

2010 Comprehensive Plan

The policies in this document are aimed at promoting safe and healthy communities that preserve and build on the County’s unique sense of place; and at promoting sustainable economic opportunities that allow all County residents to thrive and prosper. This Comprehensive Plan is a vital document because it contains guidance for the development of the County for the next 10 to 20 years. The Plan provides this guidance by outlining recommendations and implementing strategies which are supported by data and technical analysis, and developed through a public review process. This plan is a living document and in addition to a statutorily required 5-year review, will be continually monitored and updated to respond to changing conditions and data.

Contents

Vision.....	11
Mission.....	11
Recommendation 4-1. Implementation Tool.....	12
4-1-1. Decision-Making Tool.....	12
4-1-2. Framework.....	12
4-1-3. ZDSO.....	12
Recommendation 4-2. Regional Plans.....	13
4-2-1. Assistance.....	13
4-2-2. Intergovernmental Agreements.....	13
4-2-3. Technical Advisory Group and Working Groups.....	13
Recommendation 4-3. Rural Policy Assessment.....	14
Recommendation 4-4. Land Use Regulations.....	15
4-4-1. Development Guidelines.....	15
4-4-2. Mixed-Use Developments.....	15
4-4-3. Development Proposals and Annexations.....	15
Recommendation 4-5. Policies.....	16
4-5-1. TDR Program Recommendations.....	16
4-5-2. TDR Program Expansion.....	16
4-5-3. Rural and Critical Land Preservation.....	16
4-5-4. Conservation Easements.....	16
Recommendation 4-6. Development Agreements.....	17
Recommendation 4-7. Baseline Standards.....	18
4-7-1. Uniform Baseline Standards.....	18
4-7-2. Re-Opening of Agreements.....	18
4-7-3. Subsequently Adopted Laws.....	18
4-7-4. Inaccurate Information.....	18
4-7-5. Baseline Indicators.....	19
Recommendation 4-8. Community Preservation Plans.....	20
4-8-1. May River (Bluffton) Community Preservation Plan.....	20
4-8-2. Daufuskie Community Preservation Plan.....	20
4-8-3. Sheldon Community Preservation Plan.....	20
4-8-4. Pritchardville Community Preservation Plan.....	20
4-8-5. Additional Community Preservation Areas.....	20
Recommendation 4-9. Infill Development and Redevelopment.....	21
4-9-1. Stormwater Management.....	21
4-9-2. Incentives.....	21
4-9-3. Design Standards.....	21
4-9-4. Geographic Information System.....	22
Recommendation 4-10. Demographic Models and Growth Tracking.....	23
4-10-1. Certificates of Occupancy.....	23
4-10-2. LDO Development Counts.....	23

4-10-3. Growth Report	23
Recommendation 4-11. Corridor Planning and Review	24
4-11-1. Road Type Distinctions	24
4-11-2. Uniform Standards	24
4-11-3. Additional Standards	24
Recommendation 4-12. Area Plans	25
Recommendation 4-13. Regional Planning	26
Recommendation 4-14. Annual Monitoring	27
Recommendation 4-15. Rural Small Lot Subdivision	28
Recommendation 4-16. Rural Conservation Subdivisions	29
4-16-1. Clustering	29
4-16-2. Conservation Easements	29
Recommendation 4-17. Small Rural Businesses	30
4-17-1. Performance Standards	30
4-17-2. Rural Business District	30
Recommendation 4-18. Small Landowner Liaison	31
4-18-1. Brochures, Workshops, and Outreach	31
4-18-2. County Staff Liaison	31
Recommendation 5-1. Cooperative Planning	32
5-1-1. Baseline Standards	32
5-1-2. Water Quality	32
5-1-3. Open Space	32
5-1-4. Natural Resource Planning	32
Recommendation 5-2. Educational Outreach	33
5-2-1. Staff and Funding	33
5-2-2. Program Coordination	33
Recommendation 5-3. Enforcement	34
Recommendation 5- 4. SAMP	35
5-4-1. River Quality Overlay District (RQOD)	35
5-4-2. On Site Disposal System (OSDS) Program	35
5-4-3. Coordination of Water Quality Data Collection	35
Recommendation 5-5. Open Space Preservation	36
5-5-1. Rural and Critical Lands	36
5-5-2. Funding	36
5-5-3. Site Acquisitions	36
Recommendation 5- 6. Soils	37
Recommendation 5- 7. New Approaches to Stormwater Management	38
5-7-1. Stormwater BMP Manual	38
5-7-2. Stormwater Management	38
5-7-3. Collective Impacts	38
5-7-4. Soil Types	38
5-7-5. Nitrogen Pollution	38
5-7-6. Flood Insurance Rates	38
Recommendation 5-8. Stormwater Utility	39
5-8-1. Capital Improvements Plan	39
5-8-2. Rural and Critical Lands Preservation Program	39
Recommendation 5-9. Water Quality Monitoring	40
5-9-1. Sub-Watershed Standards	40
5-9-2. BMP Manual	40
Recommendation 5- 10. Other Water Quality Measures	41
5-10-1. Small Marsh Islands	41
5-10-2. Toxic Items	41
Recommendation 5-11. Tree Protection Standards	42

5-11-1. Mature and Specimen Trees.....	42
5-11-2. Root Zones and Canopies.....	42
Recommendation 5-12. Tree Management Plan.....	43
5-12-1. Common Areas.....	43
5-12-2. Thinning and Planting.....	43
5-12-3. Parks and Preserved Lands.....	43
Recommendation 5-13. Trees - Educational Outreach.....	44
5-13-1. Information.....	44
5-13-2. Tree Maintenance.....	44
5-13-3. Specimen Trees.....	44
Recommendation 5-14. Wildlife and Habitat Protection Standards.....	45
5-14-1. Mitigation Standards.....	45
5-14-2. New Development.....	45
5-14-3. Species of Special Concern.....	45
5-14-4. Road Construction Techniques.....	45
Recommendation 5-15. Wildlife and Habitat Educational Outreach.....	46
5-15-1. Native Vegetation.....	46
5-15-2. Backyard Wildlife Habitat.....	46
Recommendation 5-16. Beaches and Dunes.....	47
5-16-1. Beachfront Developments and Redevelopments.....	47
5-16-2. Dune Plants.....	47
5-16-3. Vegetated Buffer.....	47
5-16-4. Structures.....	47
5-16-5. Storm and Pool Water.....	47
5-16-6. Sea Turtles.....	47
5-16-7. Sand Fencing.....	48
5-16-8. Public Access.....	48
Recommendation 5-17. Network of Open Spaces.....	49
5-17-1. Land Preservation and Greenprint Map.....	49
5-17-2. Habitat Identification.....	49
5-17-3. Open Space.....	49
5-17-4. Land Bank.....	49
Recommendation 5-18. Freshwater Wetlands.....	50
5-18-1. Zero Loss Policy.....	50
5-18-1-1. Minimization and Mitigation.....	50
5-18-1-2. Incentives.....	50
5-18-1-3. On Site Mitigation.....	50
5-18-1-4. Permanent Protection.....	50
5-18-2. Rookery Habitat.....	50
5-18-3. Upland Buffers.....	51
5-18-4. Stormwater Management.....	51
Recommendation 5-19. Groundwater.....	52
5-19-1. New Developments.....	52
5-19-2. Low Impact Development.....	52
5-19-3. Treated Effluent.....	52
5-19-4. Residential Landscaping.....	52
5-19-5. Geothermal HVAC Systems.....	52
Recommendation 5-20. Climate Change and Rising Sea-Level.....	53
5-20-1. Anticipation.....	53
5-20-1-1. Inlet and Ocean Levels.....	53
5-20-1-2. Inundation Mapping.....	53
5-20-1-3. Flood Maps.....	53
5-20-2. Plan.....	53

5-20-3. Disclosure	53
Recommendation 6-1. Archaeological and Historic Resources.....	54
6-1-1. Development Plans	54
6-1-2. State and Federal Permits	54
6-1-3. Acquisition.....	54
6-1-4. Above Ground Historic Resources Survey	54
Recommendation 6-2. Archaeological and Historic Resources – Public Outreach	55
Recommendation 6-3. Rural Vernacular Architecture	56
Recommendation 6-4. Scenic Highways and Byways.....	57
6-4-1. Overlay Standards and Reviews.....	57
6-4-2. Overlay District Standards	57
6-4-3. Scenic Byway Designations.....	57
6-4-4. May River Road.....	57
6-4-5. Local Scenic Highway Designation	57
6-4-6. Canopy Road Inventory	57
6-4-7. Management Plan	58
6-4-8. Public Awareness and Outreach.....	58
Recommendation 6-5. Maritime Heritage – Working Waterfronts	59
6-5-1. Commercial Seafood Advisory Committee	59
6-5-2. Rural and Critical Land Preservation Program.....	59
6-5-3. County Waterfront Property	59
6-5-4. Commercial Fishing Village Overlay District.....	59
Recommendation 6-6. Maritime Heritage – Recreational Boating and Fishing	60
6-6-1. Boat Landing Surveys.....	60
6-6-2. Existing Boat Landings.....	60
6-6-3. Security.....	60
6-6-4. Fort Frederick Boat Landing	60
Recommendation 6-7. Maritime Heritage – On-shore Fishing.....	61
6-7-1. Fishing Piers, Crabbing Docks, and Sea-Walls.....	61
6-7-2. Shore-Based Fishing and Boat Ramps	61
Recommendation 6-8. Maritime Heritage – Small Watercraft	62
Recommendation 6-9. Maritime Heritage - Funding.....	63
6-9-1. State and Federal Funding Sources	63
6-9-2. Boat Landing User Fee.....	63
Recommendation 6-10. Agricultural Heritage – Regulatory Framework.....	64
Recommendation 6-11. Agricultural Heritage – Rural and Critical Lands Preservation Program.....	65
6-11-1. Development Rights	65
6-11-2. Leasing.....	65
6-11-2-1. Family Farms and Small Growers	65
6-11-2-2. Sustainable Agriculture	65
6-11-2-3. Active Agriculture	65
Recommendation 6-12. Agricultural Heritage – Markets.....	66
6-12-1. Small Farmer Wholesale Auction Market.....	66
6-12-2. Market Manager	66
Recommendation 6-13. Agricultural Heritage – Local Foods	67
6-13-1. Local Produce	67
6-13-2. Web Site.....	67
6-13-3. Advocacy Coalition	67
6-13-3-1. School District.....	67
6-13-3-2. Food Bank	68
Recommendation 6-14. Military Heritage.....	69
Recommendation 6-15. Gullah Culture.....	70
6-15-1. Land Use Policies	70

6-15-2. Gullah Community Assessment.....	70
6-15-3. Educational Outreach.....	70
6-15-4. Pedestrian Environment.....	70
6-15-5. Alternative Transportation.....	70
6-15-6. Cultural Preservation Overlay.....	71
6-15-7. Cultural Resource Protection Organizations.....	71
6-15-8. Heritage Corridor.....	71
6-15-9. Brochure.....	71
Recommendation 6-16. Visual and Performing Arts.....	72
6-16-1. Cultural Assessment.....	72
6-16-2. Matching Funds.....	72
6-16-3. Community Arts Center.....	72
6-16-4. Display Space.....	72
Recommendation 7-1. Current Business Climate.....	73
7-1-1. Business License Fee Reduction.....	73
7-1-2. Business License Fee Standardization.....	73
7-1-3. Non-Retail Commercial Land.....	73
7-1-4. Non-Retail Commercial Land Inventory.....	73
7-1-5. Expansion in Airport Overlay Districts.....	73
7-1-6. Commercial Zoning Districts.....	74
Recommendation 7-2. Developing Business Climate – Target Industries.....	75
7-2-1. Infrastructure and Light Industrial Buildings.....	75
7-2-2. Municipal and County Properties.....	75
7-2-3. Mixed-Use Developments.....	75
7-2-4. Visual and Cultural Arts.....	75
7-2-5. Broadband and Wireless Internet Capabilities.....	75
7-2-6. Building Permit Process.....	75
7-2-7. Sustainable Development Incentives.....	75
Recommendation 7-3. State Level Incentives.....	76
7-3-1. Economic Development Qualifying Criteria.....	76
7-3-2. Job Creation Qualifications.....	76
7-3-3. Knowledge-Intensive Business Tax Credit.....	76
7-3-4. Multi-County Park Tax Credits.....	76
Recommendation 7-4. Workforce.....	77
7-4-1. Job Placement.....	77
7-4-2. Workforce Liaison.....	77
7-4-3. Agricultural and Seafood Farming Industries.....	77
7-4-4. Regional Education Program.....	77
7-4-5. Strategies and Policies.....	77
Recommendation 7-5. Regional Economic Development Strategies.....	78
7-5-1. Land Acquisition.....	78
7-5-2. Zoning and Fast-Track Permitting.....	78
7-5-3. Expansion.....	78
Recommendation 7-6. Airport Infrastructure.....	79
7-6-1. Navigation Systems.....	79
7-6-2. Hangars.....	79
7-6-3. Private Investment Incentives.....	79
7-6-4. Personal Property Tax Rates.....	79
Recommendation 8-1. Relationship to Other Policies.....	80
8-1-1. Location of Affordable Housing.....	80
8-1-2. Affordable Housing Approaches.....	80
8-1-2-1. Urban Areas.....	80
8-1-2-2. Rural Areas.....	80

8-1-3. Green Building Programs	80
Recommendation 8-2. Full Spectrum of Affordable Housing	81
Recommendation 8-3. Regional Approach to Affordable Housing	82
8-3-1. Common Approaches	82
8-3-2. Urban Centers	82
8-3-3. Regional Transportation	82
Recommendation 8-4. Monitor Demographic Trends	83
8-4-1. Older Persons	83
8-4-2. Young Workers	83
Recommendation 8-5. Address Barriers to Affordable Housing	84
8-5-1. Zoning	84
8-5-2. Hook-Up and Impact Fees	84
8-5-3. Incentives	84
Recommendation 8-6. Affordable Housing Incentives	85
8-6-1. Density Bonus	85
8-6-1-1. Low Income Tax Credit	85
8-6-1-2. Market Based Incentives	85
8-6-1-3. Accessory Dwelling Units (ADU's)	85
8-6-1-4. Flexible Development	85
Recommendation 8-7. Mixed-Use Affordable Communities	87
Recommendation 8-8. Inclusionary Zoning	88
Recommendation 8-9. Affordable Housing Consortium	89
Recommendation 8-10. Housing Trust Fund	90
Recommendation 8-11. Land Acquisition	91
8-11-1. Funding Stream	91
8-11-2. Land Trust	91
8-11-3. Comprehensive Plan	91
8-11-4. Partnerships	91
Recommendation 8-12. Coordinate and Integrate Efforts of Non-profits	92
8-12-1. Affordable Housing	92
8-12-2. Community Development Corporation	92
8-12-2-1. Eligibility	92
8-12-2-2. Counseling and Education	93
8-12-2-3. New Developments	93
8-12-2-4. New Houses	93
Recommendation 9-1. Energy Committee	94
Recommendation 9-2. Relationship to Other Policies	95
9-2-1. Land Use Policies;	95
9-2-2. Transportation Policies	95
9-2-3. Local Foods Initiatives	95
9-2-4. Recycling	95
Recommendation 9-3. Education, Technical Assistance and Training	96
9-3-1. Green Expo	96
9-3-2. Website	96
Recommendation 9-4. Technical Assistance and Expertise	97
9-4-1. Available Services	97
9-4-2. ICLEI	97
Recommendation 9-5. Energy Efficiency - County Energy Audit	98
9-5-1. Energy Performance Contract	98
9-5-2. Renewable Energy Audit	98
Recommendation 9-6. Energy Efficiency – Other Internal County Policies	99
9-6-1. County Fleet	99
9-6-2. Centralization vs. Decentralization of County Facilities	99

9-6-3. Online Services	99
9-6-4. Telecommuting Policy	99
9-6-5. Walking and Cycling to Work	99
9-6-6. Ride Sharing	99
9-6-7. Curbside Solid Waste Collection	100
Recommendation 9-7. Energy Efficiency – Outdoor Lighting	101
Recommendation 9-8. Green Building – Green Building Codes	102
Recommendation 9-9. Green Building - LEED	103
9-9-1. LEED Certification	103
9-9-2. Public and Non-Profit Entities	103
9-9-3. Incentives	103
9-9-4. Land Use and Building Regulations	103
Recommendation 9-10. Green Building - Low Income Weatherization	104
Recommendation 9-11. Renewable Energy - Remove Regulatory Barriers	105
9-11-1. Standards	105
9-11-2. Restrictive Covenants	105
Recommendation 9-12. Renewable Energy - State and Federal Legislation	106
Recommendation 9-13. Renewable Energy – County Initiatives	107
Recommendation 10-1. Level of Service	108
Recommendation 10-2. Regional Transportation Planning and Programming	109
10-2-1. Staff Working Groups	109
10-2-2. Neighboring Counties	109
10-2-3. Joint Review of Major Projects	109
10-2-4. Required Update of Travel Demand Model	109
Recommendation 10-3. Committed Road Improvements	110
Recommendation 10-4. Additional Transportation Improvements	111
Recommendation 10-5. Transportation Improvements for Beaufort Commerce Park	112
Recommendation 10-6. Funding Sources	113
10-6-1. Funding Strategy	113
10-6-1-1. State and Federal Funding	113
10-6-1-2. Sales Tax Referendum	113
10-6-1-3. Local Option Gas Tax	113
10-6-1-4. Transportation Impact Fees	113
10-6-2. Joint Funding	113
Recommendation 10-7. Tools and Policies to Reduce Vehicle Miles Traveled (VMT’s)	115
Recommendation 10-8. Context Sensitive Design	116
10-8-1. Regional Travel Corridors	116
10-8-2. Scenic Corridors	116
10-8-3. Innovative Road Construction Techniques	116
10-8-4. Traffic Calming	116
Recommendation 10-9. Public Transportation	117
10-9-1. US 278/Bluffton Parkway Mainline Service	117
10-9-2. SC 170 Mainline Service (Northern Beaufort County)	117
10-9-3. Circulator	117
Recommendation 10-10. Non-motorized Transportation	118
10-10-1. Port Royal to Yemassee Rail/Trail	118
10-10-2. Roadway Improvements	118
10-10-3. Safe Routes to School Program	118
10-10-4. New Development	118
10-10-5. Utility Corridors	118
Recommendation 10-11. Emergency Evacuation	119
10-11-1. Hurricane Evacuation Route Clearance Time Analysis	119
10-11-2. Inland Counties	119

