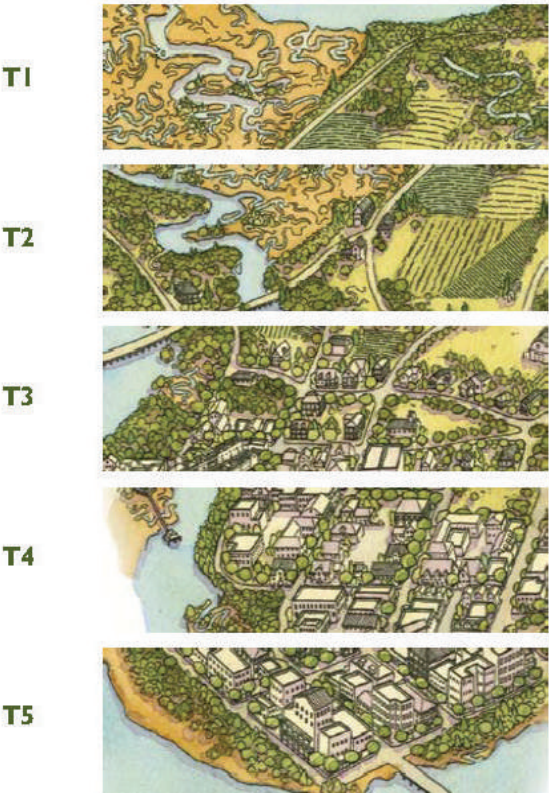


Figure 3.2: Beaufort County urban-to-rural planning transect.

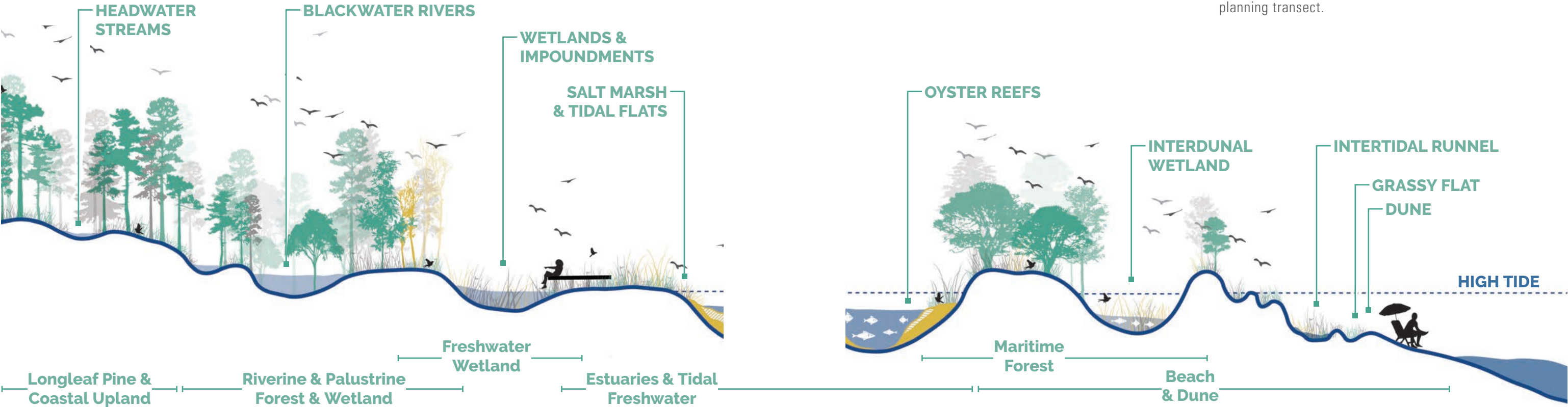


Figure 3.1: Illustration of the Beaufort County ecological transect.

GREENPRINT OVERLAY

The Greenprint Plan informs the Beaufort County Comprehensive Plan through the recommendation of a Greenprint Overlay derived from a composite priority land map (Fig. 3.6).

The Greenprint Overlay adds a conservation lens to development ordinances by defining zones on the map for which the ecological and planning transects can form a matrix, as illustrated in Figure

3.4. This allows local planners to craft conservation, stormwater and growth management policies that are informed by the intersection of Beaufort County’s built environment and ecosystems.

Under this approach, permanent conservation and land stewardship efforts are concentrated in Rural and Natural Preserve zones. Suburban areas in the middle of the planning transect would accommodate conservation-oriented development, allowing growth while strategically protecting critical habitat and ecosystem functions. In urban areas where land conservation becomes less feasible, there are additional options for promoting ecological health through the use of Green

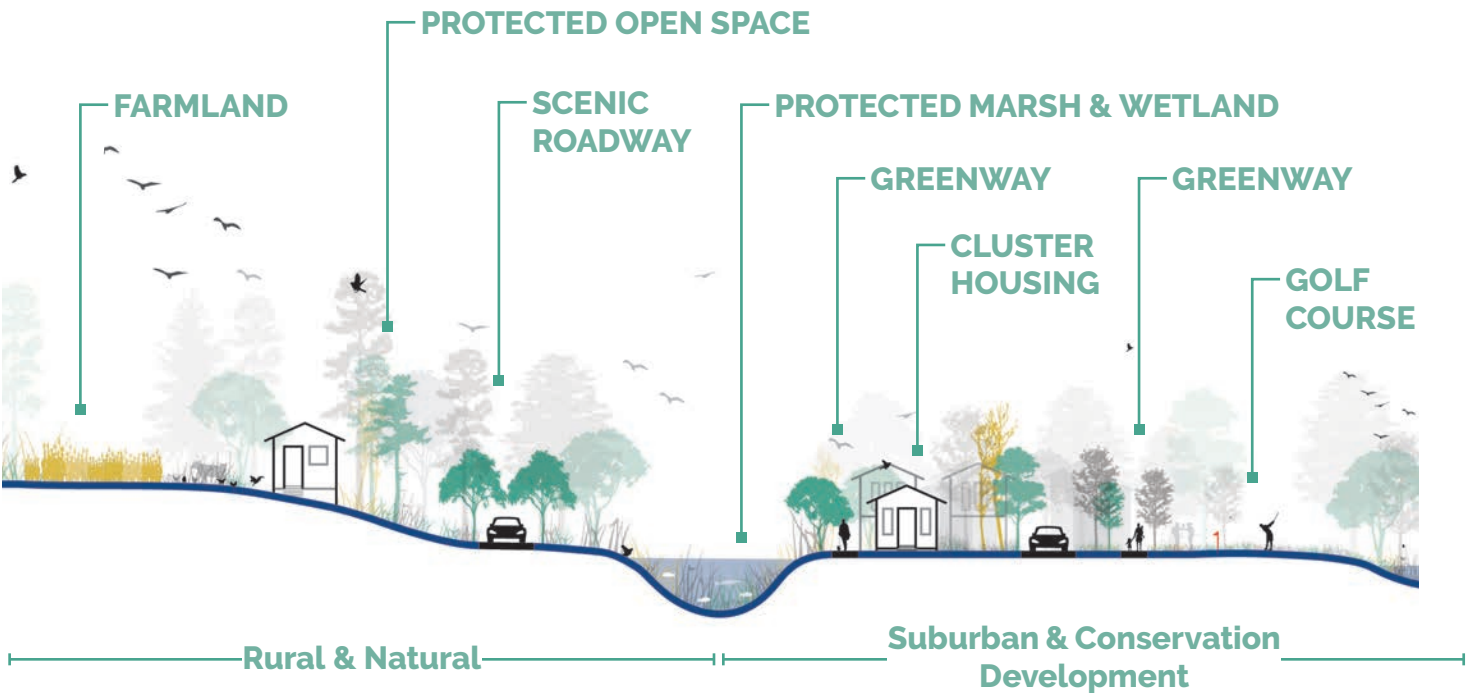
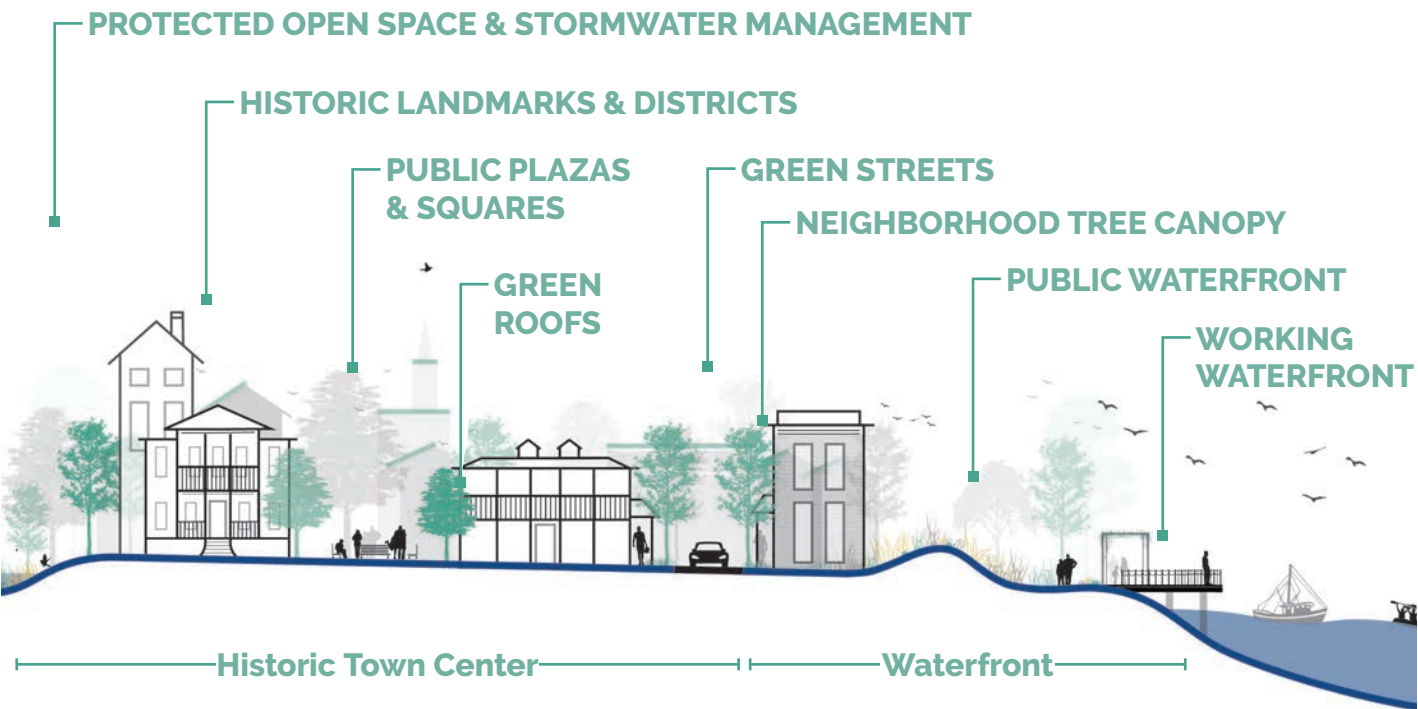


Figure 3.3: Illustration of the Beaufort County cultural landscape.

	T1-T2	T3-T4	T5 (Municipalities Only)
Cross Ecosystem and Urban Transect Approach	Wetland Protection Native Species Planting Stream Buffers Impervious Limits Floodplain Protection Steep Slope Protection	Stormwater Management (Paving, Channeling, Storage, Filtration) Historic Trees and Tree Groves Protection	
Priority Conservation Strategy Per Transect	Protected Land Public ownership of land Permanent conservation easement	Protected Land + Conservation Overlay Transfer of Development Rights Low-Density Zoning Open Space and Buffer Requirements Conservation Development Incentives	Protected Land + Conservation Overlay + Green Stormwater Infrastructure and Urban Forestry Best Management Practices

Figure 3.4: Matrix of ecological and urban-to-rural transect planning.



Stormwater Infrastructure and urban forestry best management practices.

The Greenprint Overlay and its gradations in the Beaufort County Comprehensive Plan are based on the composite map for priority conservation land shown in Figure 3.6.

This map is informed by GIS data and community input. It was built using the Greenprint Prioritization Model, with the relative themes weighted based on the public open space priorities of Greenprint survey respondents.

The result is a map that reflects the open space values of Beaufort County residents. It is a powerful tool to guide future land use and 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.

➔ **More Information**

- [Appendix A: ‘Paving’ of the Crosswalk – Related Beaufort County Comprehensive Plan Strategies](#)
- [Appendix B: Full Prioritization Model Criteria and Weighting](#)

Ecological System	GSI Improvements	Target Species for Habitat Protection
Longleaf Pine and Coastal Upland	Aquifer recharge and infiltration / Permanent conservation easement	Pine Snake / Southern Hognose Snake / Bachman’s Sparrow / Red-Cockaded Woodpecker
Riverine and Palustrine Forest and Wetlands	Floodplain capacity and storage /River buffers	Wood Thrush / Hooded Warbler / Red-Eyed Vireo / Acadian Flycatcher / Eastern King Snake
Freshwater Wetland	Wetland performance for water quality	Comet Darner Dragonfly / Marbled Salamander / Mole Salamander / Newt / Barking Tree Frog / Hyla Femoralis / Hyla Chrysoleues / Nesting Woodstork / Nesting Anhinga / Nesting Egret
Estuaries and Tidal Freshwater	Impervious limits / Water quality / Buffers	Painted Bunting / Bald Eagle
Maritime Forest	Impervious limits / Water Quality / Buffers	Swallow-Tailed Kite / Kentucky Warbler / Swainson’s Warbler / Long-Eared Bat
Beach and Dune	Impervious limits / Water Quality / Buffers	Diamondback Rattlesnake / Least Terns / Black Skimmer / Gull-Billed Tern / American Oystercatcher / Red Knot / Nesting Wilson’s Plover

Figure 3.5: Green Stormwater Infrastructure improvements and target species by Beaufort County ecological system.

➔ **More Information**

- Interactive Web Maps:
- » [Priority Lands by Theme](#)
 - » [Composite Priority Land Map](#)

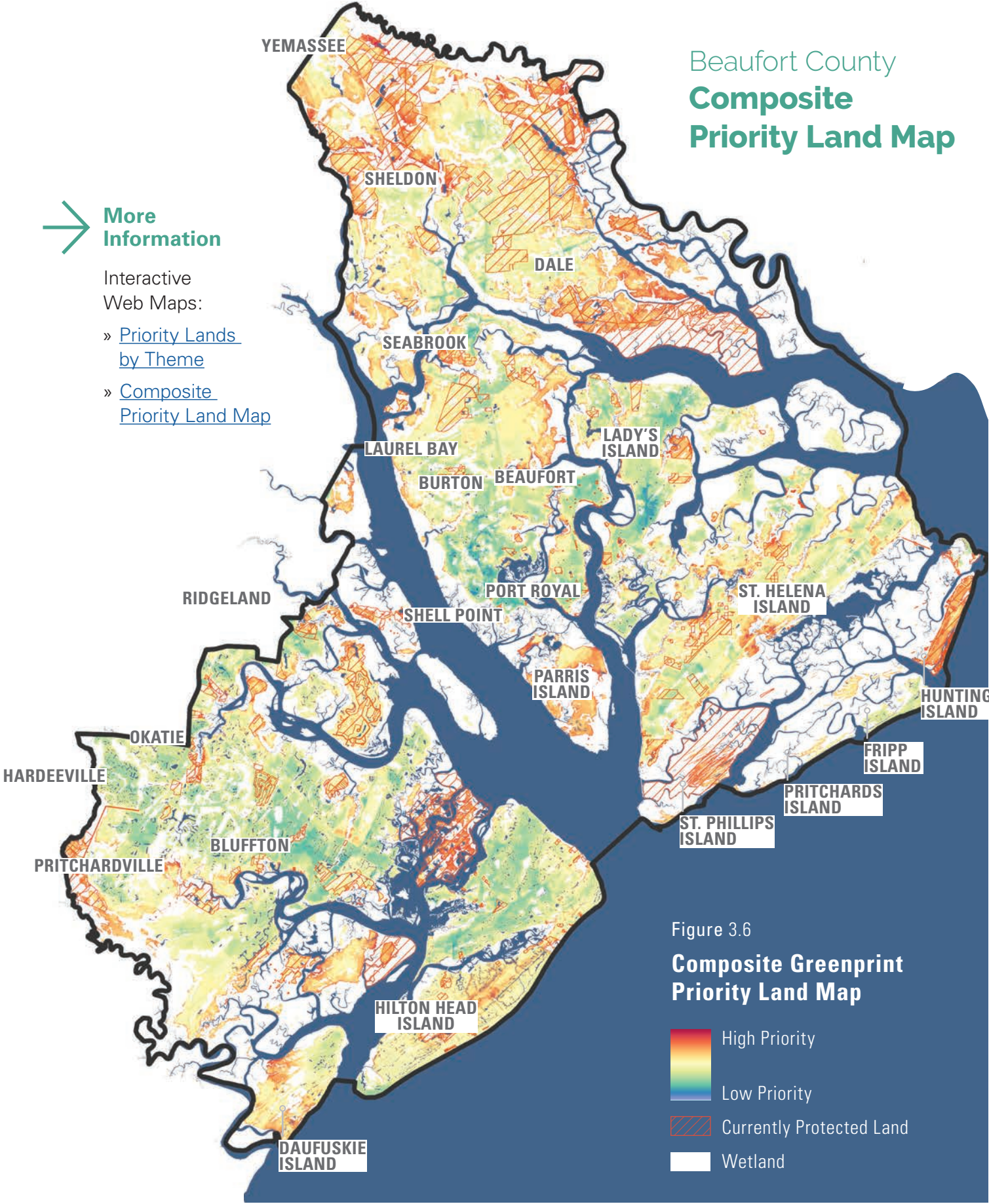


Figure 3.6
Composite Greenprint Priority Land Map

- High Priority
- Low Priority
- Currently Protected Land
- Wetland



4

HOW THE PLAN WAS MADE

OVERALL APPROACH

The 2020 Greenprint Plan builds upon the considerable work already done to promote open space planning in Beaufort County and the Lowcountry.

The Greenprint planning process began with a review of existing and in-progress local and regional plans and mapping exercises, in tandem with the collection of GIS data from the county, state and non-profit conservation partners.

After a preliminary review, the project team met with stakeholders to gain a deeper understanding of open space and land conservation issues and opportunities in Beaufort County.

Next the team prepared materials to share with Beaufort County residents what the team had learned, initial thoughts about priority lands and appropriate conservation tools, and a survey to collect residents’ reactions and input.

That public input guided the creation of a prioritization mapping model and a conservation toolkit. It also drove the decision to illustrate how the land conservation strategies of the Greenprint Plan could inform other planning efforts.

Connection to the Comprehensive Plan

The Beaufort County Comprehensive Plan update was developed concurrently with the 2020 Greenprint Plan, creating an exciting opportunity to coordinate efforts. The result is a Greenprint Plan that directly addresses growth management,

and a Comprehensive Plan with open space and conservation at the core of its growth management framework.

Essential Stakeholders

Groups like Spring Island Trust, Beaufort County Open Land Trust, the Gullah/Geechee Sea Island Coalition, The Nature Conservancy, Port Royal Sound Foundation, South Carolina Coastal Conservation League, local municipalities, and the Beaufort County Planning and Passive Parks departments were instrumental in providing information, context and feedback.

Planning Approach Based on Community Input

Following are the key takeaways that informed development of the Greenprint Plan priority maps and recommendations:

- Balance growth with natural and cultural resource protection.
- Embed resiliency planning in the Greenprint Plan and Comprehensive Plan.
- Establish values and key themes.
- Create a clear and transparent decision-making framework that is replicable.
- Expand conservation tools beyond public land purchases.
- Explore how context-specific strategies might be connected to the county’s rural-to-urban planning transect (Fig. 3.2).
- Embed management and stewardship considerations in the plan.



PUBLIC MEETINGS & MATERIALS

Public input was critical to inform and refine the 2020 Greenprint Plan’s identification of priority lands and conservation toolkit.

Due to the COVID-19 pandemic and social distancing requirements, public engagement for the 2020 Greenprint Plan was conducted almost entirely online. The planning team reviewed best practices for digital engagement and created a multi-pronged approach that gave Beaufort County residents the option to get the information and share their feedback in multiple formats, depending on their device and personal preference.

The team hosted two virtual meetings using GoToWebinar and had 72 attendees. The meetings shared information about land conservation and its importance in Beaufort County, introduced the priority land types, and shared information about the pros and cons of various conservation tools. Each webinar included a Q&A along with live polling via Mentimeter. Both virtual meetings were recorded, and the recordings were posted to the project website, www.envisionbeaufortcounty.com.

To allow people to access the same information and survey at their own pace and in a different format, the planning team created an ArcGIS StoryMap that featured the same content shared in the live meetings, with a link to an online SurveyMonkey survey. As of early November 2020, the StoryMap

had garnered 1,974 page views, and 938 people had completed the survey.

All maps shared in the presentation and in a static format on the StoryMap were also made available through an ArcGIS interactive web map, which allowed people to turn layers on and off and to zoom in and out of the map for more information and context about the priority land types.

The virtual meetings, StoryMap and online survey were distributed by Beaufort County social media and press release; e-mail blasts sent from stakeholders to their respective distribution lists; and e-mail blasts to county churches, civic organizations and HOAs.

The Greenprint Plan survey was also made available in printed format for residents to fill out and return by mail or in person to the County.

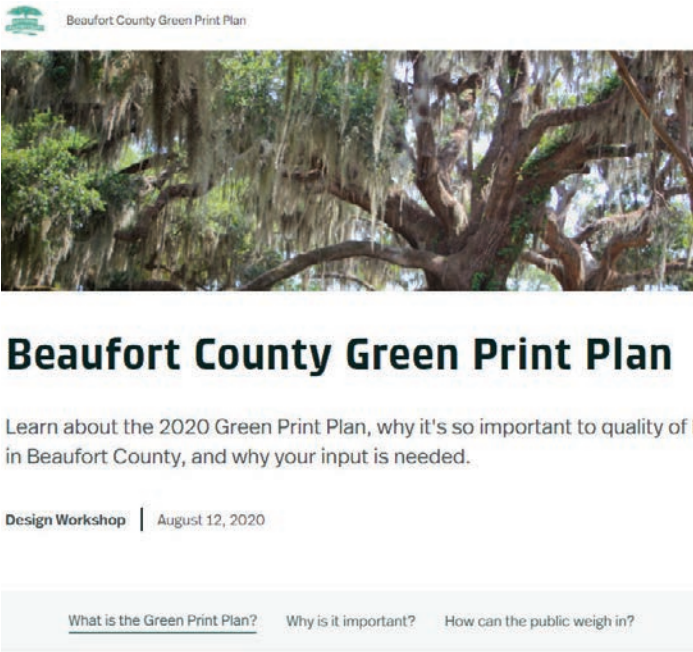
In late October, the planning team for the Beaufort County Comprehensive Plan update held three in-person workshops with social distancing and masks required. These workshops – in Burton, Bluffton and St. Helena Island – offered an additional opportunity to seek input for the Greenprint Plan.



