

Envision Beaufort County: 2040 COMPREHENSIVE PLAN

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

Critical Goals of the Plan:

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

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Vision

Future generations are able to enjoy the quality of life and economic prosperity offered by Beaufort County's unique landscape and culture

Mission

To describe strategies and actions that enable Beaufort County to act on its principles and values

Values

Place:

Preserving and promoting a built and natural environment that is of the Lowcountry way of life. ~ Beaufort County has the key ingredients that provide for a high quality of life. The unique character of the Lowcountry--the distinctive

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

Resilience:

Able to adapt and thrive in a dynamic coastal environment and changing economy. ~ This Comprehensive Plan is being created in a time of change that is challenging the status quo. Growth continues to provide opportunities as well as challenges. The COVID-19 pandemic has altered how we live, shop, gather, and conduct business. Storm events are getting stronger and more frequent, which is causing more people and expensive infrastructure to be impacted by higher levels of flooding. Development is pushing into our natural environment, and we are losing our tree canopy. Habitats and the quality of our waterways are being threatened.

Equity:

Ensuring all neighbors have fair and equal access to safety, quality of life, health, amenity and opportunity. ~ More and more, our underserved populations are not able to equitably share in the region's opportunities and economy. Fortunately, the citizens and leadership of Beaufort County are determined to address these issues and create the tools needed to overcome current challenges.

Vision:

Beaufort County has created a vision and the regulatory tools it needs to balance economic development, resource protection, and growth in a form that creates quality places. With the Comprehensive Plan, Greenprint Plan, transect-based zoning, cultural overlays, and various small area and corridor plans, it has a healthy toolbox from which to guide the growth of its built environment.

Organization:

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

Growth:

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

Clarity:

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

Action:

This Comprehensive Plan looks out 20 years and recognizes the impact that growth has on the convenience, sense of place, and character of the region. It describes specific principles, strategies, and actions that enable Beaufort County to act on its established principles and values as described in the many visionary plans that it has created.

Balance:

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

Collaboration:

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

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

Focus:

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

NATURAL ENVIRONMENT

Protect our natural resources

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

CORE VALUES:

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

NE 1. NATURAL RESOURCES

STUDY, MONITOR, ADDRESS, AND PROTECT VITAL NATURAL RESOURCES, AND PRIORITIZE CONSERVATION EFFORTS.

Additional Recommendations:

- Monitor and study the impacts of rising sea level on salt marshes.
- Identify opportunities to facilitate marsh migration and target vulnerable areas for conservation.
- Establish project standards and regulations for permitting living shorelines as an alternative to bulkheads and revetments as erosion control techniques through collaboration with DHEC/OCRM.
- Collect and compile baseline data on water quality standards on the sub-watershed level, including the Port Royal Sound. Continue to support short- and long-term monitoring of the Sound to identify any changes. Work towards centralizing and standardizing the collection and analysis of water quality to be easily accessible.
- Continue to implement the Stormwater Utility with priority placed on encouraging property owners in older moderate- and high-density developments that predate the adoption of stormwater standards in Beaufort County to retrofit facilities to meet current standards.
- Provide a mechanism to allow high-density developments to reduce the impact of nitrogen pollution by encouraging property owners to retrofit stormwater management devices in older non-conforming developments within the same subwatershed.
- Continually reevaluate and update the Stormwater BMP manual to increase the use of Low Impact Development (LID) and incentivize preservation of trees and preservation and restoration of natural spaces that serve these functions naturally and at no cost.
- Continually evaluate how stormwater standards can be modified to help reduce FEMA flood insurance rates through the Community Rating System (CRS).
- Continue to fund the Rural and Critical Lands Preservation Program (RCLPP) and use the Greenprint map to assist in prioritizing land purchases and conservation easements.
- Work toward a network of open spaces coordinating RCLPP lands with other preserved lands and open space set asides.
- Protect mature and specimen trees and plant new trees when property is developed or redeveloped.
- Build on the current partnership with Clemson Extension to promote the value of tree protection and proper tree care and promote other Extension public education programs such as Master Naturalist and Master Gardner to help residents restore and protect the area's natural resources.

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

Performance Indicators

Description	Type	Start Date	End Date
	Target		
[To be determined]	Actual		

NE 1.1. Ordinances & Programs

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

Performance Indicators

Description	Type	Start Date	End Date
	Target		
[To be determined]	Actual		

NE 1.2. Rural & Critical Lands

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

Performance Indicators

Description	Type	Start Date	End Date
	Target		
[To be determined]	Actual		

NE 1.3. Trees

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

Performance Indicators

Description	Type	Start Date	End Date
	Target		
[To be determined]	Actual		

NE 1.4. Port Royal Sound

Support Port Royal Sound Foundation’s application to the EPA’s National Estuary Program to recognize the local and national importance of the Port Royal Sound, drawing support and funding for conservation and research on our vital coastal resources.

Seek partnership with Port Royal Sound Foundation to monitor water quality and provide educational opportunities for the community about the importance of keeping our waterways healthy.

Stakeholder(s):

Port Royal Sound Foundation

Performance Indicators

Description	Type	Start Date	End Date
	Target		
[To be determined]	Actual		

NE 1.5. Clear Cutting

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

Performance Indicators

Description	Type	Start Date	End Date
	Target		
[To be determined]	Actual		

NE 2. GREENPRINT

USE THE GREENPRINT PLAN AND GREENPRINT PRIORITY MAPPING TO ENSURE THAT NEW DEVELOPMENT SUPPORTS RESOURCE CONSERVATION.

Additional Recommendations:

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

Performance Indicators

Description	Type	Start Date	End Date
	Target		
[To be determined]	Actual		

NE 2.1. Maps

Provide critical environmental systems maps on the County website.

Performance Indicators

Description	Type	Start Date	End Date
	Target		
[To be determined]	Actual		

NE 2.2. Sea Level & Flooding

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

Performance Indicators

Description	Type	Start Date	End Date
	Target		
[To be determined]	Actual		

NE3. ENVIRONMENTAL HAZARDS

MONITOR AND STUDY ENVIRONMENTAL HAZARDS TO BEST UNDERSTAND POTENTIAL IMPACTS AND PLAN APPROPRIATELY.

Performance Indicators

Description	Type	Start Date	End Date
	Target		
[To be determined]	Actual		

NE 3.1. Tides

Install and monitor tidal gauges at several locations in Beaufort County, including the Port Royal Sound Foundation’s Maritime Center, to provide a thorough representation of tidal activity across the county.

Seek partners to assist in funding and managing tidal gauges, including ACE Basin NERR, Palmetto Bluff Conservancy, Lowcountry Institute, S.C.