Recommendation 11-1. Monitoring and Evaluation of Space Needs	120
Recommendation 11-2. New Law Enforcement Center	121
Recommendation 11-3. Southern Beaufort County Offices	122
Recommendation 11-4. Consistency with Other Chapters of the Beaufort County Comprehensive Plan	123
Recommendation 11-5. Energy and Resource Efficient Design	124
Recommendation 11-6. Assess Current Conditions	125
Recommendation 11-7. Expanded Detention Center	126
Recommendation 11-8. Emergency Management Department Relocation.....	127
11-8-1. Emergency Management Space Needs	127
Recommendation 11-9. Radio Central System and Computer Aided Dispatch (CAD) Replacement	128
Recommendation 11-10. Emergency Evacuation.....	129
11-10-1. Hurricane Evacuation Route Clearance Time Analysis	129
11-10-2. evacuation Time Reduction	129
11-10-2-1. SC 68	129
11-10-2-2. Jasper County, City of Hardeeville and LCOG.....	129
Recommendation 11-11. New EMS Stations	130
Recommendation 11-12. EMS Headquarters	131
Recommendation 11-13. Level of Service	132
Recommendation 11-14. Funding Gap.....	133
11-14-1. Outside Funding.....	133
11-14-2. Capital Campaigns.....	133
11-14-3. Capital Projects Sales Tax.....	133
Recommendation 11-15. Parks Master Plan.....	134
Recommendation 11-16. Existing Recreational Facilities.....	135
11-16-1. Facilities Evaluation	135
Recommendation 11-17. New Parks and Recreation Facilities	136
11-17-1. Regional Parks	136
11-17-2. Recreation Facilities	136
11-17-3. Land Acquisition and Facility Development.....	136
Recommendation 11-18. Marsh and Water Access	137
Recommendation 11-19. Boat Landings	138
Recommendation 11-20. Multi-Use Pathways and Trails	139
11-20-1. Strategy.....	139
11-20-2. Rail/Trail Corridor	139
11-20-3. Trails and Blueways Master Plan.....	139
Recommendation 11-21. Management of Passive Parks	140
Recommendation 11-22. Park Funding	141
11-22-1. Park Impact Fees.....	141
11-22-2. Grants.....	141
11-22-3. Joint Recreation Facilities	141
11-22-4. Joint Purchasing.....	141
11-22-5. Private Sources	141
11-22-6. Large Developments.....	141
11-22-7. Revenue Generating Park Amenities	141
Recommendation 11-23. New Law Enforcement Center	142
Recommendation 11-24. Future Disposal Sites.....	143
11-24-1. Waste Disposal and Recycling Alliances	143
11-24-2. Transfer Station and MRF.....	143
Recommendation 11-25. Curbside Collection.....	144
11-25-1. Exclusive Franchise	144
11-25-2. Town of Hilton Head	144
11-25-3. Convenience Centers	144

Recommendation 11-26. Recycling of Yard Waste.....145

Recommendation 11-27. Land Use and Population Projections.....146

Recommendation 11-28. ISO Ratings147

Recommendation 11-29. Cooperative Future Planning with Municipalities.....148

Recommendation 11-30. Funding of Capital Needs.....149

Recommendation 11-31. Cooperative Planning.....150

Recommendation 11-32. Pedestrian Friendly Schools151

11-32-1. Location of Schools151

11-32-2. Development Standards151

Recommendation 11-33. Groundwater Quality.....152

11-33-1. Major Developments.....152

11-33-2. Users of Groundwater152

Recommendation 11-34. Demand for Irrigation.....153

Recommendation 11-35. Extension of Public Water.....154

11-35-1. Water Service and Tap-In Fees154

11-35-2. Water Lines.....154

Recommendation 11-36. Onlot Septic Systems155

11-36-1. Prioritization155

11-36-2. Grants.....155

Recommendation 11-37. Onsite Wastewater Treatment and Disposal Systems156

Recommendation 11-38. Sewage Lines157

Recommendation 12-1. Capital Improvements158

12-1-1. Priorities.....158

12-1-2. Capital Improvements Program158

12-1-3. Capital Improvements Budget158

Recommendation 12-2. Funding Strategy159

 G.O. Bonds.....159

12-2-1. Impact Fees159

12-2-2. Capital Projects Sales Tax.....159

12-2-3. Grants.....159

12-2-4. User Fees.....159

Recommendation 12-3. Coordination with Other Agencies and Jurisdictions160

12-3-1. Public Facilities.....160

12-3-2. Capital Improvements.....160

Administrative Information.....160

DEMONSTRATION ONLY

Beaufort County South Carolina (BCSC)

Vision

Safe and healthy communities that preserve and build on the County's unique sense of place and sustainable economic opportunities that allow all County residents to thrive and prosper.

Mission

The purpose of the Beaufort County Comprehensive Plan is to enable government officials and citizens to effectively manage natural, cultural, economic and fiscal resources in light of growth, change and an uncertain future.

DEMONSTRATION ONLY

Recommendation 4-1. Implementation Tool

Use the Comprehensive Plan and Future Land Use Element as an Implementation Tool

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

4-1-1. Decision-Making Tool

[Use the plan] As decision-making tool when evaluating proposed developments, rezonings, and any other decision that may impact, or be impacted, by growth (e.g., public facilities).

4-1-2. Framework

[Use the plan] As a framework for the cooperation of planning activities and planreview with the municipalities as outlined in this plan and the regional plans.

4-1-3. ZDSO

[Use the plan] To update the ZDSO as described in Recommendation 4-6.

DEMONSTRATION ONLY

Recommendation 4-2. Regional Plans

Implement the Northern and Southern Beaufort County Regional Plans

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

4-2-1. Assistance

Assist in the implementation of the regional plans.

The county will assist in the implementation of the regional plans through participation in the Northern Beaufort County Regional Plan Oversight Committee and the Southern Beaufort County Regional Plan Implementation Committee.

4-2-2. Intergovernmental Agreements

Participate in the drafting and execution of intergovernmental agreements to ratify key plan elements.

The county will participate in the drafting and execution of intergovernmental agreements to ratify key plan elements.

4-2-3. Technical Advisory Group and Working Groups

Participate in the Technical Advisory Group and various working groups for ongoing planning initiatives.

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

Recommendation 4-3. Rural Policy Assessment

Adopt and Implement the Recommendations of the Rural Policy Assessment.

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

DEMONSTRATION ONLY

Recommendation 4-4. Land Use Regulations

Update the County Land Use Regulations.

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

4-4-1. Development Guidelines

Incorporate the development guidelines and recommendations established in this plan and in the regional plans.

4-4-2. Mixed-Use Developments

Encourage mixed-use developments, where proposed, through revisions that will expedite review procedures and provide density incentives.

4-4-3. Development Proposals and Annexations

Codify requirements that allow for the county, municipalities, the school district, and where involved, the military, to review and comment on major development proposals and annexations.

This action would require that any application for an annexation or proposed rezoning will be sent to the planning directors, or similar official, of the relevant review body prior to the public hearing on the application. Any comments provided by such planning official will be included in the review packets for the subject annexation or rezoning.

Recommendation 4-5. Policies

Continue to Utilize and Expand Existing Tools to Further the Policies of the Comprehensive Plan.

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

4-5-1. TDR Program Recommendations

Implement the TDR program recommendations that arise from the evaluation currently underway as part of the AICUZ Overlay district surrounding the Marine Corps Air Station.

Stakeholder(s):

AICUZ Overlay District

4-5-2. TDR Program Expansion

Consider expanding the TDR program, described above, based on the results of the initial program around the Marine Corps Air Station to preserve rural areas and provide financial relief to large rural property owners.

Stakeholder(s):

Marine Corps Air Station

Rural Property Owners

4-5-3. Rural and Critical Land Preservation

Continue to utilize the Rural and Critical Land Preservation Program as its strategy for purchasing development rights.

This program should be used to preserve as much rural lands as feasible. For the purposes of this comprehensive plan update, the county should also consider revisions to the current program to encourage more protection of rural and critical lands on St. Helena Island and in Sheldon.

4-5-4. Conservation Easements

Continue to promote the establishment of conservation easements as a method of protecting rural lands, natural resources, and the rural character of Beaufort County.

This program should be further studied by the county and coordinated with the efforts of the TDR and PDR programs as well as the Open Lands Trust.

Recommendation 4-6. Development Agreements

Utilize Development Agreements to Accomplish Goals of this Plan and the Regional Plans.

The county should utilize development agreements, where feasible, to accomplish the goals set forth in this plan and the regional plans. These agreements can be utilized to implement a number of the recommendations including coordinating development in the growth areas and protecting the rural character of the county. Any development agreement must be consistent with the comprehensive plan and land use regulations that will be implemented following plan adoption. Development agreements are discouraged in areas where development impacts may affect the provision of essential services and available infrastructure. The process by which the agreement is negotiated must be a public process to ensure that potentially affected citizens are notified and aware of any potential impacts.

DEMONSTRATION ONLY

Recommendation 4-7. Baseline Standards

Establish and Adopt Baseline Standards for PUDs and Development Agreements

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

- Open Space;
- Environmental Protection;
- Traffic Mitigation;
- Connectivity; and
- Access Management. For development agreements as described in the previous recommendation, the following minimum regulations and recommendations should apply:

4-7-1. Uniform Baseline Standards

Require compliance with the uniform baseline standards established for PUDs, to the maximum extent allowed by law.

4-7-2. Re-Opening of Agreements

Establish criteria allowing the agreement to be re-opened if defined conditions occur.

These conditions should include:

- A phasing schedule that requires phases to be completed within a specified period of time; or
- A schedule that requires the transportation analysis and mitigation requirements to be re-evaluated after certain thresholds are reached, to ensure transportation impact and mitigation issues are addressed.

4-7-3. Subsequently Adopted Laws

Recognize that subsequently adopted laws can be applied if [certain conditions are met].

Recognition that subsequently adopted laws are not in conflict with the development agreement, and can be applied, if at a public hearing the local government determines:

- There are substantial changes that have occurred within the local government in pertinent conditions existing at the time the development agreement was adopted, which changes, if not addressed by the local government, would pose a serious threat to the health, safety, and welfare of the community;
- The new laws address these problems and are essential to addressing them; and
- The laws expressly state they are to apply to the development agreement.

4-7-4. Inaccurate Information

Recognize that subsequently adopted laws can apply to the development agreement if it is based on substantially and materially inaccurate information supplied by the developer.

Recognition that subsequently adopted laws can apply to the development agreement if it is based on substantially and materially inaccurate information supplied by the developer.

4-7-5. Baseline Indicators

Baseline indicators should be established in the agreement itself, focusing on areas such as impacts on public facilities.

In addition, baseline indicators should be established in the agreement itself, focusing on areas such as impacts on public facilities. Development exceeding the baseline indicators would be required to be re-opened.

DEMONSTRATION ONLY

Recommendation 4-8. Community Preservation Plans

Continue to Develop and Update Community Preservation Plans.

Since the adoption of the 1997 plan, the county has embarked on detailed planning efforts for several community preservation areas. Due to the unique qualities of these areas, it is important for the county to continue these planning efforts to address other community preservation areas. In particular, this plan recommends the following actions:

4-8-1. May River (Bluffton) Community Preservation Plan

Complete the May River (Bluffton) Community Preservation Plan.

Stakeholder(s):

Bluffton

4-8-2. Daufuskie Community Preservation Plan

Complete the Daufuskie Community Preservation Plan.

Stakeholder(s):

Daufuskie Community

4-8-3. Sheldon Community Preservation Plan

Pursue the Sheldon Community Preservation Plan.

Stakeholder(s):

Sheldon

4-8-4. Pritchardville Community Preservation Plan

Jointly prepare the Pritchardville Community Preservation Plan with the Town of Bluffton in accordance with the recommendations of the Southern Beaufort County Regional Plan.

Stakeholder(s):

Pritchardville Community

Town of Bluffton

4-8-5. Additional Community Preservation Areas

Evaluate the need for Community Preservation Area designations for Lands End, Tansi Village, and Big Estates.

Stakeholder(s):

Lands End

Big Estates

Tansi Village

Recommendation 4-9. Infill Development and Redevelopment

Promote Appropriate Infill Development and Redevelopment in Accordance with this Plan.

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

- Small Tract Infill Development is related to undeveloped individual lots within existing residential subdivisions and commercial strips. Development on these sites is generally targeted toward the construction of single-family homes, duplexes, small apartment buildings, or small commercial buildings on single vacant urban lots without the need for further land subdivision.
- Large Tract Infill Development (leapfrogged parcels) is related to larger undeveloped residential or commercial parcels that are 10 acres in size or greater. These lots are typically found in urbanized areas with a concentration of undeveloped or underdeveloped lots that have been passed over in favor of larger parcels further from the urban centers (e.g. Burton, Shell Point).The development of these sites could require further subdivision of the land.
- Small Scale Redevelopment occurs when a large single-family lot in an urban or suburban neighborhood is subdivided into smaller lots for further single-family residential development or is redeveloped as multi-family housing. Small-scale redevelopment may also refer to the redevelopment of small, underutilized commercial lots in urban or suburban commercial areas.
- Large-Scale Redevelopment refers to the redevelopment of a larger scale that requires the assembly of several parcels, removal of the older structures, and the construction of more intense residential or commercial development. In addition to incorporating the above definitions into other planning efforts, the following are targeted recommendations related to infill development and redevelopment.

4-9-1. Stormwater Management

Explore ways to facilitate integrated stormwater management systems for clusters of small parcels.

Tansi Village

Big Estates

4-9-2. Incentives

Develop incentives for developments on infill or redevelopment sites.

4-9-3. Design Standards

Incorporate context-sensitive design standards for various scales of infill development and redevelopment to promote compatibility with surrounding developments, where appropriate.

4-9-4. Geographic Information System

Utilize the regional Geographic Information System (GIS) to identify and market undeveloped or underutilized sites.

DEMONSTRATION ONLY

Recommendation 4-10. Demographic Models and Growth Tracking

Develop Regional Demographic Models and a Regional Growth Tracking System.

Beaufort County will work cooperatively with the municipalities to develop a regional demographic and land use model of existing and forecasted population, including permanent and seasonal population. This model should be maintained through a multi-jurisdictional effort. At a minimum, the system should consist of existing and forecasted seasonal and permanent population data; a consistent classification system for existing and future land use; and a regional land use model that monitors remaining growth capacity and assesses the impacts of land use decisions on the region. In addition to the regional demographic model, the county will work with the municipalities to create and maintain an improved regional growth tracking system, including a land demand and land use forecasting model integrated with other regional models (such as the transportation model) that can be used by all entities for planning purposes. This recommendation would mirror the recommendation in the regional planning efforts and would involve the creation of a regional database and model that would likely build on the existing traffic model and its traffic analysis zones, but it could be expanded for use in a wide range of planning efforts by local and regional agencies.

4-10-1. Certificates of Occupancy

Count certificates of occupancy by tax district and address.

The county's new Land Development Office (LDO) program should be configured to count certificates of occupancy by tax district and address.

4-10-2. LDO Development Counts

Integrate the LDO development counts with GIS traffic analysis zones.

The LDO development counts will be integrated with GIS traffic analysis zones through address or parcel ID numbers.

4-10-3. Growth Report

Periodically generate a growth report.

A growth report will be periodically generated to show the change in growth by Traffic Analysis Zone (TAZ), by tax district, and by jurisdiction.

Recommendation 4-11. Corridor Planning and Review

Establish Joint Corridor Planning Efforts and Joint Corridor Review Boards.

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

4-11-1. Road Type Distinctions

Defining distinctions between urban, suburban, and rural roads and applying corresponding architecture, landscaping, lighting, signage, and streetscape standards for each road type.

4-11-2. Uniform Standards

Including uniform standards consistent with the corridor plans, which can be adopted by the county and related municipality for the subject corridor.

4-11-3. Additional Standards

Including additional standards to provide heightened protection for scenic resources along the May River Road (SC 46) and Okatie Highway (SC 170).

Recommendation 4-12. Area Plans

Develop Detailed Area Plans.

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

- The residential density and land uses of the uncommitted lands;
- Lands with infill potential;
- Lands where mixed use development should be encouraged;
- Public facilities and services for the planning area;
- A plan for the Bluffton Community Preservation District;
- The future growth boundaries of Bluffton and Hardeeville; and
- Recommendations on how the coordinated land use policy will be implemented through a seamless set of zone districts and development standards between the County, Bluffton, and neighboring jurisdictions (as appropriate). Until the joint land use plan is completed, the county and the Town of Bluffton should adopt an interim policy that states annexations and rezonings within the study area shall conform to the Future Land Use element of this comprehensive plan.

DEMONSTRATION ONLY

Recommendation 4-13. Regional Planning

Formalize Regional Planning Efforts with Neighboring Counties and Municipalities.

Stakeholder(s)

Jasper County

Town of Ridgeland

City of Hardeeville

Hampton County

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

- The county will enter into a Memorandum of Understanding (MOU) with Jasper County and the City of Hardeeville to identify a common geographic area of interest, issues of common concern, and commitment to provide staff support to address common issues related to future land use, public facilities (especially transportation and the new port), and natural assets and environmental protection.
- Staff representatives from Jasper County and Hardeeville will be invited to participate as members of the southern Beaufort County working groups, on a permanent basis. The County should also expand these cooperative planning efforts to other neighboring counties and municipalities such as the Town of Ridgeland and Hampton County.
- County working groups, on a permanent basis.