[Interactive Web Map: Base Conditions for Priority Conservation Land Types \(external URL\)](#)



Image: October public meeting at the Buckwalter Recreation Center in Bluffton.



What is the Green Print Plan?

Keep scrolling down to move through the images.

Figure 4.1: Screenshot of Greenprint StoryMap.

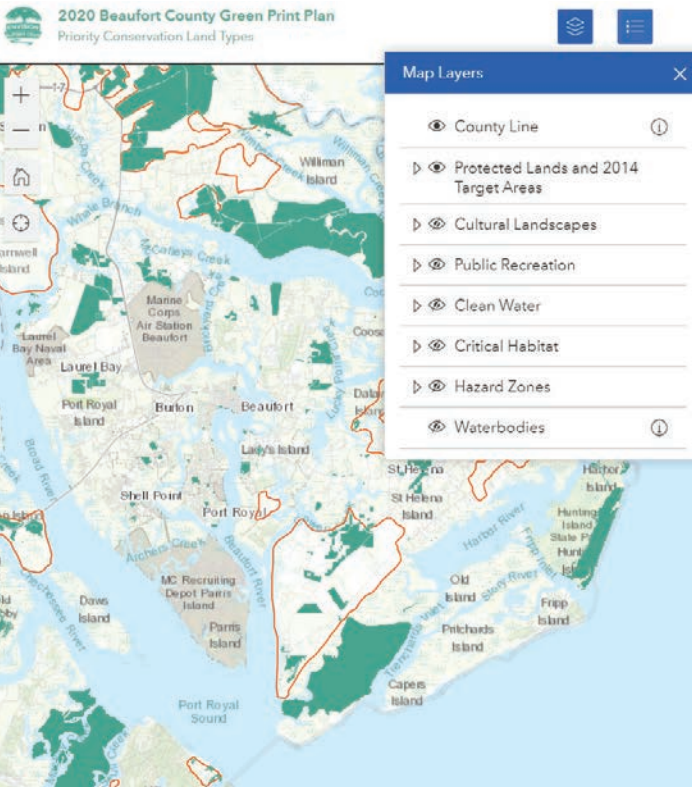


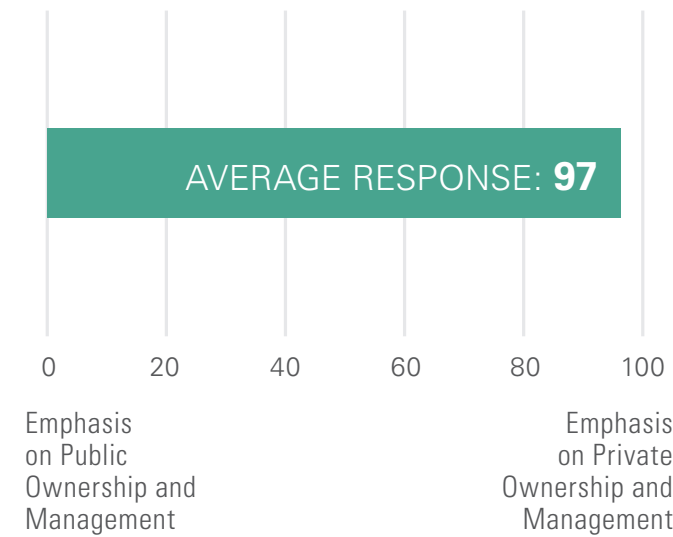
Figure 4.2: Screenshot of interactive web map.

PUBLIC SURVEY RESULTS

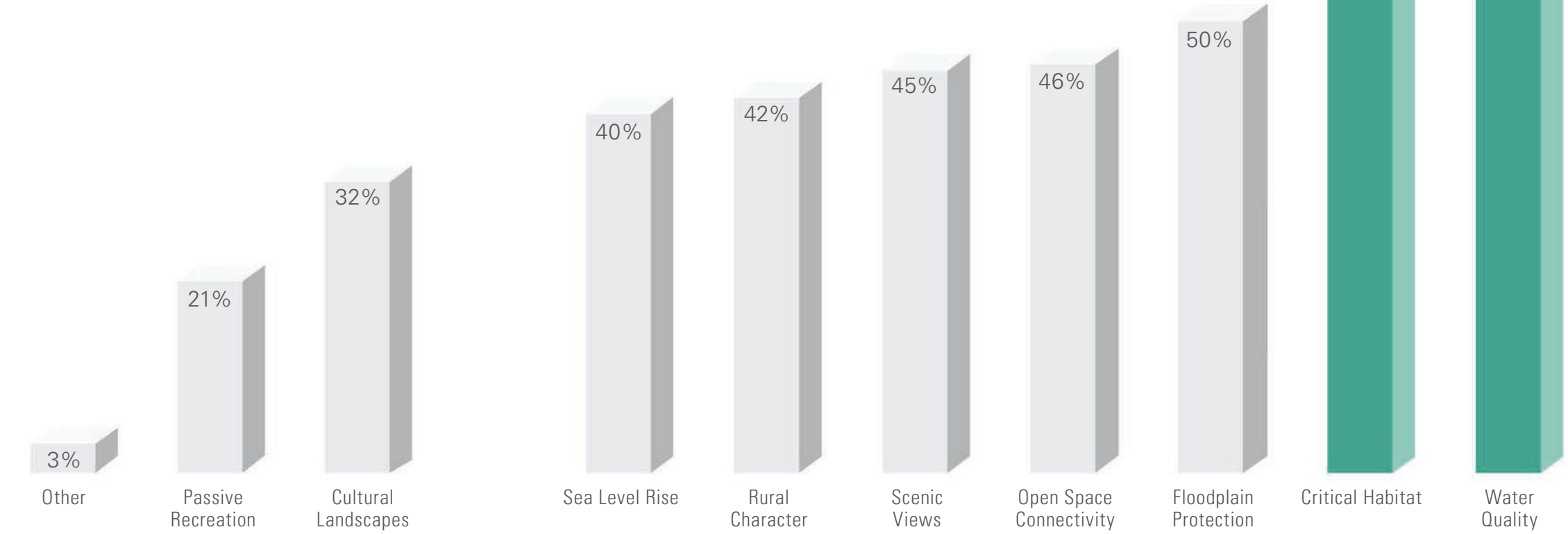
More than 900 Beaufort County residents took the Greenprint survey.

Their highest land conservation priorities were the protection of critical habitat and water quality. They felt different conservation tools were appropriate for different types of priority land – that breakdown is on the following spread. And respondents expressed a strong preference for private ownership and management of protected land.

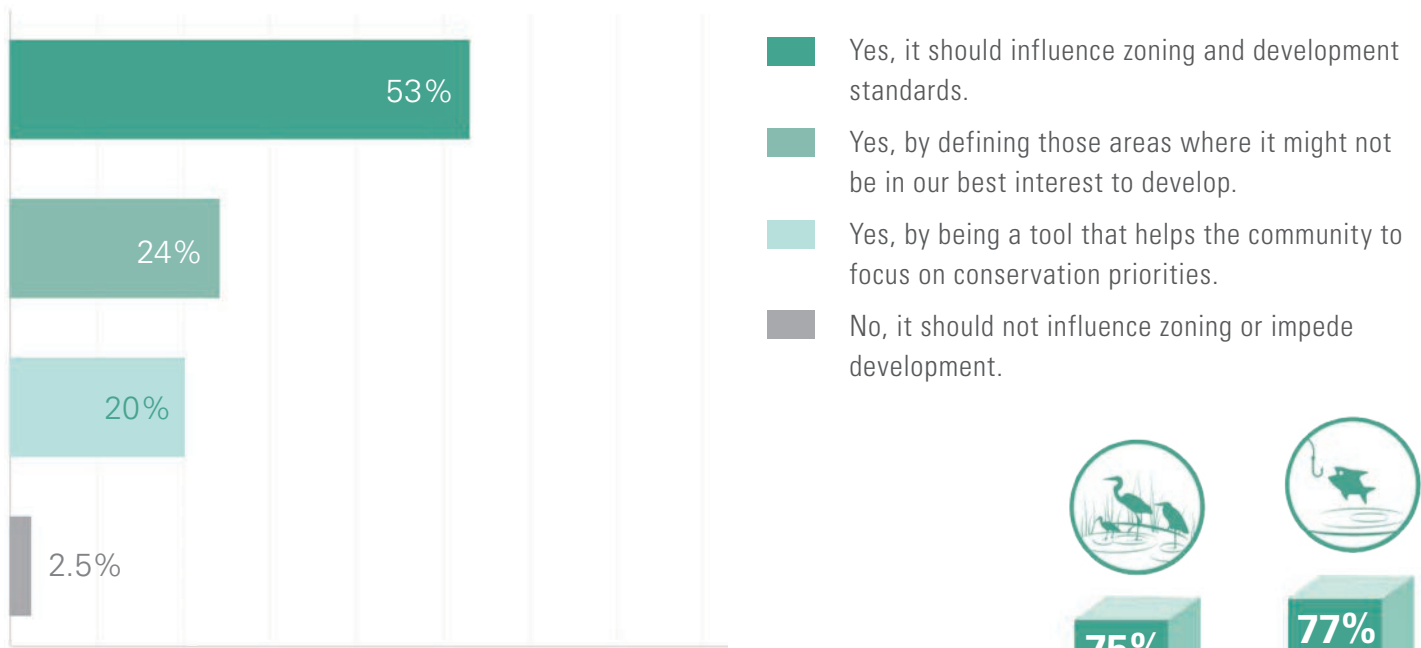
On a scale of 0 to 100 – with 0 being total emphasis on public ownership and management, and 100 being total emphasis on private ownership and management – how would you strike a balance between public and private ownership of conserved land?



What would you choose as the highest conservation priorities for Beaufort County?



Should the Greenprint Plan inform growth management planning in Beaufort County?

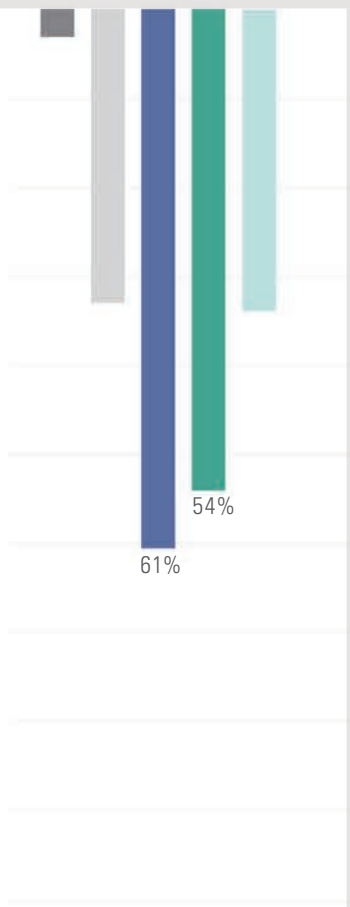




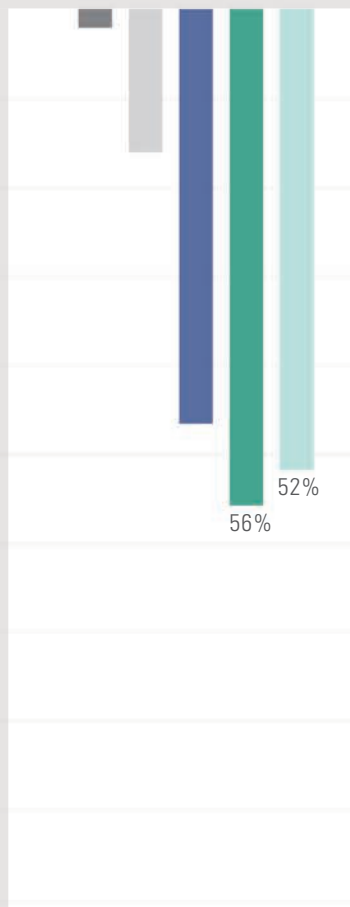
Rural Character

For each type of land, what do you think are the best tools for conservation?

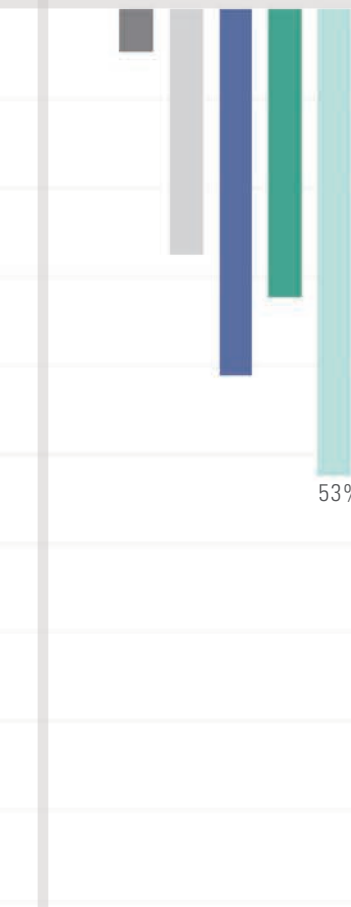
- Public Purchase of Land
- Permanent Conservation Easements
- Restrictions on Development in Sensitive Areas
- Incentives for Sustainable or Low-Impact Development
- No Protection Needed



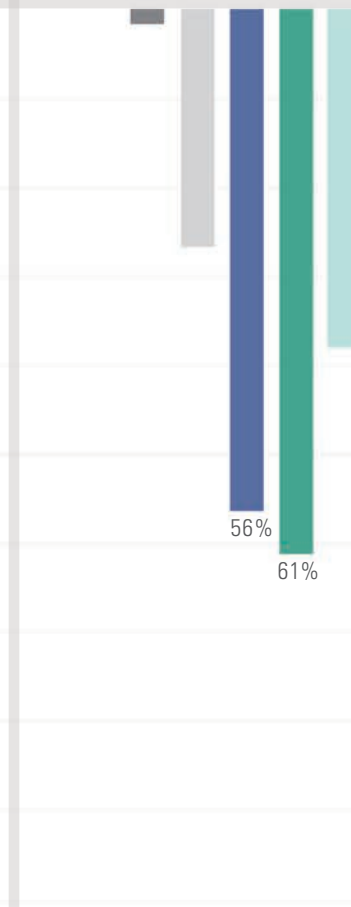
Scenic Views



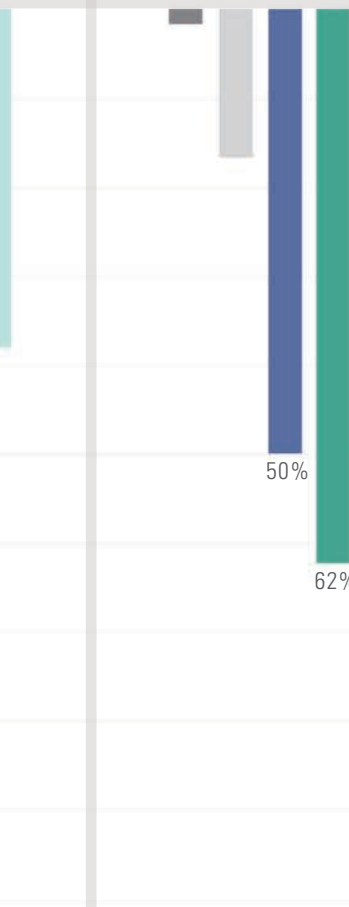
Public Recreation



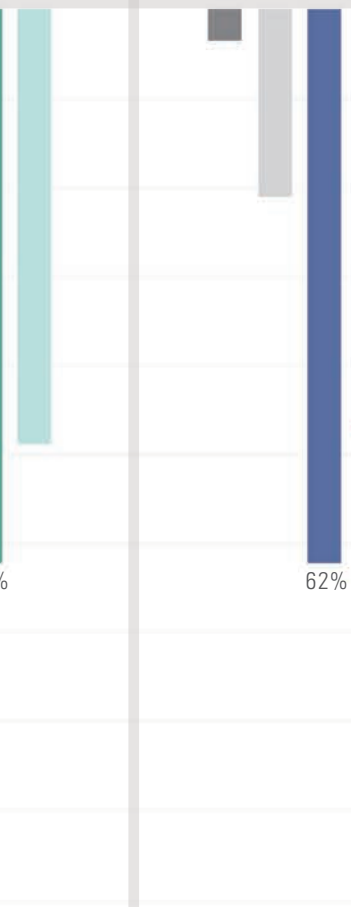
Water Quality



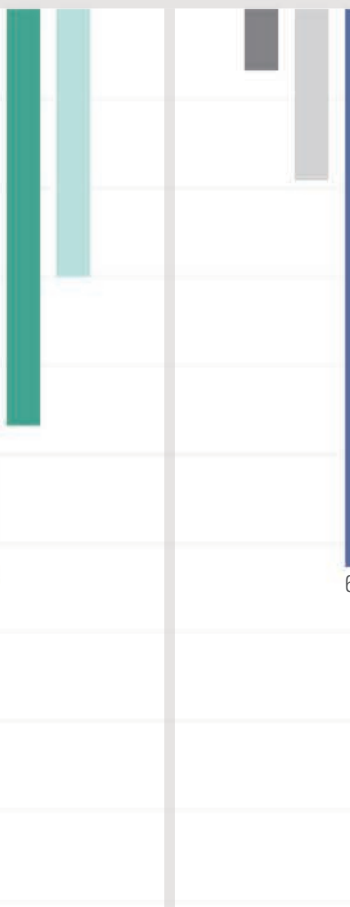
Critical Habitat



Floodplain

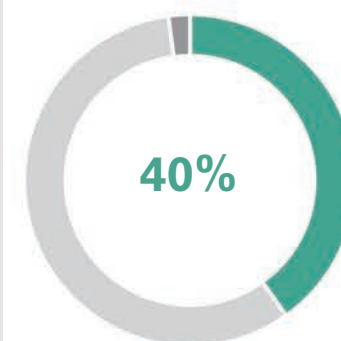
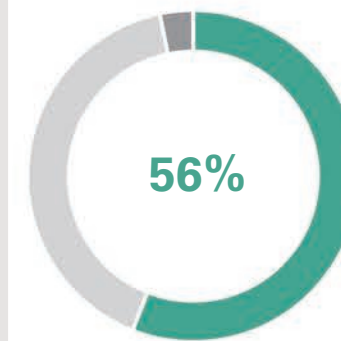
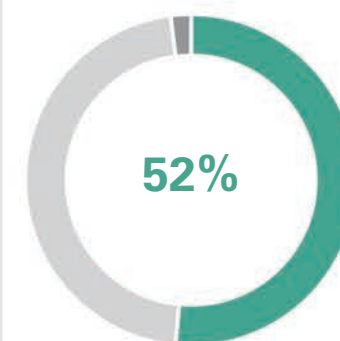
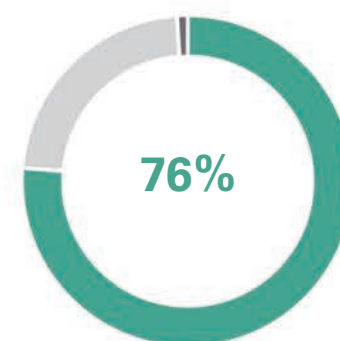
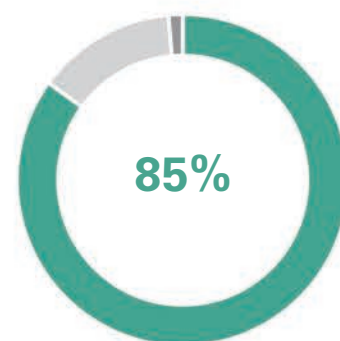
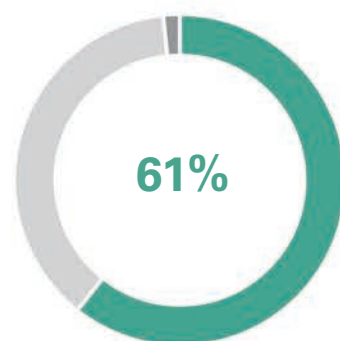
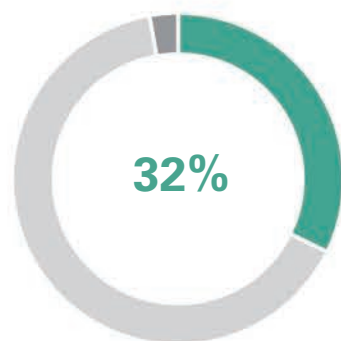


Areas Threatened by Sea Level Rise



Should development be allowed in these areas?

- No Development Allowed
- Limited or Depends on the Location
- All Development Allowed



FOUNDATIONAL GREENPRINT PLANNING

The first Beaufort County Greenprint Plan was created in 2006 to help guide future land acquisitions of the Rural and Critical Land Preservation Program.

Before then, the RCLPP mostly targeted rural acquisitions. The first Greenprint Plan, created by The Trust for Public Land and Ecological Solutions, recommended focused conservation based on a range of environmental factors – such as protection of waterbodies and wetlands – in addition to economic and cultural factors – such as proximity to military installations, schools, and existing and proposed trails.

The 2014 Greenprint Plan, prepared by Beaufort County Open Land Trust, organized its open space priorities and strategies by the planning areas of Beaufort/Port Royal, Northern Beaufort County, Lady’s Island, St. Helena Island, Bluffton, Okatie, Daufuskie Island and Hilton Head Island.

Across planning areas, the expanded 2014 Greenprint priorities included:

- Rural Landscapes and Farmland
- Passive Parks and Trail Connections
- Water Quality
- Scenic Roadways and Views
- Growth Management and Traffic Alleviation
- Coordination with the Marine Corps Air Station

- Beach Access
- Ecotourism Opportunities
- Historic and Cultural Landscapes
- Public and Traditional Water Access

In 2019 the RCLPP Board, with Planning staff and the program consultant, updated its formal weighted criteria to guide acquisition decisions and further develop the effectiveness and accountability of the program’s land and development right purchases. Those weighted criteria – split between Critical Land Criteria and Rural Land Criteria – are shown in Figures 4.3 and 4.4.