Stakeholder(s):

Port Royal Sound Foundation

Palmetto Bluff Conservancy

ACE Basin NERR

Lowcountry Institute

Performance Indicators

Description	Type	Start Date	End Date
	Target		
[To be determined]	Actual		

NE 3.2. Groundwater

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

Performance Indicators

Description	Type	Start Date	End Date
	Target		
[To be determined]	Actual		

NE 3.3. Water Plans

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

Understand and quantify to what degree salt marshes reduce local flooding and storm surge impacts, implement planning to incorporate these natural buffers as hazard reduction tool.

Performance Indicators

Description	Type	Start Date	End Date
	Target		
[To be determined]	Actual		

NE 3.4. Rain, Hail & Snow

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

Stakeholder(s):

Community Collaborative Rain, Hail, and Snow Network (CoCoRaHS) Program

**Office of the State Climatologist
National Weather Service**

Performance Indicators

Description	Type	Start Date	End Date
	Target		
[To be determined]	Actual		

NE 4. ELEVATIONS

BUILD AT HIGHER ELEVATIONS TO AVOID IMPACT OF INCREASED FLOODING.

Additional Recommendations:

- Enact ordinances and policies that direct new development to a height or location resilient to coastal flooding caused by increasingly intense storm events, king tides, and rising sea levels.

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

Performance Indicators

Description	Type	Start Date	End Date
	Target		
[To be determined]	Actual		

NE 4.1. Notification

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

Performance Indicators

Description	Type	Start Date	End Date
	Target		
[To be determined]	Actual		

NE 4.2. Freeboard

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

Performance Indicators

Description	Type	Start Date	End Date
	Target		
[To be determined]	Actual		

NE 4.3. CRS Rating

Review the County’s Community Rating Service (CRS) program and makes changes to regulations and programs as appropriate with the goal of improving the County’s CRS rating.

Every improvement in the CRS rating saves flood policy holders 5% in premiums.

Performance Indicators

Description	Type	Start Date	End Date
	Target		
[To be determined]	Actual		

NE 5. ASSISTANCE & PLANNING

ASSIST VULNERABLE COMMUNITIES AND CONDUCT HAZARD MITIGATION PLANNING.

Additional Recommendations:

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

Stakeholder(s):

Vulnerable Communities

Performance Indicators

Description	Type	Start Date	End Date
	Target		
[To be determined]	Actual		

NE 5.1. Roadshow

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

Partner with public agencies such as Sea Grant and nonprofit groups such as the Port Royal Sound Foundation and the Gullah/Geechee Sustainability Think Tank in development of the program.

Stakeholder(s):

Community Groups

Homeowners’ Associations

Professional Organizations

Sea Grant

Performance Indicators

Nonprofit Groups

Port Royal Sound Foundation

Gullah/Geechee Sustainability Think Tank

Description	Type	Start Date	End Date
	Target		
[To be determined]	Actual		

NE 5.2. Working Group

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

Performance Indicators

Description	Type	Start Date	End Date
	Target		
[To be determined]	Actual		

NE 5.3. Resilience Officer

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

Stakeholder(s):

Resilience Officer

Performance Indicators

Description	Type	Start Date	End Date
	Target		
[To be determined]	Actual		

NE 6. OUTREACH AND EDUCATION

EXPAND COMMUNITYLEVEL CLIMATE CHANGE SCIENCE OUTREACH AND EDUCATION.

Additional Recommendation:

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

Performance Indicators

Description	Type	Start Date	End Date
	Target		
[To be determined]	Actual		

NE 6.1. Website

Develop a county-level website that houses Beaufort County specific flooding and sea level rise information, including housing reports, outreach materials, the GIS portal that has sea level rise mapping, and other data sources.

This website can potentially count as Community Rating System outreach credit if National Flood Insurance Program information is included.

Stakeholder(s):

Beaufort County

Performance Indicators

Description	Type	Start Date	End Date
	Target		
[To be determined]	Actual		

CULTURE

Protect historic, cultural, and scenic resources for future generations

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

CORE VALUES:

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

C 1. SEAFOOD INDUSTRY

PROTECT AND ENHANCE THE TRADITIONAL LOCAL SEAFOOD INDUSTRY BY PROACTIVELY WORKING TO PRESERVE EXISTING WORKING WATERFRONTS AND ALLOWING FOR THE EXPANSION OF COMMERCIAL FISHING OPERATIONS WHERE APPROPRIATE.

Additional Recommendations:

- Enhance boat landings and other County-owned waterfront properties to serve the diverse needs of subsistence, commercial, and recreational boaters and fishermen. Such enhancements include providing fishing piers, crabbing docks, and improved boat landing facilities.
- Consider the use of the Rural and Critical Land Preservation Program to protect working waterfronts by purchasing development rights; or, where deemed appropriate, consider the acquisition of working waterfronts with a long-term lease arrangement to continue active private operation of the waterfront.
- Explore the feasibility of using some County waterfront properties to support the traditional seafood industry by allowing the location of private seafood processing facilities and other supporting services. This should only be considered where sufficient land is available and where such activities would not interfere with public access to the water, or endanger other seafood harvesting.
- Pursue funding sources such as OCRM Coastal Access and BIG Grants, the DNR Water Recreational Resource Fund, and consider local revenue-generating sources such as boat landing user fees at certain landings to fund improvements to water access facilities.
- Work with OCRM and DHEC to form a Commercial Seafood Advisory Committee made up of representatives of the local seafood industry, dock owners, seafood distributors, along with representatives of local governments, the Gullah/Geechee Fishing Association, and SC Sea Grant to continually monitor the status of Beaufort County's local seafood industry.
- Prioritize conservation of the Port Royal Sound to ensure health and sustainability of commercial seafood species (shrimp, shellfish, crab, offshore finfish) that rely on its live oyster reefs and tidal mud flats. Seek partnership with Port Royal Sound Foundation to provide educational opportunities for the community about the importance of our local seafood industry.

Stakeholder(s):

Seafood Industry

Performance Indicators

Description	Type	Start Date	End Date
	Target		
[To be determined]	Actual		

C 1.1. Water Access

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

Stakeholder(s):

Fort Frederick

Station Creek Boat Landing

Jenkins Creek Boat Landing

Performance Indicators

Description	Type	Start Date	End Date
	Target		
[To be determined]	Actual		

C 1.2. Boating

Develop a comprehensive study of Beaufort County’s boating needs.

Develop a list of improvements necessary to accommodate existing and future requirements and identify partnerships with municipalities to improve access to the water near jurisdictional boundaries.