DEMONSTRATION ONLY

Recommendation 4-14. Annual Monitoring

Monitor progress of the implementation of the 2007 Comprehensive Plan.

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

DEMONSTRATION ONLY

Recommendation 4-15. Rural Small Lot Subdivision

Modify the ZDSO to allow for small lot rural subdivisions:

Beaufort County should modify the ZDSO to allow for small lot rural subdivisions:

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

DEMONSTRATION ONLY

Recommendation 4-16. Rural Conservation Subdivisions

Modify our rural cluster subdivision and planned community provisions to allow for traditional rural uses.

Beaufort County should modify its rural cluster subdivision and planned community provisions to allow for traditional rural uses such as agriculture and forestry on set-aside open space.

4-16-1. Clustering

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

4-16-2. Conservation Easements

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

DEMONSTRATION ONLY

Recommendation 4-17. Small Rural Businesses

Provide more flexibility and overcome obstacles to the establishment of compatible rural businesses.

Stakeholder(s)

Rural Businesses

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

4-17-1. Performance Standards

Consider changes to the ZDSO to place more emphasis on performance standards rather than use-restrictions for cottage industries, home occupations, and rural businesses.

4-17-2. Rural Business District

Establish a Rural Business District at Garden's Corner.

Stakeholder(s):

Garden's Corner

DEMONSTRATION ONLY

Recommendation 4-18. Small Landowner Liaison

Provide education and assistance to small rural landowners on development options available in rural areas.

Stakeholder(s)

Small Rural Landowners

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

4-18-1. Brochures, Workshops, and Outreach

Provide public education in the form of brochures, workshops, and other outreach efforts for small rural landowners about family compounds, rural business options, cottage industries, home occupation, and small-lot rural subdivision options.

4-18-2. County Staff Liaison

Consider creating a County Staff Liaison position to assist small rural landowners in the development review process.

DEMONSTRATION ONLY

Recommendation 5-1. Cooperative Planning

Cooperative Planning with Municipalities and Neighboring Counties

Beaufort County should continually work with its municipalities and neighboring counties to develop baseline standards and plan cooperatively to optimize the protection of natural resources at a regional level.

5-1-1. Baseline Standards

Work toward the adoption of baseline standards for critical line buffers, stormwater BMPs, freshwater wetland protection, beach and dune protection, and the protection of trees and habitats.

5-1-2. Water Quality

Centralize and standardize the collection and analysis of County, municipal, and state water quality monitoring data.

5-1-3. Open Space

Coordinate open space protection efforts by pooling and leveraging funds for the preservation of open space and coordinating existing preservation efforts across municipal and county boundaries.

5-1-4. Natural Resource Planning

Coordinate natural resource planning with neighboring counties, with the recognition that development impacts natural resources and water quality across county boundaries.

DEMONSTRATION ONLY

Recommendation 5-2. Educational Outreach

Develop education programs informing local residents, builders, developers and realtors about the value of water quality and the region’s key natural resources, and of County regulations that are designed to protect these resources.

Stakeholder(s)

Local Residents

Developers

Builders

Realtors

Beaufort County should work to develop education programs aimed at informing local residents, builders, developers and realtors about the value of water quality and the region’s key natural resources, and of County regulations that are designed to protect these resources.

5-2-1. Staff and Funding

Dedicate additional staff and funding to environmental education programs.

5-2-2. Program Coordination

Better coordinate existing programs conducted by governmental and non-profit agencies.

DEMONSTRATION ONLY

Recommendation 5-3. Enforcement

Dedicate additional staff resources to the enforcement of County regulations designed to protect water quality and protect natural resources.

Beaufort County should dedicate additional staff resources to the enforcement of County regulations designed to protect water quality and protect natural resources.

DEMONSTRATION ONLY

Recommendation 5- 4. SAMP

Implement the SAMP.

Beaufort County should address the remaining recommendations from the Beaufort SAMP.

5-4-1. River Quality Overlay District (RQOD)

Review the adequacy of existing regulations already adopted, such as river buffers and stormwater BMPs to determine if the intent of the SAMP is already being met.

5-4-2. On Site Disposal System (OSDS) Program

Develop a comprehensive regional approach to reducing the negative impacts of on-site septic systems to surface water quality.

5-4-3. Coordination of Water Quality Data Collection

Establish a structure to coordinate all water quality monitoring activities in the County.

DEMONSTRATION ONLY

Recommendation 5-5. Open Space Preservation

Continue to emphasize protection of public and private open space.

Beaufort County should cooperate and continue to emphasize protection of public and private open space.

5-5-1. Rural and Critical Lands

Continue to support and fund Rural and Critical Lands Preservation Program.

5-5-2. Funding

Use local funds to leverage funds from state, federal, and nongovernmental organization programs.

Stakeholder(s):

State Agencies

Nongovernmental Organizations

5-5-3. Site Acquisitions

Pursue the acquisition of sites that meet multiple objectives, such as the preservation of natural resources, passive recreation, public access to water, and regional stormwater projects.

DEMONSTRATION ONLY

Recommendation 5- 6. Soils

Take greater consideration of soil types in future land use planning, site plan review and locating future infrastructure projects and County facilities.

Beaufort County should take greater consideration of soil types in future land use planning, site plan review and locating future infrastructure projects and County facilities.

DEMONSTRATION ONLY

Recommendation 5- 7. New Approaches to Stormwater Management

Explore, develop and promote new approaches to stormwater management.

Stakeholder(s)

Stormwater Management Utility Board

Beaufort County should utilize the Stormwater Management Utility Board to explore, develop and promote new approaches to stormwater management.

5-7-1. Stormwater BMP Manual

Continually reevaluate the Stormwater BMP Manual and its application and enforcement to increase the use of Low Impact Development (LID) techniques, such as bioretention, green roofs, pervious paving, and cisterns that promote water conservation and groundwater recharge.

5-7-2. Stormwater Management

Design stormwater management in sensitive headwater areas to 100-year storm event to lessen the impact of freshwater surges and channelization on marine life.

5-7-3. Collective Impacts

When evaluating the impact of new development, take into account the collective impacts of existing development in the same subwatershed.

5-7-4. Soil Types

Incorporate soil types as a criterion to determine the appropriate percentage of impervious surface within a development.

5-7-5. Nitrogen Pollution

Evaluate the necessity designing stormwater management to limit nitrogen pollution in runoff. Adjust Stormwater BMP Manual accordingly.

If nitrogen standards are enacted, allow high density developments to mitigate the impact of nitrogen pollution by retrofitting stormwater management devices in older nonconforming developments within the same sub-watershed.

5-7-6. Flood Insurance Rates

Continually evaluate how stormwater standards can be modified to help reduce FEMA flood insurance rates.

Recommendation 5-8. Stormwater Utility

Continue to implement the Stormwater Utility with a priority placed on retrofitting stormwater in older moderate and high density developments that predate the adoption of stormwater standards in Beaufort County.

Beaufort County should continue to implement the Stormwater Utility with a priority placed on retrofitting stormwater in older moderate and high density developments that predate the adoption of stormwater standards in Beaufort County.

5-8-1. Capital Improvements Plan

Work toward a joint capital improvements plan (CIP) for County and municipal Stormwater Utility projects.

5-8-2. Rural and Critical Lands Preservation Program

Utilize Rural and Critical Lands Preservation Program to purchase key sites that serve regional stormwater utility needs.

DEMONSTRATION ONLY

Recommendation 5-9. Water Quality Monitoring

Centralize and standardize the collection and analysis of water quality data.

Beaufort County should work toward centralizing and standardizing the collection and analysis of water quality data.

5-9-1. Sub-Watershed Standards

Establish what are considered acceptable and unacceptable water quality standards on the sub-watershed level.

5-9-2. BMP Manual

Update BMP Manual to adjust to new information.

DEMONSTRATION ONLY

Recommendation 5- 10. Other Water Quality Measures

Pursue additional measures aimed at improving water quality.

Beaufort County should pursue additional measures aimed at improving water quality.

5-10-1. Small Marsh Islands

Assess the effectiveness of existing County and state policies to protect small marsh islands from over-development.

5-10-2. Toxic Items

Continue to expand the ability to help the public discard toxic items that can degrade water quality.

DEMONSTRATION ONLY

Recommendation 5-11. Tree Protection Standards

Maintain good standards both to protect mature and specimen trees and to plant new trees when property is developed or redeveloped.

Beaufort County should maintain good standards both to protect mature and specimen trees and to plant new trees when property is developed or redeveloped.

5-11-1. Mature and Specimen Trees

Revise Beaufort County's tree standards to distinguish between "mature" trees and "specimen" trees, giving greater protection to specimen trees.

5-11-2. Root Zones and Canopies

Continue to require and increase the enforcement of the protection of root zones and canopies of trees during construction.

DEMONSTRATION ONLY

Recommendation 5-12. Tree Management Plan

Beaufort County should require new developments and encourage existing developments to adopt a tree management plan.

5-12-1. Common Areas

Include a map of all common areas, their purposes and the trees that currently exist in the common areas.

The plan should include a map of all common areas, their purposes and the trees that currently exist in the common areas.

5-12-2. Thinning and Planting

Address such aspects as the thinning of trees to provide sufficient light to keep desirable trees healthy, and the planting of new trees and shrubs to replace aging or unhealthy trees.

The plan should address such aspects as the thinning of trees to provide sufficient light to keep desirable trees healthy, and the planting of new trees and shrubs to replace aging or unhealthy trees.

5-12-3. Parks and Preserved Lands

Complete tree management plans for the County's parks and preserved lands.

Beaufort County should work with the Clemson Extension Master Gardner Program to complete tree management plans for the County's parks and preserved lands.

Stakeholder(s):

Clemson Extension Master Gardner Program

Recommendation 5-13. Trees - Educational Outreach

Build on our current partnership with Clemson University Extension Service to promote the value of tree protection and proper tree care.

Stakeholder(s)

Clemson University Extension Service

Beaufort County should build on its current partnership with Clemson University Extension Service to promote the value of tree protection and proper tree care.

5-13-1. Information

Provide information on identifying backyard trees, evaluating the health of trees, keeping specimen trees healthy, and planting and caring for new trees.

5-13-2. Tree Maintenance

Promote good tree maintenance such as root zone protection and sustainable pruning techniques.

5-13-3. Specimen Trees

Encourage residents to submit information about outstanding specimen trees to assist the County to establish a GIS database to aid in the evaluation of site plans.

DEMONSTRATION ONLY

Recommendation 5-14. Wildlife and Habitat Protection Standards

Develop standards aimed at protecting wildlife and local wildlife habitat.

Beaufort County should develop standards aimed at protecting wildlife and local wildlife habitat.

5-14-1. Mitigation Standards

Develop mitigation standards for development projects to protect and encourage wildlife. Standards may include replanting of native vertical layers of vegetation, installation of thickets, keeping dead trees where they do not present a hazard, and installation of rest/nest boxes

5-14-2. New Development

Encourage new development to be wildlife friendly and to provide linkages between wildlife habitats through a combination of ordinance requirements and incentives.

5-14-3. Species of Special Concern

Develop regulations to protect animal and plant species defined as Species of Special Concern by the State of South Carolina.

Stakeholder(s):

State of South Carolina

5-14-4. Road Construction Techniques

Promote innovative road construction techniques that are wildlife friendly.

Techniques include culverts for under-road crossings, rolled curbing, traffic calming devices, and signage to alert motorists.

Recommendation 5-15. Wildlife and Habitat Educational Outreach

Encourage property owners to landscape their properties to be more wildlife friendly.

Beaufort County should encourage property owners to landscape their properties to be more wildlife friendly.

5-15-1. Native Vegetation

Develop an education program aimed at informing property owners of the benefits of preserving or enhancing native vegetation.

5-15-2. Backyard Wildlife Habitat

Inform the public about programs for certifying backyard wildlife habitat offered by the National Wildlife Federation, the National Audubon Society, and the Clemson University Extension Service (Carolina Yards and Neighborhoods).

Stakeholder(s):

National Wildlife Federation

National Audubon Society

Clemson University Extension Service :
Carolina Yards and Neighborhoods

DEMONSTRATION ONLY

Recommendation 5-16. Beaches and Dunes

Recognize that our beaches and dunes are both an important public resource and are valuable as a natural storm barrier protecting life and property for those living along the coast.

Beaufort County should recognize that its beaches and dunes are both an important public resource and are valuable as a natural storm barrier protecting life and property for those living along the coast. The following policy components are recommended:

5-16-1. Beachfront Developments and Redevelopments

All new beachfront developments and redevelopments should enhance or reestablish dune systems.

5-16-2. Dune Plants

All native dune plants that provide dune stabilization should be protected.

5-16-3. Vegetated Buffer

Require a natively vegetated buffer between the dune system and development with planting standards and a prescriptive list of native plants.

5-16-4. Structures

Restrict the size and location of structures in dune systems and buffer areas, such as decks and dune walkovers.

Dune walkovers should be constructed so that they do not restrict the free flow of wildlife.

5-16-5. Storm and Pool Water

Prohibit the direct discharge of storm water and pool water into dune systems or onto beaches.

5-16-6. Sea Turtles

In order to protect sea turtles, all lighting for parcels fronting barrier island beaches and dunes should be configured so as to ensure that no light is visible from the beaches or dunes during sea turtle nesting season.

5-16-7. Sand Fencing

Beaufort County should consult with the SCDNR Sea Turtle Program on the proper placement and configuration of sand fencing, if it is used to reestablish dune systems.

Stakeholder(s):

SCDNR Sea Turtle Program

5-16-8. Public Access

Beaufort County should exercise its authority to purchase public access when reviewing development plans on beachfront properties, in order to gain as much public beach access as possible when property is being redeveloped.

DEMONSTRATION ONLY

Recommendation 5-17. Network of Open Spaces

Work toward a network of open spaces that protects critical habitats and provides wildlife corridors.

Beaufort County should work toward a network of open spaces that protects critical habitats and provides wildlife corridors.

5-17-1. Land Preservation and Greenprint Map

Continue to fund the Rural and Critical Lands Preservation Program and to update the Greenprint map.

5-17-2. Habitat Identification

Develop better critical habitat identification tools utilizing DNR, NOAA data, and aerial photography to assist in identifying lands for preservation.

5-17-3. Open Space

Coordinate public and private preserved open space.

5-17-4. Land Bank

Explore the feasibility of an open space land bank where fees would be collected in lieu of ordinance required open space set asides and applied to the purchase and preservation of larger more critical lands.

Recommendation 5-18. Freshwater Wetlands

Acknowledge the importance of freshwater wetlands as natural assets worthy of protection because of their vital role as natural stormwater drainage systems and as habitats for plants and animals.

Beaufort County should continue to acknowledge the importance of freshwater wetlands as natural assets worthy of protection because of their vital role as natural stormwater drainage systems and as habitats for plants and animals.

5-18-1. Zero Loss Policy

Adopt a zero net loss policy on isolated freshwater wetlands with an emphasis placed on avoiding negative impacts on wetlands.

The County should adopt a zero net loss policy on isolated freshwater wetlands with an emphasis placed on avoiding negative impacts on wetlands.

5-18-1-1. Minimization and Mitigation

Where avoidance is not possible, emphasize minimizing and mitigating impacts.

5-18-1-2. Incentives

Provide incentives for development plans that are designed around freshwater wetlands.

5-18-1-3. On Site Mitigation

Mitigate impacted wetlands on site.

Mitigation of impacted wetlands should be on site. When it is not feasible, in-kind mitigation acre for acre in same the watershed should be considered a last resort.

5-18-1-4. Permanent Protection

Permanently protect wetlands that are preserved or mitigated and their buffers.

Once a property is developed, wetlands that are preserved or mitigated and their buffers should be given permanent protection.

5-18-2. Rookery Habitat

Manage high quality wetlands and wetlands with rookeries to maintain rookery habitat.

High quality wetlands and wetlands with rookeries should be managed to maintain the site as suitable rookery habitat.

5-18-3. Upland Buffers

[Maintain] native, upland buffers [around] freshwater wetlands.

Freshwater wetlands should have native, upland buffers.

5-18-4. Stormwater Management

Design stormwater management to provide no negative impacts to freshwater wetlands.

Stormwater management should be designed so to provide no negative impacts to freshwater wetlands.

DEMONSTRATION ONLY

Recommendation 5-19. Groundwater

Protect Groundwater Quality.

Preserve groundwater quality by reducing and eliminating heavy usage of groundwater resources in the county.

5-19-1. New Developments

Require all new developments to hookup to public water.

5-19-2. Low Impact Development

Require Low Impact Development (LID) stormwater management techniques that infiltrate stormwater runoff into the soil, thereby recharging groundwater.

5-19-3. Treated Effluent

Encourage heavy users of irrigation (golf courses, landscaping) to use treated effluent for irrigation.

Stakeholder(s):

Heavy Users of Irrigation

5-19-4. Residential Landscaping

Discourage wells for the irrigation of residential landscaping.

5-19-5. Geothermal HVAC Systems

Develop standards for geothermal HVAC systems that recycle the use of groundwater

Recommendation 5-20. Climate Change and Rising Sea-Level

Anticipate and plan for the impacts of climate change and sea level rise.

Beaufort County should anticipate and plan for the impacts of climate change and sea level rise.

5-20-1. Anticipation

Anticipate Sea Level Rise.

5-20-1-1. Inlet and Ocean Levels

Work with the U.S. Geological Survey and other monitoring agencies to track inlet and ocean levels.

Stakeholder(s):

U.S. Geological Survey

5-20-1-2. Inundation Mapping

Utilize estimates for mean sea level rise to map potential areas subject to future inundation.

5-20-1-3. Flood Maps

Work with FEMA to amend flood maps for any areas subject to increased flooding from a rise in sea level.

Stakeholder(s):

FEMA

5-20-2. Plan

Plan for Sea Level Rise.

The potential impacts of sea level rise on low-lying areas should be a consideration in future land use planning, site plan review, and the location of future roads and other public facilities.