A primary objective of the 2020 Greenprint Plan is to support the 2019 rubric and the RCLPP land identification process through the creation of a data-driven priority mapping model.

The planning process has resulted in the identification of metrics for each of the criteria, listed in the [Prioritization Model](#). This supports the Board’s efforts to maximize program impact by rooting decisions in data that capture both the existing cultural and ecological conditions of the County and the projected impacts of climate change.

The priority model was created in GIS and is a living tool that can be adapted by the RCLPP, the County and other stakeholders to create priority land maps using various weighted scenarios. It’s envisioned as a starting point to ground conservation discussions in science and to support decision-making processes that are further informed by the rubric and parcel-specific considerations.

25% Property Characteristics	
25%	Level of threat
20%	Uniqueness of property
15%	Historic or cultural features
20%	Proximity to other protected land
20%	Consistency with applicable Comprehensive Plans
20% Financial Considerations	
40%	Bargain sale aspects
30%	Favorable post-sale costs
30%	Leverage of other funding
25% Public Benefits	
60%	Potential public access/passive recreation
20%	Vista protection
20%	Reduction in traffic congestion
30% Environmental Benefits	
25%	Protection of wildlife habitat
25%	Protection of wildlife corridors, buffers
25%	Water quality/groundwater recharge
25%	Flood control/marsh migration

Figure 4.3: Critical Land Criteria, 2019

In recognition of the pressing importance of land conservation efforts in Beaufort County and the fact that RCLPP is one of several public and private entities operating in this realm, the 2020 Greenprint Plan also broadens the scope of its recommendations compared to previous Greenprint Plans by identifying big-picture partnership and policy opportunities in addition to updated priority land maps, organized by the five conservation themes of Cultural Landscapes,

20% Property Soil Type/Use	
50%	USDA-designated prime, important or unique
30%	Currently in agricultural or timber production
20%	Current use of BMPs, erosion and soil management
20% Threat of Conversion from Rural to Developed	
40%	Rapidly developing area
30%	Changing land regulations/zoning
30%	Competing land transaction pending/threatened
20% Sufficient Connections/Size to Ensure Stability	
40%	Proximity to other protected lands
40%	Provides connections between rural land uses
20%	Sufficient size for stand-alone use
20% Financial and Stewardship Considerations	
45%	Bargain sale aspects
45%	Leverage of other funding
10%	Long-term management plan
20% Environmental and Other Public Benefits	
40%	Water quality/groundwater recharge
30%	Flood control/marsh migration
30%	Protection of wildlife habitat, corridors, buffers

Figure 4.4: Rural Land Criteria, 2019



GLOSSARY OF TERMS

GLOSSARY OF TERMS

Blueway – A designated water trail designed with launch points – and occasionally camp sites and other points of interest along the route – for recreational use with canoes, kayaks and paddle boards.

Connectivity – From an ecological standpoint, connectivity is the degree to which a landscape facilitates or impedes movement among resource patches. Generally speaking, the better connected the landscape, the better it’s able to protect biodiversity and accommodate species and ecosystem adaptation to climate change and other threats. From a recreational standpoint, connectivity refers to how easily people can reach accessible recreation destinations by way of a system of greenways, blueways, sidewalks and roads.

Conservation Development – Communities or subdivisions designed and managed to preserve landscapes with some combination of environmental, cultural, agricultural, historical or aesthetic values. Conservation development begins with the delineation of conservation land – ideally 30 to 70 percent of a site’s buildable area – that is set aside for permanent protection under a conservation easement. This open space must be connected and typically occurs along drainage ways. In the land area beyond the conservation areas, new development is often tightly clustered, resulting in a development that accommodates growth while strategically preserving open space.

Conservation Easement – A restrictive easement that is specific to the property and describes how the land must be protected and managed over time. Private landowners can donate conservation easements to a land trust or similar organization, guaranteeing specific land protections in return for individual tax benefits. The land continues to be owned and managed by the private landowners, and the land is permanently protected. Easements can allow for public access and for limited development – for example, so that future generations can continue to live on the property.

Cultural Landscape – Historically and culturally significant places that are the result of human interaction with the physical environment. The Greenprint Plan defines cultural landscapes as sites and landscapes that have been classified as historic and that are critical to Beaufort County cultural lifeways – such as farmland, working waterfronts, scenic views, and the cultural landscape of the Gullah/Geechee Nation.

Floodplain – Any land area susceptible to being inundated by floodwaters.

Flood Zone – Flood hazard areas. The 100-year flood zone is defined as an area that has a 1% or greater chance of being inundated in any given year.

Green Stormwater Infrastructure – Measures that use plant or soil systems; landscaping; stormwater harvest and reuse; or permeable surfaces to store, infiltrate or evapotranspire stormwater and reduce flows to sewer systems and surface waters. Green infrastructure reduces and treats stormwater at its source, reducing the chance of local flooding, while delivering environmental, social and economic benefits.

Greenway – Typically a shared-use path set aside for recreational use and environmental protection, often along stream and river corridors.

Habitat – Land and water that provides food, shelter, nesting grounds and migration corridors for local wildlife.

Land Trust – Private non-profit organizations working to conserve land with open space value by securing conservation easements, advocating for strategic land conservation and overseeing or supporting long-term land stewardship.

Marsh Migration – The process whereby tidal marshes, which are important ecosystems for both people and wildlife, are allowed to shift gradually inland in the face of sea level rise, onto formerly dry land.

Open Space – Undeveloped land that is protected for its natural, economic and/or cultural benefits.

Passive Recreation – Recreational programming – such as hiking trails and wildlife overlooks – that is relatively light on the land. This protects the habitat and stormwater functions of open space while allowing for public access and benefit.

Planning Transect – An urban-to-rural transect that allows planners to define different development patterns for different parts of the jurisdiction, with the highest development density expected in the urban core, progressively lower densities in suburban and rural areas, and very limited to no development in surrounding natural areas.

Prioritization Model – A mapping model with inputs and outputs. For the Greenprint prioritization model, the inputs are data that show on a map which land should be protected based on cultural and environmental conservation values. The model allows for the data to be weighted based on their relative importance and layered on top of each other, in order to produce composite maps that illustrate areas of low to high priority for protection.

Purchase of Development Rights – The owner of land in a priority conservation area can sell their land’s development rights, maintaining ownership while guaranteeing some permanent level of protection for the land.

Resiliency – The ability of a landscape to recover, adapt and thrive in the face of extreme weather events, climate change and other disruptions.

Riparian Buffer – A protected, vegetated area near a stream that promotes water quality by helping to protect the stream from the impacts of adjacent land uses.

Sea Level Rise – An increase in the average relative sea level over a period long enough to average out transients such as waves, tides and storms.

Transfer of Development Rights – A market is created whereby the owner of land in a priority conservation area can transfer their land’s development rights to someone with land in a non-priority area. Establishing this type of program begins with careful analysis of a development market to define “sending” and “receiving” areas and gauge whether such a program could be supported.

Watershed – The total land area that drains to a specific waterbody.

Zoning – A planning method whereby governments divide land into areas called zones, each of which has its own set of regulations for new development.



APPENDICES

APPENDIX A

‘PAVING’ OF THE CROSSWALK

RELATED BEAUFORT COUNTY COMPREHENSIVE
PLAN STRATEGIES

CULTURAL LANDSCAPES
HISTORIC SITES & DISTRICTS

Strategy/Recommendation

Strategy/Recommendation	Permanent Protection	Zoning and Ordinances	Studies and Partnerships	Relevant Plans and Partners
Identify important historical and cultural sites that are not currently protected by local or national historic designation, and work with local historical societies and other institutions to conduct the inventory and prepare the documentation needed to pursue such designation.			X	Gullah/Geechee Sea Island Coalition / S.C. Department of Archives and History / Local and regional historical societies, educational institutions and non-profits / National Park Service
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. Begin by conducting a documented baseline cultural resource inventory and vulnerability assessment to inform protection and stewardship practices for Gullah/Geechee communities. 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.			X	
Reconvene and make permanent the St. Helena Island Cultural Protection Overlay (CPO) District Committee. Identify ways to strengthen the CPO, which could become a vehicle for land use restrictions, design standards, tax credits and other policies outlined for the CPO in the Beaufort County Comprehensive Plan.		X	X	St. Helena Island Cultural Protection Overlay District Committee
Define the Corners Community Preservation District as a hub of commerce and culture, and implement design guidelines and land conservation strategies to protect its character and create scenic buffers.	X	X		
Ensure that the Gullah/Geechee burial areas that were mapped in 1999 are platted and protected from development, storm water fee assessment, and taxation.	X	X		Local municipalities / Gullah/Geechee Sea Island Coalition

CULTURAL LANDSCAPES
SCENIC VIEWS

Strategy/Recommendation

Strategy/Recommendation	Permanent Protection	Zoning and Ordinances	Studies and Partnerships	Relevant Plans and Partners
Assess where management and restoration is needed to protect the long-term health of the roadway canopy and other scenic features.		X	X	Beaufort County Comprehensive Plan / Local municipalities
Design new roadways with landscaped edges that promote a culturally significant scenic quality.		X		
Create a scenic byway plan for Highway 21/Sea Island Parkway that protects the natural resources and cultural landscape entering St. Helena Island via Chowan Creek Bridge and departing St. Helena for Harbor, Hunting, and Fripp Islands. Plan to submit a national scenic byway application for a national designation.	X	X	X	S.C. Department of Transportation
Work regionally to create consistent signage and billboard standards to reduce visual clutter along roadways.		X		Lowcountry Council of Governments



CULTURAL LANDSCAPES
CULTURAL LIFEWAYS

Strategy/Recommendation

Strategy/Recommendation	Permanent Protection	Zoning and Ordinances	Studies and Partnerships	Relevant Plans and Partners
In partnership with the Gullah/Geechee Sea Island Coalition and Gullah/Geechee Cultural Heritage Corridor, develop a heritage tourism plan 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.			X	Gullah/Geechee Sea Island Coalition / Gullah/Geechee Sea Cultural Heritage Corridor / Local and regional educational institutions and non-profits / Local businesses
In partnership with the Gullah/Geechee Sea Island Coalition, heirs’ property lawyers, the Center for Heirs’ Property Preservation, and the Pan-African Family Empowerment and Land Preservation Network, develop a suite of policy, land conservation, land stewardship and incentive programs that offer greater protection to heirs’ property under threat due to delinquent property taxes and heirs’ property used for forestry and agriculture, regardless of the property acreage.	X		X	Beaufort County Comprehensive Plan / Gullah/Geechee Sea Island Coalition / Center for Heirs’ Property Preservation / Heirs’ property lawyers / Pan-African Family Empowerment and 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. Examples include support for existing and new farmstands; creation of equipment-sharing programs; agricultural scholarship and mentorship programs; and establishment of a native plant propagation program whereby local farmers grow native plants for use in restoration projects.	X		X	Beaufort County Comprehensive Plan / USDA / S.C. Department of Agriculture / Cooperative Extension Service / Local educational institutions
Support existing organizations that promote cultural resource protection such as the South Carolina Coastal Community Development Corporation, the Gullah/Geechee Sea Island Coalition, the Gullah/Geechee Fishing Association, the Cultural Protection Overlay District Committee, the Lowcountry Alliance, and the Penn Center.			X	Beaufort County Comprehensive Plan

Strategy/Recommendation

Strategy/Recommendation	Permanent Protection	Zoning and Ordinances	Studies and Partnerships	Relevant Plans and Partners
In partnership with the Sea Level Rise Task Force, commission a comprehensive water study and plan for St. Helena Island, to define with greater detail and granularity the risks posed by climate change and new development along with a range of strategies to protect against these threats. This study should be aligned with countywide Gullah/Geechee cultural inventory and vulnerability assessments.			X	Sea Level Rise Task Force Report / Southern Lowcountry Stormwater Ordinance and Design Manual / Gullah/Geechee Sea Island Coalition
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 of rural Beaufort County and the Gullah/Geechee community.		X		Beaufort County Comprehensive Plan
Prioritize land conservation strategies and development ordinances that protect the quality of waterbodies that are critical to Beaufort County cultural lifeways – including working waterfronts and public and traditional water access points. Work with the Gullah/Geechee Fishing Association to protect and identify opportunities to improve water access for subsistence fishing and other traditional uses. Work to place conservation easements on these traditional water access locations to protect them in perpetuity.	X	X	X	Beaufort County Comprehensive Plan / S.C. Department of Natural Resources / S.C. Department of Health and Environmental Control / Gullah/Geechee Fishing Association / Private conservation organizations

PASSIVE RECREATION

Strategy/Recommendation

	Permanent Protection	Zoning and Ordinances	Studies and Partnerships	Relevant Plans and Partners
Based on the Passive Park Work Plan update currently underway, define the short- and long-term funding and personnel needs for stewardship of publicly accessible passive recreation lands. Identify public-private partnerships and funding sources, along with anticipated timelines for implementation. Share information with the public to ensure transparency and to bolster support for the County’s passive recreation efforts and long-term goals.			X	Passive Park Public Use Work Plan / Beaufort County Parks and Recreation Master Plan
Create a countywide parks and trails plan that prioritizes equitable access; ensures amenities where possible are accessible to people of all ages and disabilities; and ensures long-term system health through design, construction and maintenance guidelines along with other park and trail management best practices.			X	
Given limited resources for stewardship of existing public open space, prioritize future acquisitions that fill existing access, equity and habitat connectivity gaps.	X			
Work with public and private conservation partners to identify opportunities for protected open space to support countywide trail connectivity. On privately held open space, work to secure public easements where they would allow for improved public greenway or blueway connectivity.	X	X	X	Beaufort County Parks and Recreation Master Plan / Local municipalities / Private conservation organizations
Require all new developments to provide open space that is at least partly accessible for passive recreation, along with a long-term stewardship plan.		X		Beaufort County Comprehensive Plan



WATER QUALITY

Strategy/Recommendation

	Permanent Protection	Zoning and Ordinances	Studies and Partnerships	Relevant Plans and Partners
Identify opportunities and set goals for the County and municipalities to reduce pollutants from public facilities.	X			Beaufort County Comprehensive Plan
Promote the storage and use of recycled rainwater for landscape and golf course maintenance.	X	X	X	
Consider programs to assist property owners with the maintenance of their septic systems.		X		
Work with local agriculture and forestry operations to incorporate Best Management Practices that protect and build soil health, manage nutrients, protect habitat and beneficial insects, and secure stream buffers.	X	X	X	Beaufort County Comprehensive Plan / Cooperative Extension Service / USDA / S.C. Department of Agriculture / Local educational institutions
Use the Greenprint Plan prioritization model to inform evaluation of development proposals, to ensure that land is protected and Green Stormwater Infrastructure utilized where needed to promote water quality and stormwater mitigation.		X		Beaufort County Comprehensive Plan / Southern Lowcountry Stormwater Ordinance and Design Manual / Local municipalities / Lowcountry Council of Governments / Local educational institutions
For all development proposals, define appropriate Green Stormwater Infrastructure goals per Beaufort County’s unique ecological systems. See page 94 for details.		X		
Identify opportunities for wetland restoration and for the retrofitting of existing stormwater ponds to function as natural wetland systems. Incentivize property owners to take advantage of such opportunities through educational programs and the provision of grants, tax credits and technical expertise.		X	X	
Strengthen tree protection and erosion control ordinances.		X		



CRITICAL HABITAT

Strategy/Recommendation

	Permanent Protection	Zoning and Ordinances	Studies and Partnerships	Relevant Plans and Partners
Prioritize the pursuit of conservation easements for lands identified as critical habitat in the Greenprint Plan prioritization model.	X			Private conservation organizations
Identify private and public funding sources for the active restoration of critical habitat lands and develop public-private partnerships to maximize the impact of restoration efforts. Prioritize the restoration and ongoing stewardship of at-risk ecosystems and the habitat of endangered species.			X	S.C. Department of Natural Resources / USDA / Private conservation organizations / Clemson Master Naturalist Program / Local municipalities
Strengthen riparian buffer requirements countywide. Create buffer requirements between development and critical habitat areas.		X		Beaufort County Comprehensive Plan / Lowcountry Council of Government / Local municipalities
Consider changing the zoning of critical habitat areas to Natural Preserve to protect them from development.		X		
Create a dark sky ordinance to protect night skies and mitigate the impact of anthropogenic light on wildlife and sensitive habitat areas.		X		
Consider ecosystem-specific design and development standards to protect critical habitat areas.		X		
Develop public education and incentive programs to promote the permanent protection and stewardship of privately owned critical habitat lands. See page 100 for more information.			X	Private conservation organizations / Local municipalities / Local educational institutions and non-profits
Expand the number of golf courses and developments that are accredited by organizations such as the Audubon Society.			X	
Work with partners to create public awareness campaigns that celebrate habitat success stories and promote wildlife-friendly landscapes and maintenance techniques.			X	



RESILIENCY

Strategy/Recommendation

Strategy/Recommendation	Permanent Protection	Zoning and Ordinances	Studies and Partnerships	Relevant Plans and Partners
In consultation with the Sea Level Rise Task Force and Beaufort County residents, define zones based on areas’ threat from sea level rise or existing elevation above local mean sea level. Create coordinated land conservation strategies and development ordinances tailored for each zone, with a focus on protection and ecological restoration in the lowest-elevation zones most at risk; low-impact and conservation development in intermediary zones; and higher-density development with stormwater infiltration in the highest zones least at risk.	X	X	X	Sea Level Rise Task Force Report / Beaufort County Comprehensive Plan / Southern Lowcountry Stormwater Ordinance and Design Manual / Lowcountry Council of Governments / FEMA / USDA / U.S. Army Corps of Engineers / U.S. Department of Defense / S.C. Emergency Management / S.C. Department of Natural Resources / Private conservation organizations / Local educational institutions
Protect or conserve floodplains and land adjacent to natural infrastructure as open space and buffers. Prioritize properties with strategic capacity to absorb floodwater and support ecosystem migration.	X	X		
Protect land and prohibit development along shorelines.	X	X		
Conduct an inventory of Beaufort County shorelines and identify stabilization strategies, with a focus on incentivizing living shorelines, and retrofitting existing armored shorelines where possible to improve ecological function.			X	
Work with local universities and environmental non-profits to develop targeted plans for marsh restoration and migration.			X	Sea Level Rise Task Force Report / Private conservation organizations / Local educational institutions and non-profits
Work with local universities, environmental non-profits and volunteers to establish environmental monitoring programs that publicly track measures such as water quality, saltwater intrusion, marsh health, flooding locations, sea level trends, erosion patterns, infrastructure vulnerabilities and opportunities for marsh migration.			X	
Create public education campaigns to prepare local officials and residents for the impacts of climate change and sea level rise and to aid community planning and decision-making.			X	
Identify at-risk transportation corridors – including evacuation routes – and strategies for protecting them.			X	S.C. Department of Transportation / S.C. Emergency Management

Strategy/Recommendation

Strategy/Recommendation	Permanent Protection	Zoning and Ordinances	Studies and Partnerships	Relevant Plans and Partners
Align land conservation and green infrastructure planning with the National Flood Insurance Program credit system to ensure efforts result in reduced premiums for Beaufort County policyholders.			X	Sea Level Rise Task Force Report / Beaufort County Comprehensive Plan / FEMA
Study whether the Beaufort County real estate market would support the creation of a Transfer of Development Rights program with a focus on promoting habitat protection, water quality and environmental resiliency.			X	Sea Level Rise Task Force Report / Beaufort County Comprehensive Plan / Private conservation organizations
Consider the creation of a Shoreline Adaptation Land Trust, whereby coastal property owners are allowed full use of their property during their lifetime, after which the land is donated for public use and environmental remediation.			X	
Study and test new avenues to boost resiliency and innovation on Beaufort County farmland. Studies should examine the potential for practices such as paludiculture, regenerative soil practices, carbon sequestration in agricultural fields, and techniques for removing greenhouse gas emissions from agricultural operations, including livestock.			X	Beaufort County Comprehensive Plan / Cooperative Extension Service / USDA / S.C. Department of Agriculture / Local educational institutions

APPENDIX B

GREENPRINT
PRIORITIZATION
MODEL

CRITERIA AND WEIGHTING

Beaufort County Green Print Plan Prioritization Model

Theme			Theme Weight	Source
Water Quality	Water Quality Priority Index	1 2 3	.5 1 2	The Nature Conservancy
	Total Weight			
Critical Habitat				
	Audubon IBAs		1	Audubon Society
	TNC conservation corridors		1	The Nature Conservancy
	Floodplain corridor- 100 yr		1	Beaufort County
	Floodplain corridor- 500 yr		1	Beaufort County
	Old growth pine	a	1	SC Gap Analysis
	Mature pine managed with fire (Clarendon Plantation)	b	.9	South Atlantic Landscape Conservation Cooperative
	Primary tidal creek buffers	c	.8	SC DNR
	Mature maritime forest <10' elevation	d	.7	SC Gap Analysis
	Mature freshwater wetlands	e	.6	SC Gap Analysis and National Wetland Inventory
	Marsh islands	f	.5	SC Gap Analysis and The Nature Conservancy
	Forested wetland buffers	g	.4	SC Gap Analysis
	Beach and dune high integrity		1	South Atlantic Landscape Conservation Collaborative
	Estuarine high integrity		1	South Atlantic Landscape Conservation Collaborative
	Unaltered beach		1	South Atlantic Landscape Conservation Collaborative
	Rare, Threatened, Endangered Suitable Habitat		1	SC DNR
	SCCB Priority Area		1	SCCB
	Resilient Biodiversity Hotspot		1	South Atlantic Landscape Conservation Collaborative
	Managed land		.5	

Theme			Theme Weight	Source
	Total Weight			
Large Parcels	Greater than 1000 acres		1	Beaufort County
	500-1000 acres		.5	Beaufort County
	Less than 500 acres		.25	Beaufort County
	Total Weight			
Connectivity: Proximity to protected lands, military installations, scenic byways/ highways, canopy roads, greenways and blueways, including regulated lands , proposed public trails				The Nature Conservancy, Beaufort County
	0-100 ft		1	
	100 – 1000 ft		.8	
	1000 ft – 1 mi		.6	
	1 – 5 mi		.4	
	5 mi+		.2	
	Total Weight			
Cultural and Historical Landscapes				
	National Register of Historic Places		1	Beaufort County
	Public and traditional water access		1	Beaufort County
	St. Helena Cultural Overlay District		1	Beaufort County
	Commercial Fishing Village Overlay District		1	Beaufort County
	Prime Farmland Soil		1	Beaufort County
	Historic Rice Fields		1	Clemson University
	Historic Canopy		1	