Stakeholder(s):

Boaters

Performance Indicators

Description	Type	Start Date	End Date
	Target		
[To be determined]	Actual		

C 1.3. Kayak Launch & Trail

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

Stakeholder(s):

Fort Frederick

Kayakers

Performance Indicators

Description	Type	Start Date	End Date
	Target		
[To be determined]	Actual		

C 2. LANDSCAPES & WATERWAYS

PRESERVE AND PROTECT THE COUNTY'S HISTORIC AND CULTURAL LANDSCAPES AND WATERWAYS.

Additional Recommendations:

- Develop a heritage tourism plan, in partnership with the Gullah/Geechee Cultural Heritage Corridor and the local Gullah/Geechee community that balances public access with private traditions, and economic development with the protection of cultural landscapes and lifeways. Explore land conservation strategies, development ordinances, and grant programs that can support plan implementation.
- Explore regional and national partnerships to take advantage of National Park Service and other initiatives to protect cultural landscapes against the impacts of climate change. This cultural inventory and vulnerability assessment should be aligned with a St. Helena Island comprehensive water study and plan, and should inform Rural and Critical Land priority purchases.
- Prioritize land conservation strategies and development ordinances that protect the quality of water bodies that are critical to Beaufort County cultural lifeways – including working waterfronts and public and traditional water access points. Protect and identify opportunities to improve water access for subsistence fishing and other traditional uses. Prioritize land conservation strategies and development ordinances that protect shorelines and critical habitat.
- Develop public education programs and curricula to share information about impacts of sea level rise and promote strategies that protect at-risk ecosystems, communities and cultural landscapes. Partner with public agencies such as Sea Grant, and nonprofit groups such as the Port Royal Sound Foundation and the Gullah/Geechee Sustainability Think Tank in development of programs.
- Recognize scenic highways and byways as important cultural resources and develop appropriate protection measures. Consider nominating Old Sheldon Church Road, and US 21 from Chowan Creek to Folly Road on St. Helena Island, both currently State Scenic Byways, as National Scenic Byways.
- Work with other public agencies and nonprofit agencies to preserve and restore the buildings at Penn Center.
- Educate the public about the Port Royal Sound’s integral role in establishing and sustaining the rich history of our countyattracting early explorers, facilitating the start of Reconstruction, supporting thriving industries and more- as well as its continued intricate relationship with our Lowcountry lifestyle today.
- Explore regional partnerships with jurisdictions sharing waterways to promote holistic protections and policies.
- Encourage the efforts of private nonprofit groups such as the Beaufort County Historical Society, and public agencies such as the Reconstruction Area National Historical Park and USCB to preserve and educate the public on the County’s unique history. Partner with the municipalities on efforts to preserve and promote local historic resources.

Performance Indicators

Description	Type	Start Date	End Date
	Target		
[To be determined]	Actual		

C 2.1. Mitchelville

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

Stakeholder(s):

Town of Hilton Head Island

Historic Mitchelville Freedom Park

Performance Indicators

Description	Type	Start Date	End Date
	Target		
[To be determined]	Actual		

C 2.2. Cultural Resources

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

Stakeholder(s):

Gullah/Geechee Sea Island Coalition

Gullah/ Geechee Communities

St. Helena Island Cultural Protection Overlay District Committee

Performance Indicators

Description	Type	Start Date	End Date
	Target		
[To be determined]	Actual		

C 3. HISTORY & ARCHAEOLOGY

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

Additional Recommendations:

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

Performance Indicators

Description	Type	Start Date	End Date
	Target		
[To be determined]	Actual		

C 3.1. Survey

Update the Beaufort County Above Ground Historic Resources Survey.

Performance Indicators

Description	Type	Start Date	End Date
	Target		
[To be determined]	Actual		

C 4. AGRICULTURE & FORESTRY

PROMOTE THE PRESERVATION AND VIABILITY OF AGRICULTURE AND FORESTRY.

Where suitable, consider the lease of Countyowned properties to family farms or small growers who are interested in actively farming the land. Promote sustainable agricultural practices (crop diversity, low use of pesticides, protection of soil quality, cover crops, etc.). Make active agriculture a condition of the lease.

Additional Recommendation:

- Continue to partner with the USDA and other agencies and organizations to match local funds for the preservation of farmland.

Performance Indicators

Description	Type	Start Date	End Date
	Target		
[To be determined]	Actual		

C 4.1. Agricultural Lands

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

Stakeholder(s):

Rural and Critical Land Preservation Program

Performance Indicators

Description	Type	Start Date	End Date
	Target		
[To be determined]	Actual		

C 5.. LOCAL MARKETING

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

Additional Recommendations:

- Encourage the use of locally grown produce by adopting a local food purchasing program. This includes area grocery stores, local restaurants, institutions such as schools, and local food banks.

- Create a coalition consisting of Beaufort County, the Rural and Critical Land Preservation Program, Penn Center, the Coastal Conservation League, and local growers, to advocate for local agriculture, and identify policies, programs, and actions to further local agriculture.
- Encourage community gardens and farms in urban and suburban areas by removing regulatory barriers.
- Urge HOAs to accept native plantings in lieu of lawns. This would not only support the pollinator population we depend on for farming, but benefit stormwater and biodiversity while saving property owners' money.

Stakeholder(s):

Small Farms

Consumers

Local Growers

Performance Indicators

Description	Type	Start Date	End Date
	Target		
[To be determined]	Actual		

C 5.1. Website

In conjunction with Clemson Extension, create a website with information on locally grown produce, and retail and restaurants using locally sourced food.

The web site should promote organizations that advocate local foods such as Lowcountry Local First and Fresh on the Menu.

Stakeholder(s):

Clemson Extension

Fresh on the Menu

Lowcountry Local First

Performance Indicators

Description	Type	Start Date	End Date
	Target		
[To be determined]	Actual		

C 6. RURAL LANDSCAPE

SUPPORT THE PRESERVATION OF THE COUNTY'S RURAL LANDSCAPE AND WAY OF LIFE.

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

Additional Recommendations:

- Encourage collaboration between the various public and private non-profit groups working to preserve the County's rural landscapes and way of life.
- Continue to recognize the importance of policies such as low-density rural zoning and family compounds in preserving and enhancing the traditional land use patterns associated with rural Beaufort County and the Gullah/Geechee community.