5-20-3. Disclosure

Consider requiring a disclosure statement when development and building permits are issued on low-lying property acknowledging that the County is not committed to stabilizing property or maintaining private roads and causeways by constructing seawalls, levees or other devices.

Recommendation 6-1. Archaeological and Historic Resources

Continue to emphasize the protection of historic and archaeological resources through a combination of planning, data gathering, land use regulations, and land acquisition.

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

6-1-1. Development Plans

Continue to review development plans to determine the location of archaeological and historic resources and the potential impact of development on these resources.

6-1-2. State and Federal Permits

Continue to coordinate with the South Carolina Department of Archives and History on projects that trigger state and federal permits.

Stakeholder(s):

South Carolina Department of Archives and History

6-1-3. Acquisition

Continue to pursue the acquisition of significant archaeological and historic sites via the Rural and Critical Lands Preservation Program.

6-1-4. Above Ground Historic Resources Survey

Continue to update the Beaufort County Above Ground Historic Resources Survey.

Recommendation 6-2. Archaeological and Historic Resources – Public Outreach

Increase public awareness for local archaeological and historic resources.

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

DEMONSTRATION ONLY

Recommendation 6-3. Rural Vernacular Architecture

Target the preservation of historic rural vernacular architecture.

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

DEMONSTRATION ONLY

Recommendation 6-4. Scenic Highways and Byways

Preserve and enhance the scenic qualities of its highways and byways.

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

6-4-1. Overlay Standards and Reviews

Expand the application of the corridor overlay district standards and the purview of the Corridor Review Boards.

Expand the application of the corridor overlay district standards and the purview of the Corridor Review Boards to apply to road widenings, median landscaping, and other alterations within the highway right-of-way that impact the aesthetic qualities of the highway.

Stakeholder(s):

Corridor Review Boards

6-4-2. Overlay District Standards

Modify corridor overlay district standards to better protect and enhance rural scenic qualities.

6-4-3. Scenic Byway Designations

Pursue state scenic byway designation for River Road, Martin Luther King Jr. Drive/Lands End Road, and other roads that qualify for this designation.

6-4-4. May River Road

Work with the Town of Bluffton's efforts to preserve and enhance the scenic qualities of May River Road (SC 46).

Stakeholder(s):

Town of Bluffton

6-4-5. Local Scenic Highway Designation

Create a local scenic highway designation to preserve minor collectors and local roads with tree canopies and other scenic qualities.

6-4-6. Canopy Road Inventory

Inventory the County's remaining canopy roads.

6-4-7. Management Plan

Create a management plan for local scenic highways that includes design and tree protection standards along with cooperation with SCDOT and utility companies.

Stakeholder(s):

SCDOT

Utility Companies

6-4-8. Public Awareness and Outreach

Promote public awareness and outreach by creating an interpretive brochure that maps and describes state and local scenic highways.

DEMONSTRATION ONLY

Recommendation 6-5. Maritime Heritage – Working Waterfronts

Protect and enhance the local seafood industry by proactively working to preserve existing working waterfronts and allowing for the expansion of commercial fishing operations.

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

6-5-1. Commercial Seafood Advisory Committee

Form a Commercial Seafood Advisory Committee made up of representatives of the local seafood industry.

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

Stakeholder(s):

OCRM

SCDHEC

6-5-2. Rural and Critical Land Preservation Program

Use the Rural and Critical Land Preservation Program to protect working waterfronts from development pressures.

Consider the use of the Rural and Critical Land Preservation Program to protect working waterfronts from development pressures by purchasing development rights; or, where deemed appropriate, consider the acquisition of working waterfronts with a long-term lease arrangement to continue active private operation of the waterfront.

6-5-3. County Waterfront Property

Explore the feasibility of using County waterfront property to support the seafood industry by allowing the location of private seafood processing facilities and other supporting facilities.

This should only be considered where sufficient land is available and where such activities would not interfere with public access to the water.

6-5-4. Commercial Fishing Village Overlay District

Consider future expansions of the Commercial Fishing Village Overlay District to accommodate any new commercial fishing operations and supporting facilities.

Recommendation 6-6. Maritime Heritage – Recreational Boating and Fishing

Enhance our boat landings.

Stakeholder(s)

Recreational Boaters

Commercial Fishermen

Fishermen

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

6-6-1. Boat Landing Surveys

Conduct in-depth boat landing surveys.

Beaufort County staff should conduct in-depth surveys to determine who uses the boat landings; which landings are receiving the greatest use; when are the peak demands for boat landing usage; and what are the landings being used for.

6-6-2. Existing Boat Landings

Enlarge and enhance existing boat landings.

Where sufficient land is available, County staff should make it a priority to enlarge and enhance existing boat landings before considering the creation of new boat landings.

6-6-3. Security

Promote increased security at boat landings by installing better lighting and exploring the feasibility of installing security cameras.

County staff should promote increased security at boat landings by installing better lighting and exploring the feasibility of installing security cameras.

6-6-4. Fort Frederick Boat Landing

Secure permanent unrestricted access to the Fort Frederick Boat Landing.

County staff and the Trust for Public Lands should work with the US Naval Hospital and surrounding property owners to secure permanent unrestricted access to the Fort Frederick Boat Landing.

Stakeholder(s):

Trust for Public Lands

US Naval Hospital

Recommendation 6-7. Maritime Heritage – On-shore Fishing

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

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

6-7-1. Fishing Piers, Crabbing Docks, and Sea-Walls

Provide provide fishing piers, crabbing docks, and sea-walls at County boat landings and on other properties with water access.

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

6-7-2. Shore-Based Fishing and Boat Ramps

Maintain adequate separation of shore-based fishing facilities and boat ramps to avoid potential conflicts between users.

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

Recommendation 6-8. Maritime Heritage – Small Watercraft

Provide more launch areas for small nonmotorized watercraft (kayaks and canoes).

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

DEMONSTRATION ONLY

Recommendation 6-9. Maritime Heritage - Funding

Pursue alternative funding sources for water access facilities.

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

6-9-1. State and Federal Funding Sources

Seek state and federal funding sources.

The County should seek state and federal funding sources such as OCRM Coastal Access Grants and the DNR Water Recreational Resource Fund.

6-9-2. Boat Landing User Fee

Beaufort County should explore the feasibility of a user fee at County boat landings to fund new water access facilities.

DEMONSTRATION ONLY

Recommendation 6-10. Agricultural Heritage – Regulatory Framework

Assess our rural land use regulations and make adjustments to provide incentives to cluster new development in rural areas, and permit active agriculture on land set aside as open space in rural cluster developments.

The County should assess its rural land use regulations and make adjustments to provide incentives to cluster new development in rural areas, and permit active agriculture on land set aside as open space in rural cluster developments.

DEMONSTRATION ONLY

Recommendation 6-11. Agricultural Heritage – Rural and Critical Lands Preservation Program

Continue to use the Rural and Critical Lands Preservation Program to promote active agriculture and the preservation of agricultural lands.

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

6-11-1. Development Rights

Continue to target the purchase of development rights on active agricultural lands.

6-11-2. Leasing

Where suitable, consider the lease of County owned properties to those who are interested and actively farming the land.

6-11-2-1. Family Farms and Small Growers

Target family farms and small growers.

6-11-2-2. Sustainable Agriculture

Promote sustainable agricultural practices (crop diversity, low use of pesticides, protection of soil quality, cover crops, etc.).

6-11-2-3. Active Agriculture

Make active agriculture a condition of the lease.

Recommendation 6-12. Agricultural Heritage – Markets

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

6-12-1. Small Farmer Wholesale Auction Market

Encourage, support and monitor the success of the Small Farmer Wholesale Auction Market.

6.12-2. Market Manager

Work with the municipalities to provide support for a market manager for the local farmers market.

DEMONSTRATION ONLY

Recommendation 6-13. Agricultural Heritage – Local Foods

Encourage the use of locally grown produce by adopting a local food purchasing program.

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

6-13-1. Local Produce

Purchase and serve local produce.

Enact a policy that requires, where feasible, the County purchase and serve local produce (grown and processed within 100 miles of Beaufort County) at the detention center and other County facilities where food is served.

6-13-2. Web Site

Work with Clemson Extension to research and create a web site with information on locally grown produce and retail establishments and restaurants serving locally grown produce.

Beaufort County staff should work with Clemson Extension to research and create a web site with information on locally grown produce and retail establishments and restaurants serving locally grown produce. The web site should promote organizations that advocate local foods such as Lowcountry Local First and Fresh on the Menu.

Stakeholder(s):

Clemson Extension

6-13-3. Advocacy Coalition

Create a coalition to advocate for local agriculture and identify policies, programs and actions to further local agriculture.

Create a coalition consisting of Beaufort County, the Rural and Critical Lands Preservation Program, Penn Center, the Coastal Conservation League and local growers to advocate for local agriculture and identify policies, programs and actions to further local agriculture. Issues to be addressed by the coalition include:

Stakeholder(s):

Rural and Critical Lands Preservation Program

Penn Center

Coastal Conservation League

6-13-3-1. School District

Encouraging the Beaufort County School District to serve locally grown produce at its cafeterias.

Stakeholder(s):

Beaufort County School District

6-13-3-2. Food Bank

Working with local farmers to make available grade 2 and 3 produce to the food bank.

Stakeholder(s):

Local Farmers

DEMONSTRATION ONLY

Recommendation 6-14. Military Heritage

Recognize that the presence of the military is a vital component to the County's history, culture, and economy.

Beaufort County should recognize that the presence of the military is a vital component to the County's history, culture, and economy. The following actions are recommended: § Continue to enforce standards within the AICUZ contours that discourage development that would adversely affect the mission of the US Marine Corps Air Station. § Continue to partner with the US Marine Corps to preserve open space around MCAS to protect the facility from undesirable encroachment. This partnering expands the County's efforts to preserve rural and critical land while ensuring the ability of the MCAS to remain militarily viable and vital to the national defense. § Adopt a transfer of development rights (TDR) program to compensate affected property owners within the Airport Overlay District (AOD) and continue encroachment partnering acquisition efforts in the vicinity of the Air Station. § Support the Greater Beaufort Chamber of Commerce's Military Affairs Committee's efforts to promote and lobby for the retention and expansion of the military installations in Beaufort County

DEMONSTRATION ONLY

Recommendation 6-15. Gullah Culture

Recognize the importance of our local Gullah Community by adopting policies that preserve and promote this unique cultural heritage.

Stakeholder(s)

Gullah Community

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

6-15-1. Land Use Policies

Continue to recognize the importance of land use policies such as low-density rural zoning and family compounds in preserving and enhancing the traditional land use patterns associated with the Gullah community.

Stakeholder(s):

Gullah Community

6-15-2. Gullah Community Assessment

Conduct an assessment of buildings, archaeological sites, traditionally used roads, waterways, water access points, fishing areas, burial sites, and sacred grounds associated with the Gullah community.

This would involve working with community members in order to access the historical and cultural resources that need protection, restoration, and/or maintenance; and seeking funding to preserve these resources in a way that allows the community to be stakeholders in the process. Rural and Critical Lands Preservation Program is a possible vehicle to preserve some of these sites.

6-15-3. Educational Outreach

Promote educational outreach to the public in order to foster better stewardship of Beaufort County’s cultural and environmental resources.

6-15-4. Pedestrian Environment

Promote a safe pedestrian environment in the Corners Community and other gathering places on St. Helena Island that serve the Gullah community.

Stakeholder(s):

Corners Community

St. Helena Island

6-15-5. Alternative Transportation

Promote alternative means of transportation, such as transit, pathways, and ferry service to make jobs and services more accessible to the Gullah community.

6-15-6. Cultural Preservation Overlay

Continue to enforce the Cultural Preservation Overlay on St. Helena Island.

County Planning staff should continue to enforce the Cultural Preservation Overlay on St. Helena Island. Determine if additional policies and regulations are needed for the overlay to better implement its purpose.

Stakeholder(s):**Beaufort County Planning Staff****St. Helena Island****6-15-7. Cultural Resource Protection Organizations**

Support organizations that promote cultural resource protection.

Support existing organizations that promote cultural resource protection such as the South Carolina Coastal Community Development Corporation, the Gullah/Geechee Sea Island Coalition, the Cultural Protection Overlay District Committee, the Lowcountry Alliance, and Penn Center.

Stakeholder(s):**South Carolina Coastal Community Development Corporation****Cultural Protection Overlay District Committee****Gullah/Geechee Sea Island Coalition****Lowcountry Alliance****Penn Center****6-15-8. Heritage Corridor**

Support the National Park Service and the Gullah/Geechee Cultural Heritage Corridor Commission in their developing and implementing a management plan for the Heritage Corridor.

Stakeholder(s):**National Park Service****Gullah/Geechee Cultural Heritage Corridor Commission****6-15-9. Brochure**

Develop a brochure designed to assist small rural landowners understand how to subdivide and transfer land.

County and Zoning staff should develop a brochure designed to assist small rural landowners understand how to subdivide and transfer land. Explain family compound, policies for small rural landowners, home occupation and home business provisions, cottage industry provisions, etc. Consider the designation or creation of a County liaison position to assist rural property owners.

Recommendation 6-16. Visual and Performing Arts

Recognize the importance of our unique visual and performing arts community as both a key component of the County’s quality of life and source of economic development.

Stakeholder(s)

Visual Arts Community

Performing Arts Community

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

6-16-1. Cultural Assessment

Provide support for the creation of a Cultural Assessment.

Provide support for the creation of a Cultural Assessment of Beaufort County that provides a comprehensive identification and analysis of the community’s cultural resources and needs. This assessment should evaluate the work of other communities, such as Paducah, KY, Chattanooga, TN, and Cumberland, MD who have successfully implemented packages of incentives to encourage the relocation of artists into their communities.

6-16-2. Matching Funds

Provide local matching funds to the Community Arts Grant Fund to support individual artists, art education programs and local arts organizations.

Stakeholder(s):

Artists

Local Arts Organizations

6-16-3. Community Arts Center

Support the creation of a County-wide Community Arts Center that provides community performance space, arts classroom space, and a space for an art gallery to showcase new and emerging local artists.

6-16-4. Display Space

Continue to provide space in libraries and other County buildings to display the work of local artists.

Recommendation 7-1. Current Business Climate

[Foster] new economic development.

Beaufort County is in need of new economic development that will complement and promote its current base economy and which draws capital and investment from outside the County and South Carolina, provides good wages and opportunities for our citizens, and increases tax revenues. To assist the economic development efforts of the Lowcountry Economic Network, Beaufort County should:

7-1-1. Business License Fee Reduction

Consider the flexibility to develop a business license fee reduction program as an incentive for companies that fit the County's four economic development focus areas. Fees should be reduced based on job creation and capital investment.

7-1-2. Business License Fee Standardization

Consider the standardization of business license fee rates and classifications across Beaufort County and each of its municipalities.

7-1-3. Non-Retail Commercial Land

Ensure that there is a sufficient quantity of suitably located land zoned for non-retail commercial uses that promote the region's economic health and diversity.

Beaufort County should ensure that there is a sufficient quantity of suitably located land zoned for non-retail commercial uses that promote the region's economic health and diversity. Non-retail commercial uses include the following: business parks, research and development centers, product assembly, distribution centers, cottage industries, and light and moderate industrial uses.

7-1-4. Non-Retail Commercial Land Inventory

Inventory the existing supply of appropriately zoned land available for non-retail commercial development.

Together with the staff of each local municipality, the Beaufort County Planning Department should inventory the existing supply of appropriately zoned land available for non-retail commercial development within Beaufort County and its municipalities.

7-1-5. Expansion in Airport Overlay Districts

Expand non-retail commercially zoned properties within the Airport Overlay Districts.

Where appropriate, expand non-retail commercially zoned properties within the Airport Overlay Districts.

7-1-6. Commercial Zoning Districts

Provide more flexibility in commercial zoning districts to permit smaller non-retail commercial uses.

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

DEMONSTRATION ONLY

Recommendation 7-2. Developing Business Climate – Target Industries

Take steps to recognize and encourage growth in the County's existing and emerging industries, as well as attract the type of business that can sustain the economy well into the future.

Beaufort County should take the following steps to recognize and encourage growth in the County's existing and emerging industries, as well as attract the type of business that can sustain the economy well into the future.

7-2-1. Infrastructure and Light Industrial Buildings

Construct infrastructure and provide new and renovated light industrial buildings.

Commit resources to construct infrastructure and provide new and renovated light industrial buildings to attract companies interested in locating or expanding in the region.

7-2-2. Municipal and County Properties

Identify properties under municipal and County control that can be offered to relocating businesses.

7-2-3. Mixed-Use Developments

Encourage the planning, development and permitting of mixed-use developments which attract young professionals.

7-2-4. Visual and Cultural Arts

Support the planning, development and permitting of a visual and cultural arts community, which are essential to attracting and retaining young professionals and enhancing the County's quality of life.

Stakeholder(s):

Visual Arts Community

Cultural Arts Community

7-2-5. Broadband and Wireless Internet Capabilities

Ensure that all business locations have the ability to offer broadband and wireless Internet capabilities.

7-2-6. Building Permit Process

Develop an accelerated building permit process for commercial and industrial projects that intend to meet either LEED or Energy Star certification levels.

7-2-7. Sustainable Development Incentives

Consider offering incentives such as sustainable development bonuses on height and density for projects that meet LEED and Energy Star standards, as well as fee reductions and waivers.

Recommendation 7-3. State Level Incentives

Reviewed and update incentives on a regular basis to attract the right industries for the state and our region as well as keep pace with the changing face of business and industry.

State and local incentives play an important role in the decision-making process when companies look to expand or relocate. Regardless of economic or market changes, it is critical that incentives are reviewed and updated on a regular basis to attract the right industries for the state and our region as well as keep pace with the changing face of business and industry. Beaufort County should take the following actions to improve state level incentives:

7-3-1. Economic Development Qualifying Criteria

Amend the current South Carolina economic development qualifying criteria.

Support legislation that would amend the current South Carolina economic development qualifying criteria from a Per Capita Income base to an Average Regional Wage base, which would more accurately reflect the income levels of the region's working population.