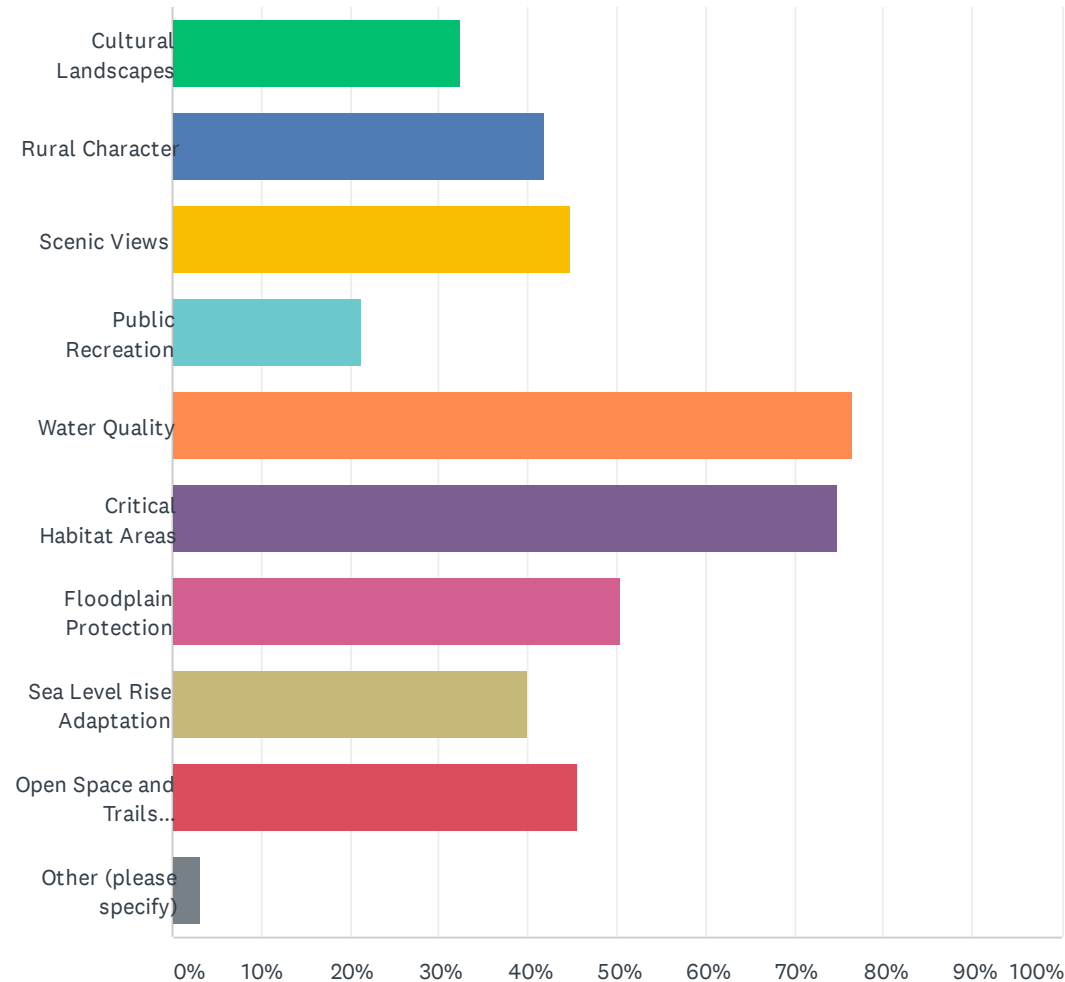
Theme			Theme Weight	Source
	Historic Cotton Plantations		1	
	Archaeological Sites		1	
	Heirs Property		1	Beaufort County
	Rural Character- Rural Zoning		1	Beaufort County
	Rural Character- Canopy Roads		1	Beaufort County
	Working Waterfronts		1	Beaufort County
	Total Weight			
Resiliency	Floodplain	100-500-	1 .5	Beaufort County
	Projected Sealevel Rise	1’ 2’ 3’	1 .5 .25	NOAA
	Marsh Migration Corridors		1	The Nature Conservancy
	Resilient and Connected		1	South Atlantic Landscape Conservation Cooperative
	Storm Surge	1 2 3 4	1 .75 .5 .25	NOAA
	Total Weight			
Passive Recreation				
	Proposed public trails		1	Beaufort County
	Equity gaps		1	
	Public access		1	Beaufort County
	Total Weight			

APPENDIX C

GREENPRINT SURVEY RESULTS

Q1 As Beaufort County and its conservation partners work with limited resources to protect important land, what would you choose as the highest conservation priorities? (Please choose five or fewer.) Visit the Green Print Plan StoryMap to learn more about each of these choices.

Answered: 845 Skipped: 36



2020 Green Print Plan Survey

ANSWER CHOICES	RESPONSES	
Cultural Landscapes	32.43%	274
Rural Character	41.78%	353
Scenic Views	44.85%	379
Public Recreation	21.42%	181
Water Quality	76.57%	647
Critical Habitat Areas	74.91%	633
Floodplain Protection	50.41%	426
Sea Level Rise Adaptation	40.00%	338
Open Space and Trails Connectivity	45.56%	385
Other (please specify)	3.20%	27
Total Respondents: 845		

2020 Green Print Plan Survey

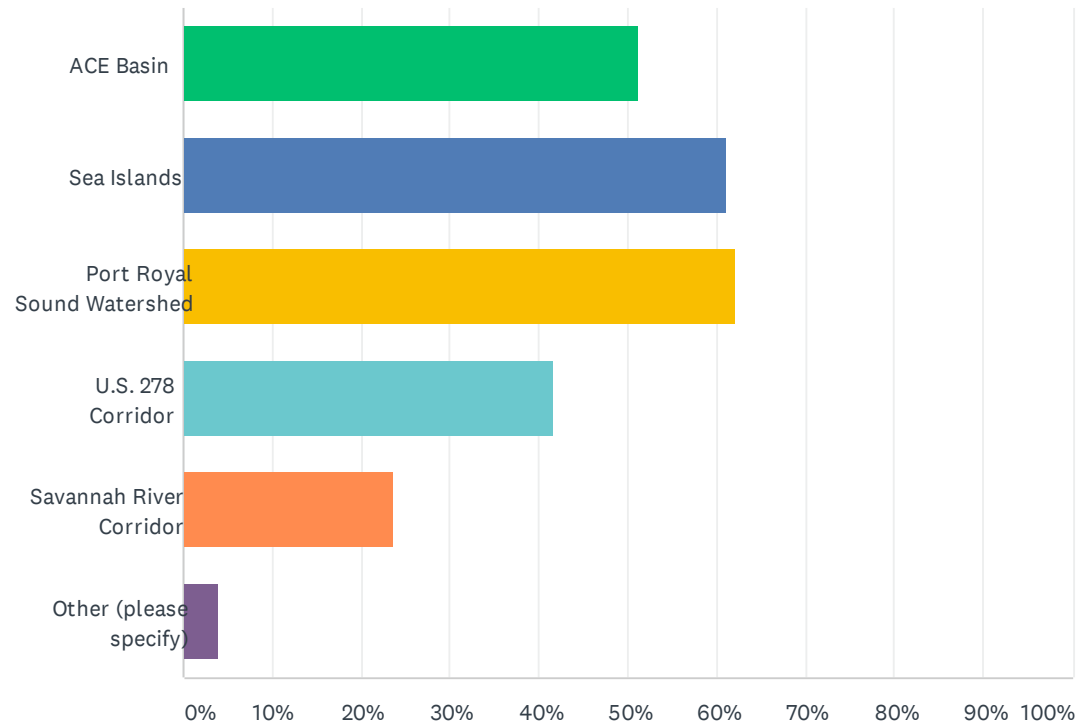
#	OTHER (PLEASE SPECIFY)	DATE
1	Bindon Plantation was established as a conservation easement in 2012. It was to create environmental education center i.e., botanical garden on 50 acres yet it stalled for 8 years. Why? It seems that before more land is acquired for the R&CL program that what we already have in the program must be pursued now.	9/23/2020 11:38 AM
2	Protecting the Rivers and Beaches	9/17/2020 10:44 AM
3	Anything that doesn't play to the global warming lie!	9/16/2020 2:16 PM
4	Traffic easing by building the Northern Bypass bridge/tunnel and bring in needed infrastructure for smart growth!Bypass	9/15/2020 6:11 PM
5	Promote and protect contiguous forested areas	9/6/2020 10:27 PM
6	Rural character has been gone for 20 years	9/4/2020 10:25 AM
7	Save Baypoint Island	9/4/2020 7:27 AM
8	public access to beaches and waterfronts	9/3/2020 5:06 PM
9	Low density population, stop cutting down all the trees for new developments	9/3/2020 12:30 PM
10	Parks for dog and horse trails	9/3/2020 10:27 AM
11	Limit growth	9/2/2020 3:53 PM
12	Prevention of development on barrier islands like Bay Point	9/2/2020 3:14 PM
13	incompatible land uses	8/31/2020 1:55 PM
14	no "eco developement" near bay point	8/29/2020 8:52 PM
15	keeping areas from development to be used for public access, conservation, and enjoyment for the whole county- not just the wealthy	8/28/2020 6:16 PM
16	Protect Gullah Geechee communities	8/28/2020 3:31 PM
17	Cliement Protection	8/28/2020 2:00 PM
18	Gullah-Geechee Heirs Property protection	8/28/2020 10:55 AM
19	open space around MCAS Beaufort	8/28/2020 10:46 AM
20	Farms	8/28/2020 8:09 AM
21	Dog park	8/27/2020 5:39 PM
22	Koi	8/27/2020 4:53 PM
23	more county office space	8/24/2020 10:49 AM
24	Farm land	8/23/2020 9:40 PM
25	Build the Northern Bypass Bridge/tunnel!	8/23/2020 7:07 PM

2020 Green Print Plan Survey

26	Litter control	8/23/2020 7:03 PM
27	Bike paths	8/23/2020 6:54 PM

Q2 What areas of Beaufort County do you think are most important for targeted conservation efforts? (See image below.)

Answered: 864 Skipped: 17



2020 Green Print Plan Survey

ANSWER CHOICES	RESPONSES	
ACE Basin	51.27%	443
Sea Islands	61.00%	527
Port Royal Sound Watershed	62.04%	536
U.S. 278 Corridor	41.67%	360
Savannah River Corridor	23.73%	205
Other (please specify)	3.94%	34
Total Respondents: 864		

2020 Green Print Plan Survey

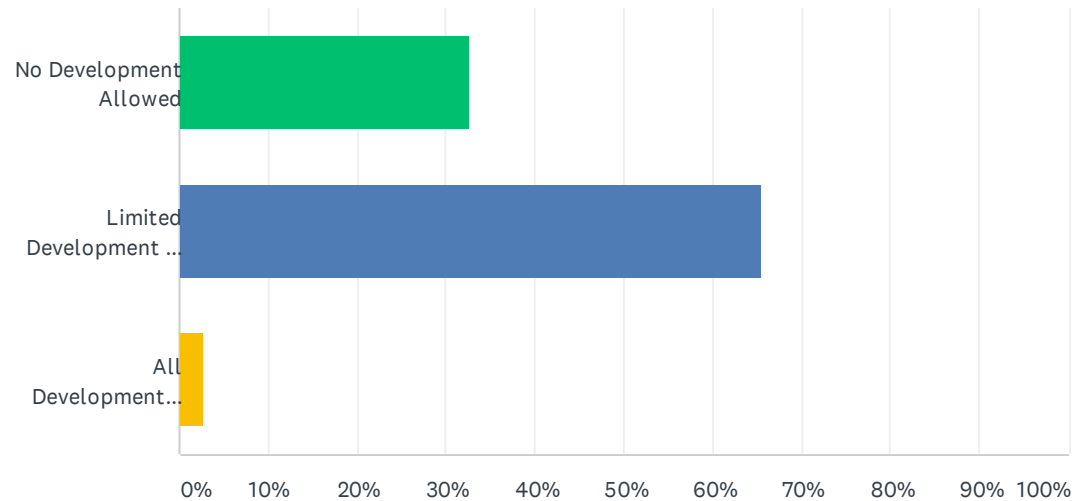
#	OTHER (PLEASE SPECIFY)	DATE
1	Bindon Plantation was created more than 300 years ago and it has a legacy from Revolutionary War until today on 1,300 acres of land on a pristine watershed. Don't forget what we already have in the program. The credibility of the county is a stake - \$2,500,000 was paid for the conservation easement. This should be addressed in the Priority Investment Element and the Capital Improvements Program in the 2020 Comprehensive Plan.	9/23/2020 11:38 AM
2	all areas	9/8/2020 3:49 PM
3	May River	9/7/2020 1:37 PM
4	All watersheds and still intact woodlands around Bluffton	9/6/2020 10:27 PM
5	All are important	9/5/2020 5:23 PM
6	P	9/5/2020 12:37 PM
7	St. Helena Island CPO	9/4/2020 11:24 PM
8	Hilton Head Island	9/3/2020 8:25 PM
9	Whitehall plantation	9/3/2020 5:15 PM
10	Hilton Head Island	9/3/2020 3:36 PM
11	Bay point	9/3/2020 1:18 PM
12	Greater Bluffton area due to growth pressures - Okatie, May, New Rivers headwaters	9/3/2020 1:16 PM
13	May River	9/3/2020 12:07 PM
14	Why is one more important than another?	9/3/2020 10:27 AM
15	Beaufort river	9/2/2020 7:39 PM
16	Lady's Island	9/2/2020 6:28 PM
17	Gullah culture	9/1/2020 8:47 AM
18	ALL OF THEM!	8/31/2020 10:47 AM
19	marshes everywhere	8/30/2020 11:11 AM
20	May River	8/30/2020 11:09 AM
21	Hunting Island needs more erosion protection	8/30/2020 7:50 AM
22	Lady's Island	8/29/2020 3:54 PM
23	Okatie	8/28/2020 6:57 PM
24	Bluffton Parkway	8/28/2020 2:43 PM
25	Gullah-Geechee Heirs Property	8/28/2020 10:55 AM

2020 Green Print Plan Survey

26	Chechessee River and Creek area	8/26/2020 7:02 AM
27	Ladys Island	8/24/2020 2:15 PM
28	North Lady's Island	8/24/2020 1:53 PM
29	Lady's Island	8/23/2020 9:06 PM
30	Whitehall	8/23/2020 6:54 PM
31	The above options bias toward watershed orientation. My above checked boxes would make me select sties in all watersheds	8/20/2020 1:38 PM
32	May River corridor	8/15/2020 12:36 PM
33	May river	8/12/2020 3:09 PM
34	Bay Point island should be targeted for conservation.	8/11/2020 12:59 PM

Q3 Should development be allowed in areas where it would degrade rural character?

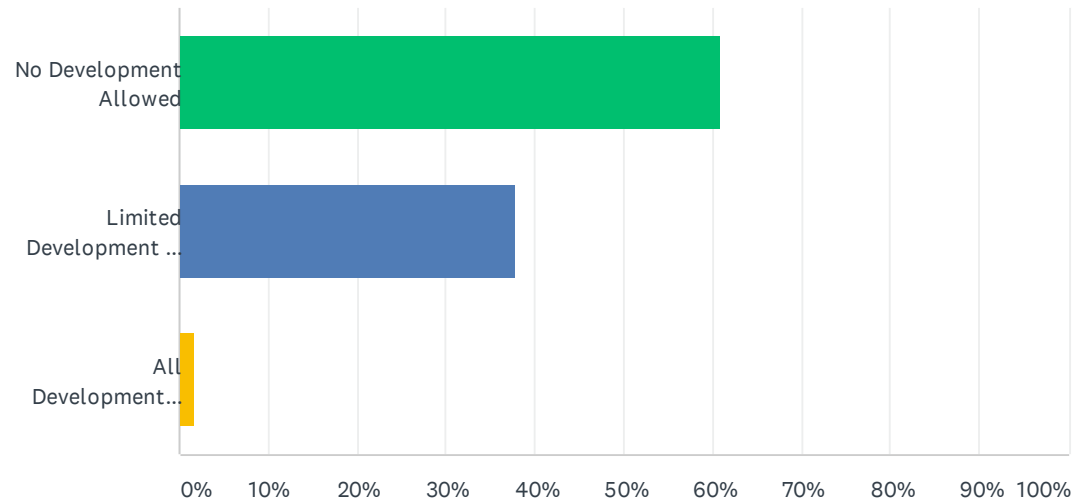
Answered: 860 Skipped: 21



ANSWER CHOICES	RESPONSES	
No Development Allowed	32.56%	280
Limited Development or Depends on the Location	65.58%	564
All Development Allowed	2.79%	24
Total Respondents: 860		

Q4 Should development be allowed in areas where it would block important scenic views?

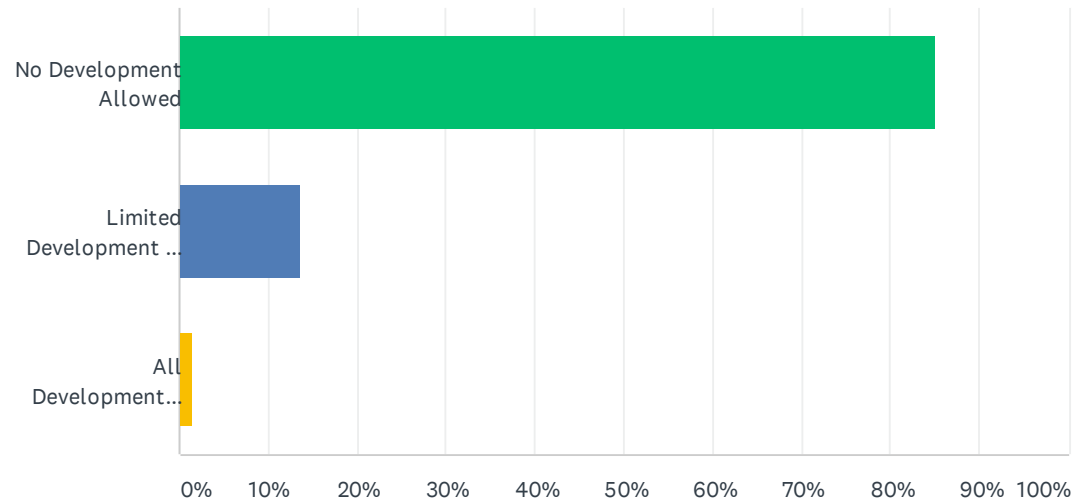
Answered: 862 Skipped: 19



ANSWER CHOICES	RESPONSES	
No Development Allowed	60.90%	525
Limited Development or Depends on the Location	37.94%	327
All Development Allowed	1.62%	14
Total Respondents: 862		

Q5 Should development be allowed that would threaten water quality?

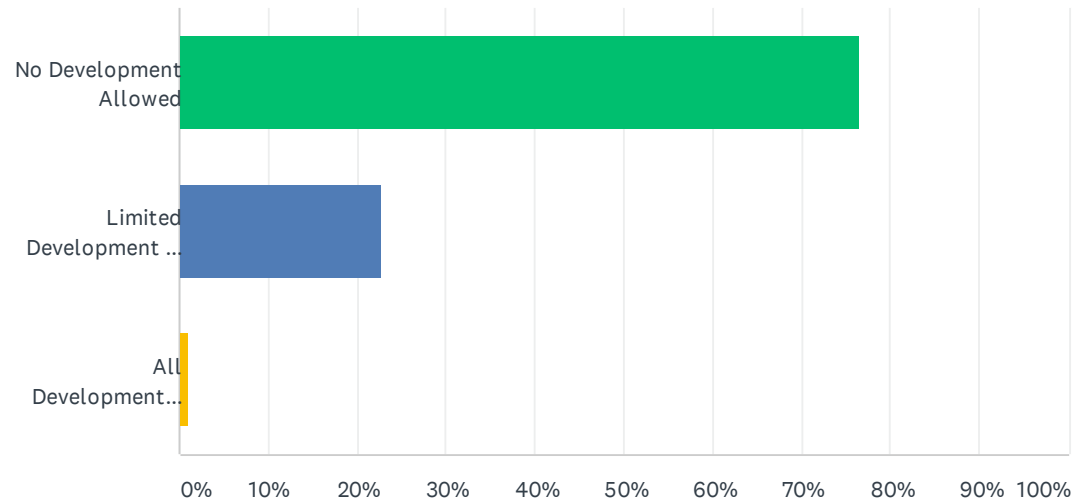
Answered: 864 Skipped: 17



ANSWER CHOICES	RESPONSES	
No Development Allowed	85.19%	736
Limited Development or Depends on the Location	13.66%	118
All Development Allowed	1.39%	12
Total Respondents: 864		

Q6 Should development be allowed in critical habitat areas?

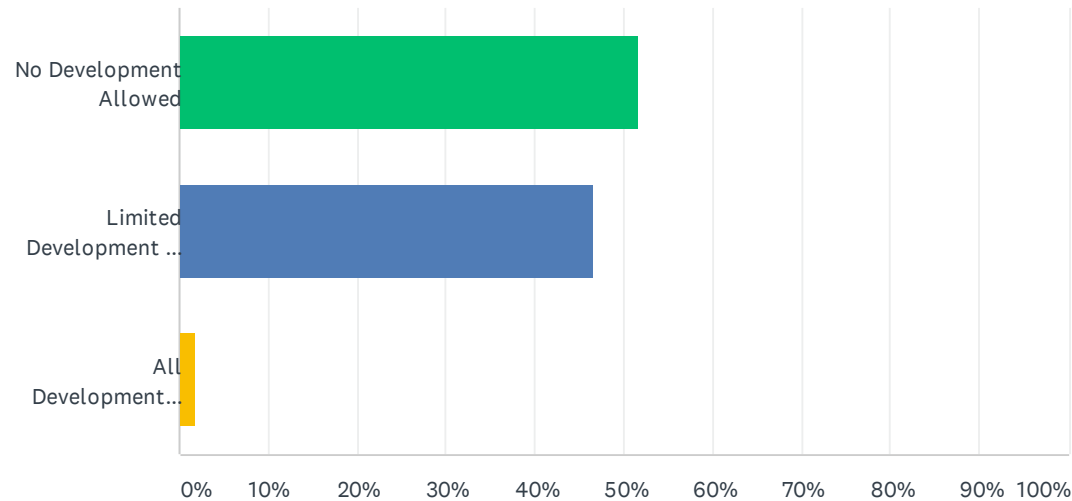
Answered: 857 Skipped: 24



ANSWER CHOICES	RESPONSES	
No Development Allowed	76.55%	656
Limited Development or Depends on the Location	22.75%	195
All Development Allowed	1.05%	9
Total Respondents: 857		

Q7 Should development be allowed in the 100-year floodplain?