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

Stakeholder(s):

South Carolina Coastal Community Development Corporation

Corners Community Preservation District Committee

Gullah/Geechee Sea Island Coalition

Lowcountry Alliance

Cultural Protection Overlay District Committee

Penn Center

Performance Indicators

Description	Type	Start Date	End Date
	Target		
[To be determined]	Actual		

C 6.1. Land Use Policies

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

Stakeholder(s):

Local Residents

Property Owners

Performance Indicators

Description	Type	Start Date	End Date
	Target		
[To be determined]	Actual		

C 6.2. Brochure

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

The brochure should explain family compounds, policies for small rural landowners, home occupation and home business provisions, cottage industry provisions, resources for heirs’ property, etc.

Stakeholder(s):

Small Rural Landowners

Performance Indicators

Description	Type	Start Date	End Date
	Target		
[To be determined]	Actual		

ECONOMY

Maintain a resilient economy poised for a sustainable future.

A resilient economy poised for a sustainable future.

CORE VALUES:

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

E 1. ECONOMIC DRIVERS

SUPPORT AND ENHANCE EXISTING ECONOMIC DRIVERS.

Additional Recommendations:

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

Performance Indicators

Description	Type	Start Date	End Date
	Target		
[To be determined]	Actual		

E 1.1. Port Royal Sound

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

Stakeholder(s):

Port Royal Sound Foundation

Performance Indicators

Description	Type	Start Date	End Date
	Target		
[To be determined]	Actual		

E 2. MILITARY

RECOGNIZE THAT THE MILITARY IS A VITAL COMPONENT OF THE COUNTY'S HISTORY, CULTURE, AND ECONOMY.

Additional Recommendations:

- Support the Greater Beaufort Chamber of Commerce’s Military Affairs Committee’s efforts to promote and lobby for the retention and expansion of the military installations in Beaufort County.
- Work cooperatively with the City of Beaufort and the Town of Port Royal to implement the recommendations of the 2015 Lowcountry Joint Land Use Study (JLUS), and continue to enforce standards within the AICUZ contours that discourage development that would adversely affect the mission of the Marine Corps Air Station Beaufort (MCAS).
- Support Beaufort County’s three military bases by providing affordable off- base housing for active- duty military personnel and their families and providing educational opportunities and other amenities to support military families.

Stakeholder(s):

MILITARY

Greater Beaufort Chamber of Commerce

Performance Indicators

Description	Type	Start Date	End Date
	Target		
[To be determined]	Actual		

E 2.1. Open Space

Continue to partner with the Marine Corps to preserve open space around MCAS to protect the facility from undesirable encroachment.

This partnership expands the County’s efforts to preserve rural and critical land while ensuring the ability of MCAS to remain militarily viable and vital to the national defense. Continue to partner with the Marine Corps to ensure the other strategies and actions within this plan are compatible with the mission of MCAS Beaufort.

Stakeholder(s):

Marine Corps

MCAS

Performance Indicators

Description	Type	Start Date	End Date
	Target		
[To be determined]	Actual		

E 2.2. Airport Overlay

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

Stakeholder(s):

MCAS Airport Overlay District

Performance Indicators

Description	Type	Start Date	End Date
	Target		
[To be determined]	Actual		

E.2.3. Installation Resilience

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

Performance Indicators

Description	Type	Start Date	End Date
	Target		
[To be determined]	Actual		

E 3. NEW INDUSTRIES

TARGET AND RECRUIT NEW INDUSTRIES.

Additional Recommendations:

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

Performance Indicators

Description	Type	Start Date	End Date
	Target		
[To be determined]	Actual		

E 3.1. Office/Industrial Properties

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

Stakeholder(s):**Beaufort County Economic Development Corporation****Performance Indicators**

Description	Type	Start Date	End Date
	Target		
[To be determined]	Actual		

E 3.2. Commerical Space

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

Stakeholder(s):**Beaufort County Economic Development Corporation****Performance Indicators**

Description	Type	Start Date	End Date
	Target		
[To be determined]	Actual		

E 4. INCENTIVES

DEVELOP INCENTIVES FOR BUSINESSES TO EXPAND OR LOCATE IN THE COUNTY.

Additional Recommendations:

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

Stakeholder(s):**Businesses**

Performance Indicators

Description	Type	Start Date	End Date
	Target		
[To be determined]	Actual		

E 4.1. Zoning

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

Performance Indicators

Description	Type	Start Date	End Date
	Target		
[To be determined]	Actual		

E 4.2. Incentives

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

Performance Indicators

Description	Type	Start Date	End Date
	Target		
[To be determined]	Actual		

E 5. LOCATIONAL CRITERIA

ESTABLISH LOCATIONAL CRITERIA FOR NEW BUSINESSES.

Additional Recommendations:

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

Stakeholder(s):

New Businesses

Performance Indicators

Description	Type	Start Date	End Date
	Target		
[To be determined]	Actual		

E 5.1. Land Purchases

Target land purchases to incentivize the location of new employers in walkable mixeduse communities such as Buckwalter Place.

Stakeholder(s):

Buckwalter Place

Performance Indicators

Description	Type	Start Date	End Date
	Target		
[To be determined]	Actual		

E 6. WORKFORCE

DEVELOP A HIGHLY SKILLED AND WELL-TRAINED WORKFORCE.

Additional Recommendations:

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

Performance Indicators

Description	Type	Start Date	End Date
	Target		
[To be determined]	Actual		

E 7. BUSINESS ENVIRONMENT

CREATE A BUSINESS-FRIENDLY ENVIRONMENT.

Additional Recommendations:

- Identify properties that are currently under municipal or County control that can be offered to relocating businesses.
- Review and update state and local incentives on a regular basis to attract the right industries for the region as well as keep pace with the changing face of business and industry.
- Support green and sustainable development projects that meet economic development requirements, by streamlining the review processes, as well as creating fee reductions and waivers, and building height or density bonuses.
- Add a specified definition for Knowledgeintensive businesses to the list of businesses qualified for the state Jobs Tax Credit.

- Promote state and federal brownfield clean-up programs including the state Brownfields/Voluntary Cleanup Program (VCP) that allows a non-responsible party to acquire a contaminated property with state Superfund liability protection for existing contamination by agreeing to perform an environmental assessment and/or remediation. Financial incentives including tax credits are available to property owners who enter into the VCP. Encourage property owners to apply for funding through the Brownfields Cleanup Revolving Loan Fund.
- Clarify the home business and home occupation standards in the CDC and update the Cultural Protection Overlay to broaden the cottage industries standards.

Performance Indicators

Description	Type	Start Date	End Date
	Target		
[To be determined]	Actual		

E 8. PARTNERSHIPS & COLLABORATION

FORGE REGIONAL AND STATE PARTNERSHIPS AND COLLABORATION.