7-3-2. Job Creation Qualifications

Amend the South Carolina job creation qualifications for a company headquarters relocation.

Support legislation to amend the South Carolina job creation qualifications for a company headquarters relocation to allow that, once the capital investment requirement has been met, the minimum of job creation level and Per Capita Income levels be adjusted to require that a minimum of 10 percent of a headquarters' corporate payroll be dedicated to the relocating headquarters' employees who earn twice the state Per Capita Income.

7-3-3. Knowledge-Intensive Business Tax Credit

Support a legislative amendment to include a specified definition for Knowledge-intensive businesses to be included in the list of businesses qualified for the South Carolina Jobs Tax Credit.

7-3-4. Multi-County Park Tax Credits

Support a legislative amendment to add a tax credit to a Multi-County Park agreement for companies whose new construction meets LEED and Energy Star standards.

The tax credit should be based on the level of green building certification.

Recommendation 7-4. Workforce

Address the County's diverse workforce needs.

To address the County's diverse workforce needs Beaufort County should take the following steps:

7-4-1. Job Placement

Support initiatives to identify the skills of former and transitioning military and current military spouses, and coordinate job placement with local and regional businesses.

Stakeholder(s):

Transitioning Military

Military Spouses

7-4-2. Workforce Liaison

Fund a permanent full-time Workforce Liaison position.

Beaufort County should fund a permanent full-time Workforce Liaison position. The goal will be to continue the work begun under the pilot program and expand the geographic scope to include all low-income, low-skill pockets of Beaufort County.

7-4-3. Agricultural and Seafood Farming Industries

Develop and support programs that create marketing opportunities and outlets that encourage and develop local agricultural and seafood farming industries.

Stakeholder(s):

Agricultural Industry

Seafood Farming Industry

7-4-4. Regional Education Program

Support initiatives and policy changes to develop a regional education program.

Support initiatives and policy changes that would empower the Beaufort County School Board, the Academy for Career Excellence, the Technical College of the Lowcountry and both local campuses of the University of South Carolina to work together to develop regional education program designed to match the skills requirements of the County's target industries, as well as coordinate curriculum and school-to-work training with economic development efforts.

Stakeholder(s):

Beaufort County School Board

Technical College of the Lowcountry

Academy for Career Excellence

University of South Carolina

7-4-5. Strategies and Policies

Develop strategies and policies that would promote the development of a variety of affordable housing options to meet the County's diverse housing needs, with particular emphasis on mixed-use environments which are proven to attract young professionals.

Recommendation 7-5. Regional Economic Development Strategies

Support efforts by the Lowcountry Economic Network and the Lowcountry Economic Alliance to increase the available land and infrastructure needed to support the region’s economic development efforts and expand the area’s marketing reach to our target industries.

Stakeholder(s)

Lowcountry Economic Network

Lowcountry Economic Alliance

Beaufort County should support efforts by the Lowcountry Economic Network and the Lowcountry Economic Alliance to increase the available land and infrastructure needed to support the region’s economic development efforts and expand the area’s marketing reach to our target industries.

7-5-1. Land Acquisition

Support the efforts of the Lowcountry Economic Alliance to acquire and develop land for distribution and warehousing purposes.

In preparation for the development and opening of the new Jasper Port Terminal and the expansion of the Port of Savannah, Beaufort County should support the efforts of the Lowcountry Economic Alliance to acquire and develop land for distribution and warehousing purposes.

7-5-2. Zoning and Fast-Track Permitting

[Ensure that] appropriate zoning and fast-track permitting [are] in place.

In tandem with land and infrastructure acquisition, appropriate zoning and fast-track permitting should be in place to encourage and ease the development process.

7-5-3. Expansion

[Consider] expanding the Lowcountry Economic Alliance to include Hampton and Colleton counties.

Beaufort County should be open to expanding the structure of the existing Lowcountry Economic Alliance between Beaufort and Jasper counties, to include Hampton and Colleton counties.

Stakeholder(s):

Hampton County

Colleton County

Recommendation 7-6. Airport Infrastructure

Recognize and position both Hilton Head Island and Lady's Island Airports as economic development assets.

In order to remain competitive with airports in neighboring counties or states and meet key site selection criteria of expanding or relocating businesses or company headquarters, both Hilton Head Island and Lady's Island Airports need to be recognized and positioned as economic development assets. The Beaufort County Airports Master Plan should consider the following economic development goals:

7-6-1. Navigation Systems

Update both airports' navigation systems to meet the needs of more sophisticated aircraft.

7-6-2. Hangars

Increase the number, size, and capacity of hangars available for longterm and short-term lease.

To meet insurance requirements, hangars should be secure and insulated.

7-6-3. Private Investment Incentives

Create incentives – tied to the County's target industries - designed to entice private investment in the acquisition and development of sites adjacent to Beaufort County's two airports.

7-6-4. Personal Property Tax Rates

Reduce the County's personal property tax rates for registered based-aircraft.

Recommendation 8-1. Relationship to Other Policies

Recognize the relationship between our affordable housing goals and other chapters of this plan.

Beaufort County recognizes the relationship between its affordable housing goals and other chapters of this plan. Therefore, the following policies are recommended:

8-1-1. Location of Affordable Housing

Locate affordable housing in areas that are accessible to employment, services and public transportation.

Affordable housing should be located in areas that are accessible to employment, services and public transportation.

8-1-2. Affordable Housing Approaches

Establish different affordable housing approaches in urban and rural areas.

Different affordable housing approaches should be established in urban and rural areas.

8-1-2-1. Urban Areas

In urban areas, focus on constructing new workforce housing and low/moderate income housing and on the rehabilitation of existing housing structures.

In urban areas affordable housing strategies should be focused on constructing new workforce housing and low/moderate income housing and on the rehabilitation of existing housing structures.

8-1-2-2. Rural Areas

In rural areas, focus on the rehabilitation of existing houses for low/moderate income homeowners.

In rural areas affordable housing strategies should be focused on the rehabilitation of existing houses for low/moderate income homeowners, eliminating barriers to expanding existing family compounds, and assisting families in clearing titles to heirs' property.

8-1-3. Green Building Programs

Encourage LEED, EarthCraft and other green building programs for affordable housing developments

LEED, EarthCraft and other green building programs should be encouraged for affordable housing developments to reduce the utility costs for low and moderate-income households.

Recommendation 8-2. Full Spectrum of Affordable Housing

Ensure that affordable housing production meets the needs of the full range of demographic segments in Beaufort County.

Beaufort County should ensure that affordable housing production meets the needs of the full range of demographic segments in Beaufort County, with respect to income levels, age, cultural traditions, disabilities, and special needs. § Develop targets for housing needs for each segment of the population, and monitor affordable housing production annually by segment to ensure that all needs are being addressed. § Maintain an inventory of all affordable and workforce housing units in the County. The inventory should include the location, structure type, and target income range for each housing unit. § Increase assistance to area non-profits in order to boost production of affordable housing for segments of the population with incomes or needs not addressed by the private sector. § Require homes for people with disabilities and special needs to be included in affordable housing developments. Such homes should be designed with special considerations in the interior and externally indistinguishable from other single-family housing. § Mix housing types within developments wherever possible to accommodate various incomes, ages, and special needs.

DEMONSTRATION ONLY

Recommendation 8-3. Regional Approach to Affordable Housing

Adopt a regional, inter-governmental approach to affordable housing.

Beaufort County should adopt a regional, inter-governmental approach to affordable housing.

8-3-1. Common Approaches

Identify “common denominators” in approaches to affordable housing with Jasper, Hampton, Colleton, and Chatham Counties.

Stakeholder(s):

Jasper County

Colleton County

Hampton County

Chatham County

8-3-2. Urban Centers

Determine on a regional basis where emerging urban centers will be located, and what their role will be in providing affordable housing.

8-3-3. Regional Transportation

Develop a tiered plan for regional transportation that serves the needs of the wider, multi-county region while also increasing service to emerging higher density areas.

DEMONSTRATION ONLY

Recommendation 8-4. Monitor Demographic Trends

Monitor demographic trends to determine future housing needs.

Beaufort County should monitor demographic trends to determine future housing needs.

8-4-1. Older Persons

Plan for the housing needs of older single persons and couples.

Beaufort County should plan for the housing needs of older single persons and couples by encouraging gradual increases in production of small lot subdivisions, townhouses, and multi-family development.

Stakeholder(s):

Older Persons

8-4-2. Young Workers

Plan for the housing needs of a young labor force.

Beaufort County should plan for the housing needs of a young labor force that will be increasingly needed to replace the Baby Boom population while meeting the retail and service needs of an aging population. Vibrant, mixed use developments may be increasingly important to attract and retain younger employees in a regionally competitive labor market.

Stakeholder(s):

Young Workers

Recommendation 8-5. Address Barriers to Affordable Housing

Continue to work to eliminate barriers to developing affordable and workforce housing.

Stakeholder(s)

Beaufort County Affordable Housing Consortium

Local Municipalities

Beaufort County, in cooperation with local municipalities and the Beaufort County Affordable Housing Consortium, will continue to work to eliminate barriers to developing affordable and workforce housing.

8-5-1. Zoning

Work with local municipalities to identify land zoned to accommodate affordable and workforce housing at higher densities, particularly multifamily housing.

Beaufort County shall work with local municipalities to identify land zoned to accommodate affordable and workforce housing at higher densities, particularly multifamily housing.

8-5-2. Hook-Up and Impact Fees

Review the application of hook-up and impact fees to affordable housing development.

Beaufort County will review the application of hook-up and impact fees to affordable housing development and seek a method of waiving all or part of those fees or paying the fees with funds reserved for that purpose in the proposed Affordable Housing Trust Fund (see Recommendation 8-10).

8-5-3. Incentives

Refine existing affordable housing incentives.

Beaufort County should revisit and refine existing affordable housing incentives (see Recommendation 8-6).

Recommendation 8-6. Affordable Housing Incentives

Revisit and Refine Existing Affordable Housing Incentives

Beaufort County shall conduct a comprehensive assessment of its regulatory incentives for affordable and workforce housing to determine their effectiveness in providing new units.

8-6-1. Density Bonus

Explore the use of density bonuses as a way to leverage private investment in affordable and workforce housing.

Beaufort County shall continue to explore the use of density bonuses as a way to leverage private investment in affordable and workforce housing and recommend changes to the ZDSO to ensure they are sufficient to generate additional units. These changes include:

8-6-1-1. Low Income Tax Credit

Assess whether the size and density limitations for affordable housing density bonuses conflict with optimum size and density requirements for Low Income Tax Credit projects

Assessing whether the size and density limitations for affordable housing density bonuses conflict with optimum size and density requirements for Low Income Tax Credit projects.

8-6-1-2. Market Based Incentives

Consider the elimination of market based incentives if inclusionary zoning is enacted

Considering the elimination of market based incentives if inclusionary zoning is enacted.

8-6-1-3. Accessory Dwelling Units (ADU's)

Reevaluate existing ADU provisions.

Reevaluate existing ADU provisions to determine whether ADU's should be permitted in more zoning districts, whether the size limitations for ADU's should be changed, and whether more than 1 ADU per principle dwelling should be considered for larger lots (e.g. greater than 3 acres).

8-6-1-4. Flexible Development

Amend the Flexible Development provisions of the ZDSO.

Amend the Flexible Development provisions (planned communities) located in Article XI of the ZDSO to allow greater flexibility in density, lot sizes and housing types when specified outcomes are achieved. Outcomes should include:

- At least 25% of units would be affordable to moderate income households;
- At least 25% of units would be affordable to low income households;
- Architectural and site design would be context sensitive; § Sites would be centrally located near jobs;
- There would be a high internal (or local area) capture of trips thus minimizing traffic impacts; and

- Utility cost would be minimized through LEED-recommended energy and water-saving design features.

DEMONSTRATION ONLY

Recommendation 8-7. Mixed-Use Affordable Communities

Encourage mixed-use development at higher intensity nodes along the County's major travel corridors.

Beaufort County should encourage mixed-use development at higher intensity nodes along the County's major travel corridors to allow for the creation of affordable housing that is accessible to employment, services and public transportation.

- The location of mixed-use communities should be near employment centers, located on potential transit lines, and contextually suitable for multi-story development at higher densities than typically found in Beaufort County.
- Mixed-use communities should be encouraged to be LEED certified to lower utility costs for low and moderate income residents.
- Transit should be planned into such development to minimize traffic impact.
- Employer-based rental housing could be part of such developments with employers participating by leasing units and subletting them to employees.
- Development of mixed-use affordable communities would likely require both public/private and intergovernmental coordination.

DEMONSTRATION ONLY

Recommendation 8-8. Inclusionary Zoning

Enact inclusionary zoning, which places a requirement to provide a specified percentage of affordable housing for new residential development.

Beaufort County should enact inclusionary zoning, which places a requirement to provide a specified percentage of affordable housing for new residential development. The inclusionary zoning policy should include provisions for, on a case by case basis, a housing fee in lieu of, off-site inclusionary units, land donation, and incentives such as density bonuses that are greater than the Inclusionary Zoning set aside so that the builder can reap the benefit of some bonus market-rate units. The County should adopt a program that includes participation by the municipalities.

DEMONSTRATION ONLY

Recommendation 8-9. Affordable Housing Consortium

Provide continued support to the Beaufort County Affordable Housing Consortium.

Stakeholder(s)

Beaufort County Affordable Housing Consortium

Beaufort County should provide continued support to the Beaufort County Affordable Housing Consortium as the principal forum for consensus on affordable housing issues. Support includes continuing to provide a Housing Coordinator position and by committing staff support from other related departments when needed.

DEMONSTRATION ONLY

Recommendation 8-10. Housing Trust Fund

Support the establishment of a housing trust fund in order to pool limited resources, manage dedicated funding, and to prioritize and manage affordable housing initiatives.

Beaufort County should support the establishment of a housing trust fund in order to pool limited resources, manage dedicated funding, and to prioritize and manage affordable housing initiatives. At least one dedicated source of revenue should be identified before creating the trust fund.

DEMONSTRATION ONLY

Recommendation 8-11. Land Acquisition

Elevate land acquisition for affordable housing to a high priority.

Elevate land acquisition for affordable housing to a high priority utilizing Housing Trust Fund.

8-11-1. Funding Stream

Identify a permanent funding stream for land acquisition.

8-11-2. Land Trust

Establish a Community Land Trust to acquire land for affordable housing.

8-11-3. Comprehensive Plan

Ensure that the Community Land Trust operates within the framework of the Comprehensive Plan by targeting infill sites in areas where there is existing infrastructure and close proximity to employment, services, and public transportation.

8-11-4. Partnerships

Partner with Habitat for Humanity and other organizations that build affordable housing.

Stakeholder(s):

Habitat for Humanity

Recommendation 8-12. Coordinate and Integrate Efforts of Non-profits

Work with non-profit organizations to ensure that a wide range of housing needs are being addressed countywide and that there is no duplication of services.

Stakeholder(s)

Non-Profit Organizations

Beaufort County should work with non-profit organizations to ensure that a wide range of housing needs are being addressed countywide and that there is no duplication of services.

8-12-1. Affordable Housing

Support applications from non-profits (and for profit) organizations that apply for state and federal funding for the purpose of constructing and/or rehabilitating affordable housing.

Beaufort County should support applications from non-profits (and for profit) organizations that apply for state and federal funding for the purpose of constructing and/or rehabilitating affordable housing.

8-12-2. Community Development Corporation

Consider supporting the creation of a “vertically-integrated” non-profit community development corporation (CDC).

Beaufort County should consider supporting the creation of a “vertically-integrated” non-profit community development corporation (CDC) that would address all aspects of the development and provision of affordable housing including:

Stakeholder(s):

Beaufort Housing Authority :

Beaufort County should consider an existing entity such as the Beaufort Housing Authority to play this role since they have countywide jurisdiction.

8-12-2-1. Eligibility

Identify eligible homeowners (or renters)

Identifying eligible homeowners (or renters)

Stakeholder(s):

Home Buyers

Renters

8-12-2-2. Counseling and Education

Offer homebuyer counseling and financial education

Offering homebuyer counseling and financial education

Stakeholder(s):

Home Buyers

8-12-2-3. New Developments

Plan new developments

Planning new developments

8-12-2-4. New Houses

Construct new houses.

Constructing new houses.

DEMONSTRATION ONLY

Recommendation 9-1. Energy Committee

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

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

DEMONSTRATION ONLY

Recommendation 9-2. Relationship to Other Policies

Recognize that many other policies in this plan have the added benefit of reducing energy demand and promoting energy efficiency.

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

9-2-1. Land Use Policies:

Land Use policies that reduce sprawl, reduce VMTs and promote transportation choices also promote reduction in energy usage. These policies include growth boundaries; promoting higher density mixed use communities in proximity to employment and services; promoting connectivity; promoting sidewalks and pathways; encouraging infill and redevelopment; and preserving rural areas.

9-2-2. Transportation Policies

[Adopt] transportation policies designed to reduce congestion, reduce travel demand, and promote alternative modes of transportation help to reduce overall energy consumption.

These policies include access management standards, signal timing, signal spacing, requiring interconnectivity, travel demand management (telecommuting, flexible work hours, carpooling), and improving public transportation and pedestrian and cycling facilities.

9-2-3. Local Foods Initiatives

[Adopt] policies that promote local agriculture; the local seafood industry; and promote the marketing and distribution of locally grown and produced food.

Policies that promote local agriculture; the local seafood industry; and promote the marketing and distribution of locally grown and produced food reduce energy consumption by reducing food transport.

9-2-4. Recycling

[Adopt] policies that encourage local recycling.

Local policies that encourage local recycling indirectly promote energy savings because producing products from recycled materials generally uses less energy than from raw materials.

Recommendation 9-3. Education, Technical Assistance and Training

Facilitate educational outreach, training and technical assistance to promote energy efficiency and the use of alternative energy sources.