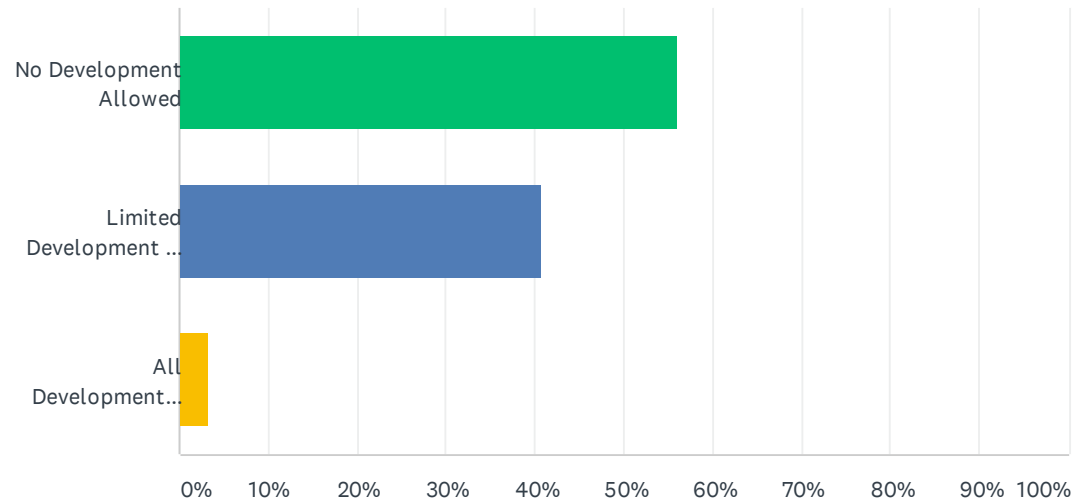
Answered: 858 Skipped: 23



ANSWER CHOICES	RESPONSES	
No Development Allowed	51.63%	443
Limited Development or Depends on the Location	46.62%	400
All Development Allowed	1.98%	17
Total Respondents: 858		

Q8 Should development be allowed in areas projected to be impacted by sea level rise?

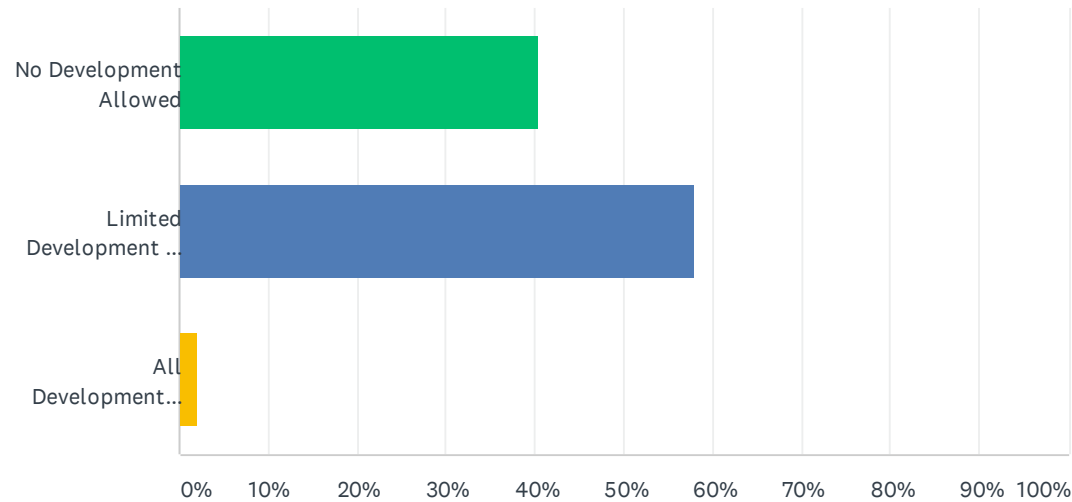
Answered: 862 Skipped: 19



ANSWER CHOICES	RESPONSES	
No Development Allowed	56.03%	483
Limited Development or Depends on the Location	40.84%	352
All Development Allowed	3.25%	28
Total Respondents: 862		

Q9 Should development be allowed in areas where it would impact open space and trail connections?

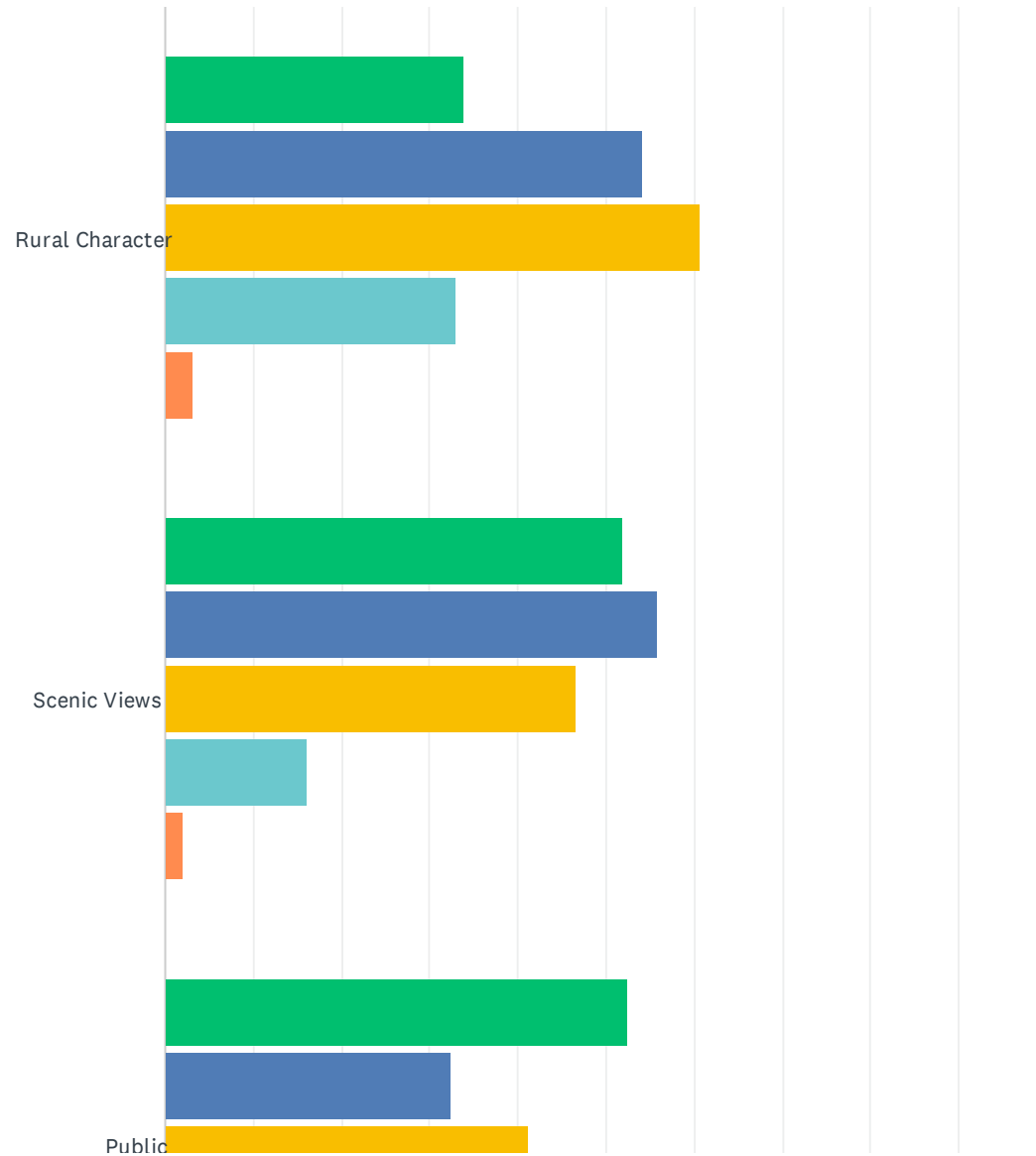
Answered: 861 Skipped: 20



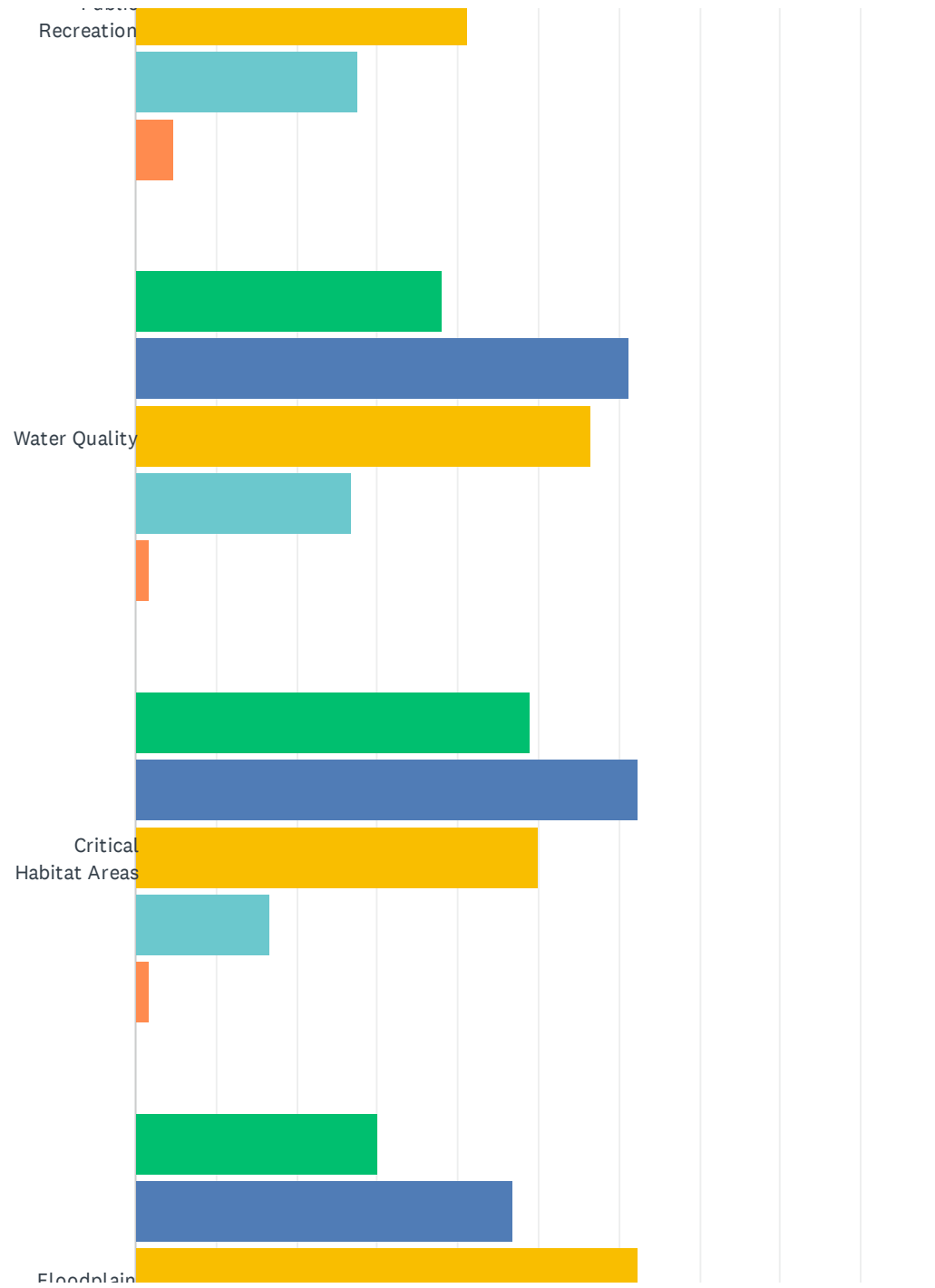
ANSWER CHOICES	RESPONSES	
No Development Allowed	40.30%	347
Limited Development or Depends on the Location	57.96%	499
All Development Allowed	2.09%	18
Total Respondents: 861		

Q10 For each type of land listed below, what do you think are the best tools for conservation?
(Check all that apply.)

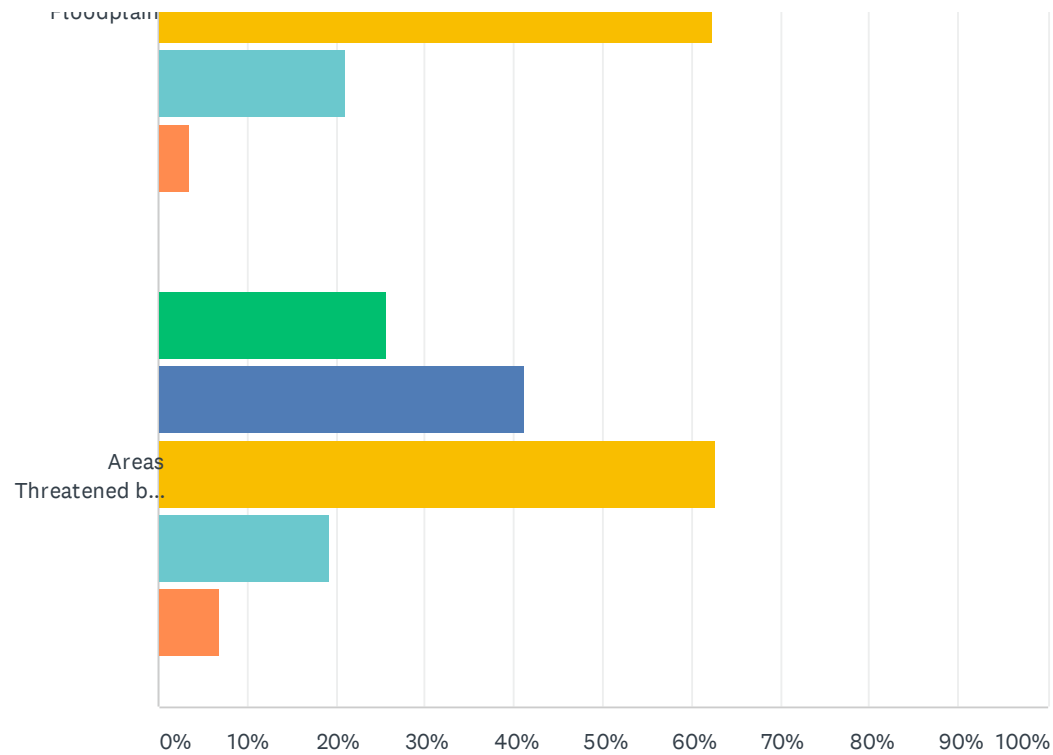
Answered: 820 Skipped: 61



2020 Green Print Plan Survey



2020 Green Print Plan Survey



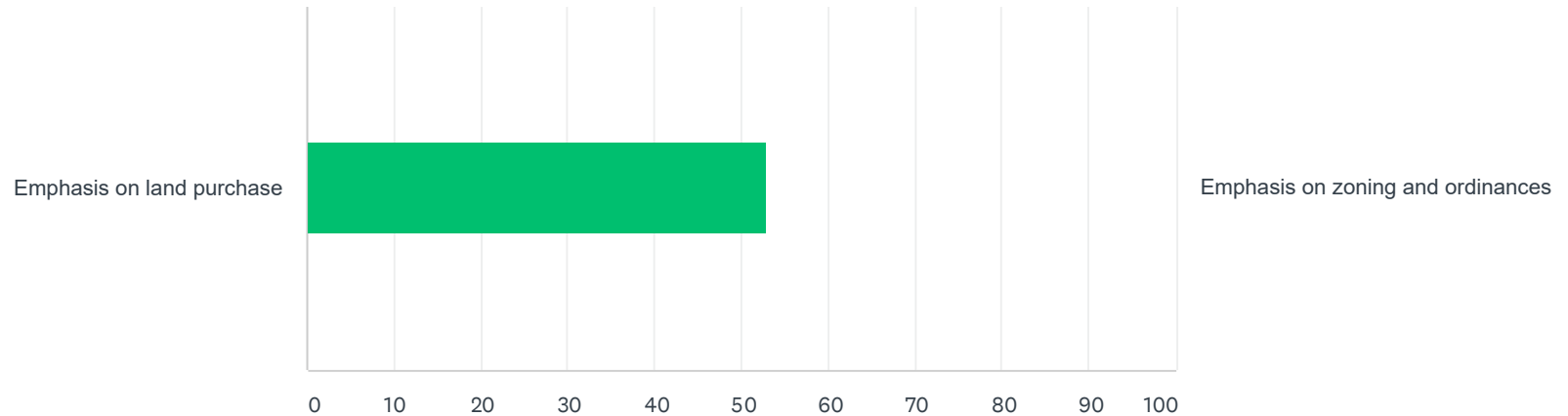
- Public Purchase of Land
- Permanent Conservation Easements
- Restrictions on Development in Sensitive Areas
- Incentives for Sustainable or Low-Impact Development
- No Protection Needed

2020 Green Print Plan Survey

	PUBLIC PURCHASE OF LAND	PERMANENT CONSERVATION EASEMENTS	RESTRICTIONS ON DEVELOPMENT IN SENSITIVE AREAS	INCENTIVES FOR SUSTAINABLE OR LOW-IMPACT DEVELOPMENT	NO PROTECTION NEEDED	TOTAL RESPONDENTS
Rural Character	33.87% 274	54.14% 438	60.69% 491	33.00% 267	3.09% 25	809
Scenic Views	51.93% 417	55.79% 448	46.70% 375	16.06% 129	2.12% 17	803
Public Recreation	52.54% 413	32.44% 255	41.22% 324	27.61% 217	4.83% 38	786
Water Quality	38.10% 304	61.28% 489	56.39% 450	26.82% 214	1.63% 13	798
Critical Habitat Areas	48.96% 399	62.33% 508	49.94% 407	16.81% 137	1.60% 13	815
Floodplain	30.05% 244	46.92% 381	62.44% 507	21.06% 171	3.57% 29	812
Areas Threatened by Sea Level Rise	25.64% 209	41.23% 336	62.82% 512	19.26% 157	6.87% 56	815

Q11 As Beaufort County works with limited resources to protect important land, how would you strike a balance between the county purchasing priority land or the county using zoning and ordinances to limit development on priority land?

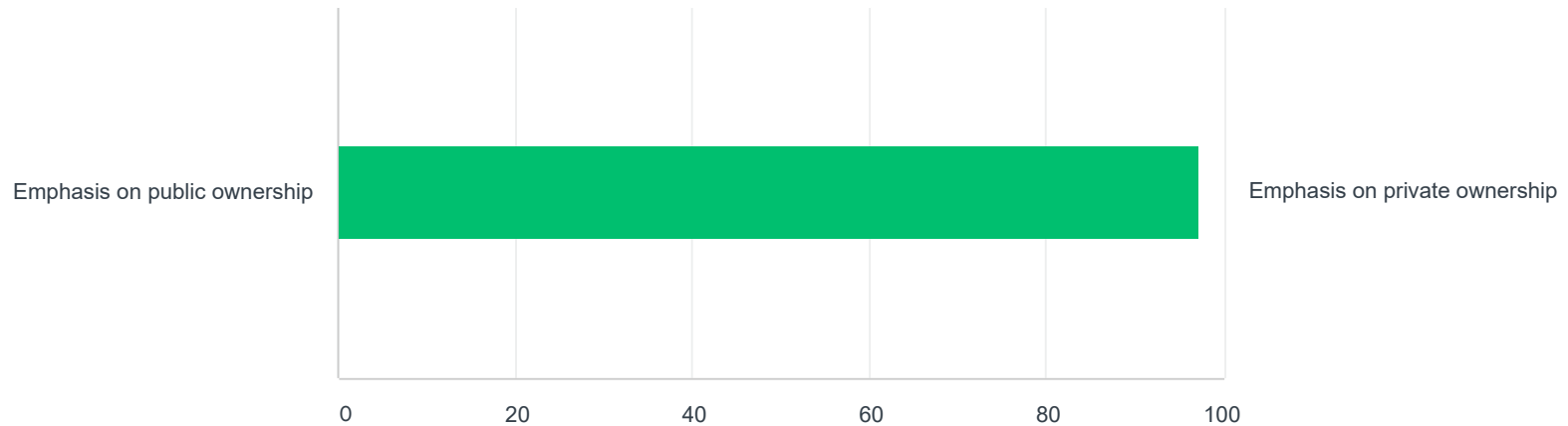
Answered: 796 Skipped: 85



ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
	53	42,197	796
Total Respondents: 796			

Q12 Within the larger community of public and private conservation organizations, how would you strike a balance between public and private ownership of conserved land?