Additional Recommendations:

- Support legislation that would amend the current South Carolina economic development qualifying criteria from a Per Capita Income base to an Average Regional Wage base, which would more accurately reflect the income levels of the region’s working population.
- Coordinate incentives between counties and municipalities in the region to create a level playing field.
- Maintain and grow partnerships and shared priorities with Jasper and Hampton Counties to include economic development, land use, transportation, and signage.
- Provide an additional tax credit in MultiCounty Park agreements for companies whose new construction meets LEED and Energy Star standards. The tax credit should be based on the level of green building certification.

Performance Indicators

Description	Type	Start Date	End Date
	Target		
[To be determined]	Actual		

E 9. ARTS

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

Additional Recommendations:

- Support the planning, development, and permitting of a visual and cultural arts community, which is essential to attracting and retaining young professionals and enhancing quality of life.
- Provide local matching funds to the Community Arts Grant Fund to support individual artists, art education programs, and local arts organizations.
- Continue to support the creation of venues, classrooms, and galleries to showcase new and emerging local artists.
- Continue to provide space in libraries and other County buildings to display the work of local artists.

Stakeholder(s):

Visual Arts Community

Performing Arts Community

Performance Indicators

Description	Type	Start Date	End Date
	Target		
[To be determined]	Actual		

MOBILITY

Design our roads as context-sensitive “Complete Streets”

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

CORE VALUES:

1. We understand our roads support our community character and sense of place.
2. We believe that context-sensitive “Complete Streets” should define the design of all of our roads.
3. We believe that a healthy, multimodal approach to transportation provides choices to residents and visitors, especially the most vulnerable.
4. We want innovative transportation management solutions to be integrated into transportation planning.
5. We work collaboratively with our neighboring jurisdictions to create common approaches to mobility and connectivity.
6. We believe our roads express our landscape and should be harmonious with our environment.

M 1. POLICY

ADOPT A COMPLETE STREETS POLICY.

Additional Recommendations:

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

Performance Indicators

Description	Type	Start Date	End Date
	Target		
[To be determined]	Actual		

M 1.1. Complete Streets

Formally adopt a Complete Streets policy that requires all streets to be planned, designed, operated, and maintained to enable safe access for all users, including pedestrians, bicyclists, motorists and transit riders of all ages and abilities.

All future transportation projects should adhere to the Complete Streets policy in an appropriate urban, suburban, or rural context.

Stakeholder(s):

Pedestrians

Transit Riders

Bicyclists

Motorists

Performance Indicators

Description	Type	Start Date	End Date
	Target		
[To be determined]	Actual		

M 1.2. Corridors

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

Performance Indicators

Description	Type	Start Date	End Date
	Target		
[To be determined]	Actual		

M 2. ROADS

MAINTAIN AND ENHANCE A SAFE, EFFICIENT, REGIONAL ROAD NETWORK.

Additional Recommendations:

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

Performance Indicators

Description	Type	Start Date	End Date
	Target		
[To be determined]	Actual		

M 2.1. Funding & Improvements

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

Performance Indicators

Description	Type	Start Date	End Date
	Target		
[To be determined]	Actual		

M 2.2. Impact Fees

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

Stakeholder(s):

Developers

Performance Indicators

Description	Type	Start Date	End Date
	Target		
[To be determined]	Actual		

M 2.3. Sales Tax

Place an initiative on the 2022 ballot to reimpose a 1% capital project sales tax to fund transportation improvements that includes roads and multi-use pathways.

Establish a regular schedule for future referendums.

Performance Indicators

Description	Type	Start Date	End Date
	Target		
[To be determined]	Actual		

M 2.4. Transportation Plan

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

Performance Indicators

Description	Type	Start Date	End Date
	Target		
[To be determined]	Actual		

M 3. ACCESS & VM TS

PRESERVE AND ENHANCE NETWORK EFFICIENCY BY ADOPTING, APPLYING AND ENFORCING POLICIES TO MANAGE ACCESS AND REDUCE VEHICLE MILES TRAVELED (VM TS)

Additional Recommendations:

- Adopt land use policies that encourage internal trip capture and promote development whose location and density are suitable to support public transit and other alternative modes of transportation.
- Consider to use and improve on the following VMT reduction strategies – access management, improving secondary road network, promoting alternative transportation modes, and Intelligent Transportation Systems (ITS – as an alternative to road widening. Approach road widening as a last resort to be considered after alternative strategies have been deemed inadequate to address transportation needs.

- Support improvements to existing rail infrastructure and expansion of passenger service serving the County.
- Identify opportunities and incentives for improving/expanding marine access and transport services, e.g., ferry services, water taxis, public dockage services, and kayak launches.

Performance Indicators

Description	Type	Start Date	End Date
	Target		
[To be determined]	Actual		

M 4. CONTEXT SENSITIVITY

PROMOTE CONTEXT SENSITIVE TRANSPORTATION IMPROVEMENTS THAT ENHANCE THE LOCAL ENVIRONMENT.

Additional Recommendations:

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

Performance Indicators

Description	Type	Start Date	End Date
	Target		
[To be determined]	Actual		

M 5. BICYCLING & WALKING

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

Additional Recommendations:

- Develop a funding strategy and anticipated annual revenue for trail projects that includes Accommodations Tax, Guideshare funds, Capital Project Sales Tax, dedicated local funding, and state and federal grants.
- Develop a non-profit to advocate pathway projects in Beaufort County and raise private donations.
- Work with Friends of the Spanish Moss Trail to expand its role to advocate and raise private donations for pathway projects that connect to the Trail.
- Work with DOT to identify projects in the preliminary engineering state to incorporate bike / pedestrian improvements.
- Advocate for state funding for Safe Routes to School beginning with state delegation.
- Work with SCDOT to widen shoulders and provide adequate width to the right of rumble strips.
- Work with LATS during the update of the Long Range Transportation Plan to incorporate bicycle and pedestrian projects in the plan and advocate for a target percentage of funding to be devoted to bicycle and pedestrian facilities.