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

9-3-1. Green Expo

Organize a “Green Expo” to facilitate information exchange.

The format for the expo might include a showcase of developments, buildings, and homes that are energy efficient; suppliers of renewable energy products; programs and policies; and examples of energy efficient or zero-emission vehicles.

9-3-2. Website

Create a website to promote energy efficiency and green technologies.

Facilitate network opportunities for small businesses and entrepreneurs involved in green technologies.

DEMONSTRATION ONLY

Recommendation 9-4. Technical Assistance and Expertise

Utilize Available Technical Assistance and Expertise

Beaufort County should utilize existing state, federal, and non-profit resources to promote energy efficiency and renewable energy resources.

9-4-1. Available Services

Utilize available services from the South Carolina Energy Office, ENERGY STAR, and other state and federal resources.

Stakeholder(s):

South Carolina Energy Office

ENERGY STAR

9-4-2. ICLEI

Consider becoming a member of ICLEI (Local Governments for Sustainability).

Utilize ICLEI's technical consulting, training, and information services to build capacity, share knowledge, and support Beaufort County in the implementation of its energy and sustainability recommendations.

Stakeholder(s):

Local Governments for Sustainability

Recommendation 9-5. Energy Efficiency - County Energy Audit

Conduct an energy audit for all County facilities.

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

9-5-1. Energy Performance Contract

The County should consider entering into an energy performance contract with an Energy Service Company to perform the audit and implement the improvements.

9-5-2. Renewable Energy Audit

The Audit should include an evaluation of the feasibility of using renewable energy, such as wind and solar, to reduce energy costs in County facilities.

DEMONSTRATION ONLY

Recommendation 9-6. Energy Efficiency – Other Internal County Policies

Evaluate all County operations to promote energy efficiency and to reduce energy consumption.

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

9-6-1. County Fleet

Convert the County fleet to more fuel-efficient vehicles.

1. Inventory the existing fleet to determine the vehicle function needs for each department and the miles per gallon for each vehicle 2. Develop minimum efficiency standards (miles per gallon) for each vehicle class as part of the County's procurement policy. 3. Identify older and disproportionately inefficient vehicles that need to be replaced or eliminated. 4. Maintain vehicles at optimal efficiency.

9-6-2. Centralization vs. Decentralization of County Facilities

Evaluate the impact on vehicle miles traveled (VMTs) for both County residents and employees of having County facilities and services located in centralized areas as compared to having more satellite offices to bring services closer to residents.

1. Compare the fuel efficiency of having two centralized County fuel stations as compared to issuing commercial gas station credit cards to specific vehicles. 2. Evaluate the efficiency of having satellite County buildings scattered around the County as compared to having most departments located on one site.

9-6-3. Online Services

Expand the provision of on-line services, where practical, to reduce or eliminate the need for the public to travel to County facilities.

9-6-4. Telecommuting Policy

Develop a telecommuting policy for County employees for who it is a viable management work option to reduce VMTs by employees commuting to and from work.

9-6-5. Walking and Cycling to Work

Provide support facilities at County buildings to promote walking and cycling to work.

Support facilities may include bike racks, lockers, changing areas and showers.

9-6-6. Ride Sharing

Facilitate ride sharing among County employees.

Utilize the County's GIS capabilities to provide information to optimize ride sharing arrangements based on location of employee residences. Explore possible incentives to encourage ride sharing.

9-6-7. Curbside Solid Waste Collection

In moderate to high density areas, provide curbside solid waste collection and recycling.

Mandated franchised curbside pickup in these areas would be more fuel-efficient by eliminating individual trips to convenience centers and would encourage more recycling.

DEMONSTRATION ONLY

Recommendation 9-7. Energy Efficiency – Outdoor Lighting

Establish minimum requirements for outdoor lighting.

Beaufort County should establish minimum requirements for outdoor lighting that enhance visibility and public safety by preventing uncontrolled intrusion into adjacent properties and the natural environment for purposes of promoting energy conservation and preserving the County's night sky, which is valuable natural resource important to the County's character.

DEMONSTRATION ONLY

Recommendation 9-8. Green Building – Green Building Codes

Adopt a voluntary approach to promoting green building code standards.

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

DEMONSTRATION ONLY

Recommendation 9-9. Green Building - LEED

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

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

9-9-1. LEED Certification

Register proposed projects and gain certification under the "Leadership in Energy and Environmental Design" (LEED) program.

When planning future community facilities (or major renovations and additions to existing facilities), where practical, Beaufort County should register the proposed project, and gain certification under the U.S. Green Building Council's "Leadership in Energy and Environmental Design" (LEED) program (see Recommendation 11-5).

Stakeholder(s):

U.S. Green Building Council

9-9-2. Public and Non-Profit Entities

Encourage the municipalities, the Beaufort County School District, and other local public and non-profit entities to construct LEED certified facilities.

Stakeholder(s):

Beaufort County School District

9-9-3. Incentives

Explore possible tax incentives and other provisions to encourage the private sector to construct LEED buildings.

9-9-4. Land Use and Building Regulations

Evaluate existing and future land use and building regulations to ensure that they do not place unreasonable barriers to providing site and building features designed to merit LEED credits (e.g. rain barrels, cisterns, and green roofs).

Recommendation 9-10. Green Building - Low Income Weatherization

Support low-income weatherization programs.

Stakeholder(s)

US Department of Energy

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

DEMONSTRATION ONLY

Recommendation 9-11. Renewable Energy - Remove Regulatory Barriers

Analyze our development regulations to remove any unnecessary regulatory barriers that deter local renewable energy generation.

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

9-11-1. Standards

Provide standards for solar collectors and wind generators as accessory uses in the ZDSO.

9-11-2. Restrictive Covenants

Assist private communities in overcoming barriers placed by restrictive covenants.

DEMONSTRATION ONLY

Recommendation 9-12. Renewable Energy - State and Federal Legislation

Monitor and support state and federal legislation that promotes energy efficiency and renewable or alternative energy sources.

Beaufort County should monitor and support state and federal legislation that promotes energy efficiency and renewable or alternative energy sources. § Support more effective net metering legislation that would allow those that produce alternative energy (e.g. wind and solar) to sell excess generated electricity back to the grid.

DEMONSTRATION ONLY

Recommendation 9-13. Renewable Energy – County Initiatives

Explore both the opportunities and the financial feasibility of generating biodiesel or electricity from local resources such as wood waste, municipal solid waste, and oil and grease from restaurants [and] explore the feasibility of appropriate scale solar and wind opportunities.

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

DEMONSTRATION ONLY

Recommendation 10-1. Level of Service

Recognize LOS “D” as the standard that should be maintained on our road network and the standard upon which traffic impact analysis should be conducted and the road impact fee ordinance should be based.

Beaufort County shall recognize LOS “D” as the standard that should be maintained on its road network and the standard upon which traffic impact analysis should be conducted and the road impact fee ordinance should be based.

DEMONSTRATION ONLY

Recommendation 10-2. Regional Transportation Planning and Programming

Formalize through an intergovernmental agreement a regional transportation process.

Beaufort County, along with its municipalities, should formalize through an intergovernmental agreement a regional transportation process that coordinates transportation planning with land use planning and forecasts, and to address: data collection, monitoring, modeling, planning, prioritizing, funding, and implementing issues related to the County's road network.

10-2-1. Staff Working Groups

Formalize both the Southern and Northern Beaufort County Highway Improvement Teams through intergovernmental agreements.

The County will formalize both the Southern and Northern Beaufort County Highway Improvement Teams through intergovernmental agreements.

10-2-2. Neighboring Counties

Engage in coordinated regional transportation planning with neighboring counties and municipalities.

Beaufort County will engage in coordinated regional transportation planning with Jasper County, the Lowcountry Council of Governments, and other neighboring counties and municipalities.

Stakeholder(s):

Jasper County

Lowcountry Council of Governments

10-2-3. Joint Review of Major Projects

Work with our municipalities and adjoining counties on developing and implementing joint review of proposed developments of regional impact (DRI) prior to their approvals to ensure the proposal does not have an adverse impact on the region's road network.

Beaufort County will work with its municipalities and adjoining counties on developing and implementing joint review of proposed developments of regional impact (DRI) prior to their approvals to ensure the proposal does not have an adverse impact on the region's road network. The County and its municipalities will codify requirements for review and/or mitigation of extra-local transportation impacts on the road network by requiring all projects that trigger traffic impact analysis requirements to be circulated to all local engineering departments. DRI's consist of developments over 200,000 square feet of commercial and/or 250 dwelling units.

10-2-4. Required Update of Travel Demand Model

Adopt policies requiring updates to the growth projections in the county's travel demand model when annexations and/or zoning amendments occur.

The county and its municipalities shall adopt policies that when annexations and/or zoning amendments occur that result in a net increase of over 200,000 square feet of commercial or 250 dwelling units, the applicant is required to update the growth projections in the county's travel demand model.

Recommendation 10-3. Committed Road Improvements

Work cooperatively with its municipalities, SCDOT and other agencies to effectively complete the [identified] projects.

Beaufort County will work cooperatively with its municipalities, SCDOT and other agencies to effectively complete the projects identified in Table 10-1.

DEMONSTRATION ONLY

Recommendation 10-4. Additional Transportation Improvements

Fund and Implement Additional Transportation Improvements

Beaufort County will work cooperatively with its municipalities and neighboring counties to plan, fund, and implement transportation improvements identified in Table 10-2 necessary to address future demands. These projects include but are not limited to the following: 1. US 21 Widening from SC 170 to Clarendon Rd (6 lanes) – The US 21 corridor experiences significant capacity limitations that are beyond those effectively addressed with the alternatives to capacity expansion examined. Further, significant growth management would be needed to reduce trip making to mitigate deficiencies along the corridor. Therefore, widening SC 21 is recommended to accommodate these travel needs. This should be designed as a “complete streets” application to include automobile, pedestrian, bicycle, and transit considerations, as well as landscaping. 2. US 21 to SC 170 – Western Bypass (Planning, feasibility analysis, and right-of-way for a 2 lane road with turn lanes and bicycle lanes) – This connection will provide a link from the US 21 corridor to the SC 170 and SC 802 corridors. This connection has the potential to relieve US 21 for traffic traveling to/from SC 170, as well as serving some traffic along US 21 north of Beaufort that is destined for Port Royal, Lady’s Island, or St. Helena Island. This project will provide the planning and analysis for consideration of this alternative for application beyond year 2025. 3. Third Crossing of Beaufort River (Planning, feasibility analysis, and right-of-way for additional Lady’s Island Crossing) – The capital project sales tax currently provides funding for a possible alignment (the northern bypass) for a third crossing from Lady’s Island to the mainland. Pursuant to Federal concept definition/NEPA requirements, this feasibility study would include analysis of the mobility, economic, and community/environmental impacts and benefits of various alignment options. 4. New Connector Road from SC 170 to Ribaut Road (2 lanes with bike lanes) – This road would connect from SC 170 near Neil Road eastward via an abandoned rail corridor toward Downtown Beaufort. This linkage would provide direct relief to the congested section of US 21 between SC 170 and Ribaut Road, as well as provide a bicycle connection through the area. In order to minimize long distance through travel, the roadway cross section and speed design should be that of a collector road for local connectivity. 5. Intersection and Roadway Operational Improvements – Implementation of turning lanes at appropriate locations and intersection improvements to enhance flow at bottleneck intersections could free underutilized capacity along key corridors. Operational improvements are recommended in the following areas:

- SC 802 north of US 21
- Joe Frazier Road from Broad River Road to Laurel Bay Road
- SC 280 from SC 170 to Mink Point Boulevard
- 6. US 278 Frontage Roads – Seven frontage road projects for interparcel connectivity and access improvements with median closures/modifications have been identified between the Gatherings and Graves Road. These projects should help relieve congestion on US 278 and increase average speeds on the mainline with the median closures
- 7. Malphrus Road/US 278 & Foreman Hill Road Connection – A new 2-lane road would connect Foreman Hill with Malphrus Road and include a widening at US 278 from US 278 to Ulmer Road. The increased connectivity proposed to alleviate bottlenecks in the near vicinity and on US 278.
- 8. US 278 Widening, Phase 4 – This project would have US 278 widened to 6 lanes divided from SC 170 to SC 141 with limited access to adjacent land uses. This widening would help regional travel by reducing congestion and limiting mainline traffic interference from side streets.

Recommendation 10-5. Transportation Improvements for Beaufort Commerce Park

Provide the roadway infrastructure improvements necessary to facilitate ingress and egress from Beaufort Commerce Park.

In order to promote the Beaufort Commerce Park as an attractive location for light industrial development, Beaufort County will provide the roadway infrastructure improvements necessary to facilitate ingress and egress from the location. Beaufort County, in conjunction with the Lowcountry Economic Network, has conducted an analysis of existing and future traffic conditions in the vicinity of the Beaufort Commerce Park development area, located east of US 21 at Parker Drive. The Lowcountry Economic Network is interested in promoting this location to provide a location for light industry to expand in northern Beaufort County. The site is on approximately 177 acres (with 132 acres of developable land); located north and west of Bay Pines Road and Parker Drive, respectively. Commerce Park is expected to employ approximately 400 workers. Transportation improvements include:

- Traffic signals and/or turn lane improvements at: - US 21 at Parker Drive - US 21 at Shanklin Road - Bay Pines Road at Parker Drive - Bay Pines Road at Shanklin Road - Schork Road and Parker Drive - Bay Pines Road at Schein Loop
- If a traffic signal is not feasible at the intersection of US 21 at Shanklin Road, consideration should be given to limiting the intersection to right-in/right-out only, and roadway and intersection improvements along Stanley Farm Road between Shanklin Road and Laurel Bay Road should be considered.
- Repaving/reconstruction of Parker Dr and the widening of Schein Loop and Schork Rd.

Recommendation 10-6. Funding Sources

Identify and Pursue Future Funding Sources

Beaufort County will work cooperatively with the state and federal governments to develop a strategy to fund existing and future transportation capital improvements needs on the County's road network to maintain the adopted LOS standard in a way that is environmentally and context sensitive, so that the image and character of the county is maintained, to the maximum extent practicable.

10-6-1. Funding Strategy

Develop a coordinated funding strategy to fund County road improvements.

Beaufort County will develop a coordinated funding strategy to fund County road improvements.

10-6-1-1. State and Federal Funding

Encourage local elected officials and staff members to lobby the state and federal governments for additional funds for regional transportation projects.

10-6-1-2. Sales Tax Referendum

Hold an additional referendum to establish a 1% capital projects sales tax for the maximum 7 year term after the current sales tax expires.

An additional 7 year term would generate roughly \$175 million at for transportation projects countywide.

10-6-1-3. Local Option Gas Tax

Lobby the State Legislature to enable a local option gas tax.

A 5 cents tax could potentially generate \$44 million over a 15 year period for Beaufort County.

10-6-1-4. Transportation Impact Fees

Work with the Town of Port Royal and the City of Beaufort to revise transportation impact fees for northern Beaufort County

Stakeholder(s):

Town of Port Royal

City of Beaufort

10-6-2. Joint Funding

Establish funding arrangements in which the local governments jointly fund the needed capital transportation projects.

Because of the relationship between new growth and development and its impact on the County's road network, Beaufort County, its municipalities, and Jasper County, to the maximum extent practicable, will establish

funding arrangements in which the local governments jointly fund the needed capital transportation projects on the County's road network.

Stakeholder(s):

Jasper County

DEMONSTRATION ONLY

Recommendation 10-7. Tools and Policies to Reduce Vehicle Miles Traveled (VMT's)

Work cooperatively to develop strategies to reduce VMT's on the County's road network.

Beaufort County will work cooperatively to develop strategies to reduce VMT's on the County's road network. 1) Access Management: Beaufort County will coordinate access management standards to improve the efficiency of the County's road network, especially along shared corridors. Those standards will address signal spacing, signal timing and control, driveway spacing, driveway design, deceleration lanes, shared driveway access, frontage roads, and connectivity standards. Access management is recommended on the following corridors: § SC 46 (May River Road) § Bluffton Parkway § Buckwalter Parkway § US 21 north of SC 170 § US 21 south of the Beaufort River to St. Helena Island § SC 170 from US 21 to the Broad River § Joe Frazier Road from SC 170 to Laurel Bay Road § SC 280 from SC 170 to Mink Point Boulevard 2) Intelligent Transportation Systems (ITS): Beaufort County shall develop a plan to establish an Intelligent Transportation Systems architecture that will provide a framework that will guide development of an ITS system on the County's road network. Beaufort County will implement the recommendations of this plan through an ITS Strategic Plan. 3) Land Use Policies: Beaufort County, where appropriate, should adopt land use policies, such as regulations to encourage mixed use development at higher intensity nodes that result in reduced VMT's on the County's road network, more pronounced connectivity standards, and adequate public facility standards. In addition, Beaufort County will further evaluate and consider, where appropriate, rate of growth regulations. 4) Land Acquisition: Beaufort County and its municipalities will continue to coordinate their efforts to identify and purchase land in order to remove it from potential development. This is a growth management tool that can reduce future transportation demand and be coordinated with other goals and objectives to protect open space and environmentally sensitive lands. 5) Travel Demand Management: Beaufort County should consider a program to provide an organized approach to telecommuting, flexible work hours, carpool matching, and vanpool services is recommended for the downtown Beaufort, Port Royal, Hilton Head Island and downtown Bluffton. A second program to focus on U.S. Marine Air Station and Parris Island carpooling is also recommended. The transit and travel demand management strategies will require more detailed study to determine the anticipated level of benefits and feasibility.

Recommendation 10-8. Context Sensitive Design

Work cooperatively with our municipalities to maintain and enhance regional commercial travel corridors and scenic corridors.

Beaufort County will work cooperatively with its municipalities to maintain and enhance regional commercial travel corridors and scenic corridors to promote a positive image of the region, and to protect regional character and quality of life, environmental quality, and aesthetics.

10-8-1. Regional Travel Corridors

Work cooperatively with our municipalities to develop consistent architectural, landscaping, lighting and signage standards and establish coordinated review, administration, and enforcement of development to maintain a strong community aesthetic and function along the county's regional travel corridors.