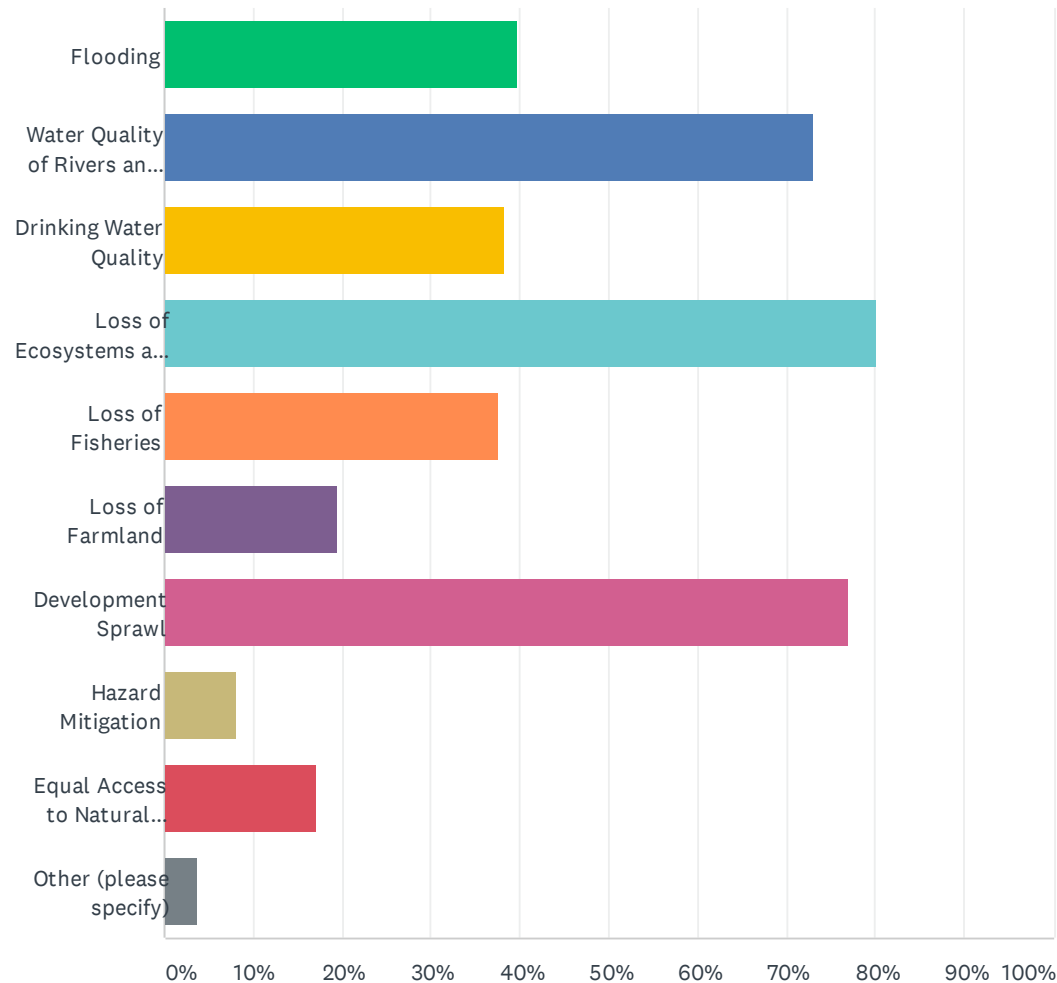
Answered: 776 Skipped: 105



ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
	97	75,418	776
Total Respondents: 776			

Q13 What would you choose as the most pressing environmental challenges facing Beaufort County today? (Please choose five or fewer.)

Answered: 809 Skipped: 72



2020 Green Print Plan Survey

ANSWER CHOICES	RESPONSES	
Flooding	39.68%	321
Water Quality of Rivers and Sounds	72.93%	590
Drinking Water Quality	38.20%	309
Loss of Ecosystems and Habitats	80.10%	648
Loss of Fisheries	37.58%	304
Loss of Farmland	19.53%	158
Development Sprawl	77.01%	623
Hazard Mitigation	8.16%	66
Equal Access to Natural Environments	17.18%	139
Other (please specify)	3.71%	30
Total Respondents: 809		

2020 Green Print Plan Survey

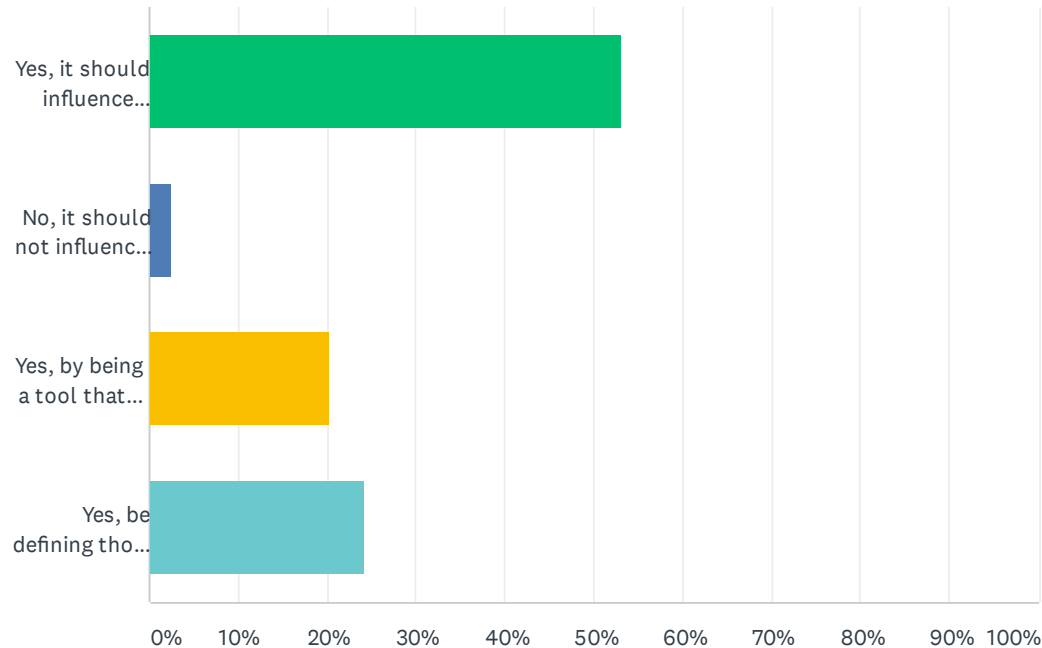
#	OTHER (PLEASE SPECIFY)	DATE
1	Create techniques to funded future passive park program through things like aquaponics in a Botanical garden at Bindon Plantation.	9/23/2020 11:48 AM
2	do not develop Bay Point Island	9/23/2020 11:45 AM
3	Integrity of the area has already been lost with garbage mayor Billy, develop it till there is nothing left.	9/16/2020 2:25 PM
4	Traffic. Must build the Northern Bypass Bridge/tunnel as soon as possible!	9/15/2020 6:15 PM
5	Loss of forest and woodlands due to clear cutting for development	9/6/2020 10:32 PM
6	Infrastructure inadequate in many areas (Ladys Island)	9/6/2020 12:50 PM
7	Density	9/4/2020 8:02 AM
8	Stop cutting down all the trees for new developments	9/3/2020 12:33 PM
9	Growth	9/2/2020 3:58 PM
10	Too rapid growth with little regard for quality of life	9/2/2020 3:26 PM
11	Jet noise from MCAS-B	9/1/2020 7:21 AM
12	Big box stores especially storage facilities allowed practically in the streets with loss of trees to prevent water runoff.	8/29/2020 9:29 PM
13	Beaufort doesn't need more fast food restaurants at the expense of filling in the marshes	8/29/2020 11:40 AM
14	Sea Level Rise	8/28/2020 9:55 PM
15	Preserving Gullah communities & landmark	8/28/2020 3:37 PM
16	Sea Level Rise	8/28/2020 1:36 PM
17	Loss of historical Heirs Property to developers	8/28/2020 11:02 AM
18	Roads and traffic pre-planning	8/28/2020 10:54 AM
19	Uncontrolled and unplanned development	8/28/2020 10:14 AM
20	Loss of trees and green space	8/28/2020 9:58 AM
21	lack of infrastructure to support what is existing	8/28/2020 9:38 AM
22	Trying to make Lady's Island look like Bluffton or Mt. Pleasant	8/24/2020 6:02 PM
23	Poor planning and zoning for the future. It doesn't line up with high caliber private development. It seems there is no co-development nor linear thought-making . So disappointing to watch.	8/24/2020 5:06 PM
24	Trash management	8/24/2020 11:09 AM
25	out of control expanding county Government	8/24/2020 10:51 AM
26	Over development of land	8/24/2020 6:35 AM

2020 Green Print Plan Survey

27	Litter and the results of litter polluting the waters and clogging drainage	8/23/2020 7:09 PM
28	Decibel threshold for USMC jets. AICUZ false expectations	8/22/2020 8:19 AM
29	A few question ask whether protection against flooding is important. Land projection, at this scale, cannot stop climate change or projects homes from bing built in flood prone areas. The Green Plan ca not suggest purchasing all flood areas. House protection is up to State and county regulations, builders and ultimately homeowners not to build in sensitive areas.	8/20/2020 1:46 PM
30	None of the above	8/17/2020 8:56 AM

Q14 The Green Print Plan focuses on environmental and cultural criteria for strategic land conservation. Should the Green Print Plan also inform growth management planning in Beaufort County?

Answered: 812 Skipped: 69



ANSWER CHOICES	RESPONSES	
Yes, it should influence zoning and development standards.	53.08%	431
No, it should not influence zoning or impede development.	2.46%	20
Yes, by being a tool that helps the community to focus on conservation priorities.	20.20%	164
Yes, by defining those areas where it might not be in our best interest to develop.	24.26%	197
TOTAL		812

Q15 Please let us know if you have other thoughts or comments about the Green Print Plan or land conservation in Beaufort County.

Answered: 232 Skipped: 649

2020 Green Print Plan Survey

#	RESPONSES	DATE
1	a must	10/5/2020 1:30 PM
2	29902	10/5/2020 1:24 PM
3	allow growth but protect natural habitats. we need to be more open minded about allowing new businesses, etc	10/5/2020 1:14 PM
4	Existing land owners and neighborhoods should be given priority input to what happens to their property, particularly where the Spanish Moss Trail connecting to downtown is concerned. Don't fix one problem and cause others. Thank you.	9/27/2020 1:51 PM
5	I am a strong believer in conservation efforts through public purchase. It helps keep land values high and incentivizes redevelopment/regentrification, which in turn avoids blight and helps ensure productive use of existing properties.	9/25/2020 10:01 AM
6	no Bay Point	9/23/2020 11:46 AM
7	Development is getting out of hand. Having moved here from an area that allowed unrelenting development, we hope not to see that happen here. We chose this area because it was pristine and not over built. Lately, it seems everywhere you turn, a new development is springing up.	9/16/2020 5:50 PM
8	Thank you for the fine job you are doing!	9/16/2020 10:57 AM
9	Build the Northern Bypass Bridge/tunnel that has been suggested since 1975 to reduce serious traffic issues, bring in needed infrastructure like, water, sewer, power, natural gas and communications, and provide better evacuation avenues during times of natural disasters and severe hurricanes. Remember the devastating hurricane of 1893 and the thousands of lives lost?	9/15/2020 6:19 PM
10	Thank you for asking my opinion	9/11/2020 3:14 PM
11	Growth should occur with the overall impact in mind. New developments causing new flooding issues to existing areas - the many unintended consequences that include water quality to quality of life.	9/10/2020 12:42 PM
12	Development of alternative energy sources, i.e. Solar, wind, etc.	9/10/2020 11:18 AM
13	Protect, protect protect	9/10/2020 10:07 AM
14	county should place easements on rural and critical lands which it owns fee simple	9/10/2020 9:35 AM
15	The community needs to be educated, especially people living on waterfront properties critical to preserving the quality of water habitat and inhabitants of the waterways. I think guidelines need to be established to help protect what exists and outline ways to preserve habitats with growing development. Restrictions should be adhered to on waterfront regarding fresh water run off and use of pesticides. Trees being removed should be replaced. Personally, I have lived with construction on either side of me for the past 3 1/2 years and there is no end in site. I live on the waterfront in a waterfront community. The number of trees removed is unbelievable with no replacements. There are no guidelines and rules being enforced. It's sad. The wildlife has no where to go....	9/8/2020 4:06 PM
16	If Beaufort County continues to allow the widespread, clear cut urban sprawl, not only will it destroy the primary factor people want to come to the area, but it will eventually destroy the unbelievable natural beauty that defines the area. Please slow the ecological destruction - the way to maintain value in what we enjoy is to maximize scarcity value. The most desired and beautiful places in the world are where not everyone can live.	9/6/2020 10:39 PM
17	I am not an expert on the most pressing problems or the best means of achieving those priorities. But I believe the	9/6/2020 8:00 PM

2020 Green Print Plan Survey

	character and natural resources of the area should be preserved.	
18	Time is of the essence...some areas are being enormously overdeveloped very quickly.	9/6/2020 3:19 PM
19	There is compelling science regarding advertising and community health - please consider the impact/restriction of billboard advertising as part of a green print plan	9/6/2020 3:18 PM
20	Critical there be a plan and the future of Beaufort County be protected for future generations enjoyment.	9/6/2020 2:15 PM
21	Looking forward to Whitehall Park	9/6/2020 12:51 PM
22	A recycling center with Machine operated receptacles that give back a nickel for glass bottles and aluminum cans to positively reinforce the community to recycle would be a Spirited revolution in this dog eat dog world. An adjacent composting area where people can pick up a truck load of rich soil and earth to create their own homemade gardens to enrich the home life and teach the future how to farm, plant and grow their own nourishment would be an educational avenue Bluffton can peak interest. A community farm led by key community service leaders with expertise would be a great camaraderie tool To unite us through food and education.	9/6/2020 2:04 AM
23	Public transit upgrade is needed to reduce commuters to HHI and greenhouse gas emissions.	9/5/2020 7:59 PM
24	I think we should have a better definition / criteria for what land will be protected. How the protection will be enforced. Look especially at the Houston Texas flood plain issues with development in mind.	9/5/2020 2:33 PM
25	Greed has ruined enough of the so called United States (over 400yrs). Quit continuing to ruin African's lives. Enough is Enough!	9/5/2020 9:36 AM
26	Special emphasis needs to be placed on protecting Gullah/Geechee Family Compounds and furthering protection of the Cultural Protection Overlay District for St. Helena Island.	9/4/2020 11:29 PM
27	Stop all the crazy development	9/4/2020 10:45 PM
28	Your work is so critical. Keep up the good work!!	9/4/2020 4:03 PM
29	Stop all the building, construction and fix and reuse old property.	9/4/2020 3:40 PM
30	Learn from missteps in Charleston	9/4/2020 12:52 PM
31	Useful document	9/4/2020 11:09 AM
32	Ecological conservation enhances property values and living standards	9/4/2020 9:33 AM
33	As a professor of Ecology and aquatic conservation for over 20 years....A resounding No to the Bay Point Development	9/4/2020 9:29 AM
34	People come here for the birds, fish and other wild life. We have to preserve the ocean integrity.	9/4/2020 8:22 AM
35	Bay Point Island has to be preserved. The wild life habitats that will be destroyed. To sell out is unconscionable.	9/4/2020 7:35 AM
36	Keep Gods Gift don't shoot yourself in the foot for money	9/4/2020 6:59 AM
37	When I came to Beaufort in the late 70s, I worked for the planning commission. One of the issues they worked on then was the county purchasing land on the ocean in Hilton Head for public beach access. That was important then and now. I am so glad that decision was made. When I ride by some of these areas, I am so thankful for the efforts made then, so people can	9/3/2020 10:15 PM

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	enjoy the access now. I feel more of this should be done for other parts of the county to preserve land. It will be worth it to the future generations.	
38	Beaufort County is tremendously being over developed! Is anyone ever told no?	9/3/2020 9:09 PM
39	Please prevent more of our natural habitats, which flora and fauna depend on for survival, from being altered, destroyed, or contaminated.	9/3/2020 8:34 PM
40	Over development is threatening the wetlands in the Lowcountry. Every effort should be made to limit this.....over development will be the downfall of this area.	9/3/2020 8:09 PM
41	LITTER!!! LITTER!!! LITTER!!!!	9/3/2020 7:52 PM
42	Beaufort is fully grown. No more building or paving. Enhance what we already have.	9/3/2020 7:03 PM
43	No	9/3/2020 5:24 PM
44	Our natural beauty is our greatest treasure - and tourism our biggest industry. We need to guard against widespread, irresponsible development that threatens both.	9/3/2020 5:12 PM
45	Might be almost too late. Beaufort County already over developed, with more large construction projects underway.	9/3/2020 4:37 PM
46	Believe town of hhi could allow purchase of development rights - which would help native islanders by giving incentives to keep land off of market.	9/3/2020 3:39 PM
47	278 corridor is a disaster	9/3/2020 3:18 PM
48	We need better stormwater and runoff management. We need a plan to encourage less use of herbicides and pesticides in recreational areas, or use of natural alternatives. Encourage development at the Community College and University level of programs that lead to careers in environmental management, fish and wildlife conservation, etc.	9/3/2020 2:43 PM
49	Conservation easements are by far the most efficient and cost effective way to ensure permanent land protection in the most rural and critical areas of Beaufort County.	9/3/2020 2:23 PM
50	nothing to add	9/3/2020 1:49 PM
51	Stop Bay point development. Also encourage neighboring counties to work on conservation	9/3/2020 1:23 PM
52	The Green Print Plan should inform area Comprehensive Plans as well as an addendum.	9/3/2020 1:23 PM
53	This organization needs more visual presence in the community. Maybe have volunteers go to First Friday and get people to fill out this survey	9/3/2020 1:14 PM
54	we must continue to be wise stewards of this beautiful place. The Green Print Plan is important to our future.	9/3/2020 12:51 PM
55	Stop cutting ALL the trees down in new community developments!	9/3/2020 12:34 PM
56	need to have county budget for upkeep of lands purchased as open space. No need for park or recreation facilities on every parcel of open space.	9/3/2020 12:07 PM
57	I am for purchasing ALL the land we can to protect our environment! I would pay a higher tax rate to do that!	9/3/2020 11:52 AM
58	I am very concerned about the ecology and water quality of the land. I think that it should be paramount in all decision	9/3/2020 11:50 AM

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	making.	
59	It is of utmost importance to us that the beauty that drew us here should be maintained for posterity.	9/3/2020 11:44 AM
60	keep moving forward on conservation efforts	9/3/2020 11:32 AM
61	It is very important to preserve more of the existing forests and green space. Thanks for your efforts.	9/3/2020 11:26 AM
62	Dock building should be very strict with permitting. Once one is built everything seems to expand and we lose animal and bird populations.	9/3/2020 11:13 AM
63	Thank you for asking!!	9/3/2020 11:08 AM
64	Rural and critical should always be voted on and funded. The BCOLT is the best administrator of that program	9/3/2020 11:03 AM
65	The goal should be to protect the water system from algal blooms which bar known cause of neurological disorders and a major concern In places like Florida. Beaufort county should aim to not be like Florida .	9/3/2020 10:42 AM
66	Rampant development led to just houses, strip centers and condos in Fl. Look at the difference in like Santa Fe where it was controlled money comes in different ways and times. You need to stop the housing sprawl. This is a critical environmental area.	9/3/2020 10:32 AM
67	I tend to think the County should BUY the land, since restrictions on development seem to be ignored every time a big developer comes to town offering who-knows-what to the powers that rule the county. At that point, the restrictions are "released" time and again, this seems especially true when the governing bodies include real estate agents who have a vested interest in development as most any cost.	9/3/2020 10:14 AM
68	Protect what is left before urban sprawl consumes it. Maintain the environment that attracted people here in the first place. Oppose inappropriate development and reduce amount of land developed in the acreage, incorporating green space. Protect air, water and land.	9/3/2020 4:38 AM
69	No more buildings on water edge like those at Shelter Cove.	9/3/2020 2:04 AM
70	Get rid of Mike Covert and other unqualified decision makers!!! Find people with sustainability top of mind! Stop drawing people here from other parts of the country. Stop over fishing! I could go on all day! But decision-makers need to be qualified.	9/2/2020 6:33 PM
71	A complete moratorium on all growth of every kind he's our only hope since we have not learned how to live in harmony with our environment.	9/2/2020 4:01 PM
72	Thank you for the opportunity to comment.	9/2/2020 3:38 PM
73	Whether clean water or habitat, we should embrace what makes this area so great and not let it be destroyed from over development or lack of planning. Mother Earth should come first.	9/2/2020 3:28 PM
74	Please: less development, retain any rural character left, stop clear-cutting of trees, or Beaufort County will loss its identity.	9/2/2020 10:03 AM
75	It is critical that we attempt to conserve what is left of undeveloped Beaufort County.	9/1/2020 9:20 PM
76	Top priority and responsibility is protecting water, air, wildlife. Second, have zoning laws and building restrictions that prevent unsightly (think storage facilities) development that diminishes the charm of our community. We are stewards!	9/1/2020 8:42 AM
77	Jet noise is an increasing concern and negatively impacts the quality of life in northern Beaufort county. What good are	9/1/2020 7:25 AM

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	conservation efforts if we citizens cannot enjoy the beautiful outdoors?	
78	It makes me sad to see the loss of beauty in our area - particularly the loss of tree shaded roadways such as SC 170 in the Bluffton area and clear-cutting land to make way for homes for humans.	8/31/2020 10:26 PM
79	Stop sprawl - slow, smart growth. Preserve the trees	8/31/2020 7:51 PM
80	more bike lanes would be very nice	8/31/2020 7:42 PM
81	Climate change is not a hoax. It is here and the County needs to act with urgency to adapt to the significant challenges ahead.	8/31/2020 6:48 PM
82	We need to take care of our land for future Generations it's a beautiful state	8/31/2020 6:48 PM
83	preserve the natural beauty and pristine nature of the lowcountry	8/31/2020 6:10 PM
84	Hilton Head is being way over-developed with problems of traffic congestion, excessive use of natural resources such as fresh water, creating of huge amounts of garbage, much of which is not biodegradable, and threat to natural wildlife. Is the tax revenue from tourists coming in worth the permanent destruction of the natural environment - ? I don't think so	8/31/2020 5:23 PM
85	It should include Jasper County, too.	8/31/2020 4:31 PM
86	I appreciate that there is a Green Print Plan and think it is urgently needed to have strong influence on Beaufort County's development plans moving forward.	8/31/2020 4:28 PM
87	Beaufort County Open Land Trust is a fantastic partner for helping execute and manage these resources we are trying to collectively manage.	8/31/2020 1:23 PM
88	Land preservation is critical to our environment...	8/31/2020 9:59 AM
89	There are way too many people living here given the fragility of our unique environment.	8/30/2020 11:11 PM
90	People love the natural beauty and open vistas here. That's why everyone is buying. Most if not all are willing to support financially efforts to maintain the Lowcountry's natural beauty and use of outdoor wild areas here	8/30/2020 9:15 PM
91	Many new permanent residents are arriving daily - need to widen all roads, place permanent lighting on all bridges especially separating north and south Beaufort County, teardown all nasty buildings that need to go now - build a connecting bridge to Lady's Island out in the Grays area - they are coming for sure !!!! importantly everything out in the sunshine !!!	8/30/2020 6:36 PM
92	Thank you!	8/30/2020 5:53 PM
93	We have an opportunity to slow/stop development of the coastal area and preserve the natural beauty that that we love. Let's not look back in 10 years and say, 'How did that happen?'. Let's not make 170 and 278 another Rt 17 in Myrtle Beach.	8/30/2020 3:12 PM
94	There should be no more building adjacent to waterfront property.	8/30/2020 2:04 PM
95	Develop a 5,10,25 and lifetime/forever master plan(s)	8/30/2020 10:18 AM
96	I hope Beaufort county is able to maintain it's natural beauty, character and significance.	8/30/2020 9:07 AM
97	There has been a lot of trees taken down by developers with no fifty foot buffer to the road. It is ruining the way the county looks and feels. Developers are shaping how it will look for years to come with little regard for esthetics or wildlife	8/30/2020 8:54 AM