Stakeholder(s):

Bicyclists

Pedestrians

Performance Indicators

Description	Type	Start Date	End Date
	Target		
[To be determined]	Actual		

M 5.1. Projects

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

Performance Indicators

Description	Type	Start Date	End Date
	Target		
[To be determined]	Actual		

M 5.2. Staffing

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

Performance Indicators

Description	Type	Start Date	End Date
	Target		
[To be determined]	Actual		

M 5.3. Funding

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

Performance Indicators

Description	Type	Start Date	End Date
	Target		
[To be determined]	Actual		

M 5.4. Plan

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

Performance Indicators

Description	Type	Start Date	End Date
	Target		
[To be determined]	Actual		

M6. BUSES

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

Performance Indicators

Description	Type	Start Date	End Date
	Target		
[To be determined]	Actual		

M6.1. Park & Ride

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

Stakeholder(s):

Employees

Performance Indicators

Description	Type	Start Date	End Date
	Target		
[To be determined]	Actual		

M6.2. Transit

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

Stakeholder(s):

Employees

Performance Indicators

Description	Type	Start Date	End Date
	Target		
[To be determined]	Actual		

M6.3. Bus Service

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

Stakeholder(s):

Palmetto Breeze	Port Royal
Hilton Head Island	Sheldon
Bluffton	Seabrook
Beaufort	

Performance Indicators

Description	Type	Start Date	End Date
	Target		
[To be determined]	Actual		

M6.4. Clustering

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

Performance Indicators

Description	Type	Start Date	End Date
	Target		
[To be determined]	Actual		

M7. AIRPORTS

UPGRADE AIRPORTS.

Additional Recommendations:

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

Stakeholder(s):

Hilton Head Island Airport	MCAS Beaufort
Beaufort Executive Airport	

Performance Indicators

Description	Type	Start Date	End Date
	Target		
[To be determined]	Actual		

HOUSING

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

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

CORE VALUES:

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

H 1. AFFORDABLE HOUSING

DEVELOP POLICIES FOR THE APPROPRIATE LOCATION AND QUALITY OF AFFORDABLE HOUSING.

Additional Recommendations:

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

Performance Indicators

Description	Type	Start Date	End Date
	Target		
[To be determined]	Actual		

H 1.1. Locations

Create affordable housing location criteria and weighting to refine affordable housing location mapping included in the Comprehensive Plan.

Update every five years.

Performance Indicators

Description	Type	Start Date	End Date
	Target		
[To be determined]	Actual		

H 2. REGULATION

REDUCE REGULATORY BARRIERS TO THE DEVELOPMENT OF AFFORDABLE HOUSING.

Additional Recommendations:

- Expand on existing affordable housing density bonuses. Explore other regulatory incentives including the fast tracking of permits, etc.
- Continue to support a waiver or reduction of impact fees for eligible affordable housing projects. Continue to explore other programs that reduce development costs for affordable housing without compromising quality.

Performance Indicators

Description	Type	Start Date	End Date
	Target		
[To be determined]	Actual		

H 2.1. Development Code

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

Performance Indicators

Description	Type	Start Date	End Date
	Target		
[To be determined]	Actual		

H 2.2. Density Bonuses

Expand on the existing density bonuses in the Community Development Code to incentivize the creation of affordable housing by the private sector.

Consider expanding the required affordability period beyond 25 years.

Stakeholder(s):

Private Sector

Performance Indicators

Description	Type	Start Date	End Date
	Target		
[To be determined]	Actual		

H 3. DEVELOPMENT

AGGRESSIVELY PURSUE THE DEVELOPMENT OF AFFORDABLE HOUSING.

Additional Recommendations:

- Use the recommendations from the 2018 Housing Needs Assessment to inform which affordable housing projects to support or pursue.
- Develop and maintain partnerships with non-profit organizations to expedite the construction of new affordable housing and provide programs that address needs such as down payment assistance. Such partnerships include purchasing of land, innovative financing, providing local matches to grant applications, and providing technical assistance.
- Support state efforts to enact legislation enabling local jurisdictions to adopt inclusionary zoning regulations that link the production of affordable housing to development of market rate housing.
- Establish an ongoing dedicated funding source to assist in local affordable housing initiatives. The County should consider establishing a housing trust fund in order to pool limited resources, manage dedicated funding, and to prioritize and manage affordable housing initiatives. Consider securing state legislation in order to adopt a real estate transfer fee to fund housing initiatives.
- Consider re-establishing the Affordable Housing Task Force or a similar group to serve as a public advisory committee to the housing coordinator to help bring diverse perspectives to the table and avoid duplication of programs and services.

Performance Indicators

Description	Type	Start Date	End Date
	Target		
[To be determined]	Actual		

H 3.1. Funding

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

Stakeholder(s):

Local Municipalities

Jasper County

Performance Indicators

Description	Type	Start Date	End Date
	Target		
[To be determined]	Actual		

H 3.2. Trust

Consider establishing an Affordable Housing Land Trust to acquire and hold land.

The land is leased to others to build affordable units, with the land remaining in ownership of the trust. Since land is taken out of the market, the impact of land appreciation is removed, therefore enabling long-term affordable housing.

Performance Indicators

Description	Type	Start Date	End Date
	Target		
[To be determined]	Actual		

H 3.3. Coordinator

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

Stakeholder(s):

Housing Coordinator

Performance Indicators

Description	Type	Start Date	End Date
	Target		
[To be determined]	Actual		

H 3.4. Construction & Rehabilitation

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

Stakeholder(s):

Home Investment Partnership Program (HOME)

Community Development Block Grant (CDBG) Program

Performance Indicators

Description	Type	Start Date	End Date
	Target		
[To be determined]	Actual		

H 3.5. Short-Term Rentals

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

Performance Indicators

Description	Type	Start Date	End Date
	Target		
[To be determined]	Actual		

H 3.6. Zoning Districts

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

Stakeholder(s):

Zoning Districts
Performance Indicators

Description	Type	Start Date	End Date
	Target		
[To be determined]	Actual		

COMMUNITY FACILITIES

Develop and maintain high-quality, resilient community facilities and services for all residents.

Stakeholder(s)

Beaufort County Residents

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

CORE VALUES:

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

CF 1. RESILIENCE & EQUITABILITY

DEVELOP RESILIENT AND EQUITABLE PUBLIC FACILITIES, INFRASTRUCTURE, AND PROGRAMS.

Additional Recommendations:

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

Performance Indicators

Description	Type	Start Date	End Date
	Target		
[To be determined]	Actual		

CF 1.1. Vulnerability

Map and analyze locations of existing vulnerable critical infrastructure using projected future conditions.

This includes developing an inventory of low-lying public facilities and critical infrastructure, including roads, sewer, water, public buildings, and stormwater infrastructure.