Beaufort County will work cooperatively with its municipalities to develop consistent architectural, landscaping, lighting and signage standards and establish coordinated review, administration, and enforcement of development to maintain a strong community aesthetic and function along the county's regional travel corridors.

10-8-2. Scenic Corridors

Work cooperatively with our municipalities to establish coordinated review, administration, and enforcement of development to maintain the views along the following regional scenic corridors: May River Road (SC 46) and Old Sheldon Church Road.

Beaufort County will work cooperatively with its municipalities to establish coordinated review, administration, and enforcement of development to maintain the views along the following regional scenic corridors: May River Road (SC 46) and Old Sheldon Church Road.

10-8-3. Innovative Road Construction Techniques

Adopt standards to protect the network of open spaces.

Beaufort County will adopt standards to protect the network of open spaces, discussed in the Natural Assets and Natural Constraints to Growth Report, including innovative road construction techniques to link wildlife habitat and preserve wetlands.

10-8-4. Traffic Calming

Conduct a traffic calming study.

Beaufort County should fund and conduct a traffic calming study to identify and evaluate appropriate strategies to meet Beaufort County's needs. Included in the study should be research of potential state and nationwide strategies, and a recommended list of potentially successful tactics that can be incorporated into a recommended countywide traffic calming policy. The policy should then be converted to zoning ordinance regulations for implementation.

Recommendation 10-9. Public Transportation

Place an emphasis on the expansion of public transportation as an alternative means of transportation in the region.

Beaufort County will place an emphasis on the expansion of public transportation as an alternative means of transportation in the region.

10-9-1. US 278/Bluffton Parkway Mainline Service

Support efforts to develop a regularly scheduled mainline bus service along US 278 from I-95 in Hardeeville to Coligny Circle on Hilton Head Island.

Beaufort County should support Palmetto Breeze's efforts to develop a regularly scheduled mainline bus service along US 278 from I-95 in Hardeeville to Coligny Circle on Hilton Head Island; and plans to enhance this service with collector routes in the Bluffton area and park-and-ride lots.

Stakeholder(s):

Palmetto Breeze

10-9-2. SC 170 Mainline Service (Northern Beaufort County)

Support efforts to develop a regularly scheduled mainline bus service along SC 170 from US 278 to northern Beaufort County with eventual loop/connectors and park-and-ride lots.

Beaufort County should support Palmetto Breeze's efforts to develop a regularly scheduled mainline bus service along SC 170 from US 278 to northern Beaufort County with eventual loop/connectors and park-and-ride lots.

Stakeholder(s):

Palmetto Breeze

10-9-3. Circulator

Consider a transit route that could reduce the trip making across the Woods Memorial Bridge and McTeer Bridge.

Beaufort County should consider a transit route that could reduce the trip making across the Woods Memorial Bridge and McTeer Bridge. A circulator between these areas would need to operate with frequent service/short headways to be effective in attracting riders to switch modes from automobile use.

Recommendation 10-10. Non-motorized Transportation

Coordinate and place additional emphasis on expansion and implementation of a multi-use pathway, sidewalk, and bike lane system.

Beaufort County and its municipalities will coordinate and place additional emphasis on expansion and implementation of a multi-use pathway, sidewalk, and bike lane system through the Southern Beaufort Greenway Plan, and the Beaufort County Trails and Blueways Master Plan.

10-10-1. Port Royal to Yemassee Rail/Trail

Establish a rail/trail on the abandon Port Royal to Yemassee rail corridor.

Implementation of this corridor is recommended to provide an alternative transportation mode for those along the US 21 corridor. This corridor would provide a trail that is separated from automobile traffic, enhancing safety for all users over on-street bike lanes or “share the road” designations.

10-10-2. Roadway Improvements

Incorporate the Beaufort County Trails and Blueways Master Plan into roadway improvement plans for SCDOT, the county and its municipalities and include these plans for purposes of right-of-way acquisitions, design and funding.

10-10-3. Safe Routes to School Program

Beaufort County will work with the School District to promote making walking and bicycling a safe option for children traveling to school.

10-10-4. New Development

Require residential and commercial developments to include pedestrian and bicycle facilities to provide connectivity within their development and adjacent areas.

Residential and commercial developments shall be required to include pedestrian and bicycle facilities to provide connectivity within their development and adjacent areas. Of prime importance is connection to the Beaufort County trail and pathway system.

10-10-5. Utility Corridors

Partner with utility providers to identify utility corridors that have the potential to be used for pathways.

Beaufort County should partner with utility providers to identify utility corridors that have the potential to be used for pathways.

Recommendation 10-11. Emergency Evacuation

Work cooperatively with our municipalities, inland counties and the state to ensure that emergency evacuation times are minimized.

Beaufort County should work cooperatively with its municipalities, inland counties and the state to ensure that emergency evacuation times are minimized.

10-11-1. Hurricane Evacuation Route Clearance Time Analysis

Implement the recommendations of the Hurricane Evacuation Route Clearance Time Analysis.

Beaufort County should implement the recommendations of the Hurricane Evacuation Route Clearance Time Analysis.

10-11-2. Inland Counties

Cooperate with Jasper and Hampton Counties to support initiatives that reduce evacuation times.

Inland Counties: Beaufort County should cooperatively with Jasper and Hampton Counties to support initiatives that reduce evacuation times. 1. Beaufort County supports the widening of SC 68 in Hampton County to facilitate the emergency evacuation of northern Beaufort County residents. 2. Beaufort County will work cooperatively with Jasper County, the City of Hardeeville and LCOG

Stakeholder(s):

Jasper County

Hampton County

Recommendation 11-1. Monitoring and Evaluation of Space Needs

Continually monitor and evaluate the space demands for our departments.

Beaufort County should continually monitor and evaluate the space demands for its departments while being mindful of the impact of both population growth and municipal annexations on the need for County services.

DEMONSTRATION ONLY

Recommendation 11-2. New Law Enforcement Center

Construct a new Law Enforcement Center.

Beaufort County should construct a new Law Enforcement Center that will consolidate all the space needs for the Sheriff's Department and provide additional space at that site to house the Emergency Management Department, the Emergency Medical Services (EMS) headquarters, and the Management Information Systems (MIS) Department.

DEMONSTRATION ONLY

Recommendation 11-3. Southern Beaufort County Offices

Expand services in southern Beaufort County.

Beaufort County should expand its services in southern Beaufort County to better serve the needs of its residents in that region.

DEMONSTRATION ONLY

Recommendation 11-4. Consistency with Other Chapters of the Beaufort County Comprehensive Plan

Ensure that the location and quality of development of new and existing facilities meet the Land Use and Natural Resources goals of our Comprehensive Plan.

Beaufort County should ensure that the location and quality of development of its new and existing facilities meet the Land Use and Natural Resources goals of its Comprehensive Plan. § New County facilities should have high architectural, site design, and landscaping standards; § New County facilities should adhere to strong environmental standards working around the natural features of the site and providing effective stormwater management; and § Existing facilities should be brought up to these standards when renovated or expanded.

DEMONSTRATION ONLY

Recommendation 11-5. Energy and Resource Efficient Design

Register the proposed community facilities and gain certification under the U.S. Green Building Council's "Leadership in Energy and Environmental Design" (LEED) program, or meet similar standards of development (i.e. EarthCraft).

When planning future community facilities (or major renovations to existing facilities) Beaufort County should register the proposed project, and gain certification under the U.S. Green Building Council's "Leadership in Energy and Environmental Design" (LEED) program, or meet similar standards of development (i.e. EarthCraft).

DEMONSTRATION ONLY

Recommendation 11-6. Assess Current Conditions

Conduct a study to assess current conditions at the Detention Center.

County Council should direct Detention Center staff to conduct a study to assess current conditions at the Detention Center. The study should include: § A prediction of the adult Detention Center population over the next 20 years and estimate of the space needed to house them. § A mechanism to set up a work release program that is separate from the general population and allows inmates to earn money to contribute to fiduciary responsibilities. § An assessment of juvenile detention rate and costs over the past 10 years including future predictions for the next 20 years. The assessment should consider local agreements with surrounding counties to hold their juvenile detainees to help justify the expense of a juvenile detention facility to be sited within the confines of the Beaufort County Detention Center. § County Council should implement measures necessary to carry forth an action based on the results of the study.

DEMONSTRATION ONLY

Recommendation 11-7. Expanded Detention Center

Coordinate the possible relocation of the Law Enforcement Center and expansion of the Detention Center.

County Council should direct the Sheriff's Office and the Detention Center to coordinate the possible relocation of the Law Enforcement Center and expansion of the Detention Center (see Recommendation 11-2).

DEMONSTRATION ONLY

Recommendation 11-8. Emergency Management Department Relocation

Relocate the Emergency Management Department to the proposed Law Enforcement Center

The County should build an appropriate facility to house the Emergency Management Department within or attached to the proposed Law Enforcement Center (see Recommendation 11-2).

11-8-1. Emergency Management Space Needs

Conduct a thorough inventory of the existing and future space and operation needs of the Emergency Management Department and plan for adequate floor space within the proposed Law Enforcement Center.

The Emergency Management Department needs to undergo a thorough inventory of its existing and future space and operation needs and plan for adequate floor space within the proposed Law Enforcement Center. This inventory should include the Department's needs for the safe housing of delicate equipment, training areas, and storage.

DEMONSTRATION ONLY

Recommendation 11-9. Radio Central System and Computer Aided Dispatch (CAD) Replacement

Replace our Radio Central control system and computer aided dispatch (CAD) system.

In order to maintain interoperability with state and other government systems, Beaufort County should replace its Radio Central control system and its computer aided dispatch (CAD) system.

DEMONSTRATION ONLY

Recommendation 11-10. Emergency Evacuation

Work cooperatively with our municipalities, inland counties and the state to ensure that emergency evacuation times are minimized.

Beaufort County should work cooperatively with its municipalities, inland counties and the state to ensure that emergency evacuation times are minimized.

11-10-1. Hurricane Evacuation Route Clearance Time Analysis

Implement the recommendations of the Hurricane Evacuation Route Clearance Time Analysis.

Beaufort County should implement the recommendations of the Hurricane Evacuation Route Clearance Time Analysis.

11-10-2. evacuation Time Reduction

Work cooperatively with Jasper and Hampton Counties to support initiatives that reduce evacuation times.

Inland Counties: Beaufort County should work cooperatively with Jasper and Hampton Counties to support initiatives that reduce evacuation times.

Stakeholder(s):

Jasper County

Hampton County

11-10-2-1. SC 68

Support the widening of SC 68 in Hampton County.

1. Beaufort County should support the widening of SC 68 in Hampton County to facilitate the emergency evacuation of northern Beaufort County residents.

11-10-2-2. Jasper County, City of Hardeeville and LCOG

Work cooperatively with Jasper County, the City of Hardeeville and LCOG.

2. Beaufort County should work cooperatively with Jasper County, the City of Hardeeville and LCOG.

Stakeholder(s):

Jasper County

LCOG

City of Hardeeville

Recommendation 11-11. New EMS Stations

Work with the Bluffton Fire District and the Lady’s Island Fire District to collocate three new EMS stations.

Stakeholder(s)

Bluffton Fire District

Lady’s Island Fire District

The Beaufort County EMS Department should work with the Bluffton Fire District and the Lady’s Island Fire District to collocate three new EMS stations to respond to future call volume trends in those areas of the County.

DEMONSTRATION ONLY

Recommendation 11-12. EMS Headquarters

House EMS headquarters in the proposed Law Enforcement Center

Beaufort County should include the EMS administrative offices, training center and storage space needs in the planned Law Enforcement Center (LEC) complex. In addition to EMS, other related departments including the Dispatch System, Emergency Services and Traffic Management should be housed in the new LEC. This will allow for efficient communication regarding shared requirements.

DEMONSTRATION ONLY

Recommendation 11-13. Level of Service

[Support] recommended levels of service for libraries.

This plan recommends the following levels of service for libraries: § Building Space: 1.25 square feet per capita § Collection Materials: 3.5 items per capita

DEMONSTRATION ONLY

Recommendation 11-14. Funding Gap

Address the Funding Gap [for our libraries]

This plan recommends the following strategy for closing the projected funding gap of \$58 million to meet existing and future needs for library facilities:

11-14-1. Outside Funding

Continually pursue outside funding sources, such as foundations, and state and federal grants.

11-14-2. Capital Campaigns

Initiate capital campaigns to solicit funding for individual library building projects from corporate and private donors.

11-14-3. Capital Projects Sales Tax

Utilize the Capital Projects Sales Tax to fund capital needs for libraries.

This would be pursued via countywide referendum once the existing Capital Projects Sales Tax expires in 2012.

DEMONSTRATION ONLY

Recommendation 11-15. Parks Master Plan

Develop a new parks, recreation and open space master plan.

Stakeholder(s)

Beaufort County Council

Beaufort County Council should develop a new parks, recreation and open space master plan. The Master Plan should include the following: § An analysis of existing park facilities and programs and a survey of residents to determine demands for park services; § A detailed analysis of current maintenance conditions, type of programs and/or facilities offered, the annual visitation of each facility, and the annual cost to maintain each park; § A list of future park and recreation needs; § A park maintenance plan; § Identification of park equity issues as well as inclusion of the stewardship responsibility associated with the Rural and Critical Lands Preservation program § Review of the current park management organizational structure and recommendations for reorganization if warranted; § Analysis of existing and future funding sources that include identification of state and federal funding to support parks and recreation programs; and § Oversight by a stakeholders group representing a diverse group of citizens.

DEMONSTRATION ONLY

Recommendation 11-16. Existing Recreational Facilities

Improve Existing Recreational Facilities

Beaufort County should make the best use of its existing recreational facilities by upgrading and improving existing parkland and facilities so that residents may use them to their fullest potential.

11-16-1. Facilities Evaluation

Assemble a team of County officials to evaluate the current conditions of park facilities.

A team of County officials consisting of members of the Public Services Committee of County Council, PALS, the PALS Advisory Board, Public Works and the Risk Management Office should be assembled to evaluate the current conditions of park facilities. This evaluation should lead to a prioritized list of repairs and upgrades and the costs associated with these improvements. This information would greatly assist staff and elected officials in determining annual budget needs for existing park maintenance. This information would also assist in determining future maintenance costs and manpower requirements before additional parks or facilities are added.

Stakeholder(s):

Public Services Committee of County Council

Public Works

PALS

Risk Management Office

PALS Advisory Board

DEMONSTRATION COPY

Recommendation 11-17. New Parks and Recreation Facilities

Develop New Parks and Recreation Facilities

Beaufort County should develop additional regional, community, and neighborhood parks to meet current and future recreation needs and to serve different geographic areas.

11-17-1. Regional Parks

Implement future phases of Beaufort County's two existing regional parks – Burton Wells Park and Buckwalter Park.

11-17-2. Recreation Facilities

Provide recreation facilities for park lands that are currently undeveloped.

These lands include Camp St. Mary's, Okatie Preserve, Jones Tract Park, Altamaha, Crystal Lake, Fort Fremont, and Jericho Wells Park.

11-17-3. Land Acquisition and Facility Development

Purchase land and develop recreational facilities for additional neighborhood and community parks as indicated in Table 11-8.

DEMONSTRATION ONLY

Recommendation 11-18. Marsh and Water Access

Improve and increase public access to water and marshes.

Beaufort County should improve and increase public access to water and marshes by improving access on waterfront and marsh front properties currently owned by the County or other public entities; by purchasing additional waterfront and marsh front properties through the Rural and Critical Lands Preservation Program; and by providing incentives to encourage public access to the water in private developments.

DEMONSTRATION ONLY

Recommendation 11-19. Boat Landings

Review, prioritize and implement the recommendations of the South Carolina Five Coastal County Boat Ramp Study.

Beaufort County should direct staff to review, prioritize and implement the recommendations of the South Carolina Five Coastal County Boat Ramp Study.

DEMONSTRATION ONLY

Recommendation 11-20. Multi-Use Pathways and Trails

Coordinate and place additional emphasis on expansion and implementation of a multi-use pathway system.

Beaufort County and its municipalities should coordinate and place additional emphasis on expansion and implementation of a multi-use pathway system through the Southern Beaufort Greenway Plan, and the Beaufort County Trails and Blueways Master Plan.

11-20-1. Strategy

Identify a strategy for prioritizing, phasing, funding, and accomplishing the identified needs.

11-20-2. Rail/Trail Corridor

Establish a rail/trail on the abandoned Port Royal to Yemassee rail corridor.

Implementation of this corridor is recommended to provide an alternative transportation mode for those along the US 21 corridor. This corridor would provide a trail that is separated from automobile traffic, enhancing safety for all users.

11-20-3. Trails and Blueways Master Plan

Incorporate the Beaufort County Trails and Blueways Master Plan into roadway improvement plans for SCDOT, the County and its municipalities and include these plans for purposes of right-of-way acquisitions, design and funding.

Stakeholder(s):

SCDOT

Recommendation 11-21. Management of Passive Parks

Provide a park stewardship position to manage the County's passive park land.

Beaufort County should provide a park stewardship position to manage the County's passive park land. Passive park lands include those parks purchased through the Rural and Critical Lands Preservation Program and passive uses in the County's two regional parks.

DEMONSTRATION ONLY

Recommendation 11-22. Park Funding

Identify and Pursue Future Funding Sources [for parks]

Beaufort County should develop a strategy to fund existing and future park needs by expanding on existing funding options and seeking new sources of funding.

11-22-1. Park Impact Fees

Revise park impact fees to reflect the most recent population growth estimates and future park needs.

Revise Beaufort County's park impact fees to reflect the most recent population growth estimates and future park needs.

11-22-2. Grants

Seek state and federal grants to support County recreation facilities and programs.

Aggressively seek state and federal grants to support County recreation facilities and programs.

11-22-3. Joint Recreation Facilities

Work with the Beaufort County School District and other recreation providers to maximize the number of recreation facilities available to county residents.