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98	Like to see Daufuskie Island protected from mining off the island	8/30/2020 8:33 AM
99	We need bike lanes added to heavily traveled roads, including heavily traveled rural roads. We need to better preserve Hunting Island. Future developments should always include easements to lakes, lagoon, walking trails.	8/30/2020 7:56 AM
100	Tourists are drawn by the green spaces and those places are being taken away by commercial development which is not needed or wanted by residents but only by politicians looking for tax monies.	8/29/2020 9:31 PM
101	incentives/encouragement of use of vacant commercial property before new developement	8/29/2020 8:58 PM
102	Limit residential and high traffic growth	8/29/2020 6:05 PM
103	You need to stop rezoning land for development and limit growth. We don't need for tourism, less would be better.	8/29/2020 5:56 PM
104	Beaufort County should certainly prioritize saving its waters, shrimping industry and critical habitat and green spaces and limit development "sprawl"	8/29/2020 5:28 PM
105	In addition to public land purchases, emphasis needs to be on conservation easements	8/29/2020 2:49 PM
106	There is a need for a moratorium to stop development in areas previously designated for growth until the environmental impacts have been thoroughly vetted.	8/29/2020 2:31 PM
107	I worry about building structures on marshes. At Fripp there have been several. Also people are gobbling up open spaces ruining natural habitats.	8/29/2020 2:01 PM
108	Less concrete and more pervious materials such as pavers,etc. use purchased land for public use.	8/29/2020 12:41 PM
109	The Beaufort Low Country is beautiful. I hate seeing it chopped up into pieces for developers who are out to make a quick buck.	8/29/2020 11:41 AM
110	Most if not all PUD' in Bluffton and in Beaufort County require rain sensors on irrigation systems and limit the use of ground water wells. Neither requirement is effectively enforced. Developers and Community Boards not do not install or maintain rain sensors. We are talking about 90% of the land area of Bluffton. Don't know how much of the county. Beaufort County Water and Sewer has been forced to require no irrigation on Mondays.	8/29/2020 11:22 AM
111	There has been enough developed areas in the last 6 years. Many building s are vacant and new housing is NOT AFFORDABLE for those who need it most. There us a new "normal" now and land and water conservation must be our Number 1 priority if we are to keep Beaufort County climate and nature forward in the existing climate.	8/29/2020 11:17 AM
112	I would like to see more about protection of the wildlife that is so critical to maintaining our environment as well,	8/29/2020 11:03 AM
113	Thanks to everyone for work on this!	8/29/2020 10:55 AM
114	Chamber of Commerce should stop promoting the Lowcountry. Word of mouth, only, will help to abate uncontrollable growth of the area.	8/29/2020 10:25 AM
115	On private land, owners should be strongly encouraged to use permeable materials	8/29/2020 10:07 AM
116	We need to preserve and conserve our environment as much as possible. Nature is a major benefit to our health.	8/29/2020 9:19 AM
117	It is critical that we address these issues and educate the public about the need to better manage our limited resources.	8/29/2020 7:45 AM
118	Absolutely 100% DO NOT allow the development of Bay Point Island. Development of this beautiful natural island would be	8/29/2020 1:34 AM

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a tragedy to the island's environment and to the birds and other wildlife that are currently safe there. PLEASE do not allow development of this island. Please also stop the developers from encroaching on land that provides protection to wildlife, and also do not allow the development and destruction of the beautiful natural areas of Beaufort County that remain undeveloped at this time. Thank you.

119	Please don't let myrtle beach happen here	8/28/2020 9:49 PM
120	I am very glad that so many properties have already been protected in Beaufort County	8/28/2020 9:10 PM
121	bike trails and walking paths and beautify the entrance into Ladys Island	8/28/2020 8:32 PM
122	The Green Print plan should influence zoning and development standards. I believe preservation of the rural character of Beaufort County is paramount if you seek to keep current residents happy and attract future ones. Urban sprawl is evident already in areas such as Hilton Head, Bluffton and Beaufort; we need no more of this. In addition, creating misplaced mixed use areas (i.e. businesses within residential golfing, retirement, island communities is what I see in so many areas; this is misguided and wrong. Moreover, it negatively impacts the natural beauty and property values of places many people call home. I am pro conservation and believe it needs to be a higher priority in this area. I also believe that planned communities and structured growth have a place here but undeveloped land is a rarity and deserves to be preserved for life long residents as well as new comers who appreciate rural character more so than nearby congested areas. I appreciate your efforts in this regard and hope they continue and increase in number.	8/28/2020 7:26 PM
123	Do not allow golf courses to be sold to developers without the communities being offered right of first refusal...	8/28/2020 7:09 PM
124	Please start conservation efforts to save our fragile environment of the lowcountry. Possibly a County Metropark network, funded by the Public Taxpayers, would ensure we preserve land for conservation and keep it out of developers hands.	8/28/2020 6:27 PM
125	Overdevelopment in Hilton Head is creating so many problems - traffic congestion, threat/damage to natural habitats, huge volume of non-biodegradable trash/garbage, and absence of affordable housing for support workers.	8/28/2020 6:16 PM
126	Do what ever it takes to keep Beaufort County such a special place. Keep developers out of Beaufort County.	8/28/2020 5:23 PM
127	There is too much development in Beaufort County. Just because there is land available doesn't mean we have to build on it. Beaufort County is losing too much of what brought people here and, therefore, much of its character.	8/28/2020 5:10 PM
128	None at this time	8/28/2020 5:02 PM
129	Urban sprawl is detrimental to the environment, agriculture and habitat of species. We all understand and respect the need for affordable housing for employees is needed but the unabated building and expansion of the luxury housing must slow down or stop before there isn't any acceptable areas for those employees. The priorities of Beaufort county must change, how many new auto dealers, car washes, shopping areas under utilized and the pavement that leads to pollution.	8/28/2020 4:48 PM
130	My answers to your questions speak for them selves.We need to stop building large developments.The roads were not built to handle the traffic.	8/28/2020 4:38 PM
131	Growth sprawl limits need to be a priority	8/28/2020 4:34 PM
132	Stop Bull Point development	8/28/2020 4:22 PM
133	It appears this maybe too little too late as the development in Beaufort County is already out of control and has not been evaluated before going forward.	8/28/2020 4:22 PM
134	Limit use of prior political mandates that impacted quality of life by dense subdivision development.	8/28/2020 4:10 PM

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135	There needs to be some merging of strategy and tactics by the county and the municipalities within it...a unified approach so to speak.	8/28/2020 4:09 PM
136	Very important to maintain quality of life in area. 278 traffic resembles metropolitan area.	8/28/2020 3:29 PM
137	we moved here from the Philly area of PA where the loss of farmland and other large tracks of land was at a critical point. The township voters approved a small conservation tax that was assessed on earned income only. This money was used to purchase critical large farm areas or obtain easements to control the impact of development, protection of wetlands, etc. The fee was very low and safeguards were in place to ensure appropriate usage of the funds.	8/28/2020 3:23 PM
138	I do not feel we can sustain any further land development...we have had too much growth in a very short period of time..it is eroding the beauty & unique essence of this area....just too many people	8/28/2020 3:19 PM
139	Pleased to learn you are gathering input. Good survey. Hard questions though, good luck.	8/28/2020 3:19 PM
140	Development is necessary for growth of the tax base and to support aging infrastructure. Therefore, the "No Development Ever" mindset is unreasonable. However, development MUST BE controlled, directed and tightly regulated to preserve what we all cherish.	8/28/2020 3:00 PM
141	I think development in Bluffton needs to come to a halt. It's a shame what the county has let happen to what once a beautiful little town. Can you idiots stop cutting down the trees we have enough gas stations and grocery stores. I guess what developer has the most money can sway you people into doing anything they want. Stop the plan for the 5b let him file suit the lawsuit will be cheaper then putting a road in and ruining more of Bluffton	8/28/2020 2:53 PM
142	When buying land for conservation purposes, buy large tracks instead of many small tracts that will not create sustainable protection.	8/28/2020 2:51 PM
143	Development isn't inherently a bad thing, as long as it's "smart development," or "smart growth." I've lived in two popular areas of the country — Wisconsin's Door County, and the Colorado Rockies — and the full-steam-ahead development plan, where it was allowed, did permanent environmental damage and discouraged tourists from returning, because it ruined what was special about that place. Where smart growth was encouraged, and land trusts and conservancies protected land/views/habitat, tourism remained strong, property values soared, and the environment remained healthy and balanced. Beaufort and the Sea Islands are a precious place, one we chose for our permanent home because nature seems healthy here, and the region's traditional character seems to be valued. Please protect the wetlands and valuable habitats, preserve the character of this charming historic city, and don't allow unfettered development to ruin what makes this place so magical... and irreplaceable. Thank you.	8/28/2020 2:45 PM
144	Please insure that south Carolina remains natural and beautiful.	8/28/2020 2:39 PM
145	Restrict new housing developments not including affordable housing	8/28/2020 2:33 PM
146	Open Views are welcome, as available to each and all.	8/28/2020 2:31 PM
147	Growth and development too rapid, especially in Bluffton area.	8/28/2020 2:16 PM
148	There's been enough building.	8/28/2020 2:09 PM
149	Rezoning of all forms of campsites to restrain sprawl and protection of habitat & ecosystems.	8/28/2020 1:37 PM
150	There should be incentives for in-fill development to make old shopping centers and gas stations revitalized - no new development when old storefronts sit vacant!!	8/28/2020 1:29 PM

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151	There are way too many communities and not enough open space.	8/28/2020 1:12 PM
152	Beaufort County is a highly residential developed county. In my opinion, clean drinking water, rising water levels, scenic views, and recreation areas (Hunting Island State Park) are the core reasons people want to live in Beaufort county. Protecting your key reasons people want to live in Beaufort County ensures our future health, and planned, sustainable growth in our county. Thank you for the opportunity to respond to this survey.	8/28/2020 12:39 PM
153	Lets not lose what makes our area so attractive but we must protect against flood rise , over development	8/28/2020 12:30 PM
154	I am fearful of unplanned development affecting loss of natural ecosystems and water quality	8/28/2020 12:21 PM
155	Caution that the leverage of assets set aside, still incur carrying expenses & Maintenance to county tax payers, try to mitigate future cost associated with the acquisition.	8/28/2020 12:01 PM
156	Less government over site.	8/28/2020 11:50 AM
157	NO to BAY POINT development!!!!	8/28/2020 11:49 AM
158	Public workshops should be numerous and well announced. ALL of the leading communities should have skin in the game. Town of Bluffton is a perfect example of how to fuck things up.	8/28/2020 11:34 AM
159	I believe it's necessary to do our best to preserve the environment but also to maintain the rights of property owners. One size fits all government approach can be devastating to property owners and business.	8/28/2020 11:34 AM
160	Please protect the beauty and accessibility of our natural environment from overdevelopment and do not perpetuate our shameful history of stealing heirs property for the profit of the privileged.	8/28/2020 11:10 AM
161	Coastal/shoreline management	8/28/2020 11:04 AM
162	Please plan alternate routes to help the over crowding of our highways. Suggestion: use of Hazel Farm Road as a conduit from SC Hwy 802 to US Hwy 21 on Lady's Island.	8/28/2020 10:57 AM
163	Have more aesthetic awareness of tree pruning along power lines which border roads. Much of this so called "pruning" is just hacked and ugly. I could be done in a much more aesthetic way with at least some proper pruning techniques and natural vision.	8/28/2020 10:52 AM
164	Housing density should dramatically reduced countywide. Developers MUST BE req'd to PAY for the ALL the costs of mitigating environmental impacts AND include AFFORDABLE housing as a portion of their proposals.. or NO GO !	8/28/2020 10:37 AM
165	Road construction should include safe animal/wildlife pass troughs. Animals and cars simply do not mix well.	8/28/2020 10:27 AM
166	Preserve the Historical District of Beaufort and do not let "modernization" or the "creation of more tax revenue" influence development decisions	8/28/2020 10:19 AM
167	The county is already over-developed. It has to stop. Maybe a county wide moratorium on development would be a start. Rebulding allowed, new building not.	8/28/2020 10:16 AM
168	We need landscape conservation for larger areas and targeted for smaller and nes	8/28/2020 10:07 AM
169	No to Bay Island development.	8/28/2020 9:27 AM
170	In today's world with growing coastal populations, land acquisitions may be the single most important tool to protect natural habitats and promote clean healthy living.	8/28/2020 9:16 AM

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171	Bay Point is a travesty and solely a tax revenue motivation. Shame on all who approved it!	8/28/2020 7:59 AM
172	Concerned about water drainage in the communities bordering the 170/278 and Bluffton Parkway corridor - density needs to be curtailed through acquisition of development rights. Long Island NY (Suffolk County is a model to look at)	8/27/2020 5:57 PM
173	Lowcountry will not be saved without a regional plan.	8/27/2020 5:17 PM
174	This is a difficult inquiry. Smart development is critical that balances habitat and the needs of our citizens.	8/27/2020 4:34 PM
175	The Green Print Plan is so important. The future of our beautiful region depends on it. Whether it is saving fragile coastal areas, purchasing land for conservation trusts, or partnering with public and private owners to ensure that everything possible is done to safeguard the land, we owe it to all future generations to preserve the health of the land.	8/26/2020 4:27 PM
176	Stop all the development !!!! It is too much !!!!!!!	8/26/2020 3:04 PM
177	Leave Barrier Island like Bay Point alone. Make zero sense to develop these. Reduce urban sprawl through better zoning. Packing houses together such as Oyster Bay on Lady's Island is not good for those who live there---too packed in. Growth does not have to be the only economic model to follow.	8/26/2020 2:22 PM
178	Don't overdo it with unreasonable "spring island trust " l'deas that negatively impede private home ownership (views from home to sea and marshes. Sometimes you go too far.	8/26/2020 7:09 AM
179	more conservation easemants	8/25/2020 4:08 PM
180	Traffic congestion	8/25/2020 3:49 PM
181	We have lived in Beaufort for 10 years. With clear cutting of building lots all over the county, the loss of habitat due to development is happening incredibly fast and is heartbreaking....I am a retired developer and it does not need to be done this way. We have just sold our house and we are moving this fall to a more protective and responsible community.	8/24/2020 8:26 PM
182	Please increase public awareness of this activity including public meetings, important votes on the subject. Please consider adding a mailing list and web page specific to this subject.	8/24/2020 6:32 PM
183	I have lived on Lady's Island for 20 years. This area was one of the few places that one could call rural with a few places to purchase needs or drive to Savannah or Charleston for them. Now it seems that those moving here want to bring their big box stores, fast foods, etc. to this once rural island. There has got to be a plan put in place for those of us who enjoy a non-industrial region to be able to one. Those that want Lady's Island to look like where they use to live should just stay there and not move here. See Sally Murhphy's sign that is posted on Moutauk Beach.	8/24/2020 6:13 PM
184	Bay Point should not be developed as an example where government purchase or conservation easement may be necessary.	8/24/2020 5:26 PM
185	We seem to see area's that were supposed to be "conservation" area's coming under development or being encroached upon by development. This must stop for the sake of our wildlife and ecosystem locally. Plus - there is a financial incentive due to the people and visitors that are drawn to this sort of naturalized beauty and the businesses that they will utilize.	8/24/2020 5:13 PM
186	The county needs control of development through overarching reg.s to include cities	8/24/2020 4:07 PM
187	Green spaces are so necessary nor only for the health of our environment but for the health of Beaufort County residents. Getting outside is good for the brain, the skin and soul. Protecting beautiful places need to be a priority. We need to be	8/24/2020 4:06 PM

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saved from ourselves. Chasing economic growth will only lead to developing every square inch of potential land and change the landscape which has attracted so many people here to live and visit.

188	There seems to be few areas on the map where Lady's Island properties are listed. We need more conservation efforts on Lady's Island as there is increased pressure for development on the Island and restricting infrastructure. Our maritime forest need protecting.	8/24/2020 2:06 PM
189	Land purchased by referendum dollars should be put under easement, some sort of protection. County reisdnets being mislead...thinking that they are protecting this property when in actuality they are not. Will be very bad at next referendum if this comes to light, becomes an issue. Everyone I have talked to assumed there was some sort of protection to the lands being purchased by RCL, county.	8/24/2020 1:41 PM
190	You don't get a second chance to preserve our natural beauty and water cleanliness!	8/24/2020 11:44 AM
191	Please make all info open and honest. The more informed Beaufort County people are about conservation the more we learn.	8/24/2020 11:28 AM
192	Why is the United Way building purchased with TAXPAYER funds AS OPEN SPACE still being occupied by the county engineering department??? We can't afford to keep the solid waste transfer stations open but we need more office space?? See a trend here?? Looks like misappropriation of funds to me!!!	8/24/2020 11:01 AM
193	As the county develops new construction, when appropriate, it should also consider older obsolete structures which pose health, aesthetic, or other negative influence on the county. There are too many dilapidated trailers, businesses, gas stations etc which could be removed and returned to an "open space" or "Green Space"!	8/24/2020 10:45 AM
194	When will the old chamber building finally be torn down? County use was supposed to be temporary.	8/24/2020 8:35 AM
195	Stop development and subsidize the relocation of our citizens most impacted by global climate change.	8/24/2020 5:17 AM
196	Encourage builders and developers to plant native trees and shrubs that support wildlife. Encourage residential landowners to combat global warming by planting trees instead of grass. Grass is a useless waste of resources - provides no habitat for bees, birds and butterflies, pollutes air to mow. If we must inhabit every useable inch of land, develop it in a manner that sustains the environment.	8/24/2020 3:52 AM
197	I am concerned about overgrowth, insufficient infrastructure to support growth, pollution, preserving quality of life, ecosystem destruction	8/23/2020 10:50 PM
198	All future development must make traffic implications a major consideration.	8/23/2020 9:58 PM
199	Huge developments that were grandfathered years ago are a big issue. All new development should adhere to strict environmental standards and limit negative impacts that might not have been given priority when the permits were first issued	8/23/2020 9:38 PM
200	Stop giving developers so much leeway!	8/23/2020 9:23 PM
201	Stop allowing the COB to develop the Sea Islands. Block all development of Whitehall. We already bought half the property as much as it pains me to say this. Just buy the rest and put that fiasco to bed!	8/23/2020 8:58 PM
202	Prevent the Whitehall fiasco. Crazy density plan with no regard to anything deemed important in this survey.	8/23/2020 8:47 PM
203	Please continue to work with the Beaufort Open Land Trust	8/23/2020 8:45 PM

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204	With the developments that are now scheduled to begin construction, we will be at a full capacity/saturation level of development. Infrastructure and basic sea level rise factors must be used to finally STOP development on Lady's Island. No more houses. We're full	8/23/2020 8:27 PM
205	Whitehall should not be developed	8/23/2020 7:57 PM
206	The litter that plagues our roads has a significant impact on open spaces and wildlife. It clogs sewers and assists in flooding issues. It's ugly and embarrassing. Its an issue that can easily be resolved with limited funding.	8/23/2020 7:16 PM
207	Build the Northern Bypass Bridge/tunnel!!	8/23/2020 7:10 PM
208	This is an excellent start	8/23/2020 5:52 PM
209	Low Country Residents know we have something very special. All of us need a sense of ownership to our environment and the management plan. We can develop, but develop smartly. A note on AICUZ: USMC routinely exceeds 110 dB in a 70dB designated area...the standing definition allows this as they measure dBs over time, so a jet could land on front lawn, run engines for half an hour, but still be under AICUZ designation over a 10 hour measured period. While USMC remains technically within AICUZ standard, resident expectations are for the established AICUZ dB number. This is a recipe for frustration. I suggest setting upper limit dBs for areas instead of 10 hour averages...ie, jets should not generate more than 80dB over residential areas. AICUZ set my expectation for 75dB. Routine 110dB in a 75dB area is just too much...120dB is intolerable.	8/22/2020 8:30 AM
210	Thank you for surveying the public.	8/21/2020 7:27 PM
211	I am concerned about the county overextending itself by buying land with money it may not have, and then missing the mark by being too lenient about Development requirements and zoning Issues.	8/20/2020 8:28 PM
212	How Can OLT or Beaufort County be trusted with our money after the Whitehall debacle?? Taxpayers paid ocean front Miami real estate prices and didn't even get a deeded access!!!! Curious how much money has been spent so far in litigation in attempt to get public access??? Can't find that number anywhere!! Time to defund OLT!!!!!! Too many sweetheart back door deals going all the way back to Butler Marine! But you needed those offices. Right?	8/20/2020 3:05 PM
213	To me, a key view to protect is the currently undeveloped land at the Beaufort side of the Broad River bridge. To all visitors and many residents, that view is one of the few Low Country views they experience. Put a multistory building ton that site and my perception of Beaufort will forever change.	8/20/2020 1:50 PM
214	Yes, I do.! As an artist, I am stunned why the Whitehall area hasn't been scooped up by public/private entities to preserve as the greatest scenic, historic, and environmental open space the County/City has. It can never, ever be reproduced and its development will turn Beaufort into just one more town that did not appreciate its crown jewel when they had it. Can you imagine how many pictures painted, photos taken, and marriage proposals offered, overlooking the town, the bridge, and the river? It's like something from 19th-century American landscapes. We have all seen what greed has done to our country.	8/20/2020 1:23 PM
215	Few areas on Lady's Island are specified in the plan. We support bird habitats for migrating birds especially on Cane and Cat Island. Neither area is included in the plan. Why is this area not considered a priority?	8/19/2020 8:18 PM
216	Very nice presentation.	8/19/2020 5:30 PM
217	I am sorry to say that prior to the Sea Island Coalition's email I never heard of the Green Print Plan. We have lived in Beaufort since early 2015 and support environmental causes.	8/19/2020 5:07 PM
218	My concern with this Plan and current actions by Beaufort County Planning and Zoning is that while the emphasis should be	8/19/2020 10:04 AM

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on controlling commercial development, it restricts individual property owners from using their property as they see fit. The threat to Beaufort County is not from the individual resident. The threat is from developers and commercial developments (subdivisions, shopping centers, etc.). Yet restrictions are being placed on the individual land owner (5 acres and larger). Residential properties should be governed/controlled by the resident. Commercial properties should be governed/controlled by the county.