Performance Indicators

Description	Type	Start Date	End Date
	Target		
[To be determined]	Actual		

CF 1.2. Design & Location

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

Performance Indicators

Description	Type	Start Date	End Date
	Target		
[To be determined]	Actual		

CF 2. GREEN BUILDING

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

Additional Recommendations:

- Evaluate all County operations and policies to promote energy efficiency and to reduce energy consumption, including where future facilities are located.
- Continue to expand the provision of online services, where practical, to reduce or eliminate the need for the public to travel to County facilities.
- Develop commuting policies and incentives for County employees such as telecommuting, carpooling, and alternative commuting modes such as walking, cycling, and transit.
- Support Green Building by requiring future County buildings and additions to be LEED certified; encourage other local governments and agencies to adopt similar policies; and provide tax or other incentives to the private sector for LEED buildings.
- Evaluate existing and future land use regulations, design standards, and building codes to ensure that they do not place unreasonable barriers to providing site and building features designed to merit LEED credits (e.g., rain barrels, cisterns, and green roofs).
- Provide support to local agencies that administer low-income weatherization programs such as the Weatherization Assistance Program offered through the US Department of Energy.
- Continually reevaluate development regulations to remove any unnecessary regulatory barriers that deter local renewable energy generation.
- Assist private communities in overcoming barriers placed by restrictive covenants.

Performance Indicators

Description	Type	Start Date	End Date
	Target		
[To be determined]	Actual		

CF 2.1. Energy Audit

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

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

Performance Indicators

Description	Type	Start Date	End Date
	Target		
[To be determined]	Actual		

CF 2.2. Charging Stations

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

Performance Indicators

Description	Type	Start Date	End Date
	Target		
[To be determined]	Actual		

CF 3. WATER & SEWER

EXPAND WATER AND SEWER SERVICES TO AREAS OF NEED WITHIN URBANIZED OR URBANIZING AREAS.

Additional Recommendations:

- Support the extension of public water in the Seabrook/Stuart Point CP, Dale CP, the Pritchardville CP, and other rural communities that are currently served by private wells by working with both BJWSA and, in the northern most part of the county, Lowcountry Regional Water System (LRWS). Prioritize communities within designated urban growth boundaries. Promote Clemson Extension’s “Be Septic Safe Program” to owners of septic tanks to prevent groundwater contamination and extend the life of septic tanks.
- Work with the Lowcountry Council of Governments, Deep Well Project, and other agencies to pursue grants to assist low- and moderate-income residents with laterals and tap fees.
- Restrict the expansion and location of new regional sewage collection and transmission facilities in rural areas except where a documented public health or environmental safety issue has been identified.

Performance Indicators

Description	Type	Start Date	End Date
	Target		
[To be determined]	Actual		

CF 3.1. Residential Density

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

Performance Indicators

Description	Type	Start Date	End Date
	Target		
[To be determined]	Actual		

CF 3.2. Septic Systems

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

Stakeholder(s):

BJWSA

Performance Indicators

Description	Type	Start Date	End Date
	Target		
[To be determined]	Actual		

CF 4. WASTE

CREATE A COMPREHENSIVE PLAN FOR SUSTAINABLE WASTE REMOVAL AND DISPOSAL.

Additional Recommendations:

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

Performance Indicators

Description	Type	Start Date	End Date
	Target		
[To be determined]	Actual		

CF 4.1. Trash Compacting

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

Performance Indicators

Description	Type	Start Date	End Date
	Target		
[To be determined]	Actual		

CF 4.2. Sustainability

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

Performance Indicators

Description	Type	Start Date	End Date
	Target		
[To be determined]	Actual		

CF 5. LIBRARIES

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

Additional Recommendations:

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

Stakeholder(s):

Libraries

Performance Indicators

Description	Type	Start Date	End Date
	Target		
[To be determined]	Actual		

CF 5.1. Impact Fees

Review and update Impact Fees every five years.

Performance Indicators

Description	Type	Start Date	End Date
	Target		
[To be determined]	Actual		

CF 5.2. Renovate & Repairs

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

Stakeholder(s):

Beaufort Library

Lobeco Library

Hilton Head Island Library

Bluffton Library

Performance Indicators

Description	Type	Start Date	End Date
	Target		
[To be determined]	Actual		

CF 5.3. Additional Facilities

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

Stakeholder(s):

Okatie

Burton Wells Park

Performance Indicators

Description	Type	Start Date	End Date
	Target		
[To be determined]	Actual		

CF 6. SCHOOLS

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

Additional Recommendations:

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

Performance Indicators

Description	Type	Start Date	End Date
	Target		
[To be determined]	Actual		

CF 6.1. School Routes

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

Stakeholder(s):

Children

Schools

Pedestrians

Performance Indicators

Description	Type	Start Date	End Date
	Target		
[To be determined]	Actual		

CF 6.2. Impact Fees

Adopt school impact fees for Southern Beaufort County.

Stakeholder(s):

Southern Beaufort County

Developers

Performance Indicators

Description	Type	Start Date	End Date
	Target		
[To be determined]	Actual		

CF 7. HEALTH & SAFETY

ESTABLISH A PUBLIC HEALTH AND SAFETY NETWORK THAT CREATES ACCESSIBILITY ACROSS THE COUNTY.

Additional Recommendations:

- Provide updated land use and population projections to be used by the fire districts to project future capital needs.
- Support the fire districts’ efforts to improve ISO ratings by providing excellent dispatching services, improving and enforcing building codes, and supporting public water improvements in areas with lack of fire hydrants and/or inadequate water pressure.
- Continue the cooperative relationship between the Burton Fire District and the City of Beaufort and the Town of Port Royal, and the Lady’s Island/St. Helena Fire District and the City of Beaufort, in providing high quality, cost effective fire services.

- Use the South Carolina Hurricane Plan to provide a framework of local actions necessary for emergency operations to respond to hurricanes and tropical weather events threatening the County. Work cooperatively with municipalities, inland counties, and the State to ensure that emergency evacuation times are minimized.
- Consider the geographic reach of law enforcement so that there is equitable coverage county-wide.
- Include the EMS administrative offices, training center and storage space needs in the planned Law Enforcement Center (LEC) complex.
- In addition to EMS, other related departments including the Dispatch System, Emergency Services, and Traffic Management should be housed in the new LEC to allow for efficient communication regarding shared requirements.

Performance Indicators

Description	Type	Start Date	End Date
	Target		
[To be determined]	Actual		

CF 7.1. EMS Headquarters

Renovate the existing Emergency Medical Services (EMS) headquarters on Depot Road to meet the needs of the administration for parking, training and storage.

The facility’s design, circulation, and security measures need to be context sensitive to the adjacent Spanish Moss Trail.

Performance Indicators

Description	Type	Start Date	End Date
	Target		
[To be determined]	Actual		

CF 7.2. EMS Station

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

Stakeholder(s):

Bluffton Fire District Station

Sun City

Performance Indicators

Description	Type	Start Date	End Date
	Target		
[To be determined]	Actual		

CF 7.3. Detention Center

Construct either an extension to the existing Detention Center facility or a new facility to accommodate anticipated operational demand.