Stakeholder(s):

Beaufort County School District

11-22-4. Joint Purchasing

Work with other agencies and departments that have land needs, such as the School District, to jointly purchase land for needed facilities.

11-22-5. Private Sources

Combine resources with other recreation providers to jointly purchase expensive, labor saving equipment needed for high quality field maintenance and used on a seasonal basis.

11-22-6. Large Developments

Require large developments to provide usable, active parkland and associated recreation facilities.

11-22-7. Revenue Generating Park Amenities

Pursue park facilities that generate revenue via user fees.

These facilities include water parks, campgrounds, tennis facilities, and picnic shelters.

Recommendation 11-23. New Law Enforcement Center

Construct a new Law Enforcement Center that will consolidate all the space needs for the Sheriff's Department.

Stakeholder(s)

Sheriff's Department

Beaufort County should construct a new Law Enforcement Center that will consolidate all the space needs for the Sheriff's Department (see Recommendation 11-2).

DEMONSTRATION ONLY

Recommendation 11-24. Future Disposal Sites

Design and implement a plan for provision of multiple disposal alternatives for the County.

County Council should direct its staff to design and implement a plan for provision of multiple disposal alternatives for the County.

11-24-1. Waste Disposal and Recycling Alliances

Form alliances with neighboring counties to develop alternative methods for waste disposal and recycling.

The County should continue efforts to form alliances with neighboring counties to develop alternative methods for waste disposal and recycling.

11-24-2. Transfer Station and MRF

Initiate the placement of a transfer station and a MRF in Beaufort County.

The County should initiate the placement of a transfer station and a MRF in Beaufort County to provide an alternative to disposal and recycling at the Hickory Hill Landfill and MRF.

DEMONSTRATION ONLY

Recommendation 11-25. Curbside Collection

Provide Curbside Collection in High Density Areas

Stakeholder(s)

Town of Hilton Head

County Council should direct County staff to explore means of initiating mandated curbside pick-up for solid waste and recycling in Districts 6, 7, and 9; and encouraging the Town of Hilton Head to provide or require curbside pick-up.

11-25-1. Exclusive Franchise

Explore an exclusive franchise system, allowing haulers to bid on servicing an entire Solid Waste District or a designated area within the Solid Waste District if not feasible for one hauler to service the entire district.

The County should explore an exclusive franchise system, allowing haulers to bid on servicing an entire Solid Waste District or a designated area within the Solid Waste District if not feasible for one hauler to service the entire district. This will help to reduce costs for citizens and decrease truck traffic in residential neighborhoods.

Stakeholder(s):

Solid Waste District

11-25-2. Town of Hilton Head

Work with the Town of Hilton Head to explore the provision of mandatory franchised curbside and recycling collection.

The County should work with the Town to explore the provision of mandatory franchised curbside and recycling collection administered by the Town of Hilton Head.

Stakeholder(s):

Town of Hilton Head

11-25-3. Convenience Centers

Increase the efficiency and capacity of its high usage convenience centers.

The County should increase the efficiency and capacity of its highusage convenience centers by installing trash compacting equipment to complement curbside collection.

Recommendation 11-26. Recycling of Yard Waste

Pursue recycling options for yard waste.

County Council should direct staff to continue to pursue recycling options for yard waste as an alternative to placement in a construction and demolition landfill or incineration.

DEMONSTRATION ONLY

Recommendation 11-27. Land Use and Population Projections

Work cooperatively with the fire districts and other fire protection providers to provide updated land use and population projections to be used by the fire districts to project future capital needs.

Stakeholder(s)

Fire Protection Providers

Beaufort County should work cooperatively with the fire districts and other fire protection providers to provide updated land use and population projections to be used by the fire districts to project future capital needs.

DEMONSTRATION ONLY

Recommendation 11-28. ISO Ratings

Improve ISO Ratings

Beaufort County should support the fire districts efforts to improve ISO ratings by providing excellent dispatching services, improving upon and enforcing building codes, and supporting public water improvements in areas with inadequate water pressure.

DEMONSTRATION ONLY

Recommendation 11-29. Cooperative Future Planning with Municipalities

Encourage the Burton and Lady’s Island/St. Helena Fire Districts to work cooperatively with the City of Beaufort and Town of Port Royal to determine the future roles of those two fire districts.

Stakeholder(s)

City of Beaufort

Burton Fire District

Town of Port Royal

Lady’s Island/St. Helena Fire District

Beaufort County should encourage the Burton and Lady’s Island/St. Helena Fire Districts to work cooperatively with the City of Beaufort and Town of Port Royal to determine the future roles of those two fire districts.

DEMONSTRATION ONLY

Recommendation 11-30. Funding of Capital Needs

Work cooperatively with the School District to seek alternative funding sources to pay for future school facilities.

Beaufort County should work cooperatively with the School District to seek alternative funding sources to pay for future school facilities. § School Impact Fees: The County and the School District should lobby the State Legislature to enable local governments to establish impact fees for schools.

DEMONSTRATION ONLY

Recommendation 11-31. Cooperative Planning

Work cooperatively with the School District to coordinate the timing and siting of future school facilities.

Beaufort County should work cooperatively with the School District to coordinate the timing and siting of future school facilities. § Intergovernmental Agreement: The County and the School District should formalize process for coordinating school planning through an intergovernmental agreement § Coordinated Growth Tracking: Beaufort County and the School District should work together to maintain a common regional growth tracking system, combining a land demand and land use forecasting model with other regional models (such as the transportation model) to be used by the School District to project future facility needs. § Review of Major Development Projects: Beaufort County should work cooperatively with the School District and the municipalities to develop and implement a procedure where major development proposals are reviewed by the School District prior to their approvals to ensure the proposal does not have an adverse impact on current school capacity. § Future School Sites: The County and the School District should work cooperatively to locate future school sites that are consistent with County and municipal land use plans. The County will encourage cooperation between the School District and other community facility providers (parks, libraries, fire protection) to coordinate future land purchases to serve mutual needs.

DEMONSTRATION

Recommendation 11-32. Pedestrian Friendly Schools

Coordinate with the School District to organize public policy and public infrastructure commitments to promote neighborhood and pedestrian friendly schools.

Beaufort County should coordinate with the School District to organize public policy and public infrastructure commitments to promote neighborhood and pedestrian friendly schools.

11-32-1. Location of Schools

Work cooperatively with the School District to seek future school sites that are located in close proximity or within residential areas.

Beaufort County should work cooperatively with the School District to seek future school sites that are located in close proximity or within residential areas so children can walk to school.

Stakeholder(s):

School District

11-32-2. Development Standards

Establish development standards that require a strong pedestrian orientation in residential areas.

Beaufort County should establish development standards that require a strong pedestrian orientation in residential areas so that pedestrian ways are available for children to safely walk to school.

Stakeholder(s):

Pedestrians

Recommendation 11-33. Groundwater Quality

Preserve Groundwater Quality

Beaufort County should support efforts to preserve groundwater quality by reducing and eliminating heavy usage of groundwater resources in southern Beaufort County.

11-33-1. Major Developments

Require all new major development to hook up to public water supply.

Beaufort County should require all new major development to hook up to public water supply to place no further strain on groundwater resources.

11-33-2. Users of Groundwater

Encourage existing heavy users of groundwater to partner with BJWSA to use treated effluent for irrigation.

Beaufort County should encourage existing heavy users of groundwater to partner with BJWSA to use treated effluent for irrigation of golf courses and other landscaped areas.

Stakeholder(s):

Users of Groundwater

BJWSA

Recommendation 11-34. Demand for Irrigation

Reduce Demand for Irrigation

Beaufort County should encourage the use of native plants and xeriscape landscape practices to reduce demand for the use of both ground and surface water for irrigation.

DEMONSTRATION ONLY

Recommendation 11-35. Extension of Public Water

Support the extension of public water in the Seabrook/Stuart Point CP, Dale CP, the Pritchardville CP, and other rural communities that are currently served by private wells.

Beaufort County should support the extension of public water in the Seabrook/Stuart Point CP, Dale CP, the Pritchardville CP, and other rural communities that are currently served by private wells.

11-35-1. Water Service and Tap-In Fees

Work with the Lowcountry Council of Governments and other agencies to pursue grants to assist affected low and moderate income residents with water service lines and tap-in fees.

Beaufort County Council should work with the Lowcountry Council of Governments and other agencies to pursue grants to assist affected low and moderate income residents with water service lines and tap-in fees.

Stakeholder(s):

Lowcountry Council of Governments

Moderate Income Residents

Low Income Residents

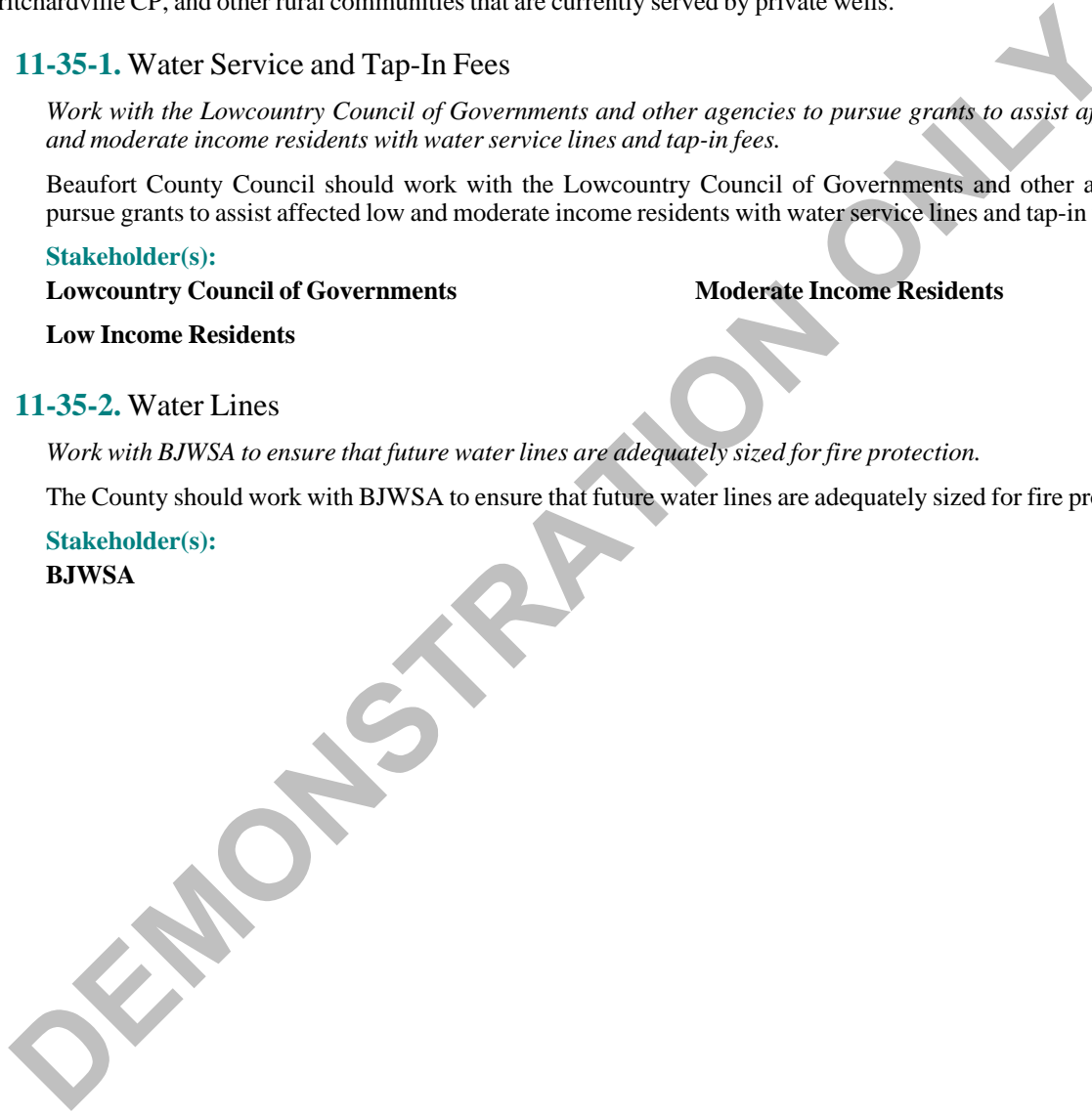
11-35-2. Water Lines

Work with BJWSA to ensure that future water lines are adequately sized for fire protection.

The County should work with BJWSA to ensure that future water lines are adequately sized for fire protection.

Stakeholder(s):

BJWSA



Recommendation 11-36. Onlot Septic Systems

Address Concentrations of Onlot Septic Systems

Beaufort County will work with BJWSA to identify and prioritize areas with the highest concentration of on-lot septic systems to be connected to public sewer.

11-36-1. Prioritization

Prioritize areas with concentrations of septic systems.

Areas with concentrations of septic systems need to be prioritized based on two factors: the number and density of onlot septic systems and the environmental sensitivity of the surrounding region. Based on prioritization of these sites Beaufort County should support BJWSA to extend public sewer to those areas receiving the highest priorities.

11-36-2. Grants

Work with the Lowcountry Council of Governments and other agencies to pursue grants to assist affected low and moderate income residents with laterals and tapin fees

Beaufort County should work with the Lowcountry Council of Governments and other agencies to pursue grants to assist affected low and moderate income residents with laterals and tapin fees.

Stakeholder(s):

Lowcountry Council of Governments

Moderate Income Residents

Low Income Residents

Recommendation 11-37:. Onsite Wastewater Treatment and Disposal Systems

Organize a task force to implement the Onsite Wastewater Treatment and Disposal Systems recommendations of the SAMP.

Address SAMP — Recommendation for Onsite Wastewater Treatment and Disposal Systems (OSDS) — Beaufort County should organize a task force to implement the Onsite Wastewater Treatment and Disposal Systems recommendations of the SAMP. Representatives should include municipalities, local DHEC offices, Natural Resource Conservation Service-USDA, BJWSA, Beaufort County Stormwater Utility Board, and Beaufort County Department of Public Works. This OSDS task force should address these SAMP recommendations: 1. Develop inspection and maintenance standards by the establishment of a wastewater management district that addresses all septic systems in the county. 2. Develop a comprehensive on-site wastewater disposal management program. 3. Develop innovative standards for on-site wastewater disposal. 4. Develop new standards for household appliances. 5. Adopt a manual of alternative Onsite Wastewater Treatment and Disposal Systems. 6. Review DHEC Regulations 61-56 to identify duplications in recommendations prior to the enactment of a county Onsite Wastewater Treatment and Disposal Systems ordinance.

DEMONSTRATION

Recommendation 11-38. Sewage Lines

Limit Expansion of Sewage Lines to Land Within the Growth Areas

Beaufort County should not target the expansion and location of new regional sewage collection and transmission facilities in rural areas except where a documented public health or environmental safety issue has been identified.

DEMONSTRATION ONLY

Recommendation 12-1. Capital Improvements

Determine Needed Capital Improvements

Beaufort County should establish a methodology to prioritize capital improvements required to achieve and maintain desired levels of service and to repair and replace public facilities. This methodology should take into account both capital costs and the cost to operate and maintain proposed capital improvements in order to achieve the best use of funds and potential overall cost savings.

12-1-1. Priorities

Set priorities among types of public facilities.

Beaufort County should set the relative priorities among types of public facilities as follows:

- o Priority 1 – New public facilities and improvements to existing facilities that eliminate public hazards.
- o Priority 2 – The repair, renovation or replacement of obsolete or worn out facilities that are necessary to achieve or maintain existing levels of service.
- o Priority 3 – New and expanded facilities that reduce or eliminate existing deficiencies in levels of service.
- o Priority 4 – New and expanded facilities necessary to serve new development and redevelopment projected during the next five years.

12-1-2. Capital Improvements Program

Develop and annually update a five-year Capital Improvements Program.

Beaufort County shall develop and annually update a five-year Capital Improvements Program (CIP) that plans for needed capital facilities that are within the fiscal capability of the County.

12-1-3. Capital Improvements Budget

Prepare a Capital Improvements Budget.

Beaufort County shall prepare as part of the annual budget process a Capital Improvements Budget (CIB) that lists appropriations for the capital improvements projects in the first year of the CIP.

Recommendation 12-2. Funding Strategy

Develop a Funding Strategy [for capital projects]

Beaufort County should develop a coordinated funding strategy to fund needed capital projects. Possible future revenue sources may include, but are not limited to:

G.O. Bonds

Seek Additional funding from G.O. bonds by holding a referendum to exceed the County's 8% bonding capacity

12-2-1. Impact Fees

Revise existing transportation, park, and library impact fees.

12-2-2. Capital Projects Sales Tax

Hold a referendum to establish a 1% capital projects sales tax once the current tax expires.

12-2-3. Grants

Seek additional funding through private, state and federal grants.

12-2-4. User Fees

Consider user fees for county services where appropriate or feasible.

Recommendation 12-3. Coordination with Other Agencies and Jurisdictions

Coordinate the provision of capital improvements with other relevant agencies and jurisdictions.

Beaufort County shall coordinate the provision of capital improvements with other relevant agencies and jurisdictions.

12-3-1. Public Facilities

Coordinate the provision of public facilities with municipalities in Beaufort County, surrounding counties and municipalities, and the Beaufort County School District.

Beaufort County shall coordinate the provision of public facilities with municipalities in Beaufort County, surrounding counties and municipalities, and the Beaufort County School District.

Stakeholder(s):

Beaufort County School District

12-3-2. Capital Improvements

Beaufort County shall coordinate with the Beaufort-Jasper Water & Sewer Authority, the State Department of Transportation and other state agencies as necessary regarding proposed capital improvements.

Stakeholder(s):

Beaufort-Jasper Water & Sewer Authority

South Carolina Department of Transportation

Administrative Information

Start Date:

End Date:

Publication Date: 2011-04-26

Source: <http://newweb.bcgov.net/about-beaufort-county/administration/beaufort-county-council/comprehensive-plan/2010-comprehensive-plan.php>

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