219	We should be very careful in allowing new construction to interfere with what makes Beaufort so beautiful. We must also ensure the infrastructure supports growth.	8/18/2020 7:02 AM
220	Stop the unnecessary killing of oak trees on Hilton Head Island and put control of protecting our trees back at the State level. Beaufort County allows the plantations to police themselves on HHI. Unfortunately there are too many decision makers who have different agendas than saving these specimen trees. Rather, they kill our majestic oaks and replace them with palm trees. This is the low country, not Florida	8/17/2020 4:31 PM
221	170 at May river road. Between Suncity and May river is distorted with neighborhoods.	8/16/2020 8:45 AM
222	This place is beautiful and people come here because it's beautiful. There is a point where population begins to outweigh beauty. Restrictions on private housing need to be more stringent. There are too many clear cut neighborhoods and they keep coming. Low income housing for teachers, police and other first responders needs to be built and that should be it. This is true especially SOB.	8/14/2020 9:58 PM
223	Protect all Marshlands!	8/14/2020 3:33 PM
224	It is difficult to answer these multiple choice questions without having more information about the specifics, i.e, property size, location, ecological community, proposed development, economic impact (cost/benefit). It's important to get community informed fully and early in the process to weigh the pros and cons of the management options.	8/14/2020 2:03 PM
225	Thank you!	8/14/2020 1:29 PM
226	Please look at the Coastal Commission in California which has slowed or prevented development along the beautiful coastal Highway 1 and kept it pristine.	8/14/2020 12:56 PM
227	Private ownership with strict conservation easements offer the highest level of habitat protection achievable. More so than public ownership.	8/14/2020 12:09 PM
228	Seeing this occurring is so encouraging. In the coming months and years, expanding projects and funding sources to support conservation will be critical so that what everyone loves about Beaufort County can be enjoyed for decades to come.	8/14/2020 11:50 AM
229	We need to use every mechanism we can to protect our natural environment in the County. Also we need to do a better job educating people about how protecting our natural environment also helps our economy & quality of life.	8/14/2020 11:36 AM
230	My heart breaks a little more each time I see a timber truck go by, loaded with our beautiful pines. I've lived here just 18 months, and there are 4 new housing developments going up within ONE mile of me! (New Riverside). And in this short time living here, I have seen how the increased population has affected traffic (so much more aggressive and dangerous), the litter along the roads, especially New Riverside, is getting more pronounced, and the access to stores and shopping much more crowded. Really makes me sad to see how the county has turned over so much land for development. And, they're just getting started...	8/13/2020 7:28 AM
231	Dr Holland told us 20 years ago about impervious surface cover - 10% is the limit. South of Broad is all sprawl - that's the opposite of good. Orlando, Sulka and company have destroyed SOB. The only question left is if NOB will do same thing.	8/12/2020 3:14 PM

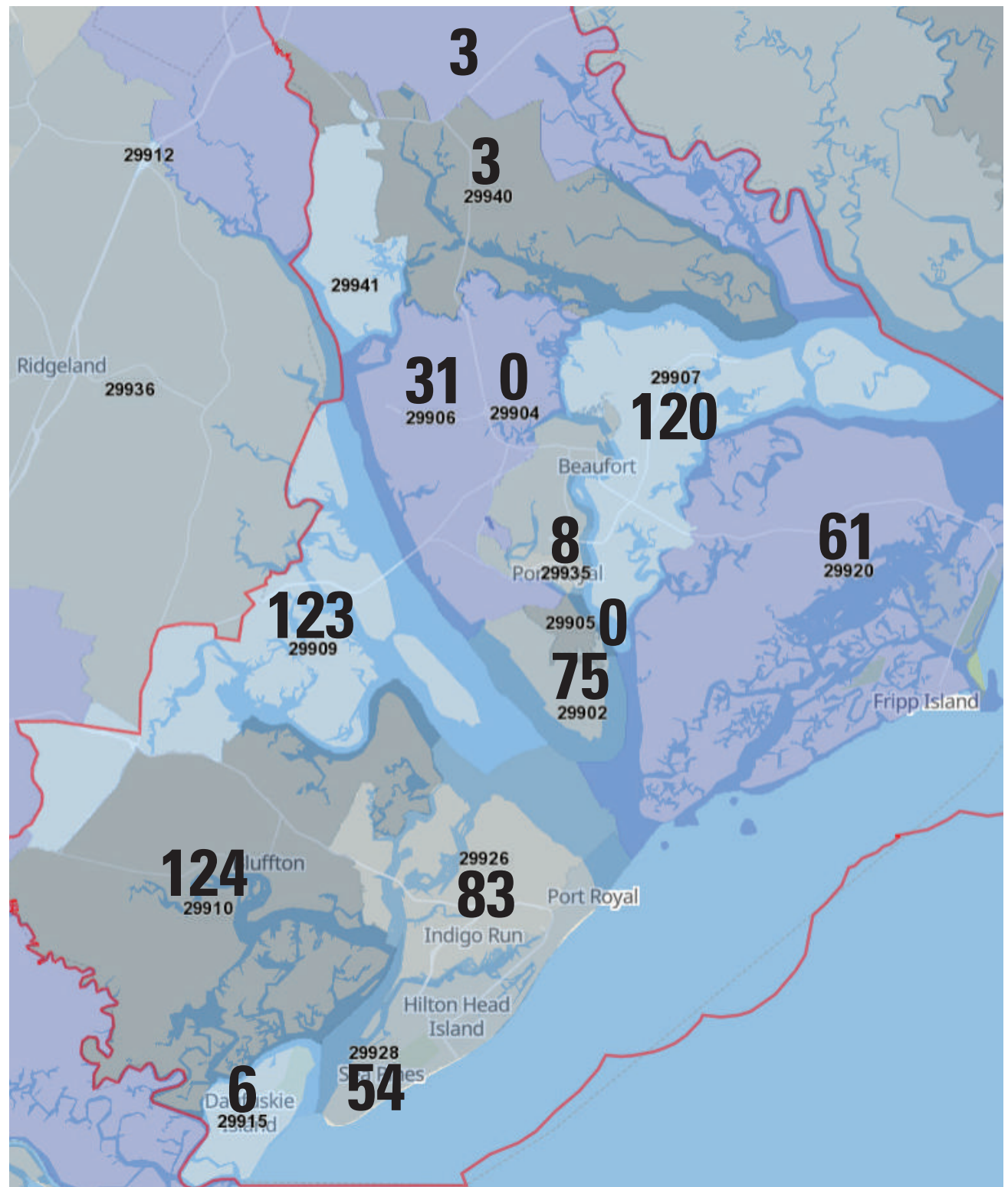
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232	County development should be limited. Preferably no more than 1 house per 2 acres. This portion of Green print applies across County except in municipalities.	7/28/2020 2:30 PM
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Q16 What is your ZIP code?

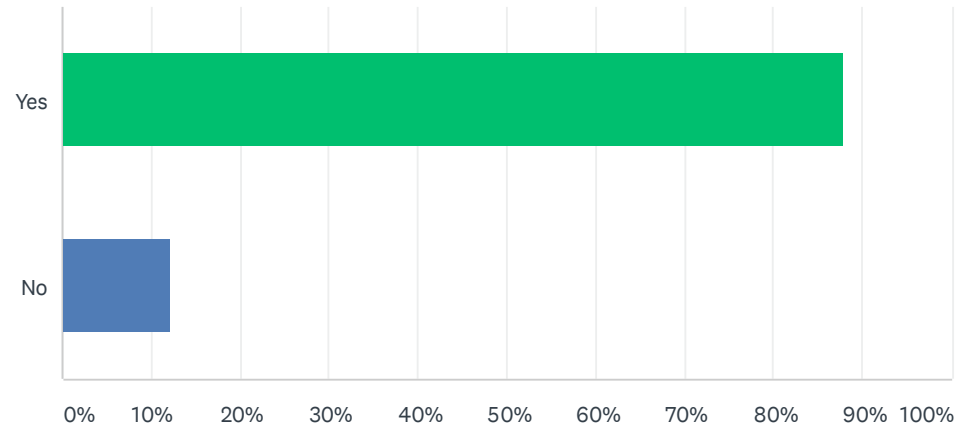
Answered: 716 Skipped: 165

Illustration:
Number of Respondents
by ZIP Code



Q17 Do you live in Beaufort County year-round?

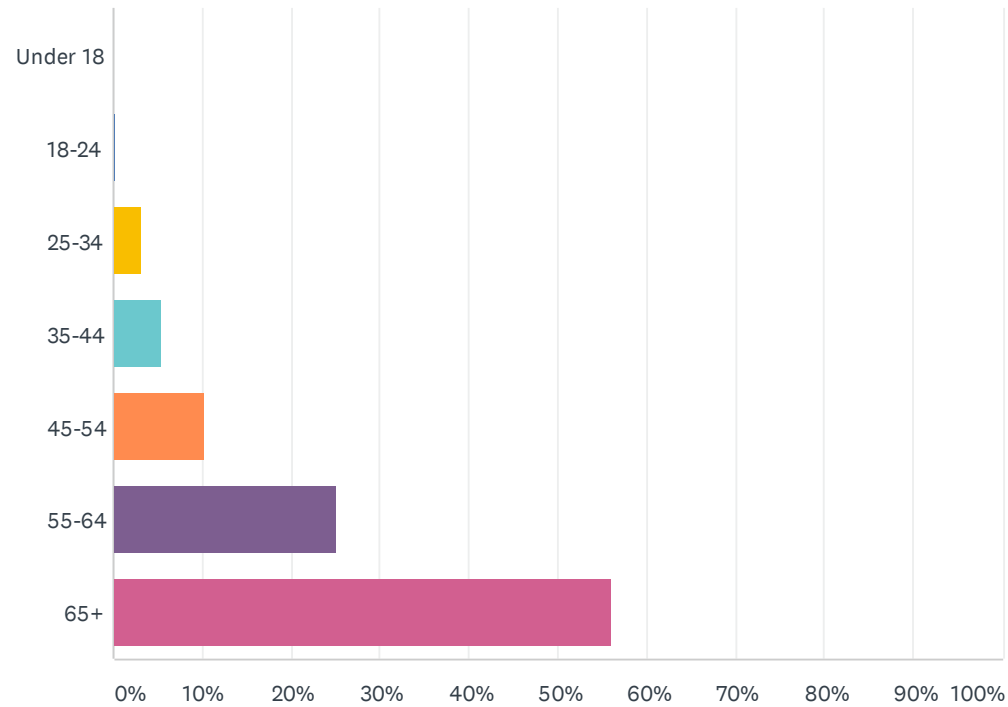
Answered: 806 Skipped: 75



ANSWER CHOICES	RESPONSES	
Yes	87.97%	709
No	12.03%	97
TOTAL		806

Q18 What is your age?

Answered: 804 Skipped: 77

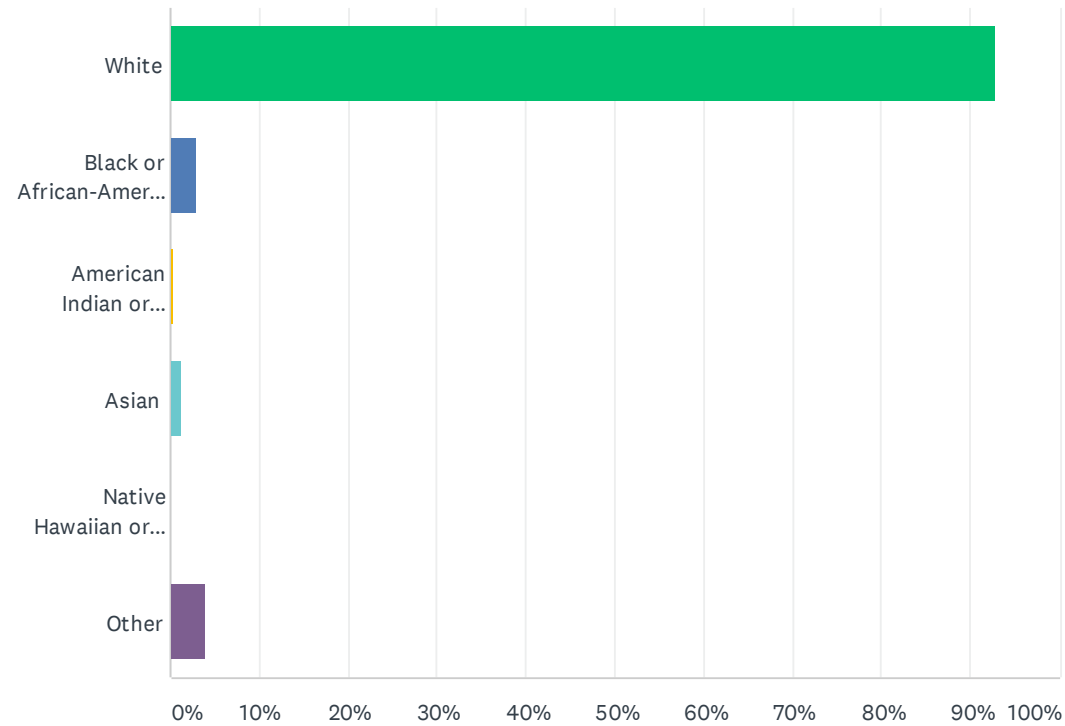


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ANSWER CHOICES	RESPONSES	
Under 18	0.00%	0
18-24	0.12%	1
25-34	3.11%	25
35-44	5.35%	43
45-54	10.20%	82
55-64	25.12%	202
65+	56.09%	451
TOTAL		804

Q19 Please choose one or more races that you consider yourself to be:

Answered: 772 Skipped: 109

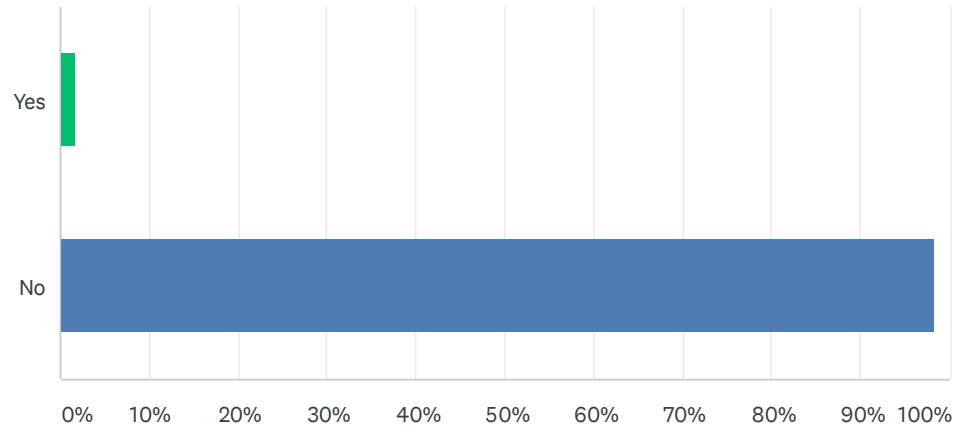


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ANSWER CHOICES	RESPONSES	
White	92.88%	717
Black or African-American	2.85%	22
American Indian or Alaska Native	0.39%	3
Asian	1.17%	9
Native Hawaiian or Other Pacific Islander	0.00%	0
Other	3.89%	30
Total Respondents: 772		

Q20 Are you Spanish, Hispanic, or Latino?

Answered: 748 Skipped: 133



ANSWER CHOICES	RESPONSES	
Yes	1.74%	13
No	98.26%	735
TOTAL		748

APPENDIX D

PASSIVE RECREATION PRIORITY MAP

Passive recreation is an important element of publicly owned open space. The following pages discuss the opportunities for public access and recreation on conservation lands, and a priority map shows areas of the County that are most in need of access to recreation based on countywide walking and driving times to existing recreation opportunities.

PASSIVE RECREATION

In a 2016 Beaufort County survey conducted by Clemson University, 86% of respondents said conservation lands should be more publicly accessible, and 93% said that continued protection of those lands was important if they were made accessible.

Passive recreational activities such as hiking, fishing, birdwatching, swimming and kayaking require minimal site disturbance – they offer a way for the public to access and enjoy the open space lands they’ve supported through bond referenda while ensuring those lands continue to perform ecosystem services such as the protection of water quality and sensitive habitat. Plus, passive recreation has been shown to benefit the local

economy and overall community health and wellbeing.

Of the RCLPP properties, more than 11,000 acres are owned by Beaufort County. Of that acreage, the 2018 Passive Park Public Use Work Plan identified properties totaling more than 8,000 acres where some passive recreation elements would be appropriate, and the report defined the management and infrastructure improvements that would be needed at each site to allow public accessibility. As of the 2018 report, fewer than 200 of those acres were open to the public.

The department continues to fine-tune its recreation, stewardship and funding strategies in order to meet its mission of protecting the conservation values of publicly owned open space while allowing county residents and visitors to use – and build connections to – those spaces and the natural environments and cultural landscapes they hold. The Greenprint prioritization model considers how publicly held passive recreation lands – both current and future – can best support the existing facilities shown in Figure 4.3.3 and fill access gaps.

OBJECTIVES

- Making protected open space accessible to the public where appropriate.
- Ensuring equitable access to public open space.

➤ Identification of funding and strategies for the long-term stewardship of publicly accessible open space.



Figure 4.3.3
Public Recreation Sites

Source: Beaufort County

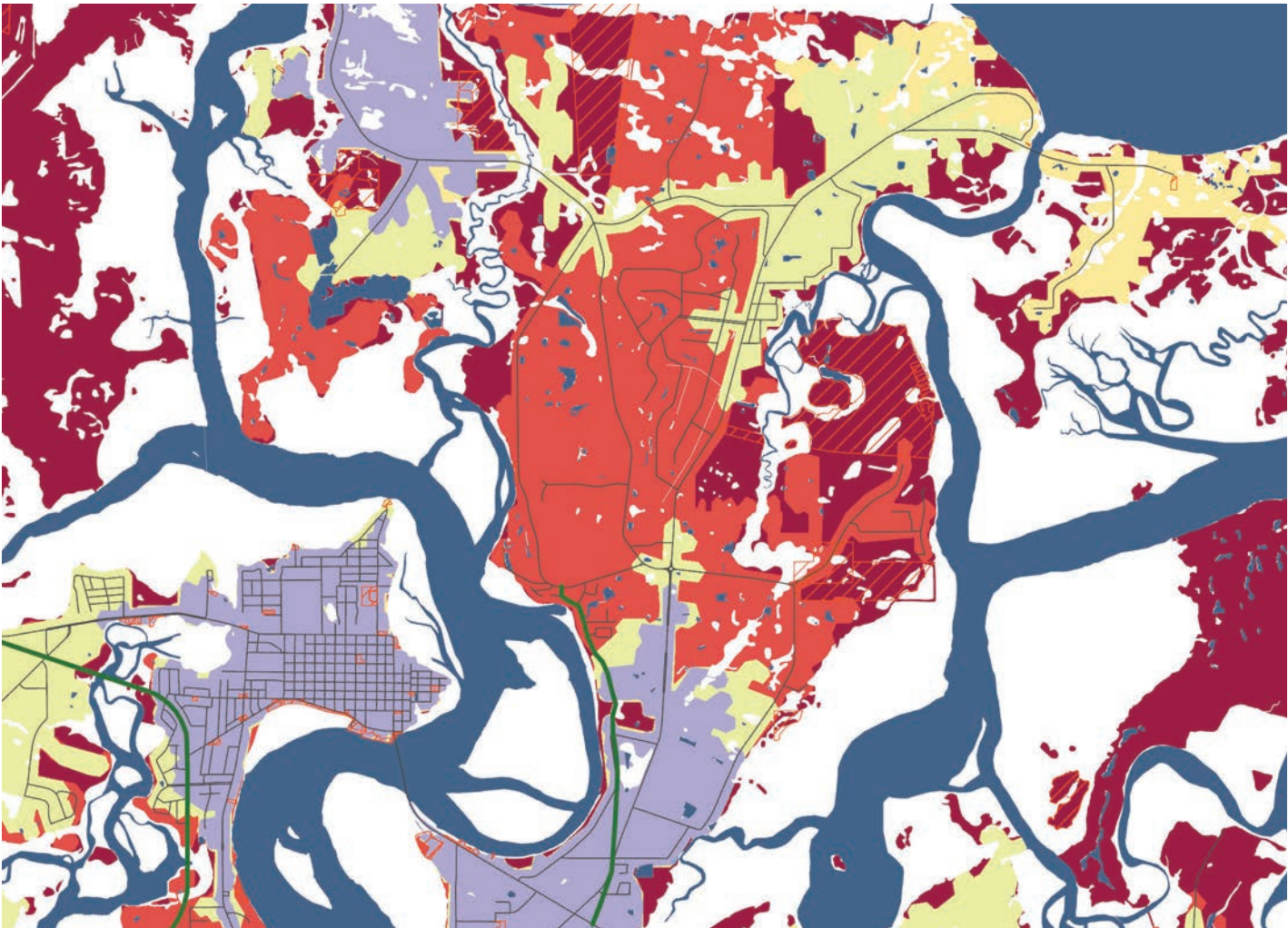
Summary of Approach

- Areas that do not currently have access to county passive parks or areas that do not have planned passive parks within a 5- and 10-minute drive were prioritized.

Summary of Limitations

- This does not account for other passive parks, such as state or federal parks.
- Driving distances were assessed based on the existing street network, which is ever evolving.
- This analysis did not consider other modes of transportation such as bicycles or public transportation.

PASSIVE RECREATION PRIORITY MAPPING INPUTS			
Public Water Access within 5-Minute Drive		Rural and Critical Fee Land within 5-Minute Drive	
Public Water Access within 10-Minute Drive		Rural and Critical Fee Land within 10-Minute Drive	



Sample enlargement map of Passive Recreation Priority Land in the vicinity of Lady’s Island.