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

Performance Indicators

Description	Type	Start Date	End Date
	Target		
[To be determined]	Actual		

CF 7.4. Law Enforcement Center

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

Performance Indicators

Description	Type	Start Date	End Date
	Target		
[To be determined]	Actual		

CF 7.5. EMD Facility

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

Stakeholder(s):

Emergency Management Department

Performance Indicators

Description	Type	Start Date	End Date
	Target		
[To be determined]	Actual		

CF 7.6. Fire Hydrants

Work with BJWSA to provide additional fire hydrants on Warsaw Island, extending and replacing lines as necessary.

Apply for grant funding as appropriate, including CDBG. Identify other rural areas where lack of fire hydrants or water supply pose safety concerns. Request that BJWSA include water service improvements in rural areas in their CIP.

Stakeholder(s):

BJWSA

Warsaw Island

Performance Indicators

Description	Type	Start Date	End Date
	Target		
[To be determined]	Actual		

CF 7.7. Water Lines & Hydrants

Work with BJWSA to install water lines and fire hydrants on Seabrook Road and Stuart Point Road on Port Royal Island.

Apply for grant funding as appropriate, including CDBG.

Stakeholder(s):

BJWSA

Port Royal Island

Performance Indicators

Description	Type	Start Date	End Date
	Target		
[To be determined]	Actual		

CF 8. PARKS & SPACES

PROVIDE PARKS AND OPEN SPACES TO MEET THE NEEDS OF CITIZENS.

Additional Recommendations:

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

Performance Indicators

Description	Type	Start Date	End Date
	Target		
[To be determined]	Actual		

CF 8.1. Master Plan

Create a Parks and Recreation Master Plan that establishes acceptable metrics for accessibility and programming.

Ensure public participation from all areas of the County and segments of the community in the planning effort. Consider incorporating new uses in parks as appropriate such as splash pools, horseback riding, mountain bike trails, community gardens, camping, and ice skating.

Performance Indicators

Description	Type	Start Date	End Date
	Target		
[To be determined]	Actual		

CF 8.2. Priorities & Timelines

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

Performance Indicators

Description	Type	Start Date	End Date
	Target		
[To be determined]	Actual		

CF 8.3. Parks Manager

Maintain a passive parks manager position to oversee the development of passive parks on Rural and Critical Land Preservation properties.

Actively pursue the development of passive parks.

Performance Indicators

Description	Type	Start Date	End Date
	Target		
[To be determined]	Actual		

BUILT ENVIRONMENT

[To be described]

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

CORE VALUES:

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

BE 1. NEW GROWTH

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

Additional Recommendations:

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

Performance Indicators

Description	Type	Start Date	End Date
	Target		
[To be determined]	Actual		

BE 1.1. Vacant Lots

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

Stakeholder(s):

PUDs

Subdivisions

Performance Indicators

Description	Type	Start Date	End Date
	Target		
[To be determined]	Actual		

BE 1.2. Regional Planning

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

Stakeholder(s):

Beaufort County

City of Hardeeville

Jasper County

Performance Indicators

Description	Type	Start Date	End Date
	Target		
[To be determined]	Actual		

BE 1.3. SC 170

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

Stakeholder(s):

City of Hardeeville

Jasper County

Performance Indicators

Description	Type	Start Date	End Date
	Target		
[To be determined]	Actual		

BE 1.4. Yemassee

Work with the Town of Yemassee to develop a consistent growth management strategy for the area of the County north of US 17.

The strategy should include a mutually agreed upon growth boundary.

Stakeholder(s):

Town of Yemassee

Performance Indicators

Description	Type	Start Date	End Date
	Target		
[To be determined]	Actual		

BE 2. GROWTH

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

Additional Recommendations:

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

Performance Indicators

Description	Type	Start Date	End Date
	Target		
[To be determined]	Actual		

BE 3. POLICIES

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

Additional Recommendations:

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

Performance Indicators

Description	Type	Start Date	End Date
	Target		
[To be determined]	Actual		

BE 3.1. Place Making

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

Performance Indicators

Description	Type	Start Date	End Date
	Target		
[To be determined]	Actual		

BE 3.2. Walkability

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

Stakeholder(s):

Property Owners

Business Owners

Performance Indicators

Description	Type	Start Date	End Date
	Target		
[To be determined]	Actual		

BE 4. LAND USE

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

Additional Recommendations:

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

Performance Indicators

Description	Type	Start Date	End Date
	Target		
[To be determined]	Actual		

FOCUSED PLANNING AREAS

Ensure that residents have a strong voice in their future.

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

PRINCIPLES:

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

MULTIMODAL PLACES

Linking municipalities, Place Types, and areas of concentrated growth, employment, or attraction.

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

Performance Indicators

Description	Type	Start Date	End Date
	Target		
[To be determined]	Actual		

US 278 CORRIDOR

Guide growth to transit-ready nodes.

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

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

Performance Indicators

Description	Type	Start Date	End Date
	Target		
[To be determined]	Actual		

SC 170 CORRIDOR

Jointly plan policies and standards related to design, land use, placemaking, landscape, environmental buffers, and signage.

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

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

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

Stakeholder(s):

Beaufort County

Jasper County

Hardeeville

Performance Indicators

Description	Type	Start Date	End Date
	Target		
[To be determined]	Actual		

BEAUFORT & PORT ROYAL

Coordinate execution of the Port Royal and Beaufort County plans.

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

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

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

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

Stakeholder(s):

City of Beaufort

Port Royal

Performance Indicators

Description	Type	Start Date	End Date
	Target		
[To be determined]	Actual		

LADY’S ISLAND

Implement the Lady’s Island Plan.

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

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

Stakeholder(s):

Lady's Island

City of Beaufort

Beaufort County

Town of Port Royal

Performance Indicators

Description	Type	Start Date	End Date
	Target		
[To be determined]	Actual		

ST. HELENA ISLAND

Ensure the equitable delivery of community services.

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

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

Stakeholder(s):

St. Helena Island

Performance Indicators

Description	Type	Start Date	End Date
	Target		
[To be determined]	Actual		

NORTHERN BEAUFORT COUNTY

Maintain the rural character of Northern Beaufort County.

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

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

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

Stakeholder(s):

Sheldon

Gardens Corner

Dale

Lobeco

Performance Indicators

Description	Type	Start Date	End Date
	Target		
[To be determined]	Actual		

YEMASSEE

Establish a growth boundary and shared land use vision between Beaufort County and the Town of Yemassee.

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

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

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

Performance Indicators

Description	Type	Start Date	End Date
	Target		
[To be determined]	Actual		

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